



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 3, 2017
AGENDA

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

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

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

BRIEFINGS:

Recent amendments to Chapter 12A Code of Ethics

Chhunmy Chhean, Senior Assistant City Attorney

Z145-310(DL) – A City Council authorized hearing to determine proper zoning on property zoned an IR Industrial Research District, a CS Commercial Service District, a P(A) Parking District, an R-5(A) Single Family District, a CR Community Retail District, and an RR Regional Retail District with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by a Texas Utility Easement on the northeast, Cedar Crest Boulevard on the east, both sides of East 11th Street on the south, Corinth Street on the west, and a DART right-of-way on the northwest.

Diana Lowrance, Senior Planner, Sustainable Development and Construction Services

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S156-146R**
(CC District 9)

An application to replat a 14.603 tract of land containing part of Lot A and all of Lot B in City Block I/5414, all of City Block 5415 on property located on Abrams Road between East Northwest Highway and Theater Way.

Applicant/Owner: Ainbinder Northwest Highway, LLC

Surveyor: Heath W. Brown

Application Filed: July 6, 2017

Zoning: PD 985

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

- (2) **S167-228**
(CC District 2)
- An application to replat a 0.205-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 6/849 to create one lot on property located on Murray Street, south of Commerce Street.
Applicant/Owner: Commerce Canton Investors, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: July 5, 2017
Zoning: PD 269 (Tract A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S167-229**
(CC District 6)
- An application to replat a 9.221-acre tract of land containing part of Lot 1 in City Block G/8466 to create one 3.338-acre lot and one 3.521-acre lot in City Block G/8466 on property located on Rombauer Road at Byron Bay Street, northeast corner.
Applicant/Owner: Cypress Waters Land A, Ltd, Cypress Waters Land B, Ltd, Cypress Waters Land C, Ltd, Billingsley 380 GP, LLC.
Surveyor: ARS Engineers, Inc.
Application Filed: July 5, 2017
Zoning: PD 741 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-230**
(CC District 8)
- An application to create one 1.991-acre lot and one 5.955-acre lot from a 7.946-acre tract of land in City Block 8493 on property located at 9313 Leon Drive, north of Prairie Creek Road.
Owners: Dionicio and Nanncy Martinez
Surveyor: Charles G. Starnes
Application Filed: July 5, 2017
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-231**
(CC District 14)
- An application to create one 0.568-acre lot from a tract of land on property located on Oak Lawn Avenue between Congress Avenue and Gillespie Street.
Applicant/Owner: Texas Land and Capital, Ltd, 5612 Yale Holdings, LP
Surveyor: Votex Surveying Co.
Application Filed: July 6, 2017
Zoning: PD 193 (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S167-232**
(CC District N/A)
- An application to create 147 lots and three common areas ranging in size from 0.082-acre to 0.524-acre from a 26.101-acre tract of land on property located in the City of Dallas ETJ in Kaufman County, Texas, on Lake Ray Hubbard Drive, west of FM 740.
Applicant/Owner: CTMGT Land Holdings, LP
Surveyor: Westwood Professional Service, Inc.
Application Filed: July 6, 2017
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S167-233**
(CC District 6)
- An application to replat a 3.471-acre tract of land containing all of lot 1 in City Block A/6476 to create three lots ranging in size from 0.362 acres to 2.738 acres on property located on Olympic Drive at Lombardy Lane, southwest corner.
Applicant/Owner: Udomsak Marianukroh, Anjon Technologies Incorporated, Rabroker Family Partnership
Surveyor: Surdukan Surveying, Inc.
Application Filed: July 6, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S167-234**
(CC District 14)
- An application to replat a 0.456-acre tract of land containing part of Lots 5 and 6, and all of Lots 7 and 8 to create one lot on property located on Moody Street between McKinnon Street and Harwood Street.
Applicant/Owner: IC VIII Holdings, LLC
Surveyor: A.N.A. Consultants, LLC
Application Filed: July 6, 2017
Zoning: PD 193 (PDS 79) Subarea E
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S167-235**
(CC District 6)
- An application to create a 19.240-acre lot from tracts of land in City Block B/6509 and City Block C/6509 on property located on Walnut Hill Lane at James Parker Way, southeast corner.
Applicant/Owner: Parker University
Surveyor: Terry D. Westerman
Application Filed: July 6, 2017
Zoning: PD 404
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S167-236**
(CC District 2) An application to replat a 0.530-acre tract of land containing all of Lots 1, 2, and 3 in City Block B/458 to create one lot on property located at Harwood Street and Hickory Street, south corner.
Applicant/Owner: Gano15, LLC
Surveyor: CBG Surveying, Inc
Application Filed: July 6, 2017
Zoning: PD 317 (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S167-237**
(CC District 2) An application to replat a 0.545-acre tract of land containing all of Lots 10 and 11 in City Block 7/708 to create a 15 lot shared access development on property located on Bennett Avenue, southwest of San Jacinto Street.
Applicant/Owner: E Dallas Land, LTD
Surveyor: Gonzalez and Schneeberg, Engineers and Surveyors, Inc.
Application Filed: July 6, 2017
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S167-238**
(CC District 4) An application to create one 1.527-acre lot from a tract of land in City Block L/5997 on property located on Beckley Avenue at Overton Road, northeast corner.
Applicant/Owner: Max Alley Investments, LLC
Surveyor: A and W Surveyors, Inc.
Application Filed: July 7, 2017
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S167-239**
(CC District 8) An application to replat a 10.685-acre tract of land containing all of Lots 5 through 8, Lot 10, all of lots 14 through 16 in City Block 8795 to create 9 lots ranging in size from 0.662-acre lot to 2.394- acre lot on property located on Ravenview Road at Garden Springs Drive, southeast corner.
Applicant/Owner: Donny P. Brown, Inc., Ronny G. Brown
Surveyor: A.N.A. Consultants, LLC
Application Filed: July 7, 2017
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M167-036

Pamela Daniel
(CC District 7)

An application for a minor amendment to the development plan and landscape plan for an R-5(A) Single Family and Urban Agriculture use within Planned Development Subdistrict No. 936, generally bounded by Canaan Street on the west, Vesper Street on the north, Bexar Street on the east, and the Trinity River levee on the south.

Staff Recommendation: **Approval**

Applicant: Andy Moon, Community Design Services

Representative: Michael Westfall

D167-023

Pamela Daniel
(CC District 8)

An application for a development plan for R-7.5(A) Single Family District uses on property zoned Planned Development District No. 969, on the southwest line of Lasater Road, northwest of Stark Road.

Staff Recommendation: **Approval**

Applicant: Shepherd Place Homes, Inc.

Representative: K.P.A Consulting LLC

D167-025

Andrew Ruegg
(CC District 3)

An application for a development plan and landscape plan for restaurant and retail uses on property zoned Subarea B within Planned Development District No. 811, on the south line of East Interstate-30 Frontage Road, west of North Westmoreland Road.

Staff Recommendation: **Approval**

Applicant: Corinth Canyon Bluff, LLC

Representative: JGH Consultants, LLC

D167-026

Andrew Ruegg
(CC District 3)

An application for a development plan and landscape plan for restaurant uses on property zoned Subarea B within Planned Development District No. 811, on the southwest corner of East Interstate-30 Frontage Road and North Westmoreland Road.

Staff Recommendation: **Approval**

Applicant: Corinth Canyon Bluff, LLC

Representative: JGH Consultants, LLC

D167-027

Andrew Ruegg
(CC District 2)

An application for a development plan for a vehicle display, sales, and service use on property zoned Subdistrict 2 and 3 within Planned Development District No. 738, on the northeast corner of Lemmon Avenue and Haggard Way.

Staff Recommendation: **Approval**

Applicant: An Luxury Imports, Ltd.

Representative: Eric Canales, Multatech

D167-028

Andrew Ruegg
(CC District 3)

An application for a development plan for warehouse and office uses on property zoned Subarea A and Subarea B, North Zone within Planned Development District No. 521, on the south line of South Merrifield Road, east of Mountain Creek Parkway.

Staff Recommendation: **Approval**

Applicant: TC Mt Creek Land Partners, LLC and Courtland Farms, LLC

Representative: Zac Bartz, Alliance Architects

Miscellaneous Items – Under Advisement:

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

U/A From: July 20, 2017

Certificates of Appropriateness for Signs - Under Advisement:

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.

U/A From: July 20, 2017

Zoning Cases – Consent:

1. **Z167-316(JM)**

Jennifer Muñoz
(CC District 3)

An application for an amendment to Planned Development District No. 438, south of Davis Street and east of Calumet Avenue.

Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan and conditions.

Applicant: Rev. Cruz Calderon % Santa Clara Catholic Church

Representative: Luis D. Carrera, PE

2. **Z167-323(JM)**

Jennifer Muñoz
(CC District 4)

An application for the termination of deed restrictions on property zoned a CR Community Retail District, on the southwest corner of East Illinois Avenue and South Denley Drive.

Staff Recommendation: **Approval**

Applicant: Benito Mojica

3. **Z167-151(WE)**
Warren Ellis
(CC District 4)
- An application for a renewal of Specific Use Permit No. 1824 for an open enrollment charter school on property zoned an RR Regional Retail District on the west line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions.
Applicant: Faith Family Academy
Representative: Rob Baldwin, Baldwin & Associates
4. **Z167-292(WE)**
Warren Ellis
(CC District 7)
- An application for a renewal of Specific Use Permit No. 2155 for a recycling buy-back center for household metals and industrial metals on property zoned an IM Industrial Manufacturing District on the southwest side of South Lamar Street between Lenway Street and Martin Luther King Jr. Boulevard.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Gold Auto Parts Recyclers
Representative: Robert Miklos, Miklos Law, PLLC
- Zoning Cases – Individual:
5. **Z167-303(JM)**
Jennifer Muñoz
(CC District 8)
- An application for an IR Industrial Research District and a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an A(A) Agricultural District, on the south line of Simpson Stuart Road, west of South Central Service Expressway.
Staff Recommendation: **Approval** of an IR Industrial Research District and **approval** of a specific use permit for a three-year period, subject to a revised site plan, a revised landscape plan, and staff's recommended conditions.
Applicant: Walter Huerta
Representative: Tailim Song % Tailim Song Law Firm
6. **Z167-294(WE)**
Warren Ellis
(CC District 10)
- An application for an amendment to Planned Development District No. 581 for a public school other than an open-enrollment charter school on the north corner of Chriswell Road and Bellewood Drive.
Staff Recommendation: **Approval**, subject to a revised development plan, revised traffic management plan and revised conditions.
Applicant: Richardson Independent School District
Representative: Karl Crawley, Masterplan
7. **Z167-319(WE)**
Warren Ellis
(CC District 6)
- An application for an R-5(A) Single Family District on property zoned a CR Community Retail District on the southeast corner of Pueblo Street and Navaro Street.
Staff Recommendation: **Denial**
Applicant: Johnny Aguinaga
Representative: Projects & Plans DFW

Authorization of a Hearing:

Donna Moorman
(CC District 1)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Subdistrict 6 within Planned Development No. 830 in an area generally bounded by Mary Cliff Road, both sides of Davis Street between Mary Cliff Road and Stevens Village Drive, the south side of Davis Street between Stevens Village Drive and Tenna Loma Court, Jefferson Boulevard, Plymouth Road, and both sides of Davis Street to east of Hampton Road, with consideration to be given to incorporating the property into a previously authorized hearing for Subdistrict 6 within Planned Development District No. 830 to establish appropriate regulations pertaining to height, lot size, lot width, residential proximity slope, urban form setback, and architectural designs such as articulation. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Donna Moorman
(CC District 12)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned: 1) a MU-2 Mixed Use District, a MU-3 Mixed Use District, a MO-1 Mid-range Office District, a LI Light Industrial District, a NS(A) Neighborhood Service District, a CR Community Retail District, a GO (A) General Office District, a MF-1 (A) Multifamily District, a MF-2(A) Multifamily District, a MF-3(A) Multifamily District, a R-7.5(A) Single Family District, a TH-3(A) Townhouse District; and 2) Planned Development District Nos: 65, 85, 182, 267, 344, 476, 488, 529, 530, 531, 592, 720, and 984, with consideration to be given to establishing appropriate zoning regulations including use, development standards, and other appropriate regulations in an area generally bounded by Walnut Hill Lane to the north, Northwest Highway to the south, Pineland Drive to the east and Greenville Avenue to the west. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters:

Minutes: July 20, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 3, 2017

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, August 3, 2017, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 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, August 3, City Hall, 1500 Marilla Street, in the Council Chamber, at 10:00 a.m., to consider (1) **NC167-005** - Consider changing the name of Maham Road, between North Central Expressway (U.S. Highway 75) and Spring Valley Road, to “Esperanza Road and (2) **NC167-006** - Consider changing the name of Plano Road, between E. Northwest Highway and Forest Lane to “N. Lake Highlands Drive”.

Tuesday, August 8, 2017

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday August 8, 2017, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING – Tuesday August 8, 2017, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m.

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

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY, AUGUST 3, 2017****FILE NUMBER:** S156-146R**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Abrams Road between East Northwest Highway and Theater Way.**DATE FILED:** July 6, 2017**ZONING:** PD 985**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 14.603-Acres**MAPSCO:** 26-Z**APPLICANT/OWNER:** Ainbinder Northwest Highway, LLC

REQUEST An application to replat a 14.603 tract of land containing part of Lot A and all of Lot B in city Block I/5414, all of City Block 5415 on property located on Abrams Road between East Northwest Highway and Theater Way.

SUBDIVISION HISTORY:

1. S156-269 was a request south of the present request to replat a 0.391-acre of land containing all of Lots 5 and 6 in City Block A/5432 to create one lot on property located on Abrams Road at Lontos Drive, southwest corner. The request was approved September 15, 2016 and has not been recorded. The request for Early Release Building Permit was applied December 5, 2016 and approved March 9, 2017.
2. S123-146 was a request southeast of the present request to create a 0.48-acre lot from a tract of land out of City Block 5415 on property located at 6463 East Northwest Highway at Abrams Road. The plat is expired.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 985 zoning district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

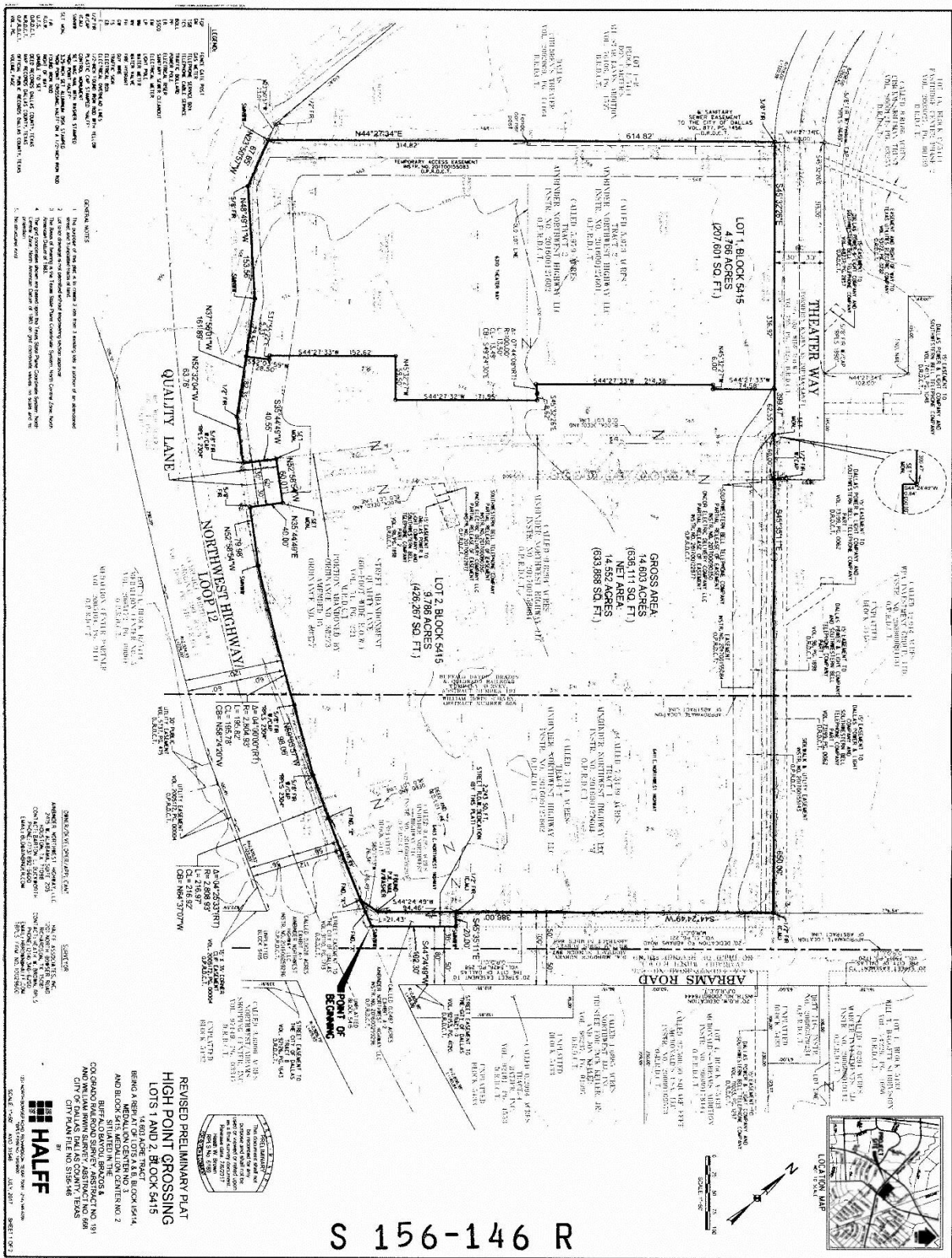
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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.) with 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, add note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
15. Provide a turn-around per the City of Dallas Standards at the end of Theater Way. Section 51A-8.506(b)
16. On the final plat, show the recording information on all existing easements within 150 feet of property. Platting Guidelines
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, list utility easements as retained within street abandonments when stated in ordinance, or follow the City of Dallas' standard affidavit requirements.
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 improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., room 200, Attention: **Water and Wastewater Engineering.**
22. On the final plat, change "Northwest Highway Loop12" to "Northwest Highway/ State Highway Loop No. 12". Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, add recording information for the quitclaim deed for Ordinance No. 30273, Instrument Number 201700158084 and recording information for amending Ordinance No. 30373, Instrument Number 201700062782.
24. On the final plat, identify the property as Lots 1 and 2 in City Block A/5415. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





OWNERS CERTIFICATE
COUNTY OF DALLAS
STATE OF TEXAS[illegible][illegible]

the 1990s, the average number of children per woman has declined from 2.5 to 1.9. The average number of children per woman in the United States is 2.1, which is slightly above the replacement level of 2.0. The average number of children per woman in the United States is 2.1, which is slightly above the replacement level of 2.0. The average number of children per woman in the United States is 2.1, which is slightly above the replacement level of 2.0.

1997). The authors of the present study have been particularly interested in the role of the hippocampus in memory and have been studying the effects of hippocampal lesions on memory in the rat. In a series of experiments, we have found that the hippocampus is involved in the acquisition of new information, but not in the retrieval of information already stored in memory (Marras et al. 1997, 1998, 1999). In the present study, we have used a new method of assessing memory in the rat, the *object recognition* task, to test the effects of hippocampal lesions on memory. The *object recognition* task is a simple task in which the rat is presented with a novel object and is required to explore it. The rat is then presented with the same object again, and its behaviour is recorded. The *object recognition* task is a simple task, but it is a very good measure of memory in the rat. In the present study, we have found that the hippocampus is involved in the acquisition of new information, but not in the retrieval of information already stored in memory. This is in line with the findings of Marras et al. (1997, 1998, 1999).

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OWNER'S DELIGATION

1980) indicate that between 1976 and 1980, 13% of the population was exposed to the T-2 toxin. Young children, aged 1–5 years, had the highest exposure rates, followed by adults aged 16–64 years. The authors also reported that the mean age of children exposed to T-2 toxin was 3.5 years.

The authors of the present study have used a similar methodology to estimate the exposure of people living in Ontario, Canada, to aflatoxin B₁. In contrast to the studies conducted in the United States, however, the authors did not attempt to identify specific sources of aflatoxin contamination. Instead, they estimated the average daily intake of aflatoxin B₁ from all available food sources. This method may overestimate the actual intake of aflatoxin B₁, since it does not take into account the fact that some foods are more likely to contain aflatoxin than others. However, the authors do provide a range of estimates, which allows for a more realistic assessment of the potential risk to health.

In conclusion, the authors of the present study have provided valuable information on the exposure of the population of Ontario, Canada, to aflatoxin B₁. Their findings suggest that the majority of the population is exposed to low levels of aflatoxin B₁, although there are significant variations in exposure between different regions and age groups. Further research is needed to determine the health effects of chronic exposure to aflatoxin B₁.

[illegible]

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CCC 0887-624X/98/061031-10

Don't forget to...

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145877 Polystyrene and Polyvinyl Alcohol Membranes
for the Separation of Organic Solvents
Kobayashi, T. *Journal of Membrane Science*, 1991, 66, 1-12, 20 refs.

[illegible][illegible][illegible]

HALF

LOCATION: Murray Street, south of Commerce Street.

DATE FILED: July 5, 2017

ZONING: PD 269 (Tract A)

CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 0.205-Acres

MAPSCO: 46-J

APPLICANT/OWNER: Commerce Canton Investors, LLC.

REQUEST An application to replat a 0.205-acre tract of land containing all of Lot 1 and part of Lot 2 in city Block 6/849 to create one lot on property located on Murray Street, south of Commerce Street.

SUBDIVISION HISTORY:

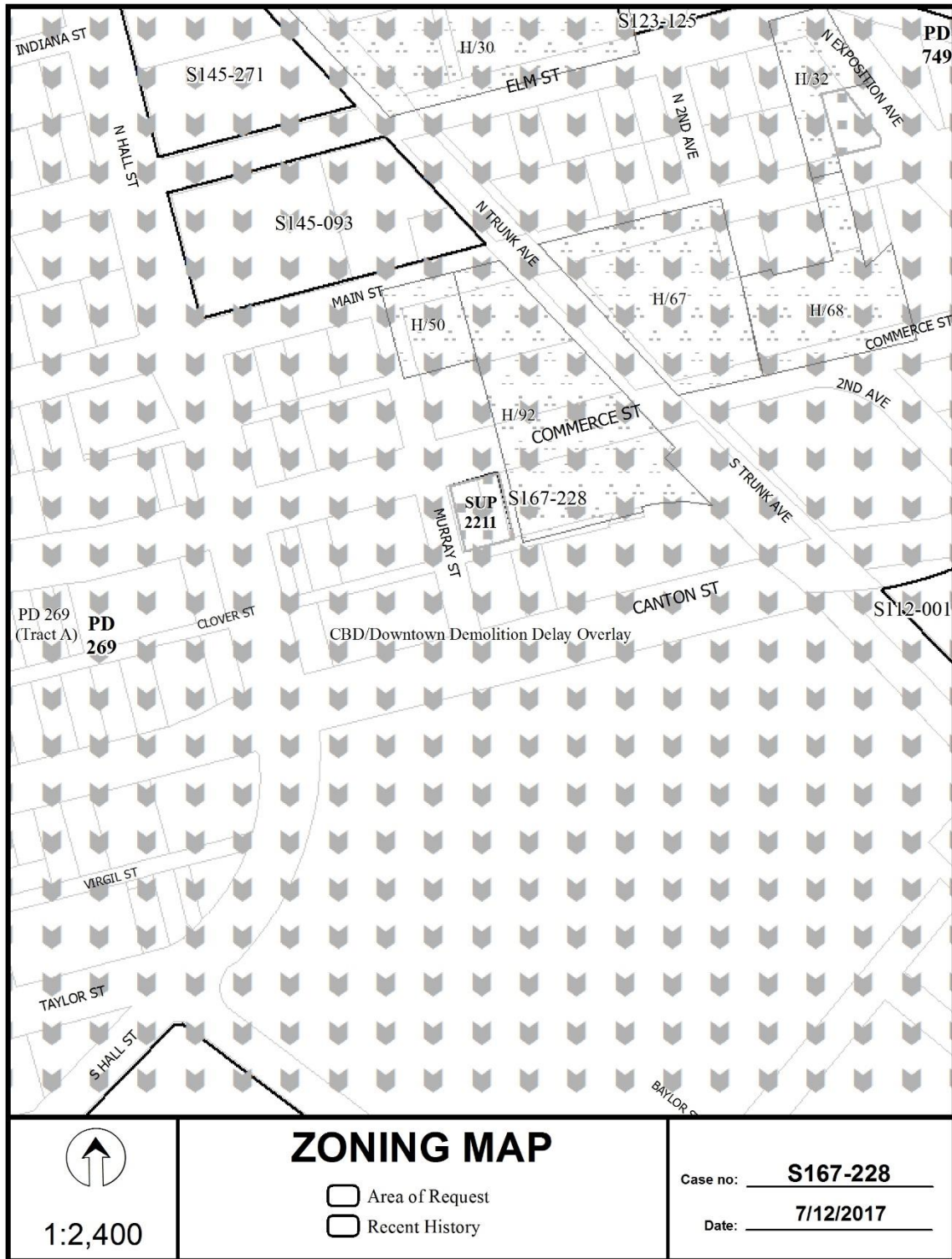
1. S145-271 was a request northwest of the present request to replat part of Lot 1 and a tract of land in City Block 844 into one 1.944-acre lot on property located at 334 North Hall Street between North Trunk Avenue and Elm Street. The request was approved October 1, 2015 and has not been recorded.
2. S145-093 was a request northwest of the present request to replat a 2.037-acre tract of land containing all of Lots 1 through 7 in City Block 847, part of Lots 1 and 10, and all of Lots 2 through 6, and 8 in City Block 847 into one 2.037-acre lot on property bounded by Main Street, Hall Street, Elm Street and North Trunk Avenue. The request was approved March 5, 2015 and has not been recorded. A request for an Early Release Building Permit was applied June 16, 2015 but has not been issued.
3. S123-125 was a request north of the present request to create a 0.52-acre lot from a tract of land in City Block 833 and a portion of abandoned Race Street into one lot on property located on Elm Street at North Exposition Avenue, west corner. The request was approved April 8, 2013 and was recorded September 4, 2014.
4. S112-001 was a request east of the present request to replat a 1.793-acre lot from part of City Block 6/828 and a portion of abandoned Second Avenue located on Canton Street between Dart Rail line and Trunk Street. The request was approved November 3, 2011 and was recorded October 23, 2012.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 269 (Tract A) zoning 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.) with 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. 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 a 15-foot by 15-foot alley sight easement at the intersection of Murray Street & the alley. Section 51A-8.602(e)
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at Commerce Street and Murray Street for estate in expectancy.
15. 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
16. On the final plat, show distances/width across all adjoining right-of-way of. Platting Guidelines

17. On the final plat, detail all building lines in relation to the west, north, and east lines.
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 main improvement 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. Building finish floor elevation must be 18 inches above wastewater manhole rim. If not, wastewater backflow covenant required for release.
21. On the final plat, add a label for "Clover Street" in its right-of-way, per Ordinance 2535. Sec.51A-8.403(a)(1)(A)(xii).
22. On the final plat, identify the property as Lot 1A in City Block 6/849. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





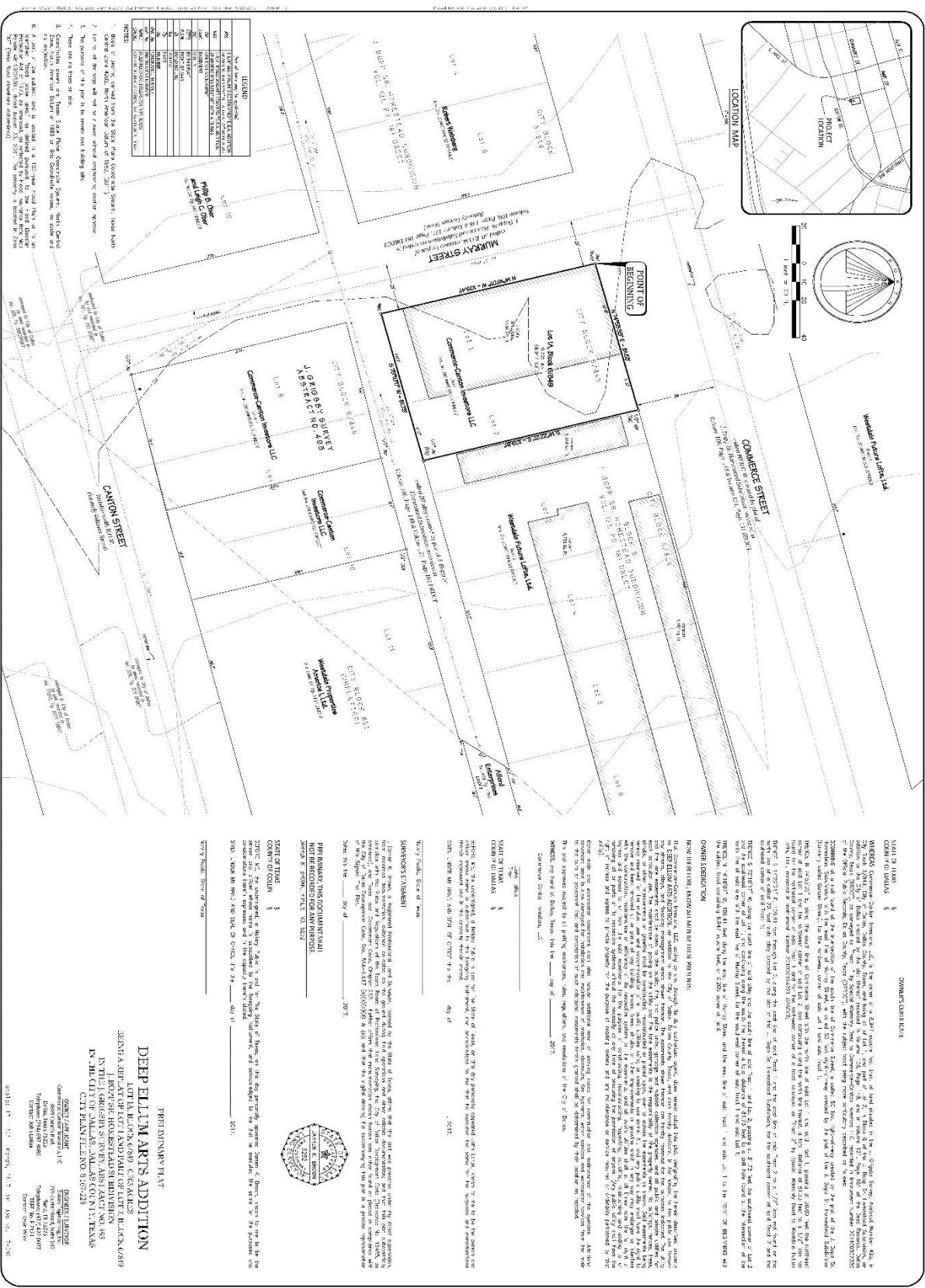
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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S167-228**

Date: **7/12/2017**



CITY PLAN COMMISSION**THURSDAY, AUGUST 3, 2017****FILE NUMBER:** S167-229**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Rombauer Road at Byron Bay Street, northeast corner.**DATE FILED:** July 5, 2017**ZONING:** PD 741 (Subarea A)**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 9.221-Acres **MAPSCO:** 11A-L**APPLICANT/OWNER:** Cypress Waters Land A, Ltd., Cypress Waters Land B, Ltd., Cypress Waters Land C, Ltd., and Billingsley 380 GP, LLC.**REQUEST** An application to replat a 9.221-acre tract of land containing part of Lot 1 in City Block G/8466 to create one 3.338-acre lot and one 3.521-acre lot on property located on Rombauer Road at Byron Bay street, northeast corner.**SUBDIVISION HISTORY:**

1. S 167-074 was a request southeast of the present request to create three lots ranging in size from 0.524-acre to 7.537-acre from a 9.6605-acre tract of land in City Block H/8644 on property located on Olympus Boulevard and Wharf Road, northeast corner. The request was approved January 19, 2017 and has not been recorded.
2. S156-203 was a request northwest of the present request to create one 15.717-acre lot from a tract of land in City Block 8466 on property located on Olympus Boulevard at Rombauer Road. The request was approved June 16, 2016 and has not been recorded.
3. S 156-137A was a request south of the present request to create four lots ranging in size from 1.3475-acre to 8.1548-acre from a 22.0703-acre tract of land in City Block 8466 on property located north of Hackberry Road and east of Belt Line Road. The request was approved April 7, 2016 and was recorded April 27, 2017.
4. S145-032 was a request southwest of the present request to dedicate an 8.192-acre tract of land in part of City Blocks 8463 and 8466 for right-of-way on property located between North Belt Line Road and Cypress Waters Boulevard. The request was approved December 18, 2014 and was recorded June 6, 2016.

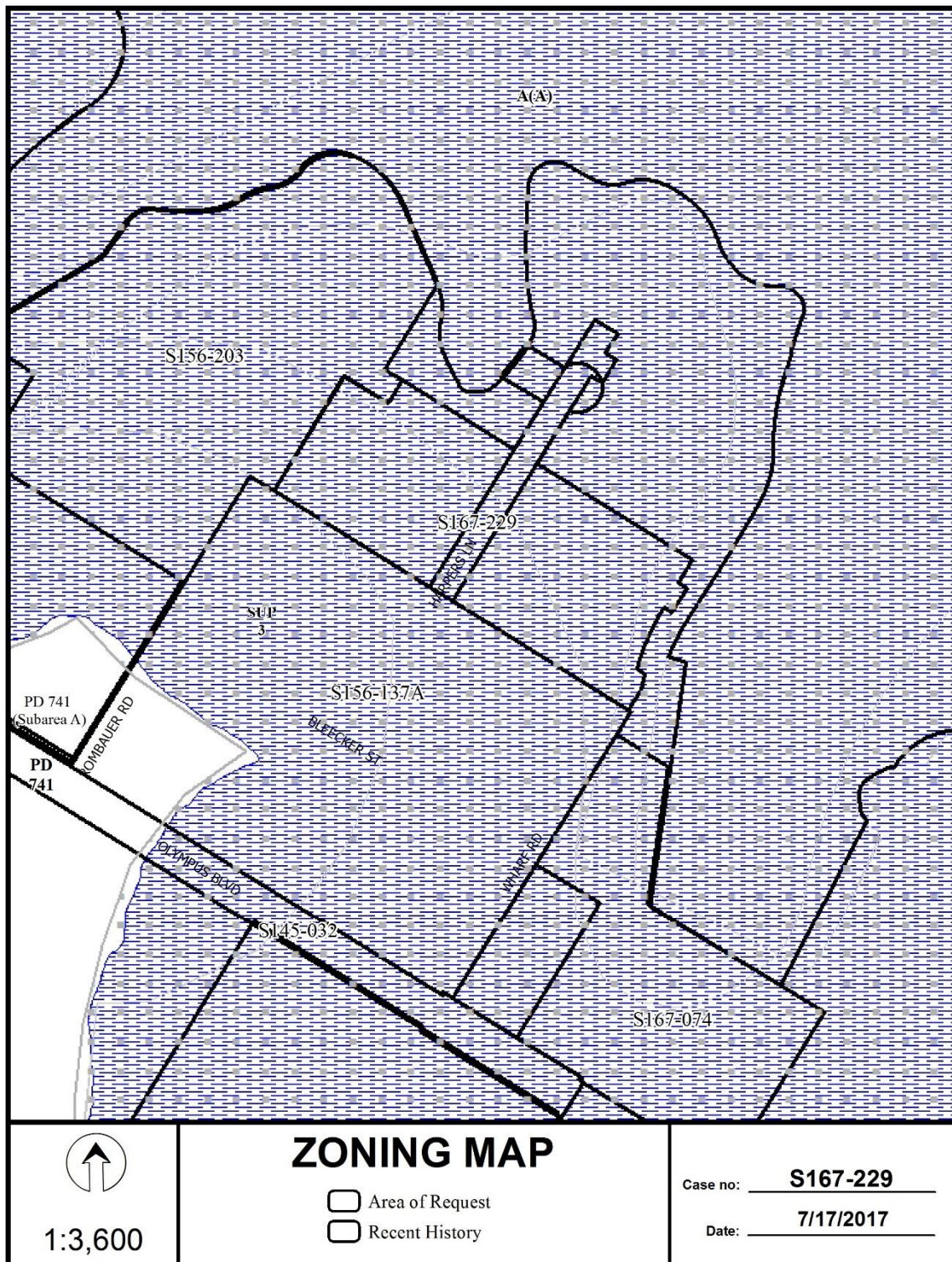
STAFF RECOMMENDATION: The request complies with the requirements of the PD 741 (Subarea A) zoning district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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.

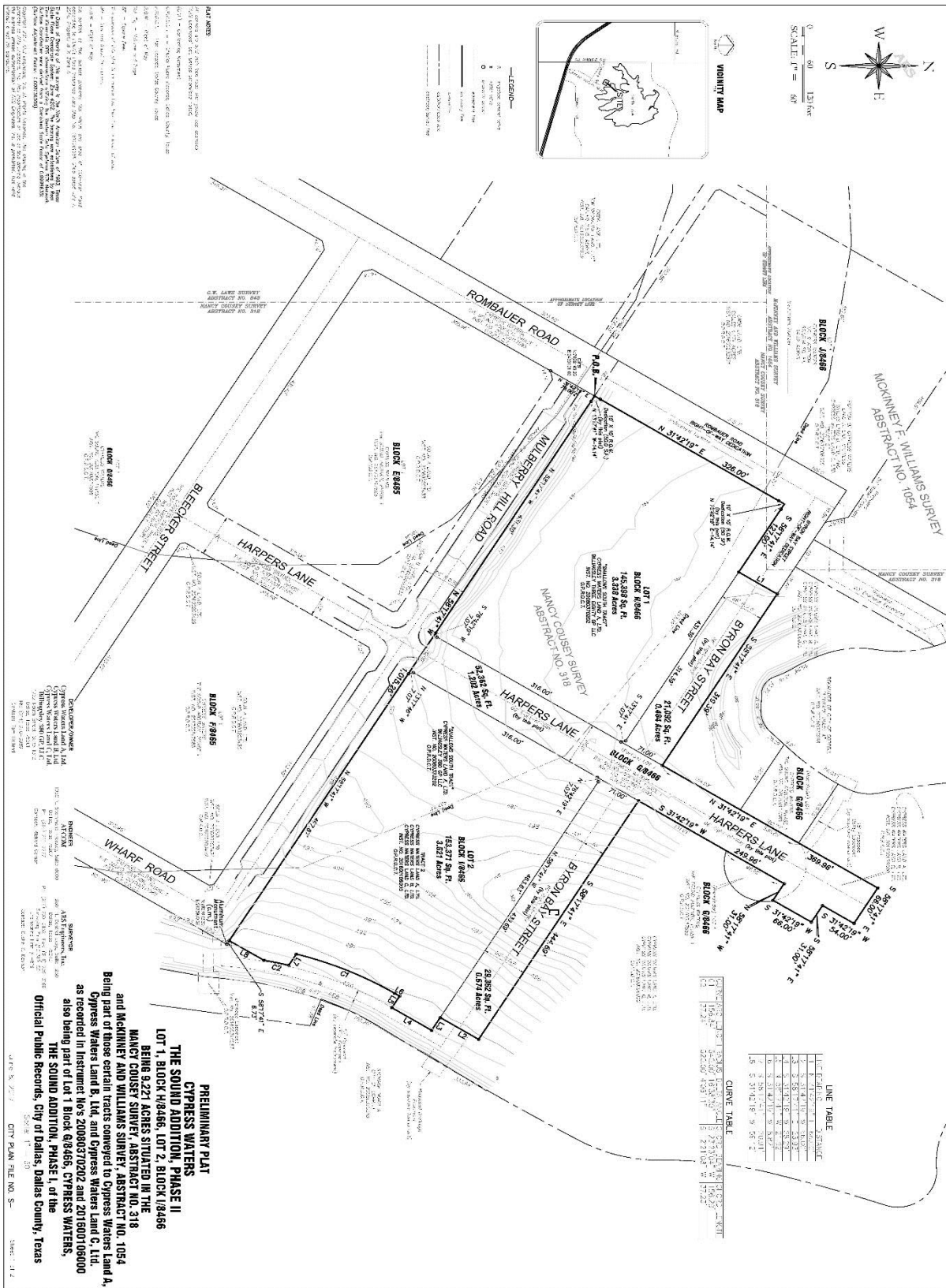
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. 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.) with 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 10-foot by 10-foot corner clip at all intersections. 51A 8.602(d)(1)
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. On the final plat, show recording information on all existing easements within 150 feet of property.
24. On the final plat, show all additions or tracts of land within 150 feet of property with recording information. Platting Guidelines
25. 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
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. Water and wastewater main improvement is required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., room 200, Attention: **Water and Wastewater Engineering.**
28. 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)
29. On the final plat, clarify offset to the east from Harpers Lane, 249.96 feet north of Byron Bay Street.

30. On the final plat, identify the property as Lot 1 in City Block H/8466 and Lot 1 in City Block M/8466. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







Journal of Management Studies 25(5) 575-593

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1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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PRELIMINARY PLAT
CYPRESS WATERS
THE SOUND ADDITION, PHASE II
LOT 1, BLOCK H#866, LOT 2, BLOCK I#866
BEING A 271 ACRES SITUATED IN THE
HAWY CREEK SUPPLY ABSTRACT NO. 318
AND MCINTYRE AND WILLIAMS SUPPLY ABSTRACT NO. 1054,
CYPRESS WATERS LAND #, LTD., and Cypress Waters Land C, Ltd.
as recorded in Instrument No's 20090327-07027 and 20160701060000
also being part of Lot 1 Block G#866, CYPRESS WATERS,
THE SOUND ADDITION, PHASE I & II
Official Public Records, City of Dallas, Dallas County, Texas

March 8, 2017
CITY PLAIN FILE NO. 5-
Page 2 of 2

CITY PLAN COMMISSION**THURSDAY, AUGUST 3, 2017****FILE NUMBER:** S167-230**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Leon Drive, north of Prairie Creek Road.**DATE FILED:** July 5, 2017**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 7.946-Acres**MAPSCO:** 69 E**APPLICANT/OWNER:** Dionicio and Nanncy Martinez.

REQUEST An application to create one 1.991-acre lot and one 5.955-acre lot from a 7.946-acre tract of land in City Block 8493 on property located at 9313 Leon drive, north of Prairie Creek Road.

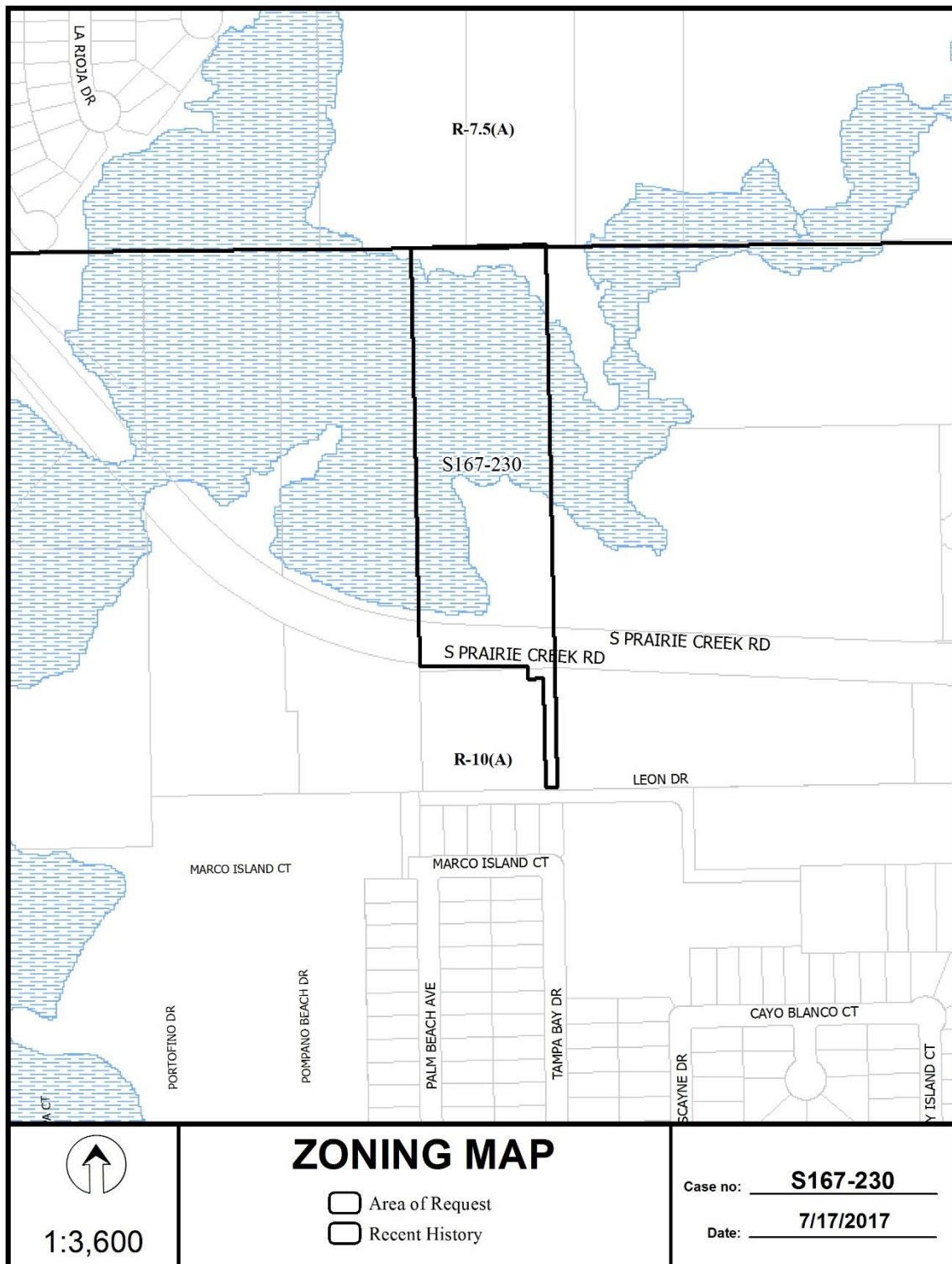
SUBDIVISION HISTORY: There has been no recent platting activity within proximity to this request.

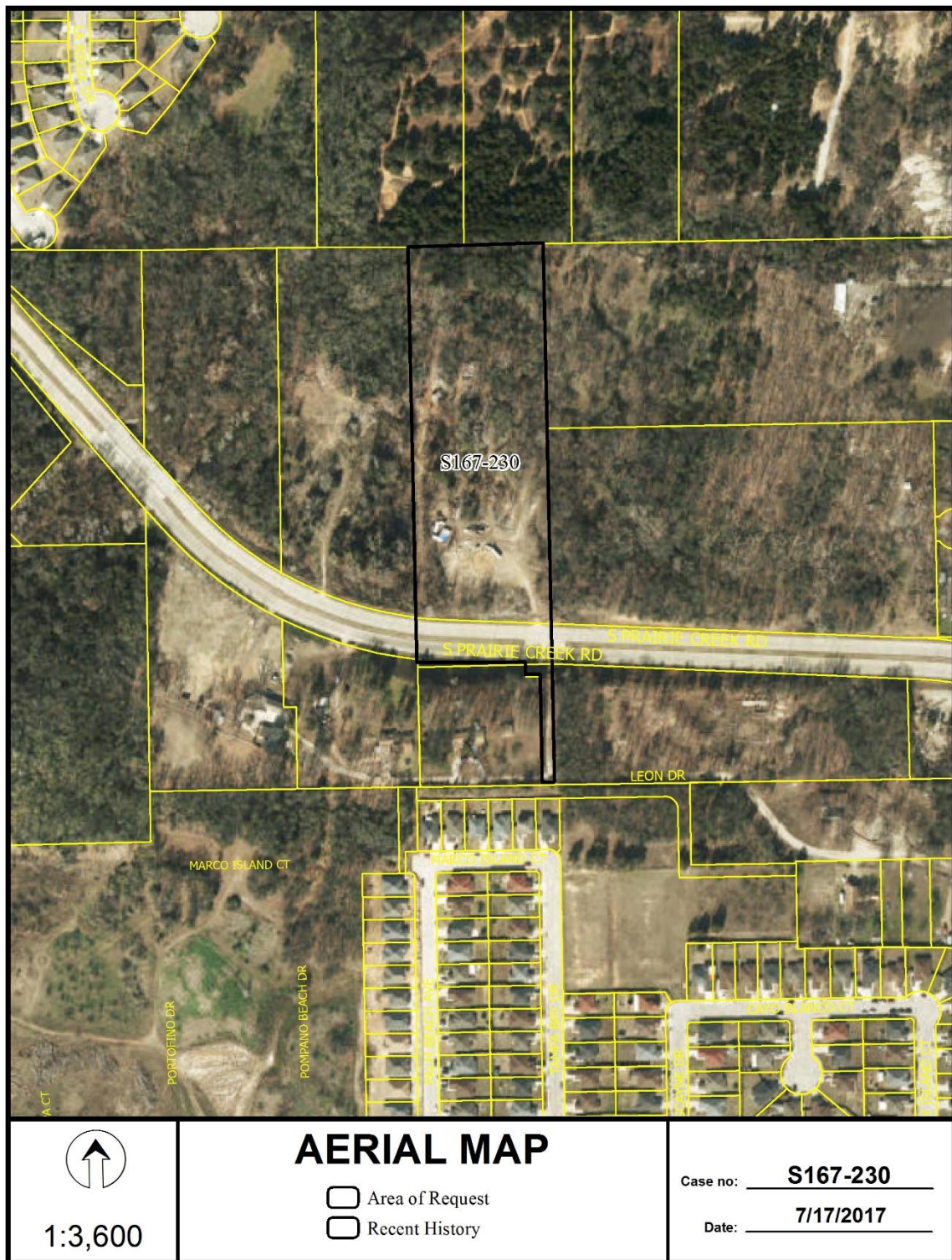
STAFF RECOMMENDATION: The request complies with the requirements of the R-10(A) zoning district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

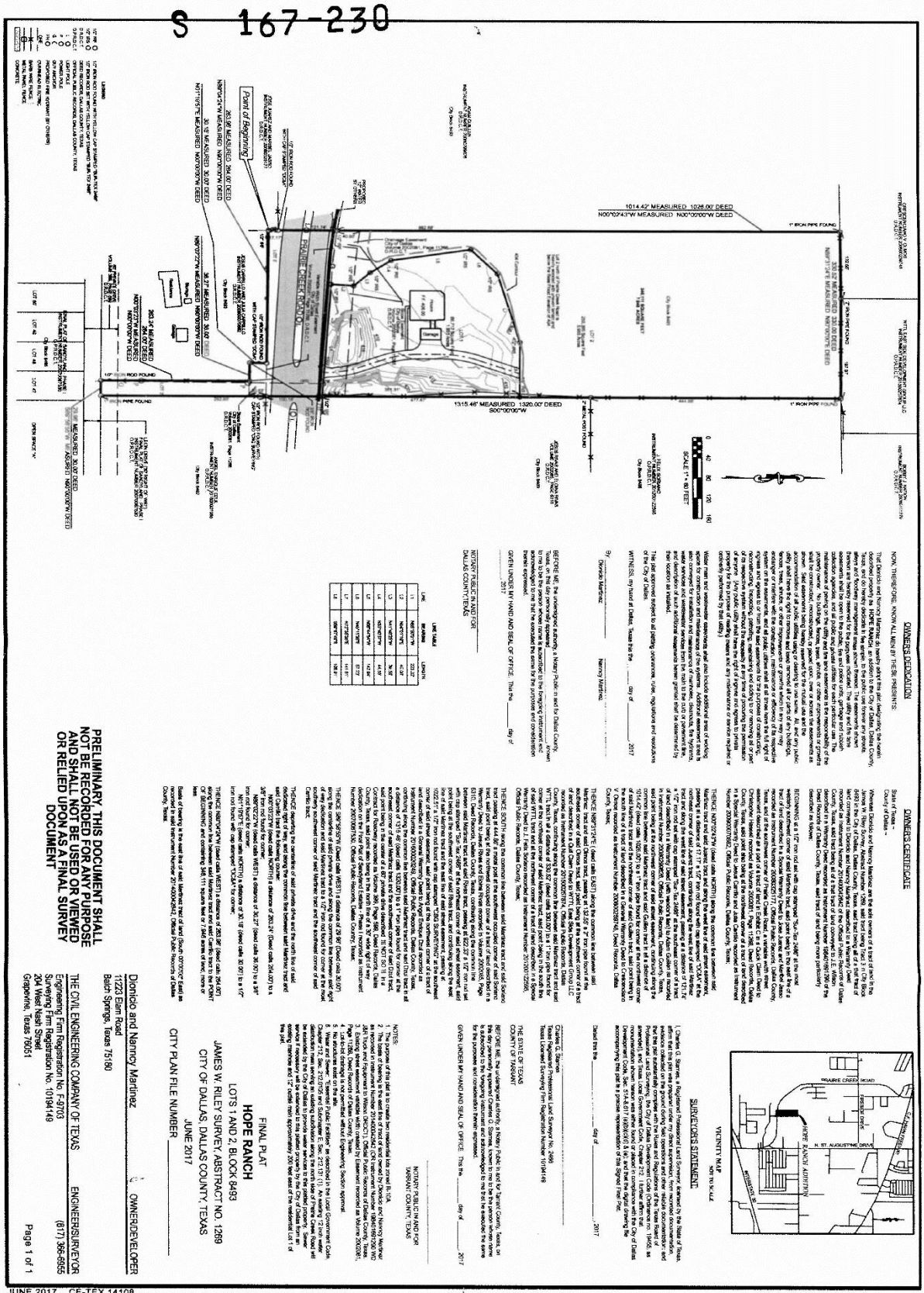
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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.) with 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, show 100 feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement on Prairie Creek Road. Section 51A 8.602(c)
15. On the final plat, dedicate 30 feet right-of-way on Leon Drive to maintain 60 feet right-of-way. Section 51A 8.602(c)
16. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
17. 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
18. 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
19. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
20. 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.
21. 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).
22. 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)

23. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
24. On the final plat, show distances/width across all right-of-way. Platting Guidelines
25. On the final plat, show recording information on all existing easements within 150 feet of property.
26. On the final plat, show all additions or tracts of land within 150' of property with recording information. Platting Guidelines
27. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines
28. 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)
29. 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.**
30. Water and wastewater main improvement is required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., room 200, Attention: **Water and Wastewater Engineering.**
31. On the final plat, identify the property as Lots 1 and 2 in City Block A/8493. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, AUGUST 3, 2017****FILE NUMBER:** S167-231**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Oak Lawn Avenue between Congress Avenue and Gillespie Street.**DATE FILED:** July 6, 2017**ZONING:** PD 193 (GR)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.568-acre **MAPSCO:** 35-W**APPLICANT/OWNER:** Texas Land and Capital, Ltd and 5612 Yale Holdings, LP

REQUEST An application to create one 0.568-acre lot from a tract of land on property located on Oak Lawn Avenue between Congress Avenue and Gillespie Street.

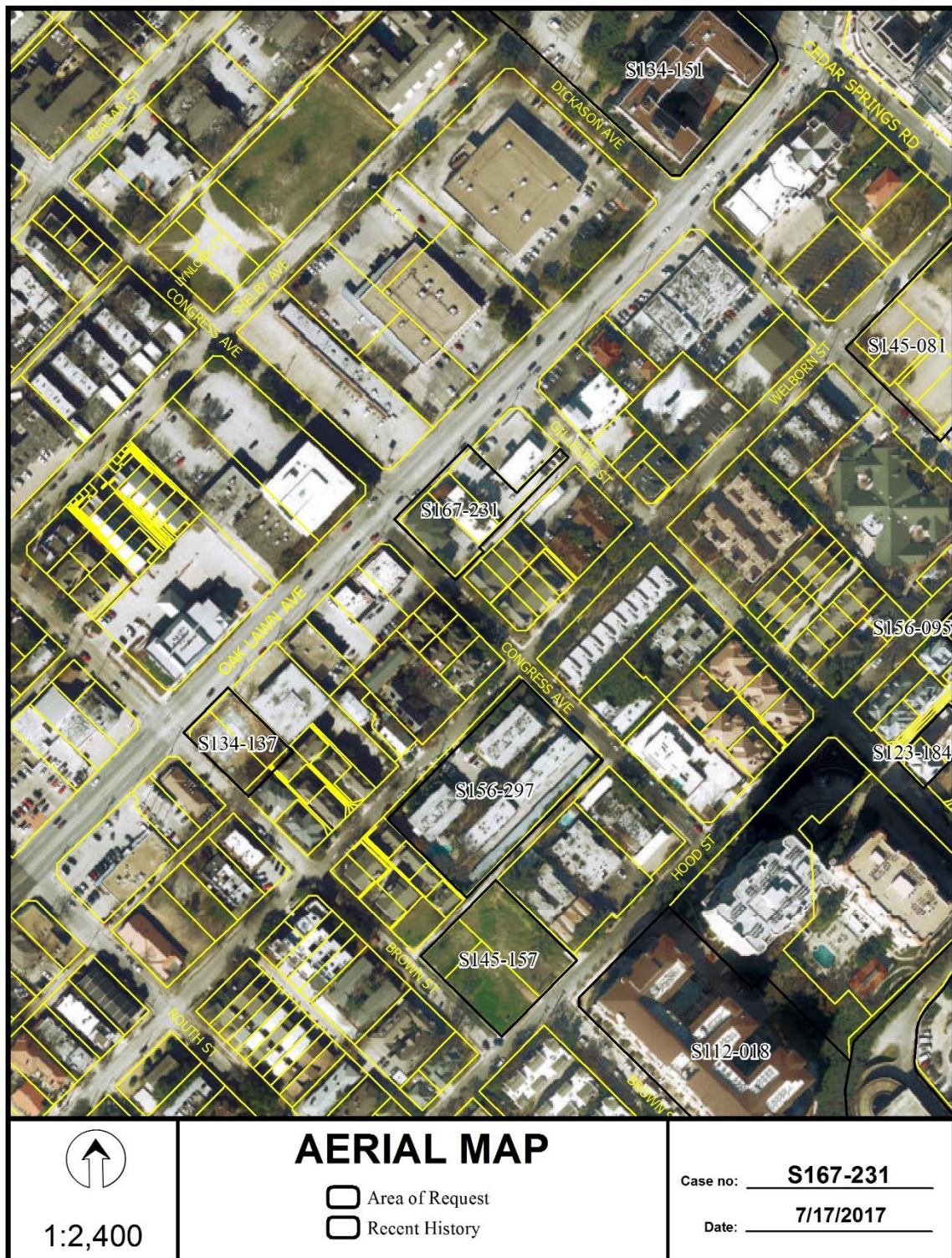
SUBDIVISION HISTORY:

1. S156-297 was a request south of the present request to replat a 1.319-acre tract of land containing part of Lot 9 and all of Lots 6, 7, and 8 in City blocks 1022 and 1023 to create one lot on property located on Welborn Street at Congress Avenue, south corner. The plat was withdrawn.
2. S145-157 was a request south of the present request to replat a 0.741-acre tract of land containing all of Lots 1 and 2 in City Block 1022 to create a 6-lot Shared Access Area Development with lot sizes ranging from 0.102-acre to 0.148-acre in size on property located on Hood Street at Brown Street, north corner. The request was approved May 7, 2015 and has not been recorded.
3. S145-081 was a request northeast of the present request to replat a 1.4053-acre tract of land containing all of Lots 1-3 and Lots 9-12 in City Block 1033 into one lot on property located at the southeast corner of Welborn Street and Cedar Springs Road. The request was approved February 19, 2015 and has not been recorded. The request for an Early Release Building Permit was applied August 5, 2015 and the request was approved October 12, 2015.
4. S134-151 was a request northeast of the present request to replat a 3.444-acre tract of land containing part of Block 1325 and all of Lots 1 through 4 and 10 through 12 in City Block 1326 and an abandoned portion of the 12-foot alley into one lot on property located at 3015 Oak Lawn Avenue. The request was approved June 5, 2014 and has not been recorded. The request for an Early Release Building Permit was applied October 2, 2014 and has not been issued.
5. S 134-137 was a request southwest of the present request to create one 0.349-acre lot from a tract of land containing in City Block 2/1025 on property located at 2700 Oak Lawn Avenue. The request was approved December 21, 2015 and was recorded January 8, 2016.
6. S 112-018 was a request southeast of the present request to replat a 2.373-acre tract of land containing all of Lot 1K in City Block 11/1017 to remove the platted front side and rear building lines at 2702 Hood Street at Brown Street, east corner. The request was approved November 17, 2011 and was recorded August 7, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (GR) zoning 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.) with 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 10 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)
14. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Congress Avenue and Gillespie Street. Section 51A-8.602(e),
15. 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.
16. 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
17. 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)
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 improvement is required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., room 200, Attention: **Water and Wastewater Engineering**.
20. Prior to final plat, confirm ownership of alley encroachment shown between Congress Avenue and Gillespie Street. If owned by the City of Dallas, an abandonment will need to be processed through Real Estate and the Ordinance and recording information need to be shown on the final plat.
21. Per the City of Dallas Thoroughfare Plan, Section 51A-9, Oak Lawn requires all existing right-of-way.
22. On the final plat identify the property as Lot 1 in City Block 1/1025. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



CITY PLAN COMMISSION**THURSDAY, AUGUST 3, 2017****FILE NUMBER:** S167-232**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Lake Ray Hubbard Drive, west of FM 740**DATE FILED:** July 6, 2017**ZONING:** N/A**CITY COUNCIL DISTRICT:** N/A **SIZE OF REQUEST:** 26.101-acres **MAPSCO:**740-741**APPLICANT/OWNER:** CTMGT Land Holdings, LP

REQUEST An application to create 147 lots and three common areas ranging in size from 0.082-acre to 0.524-acre from a 26.101-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, on lake Ray Hubbard Drive, west of FM 740.

SUBDIVISION HISTORY:

1. S156-059A was a request northwest of the present request to create 950 lots and fourteen common areas from a 257.546-acre tract of land on property located in the City of Dallas ETJ in Kaufman County, Texas, on Lake Ray Hubbard Drive, west of FM 740. The request was approved January 7, 2016 and has not been recorded.

STAFF RECOMMENDATION: The property lies within the City of Dallas ETJ. For plat applications in the ETJ, the City is very limited as to what can be required. In these cases, our reviews are basically limited to compliance with our public infrastructure requirements such as water, wastewater, and paving and drainage issues. Section 51A-8.503 does not apply in these applications.

Our review indicates that the request complies with our standards; therefore, we recommend approval subject to the following conditions:

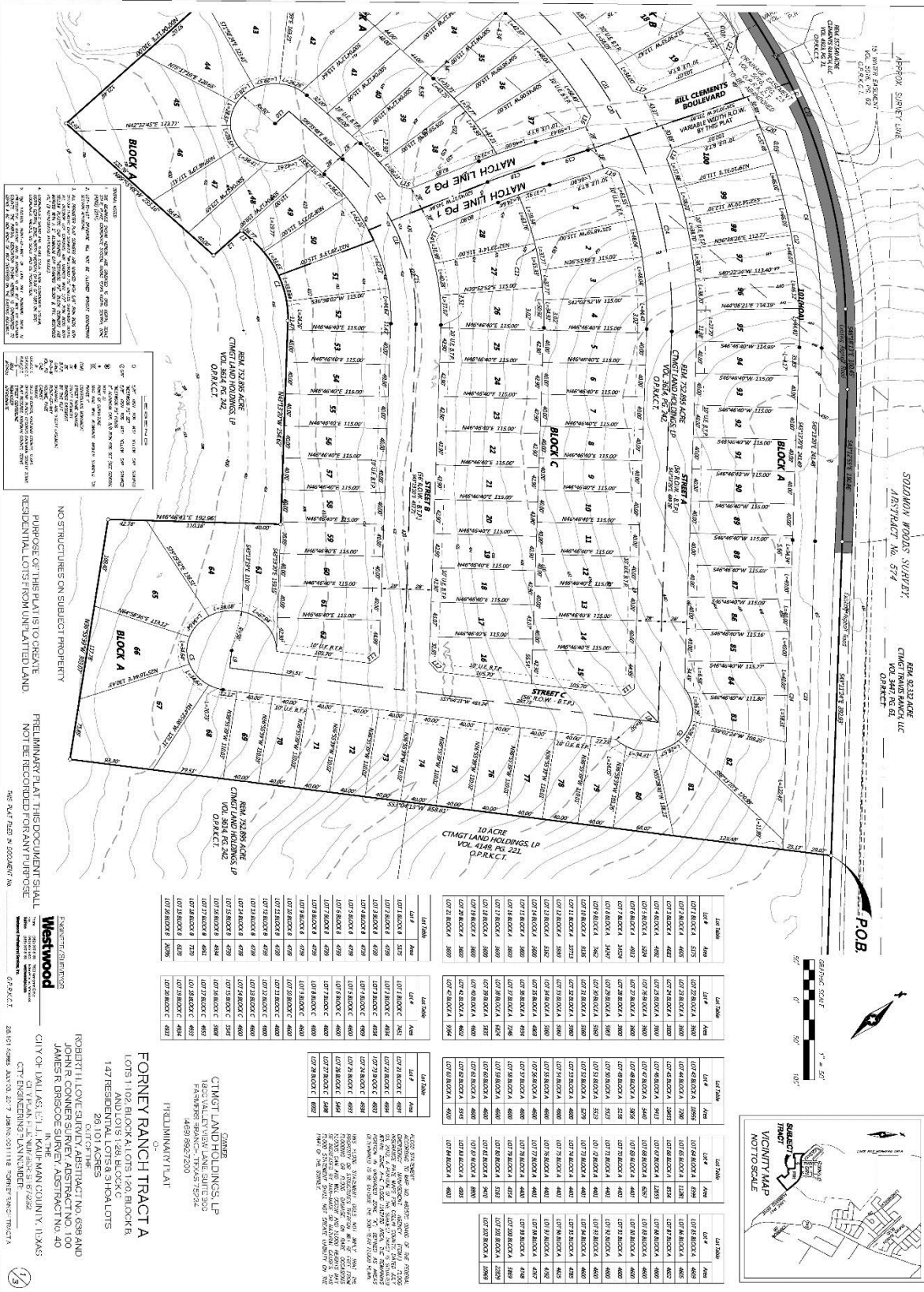
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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

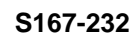
plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

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.) with 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 147 plus three common areas.
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, maintain 60 feet right-of-way dedication for Lake Ray Hubbard Drive. 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, 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
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 improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., room 200, Attention: **Water and Wastewater Engineering**.
26. Project must comply with Dallas Water Utilities (DWU) requirements for all water/wastewater constructed in Dallas E.T.J.
27. Prior to final plat, contact the street name coordinator to determine correct names for the new streets. Section 51A-8.403(a)(1)(A)(xiv), Section 51A-8.506(e)







STATE OF TEXAS
COUNTY OF KAUFAMAN

OWNERS CERTIFICATE

[illegible][illegible][illegible][illegible][illegible][illegible]

South 43 degrees 12 minutes 55 second East, a distance of 120.65 feet, S 87° 10' 00" W and with a pole set stamped "WESTWOOD 95" and for corner:

South 63 degrees 11 minute 34 second East, a distance of 150.15 feet to the POINT-OF-BEGINNING, containing 1.1263 acres less or All 151 Acres of land.

OWNERS' DISCARTION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

The first approved subject is *gating conditions, delay, regulation, and resolution of the City of*

Witness, my hand at Dallas, Texas, this ____ day of ___, 2017

ITS: MAUNGER

BY: CTMGST LAND HOLDINGS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS SOLE MANAGER AND MEMBER

BY: MEHRAD MOAYEDI,
NAME: SOLE MANAGER AND MEMBER
ITS:

STATE OF TEXAS

This instrument was acknowledged before me on the _____ day of _____, 2012, by Michael Altepohl, the Sole Manager and Member of CMTM, LLC, a Texas limited liability company, as the Manager of CMTM Land Holdings, LP, a Texas limited liability company on behalf said company.

Notary Public, State of Texas

SUPERVISOR'S STATEMENT

I, Jason A. Manning, Registered Professional Land Surveyor, licensed by the State of Texas, hereby certify that this map was prepared under my direct supervision, from accurate documentation, evidence collected on the ground during field operations and other reliable documents; and that this map was made in accordance with the standards and practices generally followed by professional land surveyors in the State of Texas. I am duly sworn.

Signed this _____ day of _____, 2017.

Jason A. Manning
Registered Professional Land Surveyor No. 16855

2017

Jason B. Armstrong
Texas Registered Professional
Land Surveyor No. 3557

Before me, the undersigned,
appeared Jason S. Armstrong,
purporting and consideration it

Given under my hand and seal of office, this _____ day of _____, 2012.

Notary Public, State of Texas

LIEN HOLDERS SUBORDINATION AGREEMENT

The Lien Holder or Mortgagee concurs with the owner's certificate and agrees to subordinate its interests to the provisions of the owner's dedication as shown on the Final Plat for Former Ranch Tract A, an addition to Kaufman County, Texas.

LIFEHOLDERS

SPEAKER OF TEXAS

Name: _____

ANTHONY J. WOODAL

This instrument was acknowledged before me on the _____ day of _____, 2017 by Al J. Woodall, as Vice President of CHS of Texas, on behalf of the last holder.

Notary Public, State of Texas

PRELIMINARY PLAT

FORNEY RANCH TRACT

LOTS 1-102, BLOCK A, LOTS 1-20, BLOCK B
AND LOTS 1-28, BLOCK C
147 RESIDENTIAL LOTS & 3 HOA LOTS
26101 ACRES

DO OF THE
ROBERT H. LOVE SURVEY, ABSTRACT NO. 638 ANT
JOHN R. CONNER SURVEY, ABSTRACT NO. 100
JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40
IN THE

CITY PLAN 11 F.N. MAPS 9, 67-032
CITY ENGINEERING PLAN NUMBER
2E101 ACRES JULY 03, 2017 JOB NO. 00-1118 FORNEY RANCH TRACT A

10.1007/978-1-4939-9966-7_10

LOCATION: Olympic Drive at Lombardy Lane, southwest corner.

DATE FILED: July 6, 2017

ZONING: IR

CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST: 3.471-acres MAPSCO: 23-W, 23-S

APPLICANT/OWNER: Udomsak Marianukroh, Anjon Technologies Incorporated, and Rabroker Family Partnership

REQUEST An application to replat a 3.471-acre tract of land containing all of Lot 1 in city Block A/6476 to create three lots ranging in size from 0.362 acres lot to 2.738 acres on property located on Olympic Drive at Lombardy Lane, southwest corner.

SUBDIVISION HISTORY:

1. S145-279 was a request southeast of the present request to replat a 3.216-acre tract of land containing all of Lot 5 in City Block 4/6141, and a tract of land in City Block B/6476 into one lot on property located at 10370 Olympic Drive, south of Lombardy Lane and west of Harry Hines Boulevard. The request was approved October 1, 2015 and has not been recorded. The request of Early Release Building Permit was applied October 28, 2015 but has not been issued.

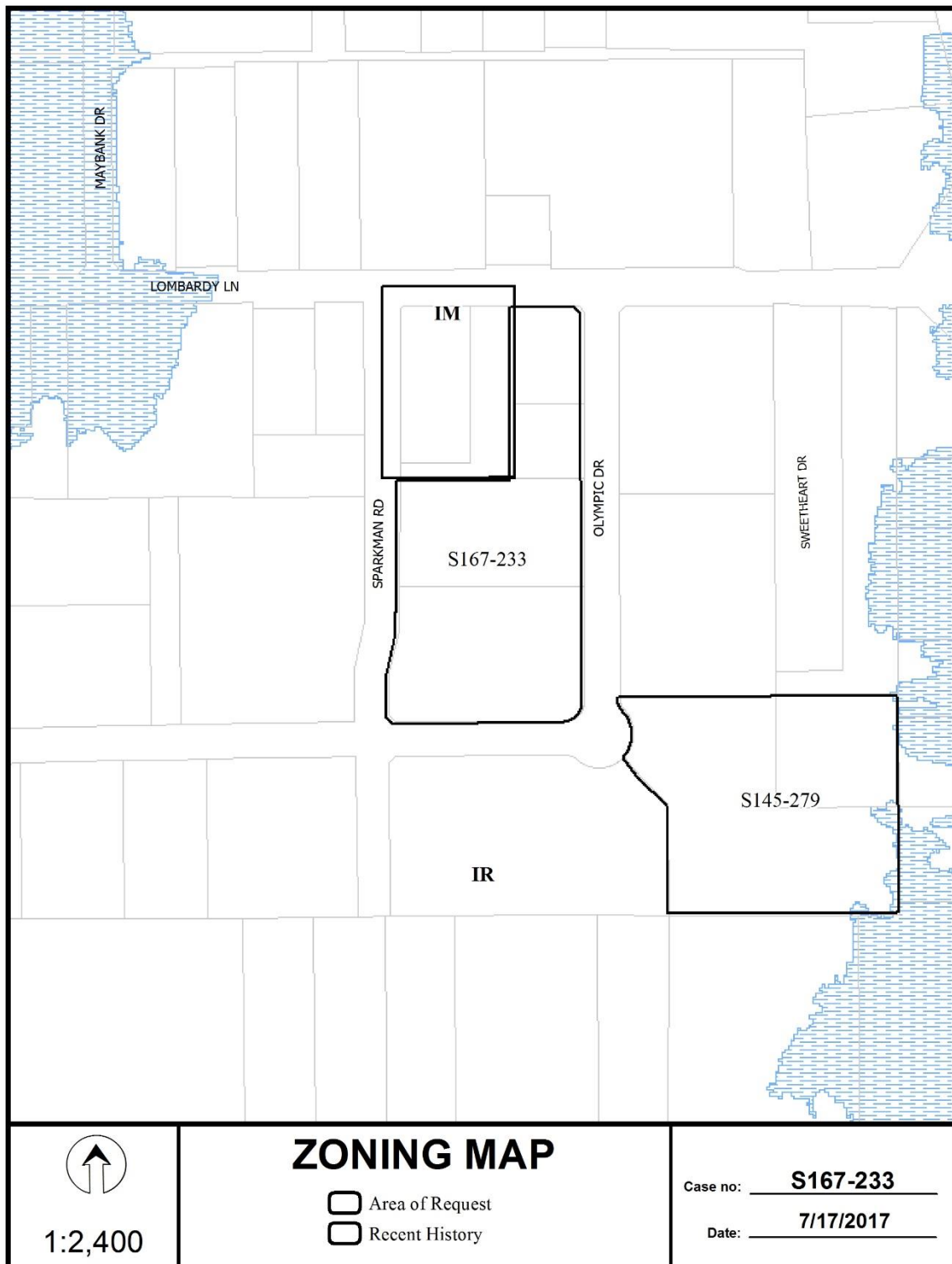
STAFF RECOMMENDATION: The request complies with the requirements of the IR zoning district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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.

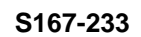
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. 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.) with 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 30 feet right-of-way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Lombardy Lane. 51A 8.602(c)
15. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Lombardy Lane & Olympic Drive. 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. Prior to final plat, detail building lines to property lines.
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. Prior to final plat, a property line proposed along an existing wall must result in a fire-resistive wall without any openings; proposed lot line for the Lot 3 coincides with the wall located on the north side of the existing building on Lot 2 of Block

A/6476; all final inspections approved by the Building Inspection District office are required prior to submittal of the final plat for the Chairman's signature.

20. On the final plat, identify the property as Lots 1A, 2, and 3 in City Block A/6476. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, AUGUST 3, 2017****FILE NUMBER:** S167-234**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Moody Street between McKinnon Street and North Harwood Street.**DATE FILED:** July 6, 2017**ZONING:** PD 193 (PDS 79)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.456-acre **MAPSCO:** 45-F**APPLICANT/OWNER:** IC VIII Holdings, LLC

REQUEST An application to replat a 0.456-acre tract of land containing part of Lots 5 and 6, and all of Lots 7 and 8 to create one lot on property located on Moody Street between McKinnon Street and Hardwood Street.

SUBDIVISION HISTORY:

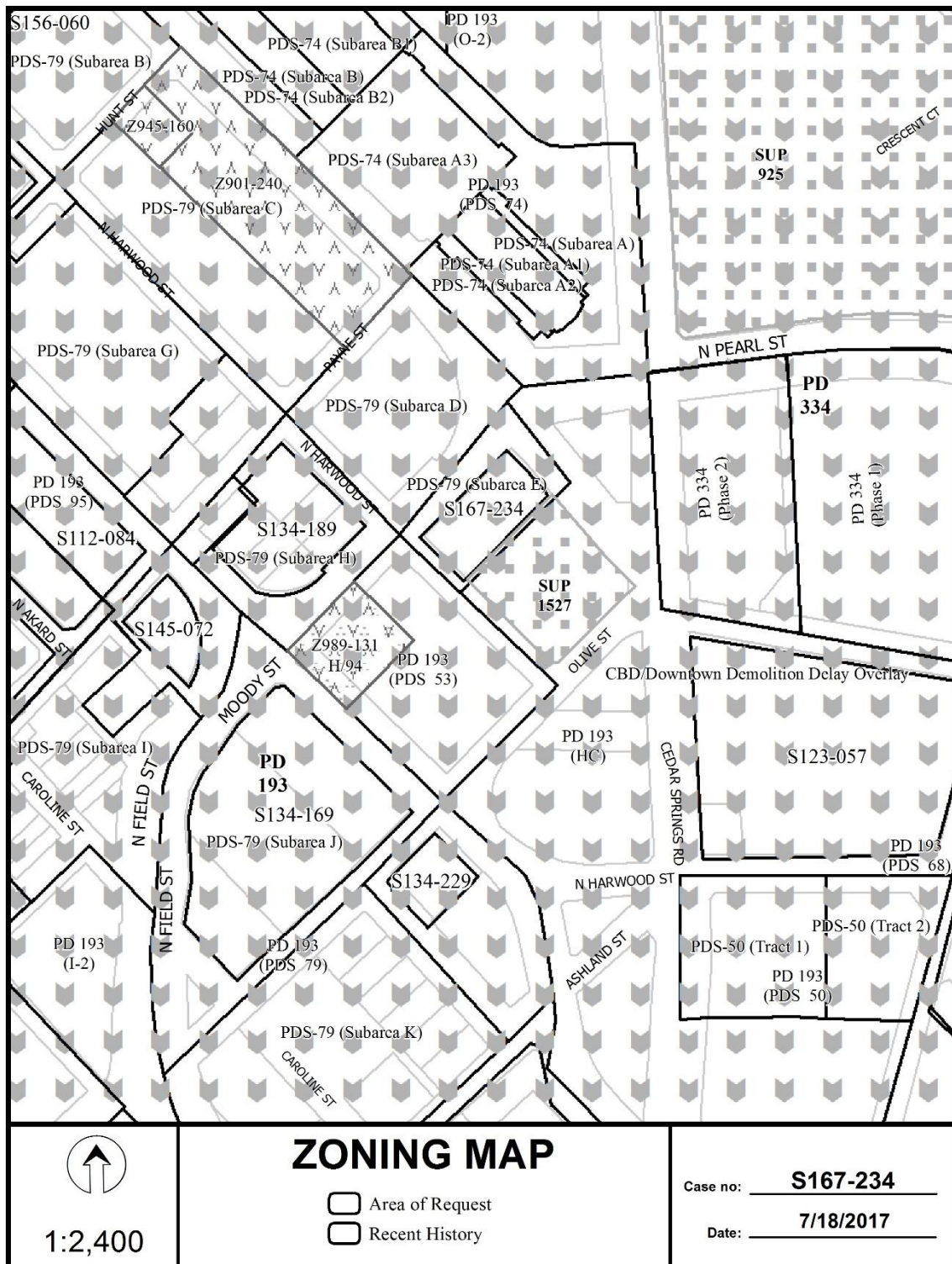
1. S156-060 was a request northwest of the present request to replat a 1.062-acre tract of land containing all of Lots 6 through 11, and the remainder of Lot 12 in City Block 2/930 into one lot on property located on Randall Street between Harwood Street and McKinnon Street. The request was approved January 17, 2016 and has not been recorded. The request for an Early Release Building Permit was applied June 21, 2016 and the request was issued September 23, 2016.
2. S145-072 was a request southwest of the present request to replat a 0.281-acre tract of land containing all of Lot 5 and part of Lots 3, 4, 6, and 7 in City Block 5/365 into one lot on property located on property bounded by Payne Street, Akard Street, Field Street and Harry Hines Boulevard. The request was approved February 5, 2015 and has not been recorded.
3. S134-229 was a request south of the present request to create 0.264-acre tract of land in City Block 2/360 into one lot on property located at 2422 North Akard Street. The request was approved September 4, 2014 and has not been recorded.
4. S 134-189 was a request west of the present request to replat a 0.761-acre tract of land containing all of Lots 2 through 4 and Lot 6, part of Lot 5, and the remainder of Lots 7 & 8 in City Block 6/363 into one lot on property bounded by N. Harwood Street, Moody Street, Harry Hines Boulevard, and Payne Street. The request was approved July 10, 2014 and has not been recorded. The request for an Early Release Building Permit was applied September 25, 2015 and the request was issued October 12, 2015.
5. S 134-169 was a request southwest of the present request to replat a 2.387-acre tract of land containing all of Lots 1 through 12 in City Block 4/366, Lots 1 through 5, part of Lot 6 in City Block H/367, Part of Lots 5 through 14 and all of Lot 7 in City Block 367, part of Lots 5 through 7 in City Block I/368, portion of abandoned Akard Street and alley and portion of abandoned Caroline Street into one lot on property located on south side of Harry Hines Boulevard between Field Street and Olive Street. The request was approved June 19, 2014 and was recorded October 17, 2016.

6. S 123-057 was a request southeast of the present request to create a 3.0986-acre lot from a 3.0986-acre tract of land containing all of City Block 948 on property bounded by Olive Street, McKinney Avenue, Harwood Street, and Cedar Springs Road. The request was approved February 7, 2013 and has not been recorded. The request for an Early Release Building Permit was applied May 15, 2014 and the request was approved May 28, 2014.
7. S 112-084 was a request west of the present request to replat a tract of land containing all of Lot 1 and a 0.981-acre tract of land into one 1.773-acre lot in City Block C/927 on Payne Street between Akard Street and Harry Hines Boulevard. The request was approved March 22, 2012 and was recorded July 24, 2014.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (PDS 79) zoning 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.) with 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. 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 a 15-foot by 15-foot corner clip at the intersection of McKinnon Street & Moody Street. 51A 8.602(d)(1)
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Harwood Street & Moody Street. 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 recording information on all existing easements within 150 feet of property.
17. 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
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 improvement is 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, add a label for "Olive Street in its right-of-way, per Ordinance 25947; add a label for "Cedar Springs Road" in its right-of-way. Section 51A.403(a)(1)(A)(xii)
22. Per the City of Dallas Thoroughfare Plan, Section 51A-9, Moody Street and McKinnon Street require all existing right-of-way.
23. On the final plat, identify the property as Lot 5A in City Block 2/361. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, AUGUST 3, 2017****FILE NUMBER:** S167-235**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Walnut Hill Lane at James Parker Way, southeast corner.**DATE FILED:** July 6, 2017**ZONING:** PD 404**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 19.240-acres **MAPSCO:** 22-R**APPLICANT/OWNER:** Parker University

REQUEST An application to create a 19.240-acre lot from tracts of land in City Block B/6509 and City Block C/6509 on property located on Walnut Hill Lane at James Parker Way, southeast corner.

SUBDIVISION HISTORY:

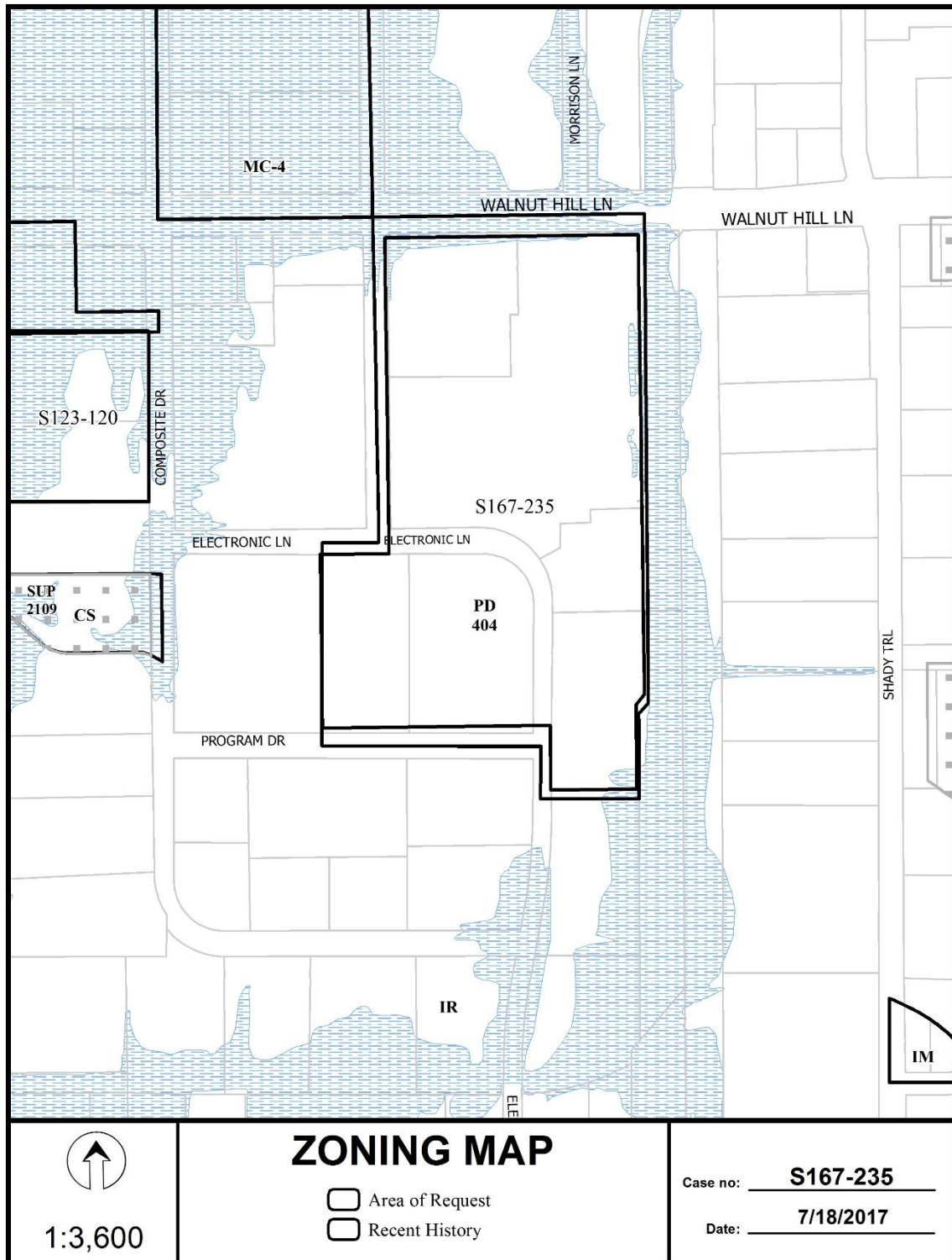
1. S123-120 was a request west of the present request to replat a 3.701-acre tract of land containing part of Lot 2 and part of Lot 3 in City Block J/6509 to create one lot on property located at 10945 and 10965 Composite Drive. The request was approved April 18, 2013 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 404 zoning district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

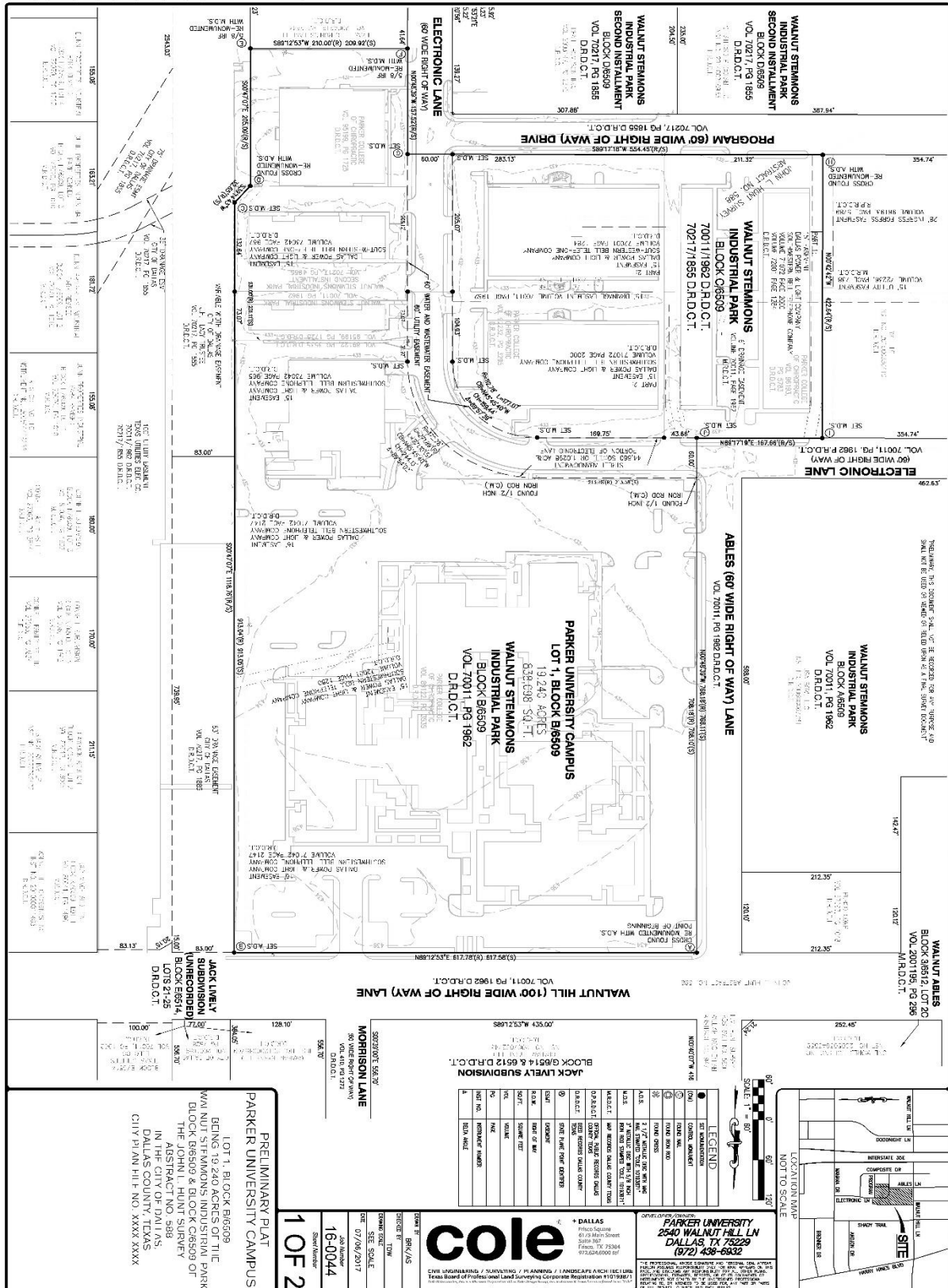
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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.) with 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-foot by 15-foot corner clip at the intersection of Walnut Hill Lane & Ables Lane. 51A 8.602(d)(1)
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 the correct recording information for the subject property. Platting Guidelines.
23. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines
24. 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
25. 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.**
26. Water and wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., room 200, Attention: **Water and Wastewater Engineering.**
27. On the final plat, change "Ables Lane" to "James Parker Way", per ordinance 29374, Section 51A-8.403(a)(1)(A)(xii); request uniform labeling all street names using Electronic Lane and Morrison Lane as guides.
28. Prior to final plat, real estate release is required. Electronic Lane needs to be abandoned by separate instrument and Ordinance and recording information should be labeled on final plat.
29. On the final plat, identify the property as Lot 1 in City Block B/6509. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







COUNTY OF DALLAS
STATE OF TEXAS

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THESE ALONG SLO DIST NORTH OF WAY LINE OF ELEVATION LINE NORTH OF DISTRICT 44 NINETEEN
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AND DISTRICT 96 NINETEEN AND DISTRICT 97 NINETEEN AND DISTRICT 98 NINETEEN
AND DISTRICT 99 NINETEEN AND DISTRICT 100 NINETEEN

[illegible]

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2017

BY: PARKER UNIVERSITY

BY: DAVID CARROLLA, CEO & VP OF BUSINESS AFFAIRS

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2017, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND KNOWN TO ME THAT HE/ SHE/ IT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

DEAN WOODWARD AND ASSOCIATES, OFFICE ON THE _____ DAY OF _____, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

1. ALL BEARINGS AND DISTANCES ARE RECORDED (P) AND SURVEY (S), UNLESS OTHERWISE NOTED.

2. BASIS OF BEARING: GRID BEARINGS BASED ON THE TEXAS STATE AVERAGE OF THE SOUTH-SOUTH-88° 05' 30" EAST OF MANITOWILLI LANE, WHICH BEARS NORTH 88° 12' 53" EAST.
3. TOTAL AREA OF BOUNDARY = 19,240 ACRES
4. THE PURPOSE OF PLAN: CREATE ONE LOT
5. COORDINATE SYSTEM: BASED ON THE TEXAS STATE PLANE, COORDINATE SYSTEM NORTH CENTRAL, DATE: NORTH AMERICAN DATUM 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6. LOT-TO-LOT DRAINAGE: IS NOT PRESENTED WITHOUT ENGINEERING SURVEY.
7. ALL EXISTING BUILDINGS TO REMAIN UNCHANGED.

1. TERRY D. WESTERMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION

FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE INFORMATION, AND THAT THIS PLAN SIGNIFICANTLY COMPARES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19465, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212, SUBJECT MATTER APPLICABLE TO MUNICIPALITIES. SHERON HEBRON WAS EITHER NOT OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 30-43.817 (A) (9) (C) (D) & (E); AND THAT THE ORIGINAL DRAWING FILED ACCOMPANYING THIS PLAN IS A PRECISE REPRESENTATION OF THE SAID FINAL PLAN.

DATE THIS THE 27TH DAY OF JUNE 2017

TESTIMONY OF THE WITNESSES AND THE COURT REPORTER
JERRY D. WESTMAN
TESTIFIED PROFESSIONAL LAND SURVEYOR NO. 5301

COUNTY OF COLLIER

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

LOCATION MAP
NOT TO SCALE

<p>PARKER UNIVERSITY 2540 WALNUT HILL LN DALLAS, TX 75229 (972) 438-6032</p>	<p>+ DALLAS French Square 6117 Walnut Street, Suite 167 Dallas, TX 75206 972.621.8090 fax</p>	<p>cole[®]</p> <p>CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE Texas Board of Professional Land Surveying Certificate Registration # 01015827 <small>and Associates, Inc. is a Federal Corporation under the regulatory jurisdiction of the Federal Reserve Bank of Dallas.</small></p>	<p>TOTAL 12 BOX/JS PRICE \$ ORDER BY TWX SEE SCALE DATE 07/06/2017 Los Angeles 16-0044 Special Member 2 OF 2</p>
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CITY PLAN COMMISSION**THURSDAY, AUGUST 3, 2017****FILE NUMBER:** S167-236**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Harwood Street and Hickory Street, south corner.**DATE FILED:** July 6, 2017**ZONING:** PD 317 (Subdistrict 2)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.530-Acres**MAPSCO:** 45-V**APPLICANT/OWNER:** Gano 15, LLC

REQUEST An application to replat a 0.530-acre tract of land containing all of Lots 1,2, and 3 in City Block B/458 to create one lot on property located at Harwood Street and Hickory Street, south corner.

SUBDIVISION HISTORY:

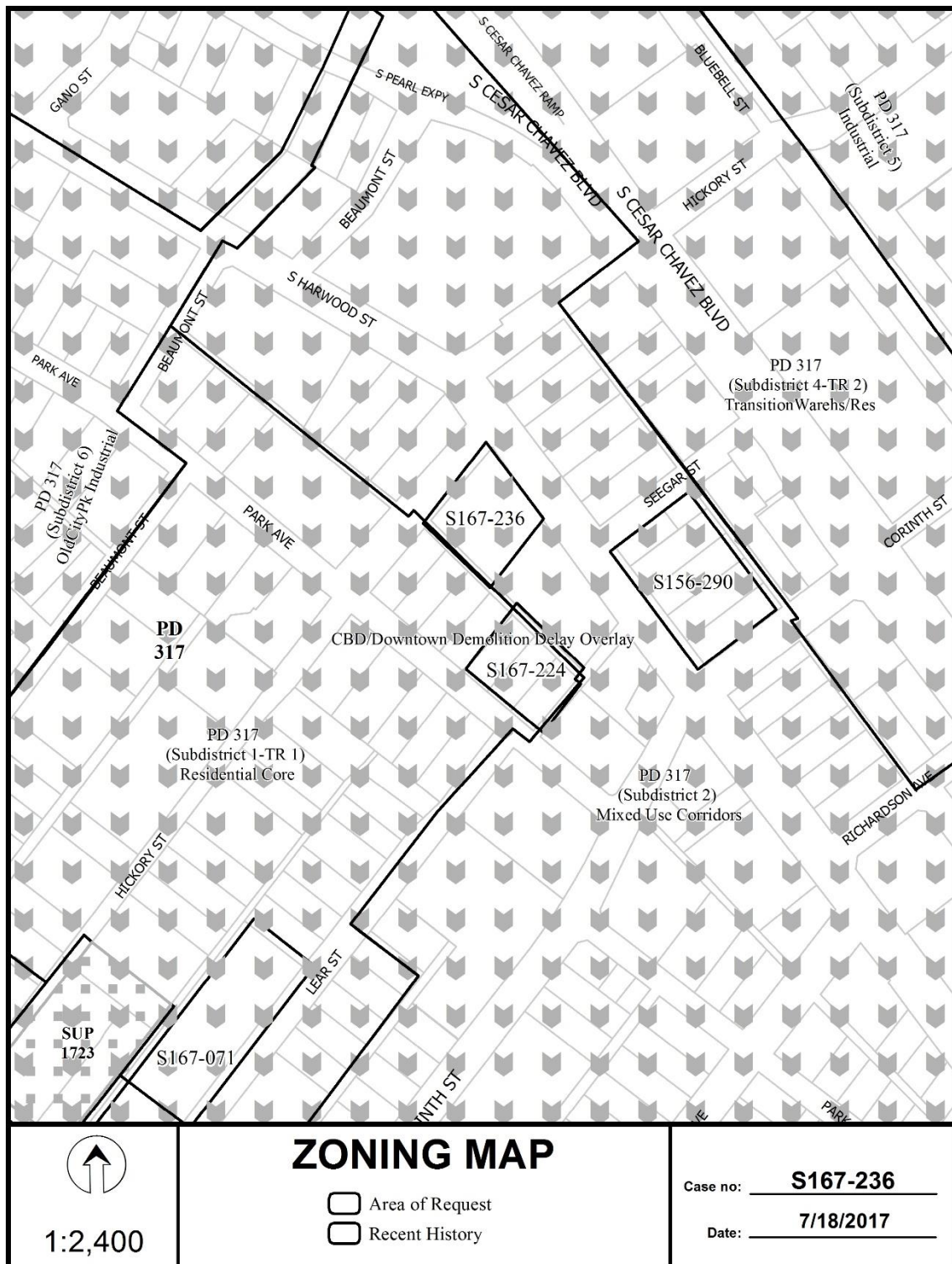
1. S167-224 was a request south of the present request to replat a 0.473-acre tract of land containing all of Lots 12, 13, and 14 in City Block B/458 and portions of two abandoned alleys to create one lot on property located on Park Avenue at Lear Street, west corner. The request was approved July 20, 2017 and has not been recorded.
2. 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 19, 2016 and has not been recorded.
3. S156-290 was a request east 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 6, 2016 and has not been recorded.

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

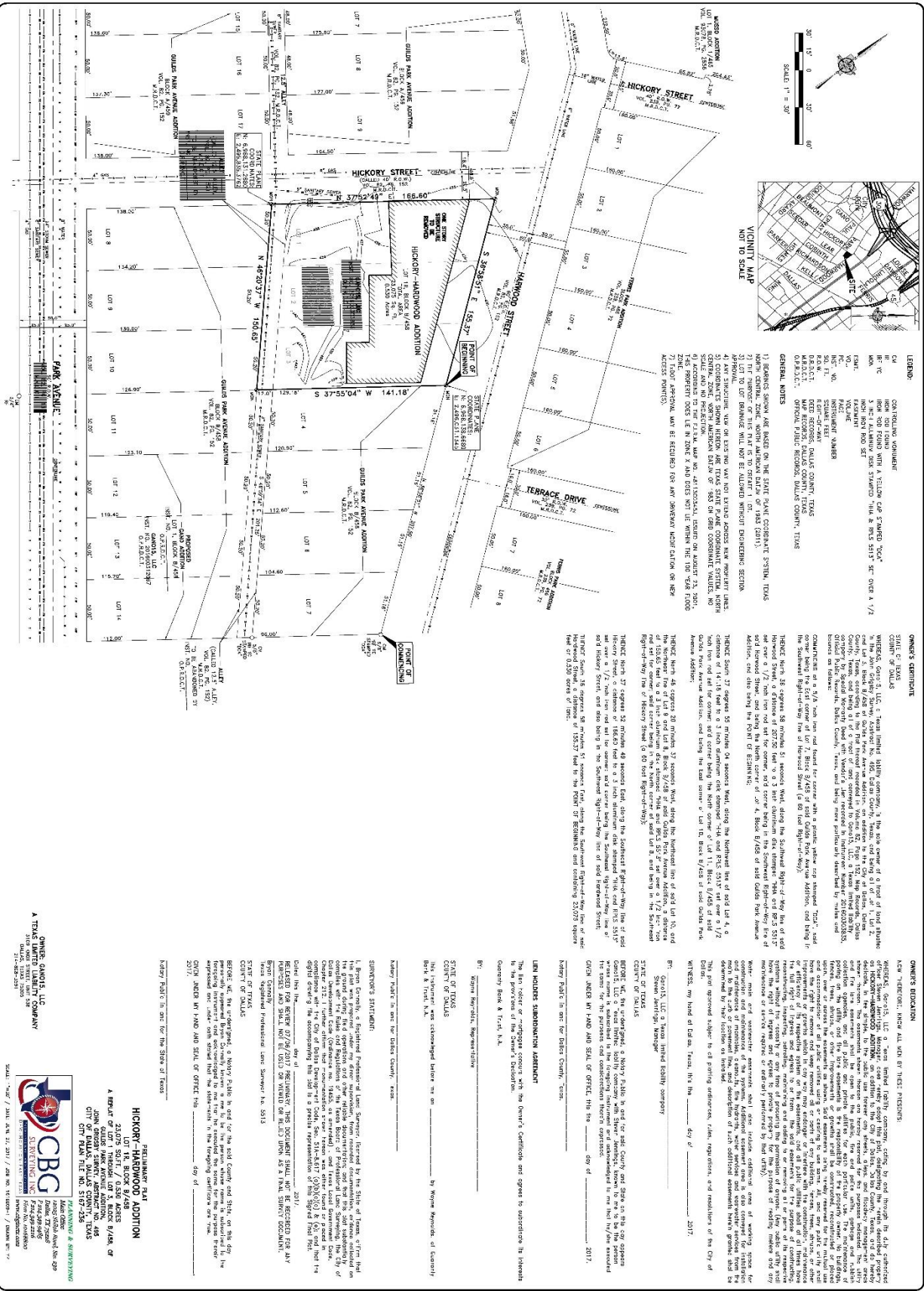
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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 right-of-way 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.) with 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 right-of-way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Hickory Street. 51A 8.602(c)
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Harwood Street & Hickory Street. 51A 8.602(d)(1)
15. On the final plat, maintain 15-foot-wide alley right-of-way.
16. 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.
17. On the final plat, detail building lines close to property lines.
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 improvement 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. 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 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
22. On the final plat, change "Terrace Drive" to "Seegar Street", per Ordinance 2559. Section 51A-8.403(a)(1)(A)(xii)
23. Per the City of Dallas Thoroughfare Plan, Section 51A-9, Harwood Street requires all existing right-of-way.
24. Prior to final plat, real estate release is required. Alley abandonment needs to be processed through Real Estate. Abandonment Ordinance and recording information should be labelled on final plat.
25. On the final plat, identify the property as Lot 1A in City Block B/458. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, AUGUST 3, 2017****FILE NUMBER: S167-237****SUBDIVISION ADMINISTRATOR: Paul Nelson****LOCATION:** Bennett Avenue, southwest of San Jacinto Street.**DATE FILED:** July 6, 2017**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST:** 0.545-Acres**MAPSCO:** 46-A**APPLICANT/OWNER:** E Dallas Land, LTD

REQUEST An application to replat a 0.545-acre tract of land containing all of Lots 10 and 11 in City Block 7/708 to create a 15 lot shared access development on property located on Bennett avenue, southwest of San Jacinto Street.

SUBDIVISION HISTORY:

1. S 167-200 was a request south of the present request to replat a 0.353-acre tract of land containing all of Lots 1 and 2 in City Block B/709 to create one 0.145-acre lot and one 0.208-acre lot on property located on Fitzhugh Avenue at Virginia Avenue, south corner. The request was approved June 22, 2017 and has not been recorded.
2. S167-199 was a request south of the present request to replat a 0.458-acre tract of land containing all of Lots 15 and 16 in City Block 6/707 to create one lot on property located on San Jacinto Street at Bennett Avenue, east corner. The request was approved June 22, 2016 and has not been recorded.
3. S156-276 was a request southeast of the present request to replat a 3.6297-acre tract of land containing all of Lots 14 through 22 in City Block 9/730, part of Lots 9 through 11 in City Block 9/730, all of Lots 13 and 14 in City Block 10/730, part of Lots 9 through 12 in City Block 10/730, and Lots 14 through 16 in City Block 10/730, and a portion of abandoned Bennett Avenue to create three lots ranging in size from 0.0394-acre to 2.4036-acres on property located on Live Oak Street between Collett Avenue and Fitzhugh Avenue. The request was approved September 15, 2016 and has not been recorded.
4. S156-042 was a request southeast of the present request to replat a 0.514-acre tract of land containing all of Lot 12 and part of Lots 10, 11, and 13 in City Block 9/730 into one lot on property located at North Fitzhugh Avenue and Live Oak Street, north corner. The request was approved December 17, 2015 and has not been recorded. The request for an Early Release Building Permit was applied March 17, 2016 and the request was approved march 29, 2016.
5. S 145-216 was a request northwest of the present request to replat a 0.5540-acre tract of land containing part of Lot 7 and all of Lots 8, and 9 in City Block 5/704 to create one lot on property located on Ross Avenue at Bennett Avenue, east corner. The request was approved July 9, 2015 and was recorded April 25, 2016.

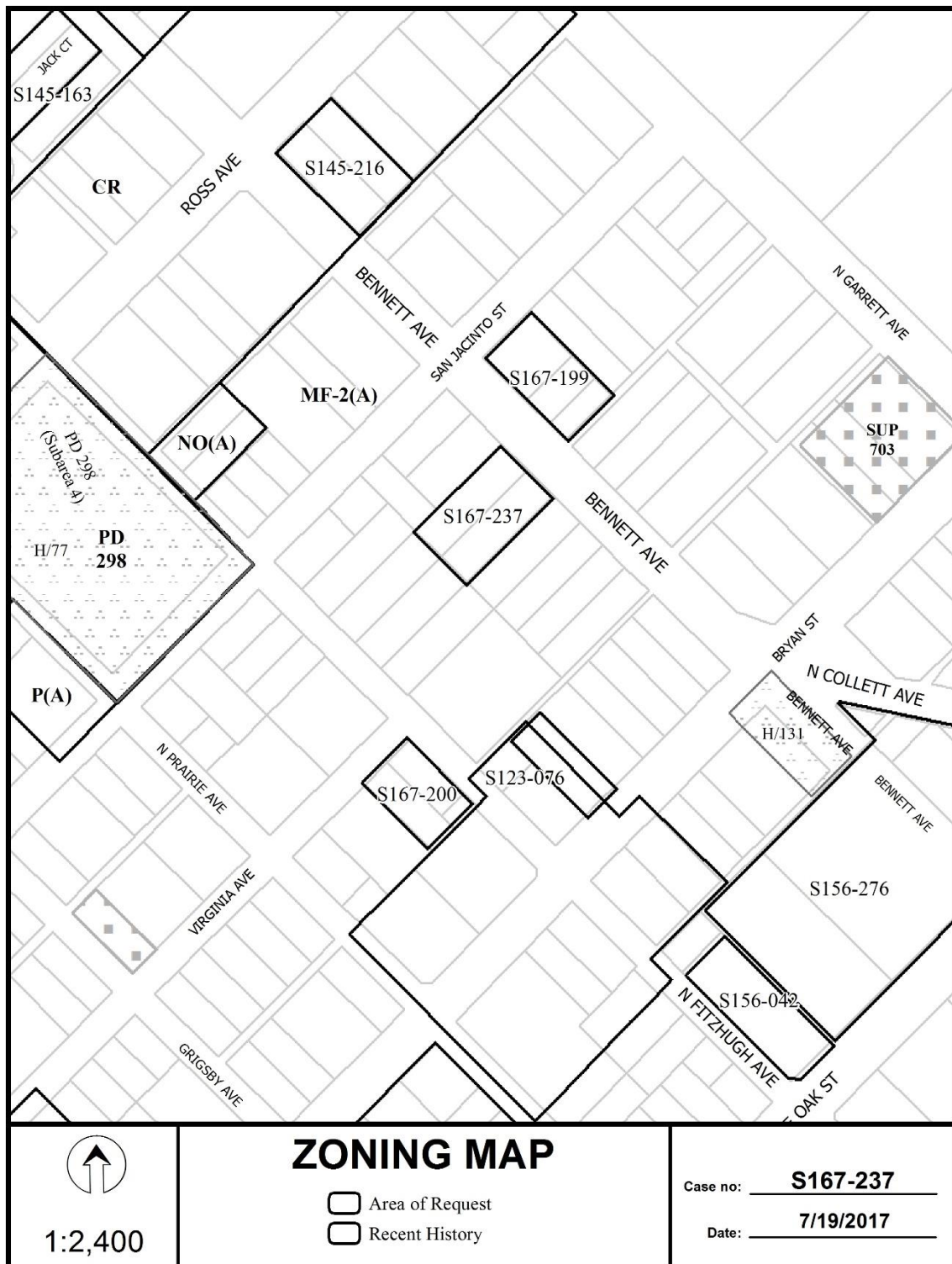
6. S 145-163 was a request northwest of the present request to create a 12-lot Shared Access Development with lot sizes ranging from 1,344 square feet to 2,548 square feet in size from a 0.471-acre tract of land containing all of Lots 6 and 7 in City Block 3/674 on property located at 1717-1721 Bennett Avenue. The request was approved may 21, 2015 and was recorded June 2, 2016.
7. S 123-076 was a request southeast of the present request to replat a 0.265-acre tract of land containing part of Lot 6 and part of Lot 7 in City Block 7/708 into one lot on property located at 4907 Bryan Street, northeast of Fitzhugh Avenue. The plat is expired.

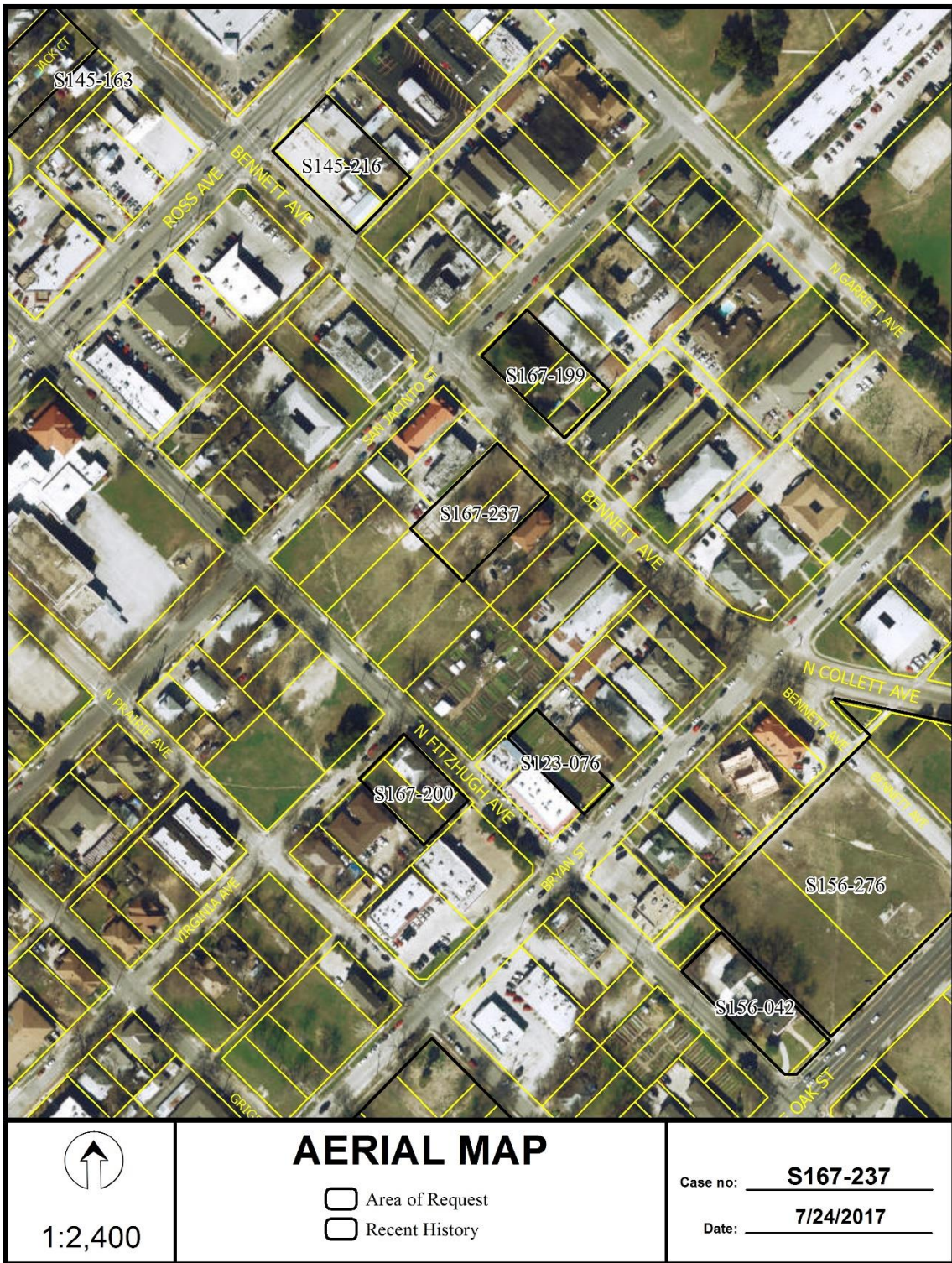
STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) zoning district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

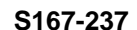
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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.) with 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 fifteen.
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. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
14. The Shared Access Area easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d)(7)
15. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
16. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3)
17. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
18. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
19. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
20. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)

21. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
22. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
23. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
24. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
25. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
26. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)
27. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson's signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2
28. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
29. 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)
30. 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**.
31. Water and wastewater main improvement is required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., room 200, Attention: **Water and Wastewater Engineering**.
32. On the final plat, identify the property as Lots 10A through 10H and Lots 11A through 11G in City Block 7/708. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, AUGUST 3, 2017****FILE NUMBER:** S167-238**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Beckley Avenue at Overton Road, northeast corner.**DATE FILED:** July 7, 2017**ZONING:** RR**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 1.527-acre**MAPSCO:** 46-A**APPLICANT/OWNER:** Max Alley Investments, LLC

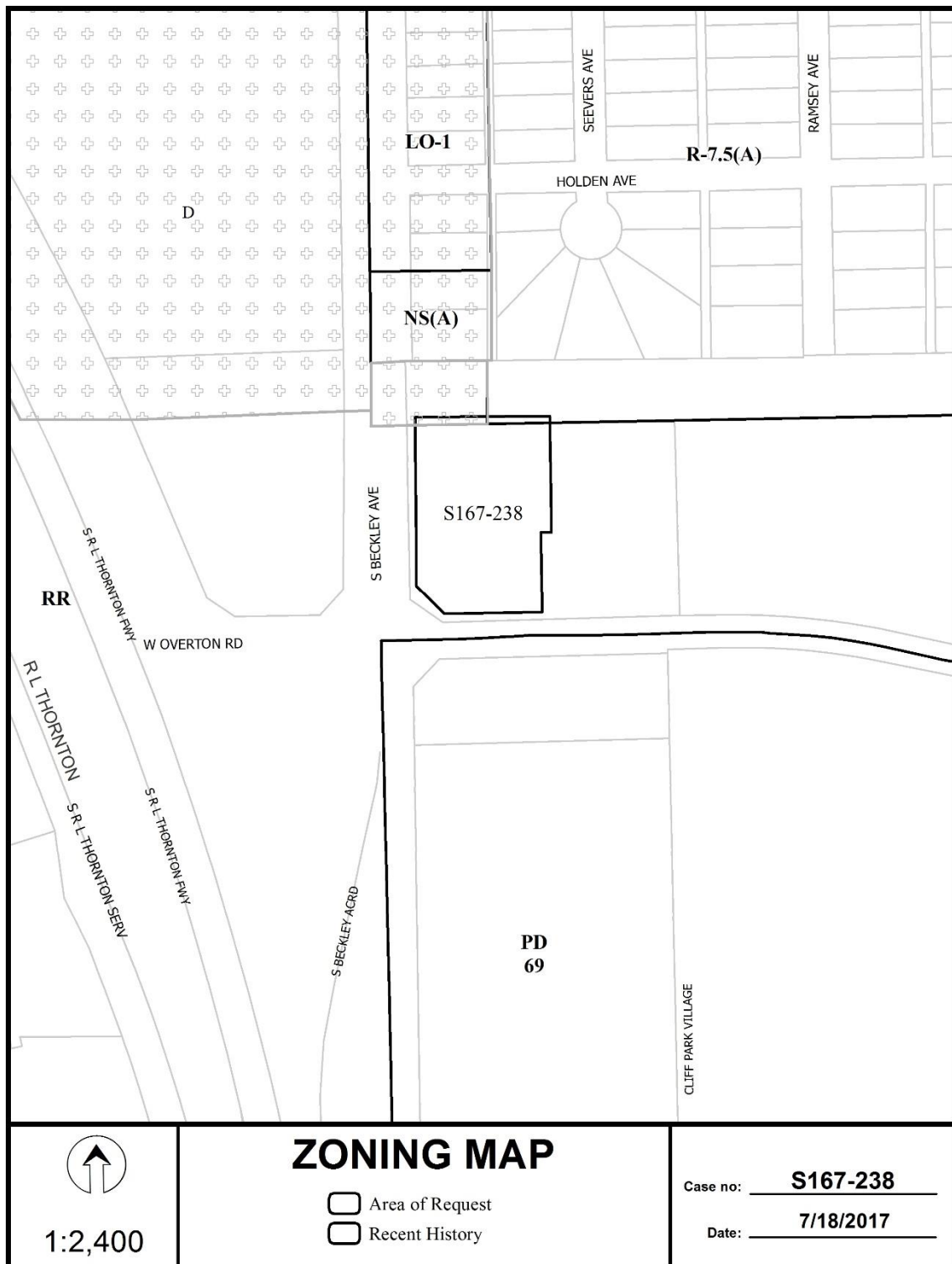
REQUEST An application to create one 1.527-acre lot from a tract of land in City Block L/5997 on property located on Beckley Avenue at Overton Road, northeast corner.

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

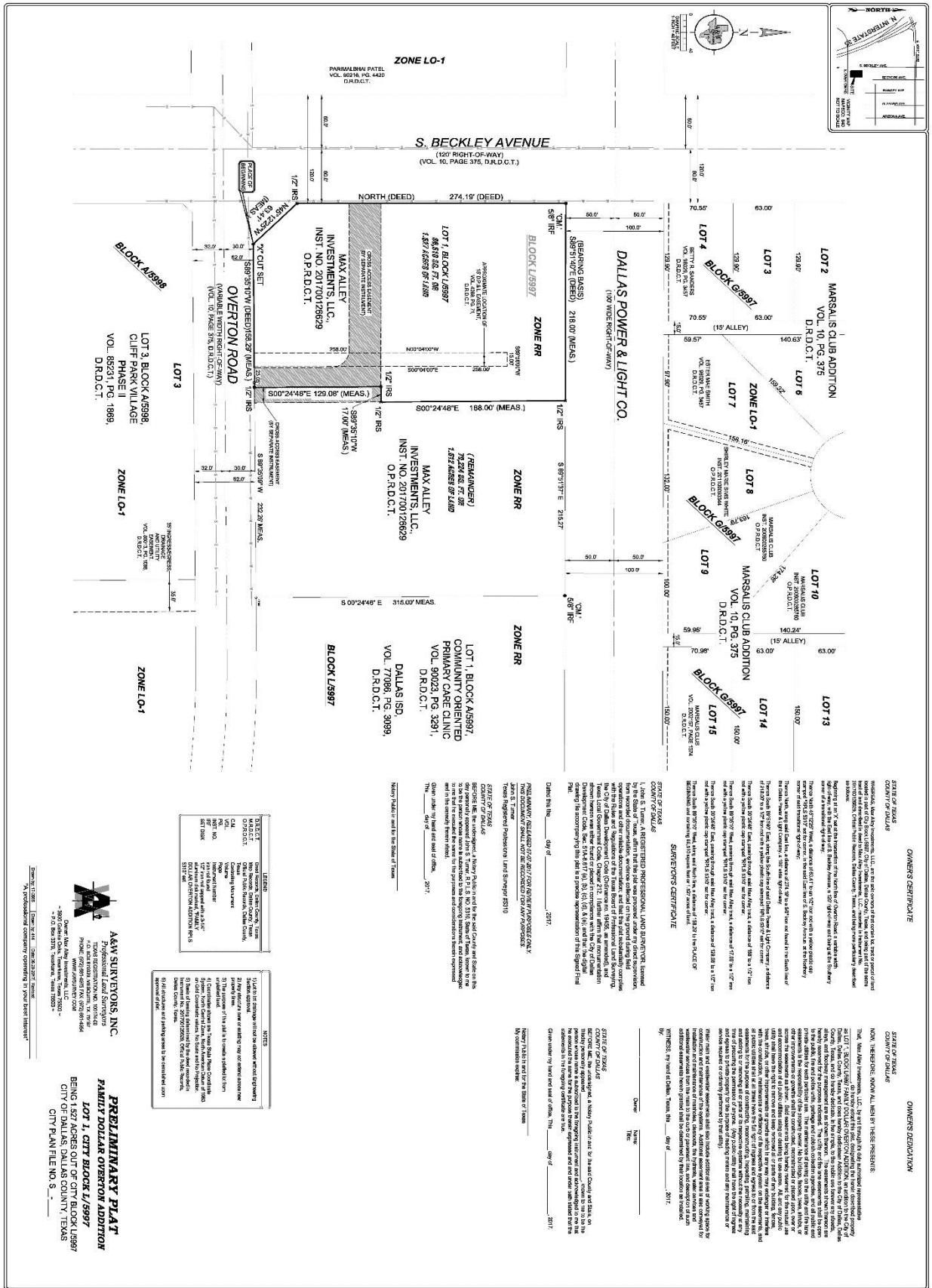
STAFF RECOMMENDATION: The request complies with the requirements of the RR zoning district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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.) with 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 the correct recording information for the subject property. Platting Guidelines.
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 recording information on all existing easements within 150 feet of the property.
17. 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
18. On the final plat, show and label approximate original survey lines and labels.
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. On the final plat, change "S Beckley Avenue" to "Beckley Avenue". Section 51A-8.403 (a)(1)(A)(xii)
21. On the final plat, dedication language must be corrected.
22. On the final plat, identify the property as Lot 1 in City Block N/5997. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, AUGUST 3, 2017****FILE NUMBER:** S167-239**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Ravenview Road at Garden Springs Drive, southeast corner.**DATE FILED:** July 7, 2017**ZONING:** CS**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 10.685-acres **MAPSCO:** 69 A-F**APPLICANT/OWNER:** Donny P. Brown, Inc and Ronny G. Brown

REQUEST An application to replat a 10.685-acre tract of land containing all of Lots 5 through 8, Lot 10, all of Lots 14 through 16 in City Block 8795 to create 9 lots ranging in size from 0.662-acres to 2.394-acres lot on property located on Ravenview Road at Garden Springs Drive, southeast corner.

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

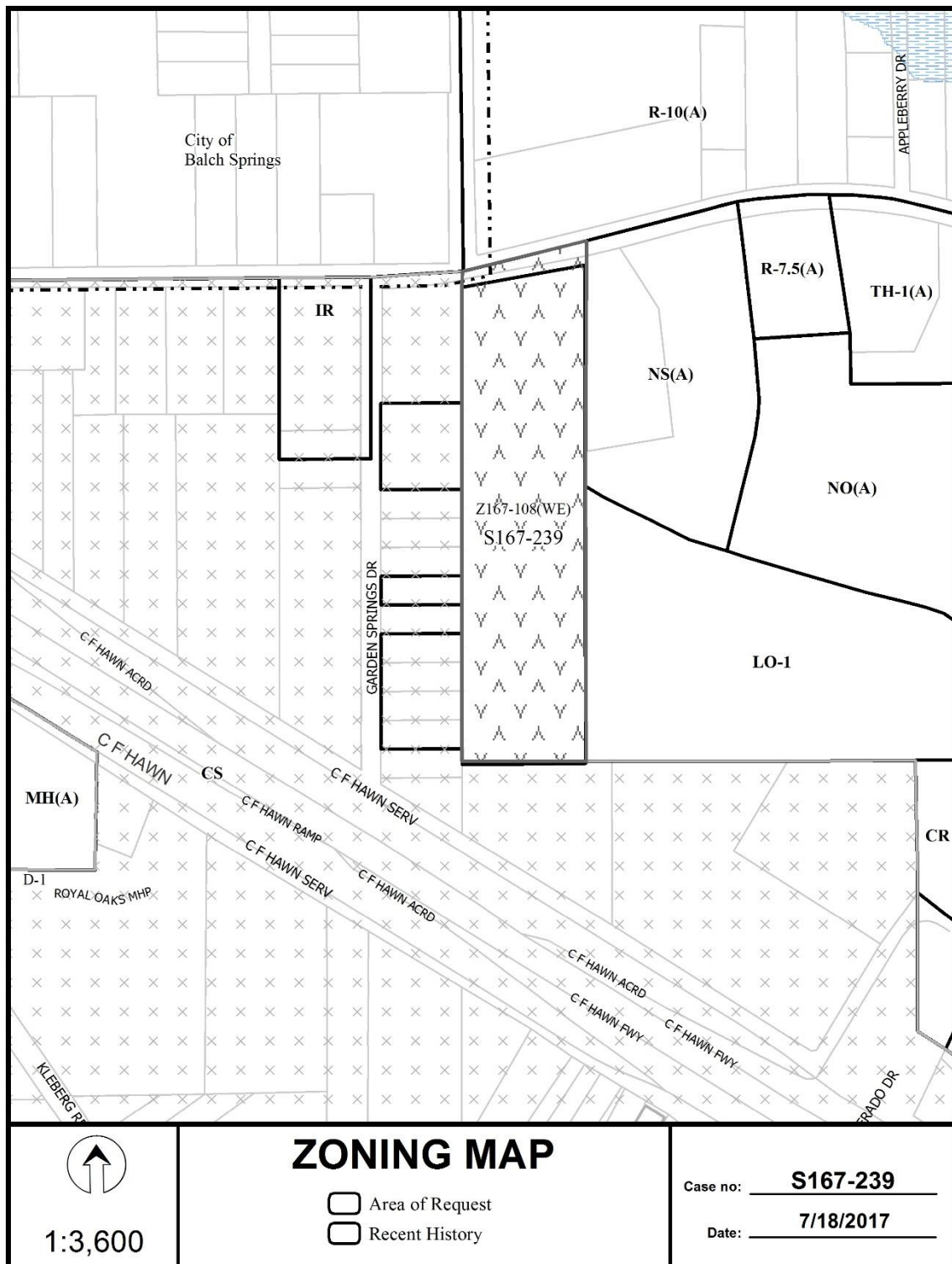
STAFF RECOMMENDATION: The request complies with the requirements of the CS zoning district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

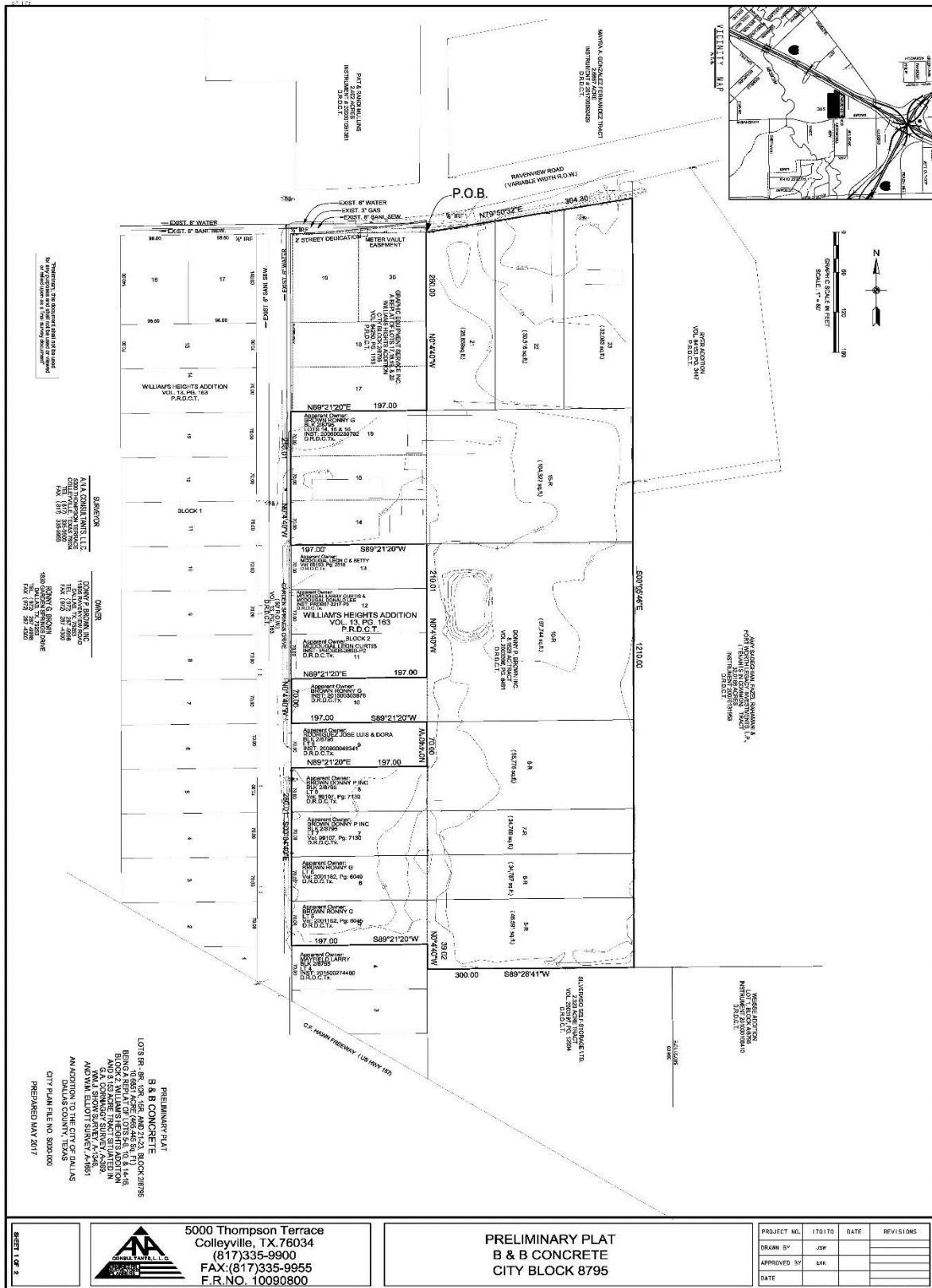
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is nine.
11. 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 Garden Springs Drive and Ravenview Road. 51A 8.602(c)
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 across all adjoining right-of-way. Platting Guidelines
17. 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
18. On the final plat, show original Survey/Abstract lines and labels.
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 improvement 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 change “C.F. Hawn Freeway (US HWY 157)” to “C.F. Hawn Freeway/ US Highway No. 175”, as named by Ordinance 12272. Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lots 5A through 8A, Lot 10A, Lot 14A, and Lots 21 through 23 in City Block 2/8795. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





2015-2016
01/15/16
01/15/16



[illegible][illegible][illegible]

GENERAL NOTES:

1. LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. REBARING IS EXPRESSED AS GRID REBARING, NOT TYPICAL COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, AS DETERMINED BY GPS OBSERVATION, NO SCALE AND NO PROJECTION.
3. COORDINATE SYSTEM: NAD83 AND TIE TO STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
4. THE PURPOSE OF PLATS IS TO COMBINE EXISTING LOTS AND ADD/TO OVAL & 4N TO CREATE A PLANNED LOT.

SURVEYOR'S STATEMENT

Closed this _____ day of _____ 2017

Dated this _____ day of _____, 2017

Texada Registered Professional Land Surveyor No. 6665



"Preliminary. This document shall not be used for any purposes and shall not be used or viewed

NEW YORK: It was for the State of Texas
and Chief Justice, the undersigned Attorney, Henry Public in and for Dallas County, Texas, on this day
of _____, 2017, appears Edward L. Adams, known to be the person whose name is subscribed to the
within and to be the person who is the author of the same, and who is duly sworn in and solemnly
affirms under his hand and seal of office this the ____ day of _____, 2017.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

Water main and waste sewer systems shall also include additional areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and waste water services from the main to the curb (sewerage line), and description of such additional easements, herein granted shall be determined by their location as installed. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017

BY: _____
TITLE: _____

STATE OF TEXAS/COUNTY OF TARRANT, the undersigned a citizen public in and for said county and state, on this day personally appeared _____, known to be that person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 11th DAY OF _____, 2017, Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017

BY: _____
TITLE: _____

STATE OF TEXAS/COUNTY OF _____, the undersigned, a citizen public and of said county and state, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for purposes and considerations therein expressed, and in the capacity therein stated and as the act and deed of said company.

_____ 2017, Notary Public in and for the State of Texas

PRELIMINARY PLAT
B & B CONCRETE

LOTS SR - 10R, 15R AND 21-23, BLOCK 28793
10.0891 1 ACRE (466.54 Sq. Ft.)
BEING A REPLAT OF LOTS 15, 18, 10 & 14-16,
BLOCK 2, WILLIAMS HEIGHTS ADDITION
AND 8 1/3 ACRES TRACT SITUATED IN
G.A. CORRAJES SURVEY, A 389,
MINU. SHOW SUBDIV. 14-681
AND WIL. ELLIOTT SURVEY, A 1361
AN ADDITION TO THE CITY OF DALLAS
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S000-900

PREPARED MAY 2017

PRELIMINARY PLAT
B & B CONCRETE
CITY BLOCK 8795

PROJECT NO.	170170	DATE	REVISIONS
DRAWN BY	JSW		
APPROVED BY	EKK		
DATE			



5000 Thompson Terrace
Colleyville, TX.76034
(817)335-9900
FAX:(817)335-9955
F.R.NO. 10090800

FILE NUMBER: M167-036

DATE FILED: June 9, 2017

LOCATION: Generally bounded by Canaan Street on the west, Vesper Street on the north, Bexar Street on the east, and the Trinity River levee on the south

COUNCIL DISTRICT: 7

MAPSCO: 56-L

SIZE OF REQUEST: ±1.15 acres

CENSUS TRACT: 0115.00

MISCELLANEOUS DOCKET ITEM

APPLICANT: Andy Moon, Community Design Services

OWNER: CityBuild Community Development Corporation, LLC

REPRESENTATIVE: Michael Westfall

REQUEST: An application for a minor amendment to the development plan and landscape plan for an R-5(A) Single Family and Urban Agriculture use within Planned Development Subdistrict No. 936.

SUMMARY: On February 25, 2015, the City Council passed Ordinance No. 29664, which established Planned Development Subdistrict No. 936 for uses permitted in the R-5(A) Single Family District and Urban Agriculture uses. A development plan and landscape plan for a multifamily use were approved with passage of the ordinance.

The applicant has requested consideration of a minor amendment to the development plan and landscape plan to reconfigure the building footprint, add the ADA required striping for the required van accessible space, shift the sidewalk approximately 2-feet to the north to align with the existing curb, remove the "Story Wall", remove the compost and raised planter beds and the relocation of trees to provide a greater distance between the trees, sidewalk, overhead utility and driveway maneuverability. There are no changes to the overall maximum floor area that was approved by City Council.

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

The requested minor amendment was reviewed under public notice procedure as outlined in SEC. 51A-4.702(h)(2)(C).

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

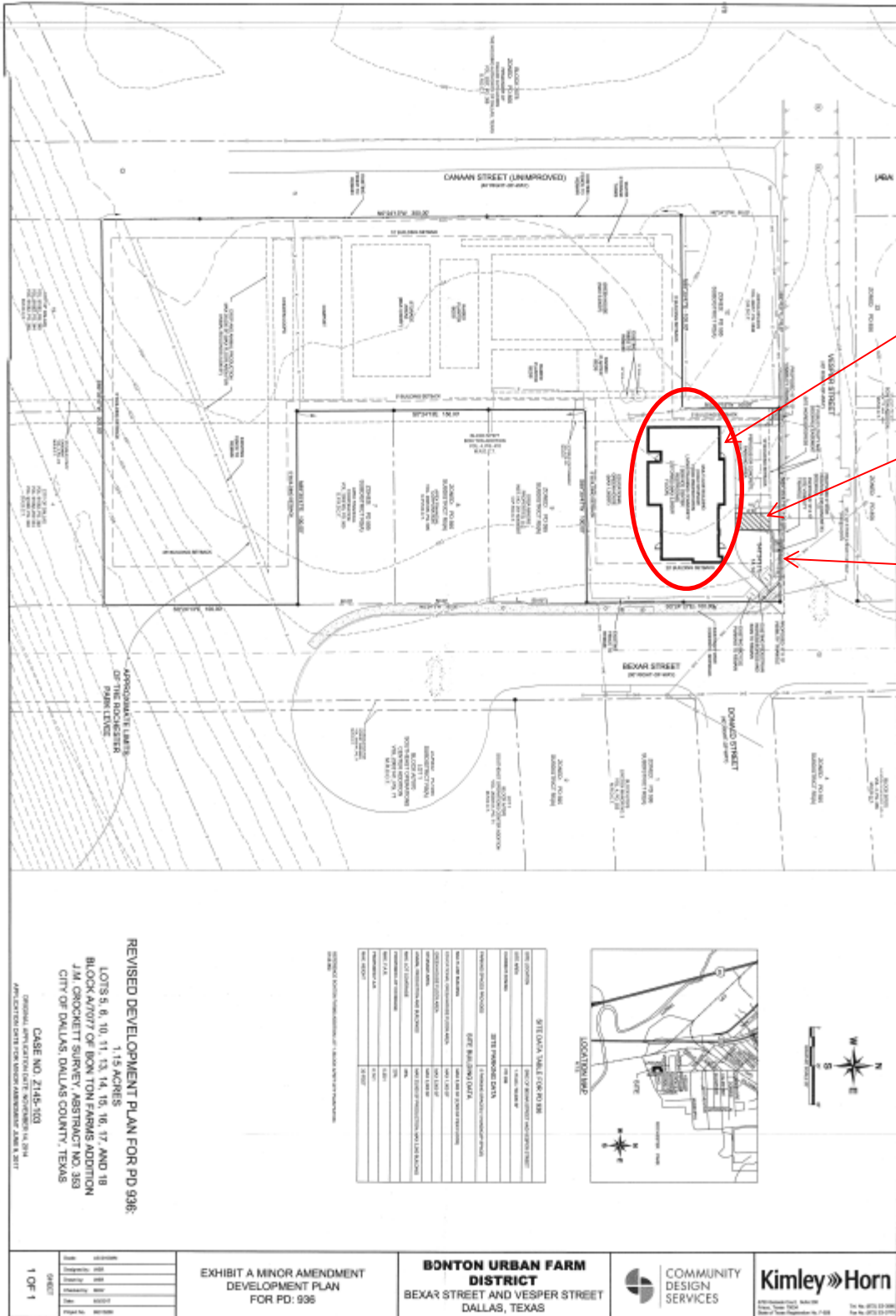
<http://www.dallascityattorney.com/51P/Articles%20Supp%2039/ARTICLE%20936.pdf>

STAFF RECOMMENDATION: Approval

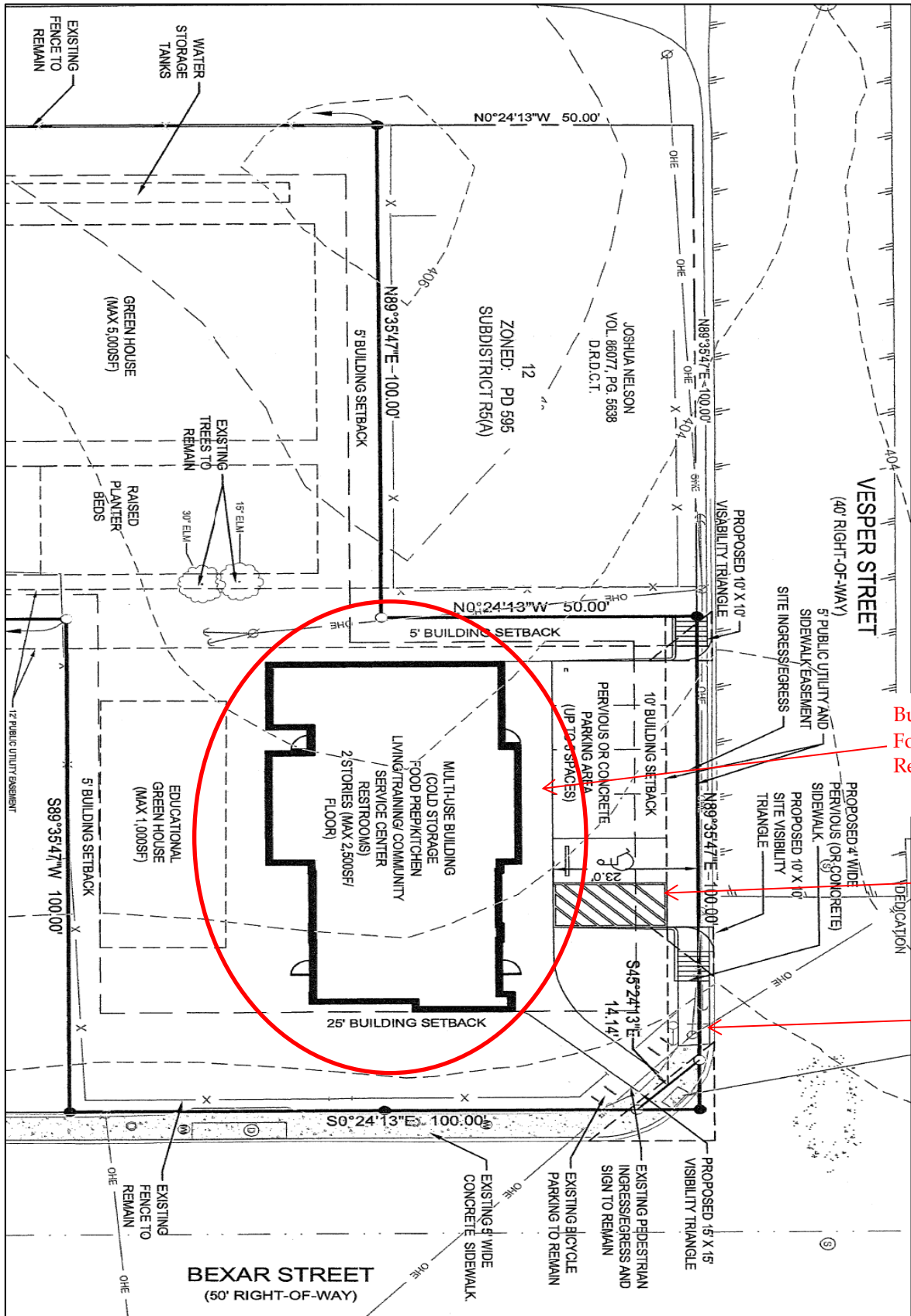
CityBuild, LLC 2016-2017 Board of Directors

Traw Williams,	President
Kevin Smith,	Secretary
Daryl Halbert,	Treasurer
Dennis Oliver,	Member
Tavis Westbrook,	Member
Trey Holloway,	Member

Proposed Development Plan



Enlarged Development Plan



Building Footprint Reconfiguration

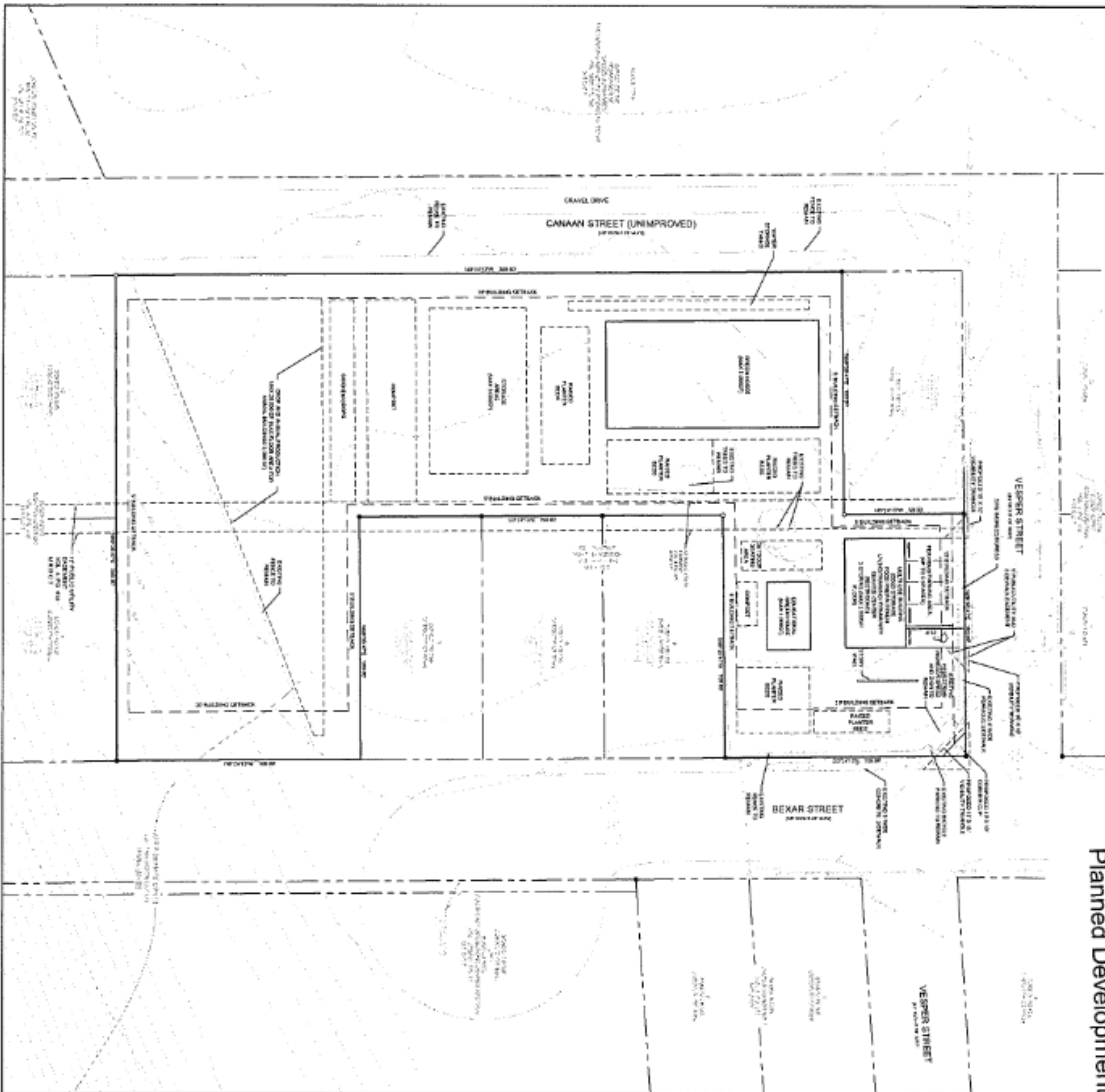
ADA Striping

2-ft sidewalk shift

Existing Development Plan

29664

150449



Development Plan
Exhibit 936A
Planned Development No. 936



SITE DATA TABLE (FORM)	
DATE	1/11/2015
BY	1/11/2015
FOR	1/11/2015
PROJECT NAME	1/11/2015
PROJECT ADDRESS	1/11/2015
PROJECT CITY	1/11/2015
PROJECT STATE	1/11/2015
PROJECT ZIP	1/11/2015
PROJECT PHONE	1/11/2015
PROJECT FAX	1/11/2015
PROJECT EMAIL	1/11/2015
PROJECT WEBSITE	1/11/2015
PROJECT SOCIAL MEDIA	1/11/2015
PROJECT CONTACT	1/11/2015
PROJECT NOTES	1/11/2015

Approved
City Plan Commission
February 5, 2015

DEVELOPMENT PLAN FOR PD
1.15 ACRES
LOTS 5, 6, 10, 11, 13, 14, 15, 16, 17, AND 18
BLOCK A007707 OF BON TON FARMS ADDITION
J.M. CROCKETT SURVEY, ABSTRACT NO. 383
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CASE NO. 2145-103
APPLICATION DATE: NOVEMBER 14, 2014

1 OF 1

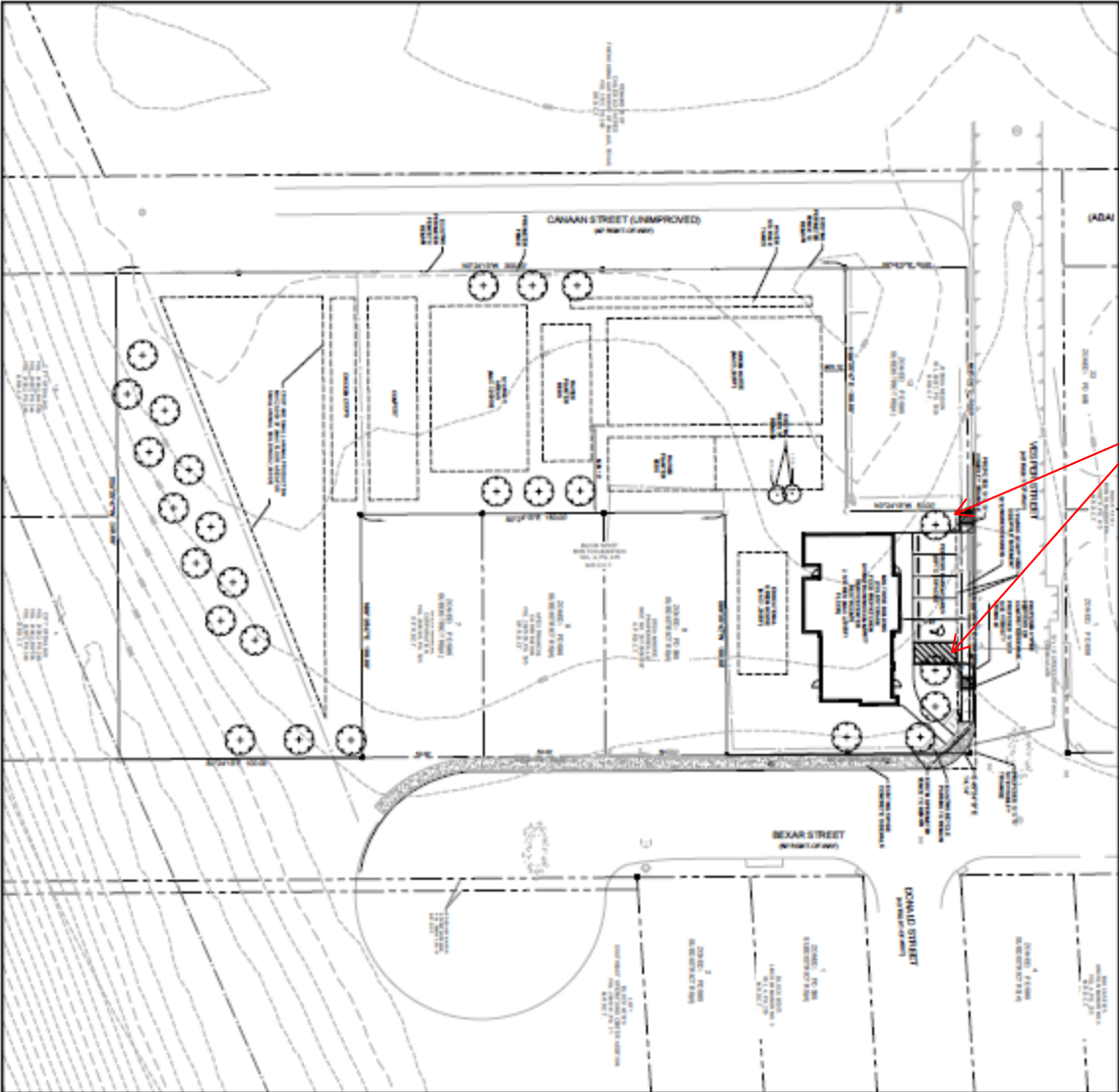
EXHIBIT A
DEVELOPMENT PLAN
FOR PD

**BONTON URBAN FARM
DISTRICT**
BEXAR STREET AND VESPER STREET
DALLAS, TEXAS

Kimley»Horn

1100 Capital Circle, Suite 200
Ft. Worth, Texas 76102
Phone: 817.339.3600
Fax: 817.339.3700

Proposed Landscape Plan



Relocation
of trees

PLANT SCHEDULE

NO.	PLANT NAME	QUANTITY	NOTES
1
2
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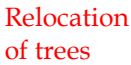
EXHIBIT B
LANDSCAPE PLAN
FOR PD: 936

BONTON URBAN FARM DISTRICT
BEKAR STREET AND VESPER STREET
DALLAS, TEXAS

Kimley Horn
COMMUNITY DESIGN SERVICES

1 OF 1

Enlarged Landscape Plan



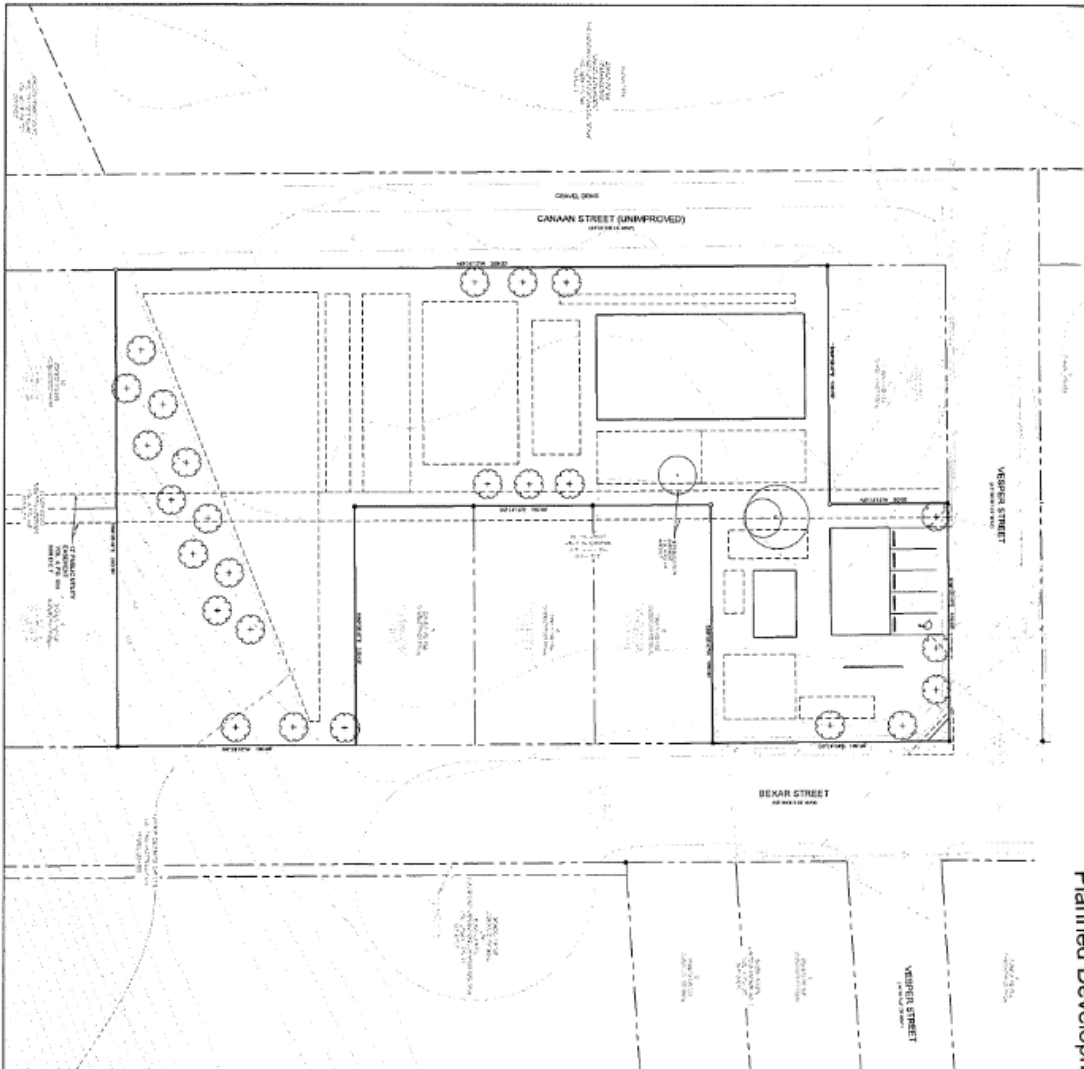
Existing Landscape Plan

29664

1504 49

Approved
City Plan Commission
February 5, 2015

Landscape Plan
Exhibit 936B
Planned Development No. 936



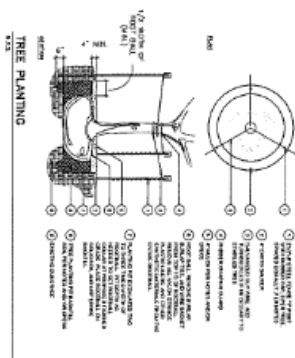
PLANT SCHEDULE

PLANT	CODE	SIZE	QUANTITY	REMARKS
1. 12" DBH. 10' TALL	1	12"	10	10' TALL
2. 12" DBH. 10' TALL	2	12"	10	10' TALL
3. 12" DBH. 10' TALL	3	12"	10	10' TALL
4. 12" DBH. 10' TALL	4	12"	10	10' TALL
5. 12" DBH. 10' TALL	5	12"	10	10' TALL

PLANTING NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DALLAS PLANTING SPECIFICATIONS.

TREE PLANTING



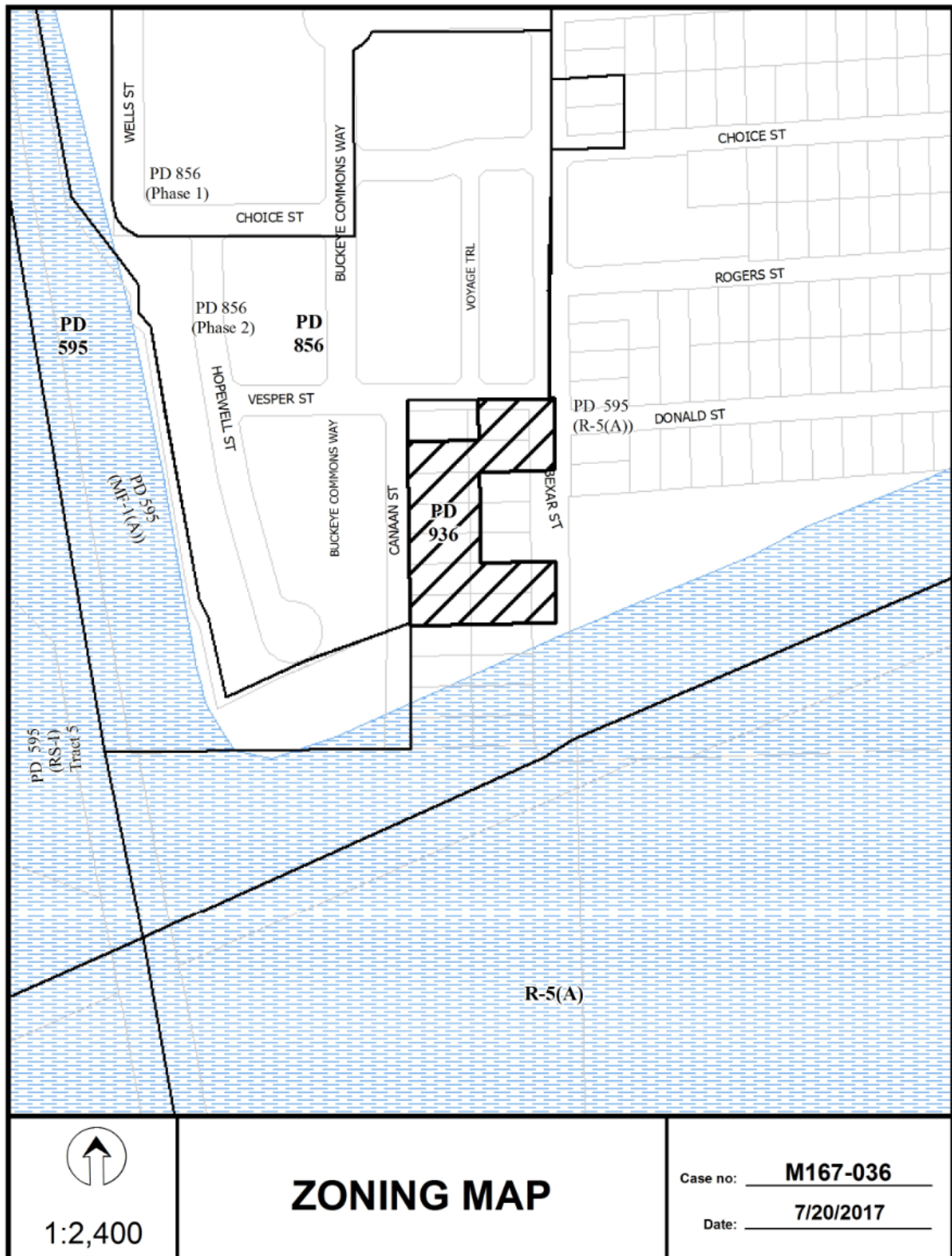
BONTON URBAN FARM DISTRICT
BEXAR STREET AND VESPER STREET
DALLAS, TEXAS

Kimley»Horn

2715 Westwood Avenue, Suite 100
Dallas, Texas 75201
Phone: (214) 343-8888
Fax: (214) 343-8889
www.kimleyhorn.com

EXHIBIT B
LANDSCAPE PLAN
FOR PD _____

Drawn by	ASD/00001
Checked by	000
Reviewed by	000
Approved by	000
Date	11/01/2011
Project No.	000 000

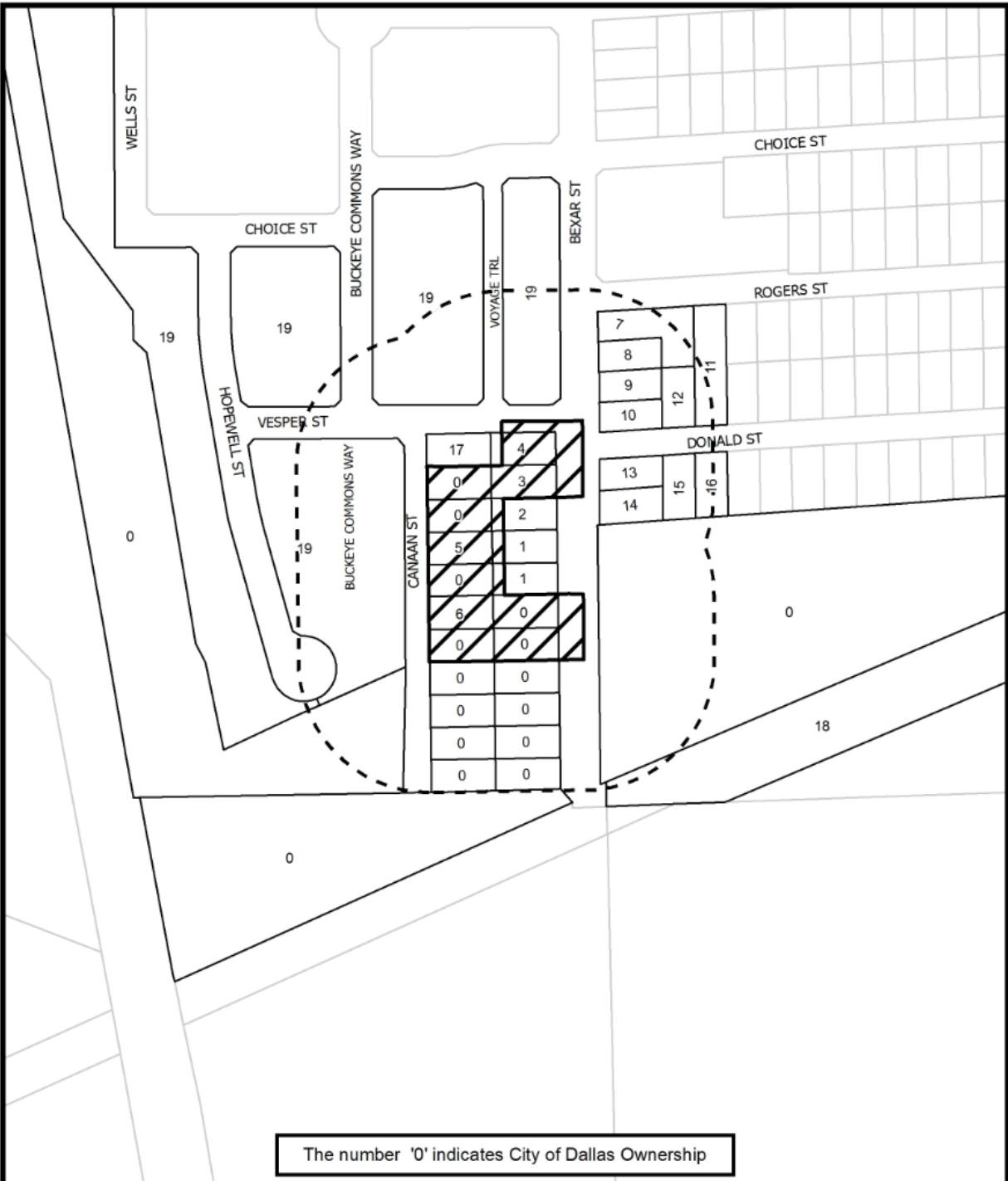




Aerial Map

M167-036

Printed Dated: 7/21/2017



 1:2,400	<h1>NOTIFICATION</h1>		Case no: M167-036
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">19</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 7/20/2017	

07/20/2017

Notification List of Property Owners

M167-036

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6919 BEXAR ST	APEX FINANCIAL CORP
2	6911 BEXAR ST	ORSA MINORE PROPERTIES LLC
3	6907 BEXAR ST	CITYBUILD COMMUNITY DEVELOPMENT
4	6905 BEXAR ST	CITYBUILD COMMUNITY DEVELOPMENT
5	6914 CANAAN ST	CITY BUILD COMMUNITY DEVELOPMENT
6	7002 CANAAN ST	CITYBUILD COMMUNITY DEV CORP
7	6800 BEXAR ST	INDEPENDENT MISSIONARY
8	6804 BEXAR ST	GABRIEL CORDELIA
9	6808 BEXAR ST	PEREZ PABLO M
10	6812 BEXAR ST	SPIRITUAL LIFE C O G I C
11	2616 ROGERS ST	LANGLEY LUCILLE JONES
12	2611 DONALD ST	BALL ROBERT N
13	6900 BEXAR ST	SPIRITUAL LIFE COGIC
14	6906 BEXAR ST	SPIRITUAL LIFE CHURCH OF
15	2612 DONALD ST	SPIRITUAL LIFE CHURCH OF GOD IN CHRIST
16	2614 DONALD ST	MENDOZA INOCENCIO & MARIA
17	6902 CANAAN ST	NELSON JOSHUA
18	6900 BEXAR ST	TEXAS UTILITIES ELEC CO
19	2350 KEELER ST	DALLAS HOUSING AUTHORITY

FILE NUMBER: D167-023

DATE FILED: May 15, 2017

LOCATION: Southwest line of Lasater Road, northwest of Stark Road

COUNCIL DISTRICT: 8

MAPSCO: 70-M

SIZE OF REQUEST: ± 62.66 acres

CENSUS TRACT: 0170.04

MISCELLANEOUS DOCKET ITEM

OWNER: Ciera Bank

APPLICANT: Shepherd Place Homes, Inc.

REPRESENTATIVE: K.P.A Consulting LLC

REQUEST: An application for a development plan for R-7.5(A) Single Family District uses on property zoned Planned Development District No. 969.

SUMMARY: On August 10, 2016, the City Council passed Ordinance No. 30157 which established Planned Development District No. 969 for R-7.5(A) Single Family District uses. The PDD is approximately 62.66 acres in size.

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 249 lots for single family uses and one 1.3-acre common space area.

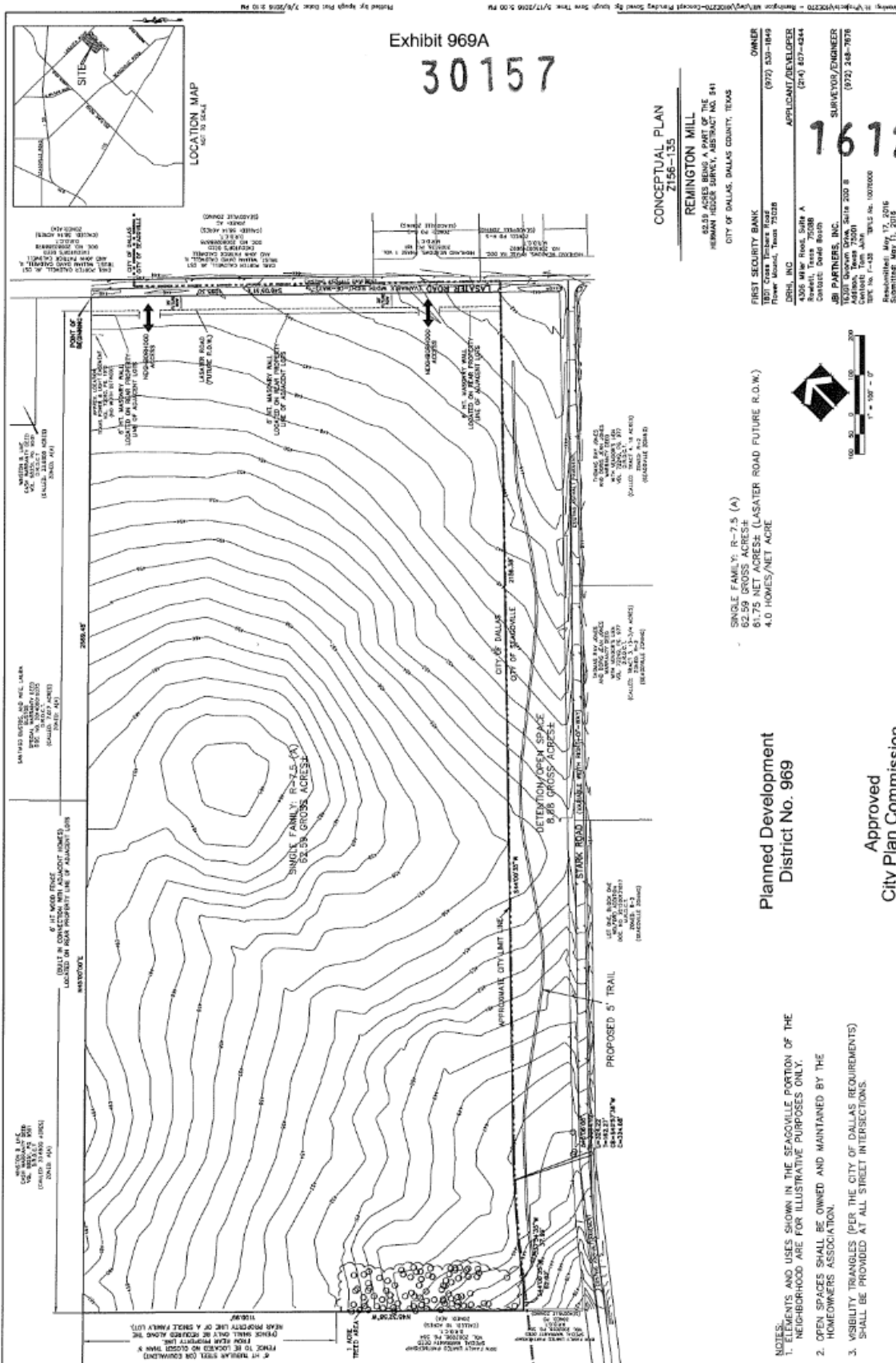
In conjunction with the above requirement, the attached development plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and determined the plan complies with the requirements of the ordinance for PDD No. 969.

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

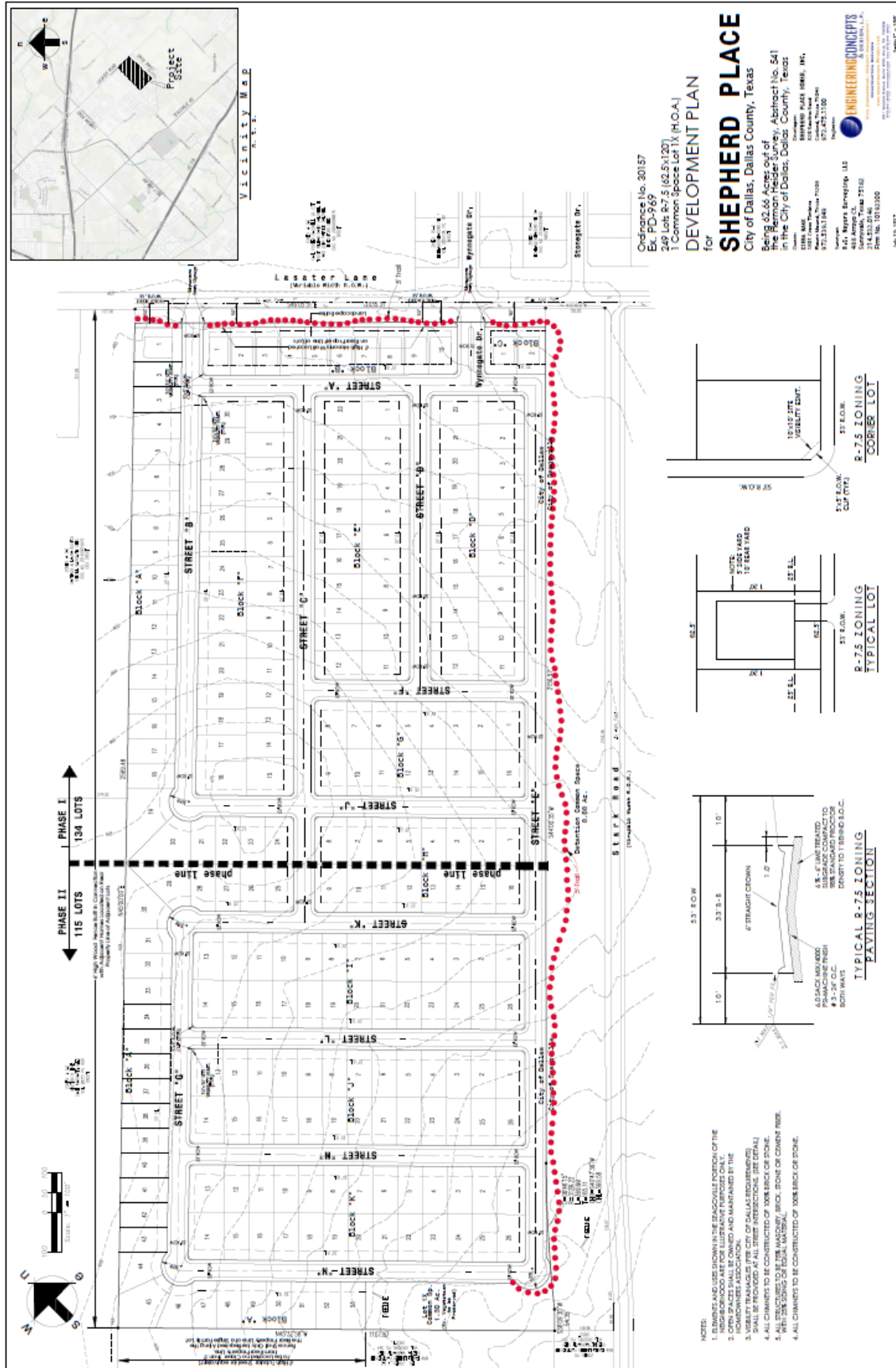
<http://www.dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20969.pdf>

STAFF RECOMMENDATION: Approval

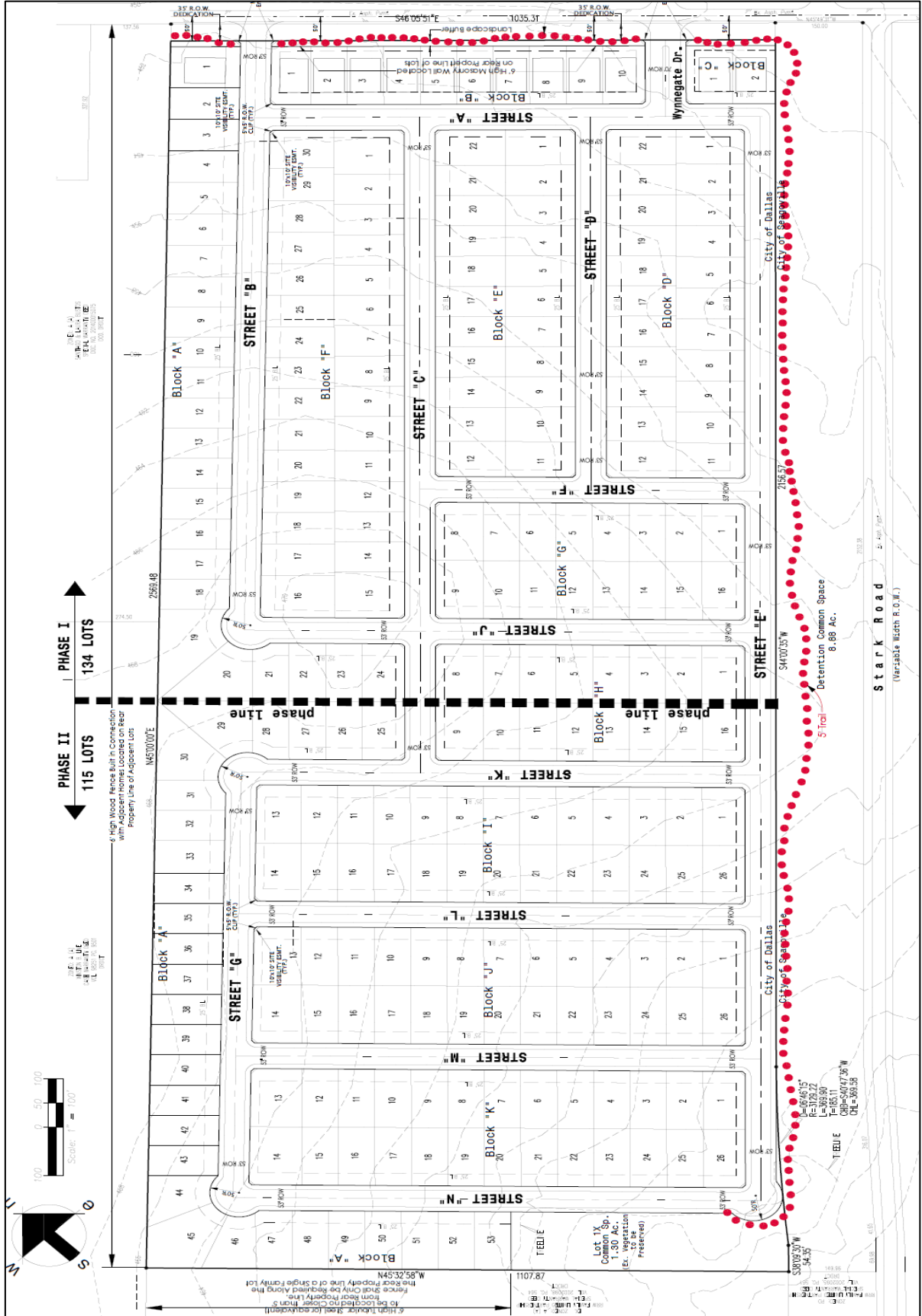
Existing Conceptual Plan

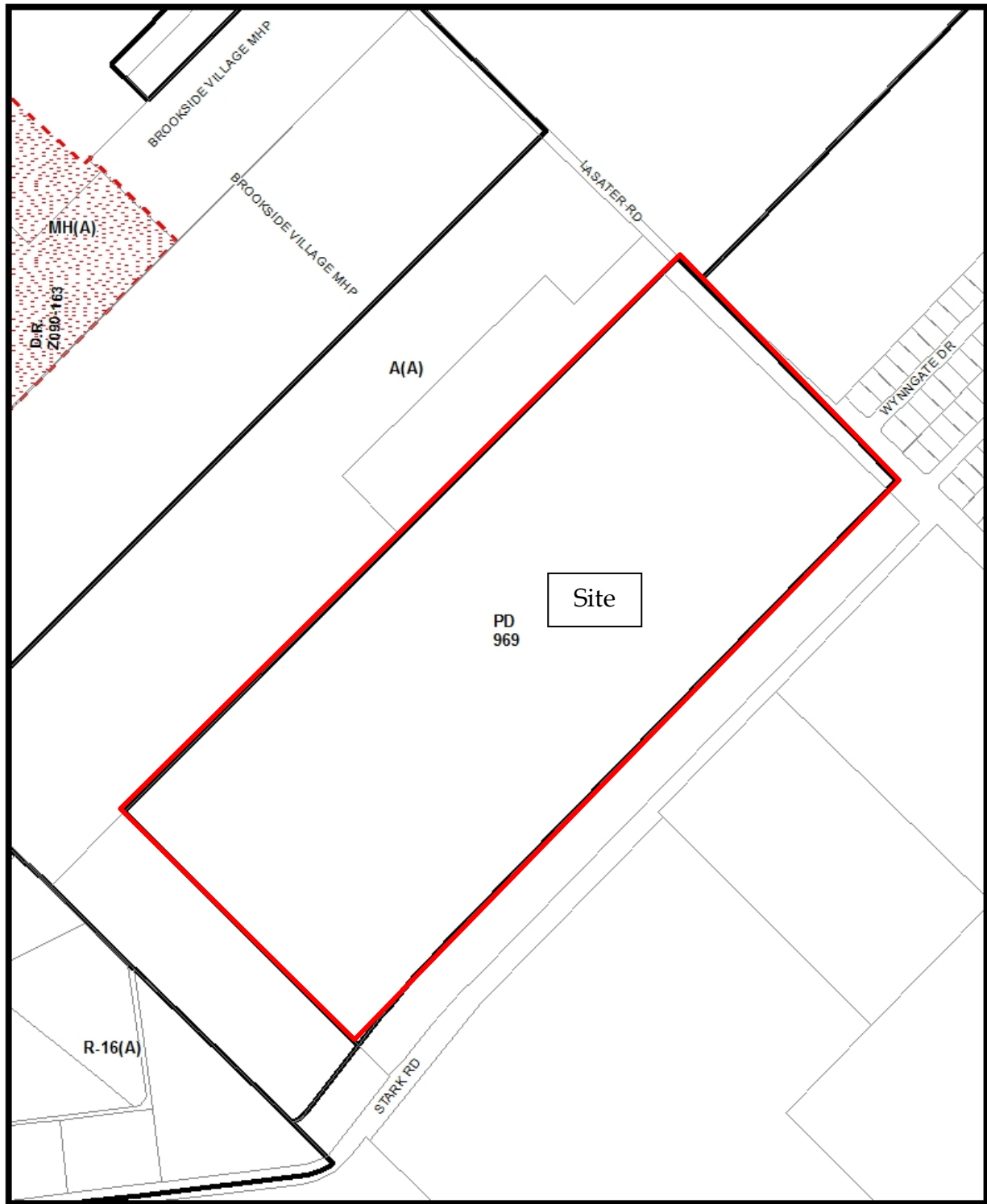


Proposed Development Plan



Enlarged Development Plan





Zoning Map

D167-023

Printed Dated: 7/19/2017



Aerial Map

D167-023

Printed Dated: 7/19/2017

FILE NUMBER: D167-025

DATE FILED: June 5, 2017

LOCATION: South line of East Interstate-30 Frontage Road, west of North
Westmoreland Road

COUNCIL DISTRICT: 3

MAPSCO: 43-T

SIZE OF REQUEST: ±1.11 acres

CENSUS TRACT: 107.1

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Corinth Canyon Bluff, LLC

REPRESENTATIVE: JGH Consultants, LLC

REQUEST: An application for a development plan and landscape plan for restaurant and retail uses on property zoned Subarea B within Planned Development District No. 811.

SUMMARY: On September 9, 2009, the Dallas City Council established Planned Development District No. 811 by Ordinance No. 27654. On May 9, 2012, the Dallas City Council passed Ordinance No. 28651, which amended PDD No. 811 to reflect an expansion of the PDD. This planned development district is divided into five subareas: Subareas A (Westmoreland), B (Highway Retail), C (Central District), D (Parkside), and E (Fort Worth Avenue Transition). The size of the PD is approximately 195.7744 acres

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan and landscape plan prior to the issuance of a building permit for each phase of the development. The plan provides for a 6,325 square-foot multi-tenant building for restaurant and retail uses and surface parking.

In conjunction with the above requirement, the attached development plan and landscape plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and landscape plan and determined the plans comply with the requirements of the ordinance for PD No. 811.

The most up to date PD ordinance may be viewed at the following link:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2028/Article%20811.pdf>

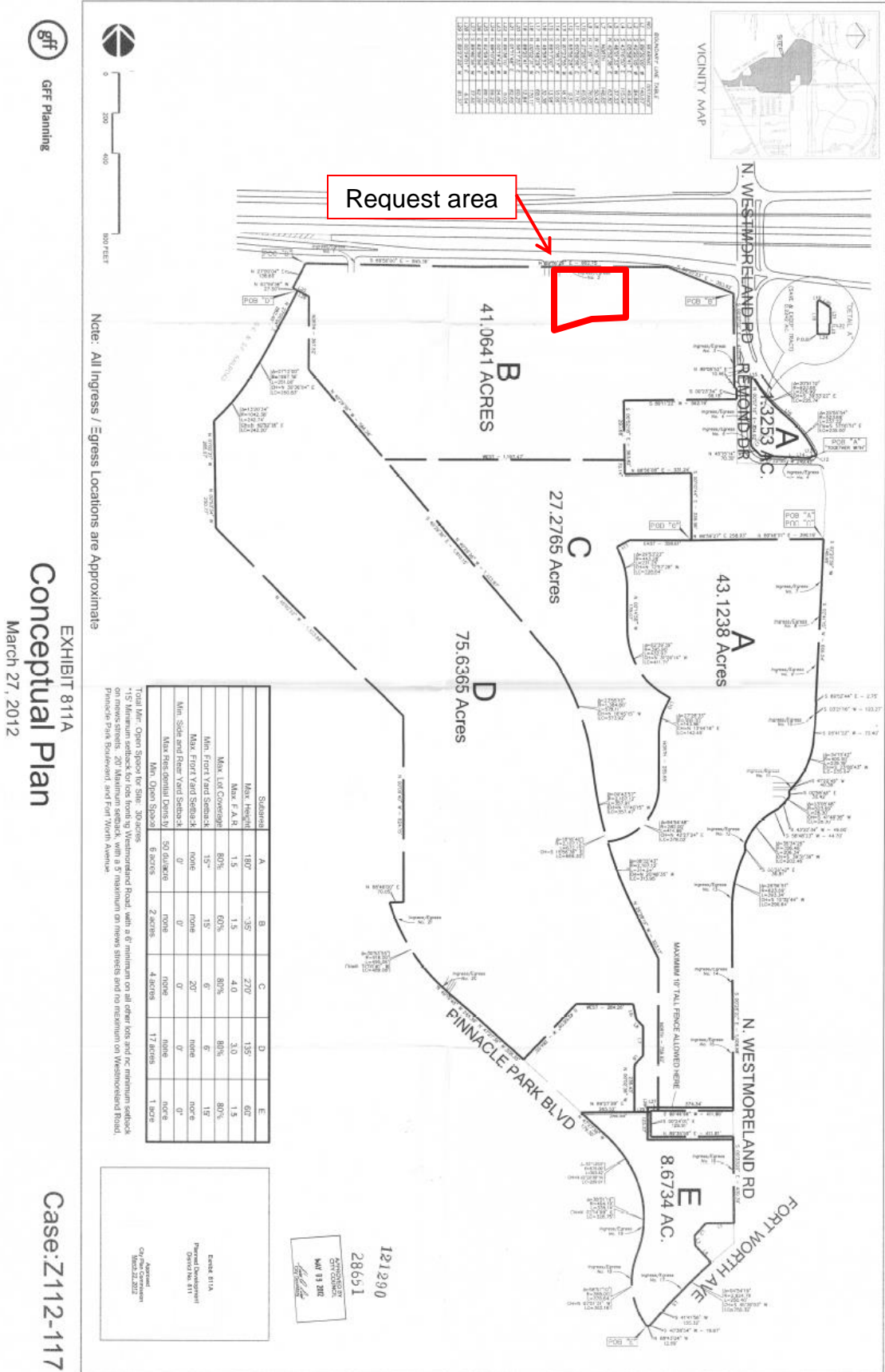
STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

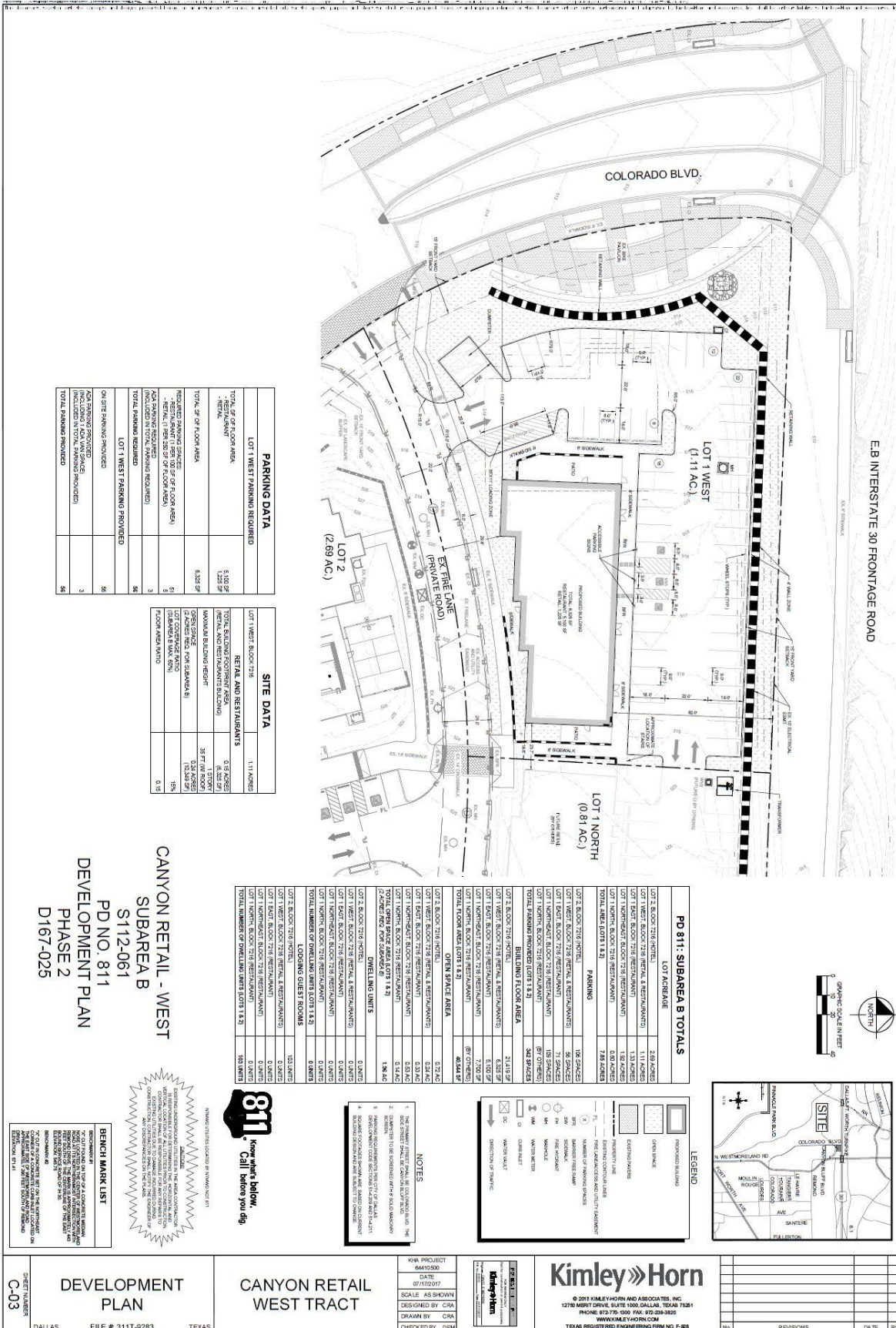
Corinth Canyon Bluff, LLC

Frank Mihalopoulos, Sole Manager and Sole Member

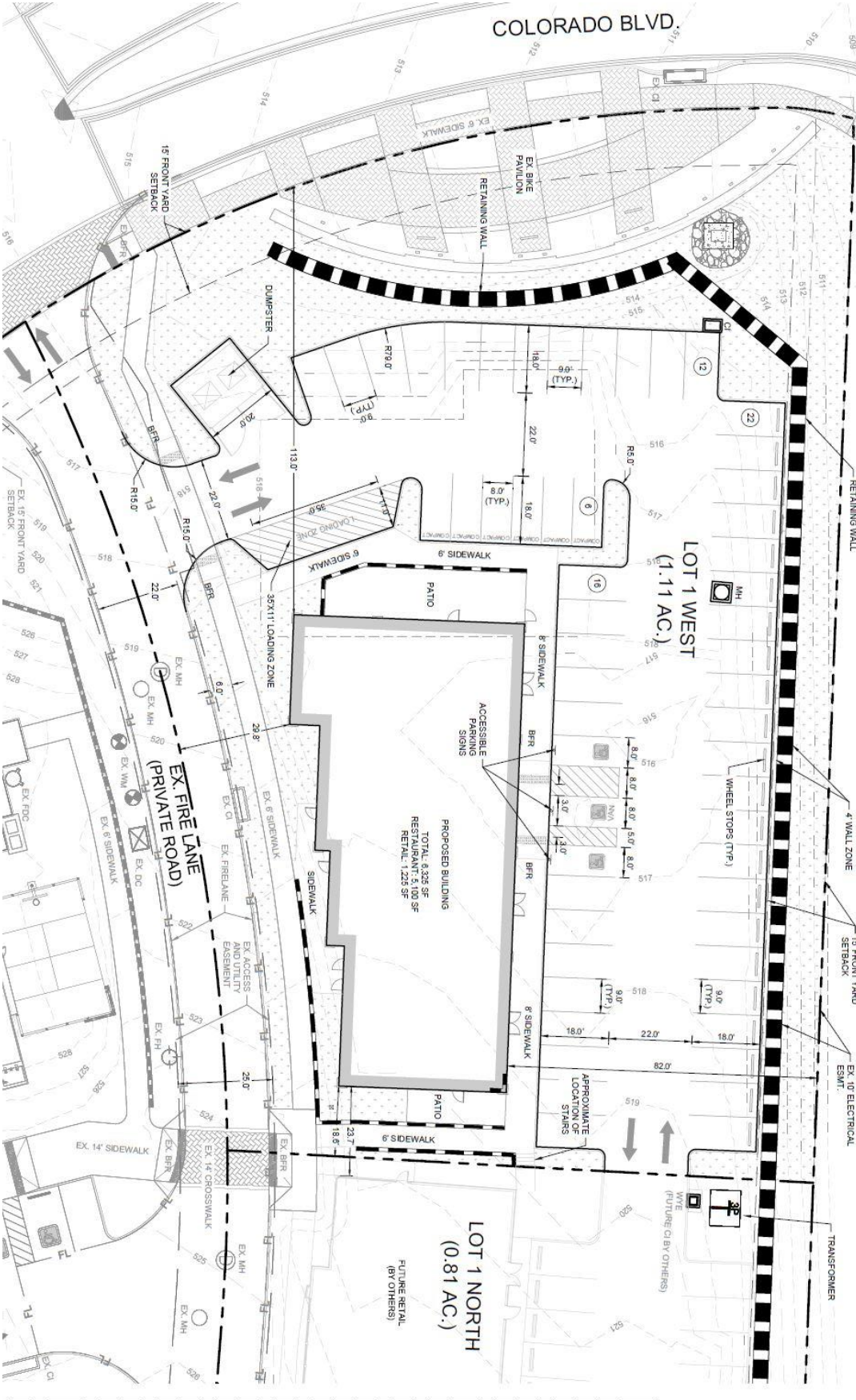
Existing Conceptual Plan



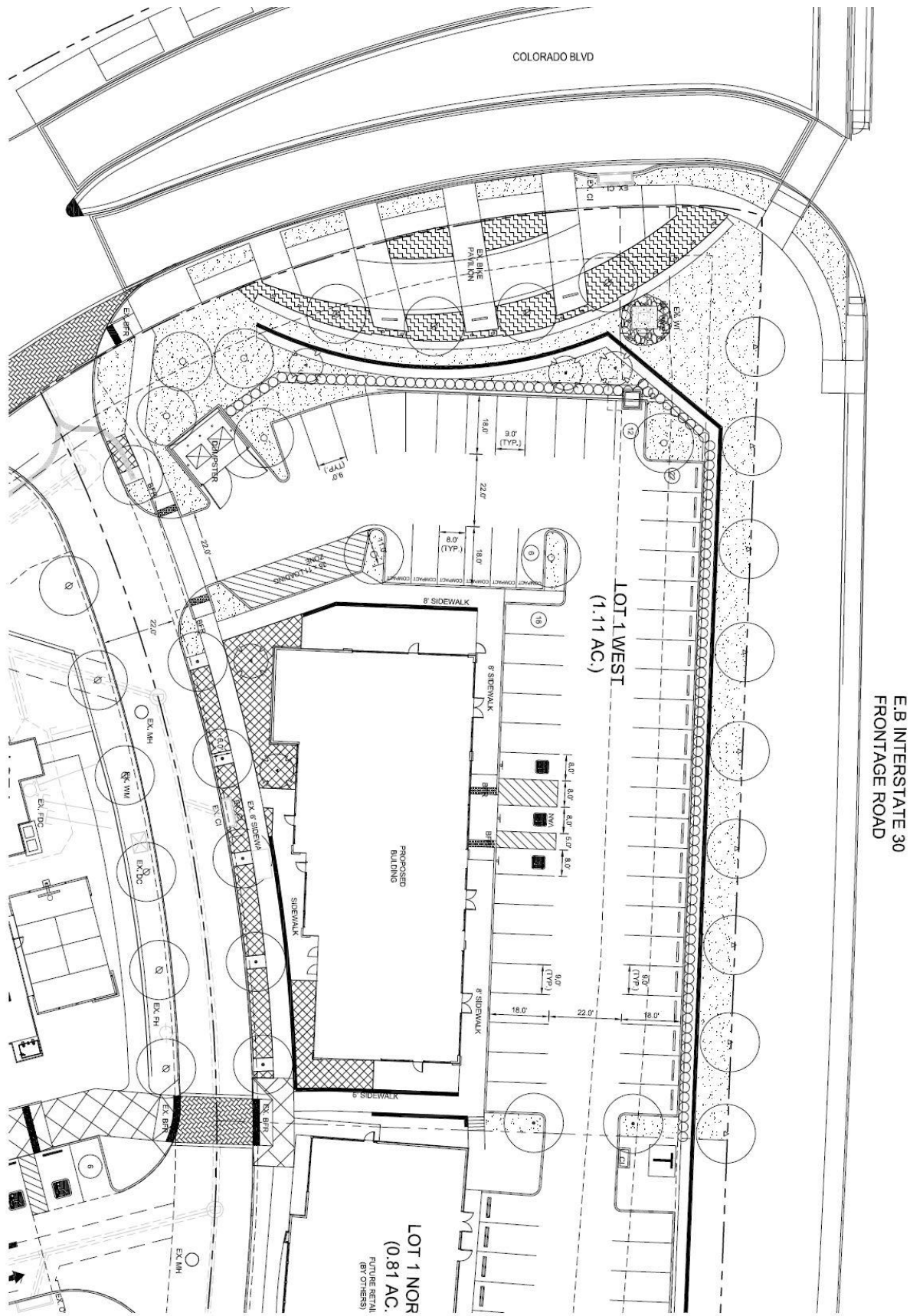
Proposed Development Plan

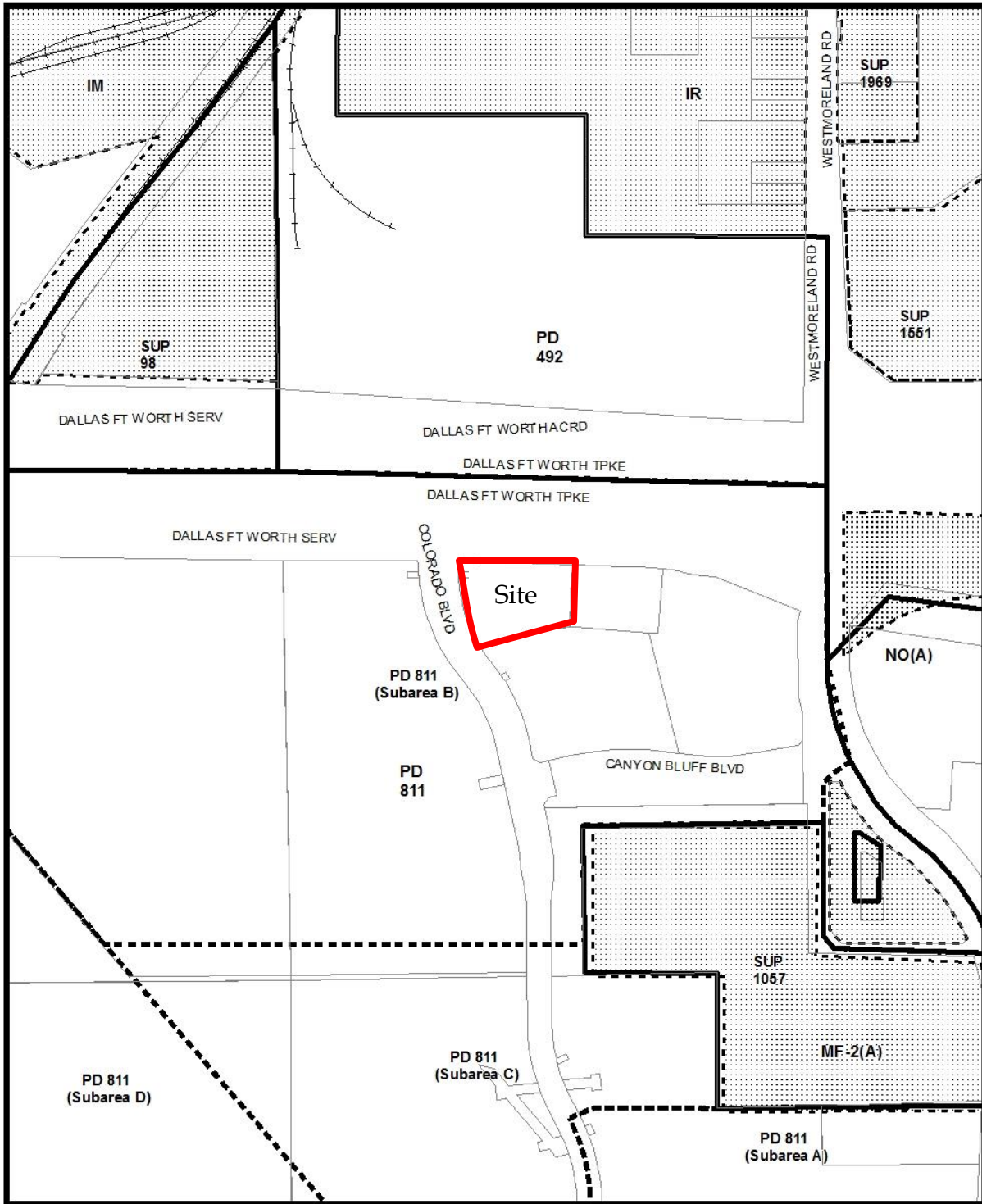


Enlarged Proposed Development Plan



Enlarged Proposed Landscape Plan





 1:3,600

Zoning Map

Printed Date: 7/19/2017



Aerial Map

Printed Date: 7/19/2017

FILE NUMBER: D167-026

DATE FILED: June 5, 2017

LOCATION: Southwest corner of East Interstate-30 Frontage Road and North Westmoreland Road

COUNCIL DISTRICT: 3

MAPSCO: 43-T

SIZE OF REQUEST: ±3.25 acres

CENSUS TRACT: 107.1

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Corinth Canyon Bluff, LLC

REPRESENTATIVE: JGH Consultants, LLC

REQUEST: An application for a development plan and landscape plan for restaurant uses on property zoned Subarea B within Planned Development District No. 811.

SUMMARY: On September 9, 2009, the Dallas City Council established Planned Development District No. 811 by Ordinance No. 27654. On May 9, 2012, the Dallas City Council passed Ordinance No. 28651, which amended PDD No. 811 to reflect an expansion of the PDD. This planned development district is divided into five subareas: Subareas A (Westmoreland), B (Highway Retail), C (Central District), D (Parkside), and E (Fort Worth Avenue Transition). The size of the PD is approximately 195.7744 acres

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan and landscape plan prior to the issuance of a building permit for each phase of the development. The plan provides for two buildings totaling 12,800 square-feet for restaurant uses and surface parking.

In conjunction with the above requirement, the attached development plan and landscape plan is submitted for the City Plan Commission's consideration. Staff has reviewed the proposed development plan and landscape plan and determined the plans comply with the requirements of the ordinance for PD No. 811.

The most up to date PD ordinance may be viewed at the following link: <http://www.dallascityattorney.com/51P/Articles%20Supp%2028/Article%20811.pdf>

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

Corinth Canyon Bluff, LLC

Frank Mihalopoulos, Sole Manager and Sole Member

Existing Conceptual Plan



Proposed Development Plan

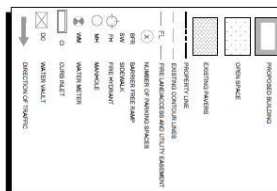
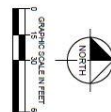


PARKING DATA: LOT 1 NORTHEAST				PARKING DATA: LOT 1 EAST			
PARKING REQUIRED		PARKING PROVIDED		PARKING REQUIRED		PARKING PROVIDED	
TOTAL # OF FLOOR AREA	7,700 sq'	TOTAL # OF FLOOR AREA	5,100 sq'	TOTAL # OF FLOOR AREA	5,100 sq'	TOTAL # OF FLOOR AREA	5,100 sq'
AREA REQUIRING REQUIRED PARKING (1 PER 100 OF FLOOR AREA)	77	AREA REQUIRING REQUIRED PARKING (1 PER 100 OF FLOOR AREA)	77	AREA REQUIRING REQUIRED PARKING (1 PER 100 OF FLOOR AREA)	51	AREA REQUIRING REQUIRED PARKING (1 PER 100 OF FLOOR AREA)	51
TOTAL PARKING REQUIRED	4	TOTAL PARKING PROVIDED	4	TOTAL PARKING REQUIRED	3	TOTAL PARKING PROVIDED	3
TOTAL PARKING PROVIDED	77	TOTAL PARKING PROVIDED	77	TOTAL PARKING PROVIDED	51	TOTAL PARKING PROVIDED	51
PROPOSED PARKING PROVIDED	82	PROPOSED PARKING PROVIDED	82	PROPOSED PARKING PROVIDED	56	PROPOSED PARKING PROVIDED	56
EXISTING PARKING PROVIDED	0	EXISTING PARKING PROVIDED	0	EXISTING PARKING PROVIDED	4	EXISTING PARKING PROVIDED	4
NEW PARKING PROVIDED	5	NEW PARKING PROVIDED	5	NEW PARKING PROVIDED	3	NEW PARKING PROVIDED	3
TOTAL PARKING PROVIDED	77	TOTAL PARKING PROVIDED	77	TOTAL PARKING PROVIDED	51	TOTAL PARKING PROVIDED	51

SITE DATA: LOT 1 NORTHWEST		SITE DATA: LOT 1 EAST	
LOT 1 NORTHWEST, BLOCK 2516	1.92 ACRES	LOT 1 EAST, BLOCK 2516	1.91 ACRES
APPROXIMATE PLANNED CONCRETE AREA	51,700 SQ. FT.	APPROXIMATE PLANNED CONCRETE AREA	51,700 SQ. FT.
APPROXIMATE BUILDING HEIGHT	39 FT. 6 IN. STORY	APPROXIMATE BUILDING HEIGHT	39 FT. 6 IN. STORY
APPROXIMATE BUILDING HEIGHT	53.51 ACRES	APPROXIMATE BUILDING HEIGHT	53.51 ACRES
OPEN SPACE	22.51 ACRES	OPEN SPACE	22.51 ACRES
LOT COVERAGE RATIO (BUILDING + WALK, CYC)	0.59	LOT COVERAGE RATIO (BUILDING + WALK, CYC)	0.59
LOT COVERAGE RATIO (WALK, CYC)	0.59	LOT COVERAGE RATIO (WALK, CYC)	0.59
LOT AREA (WALK)		LOT AREA (WALK)	

[illegible]

1. THE MAIN STREET SHALL BE CROWNED AND THE SIDE STREET SHALL BE CROWN BLUFF LENO.
2. CROWNMENT TO BE SCHEDULED WITH A SOLID MASONRY BOREHOLE.
3. PAVED SIDEWALKS FOR THE CITY OF CALLE. DEVELOPMENT CODE SECTIONS 51-4.201 AND 51-4.211.
4. SOLAR FOOTPRINTS SHOWN ARE BASED ON CURRENT BUILDING DESIGN AND ARE SUBJECT TO CHANGE.



CANYON RETAIL - EAS
SUBAREA B
S112-061
PD NO. 811
DEVELOPMENT PLAN
PHASE 2
D167-026

811 Know what's below.
Call before you dig.

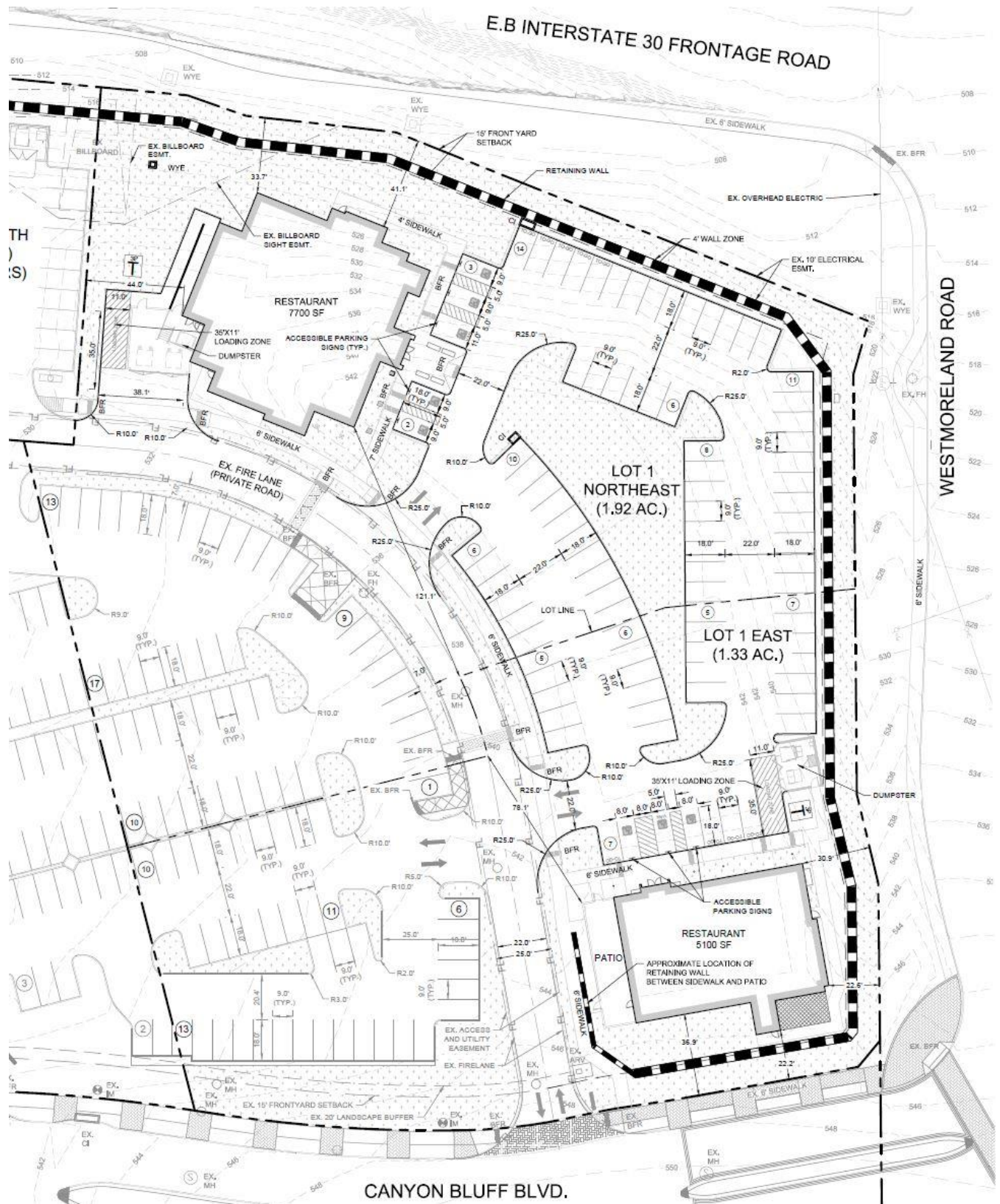
EXISTING UNDERGROUND UTILITIES IN THE AREA CONSTRUCTION IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISBURSANCE OF THE PLANS.

BENCH MARK LIST

BENCHMARK #1
"X" CUT FOUND ON TOP OF A CONCRETE MEDIAN CLIFF FOUND IN NORTHWEST CORNER OF THE EAST SIDE OF NORTH HARBOR. IT IS SET WITH AN ALUMINUM BOLT. THE MARK IS APPROXIMATELY 468 FEET SOUTH OF THE CENTERLINE OF THE EAST RAILROAD AND 70 FEET WEST OF M-50. ELEVATION: 96.75.
BENCHMARK #2
"X" CUT IN CONCRETE SET ON THE NORTHEAST CORNER OF THE INTERSECTION OF THE EAST SIDE OF THE EAST SIDE OF NORTH HARBOR AND ROAD APPROXIMATELY 200 FEET SOUTH OF REMOND DITCH. ELEVATION: 97.41.

SHEET NUMBER <div>2</div>	DEVELOPMENT PLAN		CANYON RETAIL EAST TRACT		<div>H&A PROJECT 66410-000 DATE 07/17/2017 SCALE AS SHOWN DESIGNED BY CRA DRAWN BY CRA CHECKED BY JRM</div>	<div><div>Professional Engineer Kimley-Horn & Horn State of Texas License No. 9806 Exp. Date 12/31/2018</div></div>	<div><div>Kimley»Horn</div><div>© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 12710 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS 75241 PHONE: 972-776-1000 FAX: 972-268-3820 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM NO. E-928</div></div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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Enlarged Proposed Development Plan



Proposed Landscape Plan



- PROPOSED SPECIAL SPECIFICATIONS**
1. Contractor shall submit the following information to the City of Brea for review and approval:
 - a. A landscape plan showing the location and quantity of all proposed trees and shrubs.
 - b. A list of all proposed trees and shrubs, including their scientific and common names, and their height and spread.
 - c. A list of all proposed trees and shrubs, including their scientific and common names, and their height and spread.
 2. The City of Brea shall review the information submitted by the Contractor and shall approve or disapprove the information within 30 days of receipt.
 3. The Contractor shall submit the following information to the City of Brea for review and approval:
 - a. A landscape plan showing the location and quantity of all proposed trees and shrubs.
 - b. A list of all proposed trees and shrubs, including their scientific and common names, and their height and spread.
 - c. A list of all proposed trees and shrubs, including their scientific and common names, and their height and spread.
 4. The City of Brea shall review the information submitted by the Contractor and shall approve or disapprove the information within 30 days of receipt.
- LANDSCAPE NOTES**
1. All trees and shrubs shall be planted in accordance with the City of Brea's Landscape Ordinance.
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 9. All trees and shrubs shall be planted in accordance with the City of Brea's Landscape Ordinance.
 10. All trees and shrubs shall be planted in accordance with the City of Brea's Landscape Ordinance.
- LANDSCAPE PLANT LEGEND**
- 1. 1" TREE (1" TALL)
 - 2. 2" TREE (2" TALL)
 - 3. 3" TREE (3" TALL)
 - 4. 4" TREE (4" TALL)
 - 5. 5" TREE (5" TALL)
 - 6. 6" TREE (6" TALL)
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 - 97. 97" TREE (97" TALL)
 - 98. 98" TREE (98" TALL)
 - 99. 99" TREE (99" TALL)
 - 100. 100" TREE (100" TALL)



CANYON RETAIL - EAST
SUBAREA B
 S112-061
 PD NO. 871
 DEVELOPMENT PLAN
 PHASE 2

01 LANDSCAPE PLAN

LANDSCAPE PLAN

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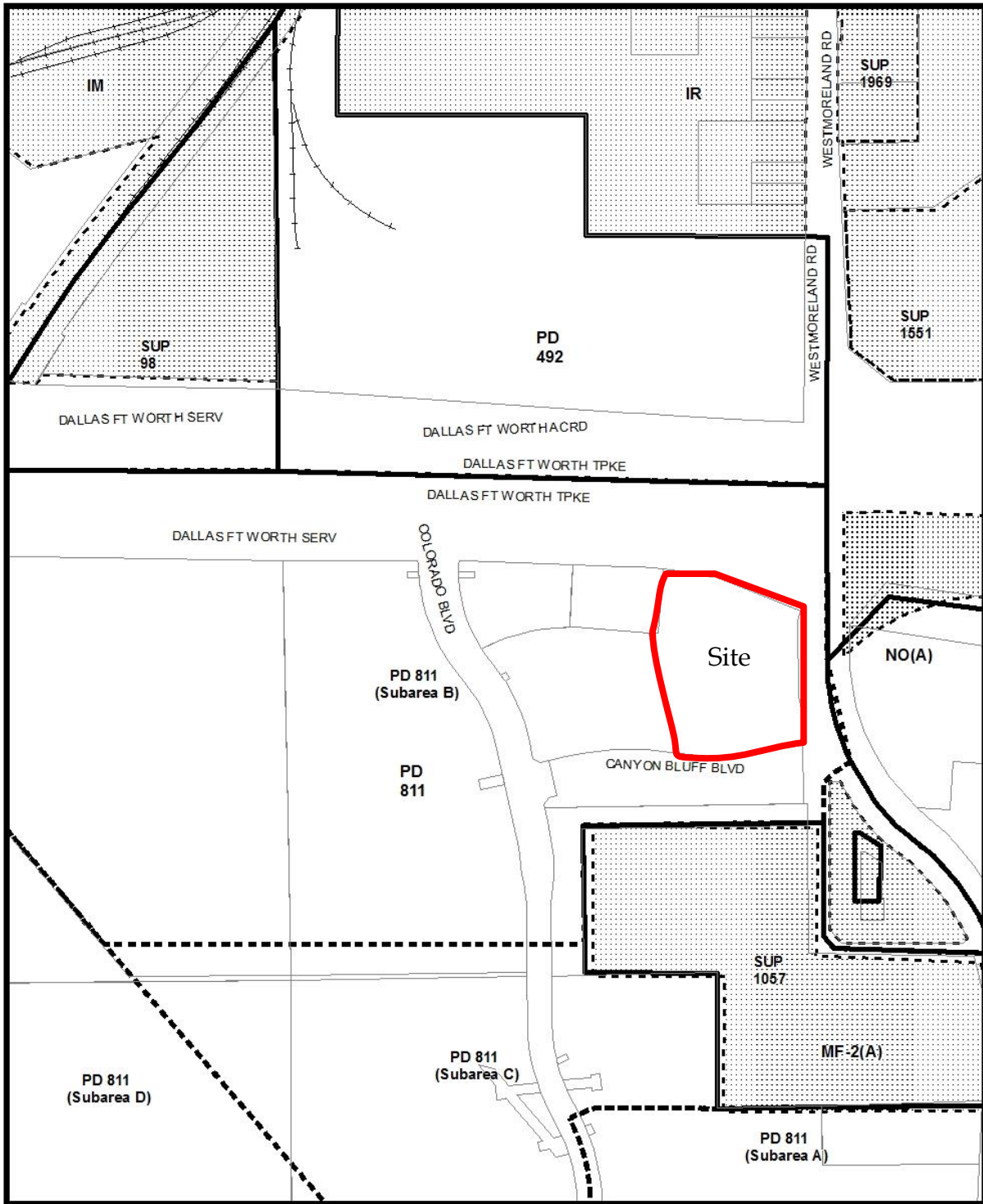
LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

Enlarged Proposed Landscape Plan





 1:3,600

Zoning Map

Printed Date: 7/19/2017



 1:3,600

Aerial Map

Printed Date: 7/19/2017

FILE NUMBER: D167-027

DATE FILED: June 12, 2017

LOCATION: Northeast corner of Lemmon Avenue and Haggard Way

COUNCIL DISTRICT: 2

MAPSCO: 34-L

SIZE OF REQUEST: ±7.833 acres

CENSUS TRACT: 71.02

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: An Luxury Imports, Ltd.

REPRESENTATIVE: Eric Canales, Multatech

REQUEST: An application for a development plan for a vehicle display, sales, and service use on property zoned Subdistrict 2 & 3 within Planned Development District No. 738.

SUMMARY: On December 14, 2005, the Dallas City Council established Planned Development District No. 738 by Ordinance No. 26192. On January 23, 2008, the Dallas City Council passed Ordinance No. 27066, which amended PDD No. 738. This planned development district is divided into three subdistricts: Subdistricts 1, 2, and 3. The size of the PD is approximately 14.801 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 a 1,425 square-foot addition to the existing building and modification of the parking along Lemmon Avenue. The existing building was developed in 1997 prior to the establishment of PD No. 738.

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. 811.

The most up to date PD ordinance may be viewed at the following link:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2016/Article%20738.pdf>

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

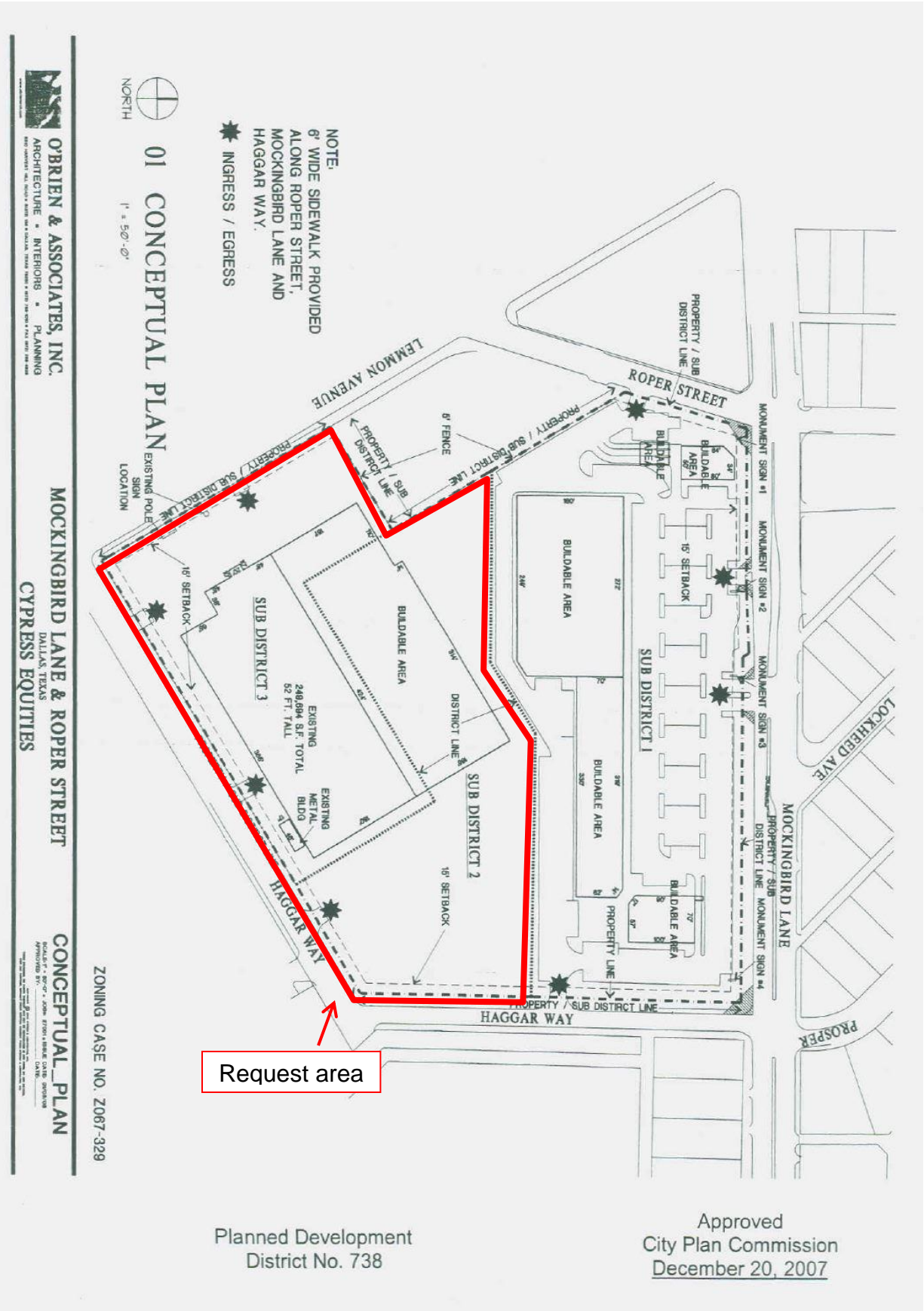
An Luxury Imports, Ltd.

Ronald Ardissonne, Sole Manager, President

Maura Berney, Vice President, Secretary, Treasurer

Jeffery Shupert, Authorized Agent

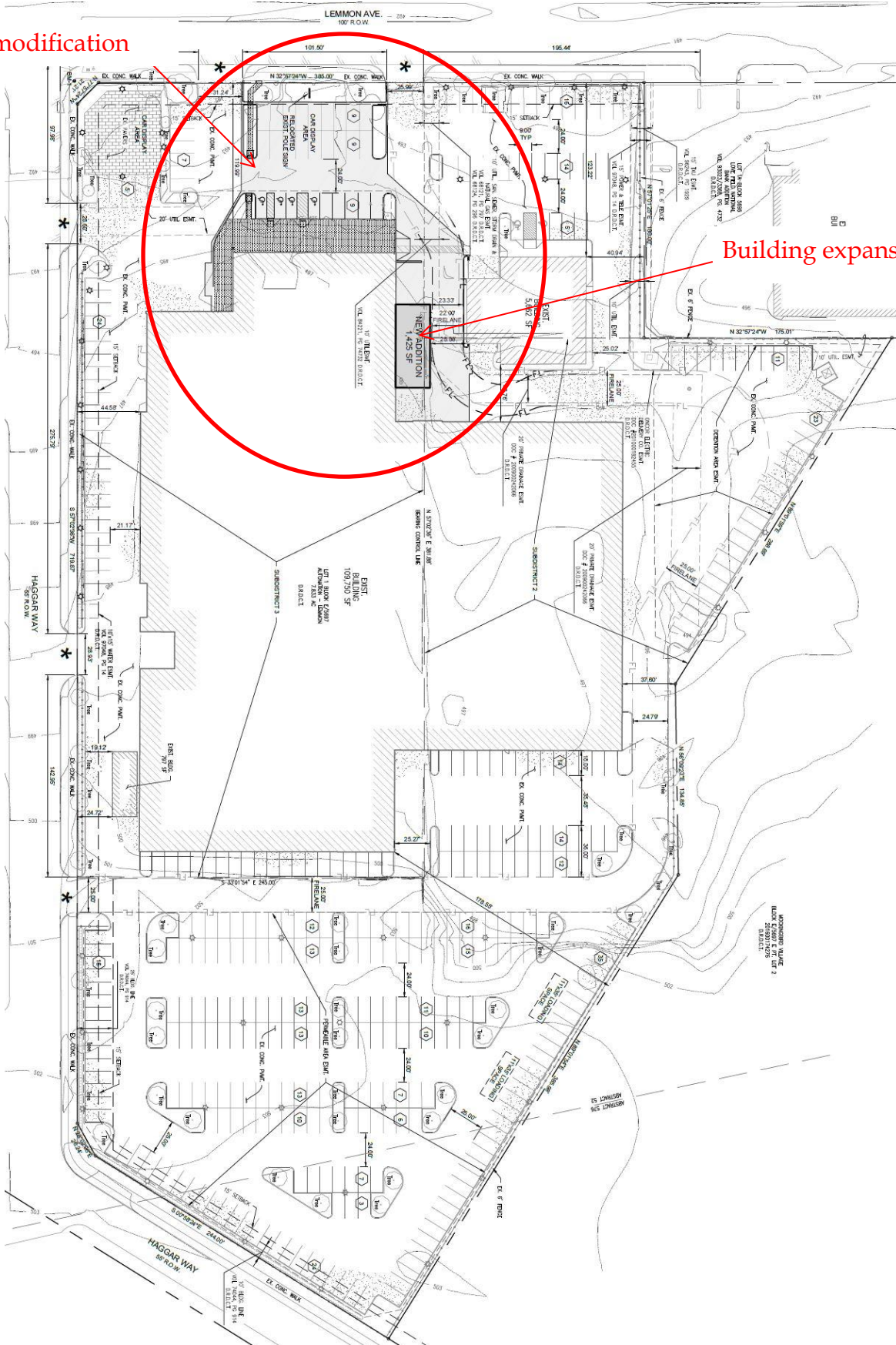
Existing Conceptual Plan

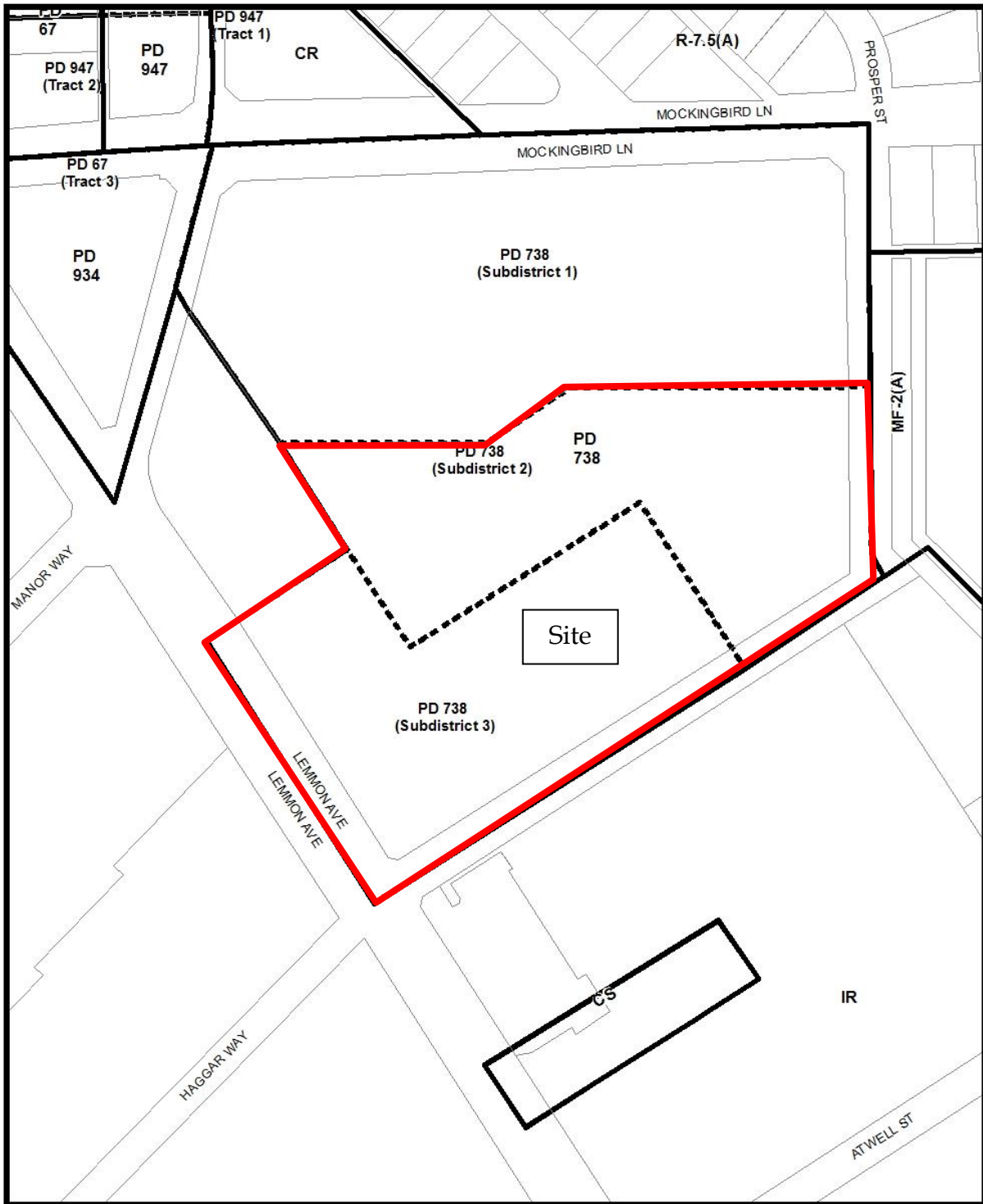


Enlarged Proposed Development Plan

Parking modification

Building expansion area





1:2,000

Zoning Map

Printed Date: 7/19/2017

FILE NUMBER: D167-028

DATE FILED: June 12, 2017

LOCATION: South line of South Merrifield Road, east of Mountain Creek Parkway

COUNCIL DISTRICT: 3

MAPSCO: 61A-R

SIZE OF REQUEST: ±9.32 acres

CENSUS TRACT: 165.21

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: TC Mt Creek Land Partners, LLC and Courtland Farms, LLC

REPRESENTATIVE: Zac Bartz, Alliance Architects

REQUEST: An application for a development plan for warehouse and office uses on property zoned Subarea A and Subarea B, North Zone 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 the development of two buildings totaling 154,960 square-feet for warehouse and office 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. 521.

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

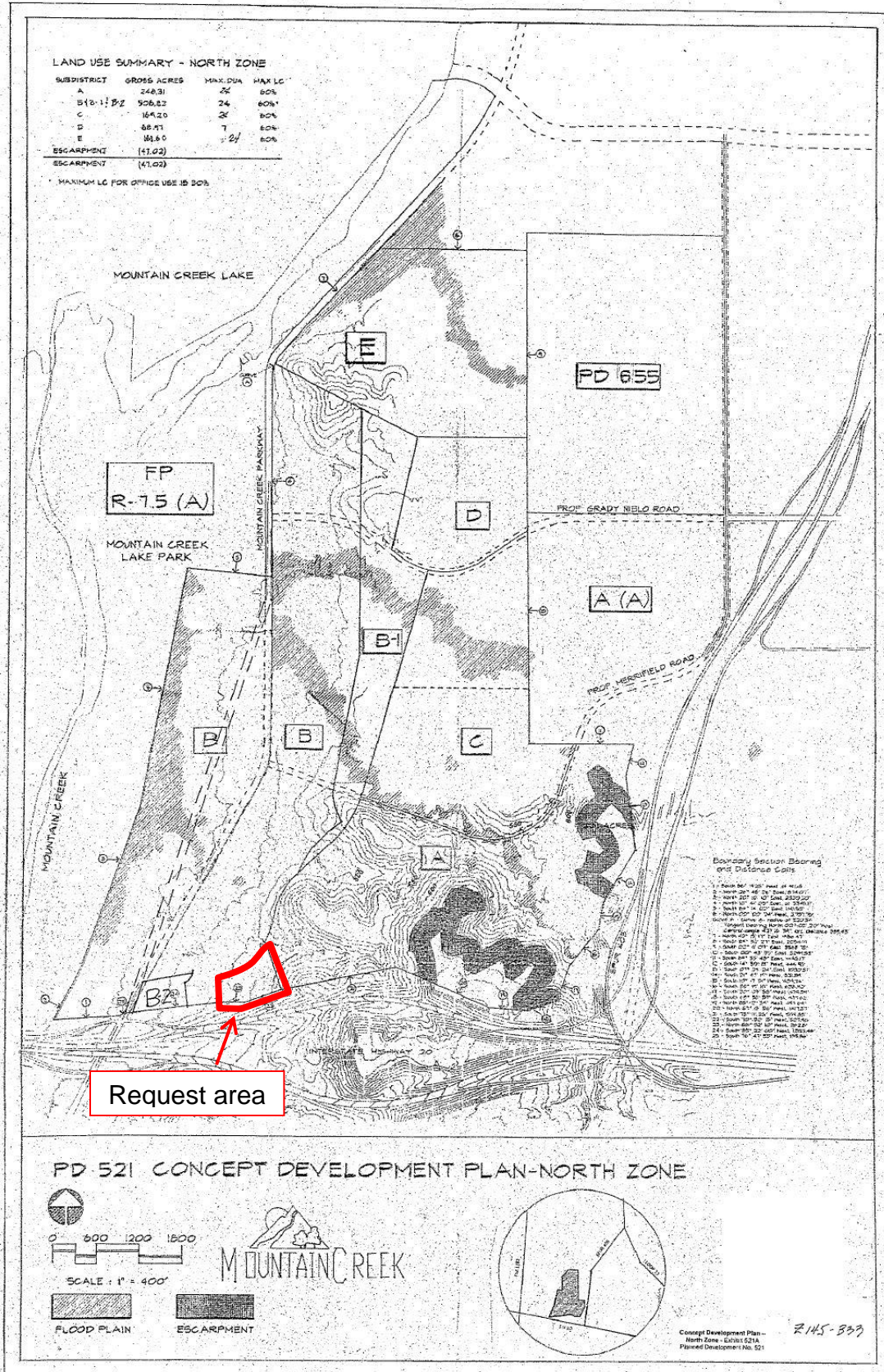
TC Mt Creek Land Partners, LLC and Courtland Farms, LLC

Jon C Napper, Owner Sole proprietor

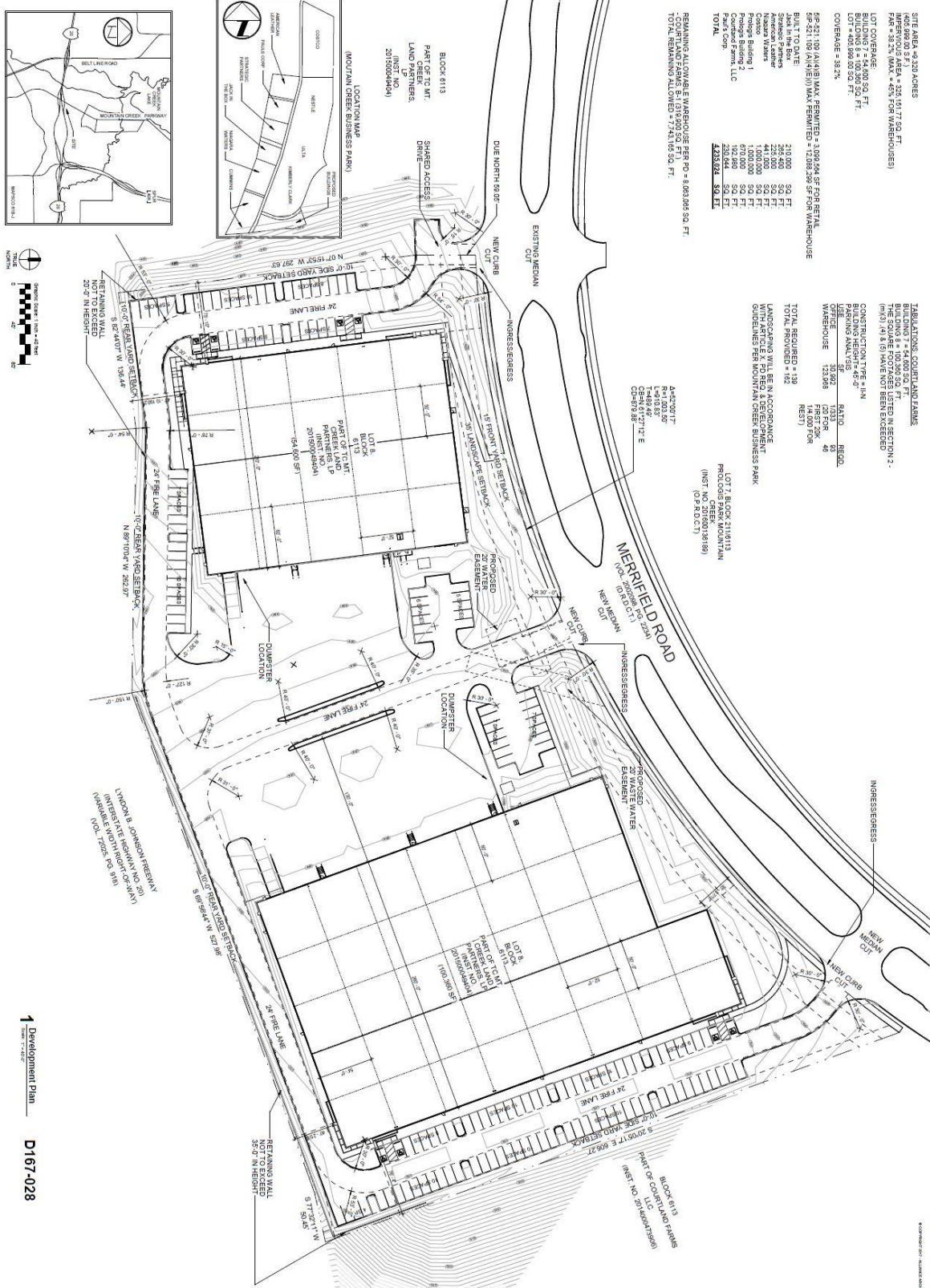
Existing Conceptual Plan

29989

160135



Proposed Development Plan



Development Plan
Scale: 1" = 417.5'

D167-028

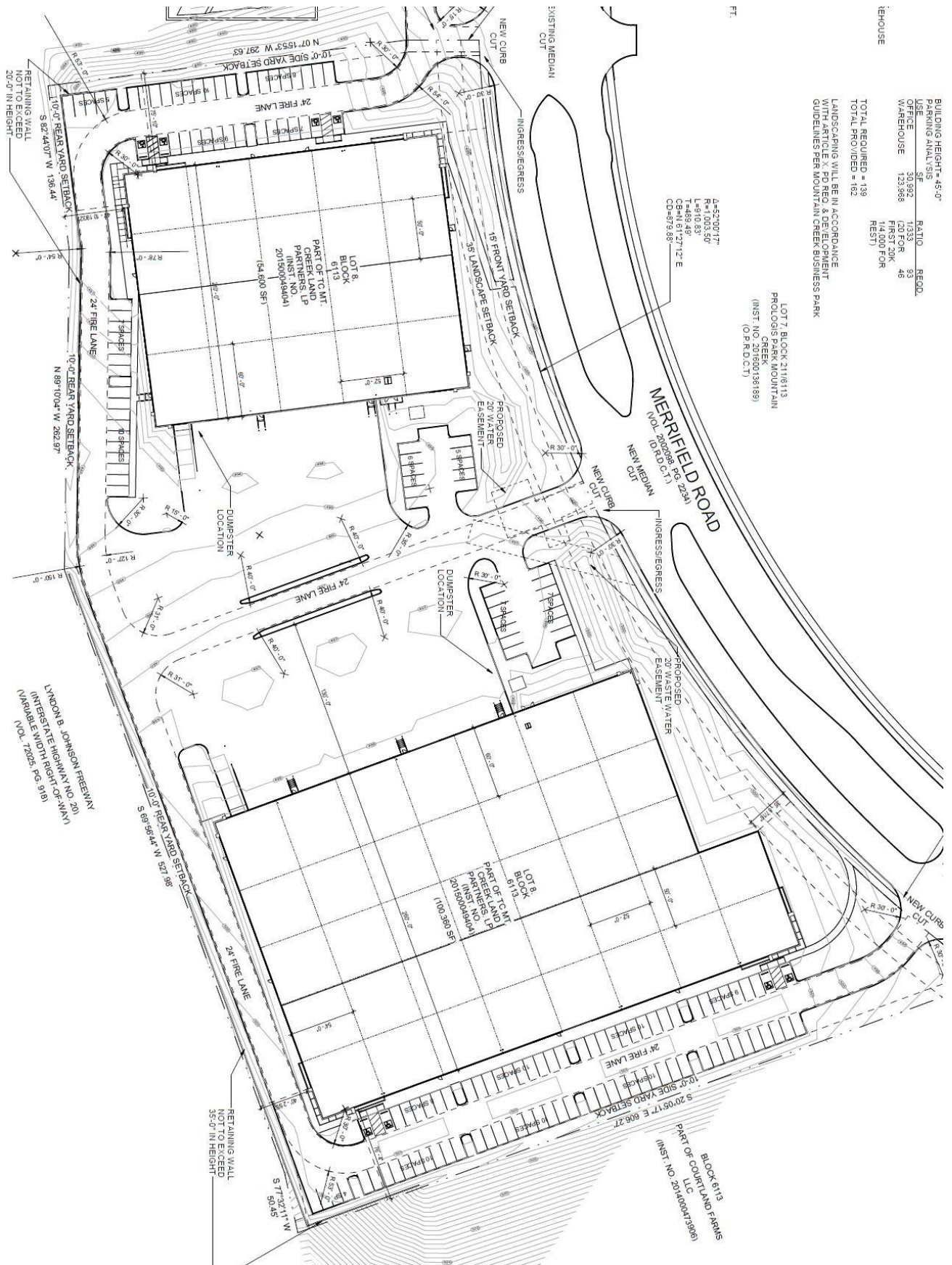
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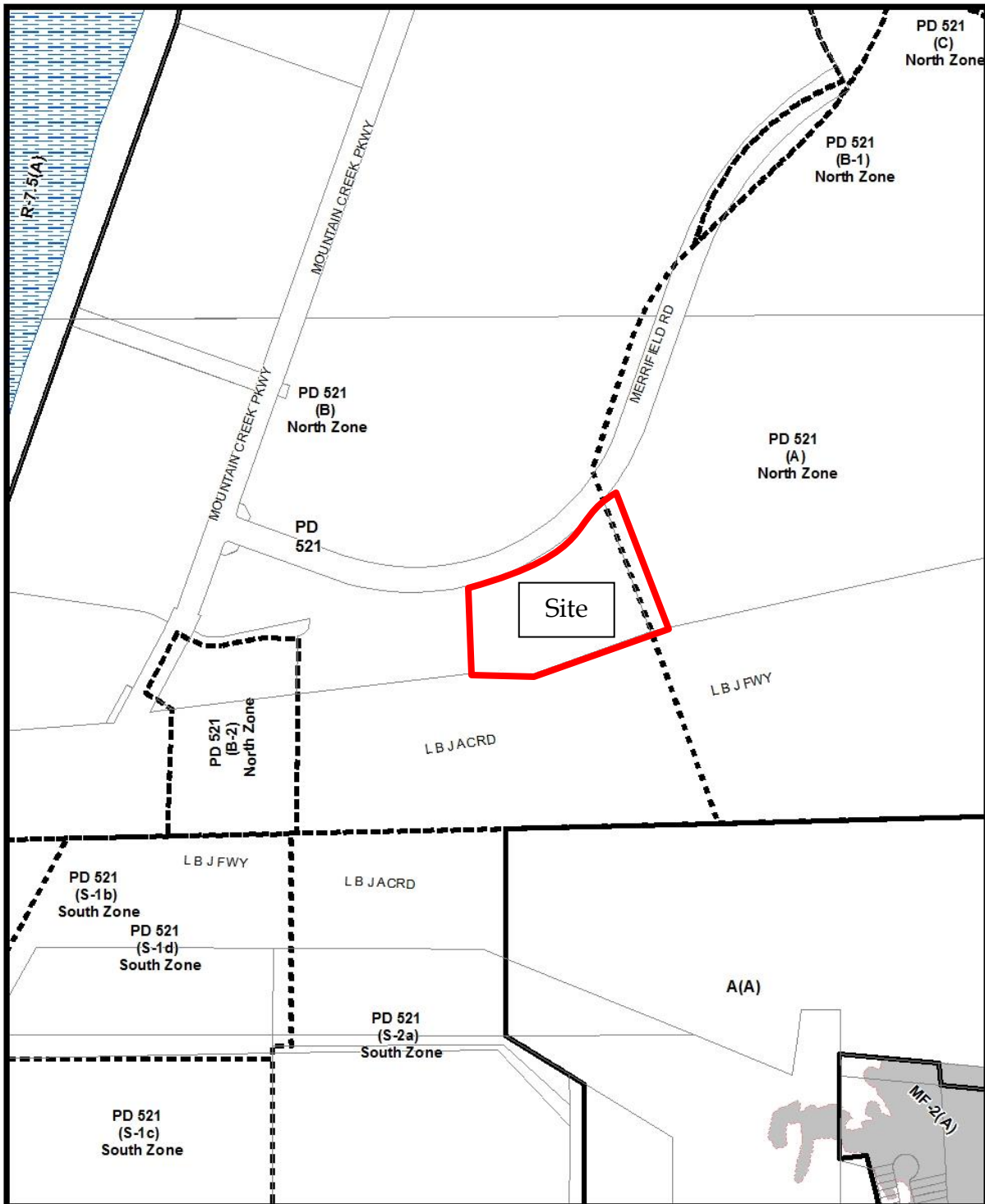
MOUNTAIN CREEK #7 & #8

MOUNTAIN CREEK BUSINESS PARK DALLAS TX

ALLIANCE
ARCHITECTS

Enlarged Proposed Development Plan

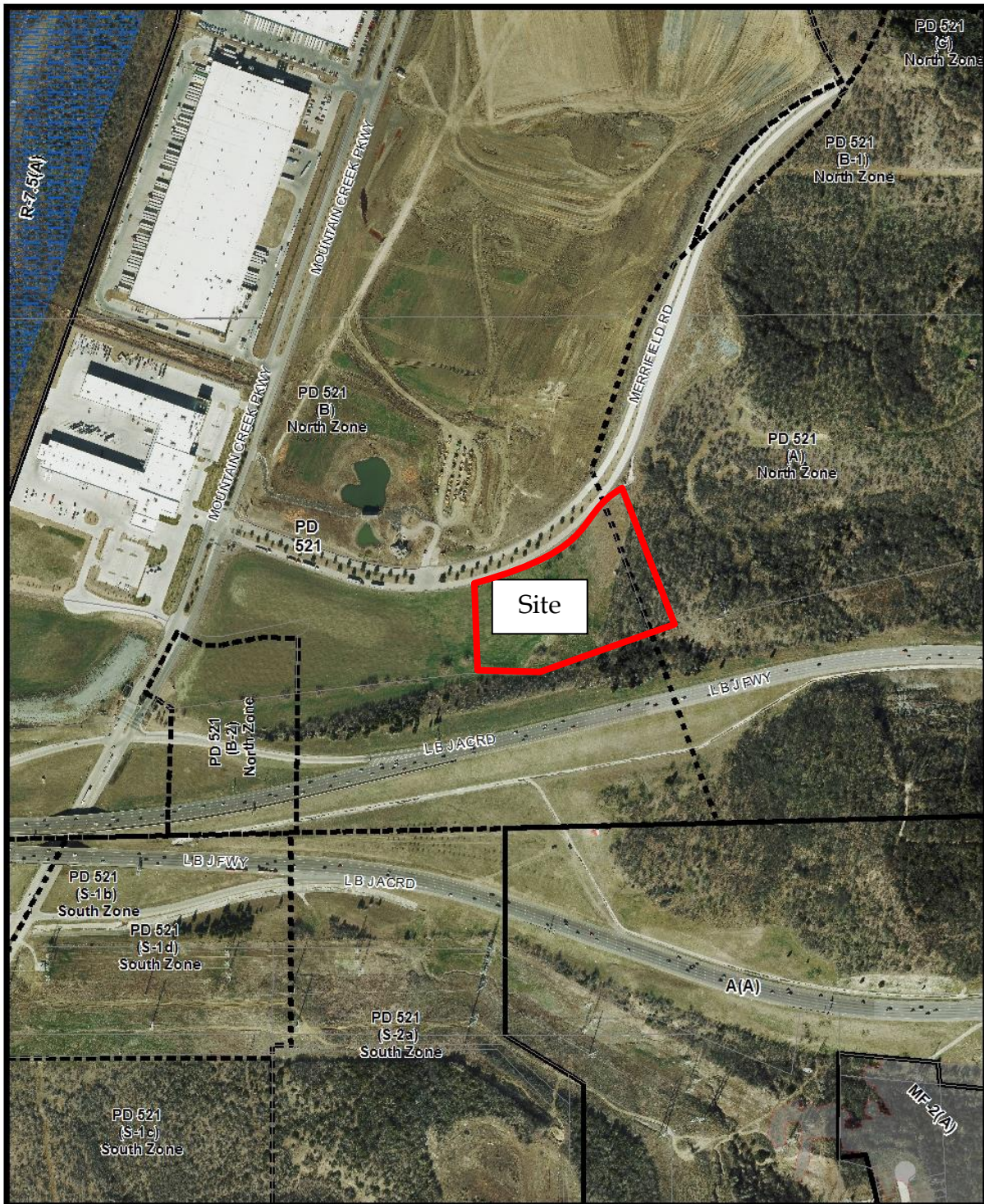




1:6,000

Zoning Map

Printed Date: 7/19/2017



1:6,000

Aerial Map

Printed Date: 7/19/2017

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**Previous CPC Action:** On July 20, 2017, CPC held this case under advisement to August 3, 2017.

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,

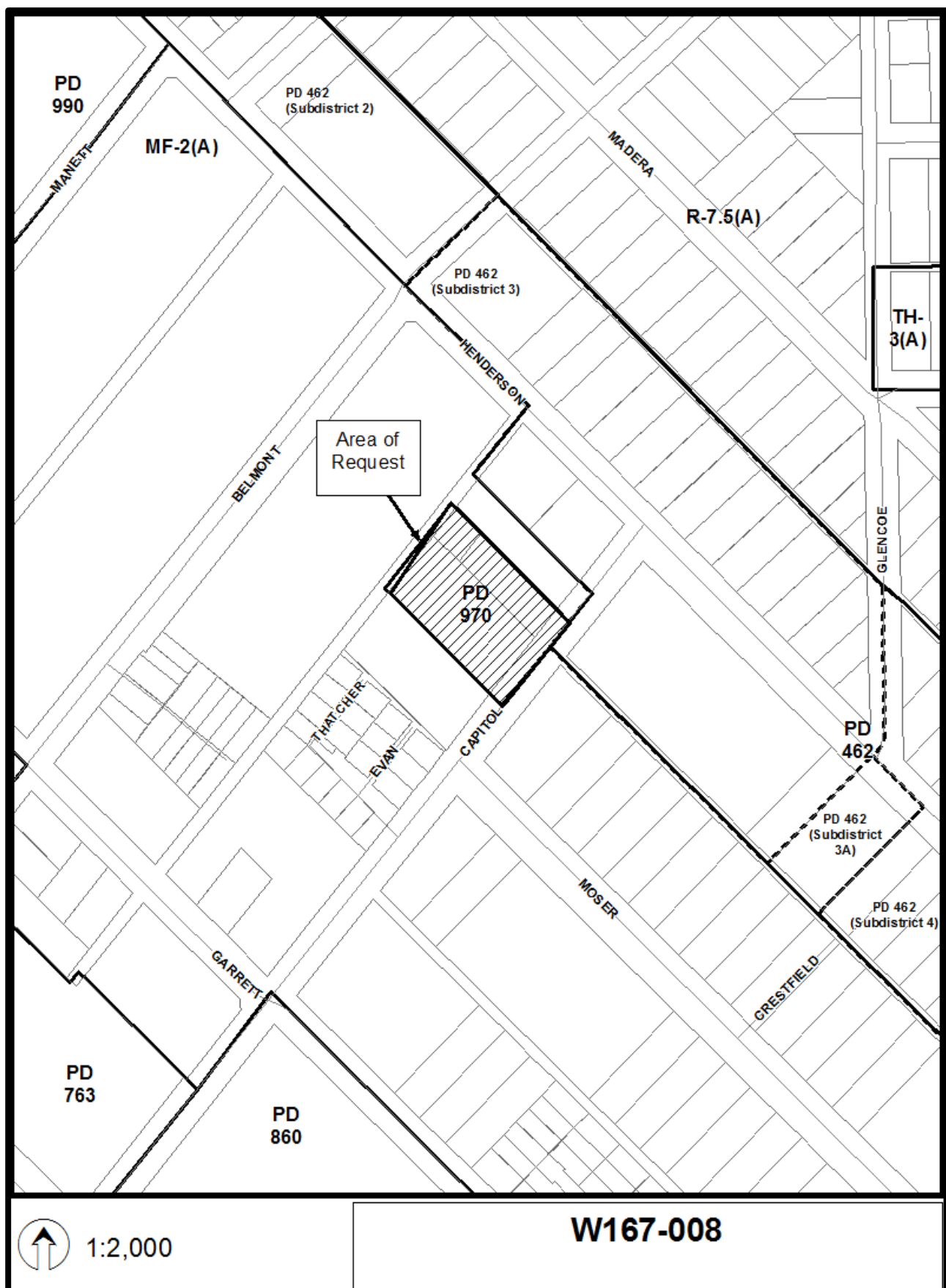
Larkspur Cap Ave II LLC, a Texas limited
liability company

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



**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

PRIOR ACTION AND UPDATE: On July 20, 201, the City Plan Commission held this item under advisement to August 1, 2017, to allow time for staff to provide examples of existing signs that are similar in size and height above grade to the proposed sign. Examples of these signs will be presented to CPC during the briefing. Since this item is a public hearing and was held to a date certain, CPC will need to take action on the item.

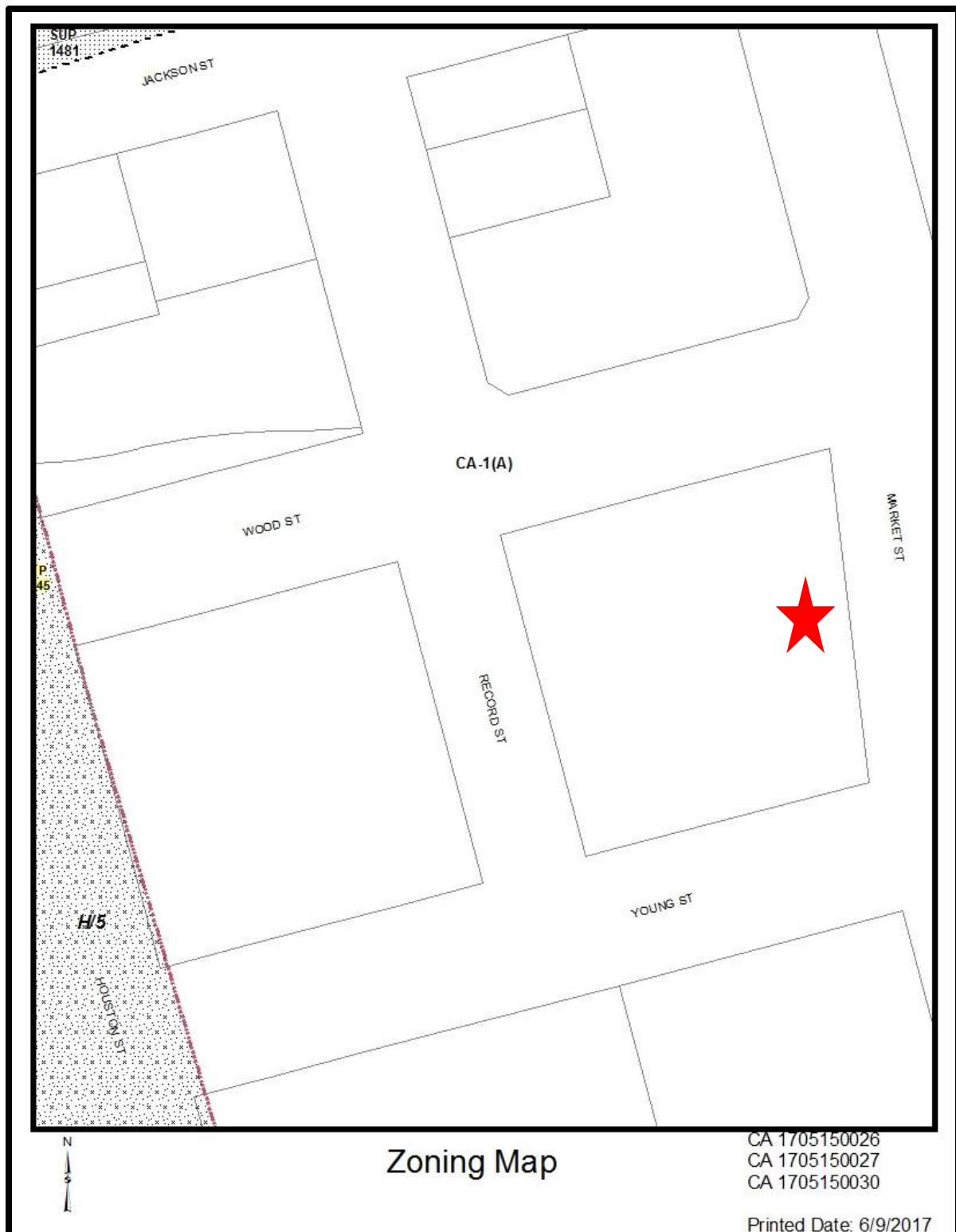
BACKGROUND:

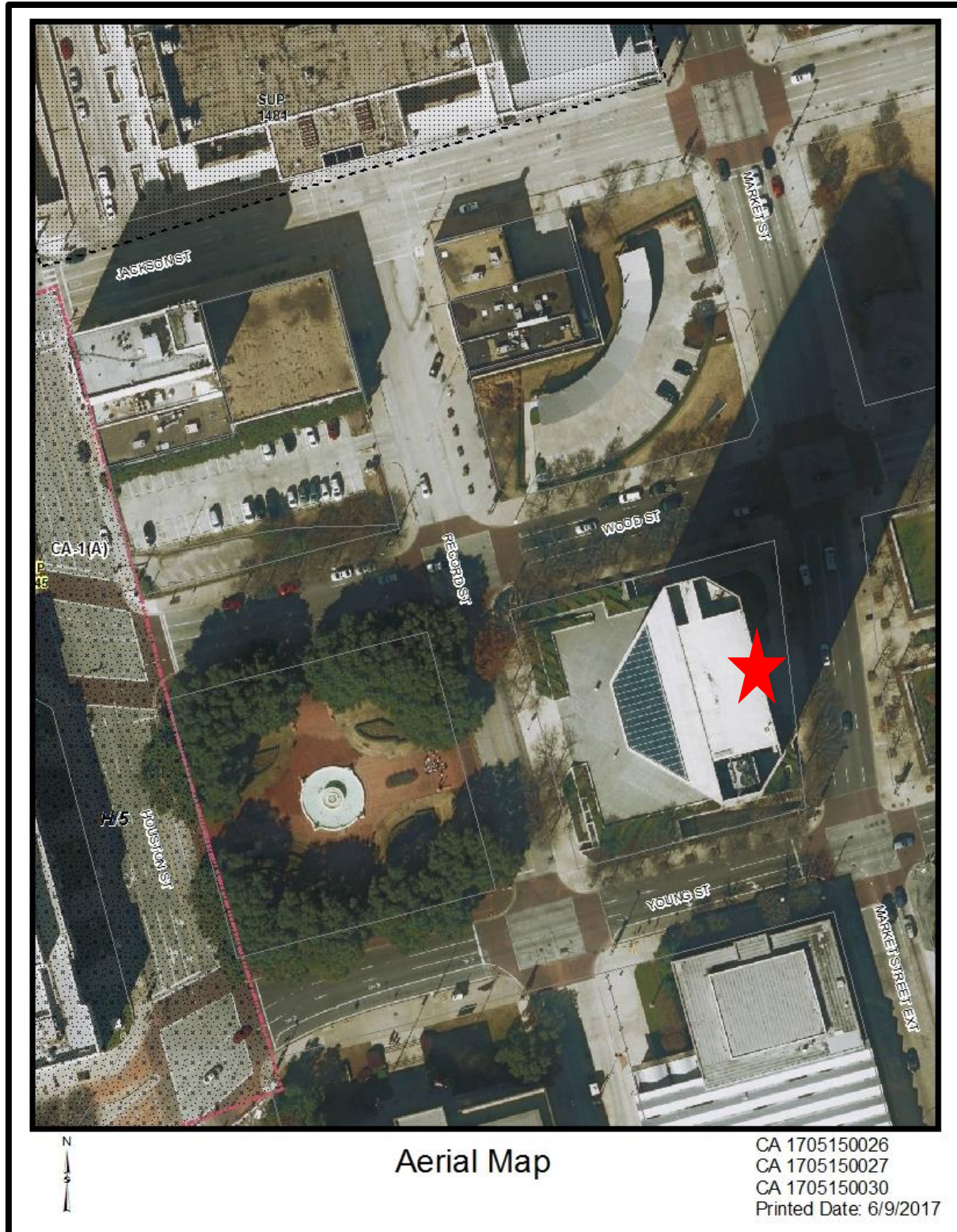
- The subject site is located in the Downtown (General CBD) SPSPD.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of 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.

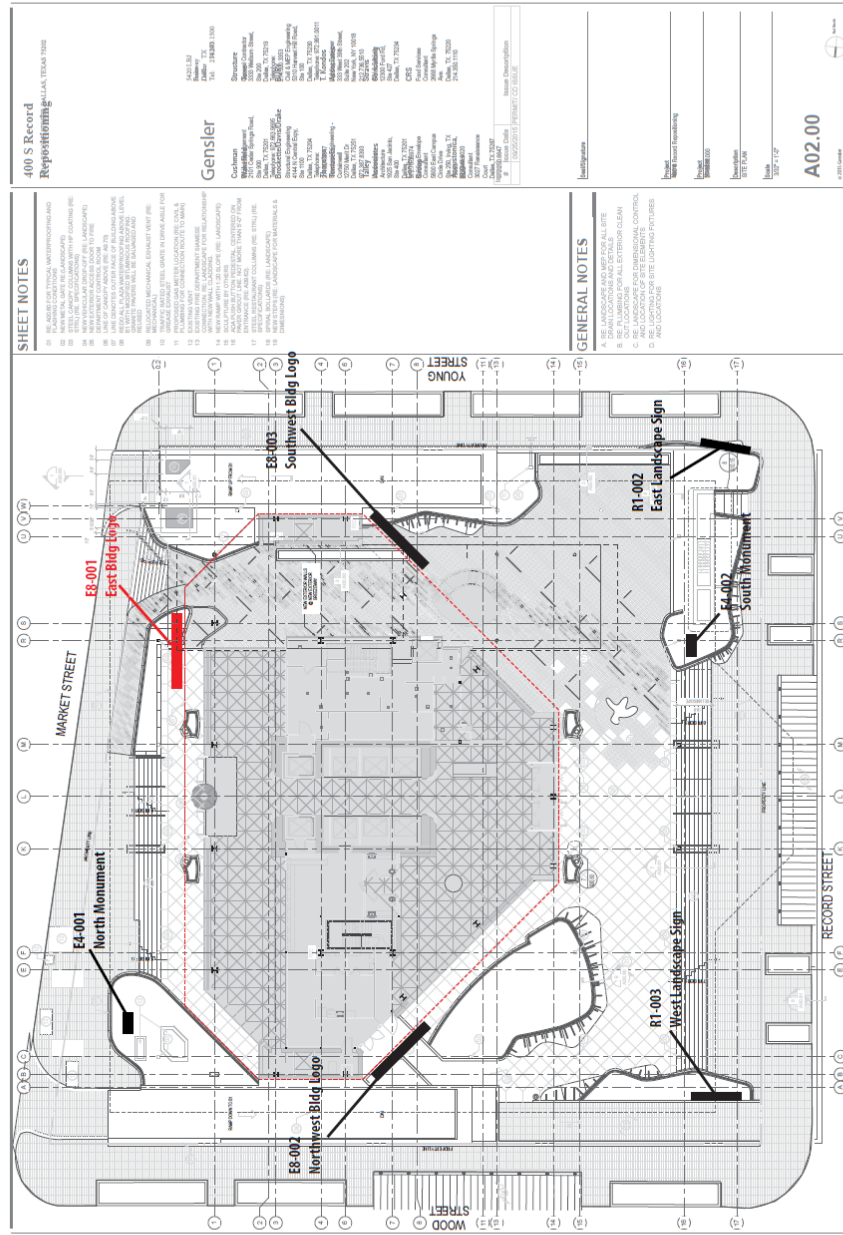
(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains three words, three individual channel letters and a logo graphic]

(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]





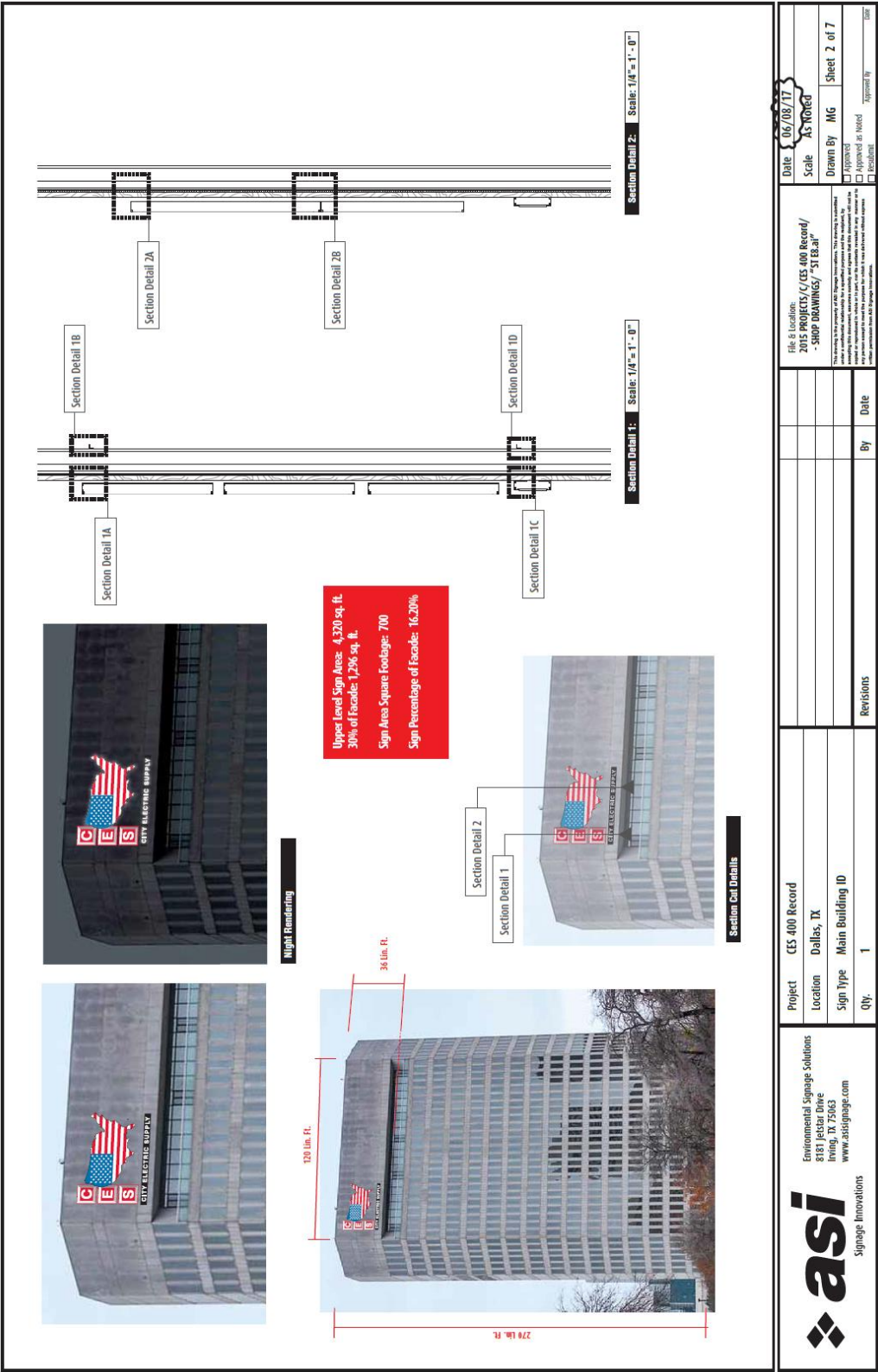
Overall Signage Layout



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



East Elevation E8-001



FILE NUMBER: Z167-316(JM)

DATE FILED: May 31, 2017

LOCATION: South of Davis Street and east of Calumet Avenue.

COUNCIL DISTRICT: 3

MAPSCO: 52-H, G

SIZE OF REQUEST: ±40.19 acres

CENSUS TRACT: 67.00

APPLICANT/OWNER: Rev. Cruz Calderon % Santa Clara Catholic Church

REPRESENTATIVE: Luis D. Carrera, PE

REQUEST: An application to amend Planned Development District No. 438.

SUMMARY: PD No. 438 limits the height of structures to 30 feet. The applicant is proposing to amend the height to allow up to 54 feet for a proposed two-story building located at the northwest end of the property. The proposed 20,000 square-foot, two-story structure will replace a proposed 11,500 square-foot, one-story structure on the current development plan.

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

BACKGROUND INFORMATION:

- On April 10, 1996, the City Council passed Ordinance No. 22725 which established Planned Development District No. 438 for Single Family, Church, Private School, Private Recreation Center, Club, or Area and Child-Care Facility uses.
- The zoning was granted as a planned development district and requires City Plan Commission approval of a development plan and landscape plan for each phase of development prior to the issuance of a building permit.
- The site is currently developed with a church, private school, community center, and accessory structures related to the church use.
- An amendment to the PD is requested to allow for the following changes:
 - To merge two proposed structures into one.
 - To increase the maximum height from 30 feet to 54 feet.
 - To increase the overall square footage of the proposed structure from a total of 11,500 square feet to 20,000 square feet.
 - No proposed increase in parking.
 - The proposed 20,000 square-foot parish hall is part of the church and does not count as sanctuary space for parking requirements.
 - PD states that the site will be parked per development plan.
 - Breakdown on the revised development plan indicates all uses are parked per the Dallas Development Code.
- The changes in the structures must be reflected on the landscape plan. Minor changes to the massing of plant material near the proposed parish hall (Building 7) are shown on the revised landscape plan.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Davis Street	Principal Arterial	Variable
Calumet Avenue	Local	Variable

Land Use:

Area	Zoning	Land Use
Site	PD No. 438	Church & Private School
North	Tract 2, PD No. 631 & City of Cockrell Hill	Undeveloped, Athletic Field (City of Cockerel Hill), and Office showroom/warehouse
East	City of Cockrell Hill	Residential (City of Cockerel Hill)
South	R-7.5(A) & PD No. 179	Undeveloped, Industrial, & Single Family
West	Tract 2, PD No. 631 & SUP No. 126	Undeveloped & Single Family

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and approved a waiver of the traffic management plan requirement. The proposed addition is not to the private school and will not create an increase in enrollment. Additionally, the project engineer has provided a sealed statement certifying that upon review of the existing school operations, no queuing of vehicles extends into public rights-of-way during the peak hours of school operation. Any future vehicle queuing into undesignated areas, including roadway travel lanes, should be immediately corrected by the school administration. 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. 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. Encourage the development of these facilities in priority Area Plans.

Land Use Compatibility:

The site is currently developed with a church, private school, community center, and accessory structures related to the church use. The proposed PD amendment will allow for the church to combine and expand two previously proposed buildings with 11,500 square feet into one, two-story structure with 20,000 square feet. The proposed parish hall is expected to contain nine religious education classrooms, offices, and a 3,010 square-foot assembly area. Previously, a daycare facility and fellowship hall had been proposed in the two separate, one-story structures.

Surrounding land uses consist of undeveloped land and athletic fields that are part of the subject site, but within the City of Cockerel Hill, and office showroom/warehouse to the north; residential neighborhoods within the City of Cockerel Hill to the east; undeveloped land, industrial, and single family uses to the south; and, undeveloped land and single family uses to the west. The use continues to be compatible with surrounding residential, institutional, and largely undeveloped uses in the area.

The one change made to the PD conditions is to allow the new maximum height of 54 feet. The nearest residential uses are across Calumet Avenue, in the City of Cockerel Hill. The location of the proposed 54-foot addition is over 1,000 feet away from single family uses in Cockerel Hill to the east, over 900 feet away from a R-7.5(A) Single Family District to the south, and over 600 feet away from R-7.5(A) Single Family District to the west.

Parking:

No modifications to the minimum off-street parking requirements of the Dallas Development Code are requested with this application. The proposed addition will add 20,000 square feet to the church use. Parking is provided based on the seating provided in the sanctuary or auditorium area. The addition will not have a sanctuary or auditorium area; therefore, no additional parking is required.

Landscaping:

A landscape plan has been provided for consideration with this request. The City arborist reviewed the proposed landscape plan but noted that it did not match existing conditions. While the change in massing was represented due to the change in building footprint, the site is not currently in compliance with the existing landscape plan. At the time of this report, the City arborist and representative were working on an amended landscape plan. The plan presented in this report provides the last approved with corrections to show the revised building 7, added the missing building 5b, and modified the massing around the new building 7. A revised landscape plan showing a reduction in landscape will be provided by the meeting date. The City arborist supports a reduction in landscaping due to an unhealthy abundance of plant material which could cause an unsustainable environment for the plants.

List of Officers/Board Members

Catholic Diocese of Dallas
Bishop Gregory Kelly
CEO—Bill Keffler

Santa Clara Catholic Church
Rev. Cruz Calderon, Pastor

Proposed PD Conditions

ARTICLE 438.

PD 438.

SEC. 51P-438.101. LEGISLATIVE HISTORY.

PD 438 was established by Ordinance No. 22725, passed by the Dallas City Council on April 10, 1996. Ordinance No. 22725 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22725; 26042)

SEC. 51P-438.102. PROPERTY LOCATION AND SIZE.

PD 438 is established on property generally located west of Calumet Street and north of the westward prolongation of Meredith Street. The size of PD 438 is approximately 40.1906 acres. (Ord. Nos. 22725; 26042)

SEC. 51P-438.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51A apply.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) In this article, amphitheater means a facility for the performing arts for entertainment, recreational, cultural, and social gatherings.
- (d) For purposes of determining the applicability of regulations in Chapter 51A triggered by adjacency or proximity to another zoning district, this district is considered to be a residential zoning district. (Ord. Nos. 22725; 26042)

SEC. 51P-438.104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 438A). The development plan constitutes a detailed development plan for Phases I and II, and a conceptual plan for Phase III. An additional development plan must be submitted to and approved by the city plan commission prior to issuance of a building permit in Phase III. (Ord. Nos. 22725; 26042)

SEC. 51P-438.105. MAIN USES PERMITTED.

- (a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

-- None permitted.

(c) Industrial uses.

-- None permitted.

(d) Institutional and community service uses.

-- Child-care facility. *[Subject to Section 51P-438.116 of this article.]*
-- Church.
-- Convent or monastery.
-- Private school with grades pre-kindergarten through 8.
-- Rectory.

(e) Lodging uses.

-- None permitted.

(f) Miscellaneous uses.

-- Temporary construction or sales office.

(g) Office uses.

-- None permitted.

(h) Recreation uses.

-- Private recreation center, club, or area.
-- Public park, playground, or golf course.
-- Amphitheater.

(i) Residential uses.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Single family.

(j) Retail and personal service uses.

-- None permitted.

(k) Transportation uses.

-- Transit passenger shelter.

(l) Utility and public service uses.

- Electrical substation. *[SUP]*
- Local utilities.
- Utility or government installation other than listed. *[SUP]*

(m) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]*

(Ord. Nos. 22725; 26042)

SEC. 51P-438.106. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in this district:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(Ord. Nos. 22725; 26042)

SEC. 51P-438.107. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations contained 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 25 feet.

(b) Side and rear yard.

- (1) Minimum side and rear yard for single family structures is five feet.
- (2) Minimum side yard for other permitted structures is five feet.
- (3) Minimum rear yard for other permitted structures is 10 feet.

(c) Dwelling unit density. No maximum dwelling unit density.

Z167-316(JM)

- (d) Floor area ratio. No maximum floor area ratio.
- (e) Height.
 - (1) Maximum structure height is ~~30~~ 54 feet.
 - (2) The following structures, when located on top of a church building, are excluded from the height measurement of the church building:
 - (A) Belfries.
 - (B) Bell towers.
 - (C) Campaniles.
 - (D) Carillons.
 - (E) Crosses.
 - (F) Cupolas.
 - (G) Spires.
 - (H) Steeples.
- (f) Lot coverage.
 - (1) Maximum lot coverage is:
 - (A) 45 percent for residential structures; and
 - (B) 25 percent for nonresidential structures.
 - (2) Surface parking lots and underground parking structures are not included in lot coverage calculations.
- (g) Lot size. Minimum lot area for a residential use is 7,500 square feet. (Ord. Nos. 22725; 26042)

SEC. 51P-438.108.

OFF-STREET PARKING AND LOADING.

Off-street parking for Phases I and II must be provided as shown on the development plan. Offstreet parking for Phase III must be provided in accordance with Division 51A-4.300 et seq. (Ord. Nos. 22725; 26042)

SEC. 51P-438.109.

ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22725; 26042)

SEC. 51P-438.110. LANDSCAPING.

The Tree Preservation requirements contained in Article X apply. Landscaping for Phase I must comply with the Phase I landscape plan (Exhibit 438B). Landscaping for Phase II must comply with the Phase II landscape plan (Exhibit 438C). Landscaping for both phases must be installed in accordance with the completion requirements of Section 51A-10.127. A landscape plan for Phase III must be submitted to and approved by the city plan commission prior to the issuance of a building permit in Phase III. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 22725; 26042)

SEC. 51P-438.111. FLOOD PLAIN AND ESCARPMENT.

See Article V. (Ord. Nos. 22725; 26042)

SEC. 51P-438.112. INGRESS-EGRESS.

Points of ingress and egress for Phases I and II must be located as shown on the development plan. (Ord. Nos. 22725; 26042)

SEC. 51P-438.113. SCREENING.

Screening for Phase III must be provided as required by the Dallas Development Code. (Ord. Nos. 22725; 26042)

SEC. 51P-438.114. SIGNS.

A detached sign six feet and six inches in height and eight feet in length is permitted on the Property. This sign must be located as shown on the development plan. All other signs on the Property must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22725; 26042)

SEC. 51P-438.115. PARKING LOT LIGHTING.

Parking lot lighting must comply with Section 51A-4.301(e)(2). Lighting must be directed away from adjacent single family residential property. Lighting must be maintained in proper working order. (Ord. Nos. 22725; 26042)

SEC. 51P-438.116. CHILD-CARE FACILITY.

For a child-care facility use:

(1) A minimum of 51 square feet of indoor floor area must be provided for each child in attendance.

(2) A minimum of 100 square feet of outdoor play area must be provided for each child in the play area. The outdoor play area must be located as shown on the Phase II landscape plan.

(3) The outdoor play area must be enclosed by a minimum four-foot-high fence.
(Ord. Nos. 22725; 26042)

SEC. 51P-438.117. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22725; 26042)

SEC. 51P-438.118. GENERAL REQUIREMENTS.

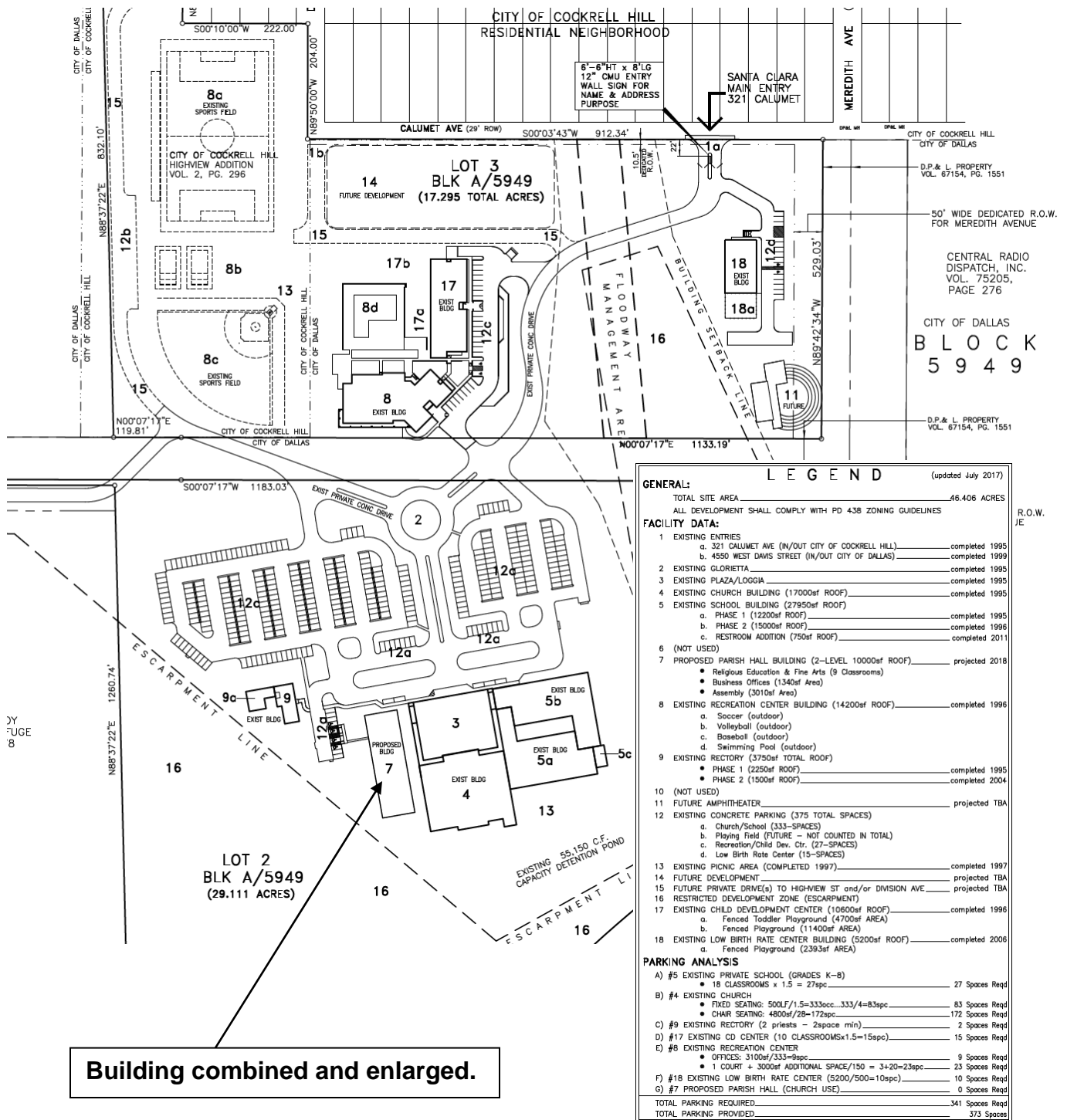
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22725; 26042)

SEC. 51P-438.119. ZONING MAP.

PD 438 is located on Zoning Map No. L-5. (Ord. Nos. 22725; 26042)

Proposed Exhibit A Revised Development Plan



Proposed Exhibit B Landscape Plan

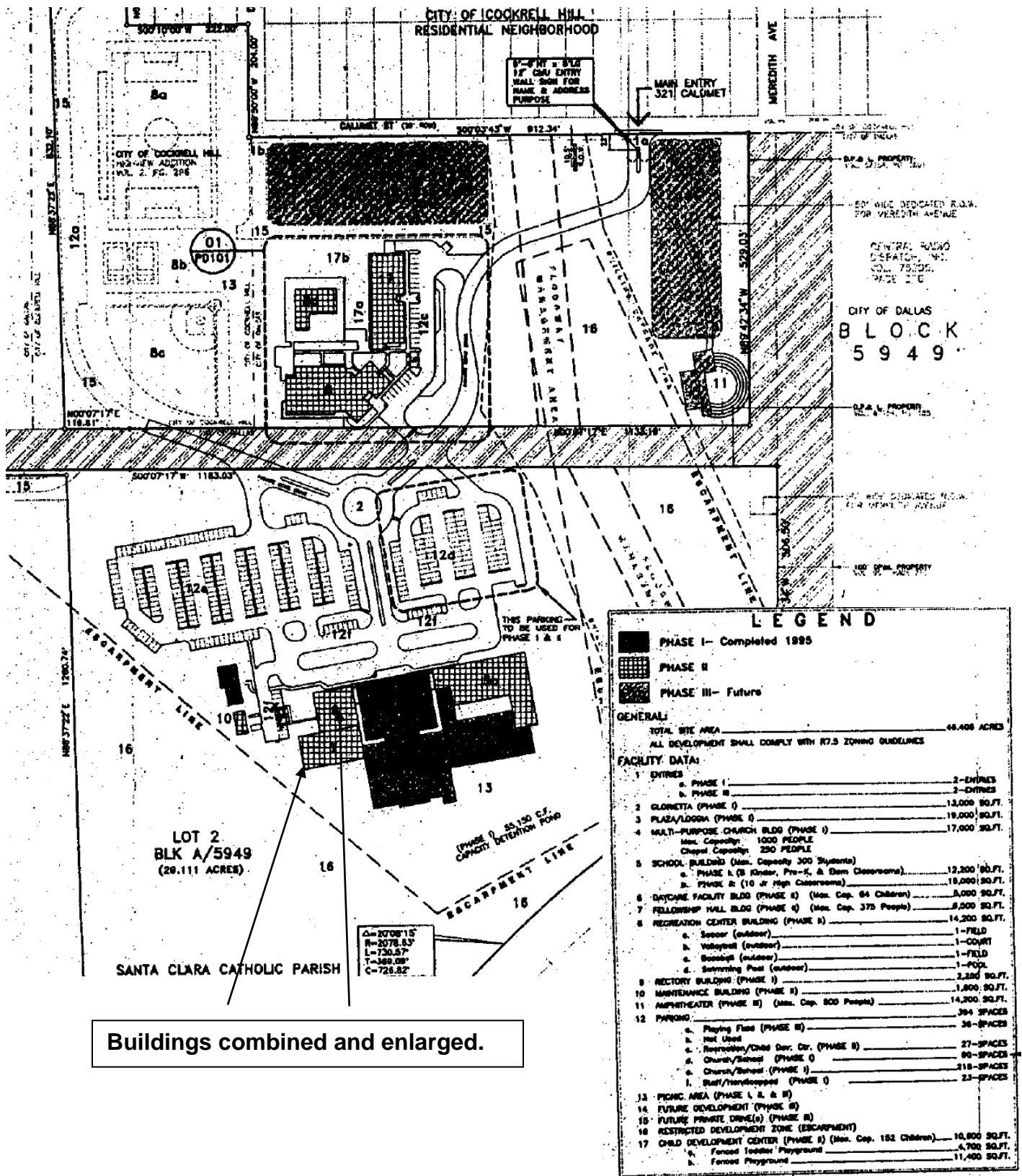


Plant massing changed to accommodate new footprint.

Now showing building 5b.

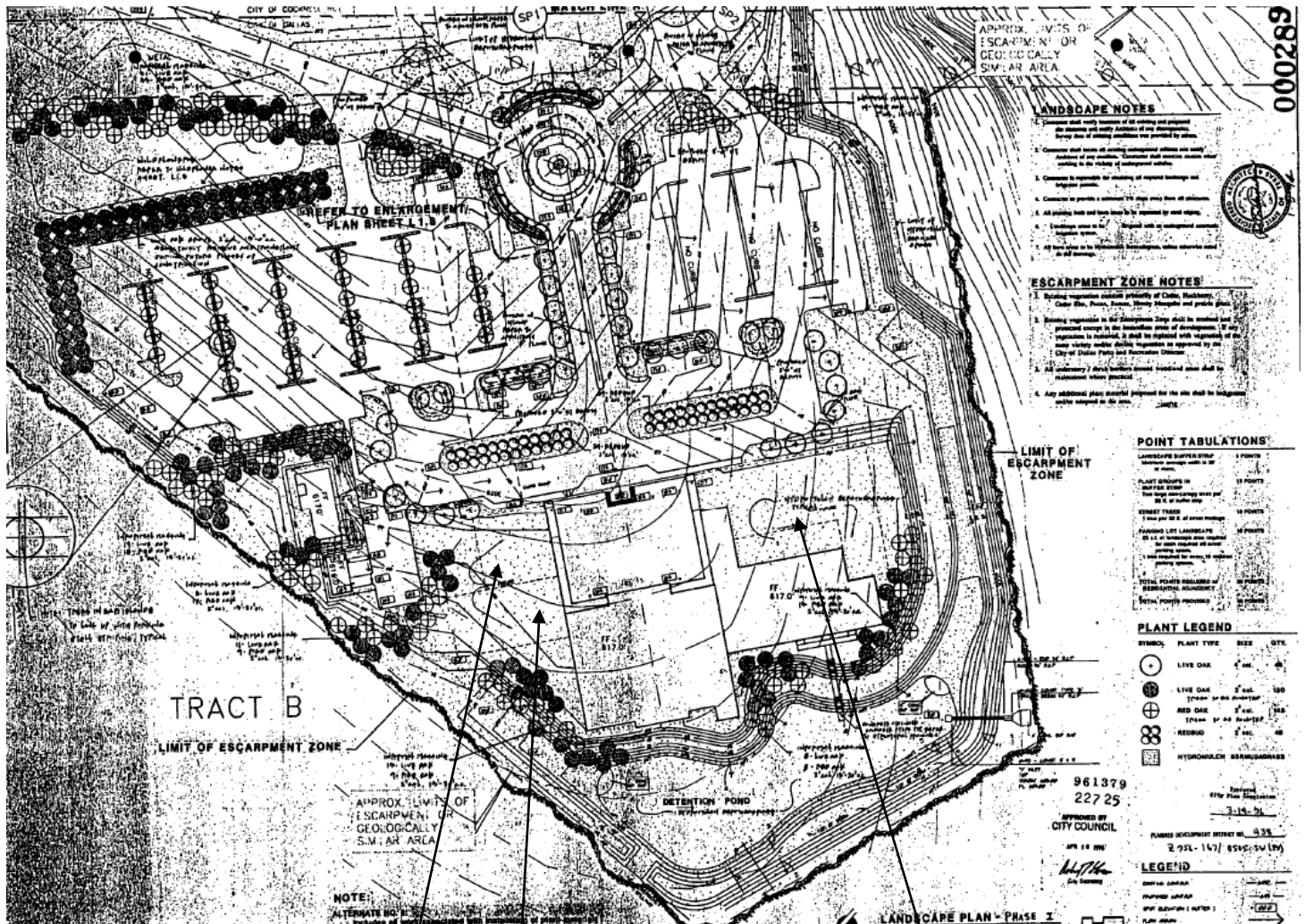
Two buildings combined and enlarged.

Existing Exhibit A Development Plan



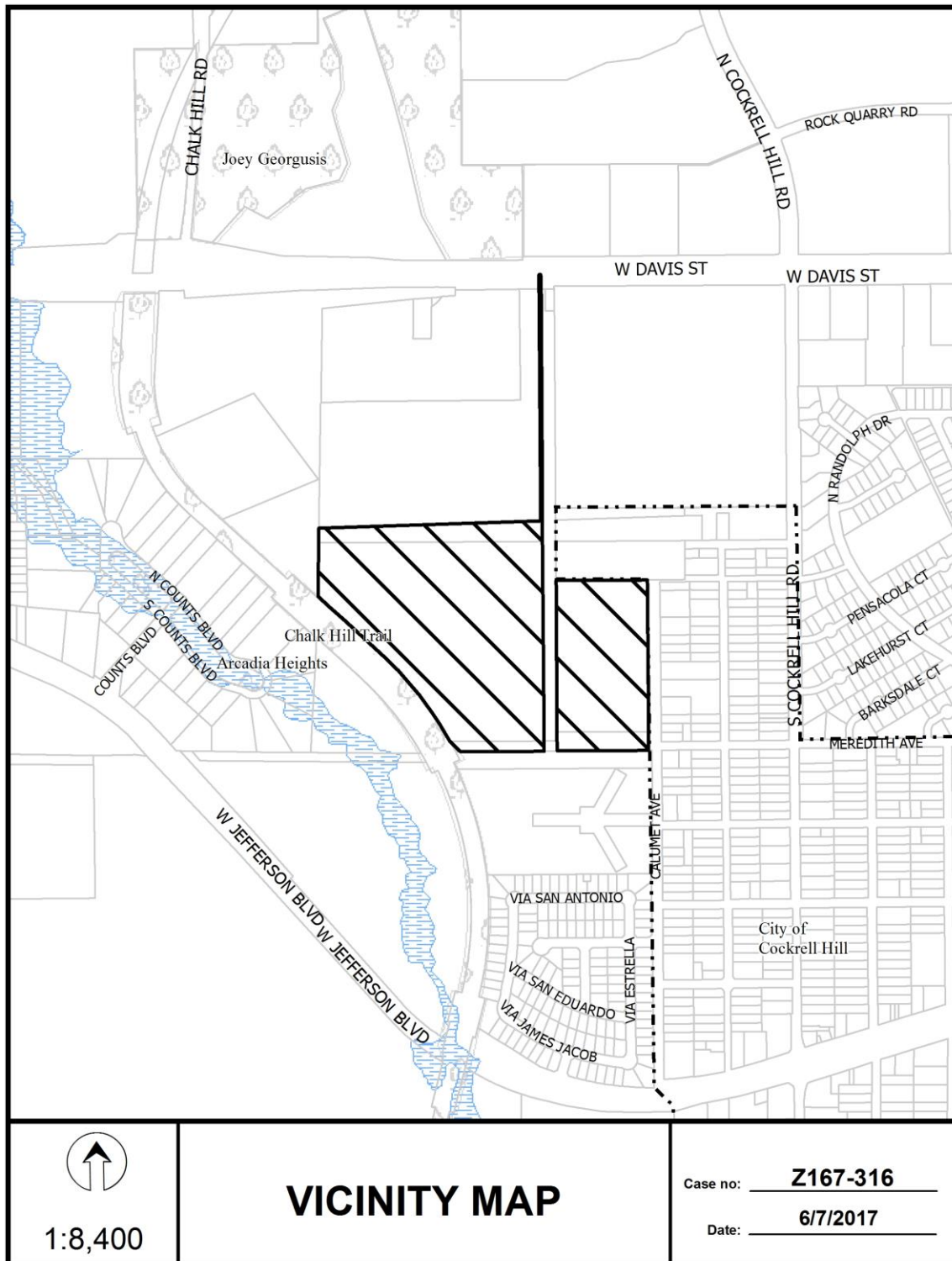
Buildings combined and enlarged.

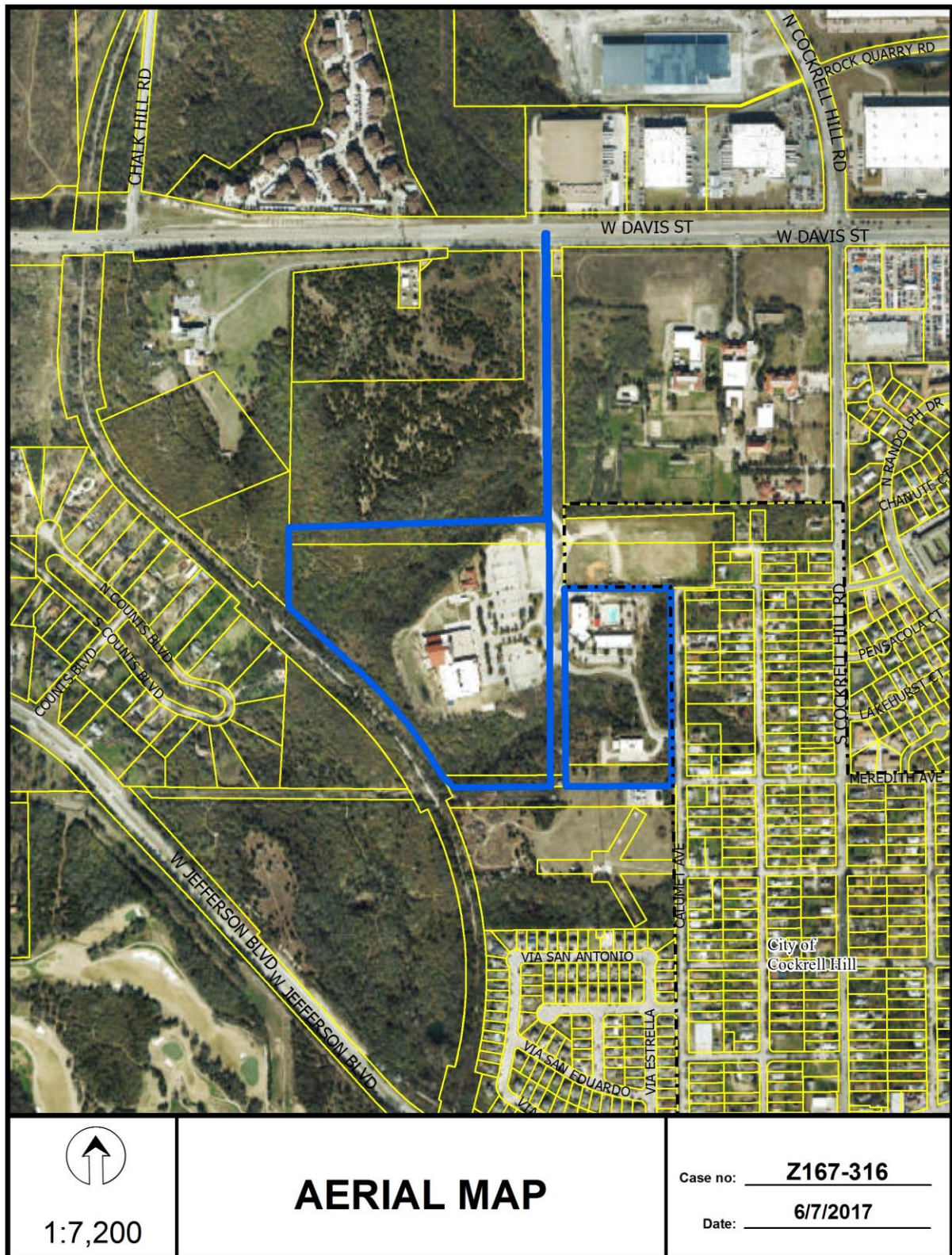
Existing Exhibit B Landscape Plan

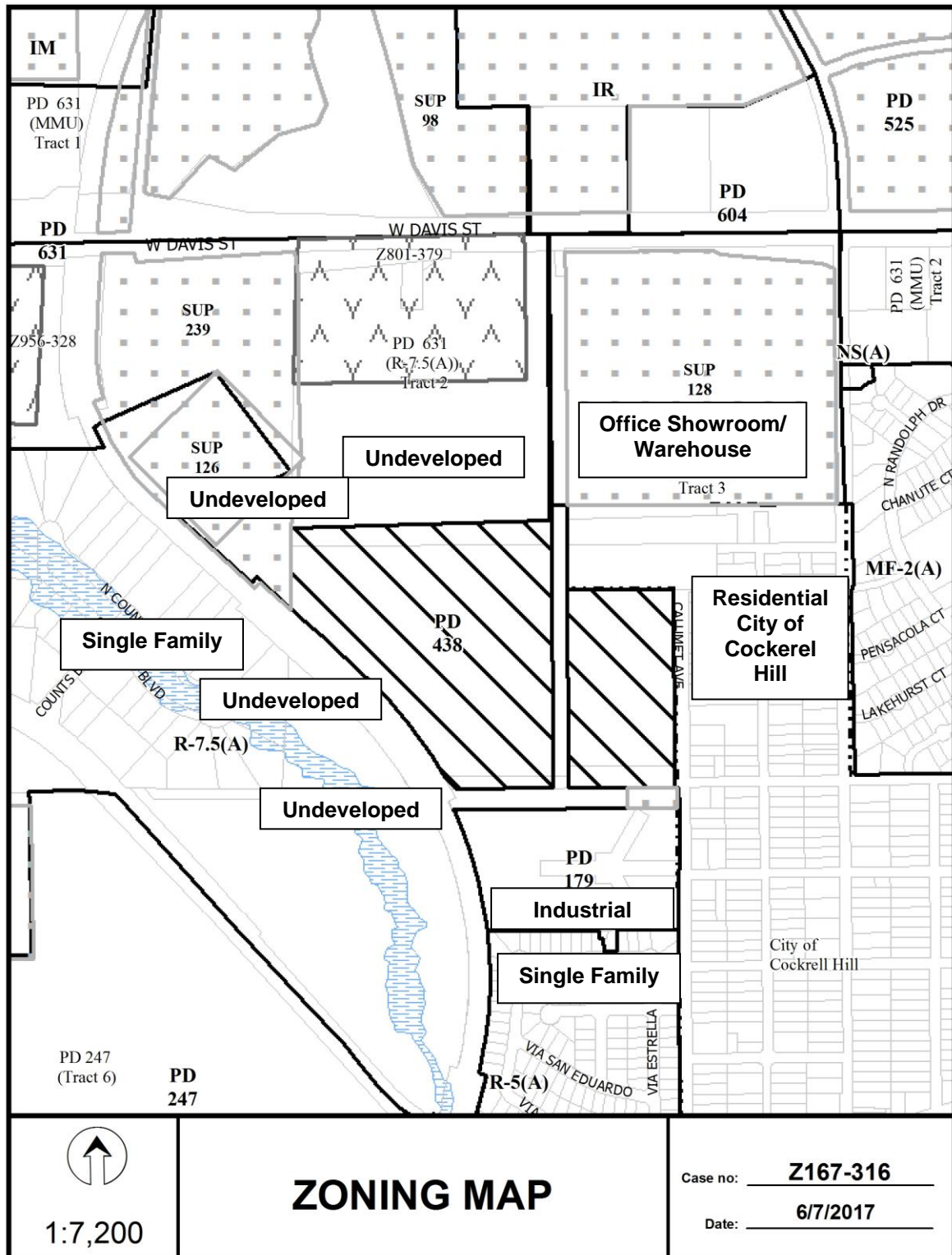


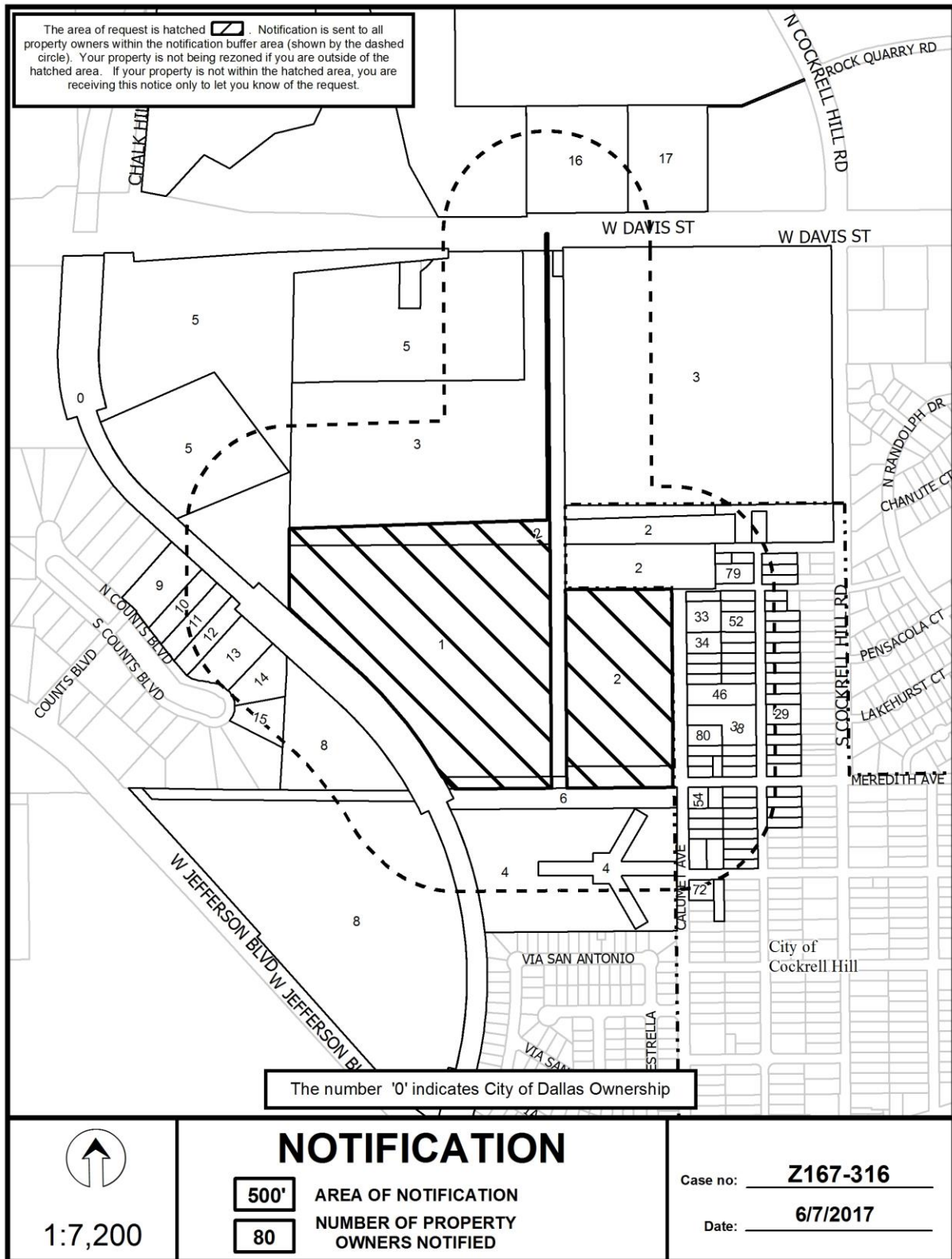
Missing Building 5b.

Buildings combined and enlarged.









06/07/2017

Notification List of Property Owners***Z167-316******80 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4550 W DAVIS ST	ROMAN CATHOLIC DIOCESE DALLAS
2	4550 W DAVIS ST	ROMAN CATH DIOCESE DALLAS
3	4500 W DAVIS ST	SISTERS OF OUR LADY OF CHARITY OF THE
4	525 CALUMET AVE	PINNACLE TOWERS INC
5	4610 W DAVIS ST	DISCALCED CARMELITE
6	501 CALUMET AVE	TEXAS UTILITIES ELEC CO
7	4550 W DAVIS ST	ENSERCH CORP
8	4585 W JEFFERSON BLVD	DORWARD WILLIAM R &
9	4707 N COUNTS BLVD	GARZA RODOLFO
10	4695 N COUNTS BLVD	RODRIGUEZ NOE
11	4687 N COUNTS BLVD	BARAJAS ROSA M
12	4687 N COUNTS BLVD	BARAJAS ELVIRA
13	4683 N COUNTS BLVD	RAGAIN ALISA DIANNE &
14	4675 N COUNTS BLVD	RIVAS MARIO A &
15	38 NO NAME ST	MARTINEZ FERNANDO &
16	4545 W DAVIS ST	EPINA DAVIS LP
17	1005 N COCKRELL HILL RD	DAVID HARDIES 1 LTD
18	112 ARCHER AVE	TIJERINA FERNANDO & MARIA
19	116 ARCHER AVE	COLUNGA JOSE GILBERTO &
20	120 ARCHER AVE	ARMENTA JESSE R JR
21	202 ARCHER AVE	ARMENTA JESSE R
22	204 ARCHER AVE	LUGO JOSE MANUEL & LAURA
23	206 ARCHER AVE	STRICKLAND RICK K
24	210 ARCHER AVE	CARVAJAL LILIA
25	214 ARCHER AVE	MARQUEZ MARIA &
26	216 ARCHER AVE	TORRES HUMBERTO

06/07/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	220 ARCHER AVE	MARTINEZ MAURO
28	222 ARCHER AVE	TRUJILLO FRANCISCO E & BLANCA
29	304 ARCHER AVE	RUSSELL KATHY &
30	306 ARCHER AVE	GUZMAN DIXIE
31	310 ARCHER AVE	LAMAS ANTONIO
32	318 ARCHER AVE	HUICHAPA EUSEBIO
33	4516 DIVISION ST	TIJERINA ELIZABETH M
34	210 CALUMET AVE	FOSTER JEANETTE M
35	212 CALUMET AVE	MALOY WANDA
36	216 CALUMET AVE	EVERSON JAMIE S
37	220 CALUMET AVE	LUNA CONCEPCION HERNANDEZ
38	225 ARCHER AVE	LINDER DELOURIS E
39	318 CALUMET AVE	CHAVEZ ALEJANDRINA FLORES
40	322 CALUMET AVE	ESPINOZA RAYMUNDO
41	4515 MEREDITH ST	FOSTER JEANETTE
42	4521 MEREDITH ST	RAMOS ERASMO
43	333 ARCHER AVE	JESUS NAME HOUSE
44	323 ARCHER AVE	MUNIZ JUAN & JUANA MARIA &
45	319 ARCHER AVE	MUNIZ JUAN & JUANA MARIA
46	223 ARCHER AVE	GRACIANO HERIBERTO &
47	219 ARCHER AVE	GAONA BLANCA ETAL
48	215 ARCHER AVE	PACQUETTE SCOTLAND THORA M
49	211 ARCHER AVE	BOMER TODD
50	207 ARCHER AVE	ROSAS JAMIE JR &
51	203 ARCHER AVE	DOBBS EVERETT &
52	123 ARCHER AVE	HINDE TY B
53	115 ARCHER AVE	DIMON CHIP
54	4526 MEREDITH ST	GARCIA MARTHA P
55	4518 MEREDITH ST	SIMENTAL JOSE R
56	406 CALUMET AVE	CARRASCO MARGARITA A
57	410 CALUMET AVE	RANGEL RICARDA

06/07/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	412 CALUMET AVE	ZAMUDIO EVERARDO
59	4531 GARFIELD AVE	TAMEZ OBERLIN
60	4519 GARFIELD AVE	TELLO RUDOLFO
61	431 ARCHER AVE	RODRIGUEZ JOSE
62	421 ARCHER AVE	RODRIGUEZ JOSE
63	417 ARCHER AVE	PEREZ PETER B EST OF
64	413 ARCHER AVE	LEGGETT WENDELL H
65	409 ARCHER AVE	MONTALVO DAVID I
66	407 ARCHER AVE	ARIAS JULIO &
67	401 ARCHER AVE	ARIAS EMILIO & MAGDA V MARTINEZ
68	400 ARCHER AVE	VELASCO ROSALVA
69	406 ARCHER AVE	WAINSCOTT RICHARD H
70	410 ARCHER AVE	ENRIQUEZ SUSANO & MARIA
71	4516 GARFIELD AVE	PENNINGTON DEARYL E
72	4530 GARFIELD AVE	PENNINGTON JAMES M
73	4431 HIGHVIEW ST	BENAVIDEZ SANDRA A
74	102 ARCHER AVE	BERLANGA GERARDO &
75	106 ARCHER AVE	CONTRERAS FELIX EDEN
76	110 ARCHER AVE	TIJERINA MARIA I &
77	101 ARCHER AVE	VALERO JESSE III
78	4512 HIGHVIEW ST	WILSON ZAMORA INVESTMENTS
79	4511 DIVISION ST	TIJERINA RICHARD &
80	314 CALUMET AVE	ANDREU JOSE L & ANGELA P

FILE NUMBER: Z167-323(JM)

DATE FILED: June 9, 2017

LOCATION: Southwest corner of East Illinois Avenue and South Denley Drive.

COUNCIL DISTRICT: 4

MAPSCO: 55-T

SIZE OF REQUEST: ±0.286 acres

CENSUS TRACT: 55.00

OWNER/APPLICANT: Benito Mojica

REQUEST: An application for the termination of deed restrictions on property zoned a CR Community Retail District.

SUMMARY: The purpose of the request is to terminate existing deed restrictions which 1) limited the allowable use of the property to truck repair and sales with no paint and body work, open storage with visual screening, and all other uses permitted in an LC Light Commercial District as defined in the Comprehensive Zoning Ordinance of the City of Dallas Development Code; and, 2) required a solid wooden screening fence with a minimum height of eight and a half feet. The applicant would like to operate a thrift shop (general merchandise or food store) and install an open wrought-iron fence along East Illinois Avenue and South Denley Drive.

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The request is made to terminate existing deed restrictions to allow the property owner to install fencing other than what is required.
- Existing deed restrictions require the following:
 1. Use of the property to be limited to truck repair and sales, with no paint and body work, open storage with visual screening for currently licensed operable motor vehicles or trucks, and all other uses permitted in a Light Commercial District as defined in the Comprehensive Zoning Ordinance of the City of Dallas.
 2. All truck and automobile repair shall be done on the inside of a building.
 3. A solid wooden screening fence with a minimum height of 8 ½ feet shall be erected and maintained on all sides of the herein described property with the exception of where the building faces the southern and western boundary lines of the property, and with provision for a gate for vehicular entrance on the S. Denley Drive frontage, with the fence and gate to be located as shown on the attached site plan.
- The property is zoned Community Retail CR District, which allows up to a nine-foot fence. Considering the residential adjacency to the south and west, a minimum of a six-foot in height solid screening fence would be required at those boundaries. The applicant is proposing an open wrought-iron fence along E. Illinois Avenue and S. Denley Drive.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Right-of-Way
E. Illinois Avenue	Principal Arterial	100 feet
S. Denley Drive	Local	60 feet

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.

Land Use:

	Zoning	Land Use
Site	Community Retail w/DRs	Vacant (Proposed Retail)
North	Commercial Service	Vacant, Retail, & Vehicle Display, Sales, and Service
East	Community Retail	Auto Service Center & Beauty Shop
South	Community Retail	Residential
West	Community Retail	Vacant & Residential

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:

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 proposed retail use is consistent with the Multi-Modal Corridor Building Block. This building block specifically encourages the redevelopment of aging auto-oriented commercial strip development while respecting existing single family neighborhoods.

Land Use Compatibility:

The site previously operated as an auto service center and is currently vacant and seeking a Certificate of Occupancy for a general merchandise or food store less than 3,500 square feet. Upon review, the existing deed restrictions required an 8 ½ foot solid wooden screening fence along the two street frontages. In lieu of this required screening, the applicant would like to install an open wrought-iron fence in compliance with the Dallas Development Code. The deed restrictions added additional screening to protect the view into the existing/proposed truck repair shop. The proposed use and allowable uses under the CR Community Retail District are appropriate for the area and especially along East Illinois Avenue, a principal arterial road.

Surrounding land uses include vacant structures, retail, and vehicle display, sales, and service to the north; an auto service center and beauty shop to the east; residential uses to the south; and, vacant structures and residential uses to the west.

Staff supports the installation of an open fence for the retail use. Overall, opening the visibility into the site will provide a better pedestrian experience when travelling down this major thoroughfare. The site has a bus stop at the intersection of E. Illinois Avenue and S. Denley Drive and is located about a third of a mile from the Illinois Station, a transit stop for the DART light rail. Providing a retail shop with clearer accessibility will enhance the corridor for 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.

Parking:

The current deed restrictions do not restrict parking and therefore the termination of the existing deed restrictions will not change the site's parking requirements. The site is subject to compliance with Chapter 51A.

Landscaping:

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

Existing Deed Restrictions

81 2562

Page 2
Deed Restrictions

line of Denley Drive, said point being 5 feet South of the point of intersection of the proposed West line of Denley Drive and the proposed South line of Illinois Avenue;

THENCE in a Southerly direction along the proposed West line of Denley Drive a distance of 43 feet, more or less, to the Northeast corner of said original Lot 10;

THENCE South 10 feet along the original line of Lot 10 to the Southeast corner thereof;

THENCE Westerly along the South line of said Lot 10 a distance of 160 feet to the point of beginning.

That the undersigned, Richard Lee Mathis, Jr., does hereby impress all of the following described property with the following deed restrictions, to-wit:

1. Use of the property will be limited to truck repair and sales, with no paint and body work, open storage with visual screening for currently licensed operable motor vehicles or trucks, and all other uses permitted in a Light Commercial District as defined in the Comprehensive Zoning Ordinance of the City of Dallas.
2. All truck and automobile repair shall be done on the inside of a building.
3. A solid wooden screening fence with a minimum height of 8½ feet shall be erected and maintained on all sides of the herein described property with the exception of where the building faces the southern and western boundary lines of the property, and with provision for a gate for vehicular entrance on the Denley Drive frontage, with the fence and gate to be located as shown on the attached site plan.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Planning Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of

82081 1712

TERMINATION OF DEED RESTRICTIONS

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

I.

The undersigned, Benito Mojica ("the Owner"), is the owner of the following described property ("the Property"), being in part of Lot 10 out of the Broadmoor Addition, part of City Block 29/4228, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Mitchell N. Cyrus, by deed dated September 30, 2015, and recorded in Instrument Number 201500276742, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

II.

The Property was impressed with certain deed restrictions ("restrictions") as shown in an instrument dated February 25, 1981, signed by Richard Lee Mathis, Jr. and recorded in Volume 82081, Page 1711, of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "A" and made a part of this instrument.

III.

The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

- 1) Use of the property will be limited to truck repair and sales, with no paint and body work, open storage with visual screening for currently licensed operable motor vehicles or trucks, and all other uses permitted in a Light Commercial District as defined in the Comprehensive Zoning Ordinance of the City of Dallas .
- 2) All truck and automobile repair shall be done on the inside of a building.
- 3) A solid wooden screening fence with a minimum height of 8½ feet shall be erected and maintained on all sides of the herein described property with the exception of where the building faces the southern and western boundary lines of the property, and with provision for a gate for vehicular entrance on the S. Denley Drive frontage, with the fence and gate to be located as shown on the attached site plan.

IV.

The above termination was made following 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 was given as would have been required by law for a zoning change on the Property. The Owner must file this 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 termination becomes effective.

V.

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

VI.

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

VII.

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

VIII.

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

IX.

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

Z167-323(JM)

EXECUTED at the City of Dallas, _____ County, this the ____ day of _____, 20__.

Owner

By:_____

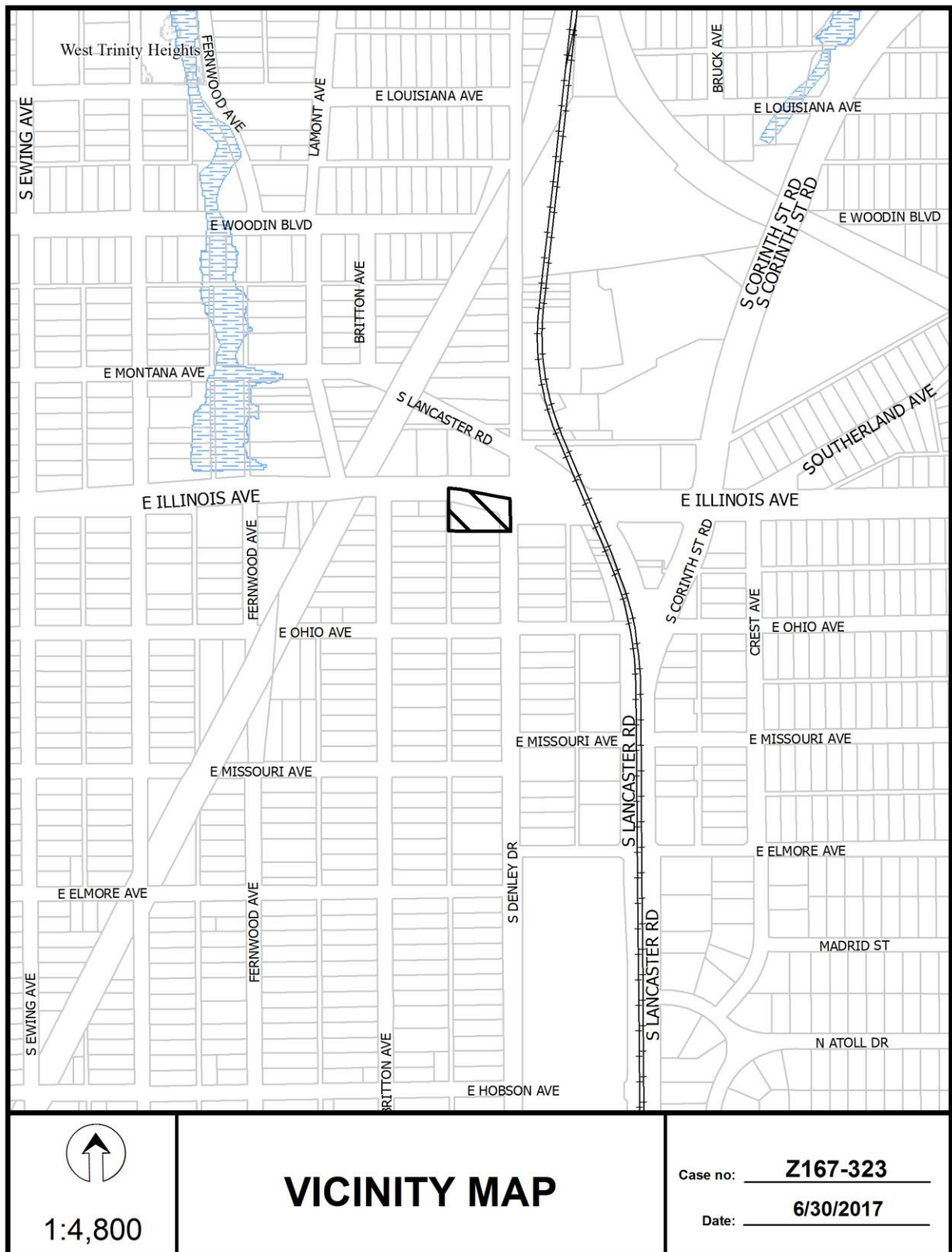
Printed Name:_____

Title:_____

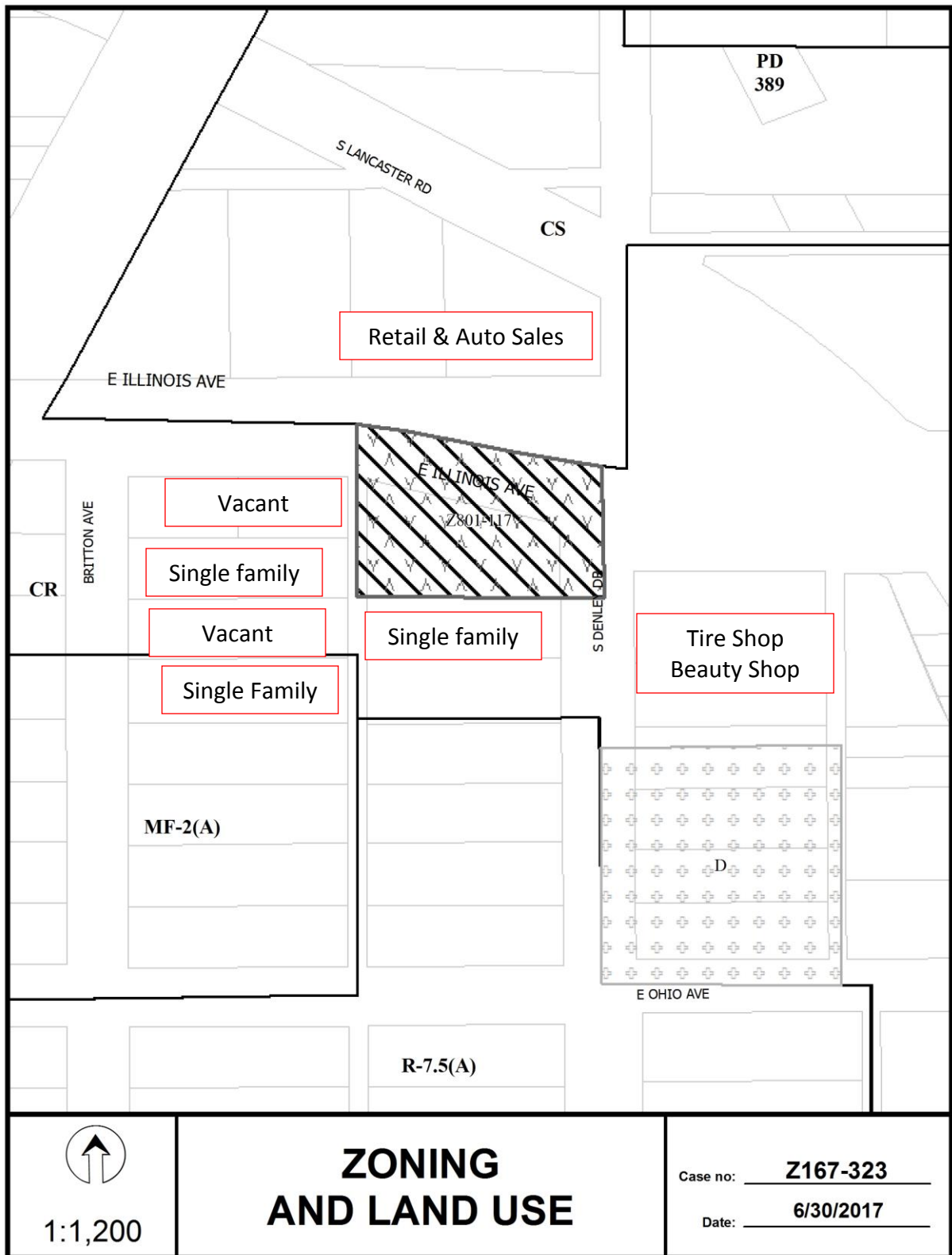
APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

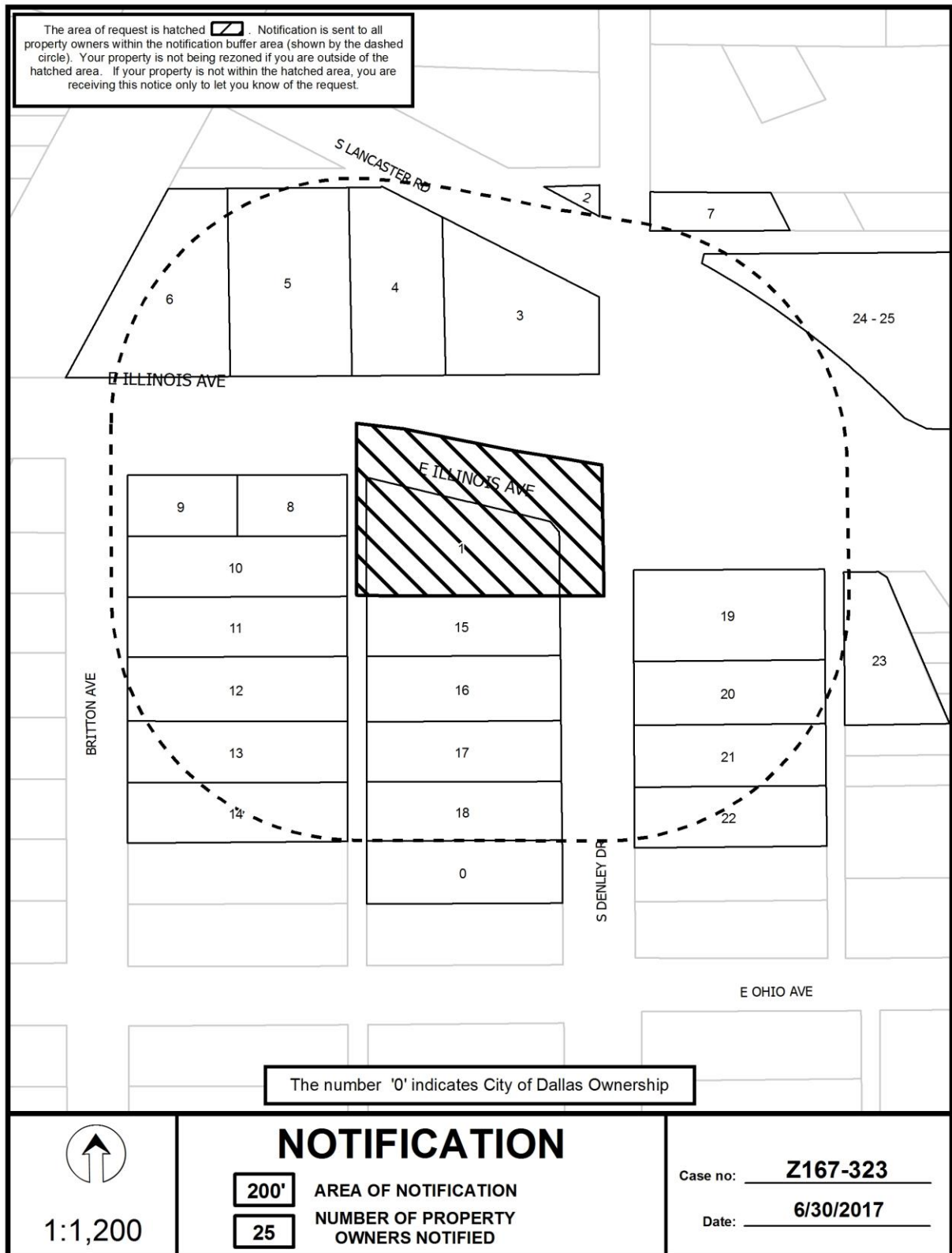
By:_____
Assistant City Attorney

[Attach an acknowledgment for each signer]









06/30/2017

Notification List of Property Owners***Z167-323******25 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2301 S DENLEY DR	MOJICA BENITO
2	2213 S DENLEY DR	HUDSON JAMES S ET AL
3	1243 E ILLINOIS AVE	WHITMARSH B A ETAL
4	1235 E ILLINOIS AVE	YARBROUGH CHARLES L JR
5	1231 E ILLINOIS AVE	WATKINS LUBERTHA
6	1219 E ILLINOIS AVE	SMITH REVOCABLE LIVING TRUST THE
7	2226 S DENLEY DR	LIGHTHOUSE CHURCH OF GOD
8	1214 E ILLINOIS AVE	MOJICA BENITO & GUADALUPE
9	2306 BRITTON AVE	ESCOBAR ISAIAS
10	2308 BRITTON AVE	DALLAS NEIGHBORS
11	2314 BRITTON AVE	TRAYLOR WILLIAM
12	2318 BRITTON AVE	TRAYLOR W C &
13	2322 BRITTON AVE	MILLER JU JUAN D
14	2326 BRITTON AVE	RAFTER WALKER REAL EST I
15	2315 S DENLEY DR	WASHINGTON BENNY SR EST OF
16	2319 S DENLEY DR	BROWN BRENDA JOYCE
17	2323 S DENLEY DR	MOSS DELMA J
18	2333 S DENLEY DR	LOREDO MARTIN
19	2302 S DENLEY DR	124T1 LLC
20	2306 S DENLEY DR	ORTEGA JOSE B & IDALIA V
21	2310 S DENLEY DR	ORTEGA JOSE B &
22	2316 S DENLEY DR	BRUNER GEVEL
23	2307 S LANCASTER RD	MINNIEWEATHER PETER
24	1415 E ILLINOIS AVE	DALLAS AREA RAPID TRANSIT
25	1415 E ILLINOIS AVE	MCDONALDS CORP 42583

Planner: Warren F. Ellis**FILE NUMBER:** Z167-151(WE) **DATE FILED:** December 7, 2016**LOCATION:** West line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard**COUNCIL DISTRICT:** 4 **MAPSCO:** 52-Y, 64-C, 64-D**SIZE OF REQUEST:** Approx. 13.45 acres **CENSUS TRACT:** 60.02**APPLICANT/OWNER:** Faith Family Academy**REPRESENTATIVE:** Rob Baldwin, Baldwin & Associates**REQUEST:** An application for a renewal of Specific Use Permit No. 1824 for an open enrollment charter school on property zoned an RR Regional Retail District.

SUMMARY: The purpose of this request is to allow the school [Faith Family Academy] to continue to operate. On January 26, 2011, the City Council approved a Specific Use Permit for an open-enrollment charter school for a five-year period with eligibility for automatic renewals for additional five-year periods. Specific Use Permit No. 1824 was eligible for automatic renewal but the applicant missed the time period to submit for auto renewal. As a result, SUP No. 1824 expired in September 2016, and the request for the SUP now has to go through the public hearing process. On November 17, 2016, the City Plan Commission recommended denial without prejudice of the renewal of SUP No. 1824. The applicant has submitted this application for a Specific Use Permit to continue to operate the existing open enrollment charter school.

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

BACKGROUND INFORMATION:

- In 1997, the applicant received an initial CO Certificate of Occupancy for a private school for grades 1st through 12th. In 1999, the school received a certificate from the State of Texas to operate a Charter School. The Development Code requires a Specific Use Permit to operate an open enrollment charter school.
- On January 26, 2011, the City Council approved a Specific Use Permit for an open enrollment charter school for a five year period with eligibility for automatic renewals for additional five year periods.
- On September 14, 2011, the City Council approved an amendment to Specific Use Permit No. 1824 for an open enrollment charter school for a five year period with eligibility for automatic renewals for additional five year periods.
- The applicant did not submit an application for renewal within the time period specified in the conditions and as a result had to submit an application for renewal of SUP No. 1824.
- On November 17, 2016, the City Plan Commission recommended denial without prejudice the renewal of SUP No. 1824.
- The school's enrollment is approximately 2,140 students and ranges from Pre-kindergarten through twelfth grade.
- The school's administration has designated four existing driveway approaches for ingress/egress onto the site, as depicted on the proposed site plan.
- The land uses surrounding the request site are primarily retail and warehouse uses. The land uses north of the site consist of an utility easement and multifamily uses.

Zoning History: There has been one recent zoning change requested within the area within the past five years.

1. Z156-355 On November 17, 2016, the City Plan Commission recommended denial without prejudice of Specific Use Permit No. 1824 for an open-enrollment charter school.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South R.L. Thornton Freeway (IH 35E)	Freeway	Variable lane width	Variable lane width
W. Kiest Blvd.	Local	60 ft.	60 ft.

Z167-151(WE)

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	RR w/ SUP No. 1824	Open-enrollment charter school
North	RR	Retail
South	MF-2(A), RR	Undeveloped, Multifamily
East	RR	R. L. Thornton Freeway
West	RR, PD No. 414 (Tract I & II)	Warehouse, Bus terminal

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 school is located within a part of the city where the zoning permits the development of regional-retail serving uses and provides easy access to the roadways and various retail and personal service uses and office uses. The open-enrollment charter school is surrounded by a mixed of retail and personal service uses and institutional uses which is characteristics of an Urban Neighborhood Building Block.

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.

STAFF ANALYSIS:

Land Use Compatibility: The 13.45-acre campus is developed as an open-enrollment charter school. The applicant's request for a renewal of Specific Use Permit No. 1824 will allow for the continued operation of the school.

The open-enrollment charter school has a student enrollment of approximately 2,140 students from grades pre-kindergarten to twelfth and is permitted to have a maximum of 93 classrooms. Currently the school has 85 classrooms. The school's administration has designated four existing driveway approaches for ingress/egress onto the site; three along South R.L. Thornton Freeway and one on West Kiest Boulevard. A fourth site driveway provides direct, full access (i.e. left in/out turns) to

Z167-151(WE)

Kiest Boulevard. Each point of access is secured by a controlled access gate that will remain open during school hours.

The land uses surrounding the request site are primarily retail and personal service, with a warehouse / bus terminal that is located west of site. The properties south of the site consist of an utility easement and multifamily uses. The location of the school is compatible with the surrounding land uses and is within an RR Regional Retail District where the area provides for development of regional-serving retail, personal service and office uses. The open-enrollment charter school provides another choice to serve educational needs in the community.

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

The use is compatible with the mix of uses in the area. It is located on a major thoroughfare to allow for access to the school without interfering with a residential traffic. The conditions in the PD and the TMP provide regulations that will help mitigate any potential issues that the open-enrollment charter school may pose on adjacent properties. The relatively short time periods and the requirement of the updated TMP will allow staff to evaluate the operation of the use for continued compatibility.

The applicant submitted a TMP report for this application. The Engineering Division has reviewed and supports the Traffic Management Plan. The applicant is required, as with all Traffic Management Plans, to submit a traffic study to the director each odd-numbered year, to determine if the TMP is being implemented effectively.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
RR Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office, Charter School

Parking: The requirement for off-street parking for the school is derived by two criterions: 1) the number of classrooms and 2) the type of institution that serves the students (e.g., elementary, middle or high school). The requirements for off-street parking are as follows:

- one and one-half spaces for each elementary school classroom,
- three and one-half spaces for each middle school classroom; and
- nine and one-half spaces for each senior high school classroom

The school currently provides for 85 classrooms on site, but is permitted a maximum of 93 classrooms. Below is a chart that provides a breakdown of the number of classrooms per grade.

Grades	Number of Classrooms	Required Parking
Pre-K to Kindergarten	14	21 spaces
1 st through 5 th	31	47 spaces
6 th through 8 th	22	77 spaces
9 th through 12 th	18	171 spaces
Total	85 classrooms	316 spaces

The number of required off-street parking spaces for the campus is 316 spaces and the applicant is proposing to provide 316 off-street parking spaces.

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

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<p>LIST OF PARTNER/PRINCIPALS/OFFICERS Faith Family Academy</p>
--

- Gene Lewis School Board President
- Mollie Purcell Superintendent of Schools
- Dean McGuire Assistant Superintendent

PROPOSED SUP CONDITIONS

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

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

3. TIME LIMIT: This specific use permit expires on (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 applications for automatic renewal is strictly enforced.)

4. CLASSROOMS: The maximum number of classrooms is 93.

5. DROP-OFF/PICK-UP: A pick-up and drop-off area for students must be provided in the location shown on the attached site plan.

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

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

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

9. TRAFFIC MANAGEMENT PLAN:

A. In general. The operation of an open enrollment charter school must comply with the attached traffic management plan.

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

C. Traffic study.

i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by **November 1, 2019**. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd-numbered year.

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

- a. ingress and egress points;
- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

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

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

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

D. Amendment process.

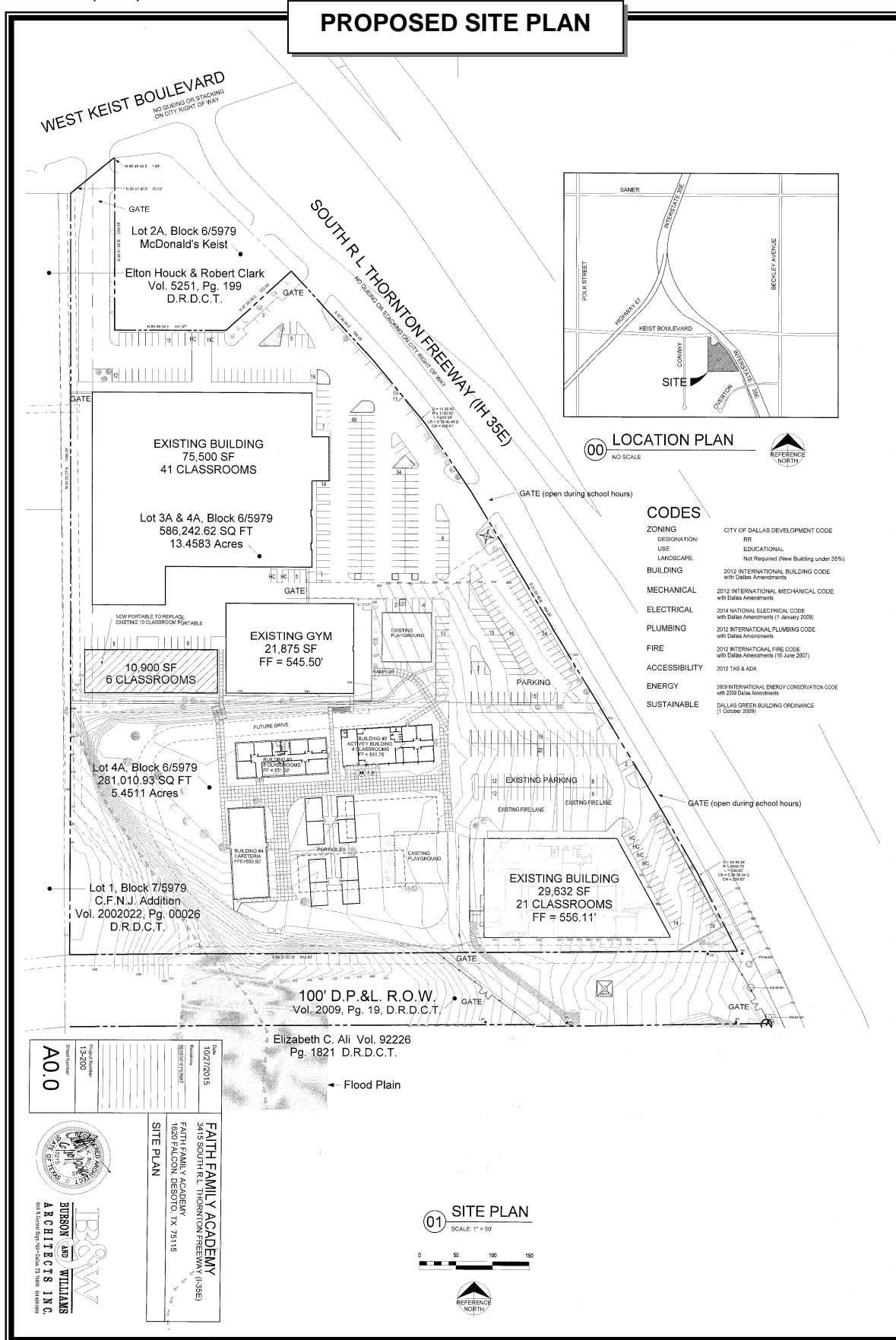
i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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

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.



TRAFFIC MANAGEMENT PLAN FOR
FAITH FAMILY ACADEMY
DALLAS, TEXAS

DESHAZO PROJECT NO. 15228

Prepared for:

Faith Family Academy

300 W Kiest Blvd
Dallas, Texas 752224

Prepared by:



Texas Registered Engineering Firm F-3199

400 South Houston Street, Suite 330
Dallas, Texas 75202
214.748.6740

July 27, 2017

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 operations. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of school carpool operations will also inherently improve. This TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it is a tool that aims to facilitate a safer and more efficient environment.

The analysis summarized below identifies the projected vehicle demand—including parking and queuing space (i.e. vehicle stacking)—needed on site to accommodate projected school traffic demands during peak periods. A concerted effort and full participation by the school administration, staff, students and parents are essential to maintain safe and efficient traffic operations. The use of designated parking and queuing areas is necessary to minimize the operational impact on adjacent properties and the public street system.

School Operational Characteristics

DeShazo conducted field observations of the school on Wednesday, December 9, 2015 during the student dismissal period. **Error! Reference source not found.** summarizes the operational characteristics for *Faith Family Academy* at the time of these observations.

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Enrollment:	Approx. 2,140 students
Daily Start/Dismissal Schedule:	Pre-K 8:00 AM – 2:50 PM Kinder 8:00 AM – 3:00 PM 1 st Grade 7:50 AM – 3:10 PM 2 nd Grade 7:50 AM – 3:15 PM 3 rd Grade 7:50 AM – 3:20 PM 4 th Grade 7:50 AM – 3:25 PM 5 th Grade 7:50 AM – 3:30 PM 6 th – 8 th Grade 7:45 AM – 3:32 PM 9 th – 12 th Grade ... 7:45 AM – 3:32 PM
Approximate Number of Students Travelling by Mode Other Than Drop-off/Pick-up:	By Public Transit: \cong 15% By Walking: \cong 5%
Approximate Number of Students with Alternate Schedules (i.e. Depart Outside of Normal Peak):	<10% (extracurricular activities, early dismissals, etc.)

NOTE: To the highest degree practical, the accounts of existing conditions presented in this report were based upon actual on-site observations conducted by DeShazo and from personal interviews of school representatives. Occasional events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases,

traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

Site Access

The School is located at the southwest corner of W. Kiest Boulevard and the southbound service road of RL Thornton (I-35E) Freeway. Kiest Boulevard is a six-lane, divided thoroughfare and provides full access (i.e. left in and out) to the School. A total of three gated driveways connect to the southbound lanes of the service road. A fourth site driveway provides direct, full access (i.e. left in/out turns) to Kiest Boulevard.

During the morning drop-off period, parents enter the campus to unload students within the site; most vehicles proceed to their corresponding student drop-off area. During the afternoon pick-up period, students are dismissed from one of four building exit points corresponding by school grades. Parents then drive into the parking lot and either park in a vacant parking space or queue along the driving aisles in front of their student(s)' respective exit points. After informing the school personnel of their arrival, they either wait inside their vehicle for the student to arrive or walk to the building to greet their student(s).

Passenger Unloading/Loading and Vehicular Queuing

During the on-site observations, motorists were observed accessing all driveways. While access of individual driveways is not restricted to particular grades, the passenger vehicles dropping-off/picking-up students typically access the school site via the driveway closest to their desired loading/unloading area. Some parents also choose to park along the shoulder of the service road and walk into the school property to greet their child(ren).

On-site observations also indicate that a significant number of upper grade students leave the premises and walk away from the property towards a restaurant located immediately adjacent to the north and/or proceed to walk towards the bus STOP stations on W. Kiest Boulevard. Some students are subsequently picked up outside of the school property.

In general, the site provides sufficient capacity to accommodate the queuing needs of the entire school. However, on Wednesday, December 9, security staff employed by the school installed traffic cones to restrict vehicular access to the school property at 3:20 PM as part of the school efforts to organize traffic on-site as well as provide safety measures for upper grade students. This traffic operation resulted in traffic obstruction on the through lanes of the service road and encouraged a disproportionate amount of on-street pick-up and student loading. The following section presents some recommendations to implement during school dismissal periods in lieu of this effort.

Recommendations

DeShazo conducted field observations of the school during the student dismissal periods. On-street loading areas provide sufficient queuing capacity to accommodate the queuing needs of all students at their respective pick-up times.

- The recommended circulation for Pre-Kindergarten and Kindergarten pick-up operations provides approximately 1,250 linear feet of queuing or capacity for up to 53 vehicles at 23.5 feet per vehicle. This capacity accommodates the *observed* peak vehicle demand of 42 cars and provides a surplus.
- The recommended circulation for 1st-4th grade pick-up operations provides approximately 846 linear feet of queuing (in double lanes) or capacity for up to 36 vehicles at 23.5 feet per vehicle. This capacity accommodates the *observed* peak vehicle demand of 26 cars and provides a surplus.
- The recommended circulation for 5th grade pick-up operations provides approximately 658 linear feet of queuing or capacity for up to 28 vehicles at 23.5 feet per vehicle. This capacity accommodates the *observed* peak vehicle demand of 17 cars and provides a surplus.
- The recommended circulation for upper-grade student pick-up operations provides approximately 1,927 linear feet of queuing or capacity for up to 82 vehicles at 23.5 feet per vehicle. This capacity accommodates a *projected* peak vehicle demand of 74 provides a surplus.

DeShazo recommends the following operations to continue the effective enforcement of a traffic management plan at Faith Family Academy:

- Staff installs temporary traffic control devices (such as traffic cones, etc.) when typical traffic conditions are expected. An appropriate number of school staff is also assigned to fulfill the duties of student supervision, traffic control, and other related duties as depicted on the plan.
- Staff should continue guiding traffic along a described egress route but should not restrict access to school property at any time during any peak traffic period of student dismissal.
- As needed, staff directing traffic should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages (and symbols) for STOP and for SLOW (i.e., proceed slowly). Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warning).
- The School should continue their practice of allowing no person(s) other than deputized officers of the law to engage or attempt to influence traffic operations in public right-of-way.
- School should encourage parents to load and unload students within the school property to maximize personal safety. No queuing or parking along the service road of the highway should be encouraged. For circumstances where this issue

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becomes a problem, the School should coordinate with City staff responsible for traffic operations in the area to investigate appropriate mitigation measures.

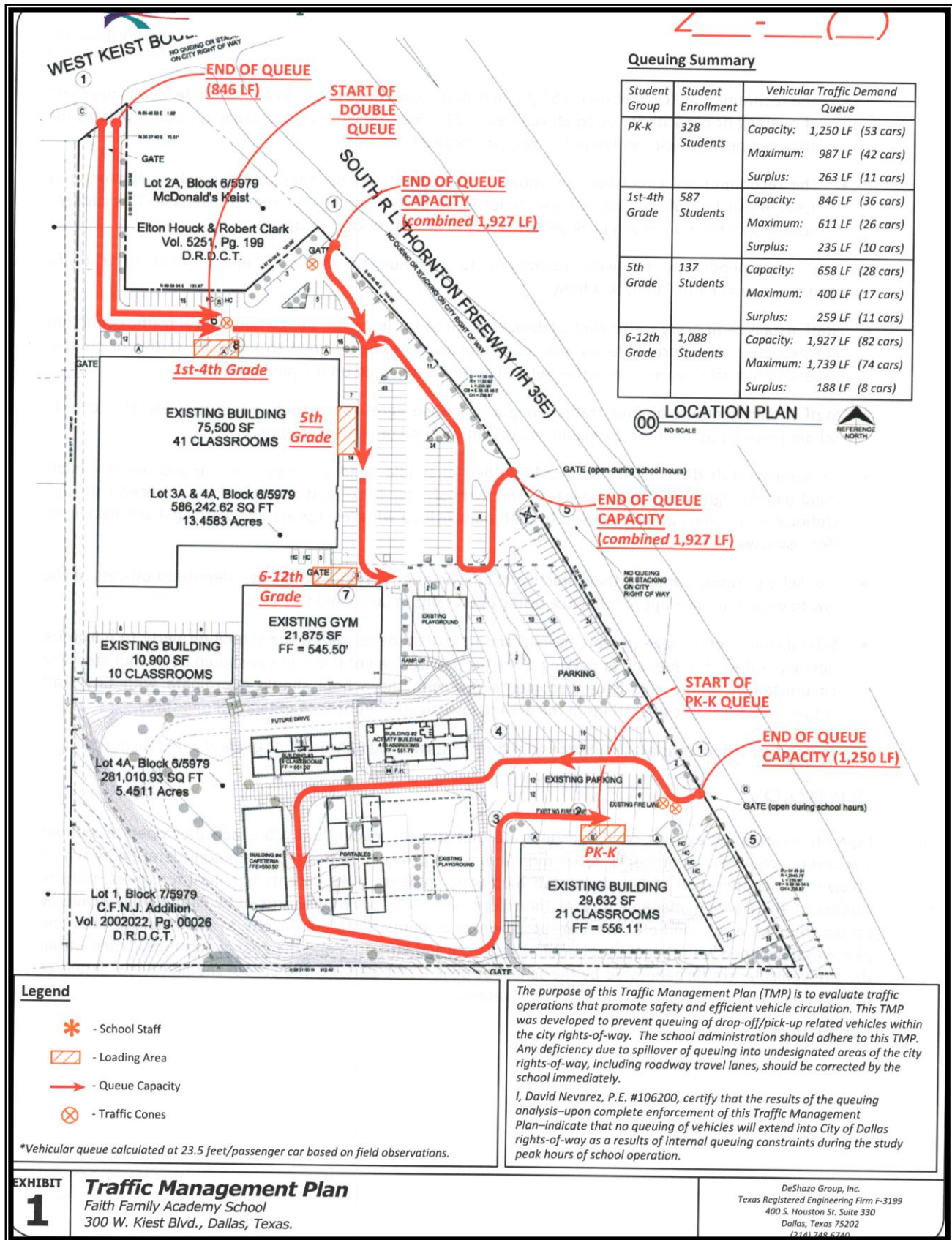
- As needed, school officials should consider further staggering 6 through 12 grade student dismissal.

Summary

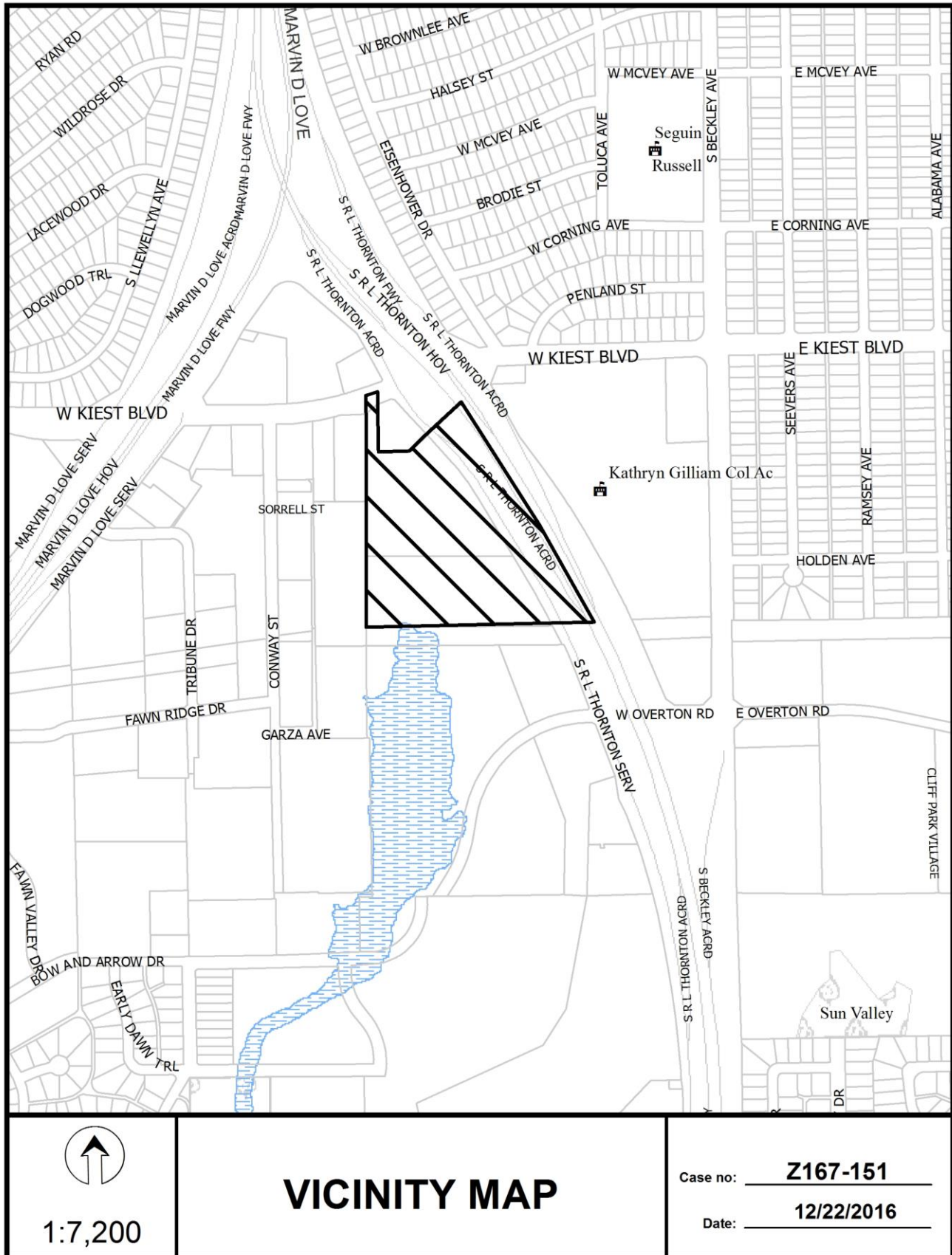
Field observations of existing conditions indicate that student loading/unloading activities operate without any severe problems. A number of recommendations are provided in this report for consideration by school officials. Full cooperation of all school staff members, students, AND parents is crucial for the continuing success of any traffic management plan. The referenced TMP should be enforced by Faith Family Academy School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating within the site vehicular traffic generated by the school at peak traffic periods. The school should review details of this plan on a regular basis to confirm its effectiveness.

END OF MEMO

Traffic Management Plan Circulation Plan

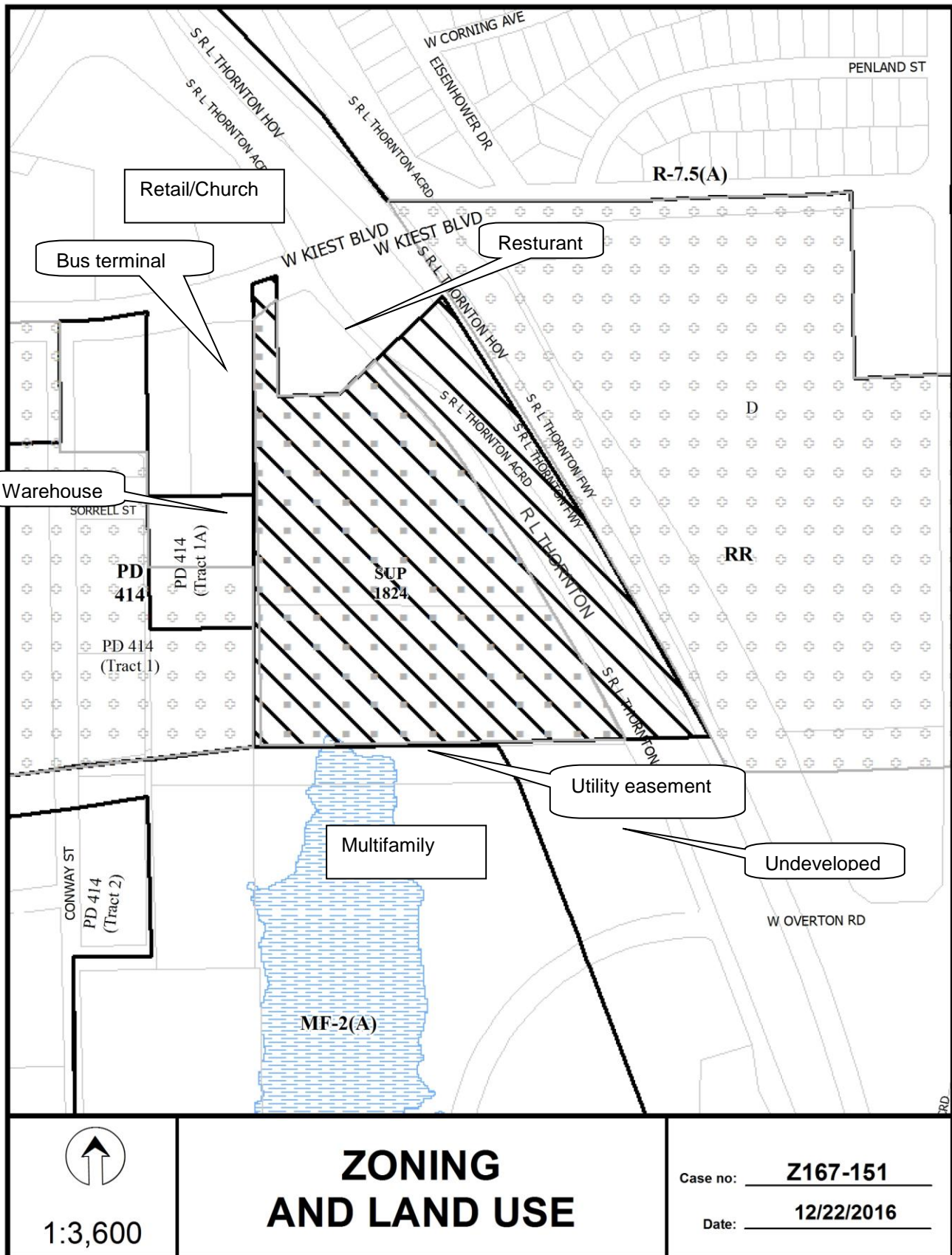


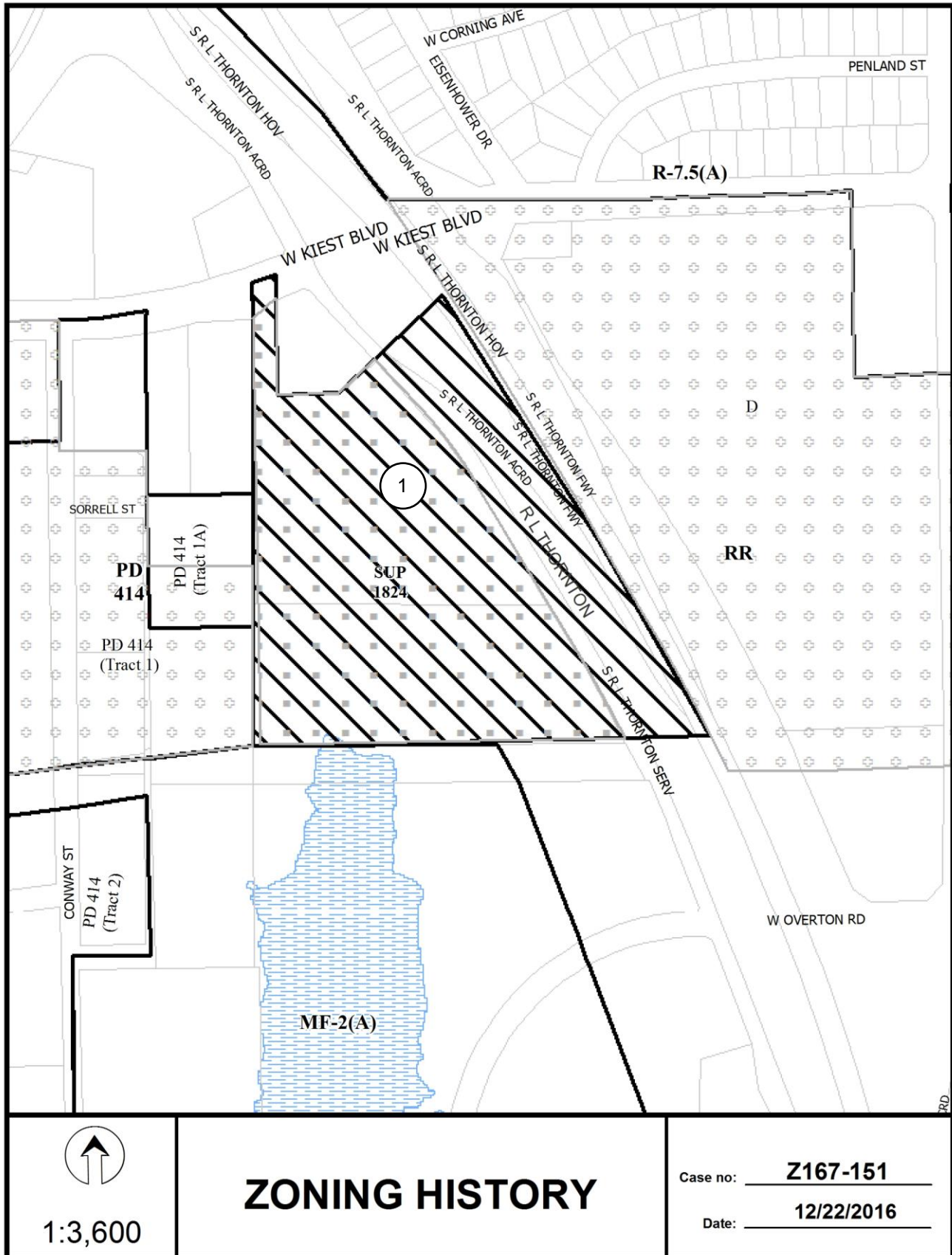
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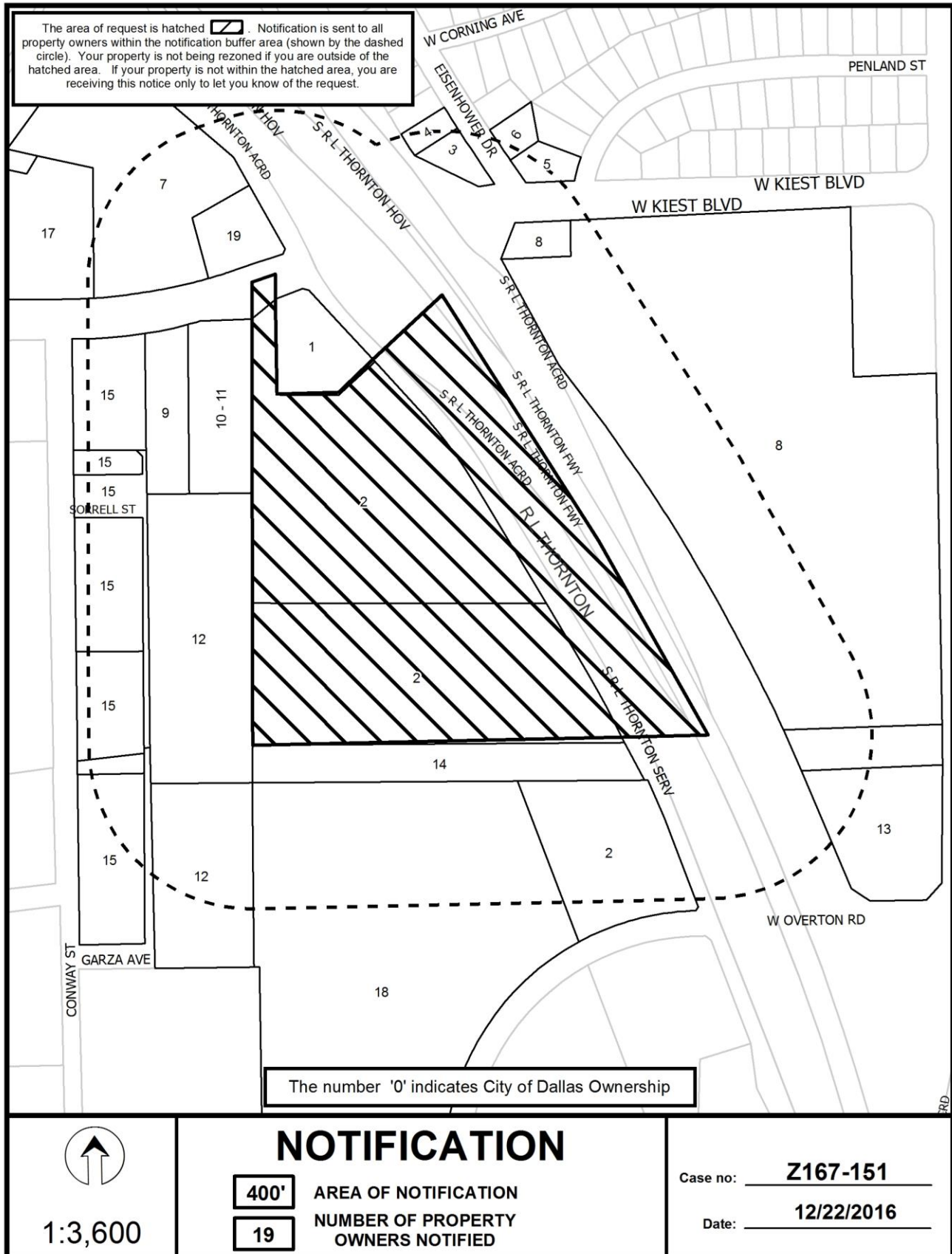
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Notification List of Property Owners

Z167-151

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	310 W Kiest Blvd	ARCHLAND PROPERTY II LP
2	3515 S R L Thornton Fwy	FAITH FAMILY KIDS
3	3219 Eisenhower Dr	FOSTER EVELTON
4	3215 Eisenhower Dr	RIOJAS ERASTO GONZALEZ &
5	241 Penland St	COUCH KEDRIC
6	3220 Eisenhower Dr	SAUCEDOALEGRE MIGUEL ANGEL &
7	321 W Kiest Blvd	CHRIST FOR THE NATIONS
8	200 W Kiest Blvd	Dallas ISD
9	330 W Kiest Blvd	JACKSON MELVIN
10	334 W Kiest Blvd	GUARANTY BANK
11	334 W Kiest Blvd	RED OAK STATE BANK
12	3500 Conway St	CHRIST FOR THE NATIONS
13	109 W Overton Rd	PATEL PARIMALBHAI
14	110 W Overton Rd	TEXAS UTILITIES ELEC CO
15	3522 Conway St	CHRIST FOR THE NATIONS
16	3444 Conway St	DITTRICK MARJORIE EST
17	333 W Kiest Blvd	PROSPERITY BANK
18	205 Overton Rd	MADISON POINT LTD PS
19	309 W Kiest Blvd	AMERICAN HOMESTEAD LTD

FILE NUMBER:	Z167-292(WE)	DATE FILED:	May 5, 2017
LOCATION:	Southwest side of South Lamar Street between Lenway Street and Martin Luther King Jr. Boulevard		
COUNCIL DISTRICT:	7	MAPSCO:	45-Z, 46-W, 56-A
SIZE OF REQUEST:	Approx. 3.1887 acres	CENSUS TRACT:	34.00

REPRESENTATIVE: Robert Miklos, Miklos Law, PLLC

APPLICANT: Gold Auto Parts Recyclers

OWNER: Recycling Properties, LP

REQUEST: An application for a renewal of Specific Use Permit No. 2155 for a recycling buy-back center for household metals and industrial metals on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of the Specific Use Permit will allow the applicant to continue to use a portion of an existing one-story, 66,968 square foot warehouse building for a recycling buy-back center. The center will collect primarily household and industrial metals. The size of the recycling buy-back center is approximately 4,270 square feet and is located in the northwest quadrant of the site.

The Development Code limits the maximum time period for the recycling buy-back center for household metals and industrial metals to a two year period.

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

BACKGROUND INFORMATION:

- On September 5, 2015, the City Council approved Specific Use Permit No. 2155 for a recycling buy-back center for household metals and industrial metals for a two year period.
- The request for a renewal of Specific Use Permit No. 2155 will allow the applicant to continue operating, collecting and storing various types of industrial and household metals in an existing warehouse building.
- In addition, the Development Code requires additional provisions for this use in order to mitigate any impact the use may have on the adjacent properties. These provisions include restricting the floor area to a maximum of 10,000 square feet, removing the materials from the site at least once a week or before reaching capacity, and limiting one recycling use on a building site. In addition, the Dallas Police Department requires a license to operate a recycling buy-back center as well as monitors the site. There are no changes to the site plan and conditions with the exception of the time period.
- The request site is located in an area where the underlying zoning provides a variety of industrial type uses.

Zoning History: There have been four recent zoning cases in the area over the past 5 years.

1. Z112-227 On October 10, 2012, the City Council approved a Specific Use Permit for recycling buy-back center on property zoned an IM Industrial Manufacturing District on the south side of South Lamar Street between Lenway Street and Martin Luther King Jr. Boulevard [request site].

2. Z101-277 On December 10, 2012, the City Council approved an amendment to Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District

3. Z134-196 On August 13, 2014, the City Council approved an RS-MU(E) Regional Service Mixed Use Enhanced Subdistrict on property zoned an RS-MU Regional Service Mixed Use Subdistrict, Tract 2 within Planned Development District No. 595, the South Dallas / Fair Park Special Purpose District.

4. Z145-261 On September 5, 2015, the City Council approved a Specific Use Permit for a recycling buy-back center for household metals and industrial metals on property zoned an IM Industrial Manufacturing District [request site].

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

The code requirement for the SUP for this use is limited to two years which allows continuous re-evaluation of the compatibility with the surrounding area.

LAND USE ELEMENT

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT

Policy 1.4.3 Embrace environmental sustainability

ENVIRONMENT ELEMENT

GOAL 6.6 INCREASE RECYCLING AND CONSERVATION OF RENEWABLE RESOURCES

Policy 6.6.1 Increase recycling and composting

Land Use:

	Zoning	Land Use
Site	IM	Warehouse, Recycling buy-back center
Northeast	PDD 595 -CC, MF-2(A)	Restaurant, Undeveloped lots, Vacant multifamily
Southeast	IM	Industrial (inside)
Northwest	PDD 595 - RS-MU	Commercial, Scattered undeveloped land
Southwest	IM	Industrial

Land Use Compatibility: The 3.18-acre site is developed with a 66,968 square foot structure. The majority of the building is used as a warehouse for new and used auto parts. The recycling buy-back center occupies approximately 4,270 square feet of floor area in the northwest quadrant of the building. The applicant's hours of operation are between 7:00 a.m. and 7:00 p.m. Monday through Sunday.

In addition, the development code requires specific requirements in which a recycling buy-back center must comply with during their operations: Such provisions include:

- The floor are of this use may not exceed 10,000 square feet of floor area. The applicant is proposing to use 4,270 square feet of floor.

- Materials stored at this use must be removed at least once a week or before reaching capacity.

- No more than one recycling use is permitted on a building site.

- This use must be located at least 1,000 feet from another recycling use. There is no other recycling buy back center within 1,000 feet of this site.

The request site is located within an industrial area and surrounded by warehouse and industrial uses. Properties north of the site, across South Lamar Street, consist of a mix of restaurant and commercial uses. There are also several vacant lots that are dispersed along South Lamar Street. The closest driveway approach to drop-off the various household and industrial metals is located on South Lamar Street near Pennsylvania 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.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
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

Landscaping: The request site is located within an existing structure and the landscaping requirements will not be triggered

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Lamar Street	Local	60 ft.	60 ft.

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

Police Department: The Dallas Police Department will monitor the proposed site and determine if the applicant is in compliance with Chapter 40B in operating the proposed recycling buy-back center. The Dallas Police Department requires a license for a recycling buy-back center.

At the time this report was completed, staff has not received any information from the Dallas Police Department regarding any violations the recycling buy-back center may have been issued under the previous Specific Use Permit. Staff will provide the City Plan Commission with any updates regarding the potential violations, during the briefing session.

Parking: A recycling buy-back center does not require any off-street parking, however, the applicant has dedicated 9 spaces that are located on the northeast quadrant of the building. The remaining 86 parking spaces that are shown on the site plan are designated for the warehouse use.

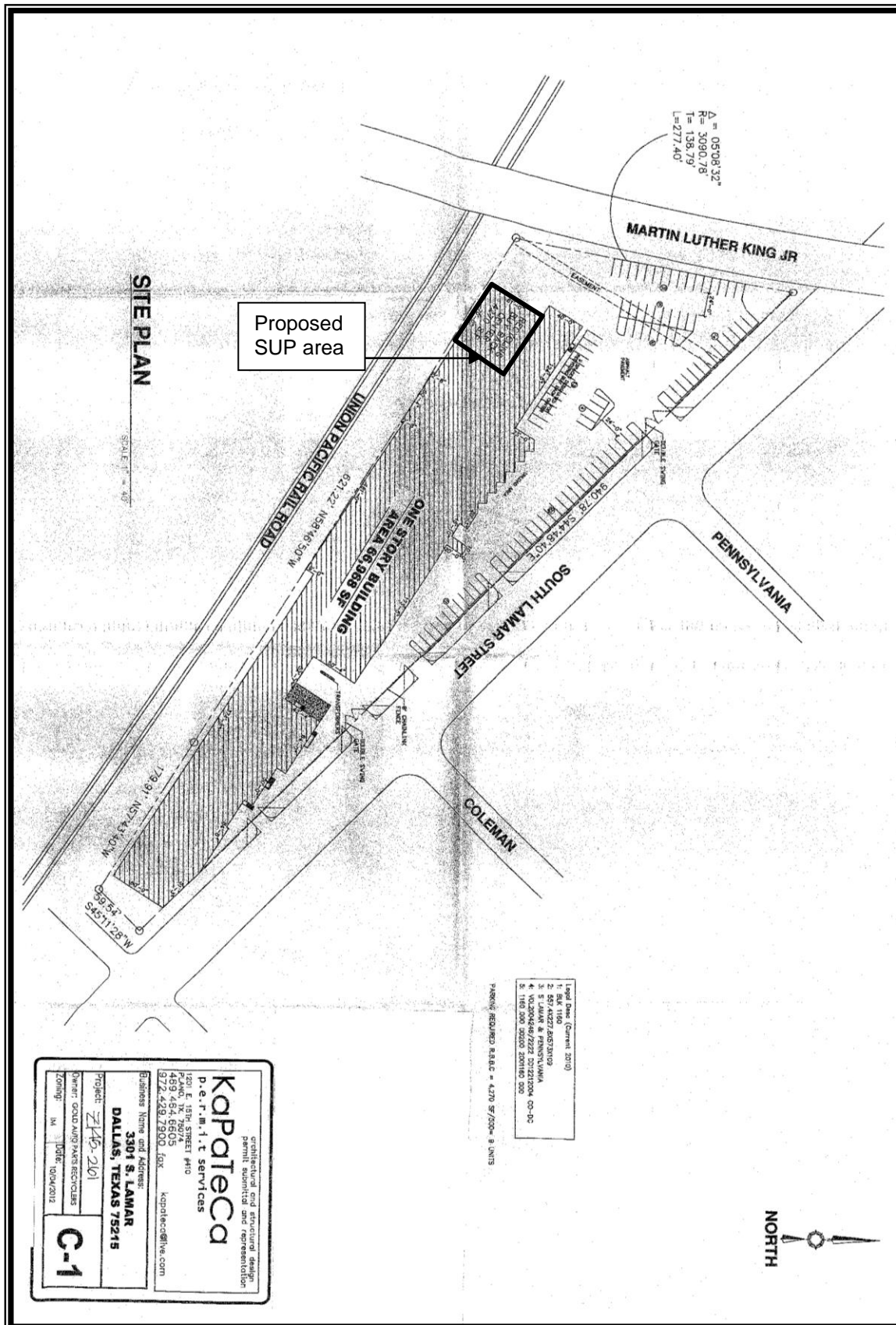
LIST OF OFFICERS

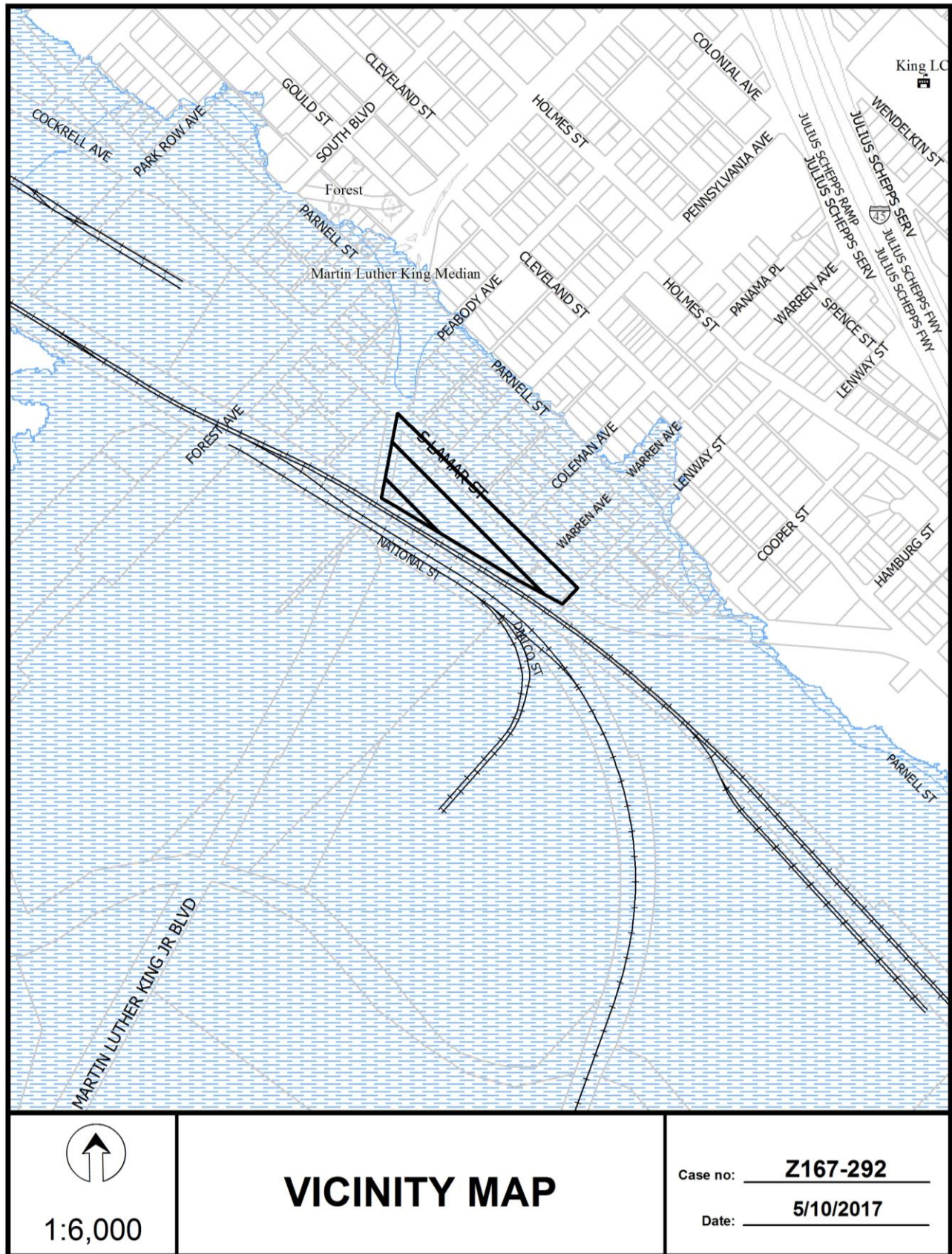
- Jerome Amman – Managing Partner on site
- Neil Goldberg – Partner
- Kenny Goldberg - Partner

PROPOSED SUP CONDITIONS

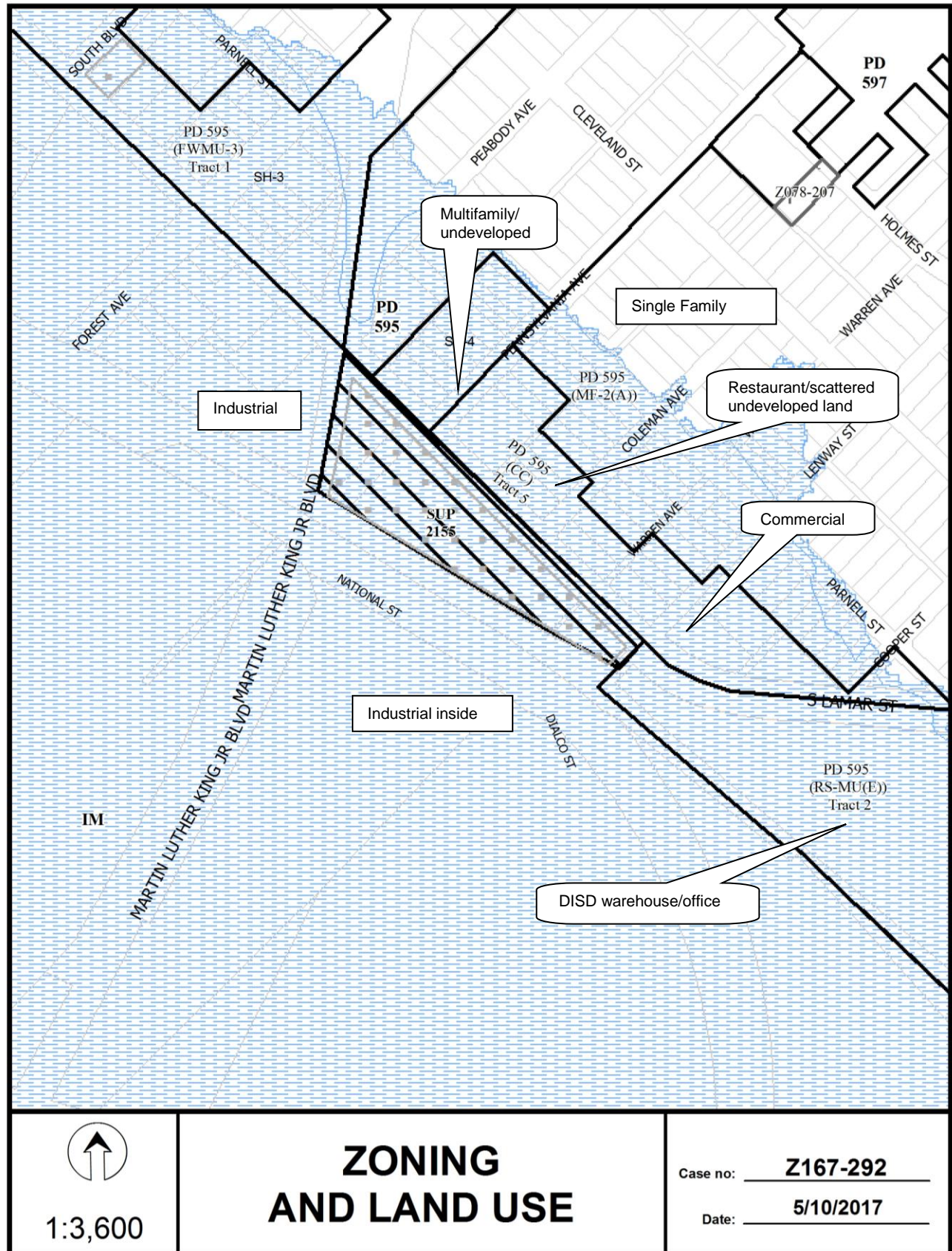
1. USE: The use authorized by this specific use permit is a recycling buy-back center for the collection of household and industrial metals.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [~~September 9, 2017~~] (two years from the passage of this ordinance).
4. FLOOR AREA: A maximum of 4,270 square feet.
5. GATE: Both double swing gates abutting to Lamer Street and shown on the attached site plan must remain open during hours of operation.
6. HOURS OF OPERATION: The recycling buy-back center for the collection of household and industrial metals may only operate between 7:00 a.m. and 7:00 p.m., Monday through Sunday.
7. INGRESS/ EGRESS: Ingress and egress must be provided in the location on the attached site plan. No other ingress or egress is permitted.
8. LICENSE: The Operator must obtain a secondary metal recyclers license in accordance with Chapter 40B of the Dallas City Code.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

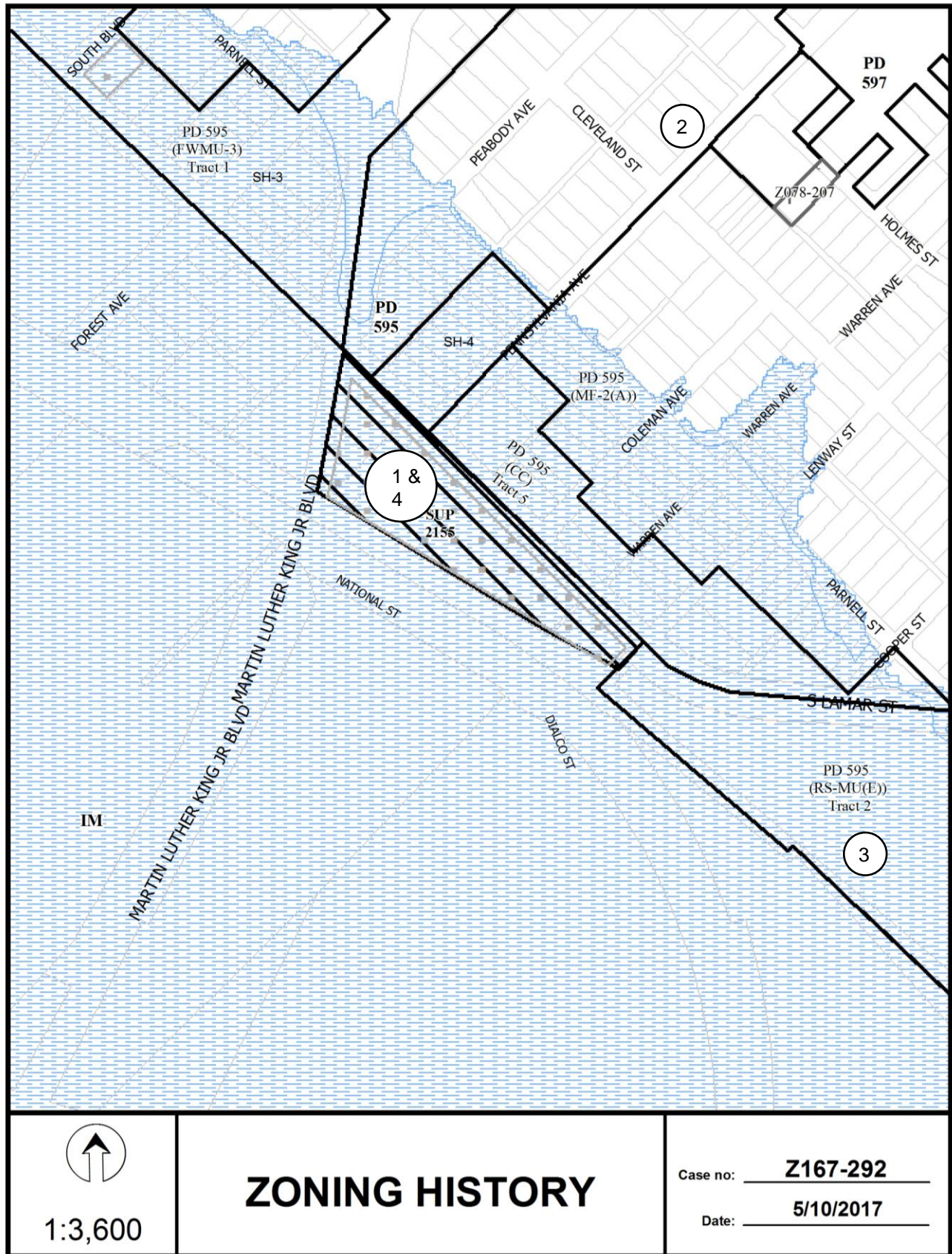
PROPOSED SITE PLAN

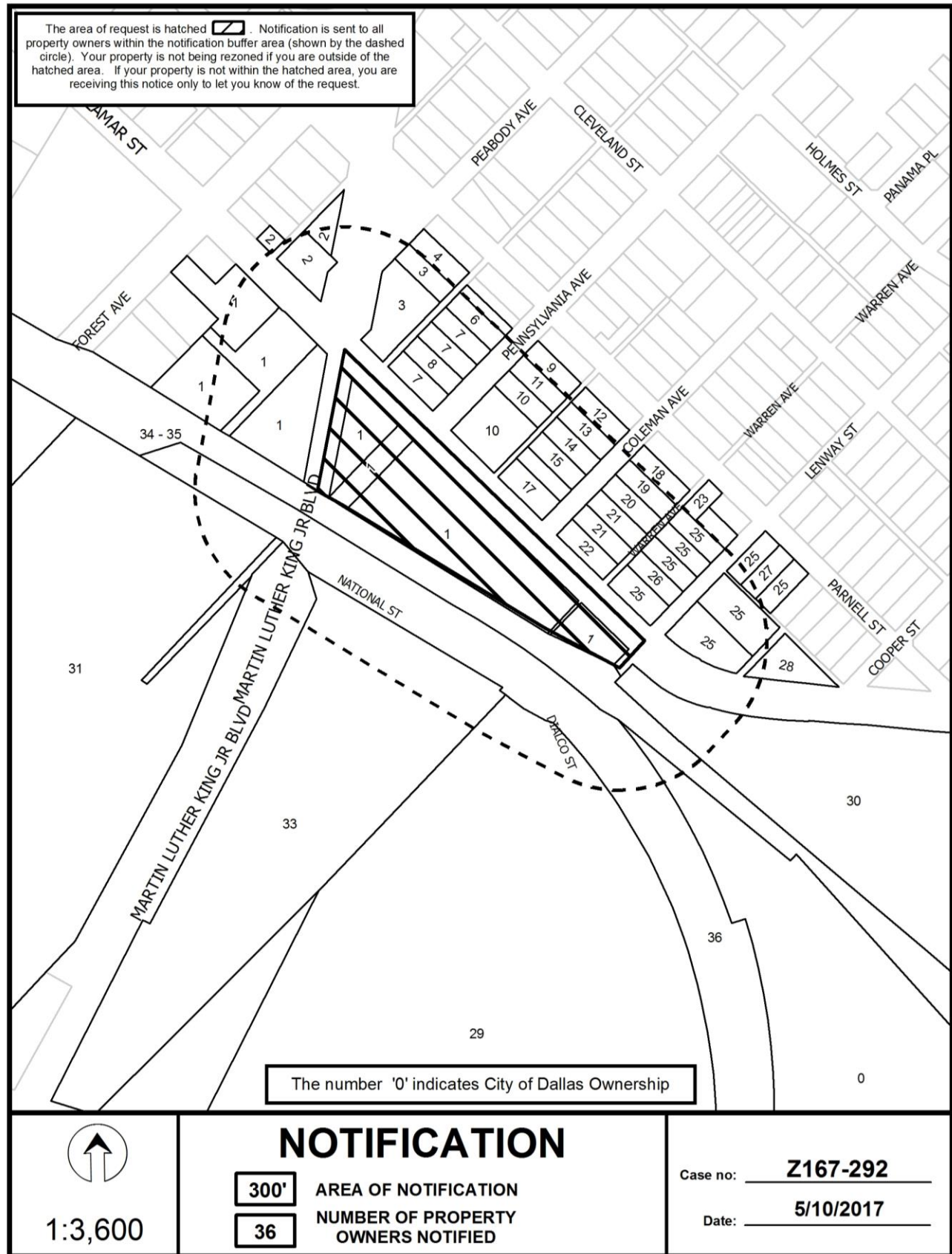












Notification List of Property Owner

Z167-292

36 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3113 S LAMAR ST	RECYCLING PROP LP
2	3008 S LAMAR ST	FOREST HEIGHTS NEIGHBORHOOD
3	3100 S LAMAR ST	FITZHUGH DEVELOPMENT GROUP LLC
4	1216 PEABODY AVE	DELGADO ORLANDO
5	1219 PENNSYLVANIA AVE	RATCLIFF KACHARRA
6	1217 PENNSYLVANIA AVE	FOSTER EDDIE D
7	1211 PENNSYLVANIA AVE	AMERICAN TRANSPORT XPRESS
8	3122 S LAMAR ST	AMERICAN TRANSPORT XPRESS
9	1222 PENNSYLVANIA AVE	FOXX BETTY ESTATE OF
10	1214 PENNSYLVANIA AVE	BROWN DAVID A
11	1216 PENNSYLVANIA AVE	BROWN DAVID A
12	1221 COLEMAN AVE	JONES JESSE
13	1217 COLEMAN AVE	LEONARD LARRY
14	1213 COLEMAN AVE	VALDEZ BRYAN
15	1209 COLEMAN AVE	SHAH GIRISH V
16	1207 COLEMAN AVE	FRANK H A
17	3216 S LAMAR ST	FRANK HERBERT A JR
18	1226 COLEMAN AVE	CARMEN GRINSTEIN INC
19	1220 COLEMAN AVE	MCMILLIAM ETHEL MAE
20	1216 COLEMAN AVE	FELTON HENRY &
21	1212 COLEMAN AVE	GRINSTEIN CARMEN
22	1206 COLEMAN AVE	WARREN WARD & G WILLIAMS
23	3303 PARNELL ST	LOVE RODERICK
24	1227 LENWAY ST	GRIFFIN LOIS K
25	1223 LENWAY ST	G & A CORPORATION
26	1209 LENWAY ST	G & A CORPORATION

Z167-292(WE)

05/10/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3505 PARNELL ST	ST PHILIPS SCHOOL &
28	3520 S LAMAR ST	HANEY GEORGE C
29	1100 LENWAY ST	OCCIDENTAL CHEMICAL CORP
30	3701 S LAMAR ST	Dallas ISD
31	1000 FOREST AVE	FAUBION LEO
32	1000 FOREST LN	FAUBION ASSOCIATES INC
33	3301 NATIONAL ST	BEALL CONCRETE INC
34	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
35	9999 NO NAME ST	UNION PACIFIC RR CO
36	2300 AL LIPSCOMB WAY	BNSF RAILWAY

FILE NUMBER: Z167-303(JM)

DATE FILED: May 17, 2017

LOCATION: South line of Simpson Stuart Road, west of South Central Service
Expressway

COUNCIL DISTRICT: 8

MAPSCO: O-9

SIZE OF REQUEST: ±3.587 acres

CENSUS TRACT: 202.00

REPRESENTATIVE: Tailim Song % Tailim Song Law Firm

APPLICANT/OWNER: Walter Huerta

REQUEST: An application for an IR Industrial Research District and a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an A(A) Agricultural District.

SUMMARY: The applicant is proposing to operate a concrete batch plant on the property.

STAFF RECOMMENDATION: Approval of an IR Industrial Research District and approval of a specific use permit for a three-year period, subject to a revised site plan, a revised landscape plan, and staff's recommended conditions.

BACKGROUND INFORMATION:

- The request is for a zone change and SUP to allow a concrete batch plant. The site is undeveloped and contains approximately 3.587 acres of land.
- The site plan depicts one proposed office structure (616 sq. ft.), two cement silos up to 50 feet in height, a dust collector, elevated storage, conveyor belt, hopper, sand storage, and parking spaces. The overall outside floor area for the industrial use is 8,618 square feet.
- A proposed landscape plan provides relief from residential adjacency buffering requirements for a nonresidential building site adjacent to an agricultural district. At the time of this report, the city arborist had reviewed this plan to determine if it is reasonably consistent with Article X. Deficiencies were found and comments were returned to the applicant. The city arborist supports a revised landscape plan, but not the plan in its current form.
- The proposed IR Industrial Research District would add a variety of uses concentrated in the commercial service and industrial categories, while removing the residential use capacity found in the existing A(A) Agricultural District.

Zoning History:

There have been no recent zoning requests in the area in the past 5 years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Simpson Stuart Road	Principal Arterial	100 feet

Land Use:

	Zoning	Land Use
Site	A(A) Agricultural District	Undeveloped
North	IR Industrial Research District	Auto Service Center, Undeveloped, Utilities, Single Family, Vehicle Display, Sales, and Service
East	A(A) Agricultural District	Vehicle Display, Sales, and Service, and Vacant
South	A(A) Agricultural District	Undeveloped and Crop Production
West	A(A) Agricultural District	Utilities

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 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 a transitional area and is contiguous to several agricultural tracts of land and industrial/warehouse uses that are in an IR Industrial Research District.

Land Use Compatibility:

The site is undeveloped and contains approximately 3.587 acres of land. The proposed rezoning and SUP will allow for an industrial outside use limited to a concrete batch plant to operate at the site. The property has approximately 380 feet of frontage along Simpson Stuart Road, a principal arterial road with 100 feet of right-of-way. There are two proposed ingress/egress points. Each access point has a 26-foot wide concrete driveway and a manual gate. According to the site plan submitted, the access points will be one-way—offering one entrance and one exit separated by 140 feet of landscaped frontage. The entire property will be screened with an eight-foot solid fence.

Adjoining land uses include a utility transmission line and crop production to the west; crop production to the south; natural liquefied fueling station, crop production, vacant structures, and vehicle display, sales, and service to the east; and, single family and vehicle display, sales, and service to the north across Simpson Stuart Road. The McCommas Bluff Landfill is approximately one mile to the east. Multifamily zoning is found over 3,000 feet southwest along Simpson Stuart Road.

The immediate vicinity of the subject site seems to be transitioning to industrial uses with patches of Industrial Research and Commercial Service Districts to the north, east, and south. While the property does not have residential adjacency as defined by Residential Adjacency Review standards in Sec. 51A-4.803(d)(3)(A), the Agricultural District does allow residential uses and surrounds the site. Single family uses also exist across Simpson Stuart Road in the Industrial Research District (seemingly nonconforming land uses since not allowed in this district). The SUP conditions provide measures to mitigate any adverse effects of the use on surrounding areas. Staff recommends an initial period of three-years 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.

At the time of this report, a revised landscape plan was expected. If the plan requires minor shifts in structures or areas identified on the site plan, staff recommends approval of the request subject to a revised landscape plan, possibly a revised site plan, and staff's recommended conditions.

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

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agricultural	50'	20'/50'	None	24'	10% or 25%	None	Agricultural & single family.
Proposed							
IR Industrial Research	15'/0'	0'/30'	NA	200'	80%	RPS	Industrial, wholesale distribution & storage, supporting office & retail.

Parking:

The Dallas Development Code requires one space per 600 square feet of floor area including outside manufacturing area. The site plan provided shows 8,618 square feet of outside manufacturing area. Additionally, the plan identifies 616 square feet of office space, parked at one space per 333 square feet of floor area. A total of 16 parking spaces are required and 20 spaces are provided as shown on the attached site plan.

Landscaping:

Landscaping must be provided in accordance with the landscape plan. While there are no immediately adjacent residential uses to the site, Article X defines residential adjacency to include the A(A) Agricultural District. The proposed use is required to provide a 10-foot wide perimeter landscape buffer in combination with a minimum six-foot tall solid screening fence along the three sides of the property facing the agricultural zoning. However, in lieu of these residential adjacency requirements, the applicant is requesting to install an eight-foot tall solid screening fence in the locations shown on the proposed landscape plan.

At the time of this report, the City Arborist had reviewed the proposed landscape plan to determine if it is reasonably consistent with the standards of Article X. Deficiencies were found and the plan was pending amendments. A revised plan addressing these concerns should be available by the meeting date. Staff supports approval of this request only subject to a revised landscape plan.

STAFF PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an industrial (outside) use limited to a concrete batch plant.
2. SITE PLAN: Use and development of the Property must comply with the attached landscape plan.

Staff's Recommendation:

3. TIME LIMIT: This specific use permit expires on _____ [three-years from the passage of this ordinance].

Applicant's Request:

3. TIME LIMIT: This specific use permit expires on _____ [three-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.

4. LANDSCAPING: Landscaping must be provided as shown on the attached landscape plan.

5. GROUND AND DUST CONTROL:

A. The following conditions must be met on an ongoing basis:

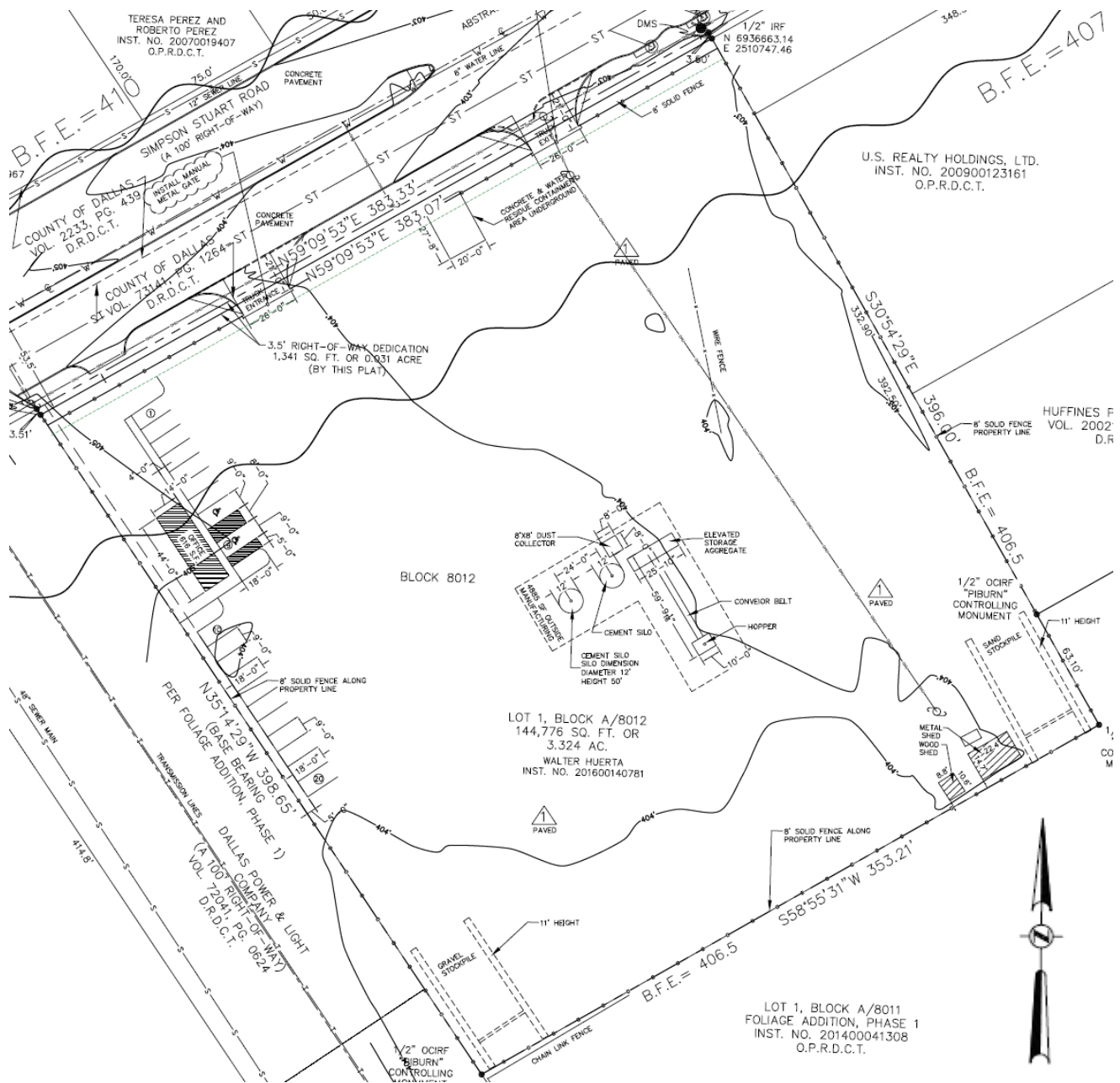
- i. All permanent roads or vehicular maneuvering areas must be paved, watered, and vacuum swept as necessary to achieve maximum control of dust emissions.
- ii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.
- iii. Spillage of materials must be cleaned up and contained or dampened within 30 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.

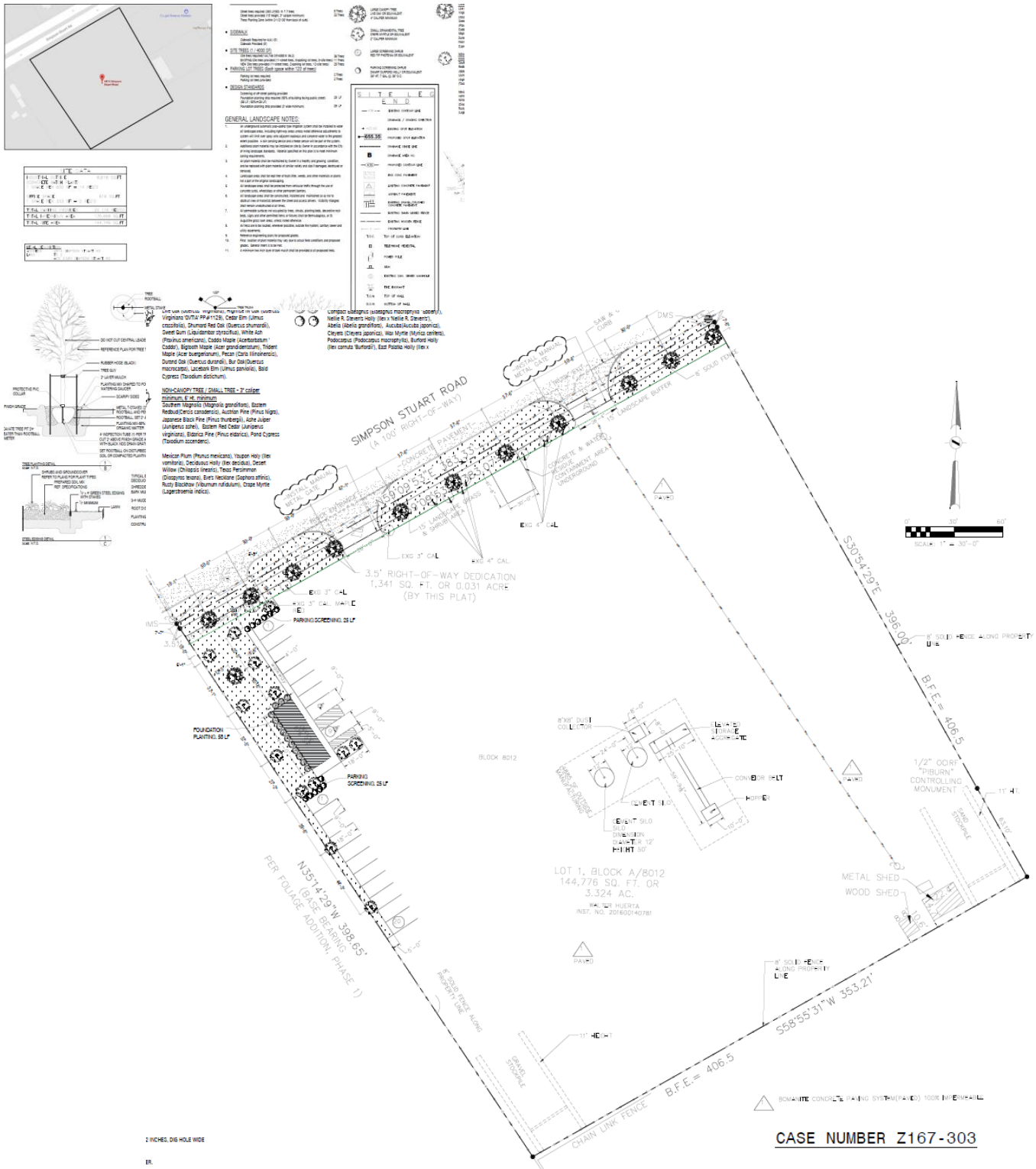
6. OFF-STREET PARKING: Off-street parking must be provided in the locations shown on the attached site/landscape plan.
7. OUTSIDE STORAGE: Outside storage of materials is permitted only in bins that are screened on three sides by solid walls with a minimum height of ten feet.
8. ROAD REPAIR: The owner or operator, or his/her successor or assigns, is responsible for repairing holes or other surface damages on Simpson Stuart 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 mobility and street services.
9. SCREENING: A minimum six-foot-high solid screening fence must be maintained and located as shown on the attached site plan. Fence materials must be in accordance with Sec. 51A-4.602.
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



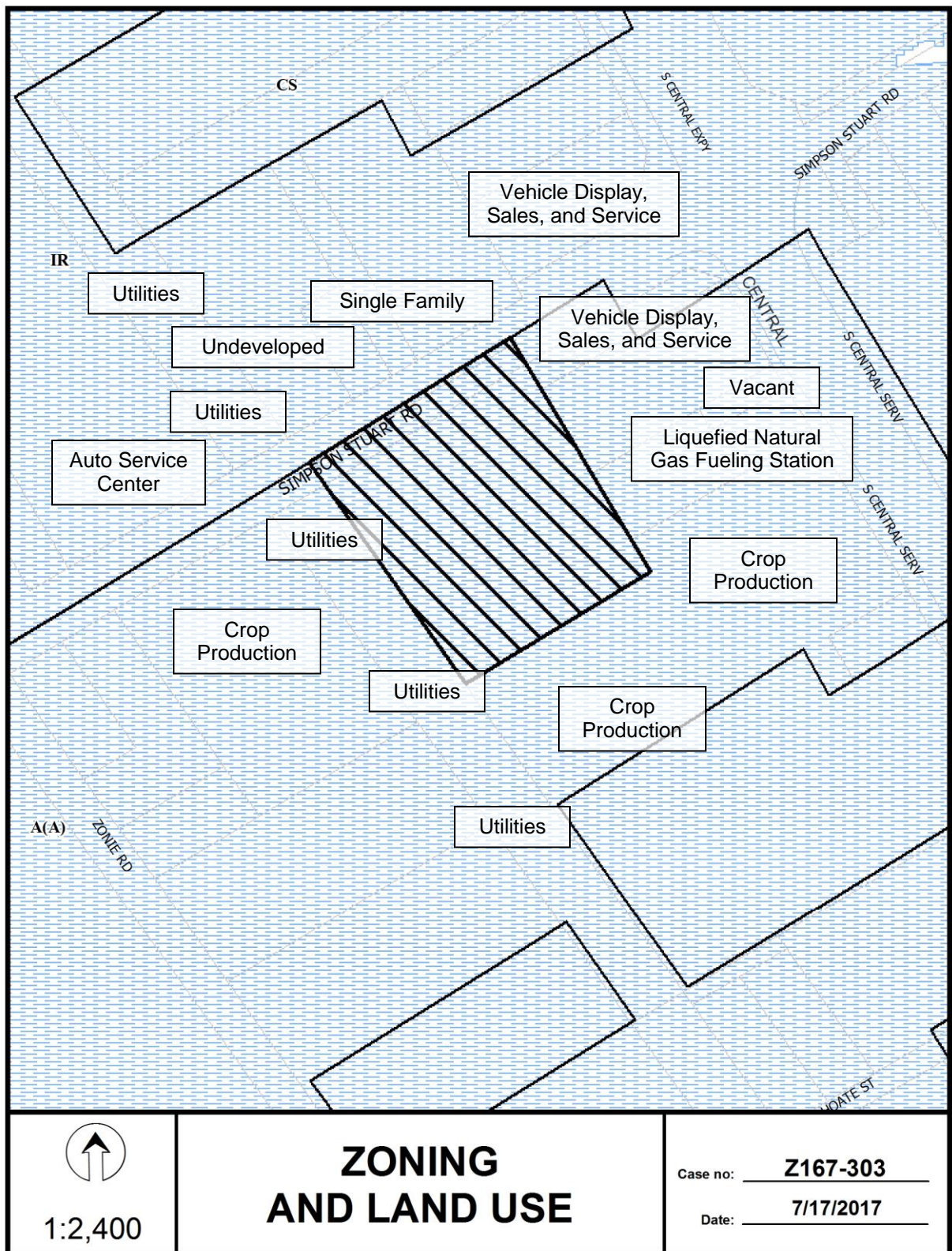
SITE DATA		
USE	TOTAL SQ.FT.	REQUIRED PARKING SPACES
INDUSTRIAL OUTSIDE (CONCRETE BATCH PLANT) 1 SPACE PER 600 SQ.FT.	8,618 SQ.FT.	14
OFFICE SPACE 1 SPACE PER 333 SQ.FT.	616 SQ.FT.	2
TOTAL PARKING PROVIDED	20 SPACES (16 REQUIRED)	
TOTAL LOT AREA	144,746 SQ.FT. (3,324 Ac)	

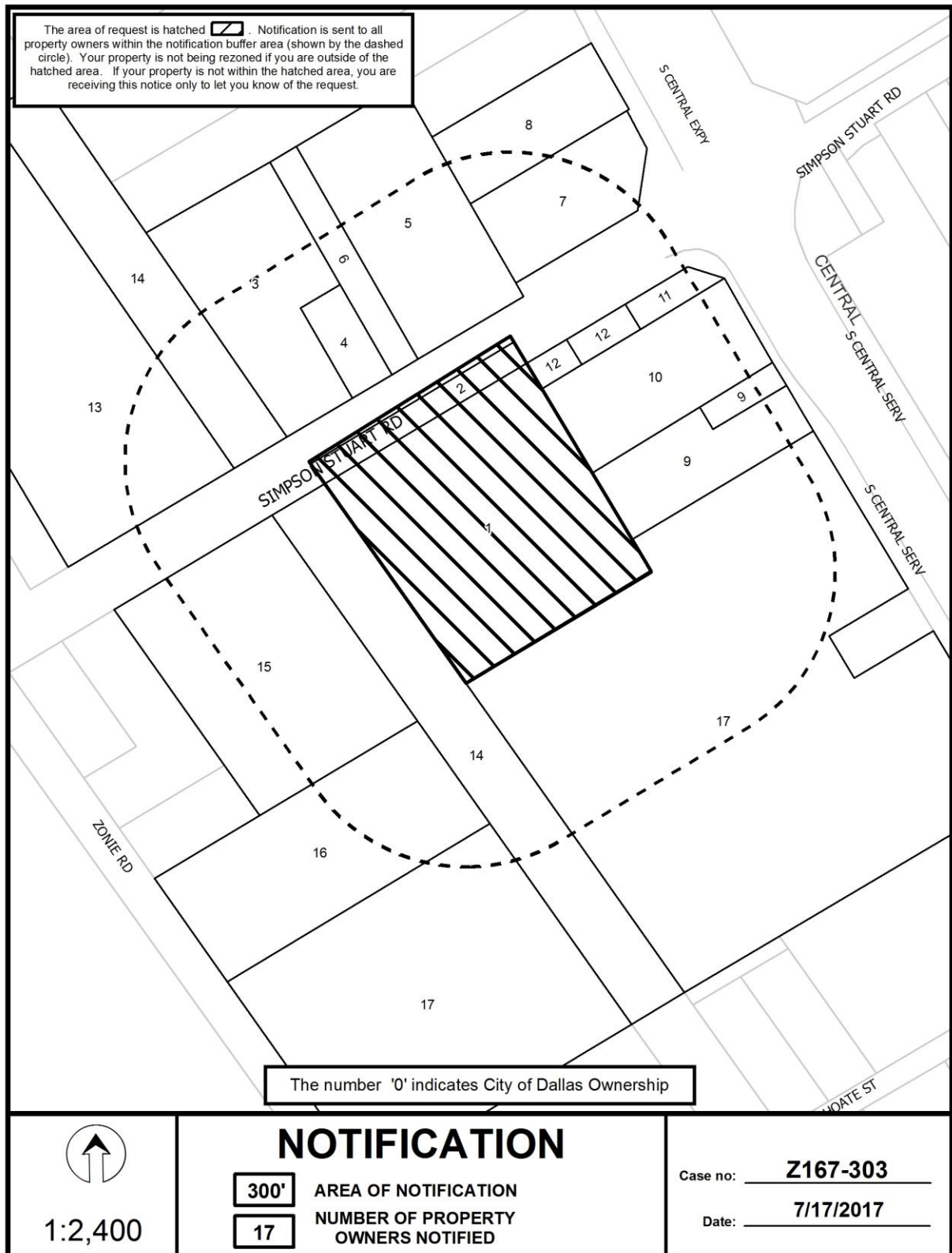
PROPOSED LANDSCAPE PLAN











07/17/2017

Notification List of Property Owners

Z167-303

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4814 SIMPSON STUART RD	HUERTA WALTER
2	4812 SIMPSON STUART RD	County of Dallas
3	4917 SIMPSON STUART RD	BARAJAS NICK
4	4919 SIMPSON STUART RD	PEREZ TERESA & ROBERTO
5	4927 SIMPSON STUART RD	BANKS WILFRED JR
6	4923 SIMPSON STUART RD	PEREZ TERESA
7	9255 S CENTRAL EXPY	SHANAN CALVIN H
8	9245 S CENTRAL EXPY	SHAHAN CALVIN H
9	9323 S CENTRAL EXPY	HUFFHINES PROPANE LLC
10	9315 S CENTRAL EXPY	U S REALTY HOLDINGS LTD
11	9305 S CENTRAL EXPY	GERALDINE GENEVA
12	4940 SIMPSON STUART RD	CANGELOSE GERALDINE G
13	4811 SIMPSON STUART RD	TIEU THOMAS
14	4800 SIMPSON STUART RD	TEXAS UTILITIES ELEC CO
15	4870 SIMPSON STUART RD	EISENBERG JAY & ALAN
16	5612 ZONIE RD	ESTRADA CONCRETE CO LLC
17	5712 ZONIE RD	RUIBAL FARMS LP

Planner: Warren F. Ellis

FILE NUMBER:	Z167-294(WE)	DATE FILED:	May 8, 2017
LOCATION:	Chiswell Road and Bellewood Drive, north corner		
COUNCIL DISTRICT:	10	MAPSCO:	27- P, Q, T, & U
SIZE OF REQUEST:	Approx. 10.06 acres	CENSUS TRACT:	130.04

APPLICANT/ OWNER: Richardson Independent School District

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for an amendment to Planned Development District No. 581 for a public school other than an open-enrollment charter school

SUMMARY: The purpose of this request is to allow for an addition to the White Rock Elementary School. The Richardson Independent School District is planning to expand the campus by an additional 56,250 square feet. The expansion will include twelve classrooms, a gymnasium, new cafeteria, specialty classrooms, library and an outdoor play area.

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

BACKGROUND INFORMATION:

- On September 20, 2007, the City Council approved Planned Development District No. 581 for a public school other than an open-enrollment charter school.
- On February 26, 2014, the City Council approved an amendment to Planned Development District No. 581 for a public school other than an open-enrollment charter school. The PDD amendment permitted the constructions of four additional classrooms and an increase in the administration facility floor area.
- The request site is developed with a one-story, 73,750-square-foot elementary school. The increase in the total floor area for the campus expansion is approximately 56,250 square feet of floor area and will include twelve classrooms, a gymnasium, new cafeteria, specialty classrooms, library and an outdoor play area.
- The land uses surrounding the request site consist of single family uses.

Zoning History: There has been one recent zoning change requested in the area in the past five years.

1. Z134-136 On February 26, 2014, the City Council approved an amendment to Planned Development District No. 581 for a public school other than an open-enrollment charter school.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Chiswell Road	Local	36 ft.	60 ft.
Bellewood Drive	Local	36 ft.	60 ft.

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

In 2016 an updated Traffic Management Plan (TMP) was submitted and a revised TMP report was submitted with this current application. The Engineering Division has reviewed and supports the revised TMP. As with all TMPs, the applicant is required to submit a traffic study to the director each even-numbered year, to determine if the TMP is being implemented effectively.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 581	Elementary School
North	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Single Family

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

STAFF ANALYSIS:**Land Use Compatibility:**

The request site currently has an enrollment of 938 students in grades K-6th. The school is located within a residential neighborhood south of Walnut Hill Lane between Audelia Road and White Rock Trail. Due to existing and projected growth in the area over the next several years, the Richardson ISD (RISD) is planning to add 12 new classrooms to the existing building. The additional classrooms are scheduled to be in place by August 2018.

The proposed amendments do not negatively affect the compatibility of the surrounding area.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
PDD No. 581 Single Family	30'	30'	130,000 sq. ft.	40'	60%		Single family, elementary school

Landscaping: In September 2000, a development plan/landscape plan was approved that showed various landscaping materials on campus. The applicant has indicated that they will comply with the landscaping in accordance with Article X, as amended, but will not comply with the screening provisions for off-street parking and specific landscape requirements that pertain to the perimeter landscape buffer strip and solid screening when adjacent to residential uses.

The code states that off-street parking must provide screening to separate the parking area from;

Z167-294(WE)

(a) a contiguous residential uses or vacant lot if either in an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, MF(A), MH, or MH(A) district and the parking area serves a non-residential uses; or

(b) a contiguous single family use or duplex use or a vacant lot if either in an R, R(A), D, D(A), TH, TH(A), or CH district and the parking area serves a multifamily use.

The screening provision also references the type of materials that are required for screening the off-street parking. The materials must be brick, stone, or concrete masonry, stucco, concrete, wood wall or fence that is not less than six feet in height.

Staff will need to discuss the proposed screening requirements for the off-street parking for the open-enrollment charter school with our engineers and arborist. The south eastern portion of the school, along Bellewood Drive, is located within a floodplain and will have to be raised approximately two feet to accommodate the required off-street parking. The Engineering Division and arborist can recommend the best option for screening materials in the floodplain for the open-enrollment charter school.

Parking: The requirement for off-street parking for an elementary school is one and one-half space for each kindergarten/elementary school classroom. The maximum number of classrooms will increase from 42 classrooms to 54 classrooms. The number of required off-street parking spaces for the proposed school is 81 spaces and the applicant is proposing to provide 91 off-street parking spaces.

Miscellaneous: The TMP circulation plan in the TMP document will have to be revised as a result of the new information the applicant received regarding the floodplain. A revised TMP circulation plan will be handed out during the briefing session.

<p>LIST OF BORAD OF TRUSTEES Richardson Independent School District</p>

Trustees

- Place 1 Jean Bono
- Place 2 Kim Caston
- Place 3 Karen Clardy
- Place 4 Katie Patterson
- Place 5 Eron Linn
- Place 6 Justin Bono
- Place 7 Kristin Kuhne

PROPOSED PDD CONDITIONS

ARTICLE 581.

PD 581.

SEC. 51P-581.101. LEGISLATIVE HISTORY.

PD 581 was established by Ordinance No. 24397, passed by the Dallas City Council on September 27, 2000. Ordinance No. 24397 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

SEC. 51P-581.102. PROPERTY LOCATION AND SIZE.

PD 581 is established on property located at the north corner of Chiswell Road and Bellewood Drive. The size of PD 581 is approximately 10.0639 acres.

SEC. 51P-581.103. 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-581.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 581A: development and landscape plan.
- (2) Exhibit 581B: traffic management plan.

SEC. 51P-581.104. MAIN USES PERMITTED.

(a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

-- None permitted.

(c) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(d) Institutional and community service uses.

- Adult day care facility. *[SUP]*
- Cemetery or mausoleum. *[SUP]*
- Child-care facility. *[Limited use with no maximum floor area; separate main entrance permitted.]*
- Church.
- College, university, or seminary. *[SUP]*
- Community service center. *[SUP]*
- Convent or monastery. *[SUP]*
- Foster home. *[SUP]*
- Library, art gallery, or museum. *[SUP]*
- Private school. *[SUP]*
- Public school.

(e) Lodging uses.

-- None permitted.

(f) Miscellaneous uses.

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

(g) Office uses.

-- None permitted.

(h) Recreation uses.

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

(i) Residential uses.

- Handicapped group dwelling unit. *[Consider as if in an R-7.5(A) Single Family District.]*
- Private school dormitory.
- Single family.

(j) Retail and personal service uses.

-- None permitted.

(k) Transportation uses.

- Private street or alley. [SUP]
- Transit passenger shelter. *[Consider as if in an R-7.5(A) Single Family District.]*
- Transit passenger station or transfer center. [SUP]

(l) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Police or fire station. [SUP]
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. *[Consider as if in an R-7.5(A) Single Family District.]*
- Utility or government installation other than listed. [SUP]

(m) Wholesale, distribution, and storage uses.

- Recycling drop-off container. *[Consider as if in an R-7.5(A) Single Family District.]*
- Recycling drop-off for special occasion collection. *[Consider as if in an R-7.5(A) Single Family District.]*

SEC. 51P-581.105. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in this district:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

(c) In this district, the following accessory use is permitted by SUP only:

- Accessory community center (private).

SEC. 51P-581.106. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the development [~~and landscape plan~~] (Exhibit 581A). In the event of a conflict between the provisions of this article and the development and landscape plan, the provisions of this article control.

(b) For all other permitted 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-581.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard.

(1) For a public school use, minimum front yard is 30 feet. Retaining walls are allowed in the front yard.

(2) For all other permitted uses, minimum front yard is 25 feet.

(b) Side and rear yard.

(1) For a public school use, minimum side and rear yard is 30 feet. Retaining walls are allowed in the side and rear yard.

(2) For all other permitted uses, minimum side and rear yard for single family structures is five feet; minimum side yard for other permitted structures is 10 feet; and minimum rear yard for single family structures is 15 feet.

(c) Density. No maximum dwelling unit density.

(d) Height.

(1) For a public school use, maximum structure height is 40 feet.

(2) Except as provided in Section 51A-4.408, maximum structure height for all other permitted uses is 30 feet.

(e) Lot coverage.

(1) For a public school use, maximum lot coverage is 60 percent.

(2) For all other permitted uses, maximum lot coverage is 45 percent for residential structures and 25 percent for nonresidential structures.

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

(f) Lot size.

(1) Minimum lot size for residential use is 7,500 square feet.

- (2) No minimum lot size for all other permitted uses.

(g) Stories.

- (1) For a public school use, maximum number of stories above grade is one.

- (2) For all other permitted uses, no maximum number of stories.

(h) Floor area.

(1) For a public school use other than an open-enrollment charter school, maximum floor area is [~~78,000~~] 130,000 square feet. The floor area must be located as shown on the development and landscape plan.

- (2) For all other permitted uses, no maximum floor area.

SEC. 51P-581.108. OFF-STREET PARKING AND LOADING.

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

(b) For a public school other than an open-enrollment charter school, parking is allowed in the required yard setbacks.

(c) Section 51A-4.301(f)(1), (2) and (3), Screening provisions for off-street parking does not apply.

SEC. 51P-581.108.1 TRAFFIC MANAGEMENT PLAN

(a) In general. Operation of a public school other than an open-enrollment charter school must comply with the traffic management plan (Exhibit 581B).

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by **June 2017**. After the initial traffic study, the Property owner or operator shall submit biennial updates of the traffic study to the director by March 1 of each [~~even~~] odd-numbered year.

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

- (A) ingress and egress points;
- (B) queue lengths;

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

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

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

(F) hours for each grade level;

(G) circulation;

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

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

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

(c) Amendment process.

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

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

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

SEC. 51P-581.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-581.110. LANDSCAPING.

(a) For a public school ~~[use] other than an open-enrollment charter school, [landscaping must be provided as shown on the development and landscape plan] must be provided in accordance with Article X, as amended with the following exceptions: [If there is a conflict between the text of this article and the development and landscape plan, the text of this article controls.]~~

- (1) mandatory perimeter landscape buffer is not required;
- (2) required solid screening is not required along residential adjacency.

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

(c) For all other permitted uses, landscaping must be provided in accordance with Article X, as amended.

SEC. 51P-581.111. SIGNS.

(a) Except as provided below, signs must comply with the provisions for non-business zoning districts contained in Article VII.

(b) The detached premise signs shown on the development and landscape plan may not exceed 90 square feet in effective area and nine feet in height.

SEC. 51P-581.112. ADDITIONAL PROVISIONS.

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

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

(c) In this planned development district, a lot for a single family use may not be supplied or metered by more than one electrical utility service or meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this planned development district when, in the opinion of the board, the special exception will:

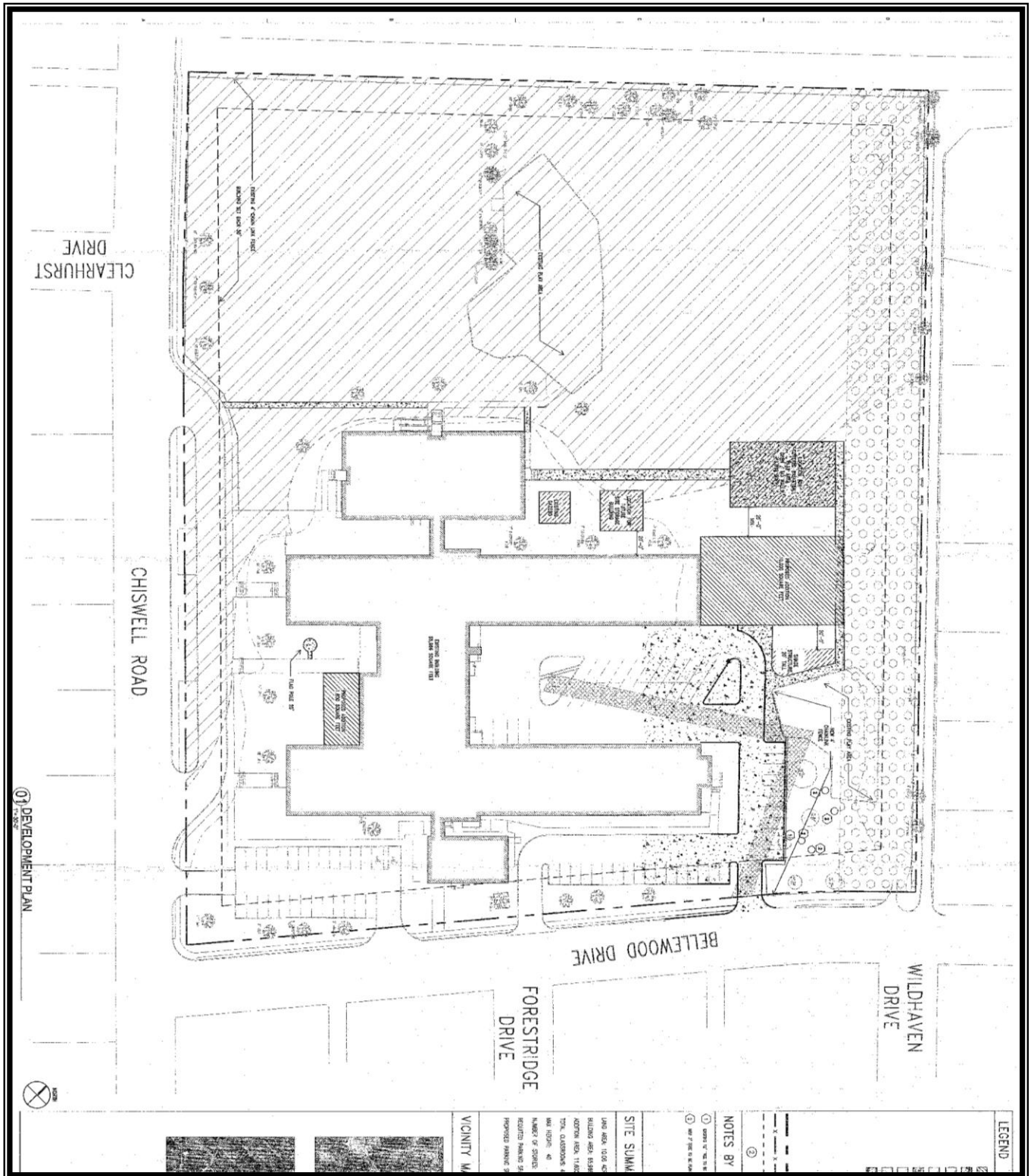
- (1) not be contrary to the public interest;
- (2) not adversely affect neighboring properties; and
- (3) not be used to conduct a use not permitted in this district.

SEC. 51P-581.113. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district 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.

**EXISTING DEVELOPMENT /
LANDSCAPE PLAN**





TRAFFIC **M**ANAGEMENT **P**LAN

Richardson ISD White Rock Elementary School Dallas, Texas

May 5, 2017

Prepared for
Richardson ISD



D.S. Stuller
05/05/17



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I. INTRODUCTION

Halff Associates, Inc. (Halff) is a full service architectural/engineering firm based in Richardson, Texas with licensed engineers specializing in traffic and transportation. Halff was retained by Richardson ISD (Client) to prepare an updated Traffic Management Plan (TMP) for White Rock Elementary School located in Dallas, Texas. A TMP for this school was last prepared and submitted in June of 2016 for the addition of one portable building containing two classrooms.

White Rock Elementary School currently has an enrollment of 938 students in grades K-6th. The school is located within a residential neighborhood south of Walnut Hill Lane between Audelia Road and White Rock Trail. Figure 1 below is a map detailing the site location. A copy of the TMP has been included in the Appendix as Exhibit 1.



** Trafficware Synchro 8 screenshot reprinted with permission from Microsoft Bing Maps*

Figure 1 – Site Location Map

Due to existing and projected growth in the area over the next several years, the Richardson ISD (RISD) is planning to add 12 new classrooms to the existing building. The additional classrooms are scheduled to be in place by August 2018. With the increase in projected student population, an update to the current TMP for the school is required as part of the Planned Development (PD) submittal. With this TMP submittal, the school is agreeing to implement the management plan strategies as presented and will be self-accountable unless the City of Dallas deems further measures are appropriate or necessary.

II. TRAFFIC MANAGEMENT PLAN

The purpose of the Traffic Management Plan (TMP) is to have established procedures for traffic flow and circulation around the elementary school related to student drop-off and pick-up operations. Use of a TMP helps improve traffic/student safety and helps maximize the efficiency of drop-off and pick-up operations, reducing delays during those time periods. The analysis summarized in this report identifies critical elements of the TMP such as available queuing space that is both on and off site, circulation patterns for the school facilities, and the projected trip generation (and estimated queuing) during the morning and afternoon peaks. For a TMP to be successful, it requires effort and compliance by school administration, staff, students, and parents.

2.1 Operational Characteristics

Based on information from Richardson ISD and recent AM / PM peak period observations, the following are existing and projected conditions for the school:

	Existing Conditions	Projected Conditions
Enrollment (K – Grade 6)	938 students	1,150 students
Daily Schedule:	Start: 7:50 AM Dismissal: 3:00 PM	Start: 7:50 AM Dismissal: 3:00 PM
Travel Modes: AM Peak Hour	by School Bus <5% by Walking ~20% by Drop-off on site ~55% by Drop-off / park and walk off site <25%	by School Bus <5% by Walking ~20% by Drop-off on site ~55% by Drop-off / park and walk off site <25%
Travel Modes: PM Peak Hour	by School Bus <5% by Walking <30% by Pick-up on site ~30% by Pick-up / park and walk off site <40%	by School Bus <5% by Walking <30% by Pick-up on site ~30% by Pick-up / park and walk off site <40%

It should be noted that the drop-off and pick-up operations at this school are unique from other elementary schools in that a large percentage of the parents drive to the school area then park on residential streets in the area and walk children to the school in the morning and park and walk in the afternoon to pick up children. There are also parents who drop off and pick up along the adjacent streets. The parents that drop-off and pick-up on the streets were included with the parents that park and walk to represent a number of vehicles that never enter the site.

Although the operating times of the school are established, not all students enter/exit the site at the same time. Other activities at the school (such as breakfast program, after school tutoring, student clubs, etc.) may cause students to arrive/leave at times outside the normal class times. Occasional special events at the school may generate traffic peaks that are outside of the normal

drop-off and pick-up times. While these special events were not reviewed as part of the TMP, measures or recommendations discussed may be applicable.

2.2 Existing Traffic Conditions

2.2.1 Site Access and Circulation

White Rock Elementary School has frontage on two residential streets. To the southwest of the school (which is the front side of the school) is Chiswell Road, which is a two-lane residential road 36 feet in width adjacent to the school property. Access to the one-way main loop drive (counterclockwise flow) is located on Chiswell Road. Along the southeast edge of the site is Bellewood Drive, which also is a two-lane residential street and is 36 feet in width adjacent to the school site. On the south corner of the site is a staff/visitor parking lot with driveways on both Chiswell Road and Bellewood Drive. Along the southeast side of the school and around in back of the school is staff parking, which is accessed via two driveways on Bellewood Drive. The easternmost driveway on Bellewood Drive provides access to both the staff parking lots and the second designated drop-off / pick-up location on the backside of the school. The drive aisle along the southeast side of the school is also the unloading and loading area for two (2) small Special Education buses.

2.2.2 Passenger Drop-Off and Pick-Up Operations

Following the 2014 TMP update, the second loop (back loop) located in the back of the school has been operational providing another on-site location for the drop-off and pick-up of school children. The back loop has helped to distribute the vehicle demand for drop-off and pick-up on the site reducing delays in the front loop.

Halff conducted field observations during the school's AM and PM peak periods on two different days on two different weeks, Tuesday April 18th and Thursday April 27th. The morning observations were conducted between 7:00 AM and 8:00 AM and the afternoon observations were conducted between 2:15 PM and 3:15 PM. The data collected on the two different days was averaged to develop typical numbers for the modes of travel during the morning and afternoon peak periods.

Morning Peak Operations

Currently, the front loop serves as the main on-site location for dropping off children in the morning. It is available for the drop off of all grade levels. There are four staff in the front loop as well as five safety patrol (5th or 6th graders) out front before 7:30 AM to assist students exiting the vehicles. There are also five dads that assist with the management of traffic within the loop as well as assisting students out of the vehicles. Access to the back loop is off of Bellewood Drive. Students are dropped off at the cafeteria doors where there is one staff member on location before 7:30 AM assisting students exiting the vehicles. (There are no safety patrol assigned to the back loop.) The Special Education buses (2) drop off children in the drive aisle located along the southeast side of the building. (Typically, there are 2-3 staff members to assist in unloading the students.)

The off-site dropping off of students primarily occurs along Bellewood Drive between Chiswell Road and Wildhaven Drive and on northbound Chiswell Road between Bellewood Drive and the front loop entrance. Many parents park and walk children to the school. Areas where this parking occurs include Chiswell Road, Bellewood Drive, Clearhurst Drive, Forestridge Drive and Wildhaven Drive.

The average number of morning vehicle trips related to student arrival (observed) for the two study days is provided in Table 1 below. (It was noted that there was an average number of 179 students walking to school in the morning.)

Table 1 – Vehicle Trips Generated Related to Drop-Off activities (Observed)

Elementary School 938 students	School AM Peak Period		
	In	Out	Total
Drop-off Loop (Front)	244	244	488
Drop-off Loop (Back)	58	58	116
On-Street Drop-off / Park & Walk	112	112	224
<i>Total Trips - Observed</i>	414	414	828

Regarding the queuing of vehicles, the front loop has two lanes allowing simultaneous left and right turns into the loop before going to two drop off points downstream. The average vehicle queue length for the right turn into the loop for the two mornings extended approximately 9-10 vehicles south of Bellewood Drive. Including on-site space and the short space between the loop and Bellewood Drive, the total number of vehicles queued averaged approximately 19 vehicles. The average queue length for the left turn movement into the loop was approximately 13 vehicles (to just south of Clearhurst Drive). Accounting for approximately 10 vehicle queue spaces in the loop, the total approximate maximum queue length for the left turn movement was 23 vehicles.

In the back loop, students are dropped off at the cafeteria doors. The queuing of vehicles in the back loop is totally contained on the site with the average queue length for the two days of 11 vehicles or approximately 275 feet. There was still approximately 160 feet of space between the end of queue and Bellewood Drive.

At both the front and back loops, the queues in the morning are rolling queues. The maximum queues identified occurred at one moment and then start to dissipate.

Afternoon Peak Operations

Currently, the front loop serves as the main on-site location for picking up children in the afternoon, but the vehicle volume is significantly lower when compared to the morning. In the afternoon, the front loop is primarily designated for pick-up of students in grades K-3rd with grades 4th-6th and younger siblings being picked up in the back loop. There are up to eight (8) staff working the front loop as well as five safety patrol (5th or 6th graders) out front before 3:00 PM to assist students into the vehicles. (There are no dads working the front loop in the afternoon.) In the back loop the pick up operations occur at the east end of the south wing of the school. This provides approximately 250 additional feet of on-site queuing than what is available in the morning for drop offs. At the back loop there are up to 4 staff on location before 3:00 PM assisting by calling names ahead to the cafeteria and assisting students into the vehicles. As in the morning, there are no safety patrol assigned to the back loop. The Special Education buses (2) pick up children in the drive aisle located along the southeast side of the building. (Typically, there are 2-3 staff members there to assist loading the students.)

The off-site picking up of students primarily occurs along Bellewood Drive between Chiswell Road and Wildhaven Drive. Many parents park and walk to meet the children at the school. Areas where this parking occurs include Chiswell Road, Bellewood Drive, Clearhurst Drive, Forestridge Drive, Wildhaven Drive and Broken Bow Road.

The average number of afternoon vehicle trips related to student pick-up (observed) for the two study days is provided in Table 2 below. (It was noted that there was an average number of 251 students walking from school in the afternoon.)

Table 2 – Vehicle Trips Generated Related to Pick-Up activities (Observed)

Elementary School 938 students	School PM Peak Period		
	In	Out	Total
Pick-up Loop (Front)	54	54	108
Pick-up Loop (Back)	35	35	70
On-Street Pick-up / Park & Walk	123	123	246
Total Trips - Observed	212	212	424

Regarding the queuing of vehicles in the afternoon, vehicles continue to make both right and left turns into the front loop, but do not turn simultaneously. Instead, parents take turns making their turns and pick up in one continuous line. The average queue length for the vehicles making a right turn into the loop was similar to the morning average of 9-10 vehicles queued south of Bellewood Drive. Adding the space for two vehicles between the loop drive and Bellewood Drive and accounting for the full loop drive,

provided a total queue of approximately 22 vehicles. On both days, the queue to make a left turn into the loop was minimal, 1-2 vehicles at the most.

In the back loop, the average queue length was 15 vehicles, all contained within the site. There was over 250 feet of additional queue space available on the site before entering Bellewood Drive.

At both the front and back loops, the queues don't start moving until they start loading students into the vehicles. Once the loading begins, the queues become a rolling queue, similar to what is experienced during the morning peak.

2.3 Projected Traffic Conditions

2.3.1 Site Access and Circulation

Access to the site and circulation will basically remain the same with the exception of the back loop which will be relocated to the northeast corner of the building with the east drive serving the loop being relocated near the east edge of the school property. The front loop on Chiswell Road will not change. The two (2) Special Education buses will continue to unload and load students in the drive located along the southeast side of the building. (Refer to Exhibit 1 which depicts the proposed plan.)

2.3.2 Passenger Drop-Off and Pick-Up Operations

As part of the expansion, the school is planning to expand and encourage the use of the back loop for the drop off and pick up of students. The front loop will primarily serve grades K-2nd with the back loop serving grades 3rd-6th. The front loop could still be used by anyone to drop off in the morning, but use of the back loop is highly encouraged for grades 3rd-6th.

It is anticipated as the enrollment increases at the school, the pattern of how students arrive at the school in the morning and leave the school in the afternoon will not change. There will still be a large percentage of students that are either dropped-off / picked-up on one of the adjacent streets or parents will continue to park and walk the children to the school in the morning and do the same to pick them up in the afternoon. The school is being designed to provide up to four locations along the north side of the building where students can enter and exit the school in both the morning and afternoon. This is being planned to address the large number of walkers and park and walk students.

Based upon the information provided by the Client, Halff assumed 60 percent of the students would be dropped off in the front loop in the morning with 40 percent being dropped off in the back loop. In the afternoon, the assumption was made there would be an equal 50/50 split of students being picked up in the two loops.

Proposed Morning Peak Operations

As mentioned above, the front loop will primarily serve grades K-2nd, but can be used by anyone for drop off. The plan is to have three staff members work the front loop along with five safety patrol in place by 7:30 AM to assist students exiting the vehicles. There will be 5-6 stations to expedite the unloading of the vehicles. Four dads will also assist with the management of traffic within the loop as well as assisting students out of the vehicles.

The back loop drop-off location at the cafeteria will be set up to receive more students at one time to encourage more drop offs. The plan is to have two staff members work the back loop along with three safety patrol in place by 7:30 AM to assist students exiting the vehicles. There will be two unloading stations to receive students. There will be 2-3 dads working the back loop to manage the traffic flow and assist in the overall operation of the loop drive. The two (2) Special Education buses will continue to drop off in the drive aisle located on the southeast side of the school with 2-3 staff members assisting in unloading students.

The school is being designed to accommodate up to 1,150 students which is a 23 percent increase over the current enrollment of 938. Based upon the breakdown of how students arrive at the school today, the planned uses of the front and back loops and the 23 percent increase in student enrollment, the projected average generated number of morning vehicle trips related to getting students to school is provided in Table 3 below. (The projected numbers are based upon a straight line projection of the existing numbers.) (Based upon the number of students walking to school today, the projected number of walkers is 220.)

Table 3 – Projected Vehicle Trips Generated Related to Drop-Off activities

Elementary School 1,150 students	School AM Peak Period		
	In	Out	Total
Drop-off Loop (Front)	223	223	446
Drop-off Loop (Back)	148	148	296
On-Street Drop-off / Park & Walk	138	138	276
<i>Total Vehicle Trips</i>	509	509	1018

As mentioned above, the front loop is anticipated to operate similarly to the current conditions regarding how it will be staffed as well as the projected volume of vehicles (approximately 21 fewer vehicles entering in the future). Therefore, it is anticipated the projected vehicle queuing on Chiswell Road north and south of the entrance to the loop drive will be about the same, approximately 9-10 vehicles queued south of Bellewood Drive for right turns into the loop and approximately 13 vehicles queued north of the loop drive for left turns into the loop.

Based upon the proposed use for the back loop and the increase in enrollment, there will be an increase in the number of vehicles that will use the loop to drop off students in the morning peak. Currently, an average of 58 vehicles drop off in the back loop. That number is projected to increase to 148. The existing average queue length is 11 vehicles, approximately 275 feet. For a worst case scenario based upon one staff member unloading vehicles at a single location, the queue will increase to 28 vehicles or approximately 700 feet. With the new plan, there will be approximately 520 feet of queue space on the site before vehicles will start to spill out onto Bellewood Drive. That would leave an on-street queue of approximately 180 feet or about seven vehicles. However, as mentioned above, the plan is to have two staff members plus three safety patrol assisting the unloading of students at two drop-off locations which will expedite the unloading process. Assuming a conservative 1.5 vehicles can be unloaded at two stations in the same amount of time that one vehicle is unloaded today, the projected 700 foot queue can be reduced to approximately 470 feet which can be contained on the site. In addition, there will be 2-3 dads working the back loop to manage the traffic flow and assist in the overall operation of the loop drive.

As previously mentioned, these are moving queues at both loops, unlike the afternoon when vehicles stop and wait until a specific time before they can start moving.

Proposed Afternoon Peak Operations

As previously mentioned, the front loop will primarily serve grades K-2nd and function similarly as it does today. The plan is to have 6-8 staff members work the front loop along with five safety patrol that will be in place by 2:55 PM to assist students entering the vehicles. There will be 5-6 unloading stations to receive students.

In the back loop, currently students are being picked up at the east end of the south wing of the building. The plan includes extending the south wing to the east. Students will now be picked up at the east end of the extension. The pick-up operations will function similarly as they do today. There will be four staff members assisting in calling out names, getting students out of the building and into the cars. (There will be no safety patrol assisting in the afternoon.) Staff will be in place by 2:55 PM. Also, the plan is to have two loading stations, instead of the one that operates today, to expedite the loading process. The two (2) Special Education buses will continue to pick up in the drive aisle located on the southeast side of the school with 2-3 staff members assisting in loading students.

Based upon the breakdown of how students leave the school today, the planned uses of the front and back loops and the 23 percent increase in student enrollment, the projected average generated number of afternoon vehicle trips related to students leaving the school site is provided in Table 4 below. (The projected numbers are based upon a straight line projection of the existing numbers.) (Based upon the number of students walking home today, the projected number of walkers is 309.)

Table 2 – Projected Vehicle Trips Generated Related to Pick-Up activities

Elementary School 1,150 students	School PM Peak Period		
	In	Out	Total
Pick-up Loop (Front)	55	55	110
Pick-up Loop (Back)	55	55	110
On-Street Pick-up / Park & Walk	151	151	302
Total Vehicle Trips	261	261	522

Regarding the queuing of vehicles in the afternoon, the front loop should operate almost identical to how it operates today. (The projected number of vehicles entering the loop is only one more than what currently enters.) Therefore, it is anticipated the vehicle queue lengths will be about the same as they are today, a minimal queue of 1-2 vehicles to make the left turn into the loop drive and 9-10 vehicles queued south of Bellewood Drive to make a right turn into the loop.

The actual operations in the back loop will function similarly to how they operate today. There will be fewer staff members (two), but there will be three safety patrol, which don't exist today, to assist in loading the vehicles. Due to the change of use in the back loop and the projected increase enrollment, there is a projected increase in the number of vehicles picking up (55) from the current average of 35. The existing average maximum queue observed was 15 vehicles or approximately 375 feet. Assuming similar loading operations as exist today, similar number of people loading and one loading station, the projected maximum queue will increase to 24 vehicles or approximately 600 feet.

With the new plan layout, there will be approximately 700 feet of queue space from the location where students are loaded back to Bellewood Drive. Therefore, there should be adequate space on the site to accommodate the projected queue without spilling out onto Bellewood Drive. Since the plan calls for two loading stations instead of the existing one, loading will be more efficient making the projected maximum queue of 24 vehicles a worst case scenario.

At both the front and back loops, the queues don't start moving until they start loading students into the vehicles. Once the loading begins, the queues become a rolling queue, similar to what is experienced during the morning peak.

2.4 Recommendations

Based on the proposed addition of 12 classrooms and changes to the building layout, Halff offers the following recommendations to assist in providing for the safe and efficient movement of pedestrians and vehicles:

- Remove the existing “No Left Turn” symbol sign located on Chiswell Road at the front loop entrance drive for northbound vehicles.
- Remove the existing “No Left Turn” symbol sign located in the front loop exit drive at Chiswell Road.
- Install a “No Left Turn” symbol sign with a “7:00 AM – 8:00 AM and “2:15 PM – 3:15 PM School Days” panel, facing west, on the north side of Bellewood Drive just west of the relocated back loop drive for eastbound motorists.
- Install a “No Left Turn” symbol sign with a “7:00 AM – 8:00 AM and “2:15 PM – 3:15 PM School Days” panel, facing north, on the relocated back loop drive just south of Bellewood Drive for motorists exiting the loop drive.
- Install “No Parking or Standing “7:00 AM – 8:00 AM and “2:15 PM – 3:15 PM School Days” signs on the north side of Bellewood Drive between Broken Bow Road and the existing back loop drive.
- School staff should continue to encourage parents to use only designated areas located on-site for pick-up and drop-off activity. Pick-up and drop-off activity on public right-of- way should be discouraged.
- The school administration should continue to train school staff on their duties associated with pick-up and drop-off procedures as outlined in the TMP.
- The school administration should communicate to parents and students regarding expectations and responsibilities related to the TMP throughout the school year as needed. It is particularly important to communicate to parents of new students, who may not be familiar with pick-up/drop-off procedures.

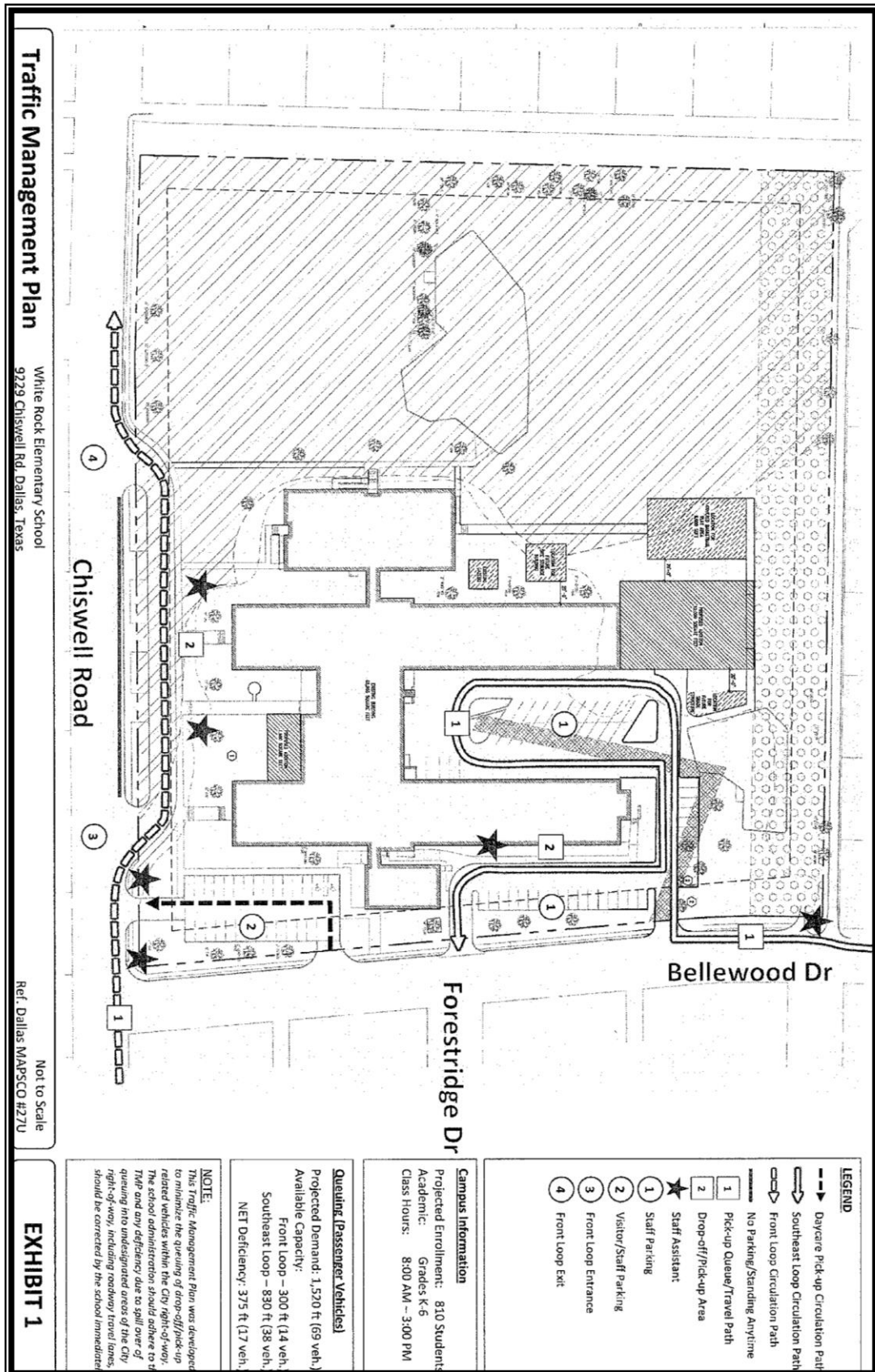
It is recognized that for short periods of time during both the morning and afternoon periods there is significant vehicular traffic and some traffic congestion around the school. However, observations indicate that these conditions are short in duration and traffic dissipates within 15 to 20 minutes in the morning and 20 to 30 minutes in the afternoon. Since the school is located in the middle of a residential area, there is no through traffic in the immediate area to be impacted by the school related traffic. Almost all of the traffic around the school during the morning and afternoon peak periods is school related.

Based on Halff's observations, the teams that are assembled now for the morning and afternoon operations do a very good job with the unloading and loading of students. Parents appear to be familiar with the operational plans of the TMP and generally adhere to it. Since the operational aspect of the TMP for the proposed addition is basically the same as the existing, it is anticipated the future morning and afternoon peak periods will look very similar to what takes place today, especially in the front loop. There will be more students and more traffic, but with more emphasis on utilizing the back loop and having more available queue space there, the queuing of vehicles is projected to stay within the site as it does today. Exhibit 1 in Appendix A is a graphical representation of the TMP.

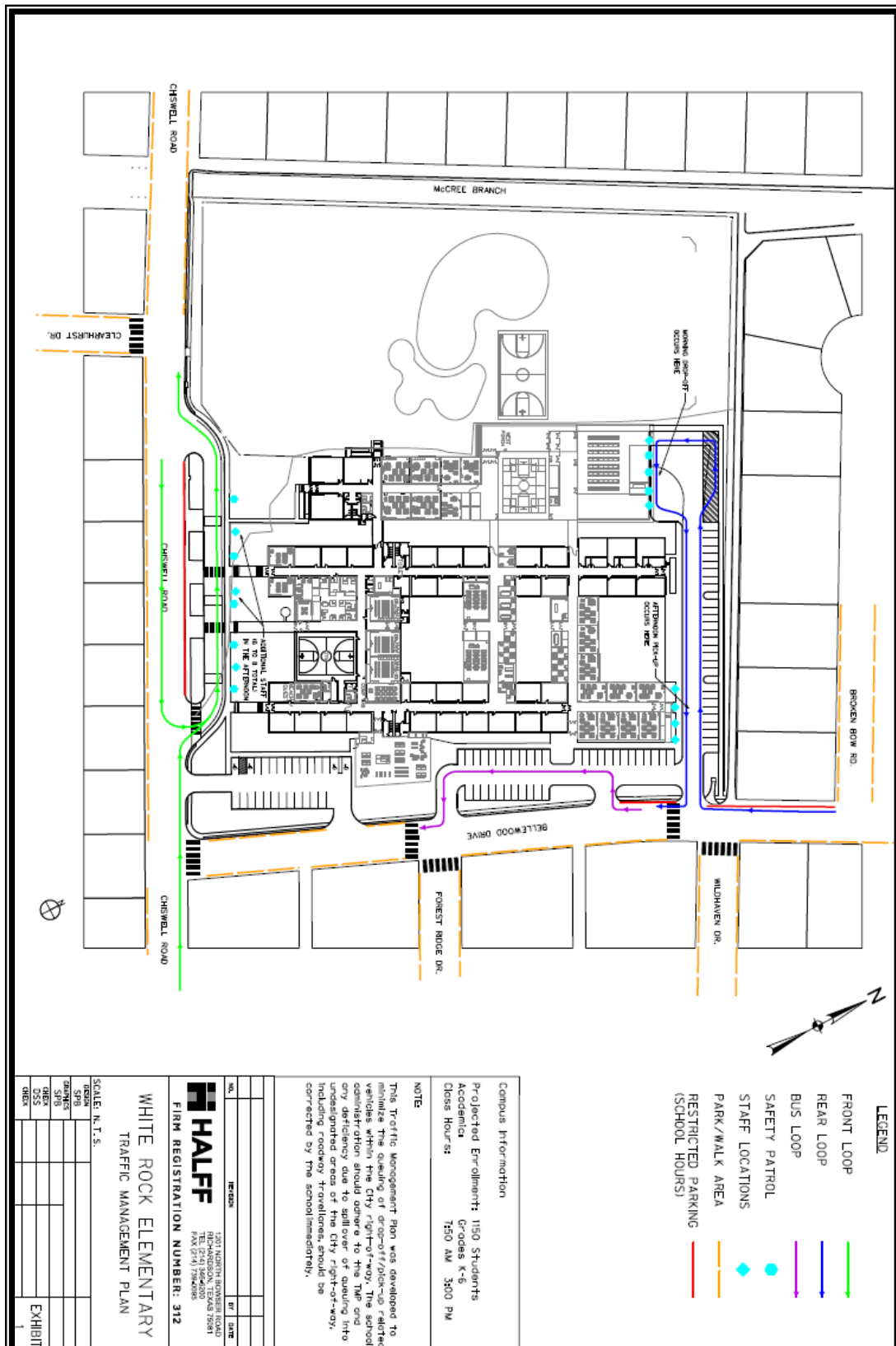
III. SUMMARY

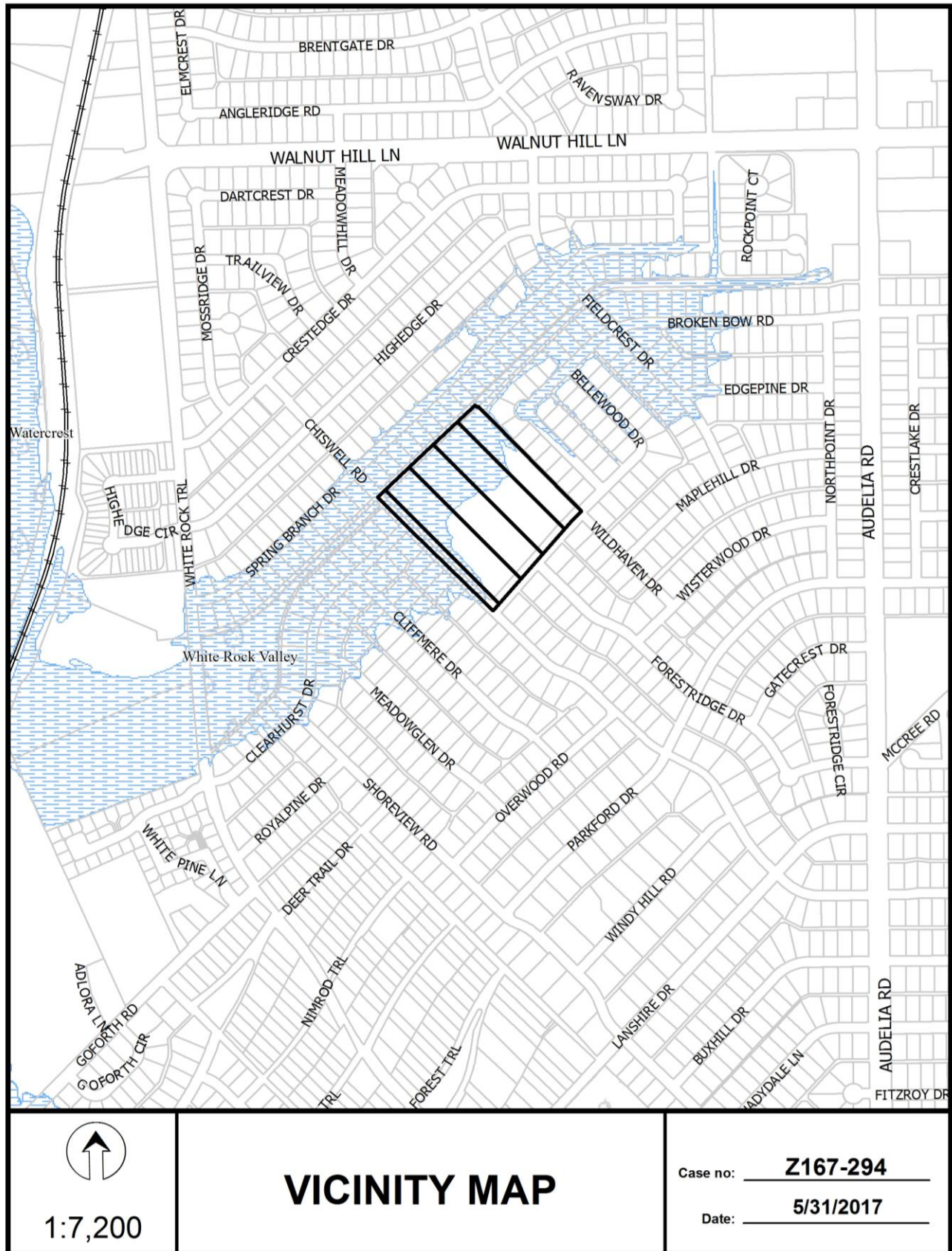
The TMP presented above should be used by administrators and staff at White Rock Elementary School to promote safe and efficient pick-up/drop-off operations for students, parents, and staff. These procedures should also be reviewed periodically and modified/adjusted as needed to reflect current traffic conditions on and around the school campus.

EXISTING CIRCULATION PLAN

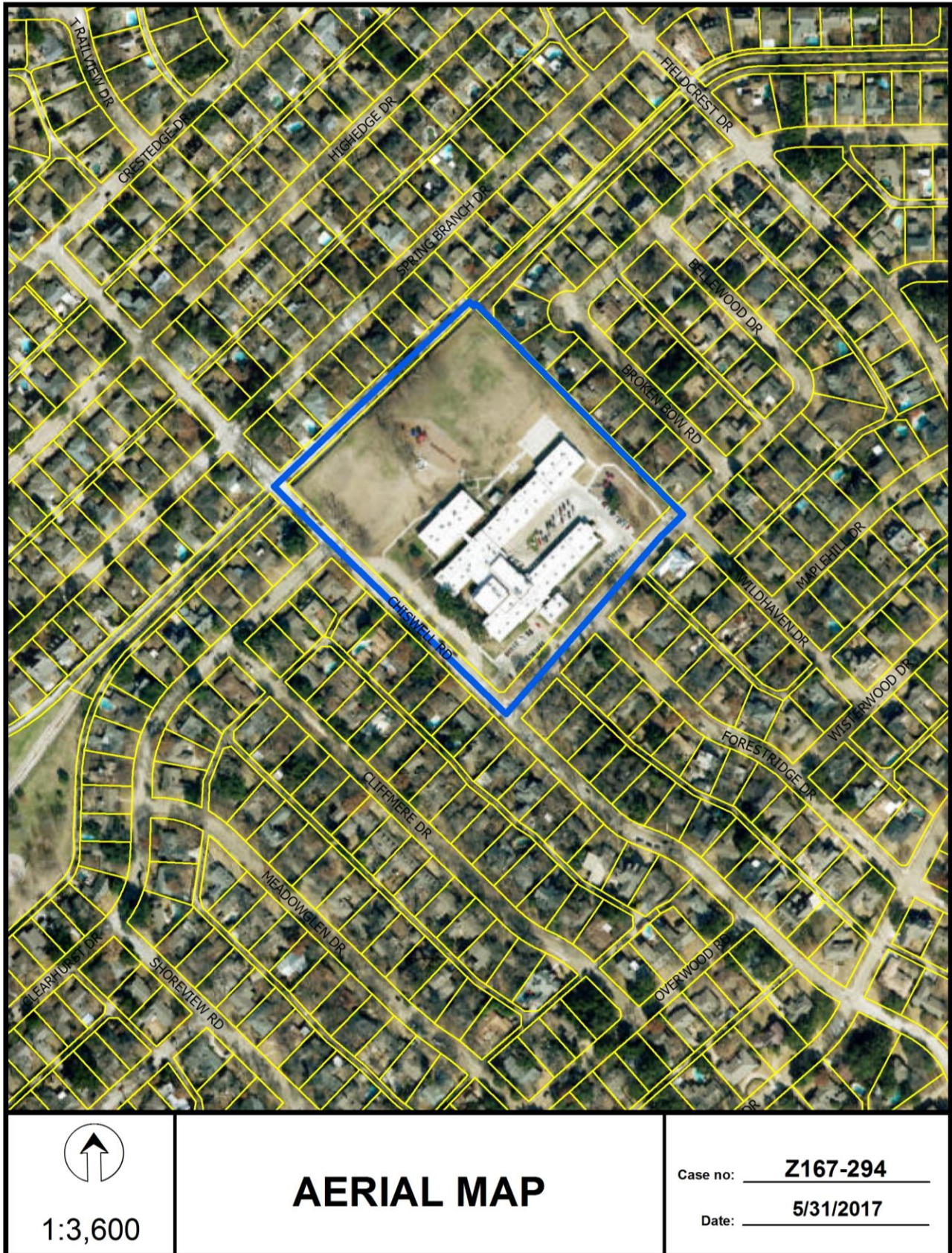


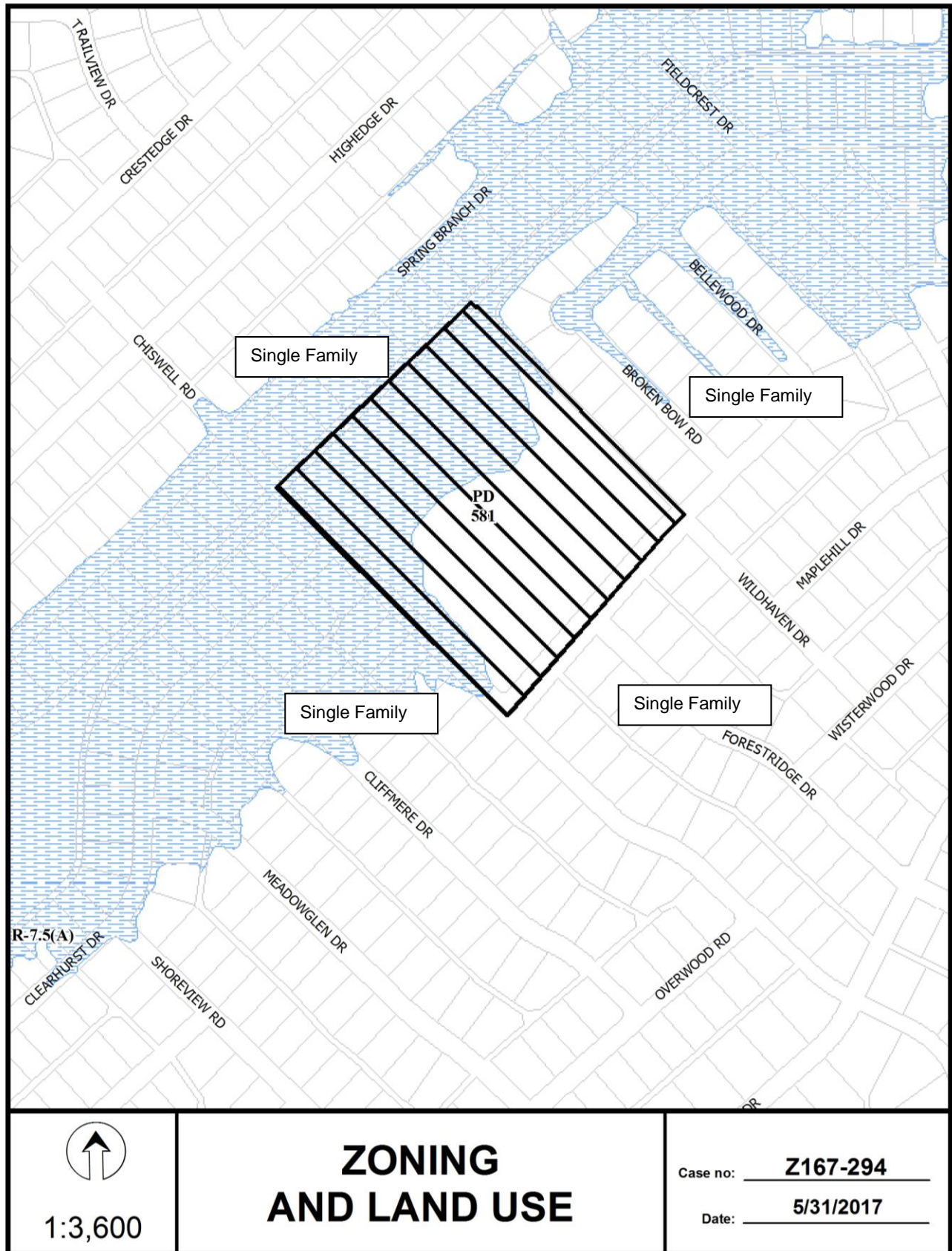
PROPOSED CIRCULATION PLAN

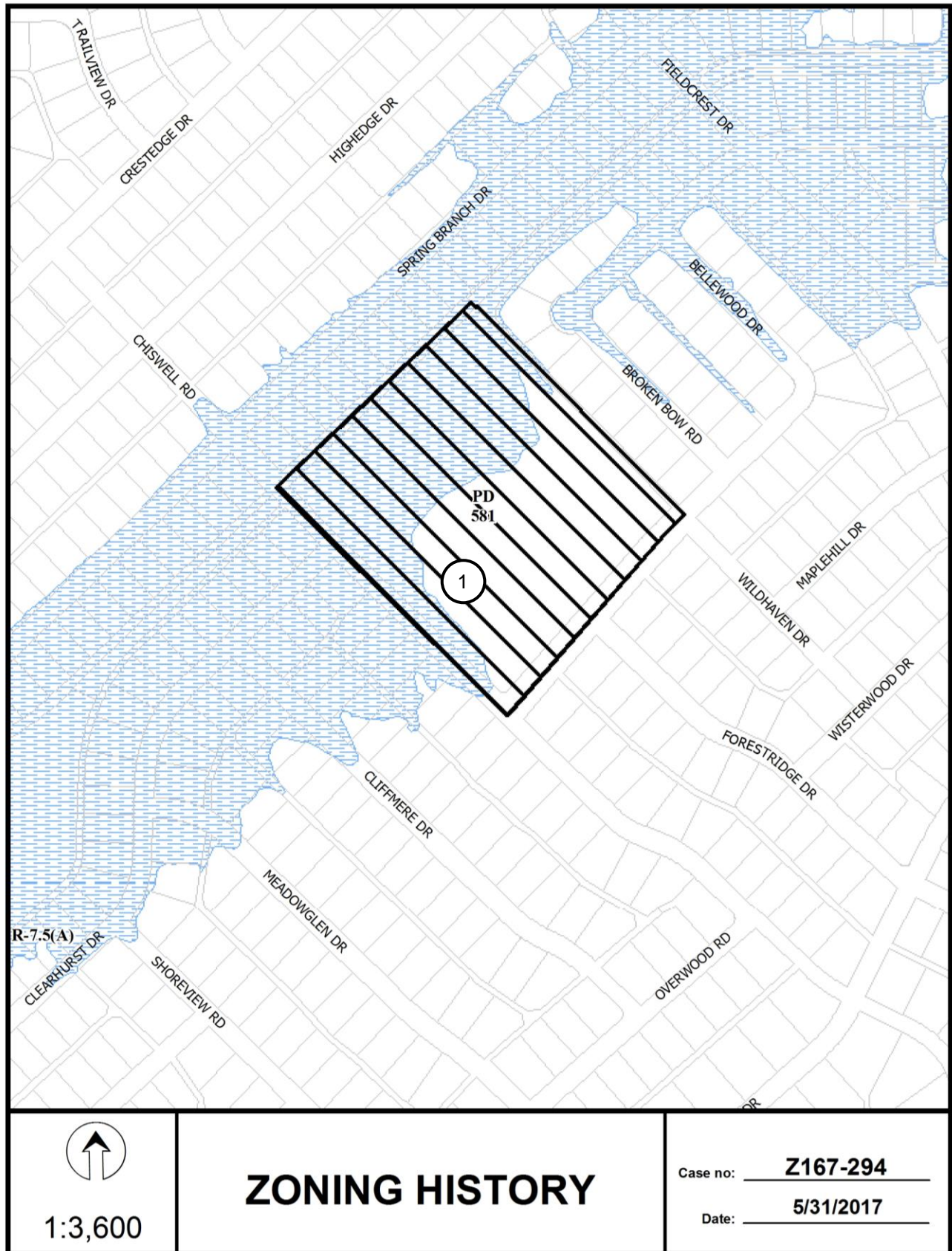


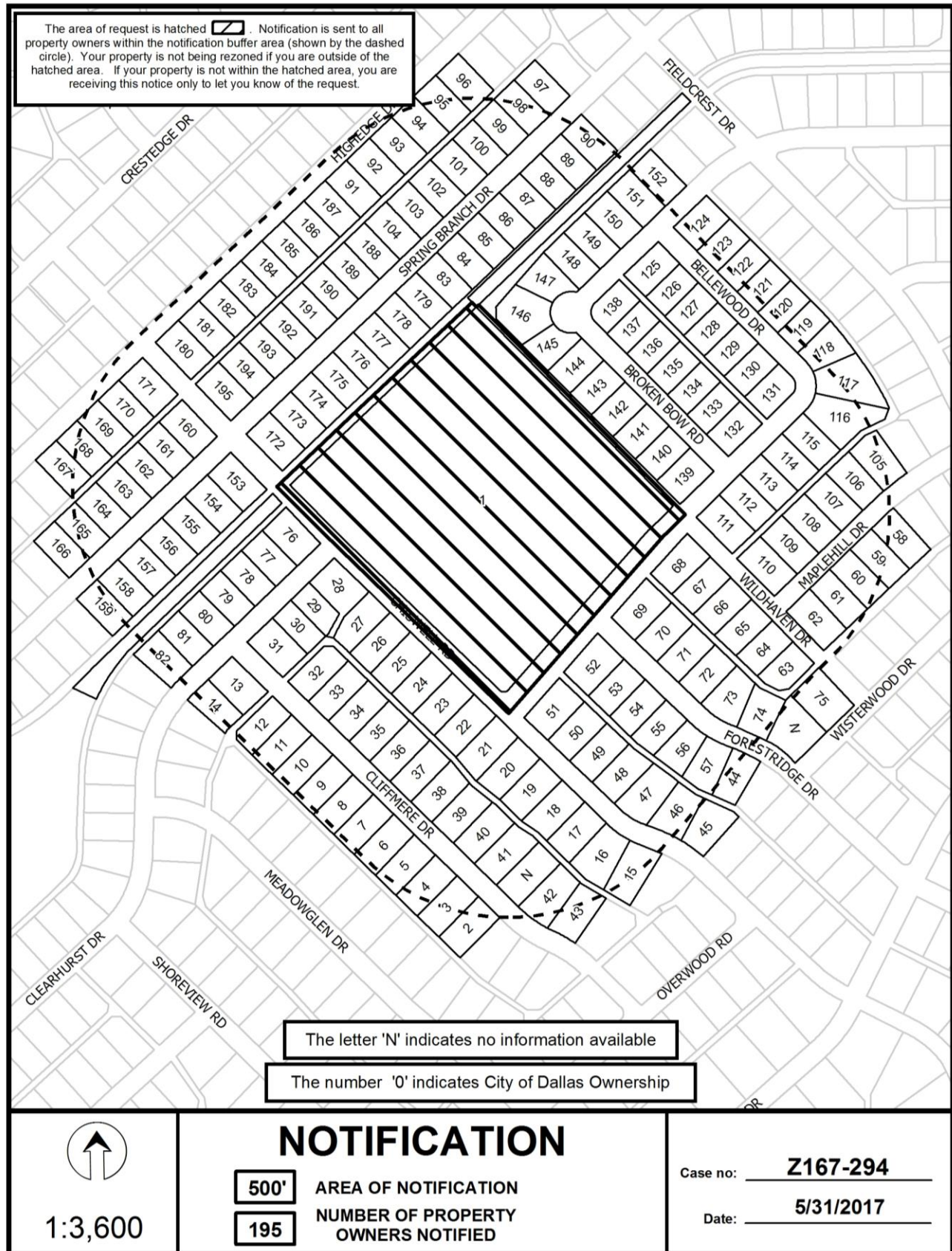


Z167-294(WE)









Notification List of Property Owners

Z167-294

195 Property Owners Notified

<i>Label # Address</i>			<i>Owner</i>
1	9229	CHISWELL RD	RICHARDSON ISD
2	9258	CLIFFMERE DR	CAVERLEE JOHN G &
3	9254	CLIFFMERE DR	WOODS TIMOTHY P & DARLA M
4	9250	CLIFFMERE DR	KUBELKA SANDRA E &
5	9244	CLIFFMERE DR	SCHMIDT DAVID &
6	9240	CLIFFMERE DR	FOWLER SCOTT L &
7	9236	CLIFFMERE DR	EASTMAN DAVID P &
8	9230	CLIFFMERE DR	DERDEYN PATRICK & LAURA
9	9226	CLIFFMERE DR	TUCKER ERIC B & SHONI S
10	9222	CLIFFMERE DR	AITON JOCELE K
11	9216	CLIFFMERE DR	SEALE EUGENE L JR EST OF
12	9212	CLIFFMERE DR	ALER DAVID WADE
13	9354	CLEARHURST DR	TUCCIO LARRY J & KAREN P
14	9350	CLEARHURST DR	LOUIS THOMAS HERNDON
15	9328	CHISWELL RD	GALEN RICHARD L JR & PAMELA K
16	9324	CHISWELL RD	BLOMBERG JOHN
17	9320	CHISWELL RD	LACEY DAVID C
18	9316	CHISWELL RD	LANG VIRGIL D
19	9310	CHISWELL RD	HEFTON RYAN M & SARAH W
20	9306	CHISWELL RD	GHOLSTON JOHN C & LISA C
21	9242	CHISWELL RD	PROCTOR JOSEPH L &
22	9236	CHISWELL RD	OSBORNE KENNETH M &
23	9232	CHISWELL RD	LIBBY KYLE A & WENDY M
24	9228	CHISWELL RD	WHATLEY ASHLEY & STEVEN PATRICK
25	9222	CHISWELL RD	ATKINSON JAMES BRIAN &
26	9218	CHISWELL RD	POLYMATHIC PROPERTIES INC

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9212 CHISWELL RD	GAINES CHRIS
28	9422 CLEARHURST DR	CLAIRE ANTHONY G &
29	9416 CLEARHURST DR	EDSON ANDREW G & JANE S
30	9410 CLEARHURST DR	CARLIN JAMES R
31	9406 CLEARHURST DR	LATIMER BARBARA M
32	9211 CLIFFMERE DR	LIERLY GLEN A
33	9215 CLIFFMERE DR	MILLER JILL C
34	9221 CLIFFMERE DR	CANDLER CHRISTINE M &
35	9225 CLIFFMERE DR	OWENS CELINA CAMARGO
36	9229 CLIFFMERE DR	HORTON JULIANA RENEE
37	9235 CLIFFMERE DR	SMITH JIMMY L
38	9241 CLIFFMERE DR	BLEVINS HUGH T JR
39	9245 CLIFFMERE DR	SCOTT MICHAEL J & MARY A
40	9251 CLIFFMERE DR	MCBRIERTY HARRY J JR
41	9255 CLIFFMERE DR	RYAN MICHAEL & JENNIFER B
42	9265 CLIFFMERE DR	WOODALL RAMSAY P & CARY B
43	9271 CLIFFMERE DR	BUTLER DAVID L & LISA M
44	9336 FORESTRIDGE DR	HOOTEN OWEN W JR &
45	9333 CHISWELL RD	COLQUITT DOUGLAS R & MARIAM D
46	9329 CHISWELL RD	MASSEY JOHN M III &
47	9325 CHISWELL RD	EVANS BERT R
48	9319 CHISWELL RD	CURRIER RONALD P &
49	9315 CHISWELL RD	BASKETT BETTY C LIVING TR
50	9309 CHISWELL RD	MIRELEZ STACEY & JACOB A
51	9305 CHISWELL RD	MEADOWS MRS SHERMAN R
52	9306 FORESTRIDGE DR	WOODUL DAVID C & CHERYL M
53	9312 FORESTRIDGE DR	BELKNAP KELLY & KEVIN
54	9316 FORESTRIDGE DR	STEIN STEVEN C & CLARE A
55	9322 FORESTRIDGE DR	PAUL JAY
56	9326 FORESTRIDGE DR	HERSHORN PATRICK B &
57	9332 FORESTRIDGE DR	JEFFERY BEN & STEPHANIE

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9730 MAPLEHILL DR	WEHE JAMES E
59	9724 MAPLEHILL DR	PARKER SUSAN L &
60	9718 MAPLEHILL DR	FIELD JOHN ARTHUR &
61	9712 MAPLEHILL DR	STAFFORD ZOE F
62	9706 MAPLEHILL DR	GROPP DOUGLAS M &
63	9336 WILDHAVEN DR	DODD MARY T
64	9330 WILDHAVEN DR	WERNICK MAX A &
65	9324 WILDHAVEN DR	ECKLUND MICHAEL SCOTT &
66	9318 WILDHAVEN DR	DORMINY SEAN P &
67	9312 WILDHAVEN DR	JANNEY ROBERT & ROSEMARY
68	9306 WILDHAVEN DR	HORTON AMY F & JOHN E
69	9305 FORESTRIDGE DR	BEAVERS JUANITA
70	9311 FORESTRIDGE DR	STARR DONNA JILL L
71	9315 FORESTRIDGE DR	WILLIAMS TODD A
72	9321 FORESTRIDGE DR	DALHAUSSER DIRK M &
73	9327 FORESTRIDGE DR	LINDBLOM ANN M TR
74	9335 FORESTRIDGE DR	WILSON PETER J & MARIA L MASVIDAL
75	9715 WISTERWOOD DR	TIPER LLC
76	9423 CLEARHURST DR	SWANZY F R TRUST
77	9417 CLEARHURST DR	COLE ADAM & BRITTANY
78	9411 CLEARHURST DR	ASTON EVELYN LOUISE
79	9405 CLEARHURST DR	FARMER MICHAEL &
80	9357 CLEARHURST DR	YOUNG AUSTIN JR TR &
81	9353 CLEARHURST DR	BREKKE JEFF &
82	9349 CLEARHURST DR	GIESELMAN ROBERT L
83	9552 SPRINGBRANCH DR	MYERS TODD
84	9558 SPRINGBRANCH DR	FAULHABER ROY R
85	9562 SPRINGBRANCH DR	REED ROBERT M &
86	9566 SPRINGBRANCH DR	GUTIERREZ MIGUEL A &
87	9570 SPRINGBRANCH DR	KILLEBREW MATTHEW LEWIS & MEGAN LEIGH
88	9574 SPRINGBRANCH DR	KEY RANDALL V & LINDSAY K

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	9578 SPRINGBRANCH DR	DALTON DEWEY JR & ALISSA
90	9582 SPRINGBRANCH DR	FARIS SCOTT & COURTNEY
91	9552 HIGHEDGE DR	GEARING DOUGLAS & MEGAN
92	9558 HIGHEDGE DR	POTTER CHAD WILLIAM & MARY ELLEN
93	9562 HIGHEDGE DR	LALICKER HEATHER A &
94	9568 HIGHEDGE DR	CLARK VICKI L
95	9572 HIGHEDGE DR	RUCKER JUSTIN B & BRANDI L
96	9578 HIGHEDGE DR	HARDESTY KENT R & ROBBI L
97	9583 SPRINGBRANCH DR	HOLMAN BURSON M & JENNIFER B
98	9579 SPRINGBRANCH DR	KENNEDY JAMES M &
99	9575 SPRINGBRANCH DR	SABERIAN CAROL WELLS
100	9571 SPRINGBRANCH DR	COON PAUL H & DIANA V
101	9567 SPRINGBRANCH DR	NELSON JESSE W & GENEVIEVE L
102	9563 SPRINGBRANCH DR	SKINNER LORENA M
103	9559 SPRINGBRANCH DR	GEORGE DAVID S
104	9553 SPRINGBRANCH DR	LORINO MICHAEL & AMY
105	9735 MAPLEHILL DR	MINTON CHARLES WILLIAM
106	9729 MAPLEHILL DR	MARTIN JAMES T & KELLY L
107	9723 MAPLEHILL DR	HYDE TAMATHA
108	9717 MAPLEHILL DR	STILES MARY KATHLEEN
109	9711 MAPLEHILL DR	OWEN GLENN PAUL &
110	9705 MAPLEHILL DR	RANKIN KAREN E
111	9606 BELLEWOOD DR	COX BILLIE LEON
112	9612 BELLEWOOD DR	QUENZER MICHAEL P & WENDY
113	9618 BELLEWOOD DR	CALVIN SHANE C & CHERYL L
114	9624 BELLEWOOD DR	HARRELL ROBERT E &
115	9630 BELLEWOOD DR	KRUEGER JEFFREY & SARAH
116	9636 BELLEWOOD DR	GOOLSBY WILLARD J
117	9704 BELLEWOOD DR	JAMES KEITH & KIRSTEN
118	9710 BELLEWOOD DR	GARRETT MARYDEL ORR
119	9716 BELLEWOOD DR	PREWETT JANICE L

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	9722 BELLEWOOD DR	BURKHALTER DAVID S &
121	9728 BELLEWOOD DR	ROLLINS GRETCHEN KLASING
122	9734 BELLEWOOD DR	FAULK JEFFREY A & MEGAN
123	9740 BELLEWOOD DR	REECE JEFFREY
124	9746 BELLEWOOD DR	MERIPOLSKI MICHAEL &
125	9747 BELLEWOOD DR	CUNNINGHAM JOHN N
126	9741 BELLEWOOD DR	BIRD ROSS & KAY A
127	9735 BELLEWOOD DR	WOOLDRIDGE KAREN S
128	9729 BELLEWOOD DR	MORGAN LAURIE & LUKE
129	9723 BELLEWOOD DR	GUENTHER KARL H &
130	9717 BELLEWOOD DR	MOSLEY KATHRYN C & WILLIAM B
131	9711 BELLEWOOD DR	MATLACK DAVID
132	9606 BROKEN BOW RD	TOBIN HAZEL RUTH
133	9612 BROKEN BOW RD	TAYLOR JOHN R &
134	9618 BROKEN BOW RD	YOUNG JEANNE C
135	9624 BROKEN BOW RD	DUNCAN LANE A &
136	9628 BROKEN BOW RD	SILVA DAVID D &
137	9634 BROKEN BOW RD	HOLT MICHAEL GLYNN &
138	9638 BROKEN BOW RD	JOSEPH DANIEL D & ALISON T
139	9605 BROKEN BOW RD	HOLACKA SANDRA
140	9611 BROKEN BOW RD	FURR LAURA J
141	9617 BROKEN BOW RD	TERRELL PAMELA M
142	9623 BROKEN BOW RD	NOWELL LAURA B & JAMES M
143	9629 BROKEN BOW RD	TWOMEY DONNA
144	9635 BROKEN BOW RD	HOPPERS RICHARD G
145	9639 BROKEN BOW RD	VINCENT DANIELE B
146	9643 BROKEN BOW RD	COWDEN PATRICK
147	9647 BROKEN BOW RD	DOWNEY DEVIN & KELLY
148	9653 BROKEN BOW RD	SCHAEFER EDWARD R
149	9659 BROKEN BOW RD	TAYLOR THOMAS E
150	9665 BROKEN BOW RD	MARSH JUDY L

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	9671 BROKEN BOW RD	RUSH RICHARD W
152	9677 BROKEN BOW RD	HARTNETT ZOLA E
153	9478 SPRINGBRANCH DR	RAMSEY MATTHEW H & ALYSSA
154	9472 SPRINGBRANCH DR	DAVIS JEFFREY J
155	9466 SPRINGBRANCH DR	COTHERN MICHAEL & ASHLY
156	9460 SPRINGBRANCH DR	OGLESBY CHARI C & JASON A
157	9454 SPRINGBRANCH DR	CRAIN WILLIAM T
158	9448 SPRINGBRANCH DR	JUSSELIN PAUL G & KATHY
159	9442 SPRINGBRANCH DR	BETHEA KEN D &
160	9479 SPRINGBRANCH DR	STONE DAN C
161	9473 SPRINGBRANCH DR	PATE RUSSELL R
162	9467 SPRINGBRANCH DR	ROBERTSON GLORIA B REV TR THE &
163	9461 SPRINGBRANCH DR	KRETZ JOHN MICHAEL & EMILY Z
164	9455 SPRINGBRANCH DR	PUTNAM NORMAN J III &
165	9449 SPRINGBRANCH DR	HARPER CASEY & ALYCIA
166	9443 SPRINGBRANCH DR	SHOULTS BRIAN L & PAMELA C
167	9438 HIGHEDGE DR	ORTIZ BERNABE
168	9444 HIGHEDGE DR	SHIRLEY JANIE
169	9450 HIGHEDGE DR	GRAHAM STEPHEN &
170	9456 HIGHEDGE DR	LUTHER WILLIAM SIM
171	9464 HIGHEDGE DR	THOMPSON HENRY E &
172	9506 SPRINGBRANCH DR	D' ANDREA BRADEN P
173	9512 SPRINGBRANCH DR	MILLER NICOLE & JASON
174	9518 SPRINGBRANCH DR	MOSTELLER JEFFREY &
175	9524 SPRINGBRANCH DR	ELMORE BEVERLY H
176	9530 SPRINGBRANCH DR	HOOD JEFF
177	9536 SPRINGBRANCH DR	HORANY ERNEST E II &
178	9542 SPRINGBRANCH DR	SHANNON ANDREW F JR
179	9548 SPRINGBRANCH DR	SIDES STEPHEN W & JEAN E
180	9506 HIGHEDGE DR	BANARES VICTOR GARCIAHOZ &
181	9512 HIGHEDGE DR	TERRELL JOSEPH D & RACHEL

05/31/2017

<i>Label # Address</i>			<i>Owner</i>
182	9518	HIGHEDGE DR	PONCE BRYAN & ANGELA
183	9524	HIGHEDGE DR	MCGAHEE THOMAS
184	9530	HIGHEDGE DR	BEAKEY MARJORIE M
185	9536	HIGHEDGE DR	COLLINS CODY CROSBY & AMANDA KATHRYN
186	9542	HIGHEDGE DR	HOUSER CHRIS RYAN & ANNE LOUISE
187	9548	HIGHEDGE DR	DYER DAVID B & MARY L
188	9549	SPRINGBRANCH DR	MURRY KEVIN W & ANDREA
189	9543	SPRINGBRANCH DR	CURRY GEORGE T & HARRIETT
190	9537	SPRINGBRANCH DR	FELS FRED T
191	9531	SPRINGBRANCH DR	PRICE DON A & BRIDGET
192	9525	SPRINGBRANCH DR	HORSTMAN MARK J &
193	9519	SPRINGBRANCH DR	HIRSH HERMAN H EST OF
194	9515	SPRINGBRANCH DR	DEBENPORT ROBERT S ETAL
195	9507	SPRINGBRANCH DR	CULLINS JOHN SCOTT & SAMANTHA

Planner: Warren F. Ellis**FILE NUMBER:** Z167-319(WE) **DATE FILED:** June 5, 2017**LOCATION:** Pueblo Street and Navaro Street, southeast corner**COUNCIL DISTRICT:** 6 **MAPSCO:** 44-N**SIZE OF REQUEST:** Approx. 5,000 sq. ft. **CENSUS TRACT:** 101.01

APPLICANT Johnny Aguinaga**OWNER:** DFW Construction**REPRESENTATIVE:** Projects & Plans DFW**REQUEST:** An application for an R-5(A) Single Family District on property zoned a CR Community Retail District.**SUMMARY:** The purpose of this request is to allow for the development of a single family dwelling on site.**STAFF RECOMMENDATION:** Denial

BACKGROUND INFORMATION:

- The site is undeveloped.
- The request site is located within a Community Retail District where the eastern property line abuts a residential district. The applicant's request is to rezone one lot from a CR Community Retail District to an R-5(A) Single Family District in order to develop a single family dwelling.

Zoning History: There has not been any zoning change request in the area for the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Pueblo Street	Local	56 ft.	56 ft.
Navaro Street	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	Undeveloped
North	CR	Church
South	CR)	Retail, Undeveloped
East	R-5(A)	Single Family
West	CR	Vacant structure

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 request will encroach into an existing CR Community Retail District where retail serving uses are serving the adjacent residential uses. To change a single lot to an R-5(A) Single Family District will break the continuity of the CR District where retail serving uses have been established after the transition to Chapter 51A. Prior to the Chapter 51A transition, the area was zoned for LC Light Commercial District uses along Navaro Street. There is a clear delineation between the existing retail and residential uses in the area.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections

STAFF ANALYSIS:

Land Use Compatibility: The 5,000-square-foot site is undeveloped and is adjacent to an office use to the south and church uses to the north and northwest, across Pueblo Street. Properties that are located west of the site, across Navaro Street, consist of a vacant structure and an undeveloped lot. The request site is contiguous to a single family development. The applicant's request for an R-5(A) Single Family District will permit the development of a single family dwelling on a single lot.

The proposed R-5(A) District will encroach into an existing retail corridor that has been established prior to 1989. The compatibility of a residential use in an area that has been consistently been zoned for commercial or retail uses could negatively impact the retail serving corridor along Navaro Street.

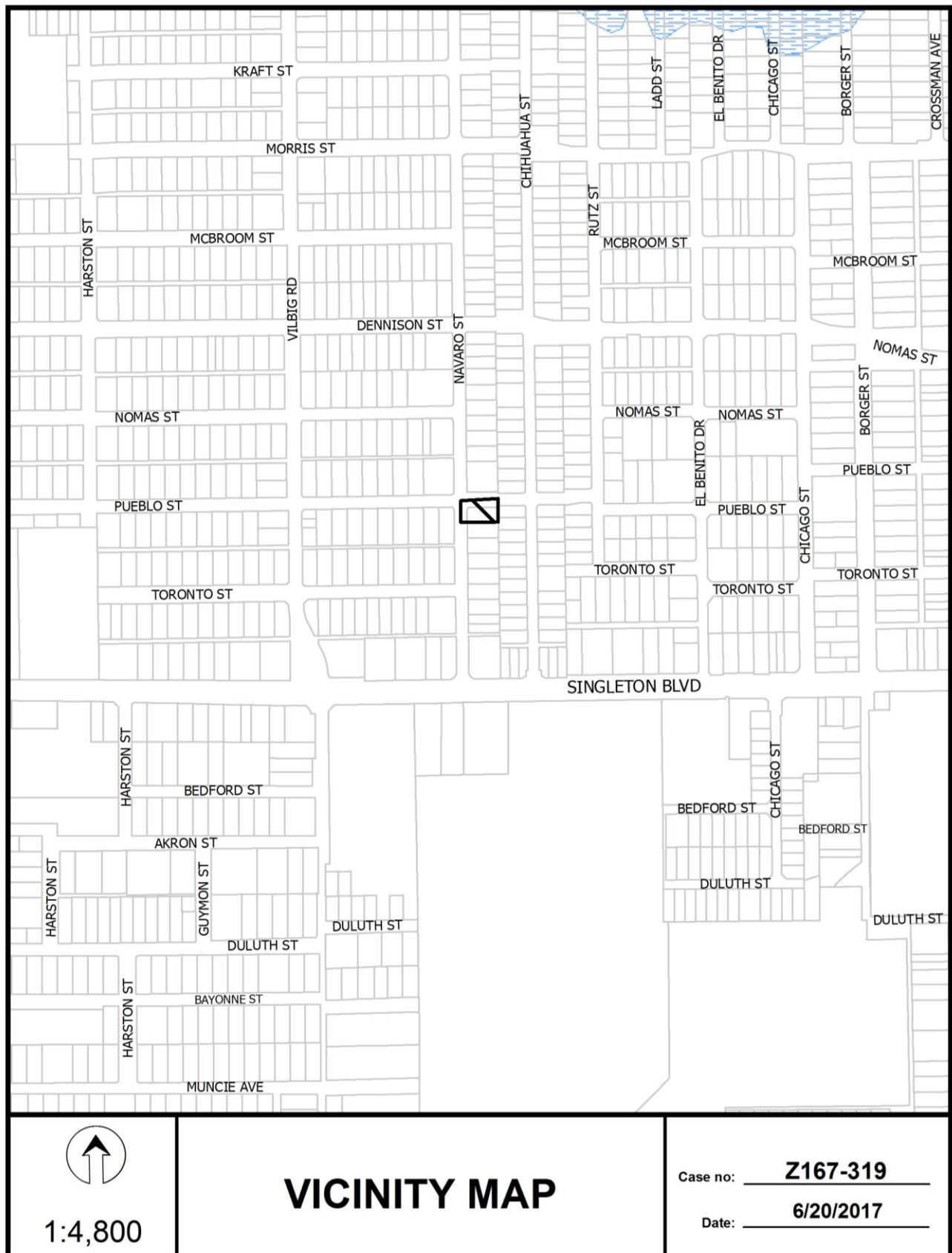
Staff cannot support the applicant's request because the proposed single family district could impact the continuity of the CR District. Any retail development that is constructed in the existing CR Community Retail District, along Navaro Street, will have to comply with the residential proximity slope, which will limit the scale and structure height of any proposed developments.

Development Standards:

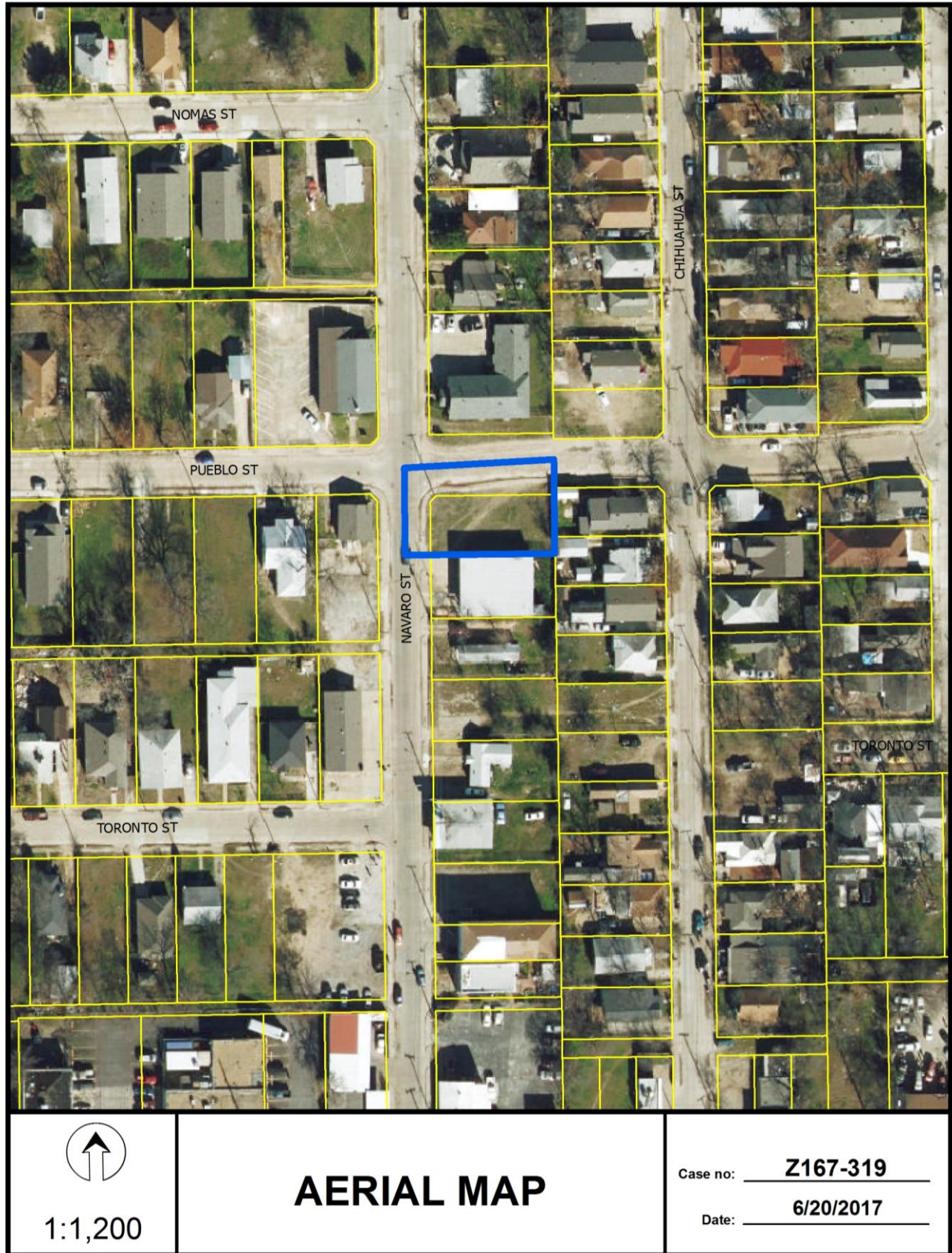
DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR - existing Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
R-5(A) - proposed Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family

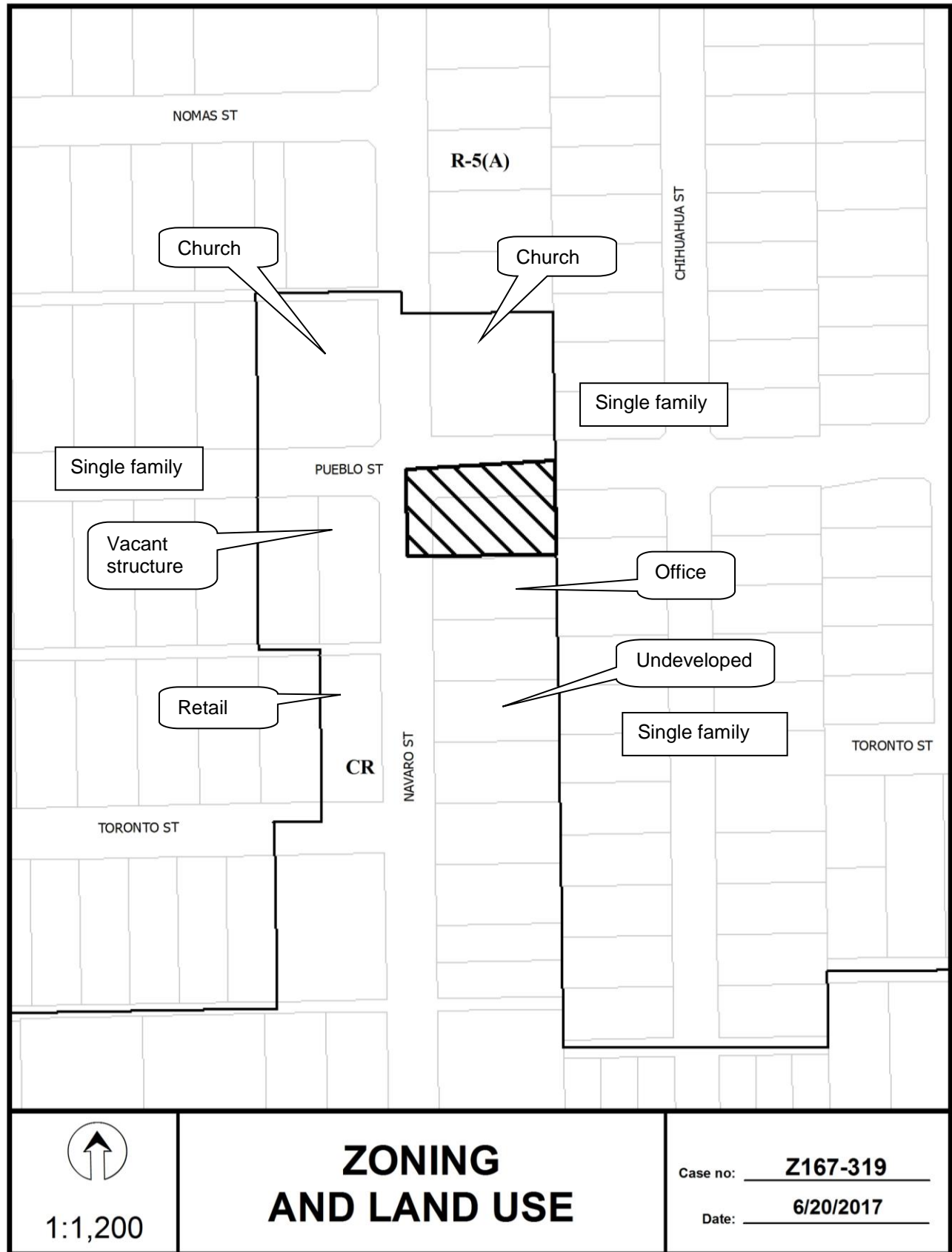
Landscaping: Landscaping must be in accordance with Article X, as amended.

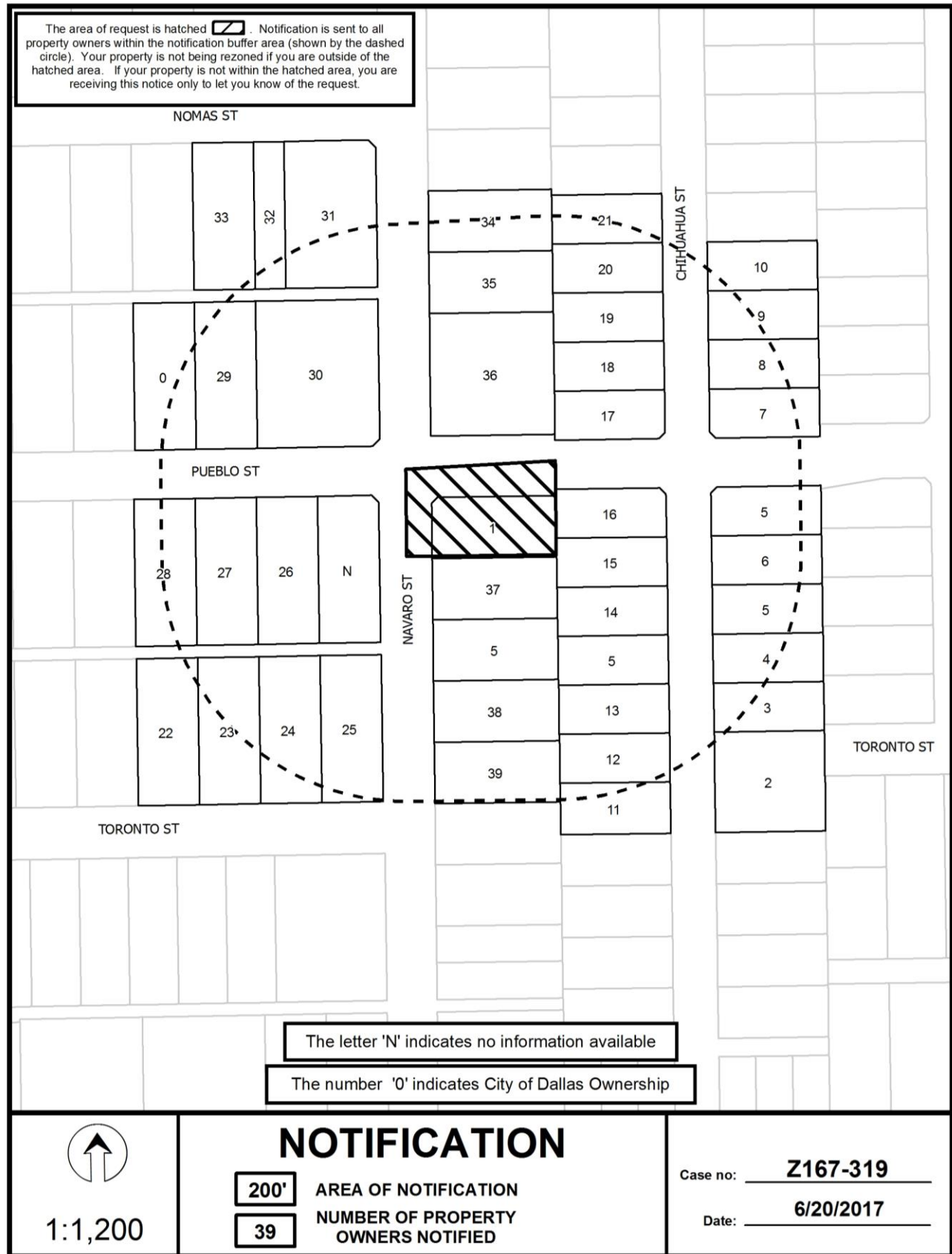
Z167-319(WE)



Z167-319(WE)







Notification List of Property

Z167-319

39 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3116 NAVARO ST	DALLAS HOUSING ACQUISITION & DEV CORP
2	3026 CHIHUAHUA ST	HERNANDEZ IGNACIO SR &
3	3106 CHIHUAHUA ST	DELEON EFRAIN ELIZONDO
4	3110 CHIHUAHUA ST	DELEON EFRAIN
5	3114 CHIHUAHUA ST	HMK LTD
6	3118 CHIHUAHUA ST	CORIA AMANDO & ANTONIA
7	3200 CHIHUAHUA ST	SERRANO ORALIA &
8	3206 CHIHUAHUA ST	MORALES NOE & LAURA
9	3208 CHIHUAHUA ST	MORALES NOE & LAURA
10	3214 CHIHUAHUA ST	BARAJAS ENRIQUE
11	3029 CHIHUAHUA ST	RICE LASHONDA NICOLE
12	3101 CHIHUAHUA ST	RICE RUBY JEAN &
13	3105 CHIHUAHUA ST	GIRON GUILLERMO HEMANDEZ
14	3113 CHIHUAHUA ST	CASTILLO MARCELLO
15	3117 CHIHUAHUA ST	ORENO CARMEN O &
16	3121 CHIHUAHUA ST	MARTINEZ JOSE
17	3203 CHIHUAHUA ST	CASTILLO FABIAN B
18	3207 CHIHUAHUA ST	VARGAS CRISTINA &
19	3211 CHIHUAHUA ST	FLORIDO ELIAS
20	3215 CHIHUAHUA ST	SOTO MAXIMO G &
21	3217 CHIHUAHUA ST	GOMEZ ELEUTERIO MARTINEZ &
22	1715 TORONTO ST	JAMES LARRY & ET AL
23	1711 TORONTO ST	DUNN BENNIE L
24	1707 TORONTO ST	BENITEZ PATRICIO
25	3103 NAVARO ST	DUVALL RICHARD DUANE
26	1706 PUEBLO ST	IVD FINANCIAL LP

06/20/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1710 PUEBLO ST	JOHNSON TONY ETAL
28	1714 PUEBLO ST	DERROUGH WILLIAM H
29	1711 PUEBLO ST	CRUZ ELMER &
30	1703 PUEBLO ST	HOUSE OF PRAYER
31	1702 NOMAS ST	ANSLEY LUTISH MORRIS
32	1706 NOMAS ST	MERCADO RAUL JR & ESTER
33	1710 NOMAS ST	WILLIAMS LEMANDA
34	3212 NAVARO ST	REYNOSO SOCORRO A
35	3208 NAVARO ST	VELASQUEZ JOSE ANTONIO &
36	3200 NAVARO ST	WARREN CHAPEL METHODIST
37	3112 NAVARO ST	POSADA FRANCISCO & MARIA
38	3104 NAVARO ST	BRYANT JAMES ET AL
39	3100 NAVARO ST	SESSION CLEVELAND R

Memorandum



CITY OF DALLAS

DATE August 3, 2017

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
Subdistrict 6 within Planned Development District No. 830 in an area generally bounded by Mary Cliff Road, both sides of Davis Street between Mary Cliff Road and Stevens Village Drive, the south side of Davis Street between Stevens Village Drive and Tenna Loma Court, Jefferson Boulevard, Plymouth Road, and both sides of Davis Street to east of Hampton Road.

Commissioners Anglin, Jung, and Ridley request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned Subdistrict 6 within Planned Development No. 830 with consideration to be given to incorporating the property into a previously authorized hearing for Subdistrict 6 within Planned Development District No. 830 to establish appropriate regulations pertaining to height, lot size, lot width, residential proximity slope, urban form setback, and architectural designs such as articulation. By incorporating this additional area, all of Subdistrict 6 will be included in the authorized hearing.

Attached is a location map reflecting this additional area of request, as well as the map of the previously authorized hearing area for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

A handwritten signature in blue ink that reads "Donna P. Moorman".

Donna Moorman, Chief Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE June 8, 2017

TO David Cossum, Director
Sustainable Development and Construction Department

SUBJECT Request for Agenda Item for Authorized Hearing Amendment

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Subdistrict 6 within Planned Development No. 830 in an area generally bound by Mary Cliff Road, both sides of Davis Street between Mary Cliff Road and Stevens Village Drive, the south side of Davis Street between Stevens Village Drive and Tenna Loma Court, Jefferson Boulevard, Plymouth Road, and both sides of Davis Street to east of Hampton Road and containing approximately 74 acres with consideration to be given to incorporating the property into a previously authorized hearing for Subdistrict 6 within Planned Development District No. 830 to establish appropriate regulations pertaining to height, lot size, lot width, residential proximity slope, urban form setback, and architectural designs such as articulation.

A map of the area to be considered is attached.

Thank you for your attention to this matter.

Michael Anglin, Commissioner

Commissioner

Commissioner

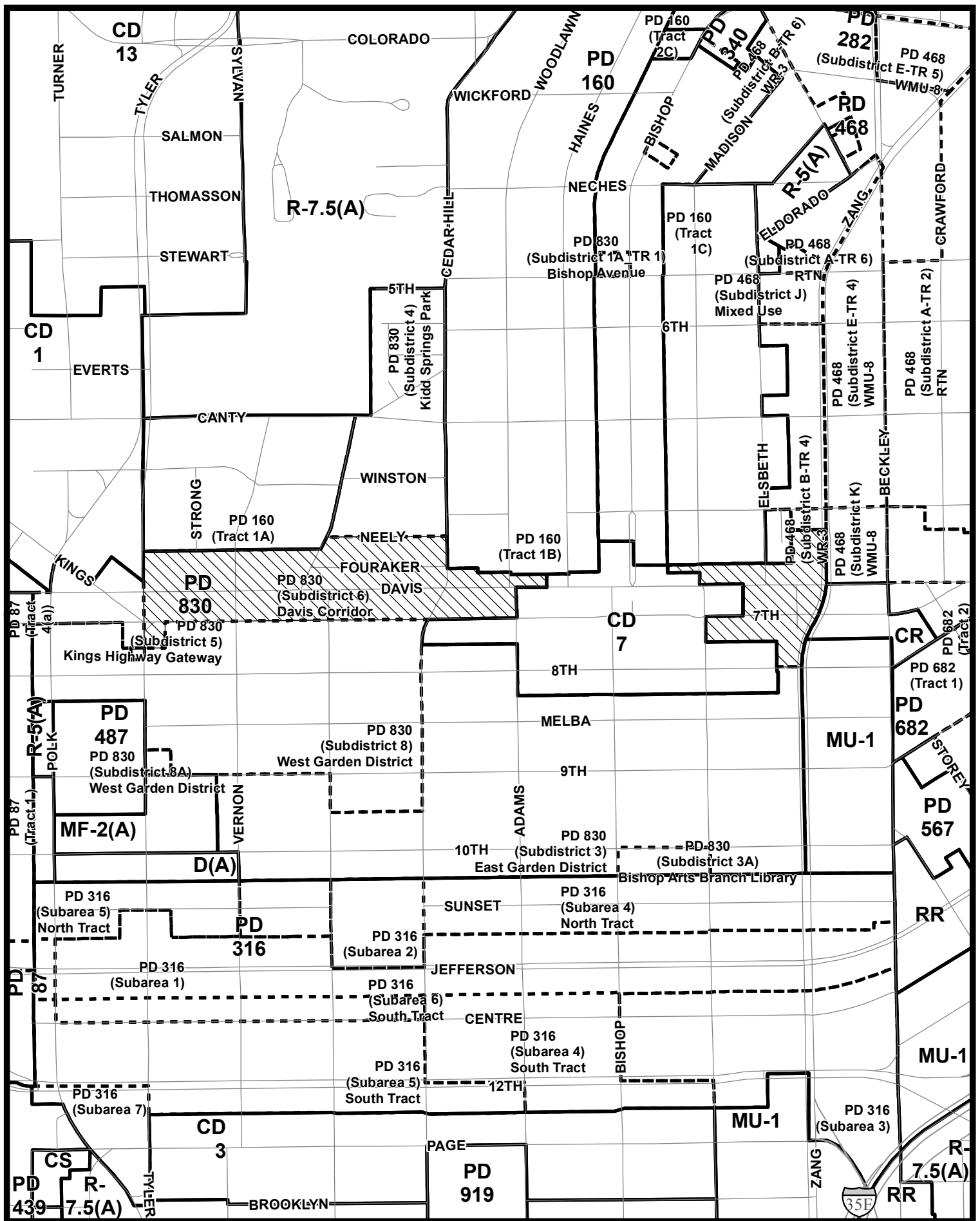
cc: Neva Dean, Assistant Director, Sustainable Development and Construction



Proposed Authorized Hearing

Subdistrict 6 - Expansion

Planned Development District No. 830



1:9,000

Proposed Authorized Hearing
4 Subdistrict 6 - Areas 1 and 2
Planned Development District No. 830

Memorandum



CITY OF DALLAS

DATE August 3, 2017

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
In an area generally bounded by Walnut Hill Lane to the north, Northwest Highway to the south, Pineland Drive to the east and Greenville Avenue to the west.

Commissioners Murphy, Anglin and Shidid request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned Planned Development District Nos. 65, 85, 182, 267, 344, 476, 529, 530, 531, 592, 720, and 984; an MU-2 Mixed Use District, an MU-3 Mixed Use District, an MO-1 Mid-range Office District, an LI Light Industrial District, an NS(A) Neighborhood Service District, a CR Community Retail District, an MF-1 (A) Multifamily District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, and a TH-3(A) Townhouse District; and on property zoned Planned Development District No. 488, a GO(A) General Office District, and an R-7.5(A) Single Family District which were not listed in the attached memo however were included on the map of the area of request and were advertised as such. Consideration is to be given to establishing appropriate zoning regulations including use, development standards, and other appropriate regulations. Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

A handwritten signature in blue ink that reads "Donna P. Moorman".

Donna Moorman, Chief Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE July 13, 2017

TO David Cossum, Director
Department of Sustainable Development and Construction

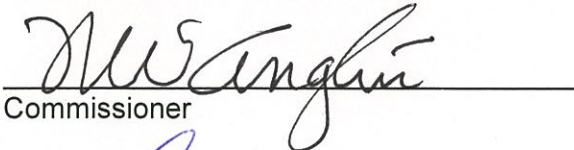
SUBJECT Request for Agenda Item for an Authorized Hearing;
area generally bound by Walnut Hill Lane to the north, North West Highway
to the south, Pineland Drive to the east and Greenville Avenue to the west.

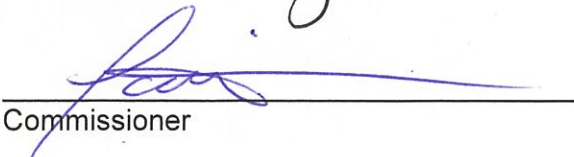
We respectfully request that the following item be placed on the City Plan Commission Agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

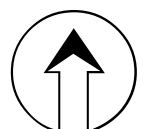
Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 65, Planned Development District No. 85, Planned Development District No. 182, Planned Development District No. 267, Planned Development District No. 344, Planned Development District No. 476, Planned Development District No. 529, Planned Development District No. 530, Planned Development District No. 531, Planned Development District No. 592, Planned Development District No. 720, Planned Development District No. 984, a MU-2 Mixed Use District 2, a MU-3 Mixed Use District 3, a MO-1 Mid-range Office District 1, a LI Light Industrial District, a NS(A) Neighborhood Service District, CR Community Retail District, a MF-1 (A) Multifamily District 1, a MF-2(A) Multifamily District 2, a MF-3(A) Multifamily District 3, and a TH-3(A) Townhouse District in an area generally bound by Walnut Hill Lane to the north, North West Highway to the south, Pineland Drive to the east and Greenville Avenue to the west and containing approximately 561 acres. Consideration is to be given to appropriate zoning for the area including use, development standards, and other appropriate regulations. A map of the area to be considered is attached.

Thank you for your attention to this matter.


Margot Murphy, Commissioner


Commissioner


Commissioner



0 350 700 1,400 2,100 2,800 Feet