



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 17, 2017
AGENDA

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

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S167-240**
(CC District 2) An application to replat a 0.172-acre tract of land containing all of Lot 15 in City Block 2/1335 to create a 4 lot Shared Access Development on property located at 2714 Regan Street.
Applicant/Owner: JL Highgate Homes, LLC
Surveyor: CBG Surveying Inc.
Application Filed: July 19, 2017
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S167-241**
(CC District 2) An application to replat a 1.392-acre tract of land containing all of Lots 10 through 17 in City Block A/459 and to create one 0.183-acre lot and one 1.217-acre lot on property located on Park Avenue, between Hickory Street and Beaumont Street.
Applicant/Owner: Hickory CDR, LLC
Surveyor: CBG Surveying Inc.
Application Filed: June 19, 2017
Zoning: PD 317 (Sub-district 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S167-242**
(CC District 8)
- An application to create 249 lots and 1 common area from a 62.59-acre tract of land in City Block 8816 on property located on Lasater Road, northwest of Stark Road.
Owners: Shepherd Place Homes / Ciera Bank
Surveyor: R.C. Meyers Surveying , LLC
Application Filed: July 19, 2017
Zoning: PD 969
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-244**
(CC District 8)
- An application to create one 3.2005-acre lot from a tract of land in City Block 8823 on property located at 500 South Beltline Road, northwest of Lawson Road.
Applicant/Owner: Nhi Quach
Surveyor: Macatee Engineering, LLC
Application Filed: July 20, 2017
Zoning: R-10 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-245**
(CC District 2)
- An application to create one 0.5970-acre lot from a tract of land in City Block 183 on property located at South Good–Latimer Expressway between Main Street and Commerce Street.
Applicant/Owner: AP Deep Ellum, LLC
Surveyor: Votex Surveying Company
Application Filed: July 21, 2017
Zoning: PD 269, Tract A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S167-246**
(CC District 7)
- An application to create one 12.198-acre lot from a tract of land in City Block 6213 on property located on Prairie Creek Road at Forney Road, northwest corner.
Applicant/Owner: P8/Dalfen Eastpoint II, LP
Surveyor: Ringley and Associates, Inc.
Application Filed: July 21, 2017
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S167-247**
(CC District 10)
- An application to create one 3.106-acre lot and one 3.721-acre lot from a tract of land in City Block A/8702 on property located at 11601 Plano Road between Presidential Drive and Metric Drive.
Applicant/Owner: SVN Park Forest Dallas, LLC
Surveyor: Gonzalez and Schneeberg Engineers and Surveyors, Inc.
Application Filed: July 21, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S167-249**
(CC District 2)
- An application to replat a 0.792-acre tract of land containing all of Lots A, B, C, D, and the remainder of Lot 1 in City Block 4492 on property located on Maple Avenue between Fielder Court and Mockingbird Lane.
Applicant/Owner: Melnic, LTD
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 21, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S167-250**
(CC District 1)
- An application to replat a 0.1756-acre tract of land containing part of Lot 8 to create one lot on property located at 1019 North Bishop Avenue, south of Neches Street.
Applicant/Owner: Little Big Wings, LLC
Surveyor: Votex Surveying
Application Filed: July 21, 2017
Zoning: PD 830, Subdistrict 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S167-251**
(CC District 6)
- An application to replat one a 5.74-acre tract of land containing all of Lots 1 through 6 in City Block 2/7195, all of Lots 1 through 12 in City Block 11/7195, part of City Block 7193, abandoned Nettie Street, a portion of an abandoned 20-foot alley, and an abandoned portion of Nettie Street to create one 2.450-acre lot and one 3.294-acre lot Fitchberg Street between Earnest Street and Weir Street.
Applicant/Owner: M & S Investments Partnership, Lloyd Schubert and Jim McClure
Surveyor: Salcedo Group, Inc.
Application Filed: July 24, 2017
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S167-252**
(CC District 4) An application to create one 0.998-acre lot from a tract of land in City Block A-1/5833 on property located at 3131 Great Trinity Forest Way between Bonnie View Road and Interstate 45.
Applicant/Owner: Phan and Hussain Investments, Inc.
Surveyor: Peiser and Mankin Surveying, Inc.
Application Filed: July 22, 2017
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S167-243**
(CC District 9) An application to replat a 0.5167-acre tract of land containing all of Lot 5B in City Block 1/5364 to create one 0.2479-acre lot and one 0.2688-acre lot on property located on Swallow Lane at Easton Road, east corner.
Applicant/Owner: Central Lutheran Church of Dallas
Surveyor: Kimley-Horn and Associates
Application Filed: July 20, 2017
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S167-248**
(CC District 9) An application to replat a 0.807-acre tract of land containing all of Lots 9, 10, and 11, and part of Lots 8 and 12 in City Block B/2826; to create one 0.379-acre lot and one 0.428-acre lot on property located on 7033, 7037, and 7107 Wabash Circle, south of Delrose Drive.
Applicant/Owner: David and Sara Pearson and Justin Hubbs
Surveyor: A & W Surveyors, Inc.
Application Filed: July 21, 2017
Zoning: R-7.5(A)
Staff Recommendation: **Denial**

Public Hearing - Street Name Change:

- (14) **NC167-003**
(District 2) An application to Consider changing the name of McKee Street, between Austin Street and Pitt Street to "Roe Street".
Applicant: Wilson Roe
Application Filed: January 25, 2017
Notices Sent: 9 notices sent June 6, 2017
Staff Recommendation: **Approval**

Certificates of Appropriateness for Signs:

- 1705150006**
Pamela Daniel
(CC District 6)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 212.3 square-foot attached sign at 903 Slocum Street (west elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Bobby Nichols
- 1705150008**
Pamela Daniel
(CC District 6)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 1050-square-foot attached sign at 903 Slocum Street (south elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Bobby Nichols
- 1705150009**
Pamela Daniel
(CC District 6)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 275.75-square-foot attached sign at 903 Slocum Street (east elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Bobby Nichols
- 1705150010**
Pamela Daniel
(CC District 6)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 446.88-square-foot upper level attached sign at 903 Slocum Street (north elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Bobby Nichols
- 1706190007**
Sharon Hurd
(CC District 2)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 350-square-foot upper level flat attached sign at 555 Evergreen Street (north elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Bobby Nichols
- 1706190008**
Sharon Hurd
(CC District 2)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 350-square-foot upper level flat attached sign at 555 Evergreen Street (north elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Bobby Nichols

1706190012
Sharon Hurd
(CC District 2)

An application for a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a 313 square-foot upper level attached sign at 400 S. Record Street (south elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Gary McMillen

1706190013
Sharon Hurd
(CC District 2)

An application for a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a 313-square-foot upper level attached sign at 400 S. Record Street (north elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Gary McMillen

1706200022
Sharon Hurd
(CC District 2)

An application for a Certificate of Appropriateness by Abigael Portillo of NT Sign Service for a 72-square-foot flat attached sign at 3131 Main Street (west elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Abigael Portillo

Certificates of Appropriateness for Signs - Under Advisement:

1705150026
Sharon Hurd
(CC District 2)

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).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Gary McMillen

U/A From: July 20, 2017 and August 3, 2017

Special Provision Sign District Amendment - Under Advisement:

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

An application for a new subdistrict within the West End Special Provision Sign District (SPSD) to allow an attached sign/supergraphic on an historic structure at the southeast corner of North Austin Street and Pacific Avenue (804 Pacific Avenue).

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

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

Applicant: Mark Brand

Representative: Robert Fiedler

U/A From: July 20, 2017

Zoning Cases – Consent:

1. **Z167-170(PD)**
Pamela Daniel
(CC District 8)
An application for a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay on the northeast side of C.F. Hawn Service Road, southeast of Edd Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Abraham Quintanilla
2. **Z167-325(PD)**
Pamela Daniel
(CC District 1)
An application for the renewal of Specific Use Permit No. 1679 for a drive-thru service and a financial institution with drive-in windows on property zoned Subdistrict E, WMU-8 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the south side of East Colorado Boulevard, west of North Zang Boulevard.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to revised conditions.
Applicant/Representative: City Credit Union
3. **Z167-328(SM)**
Sarah May
(CC District 2)
An application for the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south corner of Elm Street and North Crowder Street.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: Wit's End, James Adkins
Representative: Audra Buckley

Zoning Cases – Under Advisement:

4. **Z167-240(JM)**
Jennifer Muñoz
(CC District 2)
An application to 1) amend Tract 1a within Planned Development District No. 486, on the southwest corner of Parry Avenue and Bank Street; and 2) amend and expand Tract 1b on property zoned Tract 1b within Planned Development District No. 486, and a D(A) Duplex District on the northeast corner of Gurley Avenue and Bank Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, revised Tract 1a development plan, revised Tract 1b development plan, and conditions.
Applicant: Jubilee Park Community Center Corporation, Owner
Representative: Eric Seeley % Graham Associates, Inc.
U/A From: June 22, 2017 and July 20, 2017

5. **Z167-250(KK)**
Kiesha Kay
(CC District 6)
An application for a new subdistrict for mixed uses on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south side of West Commerce Street, between May Street and Sulphur Street.
Staff Recommendation: **Denial**
Applicant: Vertical Construction Mgmt./Residential Property Inventory, LLC
Representative: Audra Buckley, Permitted Development
U/A From: July 20, 2017
6. **Z167-300(KK)**
Kiesha Kay
(CC District 1)
An application for a new subdistrict on property zoned Subdistrict C, WMU-3 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the southwest corner of North Zang Boulevard and West Neely Street.
Staff Recommendation: **Approval**, subject to a development plan, elevation plan and revised conditions.
Applicant: Jim Lake Jr./Bishop 1910 Partners, Ltd.
Representative: Mark Owen, Lake-Slagel Partners, LLC
U/A From: July 20, 2017
7. **Z167-194(WE)**
Warren Ellis
(CC District 3)
An application for an R-5(A) Single Family District on property zoned an R-10(A) Single Family District on the west side of South Westmoreland Road, north of Red Raider Lane with consideration being given to an R-7.5(A) Single Family District.
Staff Recommendation: **Approval** of an R-7.5(A) Single Family District in lieu of an R-5(A) Single Family District.
Applicant: S.I. Abed & Hasan Nasser
Representative: S.I. Abed, P.E.
U/A From: June 8, 2017

Zoning Cases – Individual:

8. **Z167-317(WE)**
Warren Ellis
(CC District 13)
An application for an amendment to Planned Development District No. 385 on property zoned Planned Development District No. 385 and Specific Use Permit No. 2024 for an illuminated competitive athletic field on the southwest corner of Inwood Road and Walnut Hill Lane.
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan, traffic management plan and conditions.
Applicant: Ursuline Academy of Dallas
Representative: Suzan Kedron, Bill Dahlstrom, Jackson Walker

9. **Z145-173(SM)**
Sarah May
(CC District 12)
An application for a Planned Development District for LO-1 Light Office District and private school uses on property zoned an LO-1 Light Office District with existing deed restrictions, on the southwest corner of Preston Road and Summerside Drive.
Staff Recommendation: **Approval**, subject to a revised development plan, landscape plan, traffic management plan, and staff's recommended conditions.
Applicant: HWB Preston, LP
Representative: William S. Dahlstrom, Jackson Walker, LLP
10. **Z167-147(SM)**
Sarah May
(CC District 14)
An application for 1) the termination of deed restrictions and 2) a Planned Development Subdistrict for O-2-D Office Subdistrict, barber and beauty shop, and massage establishment uses on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay, on the north line of Herschel Avenue, east of Throckmorton Street.
Staff Recommendation: **Approval** of the termination of existing deed restrictions and **approval**, subject to a conceptual plan and conditions.
Applicant: J. Herbert Horn, Don Lewis, and M. B. Franklin
Representative: Robert Reeves, Robert Reeves & Associates
11. **Z167-307(SM)**
Sarah May
(CC District 11)
An application for 1) a new subdistrict on property zoned Subdistricts 1 and 1A within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, and 2) an amendment to, and expansion of, Subdistrict 1B on property zoned Subdistricts 1, 1A, and 1B; generally south of Alpha Road, west of Preston Road, north of LBJ Freeway, and east of Montfort Drive.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Midtown Development Inc.
Representative: Rosemary Papa

Other Matters:

Minutes: August 3, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 17, 2017

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, August 17, 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 17, City Hall, 1500 Marilla Street, in the Council Chamber, at 8:30 a.m., to discuss Overview of proposed park land dedication ordinance.

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 17, 2017****FILE NUMBER:** S167-240**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 2714 Regan Street**DATE FILED:** July 19, 2017**ZONING:** PD 193 (MF-2)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.172-Acres**MAPSCO:** 35W**APPLICANT/OWNER:** JL Highgate Homes, LLC

REQUEST: An application to replat a 0.172-acre tract of land containing all of Lot 15 in City Block 2/1335 to create a 4 lot Shared Access Development on property located at 2714 Regan Street.

SUBDIVISION HISTORY:

1. S167-152 was a request north of the present request to replat a 0.1698-acre tract of land containing part of Lots 6 and 7 in City Block 3/1333 to create one lot on property located at 2719 Reagan Street southwest of Congress Avenue. The request was approved April 27, 2017 and has not been recorded.
2. S156-297 was a request southeast 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 application was withdrawn October 19, 2016
3. S156-252 was a request southwest of the present request to replat a 2.647-acre tract of land containing all of Lots 4 through 16 in City Block 38/1341, and part of Lots 17 and 18 in City Block 38/1341 to create one lot on property located on Fairmount Street, between Regan Street and Throckmorton Street. The request was approved August 27, 2016 and has not been recorded.
4. S134-255 was a request northwest of the present request to replat a 0.658-acre tract of land containing all of Lot 18A in City Block 1504 to create a Shared Access Development with 14 lots ranging in size from 1,621 square feet to 2,849 square feet on property located at 2701 and 2713 Knight Street. The request was approved October 23, 2014 and recorded January 8, 2016.
5. S134-137 was a request southeast of the present request to create one 0.349-acre lot from a tract of land in City Block 2/1025 on property located at 2700 Oak Lawn Avenue. The request was approved May 8, 2014 and was recorded January 8, 2016.
6. S123-011 was a request southwest of the present request to replat a 0.47-acre tract of land containing all of Lots 1, 2 and part of Lots 17 and 18 in Block 38/1341 to create one lot at 2631 Reagan Street. The request was approved on November 15, 2012, has not been recorded and has expired.
7. S112-073 was a request west of the present request to replat a 3.727-acre tract of land containing all of Lots 1 through 18 in City Block 1/2057 into one lot on property bounded by Knight Street, Brown Street, Throckmorton Street, and Fairmount Street. The request was approved March 1, 2012 and recorded on September 5, 2014.

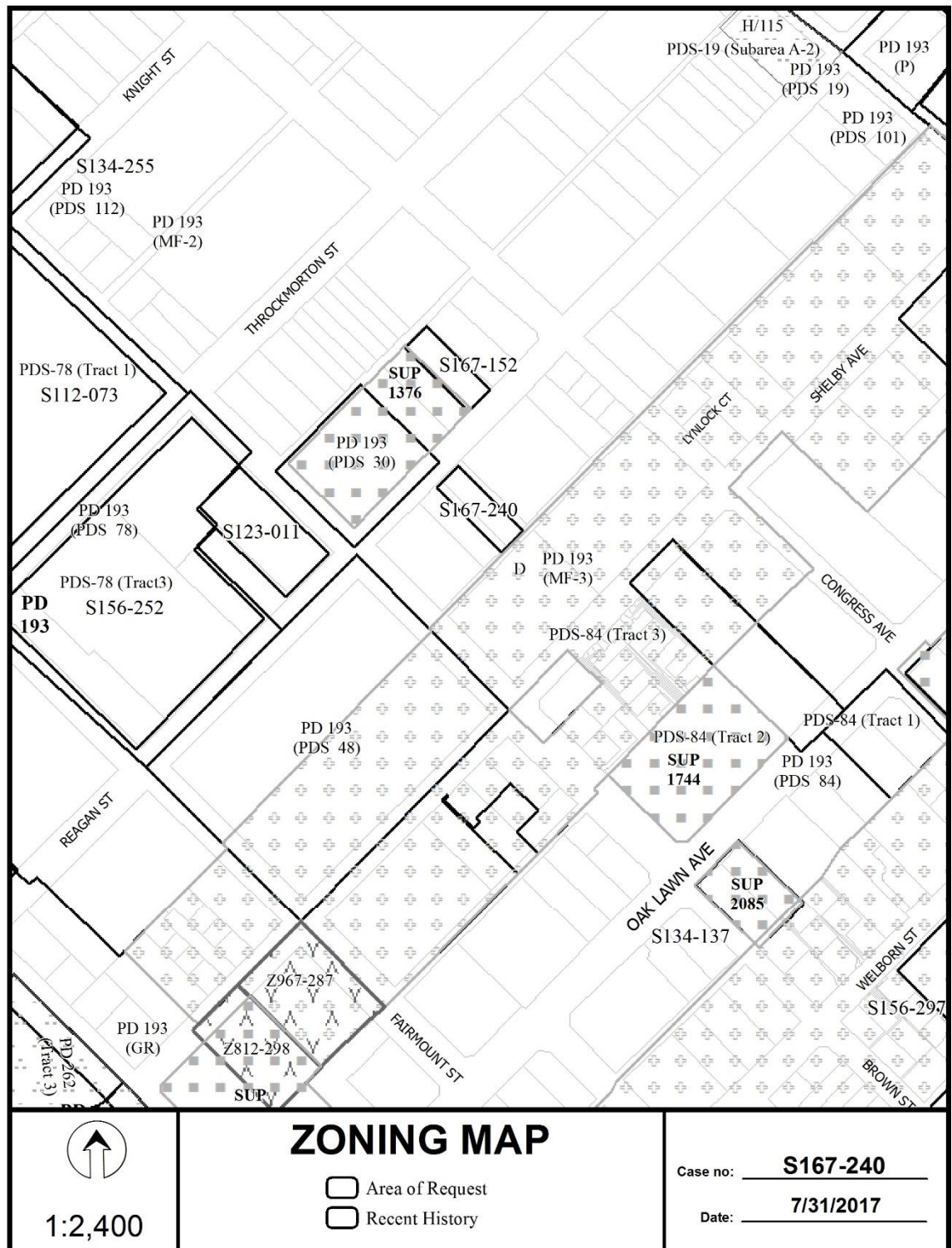
STAFF RECOMMENDATION: The proposed replat complies with the requirements of PD 193 (MF-2); therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The maximum number of lots permitted by this plat is four.
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, show recording information on all existing easements within 150 feet of property.
14. On the final plat, show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines

15. On the final plat, per SPRG checklist use a Scale of 1" = 20' for Share Access Development.
16. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
18. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
19. There must be no more than two access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
20. 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)
21. 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
22. 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)
23. 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)
24. 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)
25. 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)
26. 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)

27. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
28. 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)
29. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
30. The Shared Access Area Easement must be terminated a minimum of three feet from the adjacent property or right-of-way. Section 51A-8.618(b)
31. 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)
32. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)
33. 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
34. Contact the Street Name Coordinator to obtain an approved street name. Sections 51A-8.403(a)(1)(A)(xii)
35. On the final plat, identify the property as Lots 15A through 15D in City Block 2/1335. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2017****FILE NUMBER:** S167-241**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Park Avenue, between Hickory Street and Beaumont Street**DATE FILED:** July 19, 2017**ZONING:** PD 317 (Sub-district 1)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 1.392-Acres **MAPSCO:** 45R**APPLICANT/OWNER:** Hickory CDR, LLC

REQUEST: An application to replat a 1.392-acre tract of land containing all of Lots 10 through 17 in City Block A/459 to create one 0.183-acre lot, and one 1.217-acre lot on property located on Park Avenue, between Hickory Street and Beaumont Street.

SUBDIVISION HISTORY:

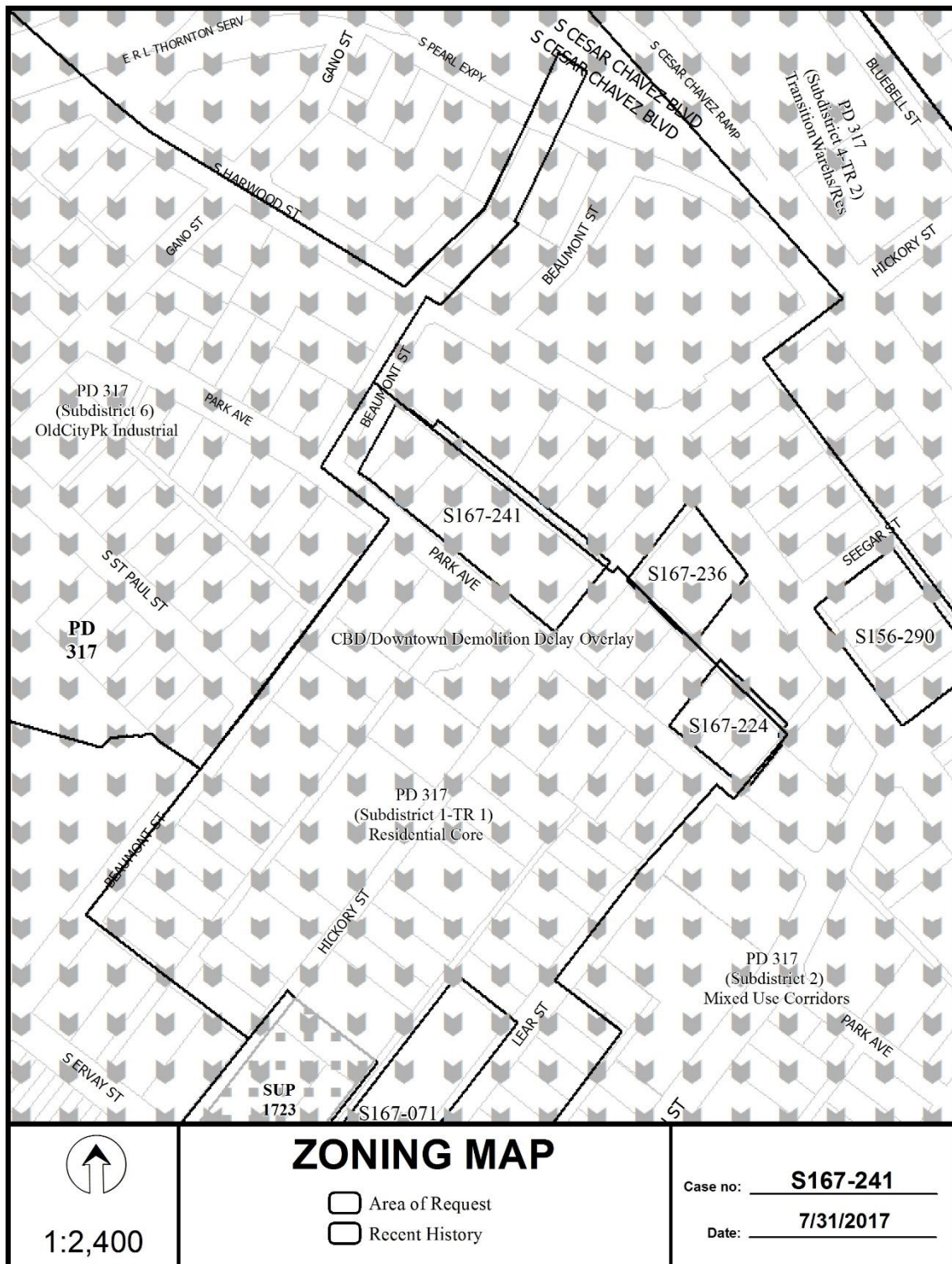
1. S167-236 was a request east of the present request to replat a 0.530-acre tract of land containing all of Lots 1,2, and 3 in City Block B/458 to create one lot on property located at Harwood Street and Hickory Street, south corner. The request was approved August 3, 2017 and has not been recorded.
2. 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.
3. 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 at Lear Street, northeast corner. The request was approved January 19, 2016 and has not been recorded.
4. 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 proposed replat complies with the requirements of PD 317, Subdistrict 1; therefore; staff recommends approval of the request subject to compliance with the following conditions:

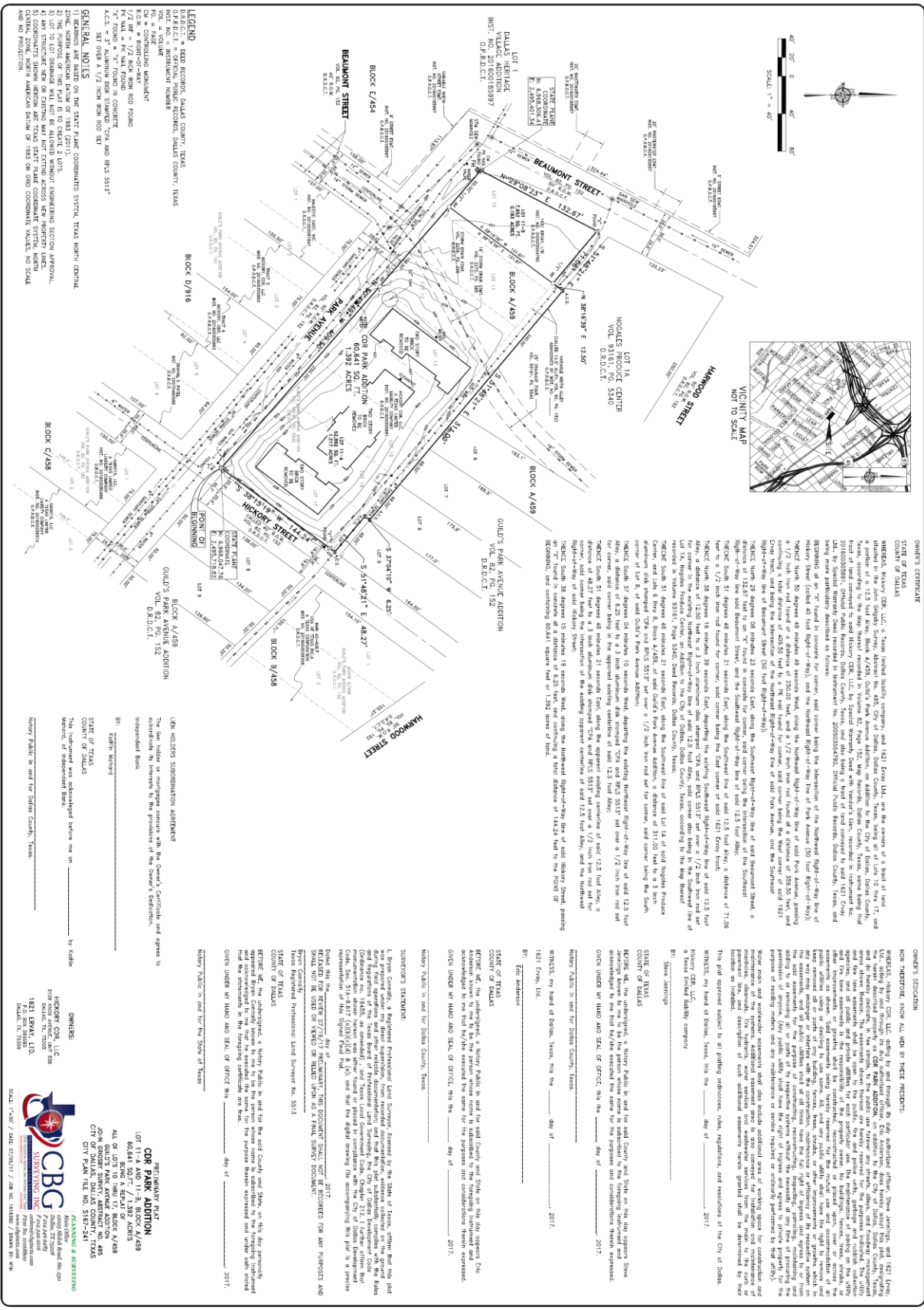
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The maximum 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. 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 30-feet of ROW /Street Easement, Public Utility/Sidewalk & Utility Easement from the established center line of Beaumont Street. 51A 8.602(c)
14. On the final plat, dedicate 28-feet of right-of-way from the established centerline of Park Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
15. On the final plat dedicate 28- feet of right-of-way from the established centerline of Hickory Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
16. On the final plat dedicate a 10-foot by 10-foot corner clip at the intersection of Hickory Street and Park Avenue. 51A 8.602(d)(1)
17. On the final plat dedicate a 15-foot by 15-foot corner clip at the intersection of Park Avenue and Beaumont Street. 51A 8.602(d)(1)

18. Comply with Mill Creek drainage requirement. Finish floor elevation must be three feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
19. On the final plat, show recording information on all existing easements within 150 feet of property.
20. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines
21. 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.
22. On the final plat, show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
24. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
25. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
26. Abandonment of alley must be processed by Real Estate, Room 203, and on the final plat to read "Abandonment authorized by Ordinance No._____, and recorded as Instrument No._____."
27. On the final plat identify the property as Lots 10A and 10B in City Block A/459. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2017****FILE NUMBER:** S167-242**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Lasater Lane, north of Stark Road**DATE FILED:** July 19, 2017**ZONING:** PD 969**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 62.59-Acres **MAPSCO:** 70M**APPLICANT/OWNER:** Shepherd Place Homes / Ciera Bank

REQUEST: An application to create 249 lots and 1 common area from a 62.59-acre tract of land in City Block 8816 on property located on Lasater Road, northwest of Stark Road.

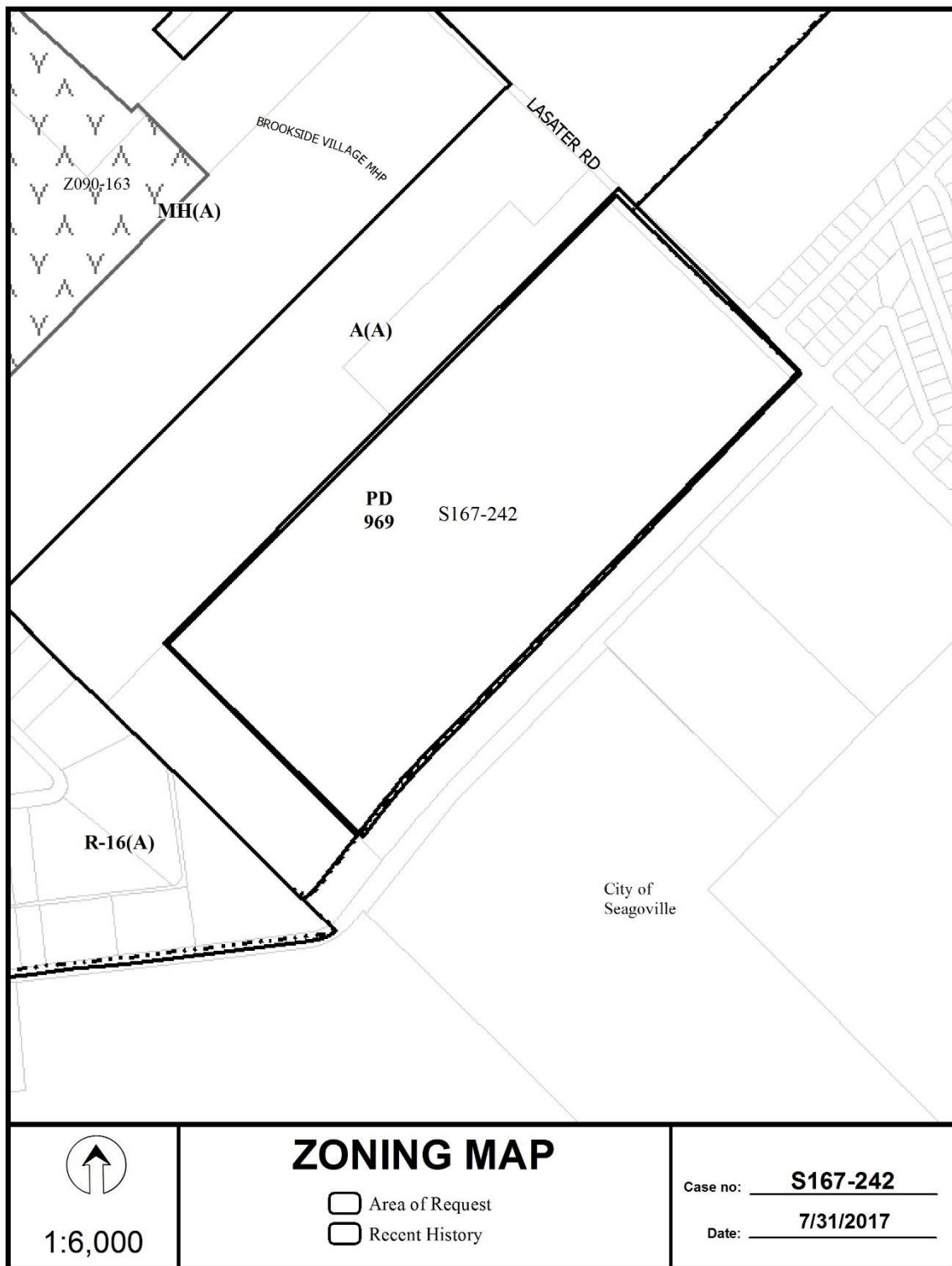
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 969; therefore, staff recommends approval subject to compliance with the following conditions:

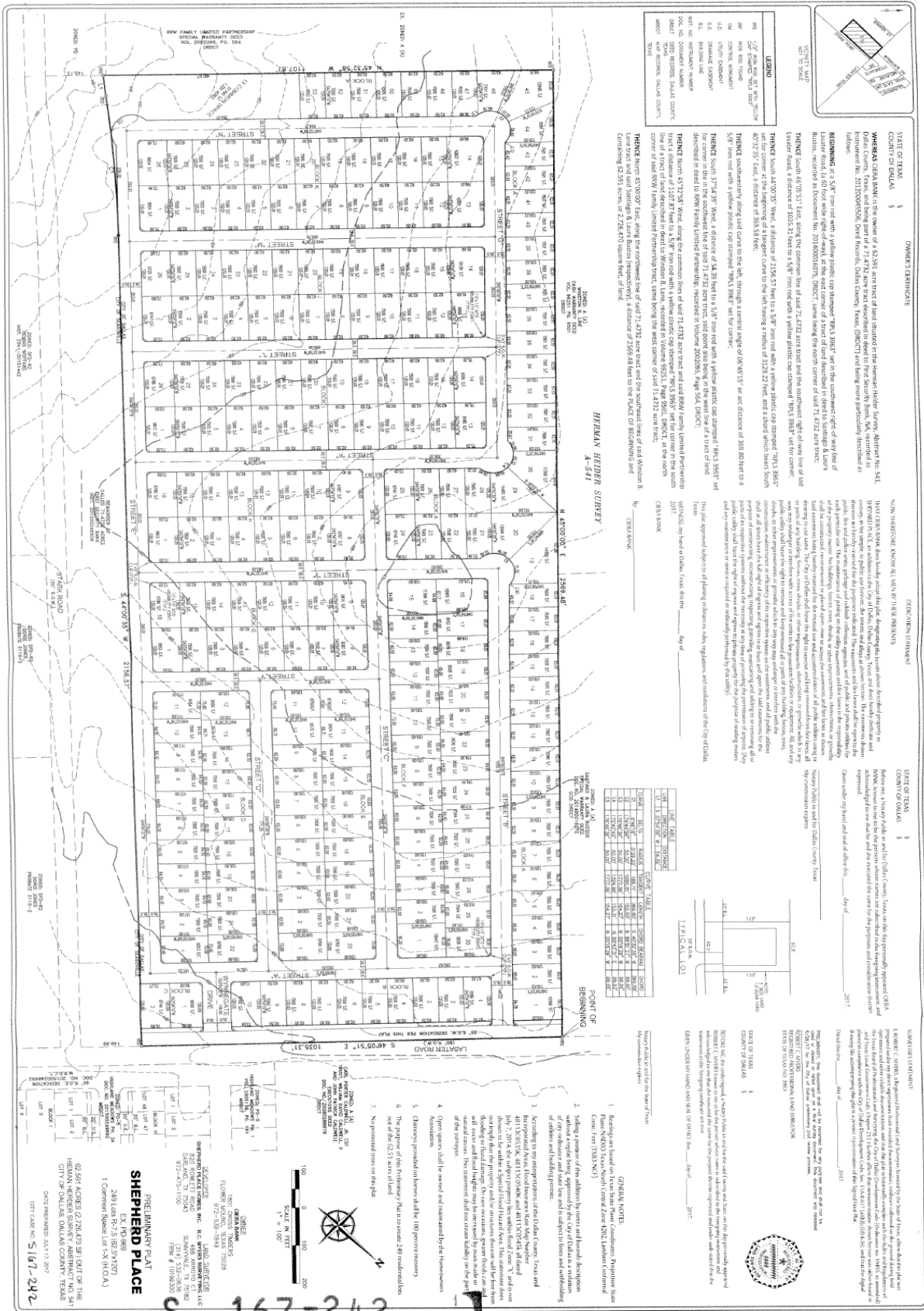
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The maximum number of lots permitted by this plat is 249 and one common area.

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 50-foot ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Lasater Road. 51A 8.602(c)
15. On the final plat dedicate a 10-foot by 10-foot corner clip at the intersection of all interior intersections. 51A 8.602(d)(1)
16. On the final plat dedicate a 15-foot by 15-foot corner clip at the intersection of Lasater Road and Wynngate Drive. 51A 8.602(d)(1)
17. On the final plat dedicate a 15-foot by 15-foot corner clip at the intersection of Lasater Road and Street B. 51A 8.602(d)(1)
18. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
20. On the final plat, show distances/width cross all right-of-way. Platting Guidelines
21. On the final plat, chose a new or different addition name. Platting Guidelines
22. 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)
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
24. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
25. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).
26. On the final plat, add a label for Dallas and Seagoville on the city limit line along the east side of the subject property. Section. 51A-8.403. (a) (1) (A) (xii).

27. On the final plat change "Wynnegate Drive" to "Wynngate Drive". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat provide a lot table showing Lot and Block number and individual lot sizes
29. Contact the Street Name Coordinator to obtain an approved street names". Sections 51A-8.403(a)(1)(A)(xii)
30. Prior to final plat, contact GIS, Lot and Block for appropriate lot and block assignment.







CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2017****FILE NUMBER:** S167-244**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 500 South Beltline Road, northwest of Lawson Road**DATE FILED:** July 20, 2017**ZONING:** R-10-(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 3.2005-Acres **MAPSCO:** 70F**APPLICANT/OWNER:** Nhi Quach

REQUEST: An application to create one 3.2005-acre lot from a tract of land in City Block 8823 on property located at 500 South Beltline Road, northwest of Lawson Road.

SUBDIVISION HISTORY:

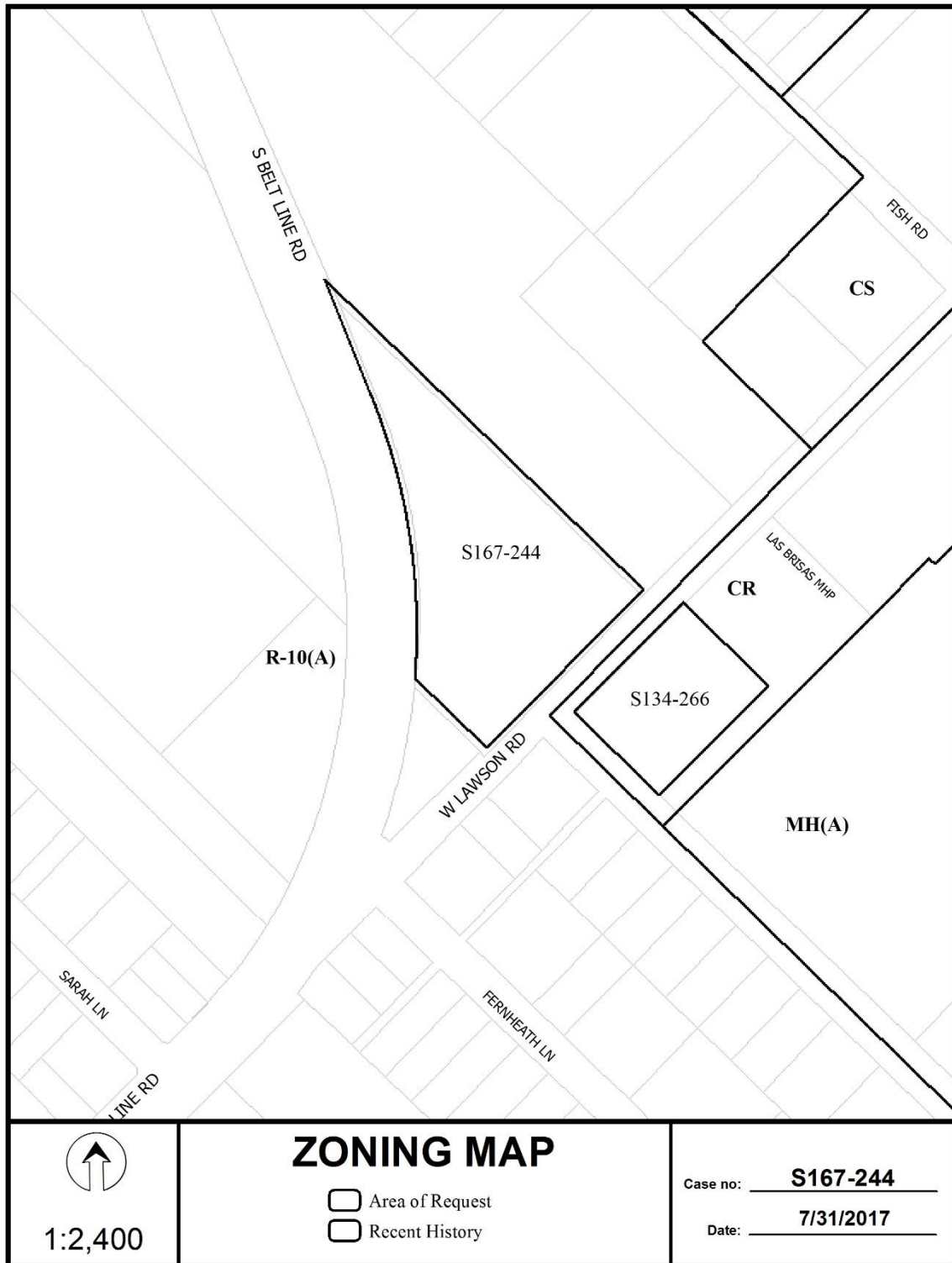
1. S134-266 was a request southeast of the present request to create one 0.987-acre lot from a tract of land in City Block 8817. The request was approved October 23, 2014 and recorded January 12, 2016.

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

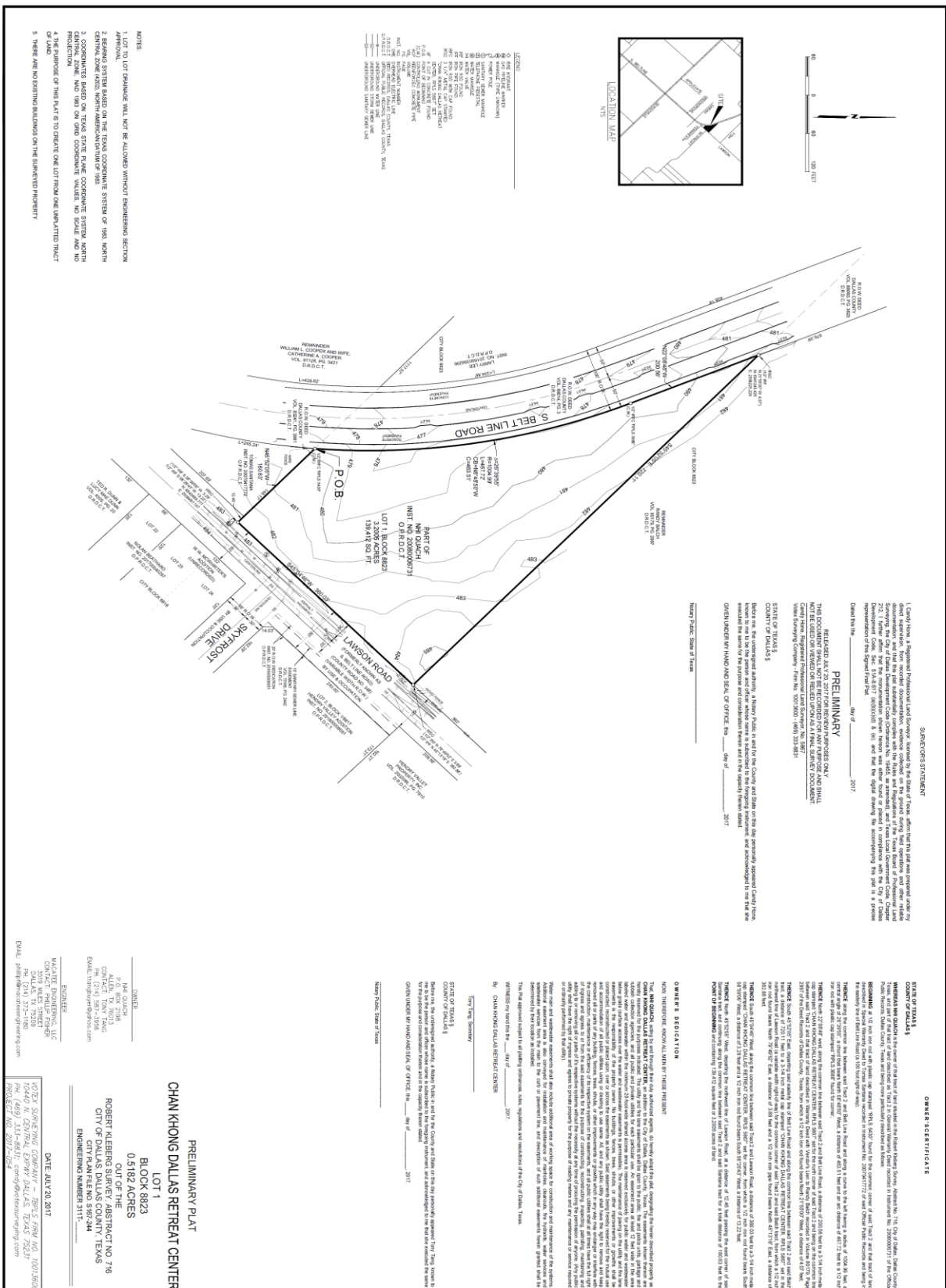
The properties immediately adjacent to this request are of various lot areas, widths, depths, and areas. Based on this staff concludes that the proposed plat complies with the requirements of Section 51A-8.503, and the requirements of the R-10(A) Single Family District; therefore; staff recommends approval 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 Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The maximum 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 53.5-foot ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of South Belt line Road. 51A 8.602(c)
14. On the final plat, dedicate 50-foot feet of right-of-way from the established centerline of Lawson Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. On the final plat, show all additions or tracts of land within 150-feet of the property with recording information. Platting Guidelines
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
19. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
20. On the final plat, identify the property as Lot 1 in City Block 3/8823. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2017****FILE NUMBER:** S167-245**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** South Good–Latimer Expressway between Main Street and Commerce Street**DATE FILED:** July 21, 2017**ZONING:** PD 269, Tract A**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.5970-Acres **MAPSCO:** 45M**APPLICANT/OWNER:** AP Deep Ellum, LLC

REQUEST: An application to create one 0.5970-acre lot from a tract of land in City Block 183 on property located at South Good–Latimer Expressway between Main Street and Commerce Street.

SUBDIVISION HISTORY:

1. S167-198 was an application northeast of the present request to create a 0.689-acre lot from a tract of land in City Block 182 on property located on Main Street, west of Pryor Street. The request was approved June 22, 2017 and has not been recorded.
2. S167-004 was a request northwest of the present request to create a 1.260-acre lot from a tract of land containing part of City Block G3/280 and a portion of an abandoned alley on property located on Elm Street between Hawkins Street and Good-Latimer Expressway. The request was approved November 10, 2016 and has not been recorded.
3. S167-003A was a request west of the present request to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of abandoned portions of Hawkins Street, and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street. The request was approved November 10, 2016 and has not been recorded.
4. S145-215 was an application contiguous on the east of the present request to replat a 0.5440-acre tract of land containing all of Lots 4, and 5 in City Block 2/480, and part of City Block 182 to create one lot on property located on Main Street, west of Crowds Street. The request was approved July 9, 2015 and recorded April 28, 2017.
5. S145-186 was a request southwest of the present request to S145-186 was a request south of the present request to replat one 0.9121-acre tract of land containing all of Lots 1A and Lot 17, and parts of Lots 9, 13, 14, 15, and 16 and an abandoned alley all located in City Block 41/163 into one lot on property bounded by Hawkins Street, Commerce Street, Interstate 45 (Julius Schepps Freeway), and Canton Street. The plat was recorded June 17, 2016.
6. S145-159 was a request southwest of the present request to create to replat a 2.361-acre tract of land containing part of Lots 4, 5, 6, 7, and 8 in City Block 8/152; part of Lots 1, 2, 3, and 4, in City Block 9/151; and part of City Blocks 151 and 152 and abandoned Hawkins Street, and an abandoned portion of Young Street into

one lot on property located on Canton Street at Farmers Market Way. The request was approved on May 7, 2015, but has not yet been recorded.

7. S145-149 was a request south of the present request to create one 0.349-acre lot from a tract of land located in City Block 183 on property located on Commerce Street at Henry Street. The request was approved May 7, 2015 and has not been recorded.
8. S134-240 was a request southeast of the present request to replat a 1.151-acre tract of land containing all of Lots 1-8 in City Block 4/186 into one 0.785-acre lot, one 0.144-acre lot, and one 0.221-acre lot, on property located at 2700 Commerce Street. The request was approved on September 18, 2014, but has not yet been recorded. The request was approved September 18, 2014 and has not been recorded.
9. S134-191 was a request northeast on present request to create a 0.2180-acre lot from a tract of land in City Block 182 on property located at 2623 and 2625 Main Street. The request was approved on July 10, 2014, but has not yet been recorded.

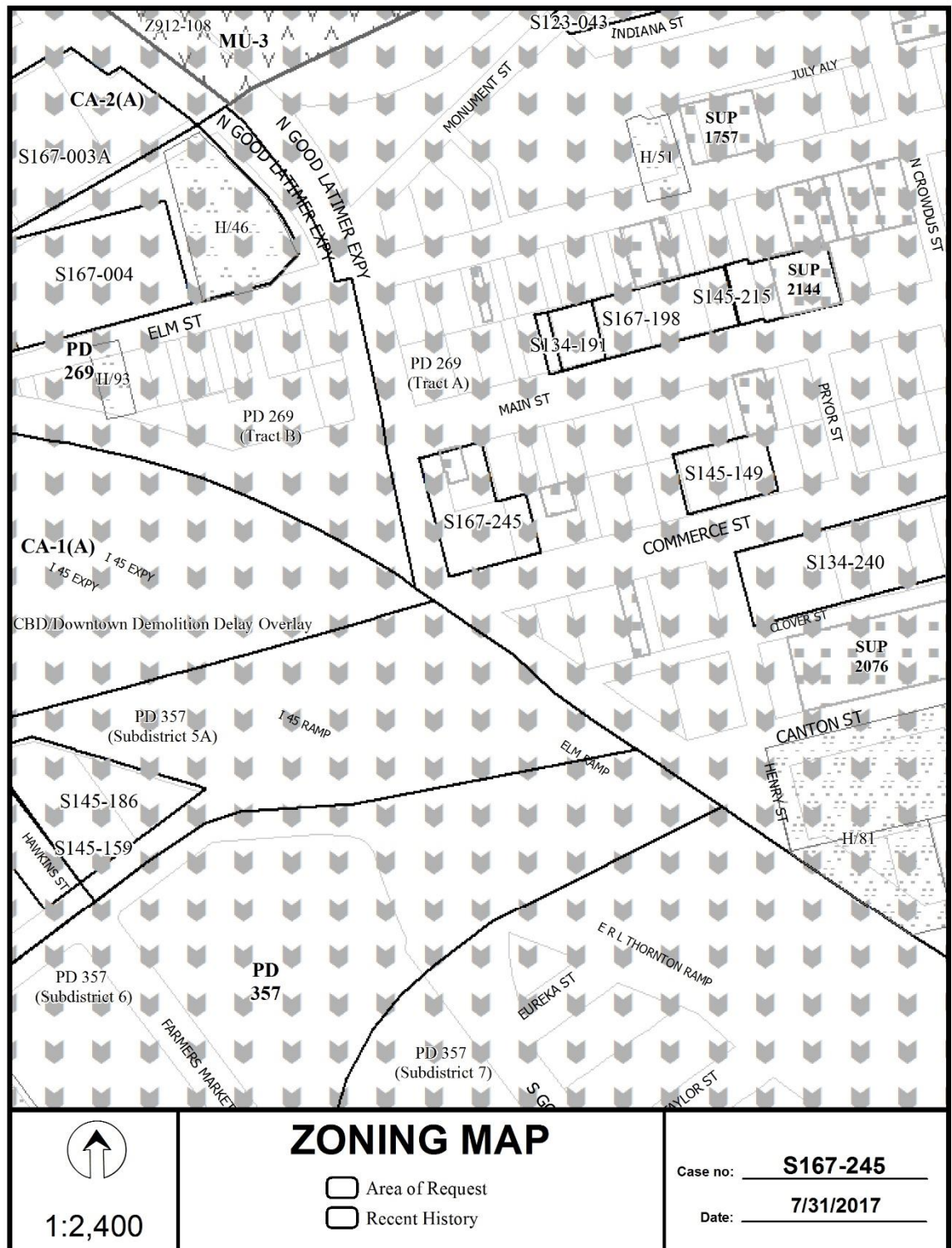
STAFF RECOMMENDATION: The request complies with the requirements of PD 269, Tract A; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat

Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The maximum 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 50-feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of South Good Latimer Expressway. 51A 8.602(c)
14. On the final plat dedicate a 15-foot by 15-foot corner clip at the intersection of South Good Latimer Expressway and Main Street by Estate in Expectancy . 51A 8.602(d)(1)
15. On the final plat dedicate a 20-foot by 20-foot corner clip at the intersection of South Good Latimer Expressway and Commerce Street by Estate in Expectancy. 51A 8.602(d)(1)
16. 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
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150' of the property with recording information. Platting Guidelines
20. Prior to final plat, show dimension between existing buildings and property line.
21. On the final plat, call out party wall recording information as described in special warranty deed.
22. Prior to final plat, research documents, surveys, and sketches at City Vault and/or talk to City Surveyor for the use of Dallas Mag Nails shown as found, but discarded as part of the boundary resolution.
23. On the final plat, provide dimensions between existing buildings and property lines as needed.
24. On the final plat, call out the party wall recording information as described in the Warranty Deed.

25. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
26. 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. Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
28. Finished floor elevation must be 18-inches above controlling wastewater manhole rim elevation. If 18 inches cannot be obtained, a wastewater backflow agreement will be required to be executed and recorded prior to release of the final plat or issuance of a permit.
29. On the final plat, add a label for “Interstate Highway No. 345” in its alignment. Section. 51A-8.403. (a) (1) (A) (xii)”.
30. Prior to final plat, a property line proposed along with an existing wall must result in a fire resistive wall without any opening. All final inspection approved by the building inspection district office are required prior to submittal of the final plat for chairman’s signature.
31. On the final plat< identify the property as Lot 2, City Block A/183. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



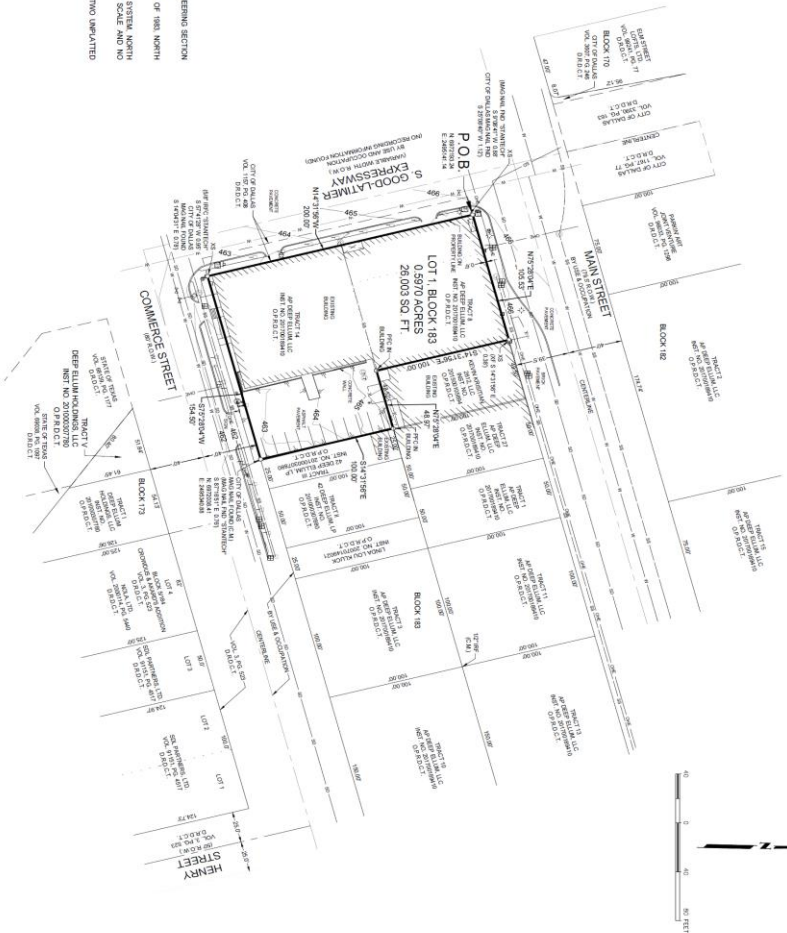


SURVEYORS STATEMENT

day of _____, 2017.

800.3600 - (409) 333-8831

OF OFFICE this ____ day of _____, 2017.



STATE OF TEXAS,
COUNTY OF DALLAS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

PROFESSOR MICHAEL MANNING

History Public, State of Texas

Nativity Place, State of Texas

AP DEEP ELLUV, LLC

VACATEE ENGINEERING, L...

S167-245

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2017****FILE NUMBER:** S167-246**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Prairie Creek Road at Forney Road, northwest corner**DATE FILED:** July 21, 2017**ZONING:** LI**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 12.198-Acres**MAPSCO:** 49J**APPLICANT/OWNER:** P8/Dalfen Eastpoint II, LP

REQUEST: An application to create one 12.198-acre lot from a tract of land in City Block 6213 on property located on Prairie Creek Road and Forney Road, northwest corner.

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

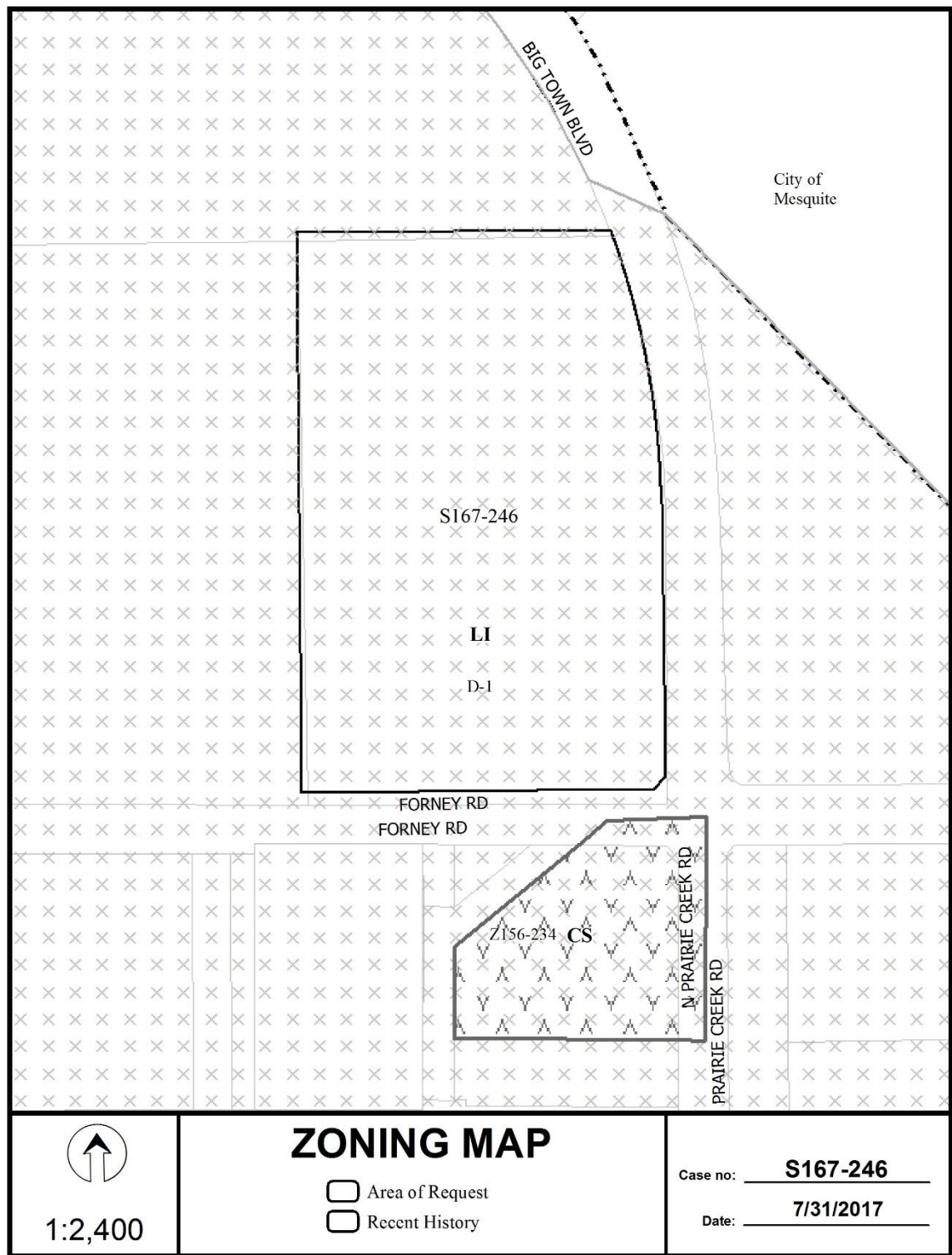
STAFF RECOMMENDATION: The proposed replat complies with the requirements of the LI, Light Industrial District; therefore; staff recommends approval of the request subject to compliance with the following conditions:

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 Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The maximum 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 20-foot by 20-foot corner clip at the intersection of Forney Road and N. Prairie Creek Road 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 the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines
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 improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
27. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
28. On the final plat, identify the property as Lot 5 in City Block H/6213. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2017****FILE NUMBER:** S167-247**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 11601 Plano Road between Presidential Drive and Metric Drive**DATE FILED:** July 21, 2017**ZONING:** IR**CITY COUNCIL DISTRICT:** 10 **SIZE OF REQUEST:** 6.827-Acres **MAPSCO:** 28A**APPLICANT/OWNER:** SVN Park Forest Dallas, LLC

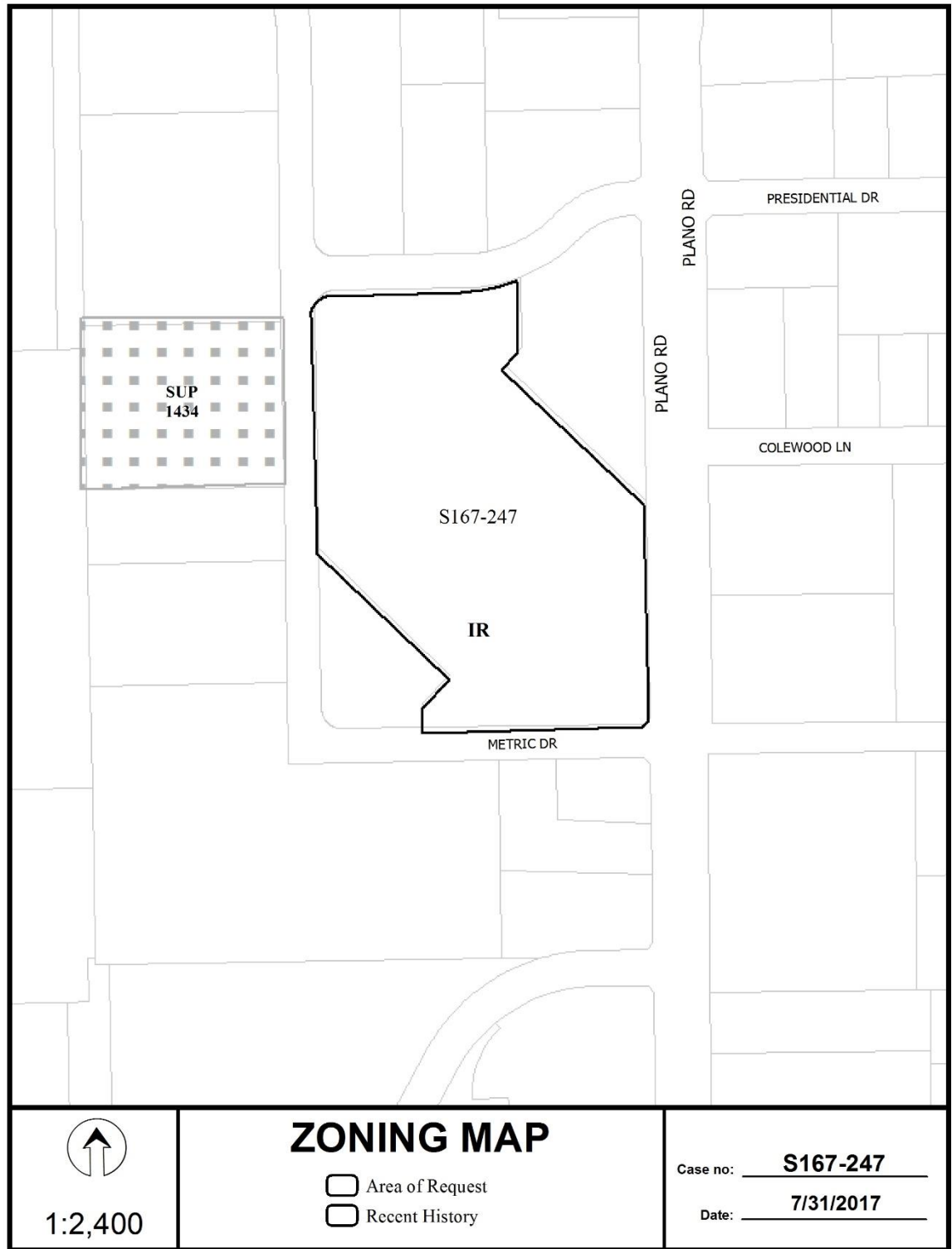
REQUEST: An application to create one 3.106-acre lot and one 3.721-acre lot from a tract of land in City Block A/8072 on property located at 11601 Plano Road between Presidential Drive and Metric Drive.

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

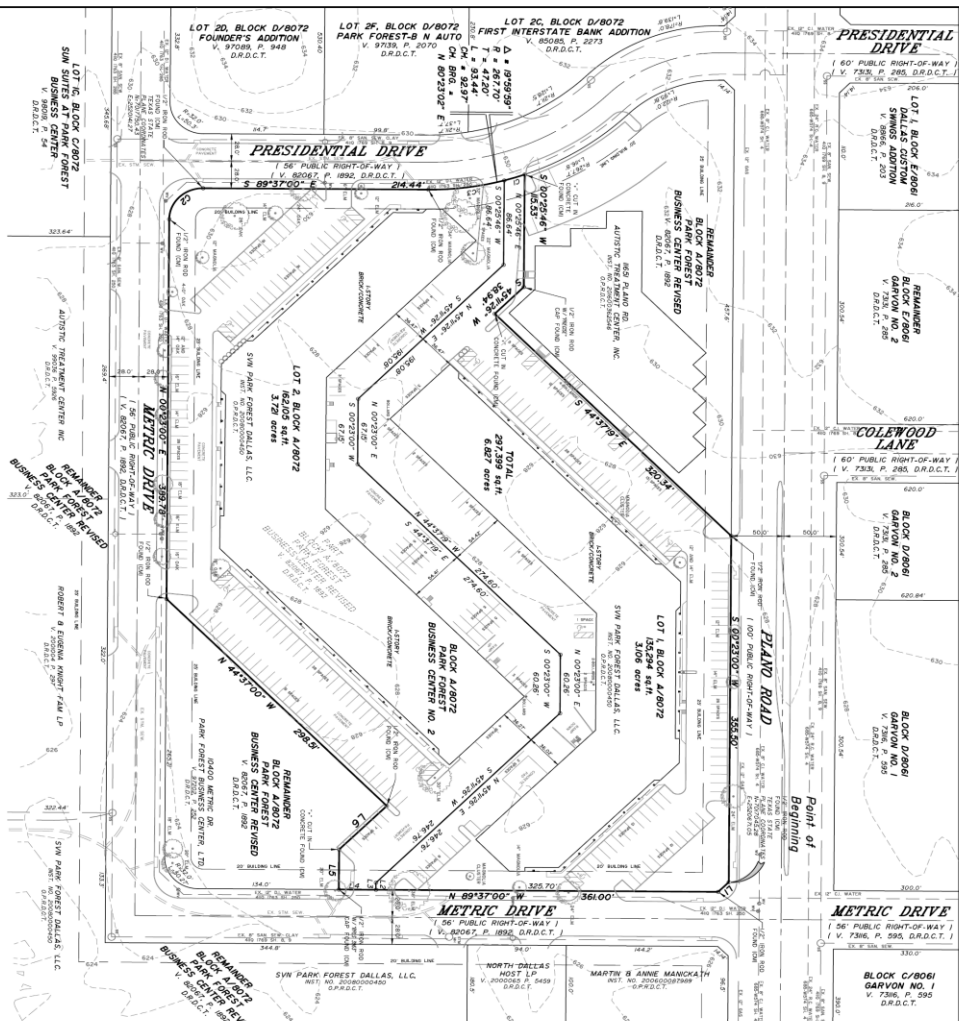
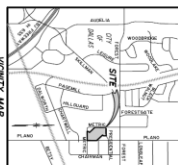
STAFF RECOMMENDATION: The proposed replat complies with the requirements of the IR Industrial Research District; therefore; staff recommends approval of the request subject to compliance with the following conditions:

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 Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The maximum number of lots permitted by this plat is two.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat: "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Plano Road and Metric Drive. 51A 8.602(d)(1)
15. On the final plat dedicate a 10-feet by 10-feet corner clip at the intersection of Metric Road and Presidential Drive. 51A 8.602(d)(1)
16. 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**.
17. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
18. Existing water and wastewater services cannot cross lot lines.
19. On the final plat, identify the property as Lots 1 and 2 in City Block A/8072. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2017****FILE NUMBER:** S167-249**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Maple Avenue and Mockingbird Lane, east corner.**DATE FILED:** July 21, 2017**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.792-Acres**MAPSCO:** 34P**APPLICANT/OWNER:** Melnic, LTD

REQUEST: An application to replat a 0.792-acre tract of land containing all of Lots A, B, C, D, and remainder of Lot 1 in City Block 4492 to create one lot on property located on Maple Avenue between Fielder Court and Mockingbird Lane, east corner.

SUBDIVISION HISTORY:

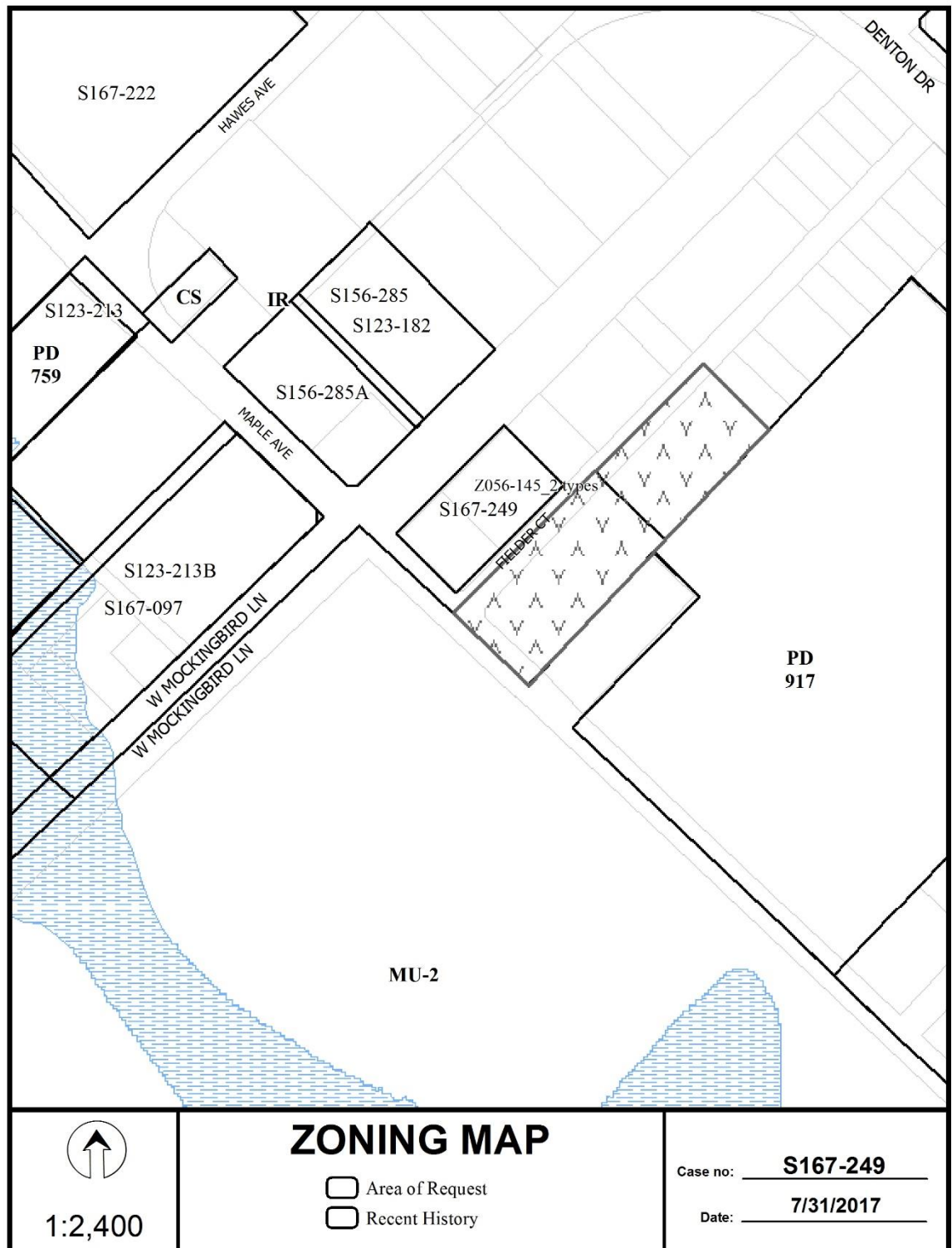
1. S167-222 was a request northwest of the present request to create one 4.887-acre lot from a tract of land in City Block 5723 on property located on Hawes Avenue at Maple Avenue, north corner. The request was approved July 20, 2017 and has not been recorded.
2. S167-097 was a request southwest of the present request replat 37.1-acre tract of land containing all of Lots 2 through 5 and common area A and B in City Block E/2367 into 11 lots ranging in size from 0.313-acre to 2.656-acre on property located on Mockingbird Lane at Maple Avenue, southwest corner. The request was approved March 2, 2017 and has not been recorded.
3. S156-285 was a request southeast of the present request to replat a 2.230-acre tract of land containing all of Lots 1 and 2 in City Block 2570 to create one 1.008-acre lot and one 1.221-acre lot on property located on Maple Avenue at Mockingbird Lane, north corner. The request was approved October 06, 2016 and has not been recorded.
4. S123-213 was a request southwest of the present request to replat a 37.103-acre tract of land containing part of Lots 1, 2, 7, and 8 in City Block B/2368 and all of Lots 1-A and 2A in City Block B/2368 into nine lots ranging in size from 1.143 acres to 5.861 acre bounded by Mockingbird Lane, Maple Avenue, Forest Park Road and Empire Central. The request was approved August 8, 2013. Phase 1 is 3.145-acres and was recorded December 15, 2016. Phase B is 11.114 acres but has not been recorded; future phases are still under review.
5. S123-182 was a request southeast of the present request to create one lot from a 1.147-acre tract of land in City Block 2570 located on Mockingbird Lane, north of Maple Avenue. The request was approved July 11, 2013 and was expired September 16, 2016

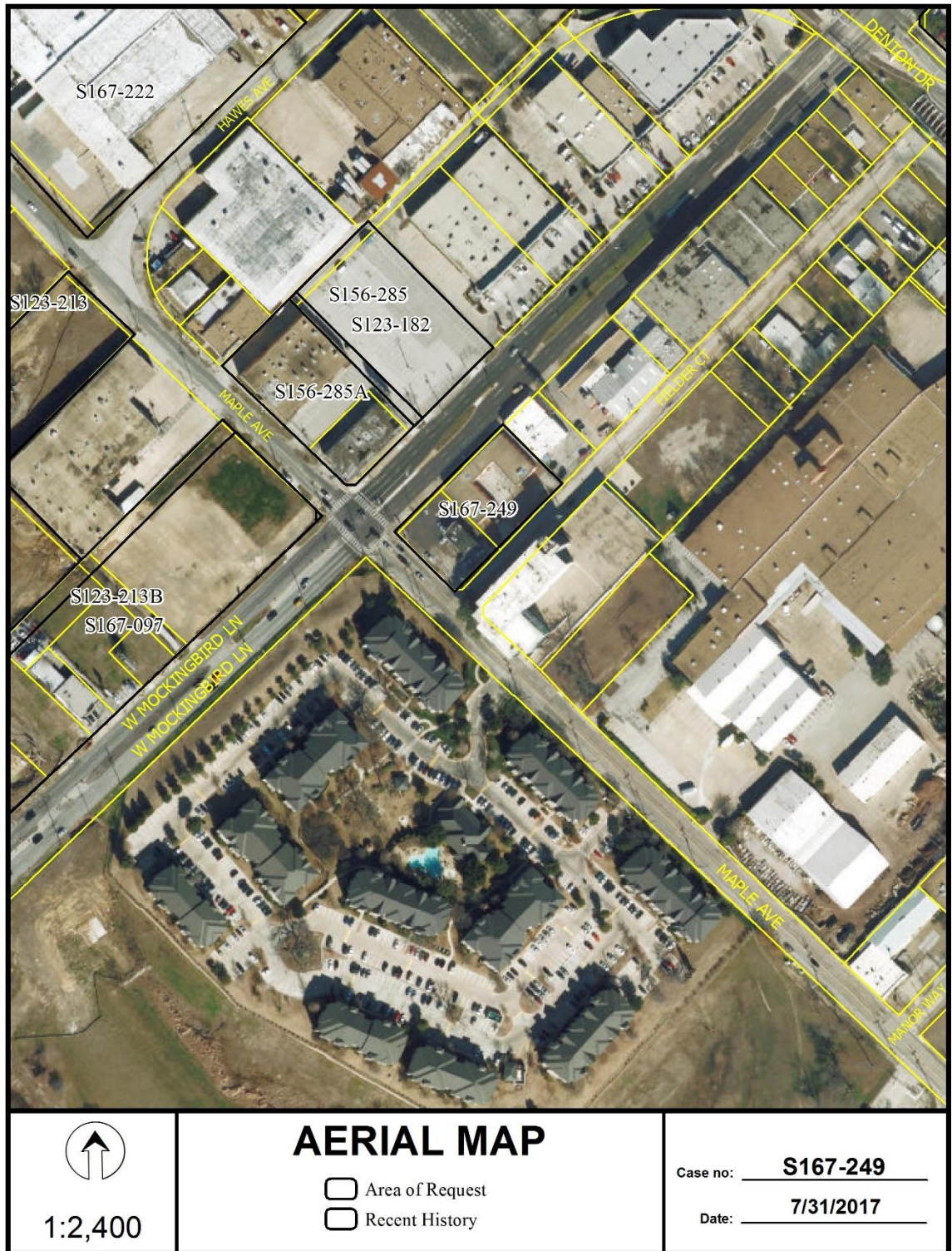
STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial Research District; therefore, staff recommends approval subject to compliance with the following conditions:

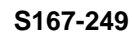
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. 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 maximum 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-foot ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Fielder Court. 51A 8.602(c)
14. On the final plat dedicate a 20-foot by 20-foot corner clip at the intersection of Maple Avenue and Mockingbird Lane. 51A 8.602(d)(1)
15. On the final plat dedicate a 15-foot by 15-foot corner clip at the intersection of Fielder Court and Maple Avenue. 51A 8.602(d)(1)
16. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.

18. On the final plat, show all additions or tracts of land within 150 feet of property with recording information. Platting Guidelines
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
20. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
21. On the final plat, identify the property as Lot 1A in City Block 4492. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2017****FILE NUMBER:** S167-250**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 1019 North Bishop Avenue south of Neches Street**DATE FILED:** July 21, 2017**ZONING:** PD 830 Sub-district 1**CITY COUNCIL DISTRICT:** 1 **SIZE OF REQUEST:** 0.1756-Acres **MAPSCO:** 44Y**APPLICANT/OWNER:** Little Big Wings, LLC

REQUEST: An application to replat a 0.1756-acre tract of land containing part of Lot 8 to create one lot on property located at 1019 North Bishop Avenue south of Neches Street.

SUBDIVISION HISTORY:

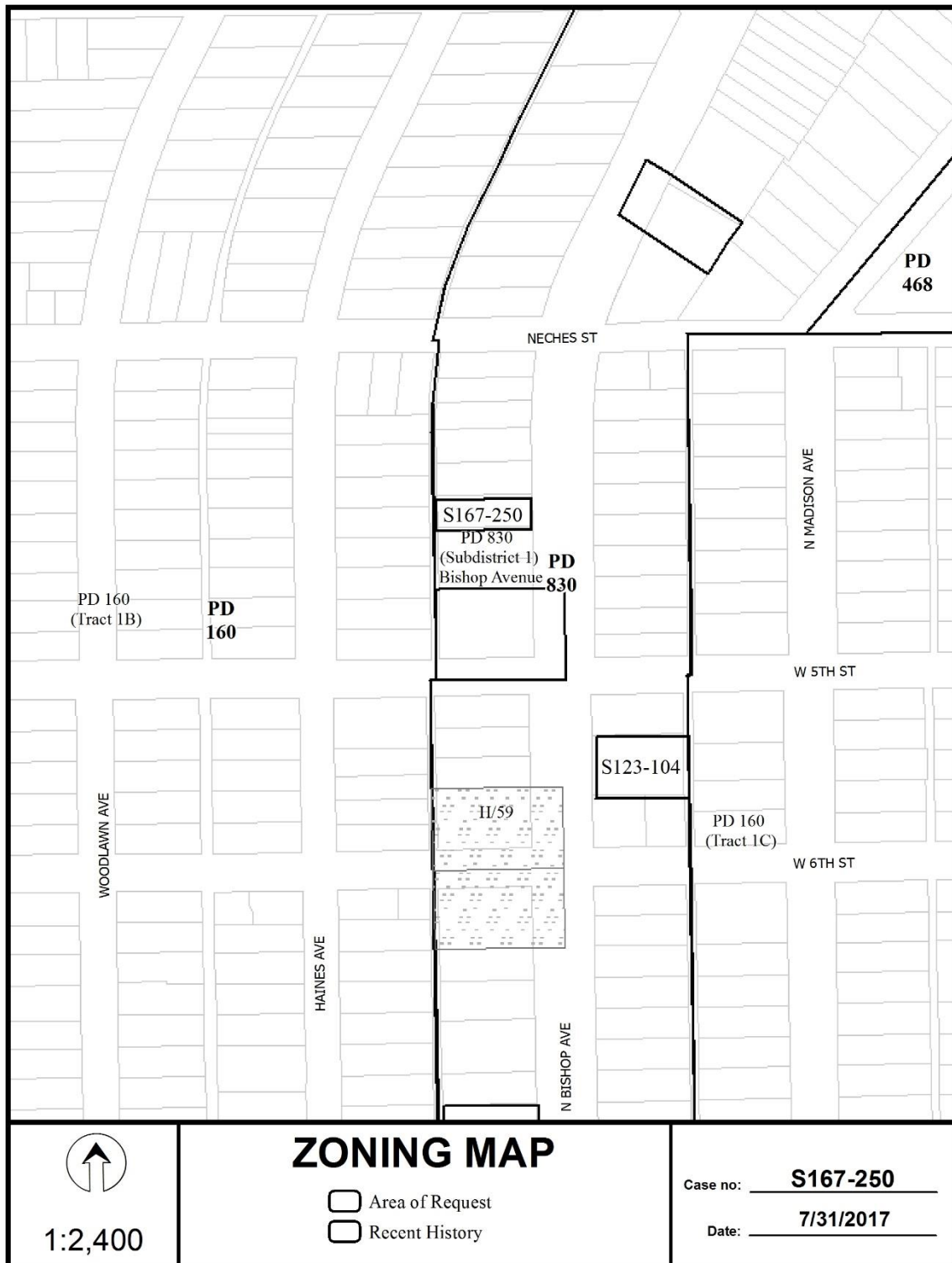
1. S123-104 was an application southeast of the present request to replat a 0.343-acre tract of land containing all of Lot 2 and part of Lot 3 in City Block 11/3333 to create one lot on property located at 908, 912, and 916 N. Bishop Avenue. The request was approved April 4, 2013 and was recorded March 6, 2014.

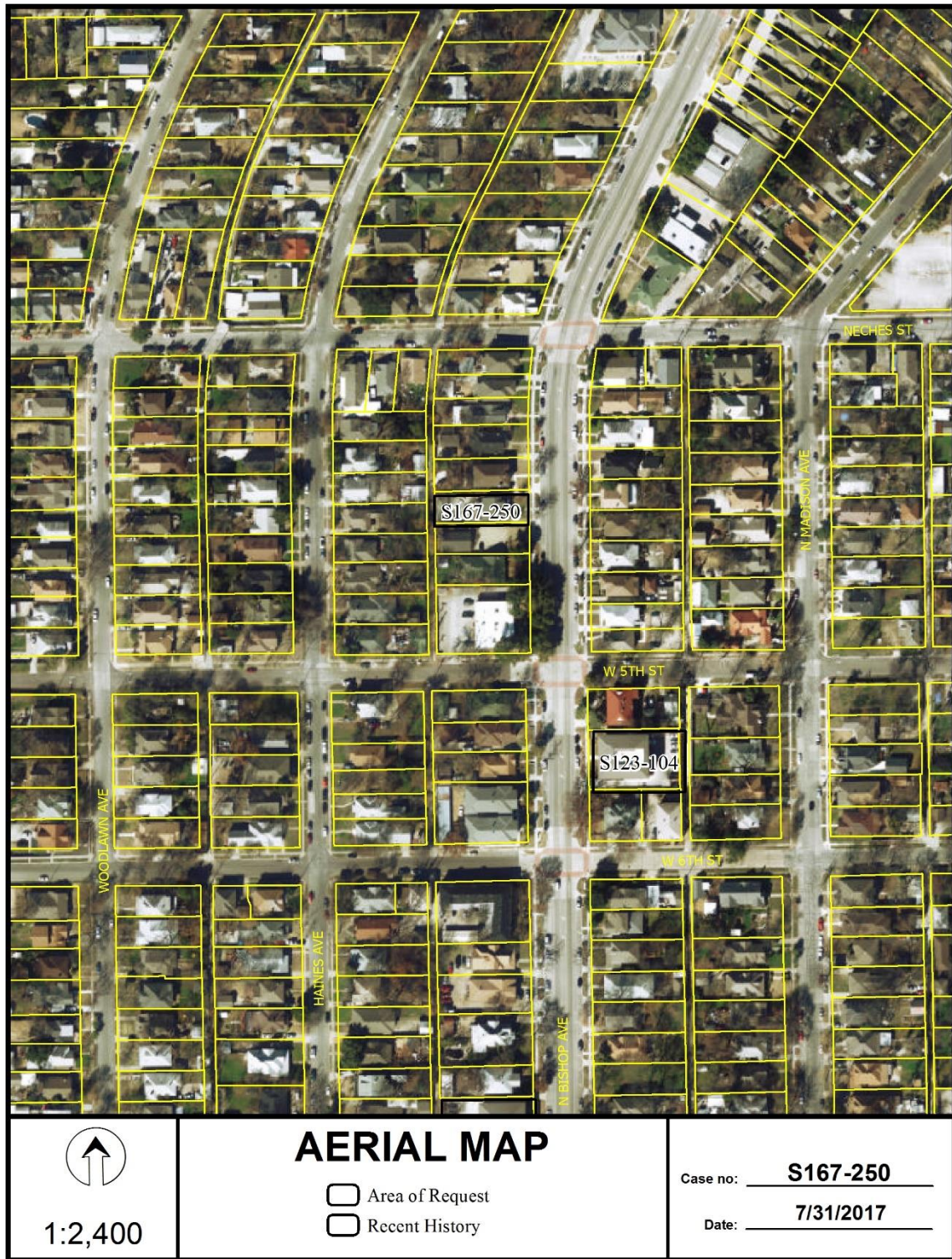
STAFF RECOMMENDATION: The request complies with the requirements of PD 830, Sub-district 1; therefore, staff recommends approval subject to compliance with the following conditions:

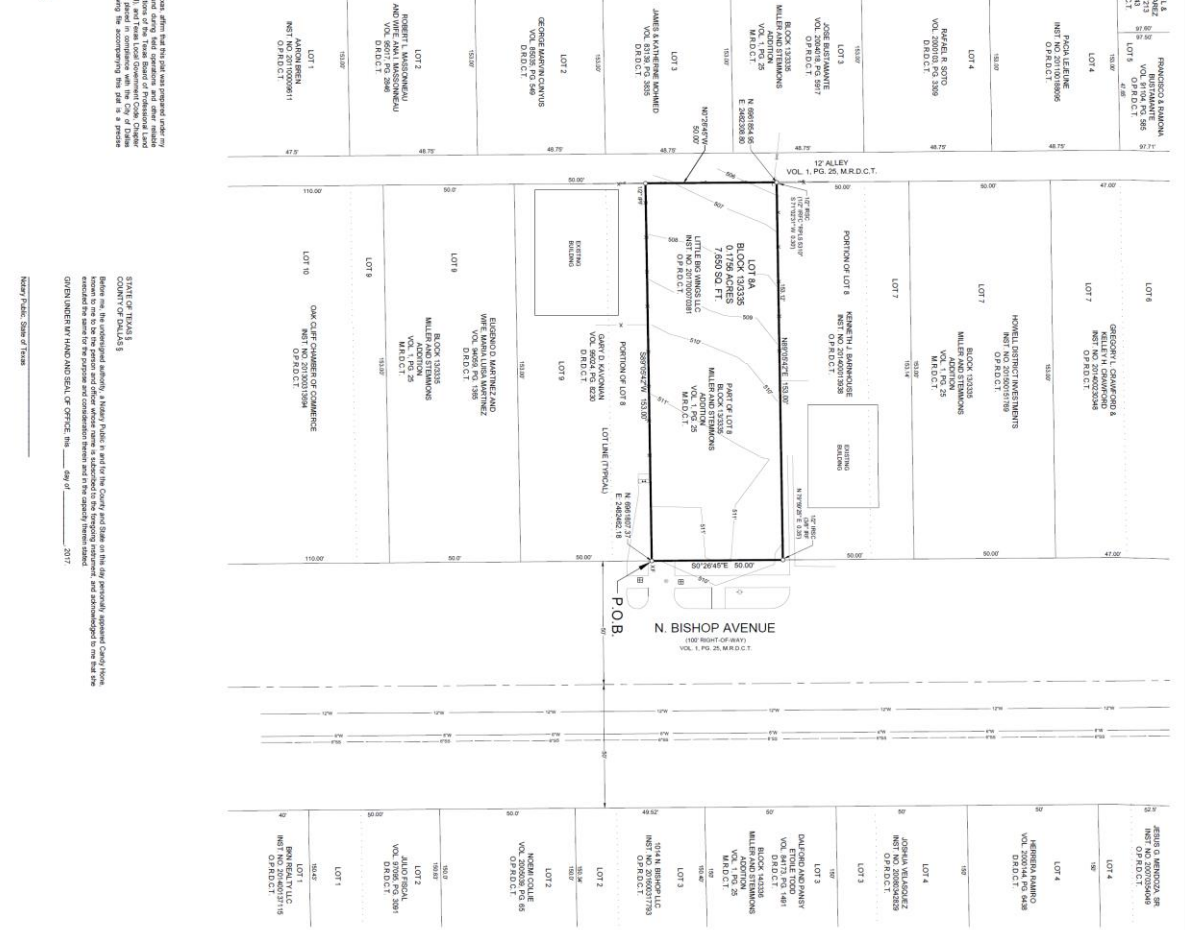
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat

Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The maximum 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 7.5-feet of right-of-way from the established centerline of the alley. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e)
14. On the final plat, show recording information on all existing easements within 150 feet of property.
15. On the final plat, show all additions or tracts of land within 150' of property with recording information. Platting Guidelines
16. 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**.
17. On the final plat, identify the property as Lot 8A in City Block 13/3335. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2017****FILE NUMBER:** S167-251**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Weir Street and Fitchburg Street, northeast corner**DATE FILED:** July 24, 2017**ZONING:** IM**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 5.744-Acres **MAPSCO:** 42Q**APPLICANT/OWNER:** M & S Investments Partnership, Lloyd Schubert and Jim McLure

REQUEST: An application to replat one a 5.74-acre tract of land containing all of Lots 1 through 6 in City Block 2/7195, all of Lots 1 through 12 in City Block 11/7195, part of City Block 7193, abandoned Nettie Street, a portion of an abandoned 20-foot alley, and an abandoned portion of Nettie Street to create one 2.450-acre lot and one 3.294-acre lot Fitchberg Street between Earnest Street and Weir Street.

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

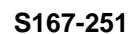
STAFF RECOMMENDATION: The proposed replat complies with the requirements of the IM Industrial Manufacturing District; therefore; staff recommends approval of the request subject to compliance with the following conditions:

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 Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**)

10. The maximum 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 the intersection of Weir Street and Fitchburg Street. 51A 8.602(d)(1)
15. On the final plat, show recording information on all existing easements within 150 feet of property.
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, show all additions or tracts of land within 150' of property with recording information. Platting Guidelines
18. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
20. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
21. Prior to final plat, confirm that "Earnest Street" and "Weir Street" have not been closed, vacated, or abandoned. Section. 51A-8.403. (a) (1) (A) (xii).
22. On the final plat, identify the property as Lot 1A in City Block 2/7195, and Lot 1A in City Block 11/7195. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2017****FILE NUMBER:** S167-252**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 3131 Great Trinity Forest way**DATE FILED:** July 22, 2017**ZONING:** CR**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 0.998-Acres**MAPSCO:** 66B**APPLICANT/OWNER:** Phan and Hussain Investments, Inc.

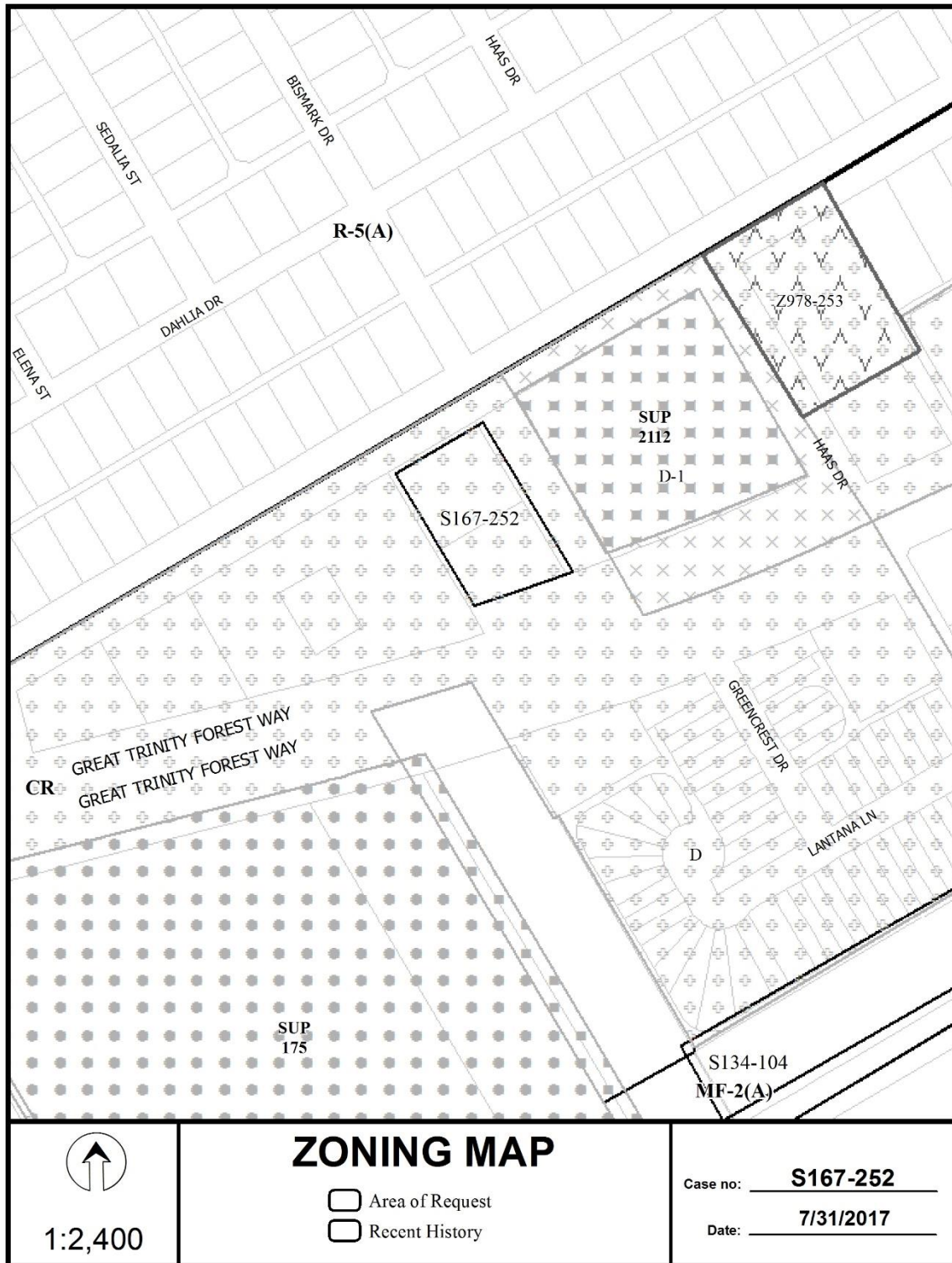
REQUEST: An application to create one 0.998-acre lot from a tract of land in City Block A-1/5833 on property located at 3131 Great Trinity Forest Way between Bonnie View Road and Interstate 45 (IH-45).

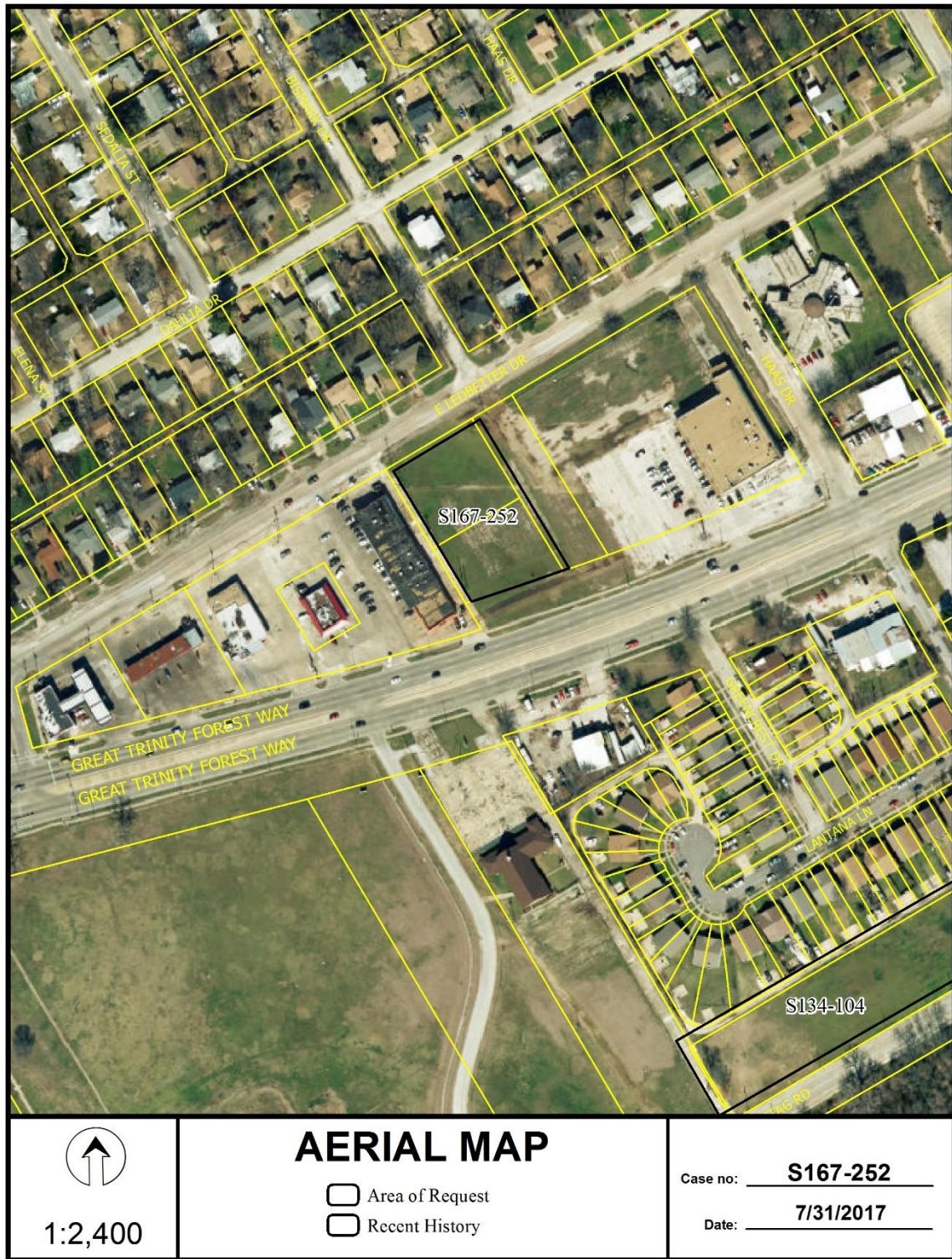
SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

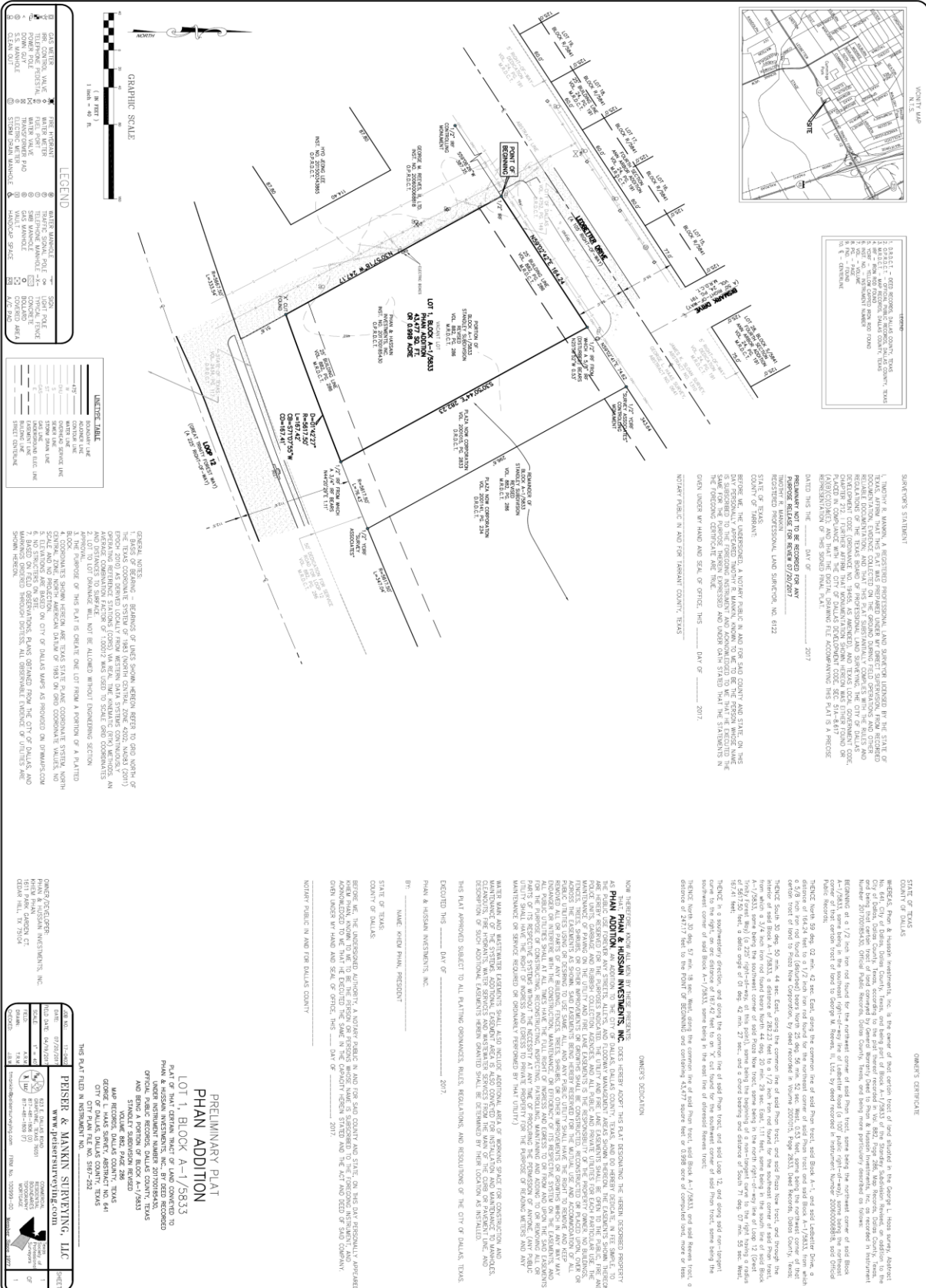
STAFF RECOMMENDATION: The proposed replat complies with the requirements of CR community Retail District; therefore; staff recommends approval of the request subject to compliance with the following conditions:

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 Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.

10. The maximum 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 add note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
16. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
18. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
19. On the final plat change "Loop 12 (Great Trinity Forest Way) to "Great Trinity Forest Way / S.H. Loop 12". Section 51A-8.403(a)(1)(A)(xii).
20. On the final plat, identify the property as Lot 2, City Block A/5833. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2017****FILE NUMBER:** S167-243**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Swallow Lane and Easton Road, east corner**DATE FILED:** July 20, 2017**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 0.5167-Acres **MAPSCO:** 38F**APPLICANT/OWNER:** Central Lutheran Church of Dallas

REQUEST: An application to replat a 0.5167-acre tract of land containing all of Lot 5B in City Block 1/5364 to create one 0.2479-acre lot and one 0.2688-acre lot on property located on Swallow Lane at Easton Road, east corner.

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

NOTICES: 22 notices were sent to property owners within 200 feet of the property on July 28, 2016.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets." The lots on the west side of Swallow Lane range in size from 7,897-square feet to 11,564-square feet while the property to the southeast of the request is over 3 acres in size.

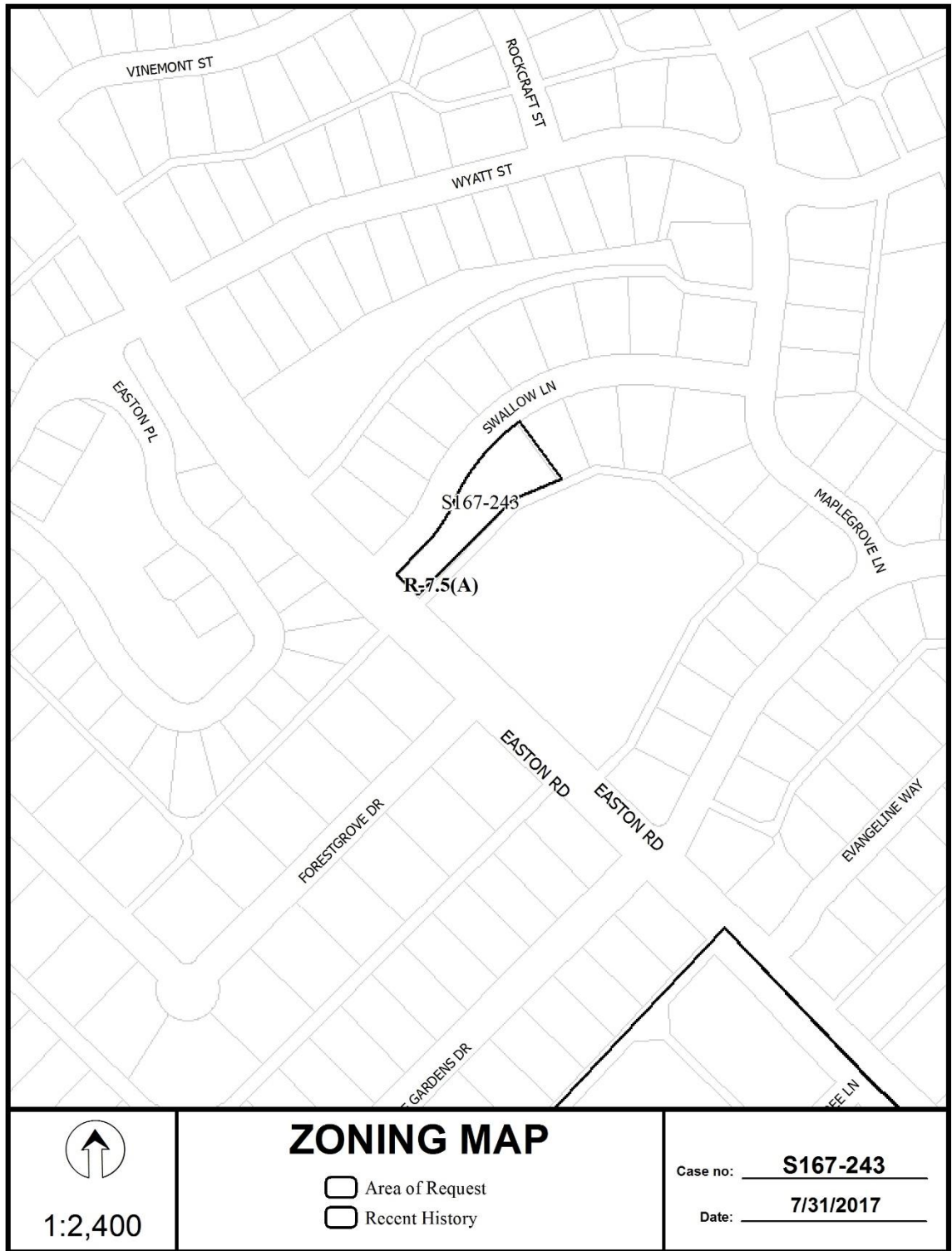
The proposed lots are 10,798-square feet and 22,505-square feet respectively. Although the proposed lots are larger than the lots along the northwest line of Swallow Lane, existing Lot 5B is a unique configuration and would be difficult to create lots similar in lot width, depth, area and pattern to the lots along the northwest line of Swallow Lane. Proposed Lot 5C will have a 25-foot front yard setback on both Swallow Lane and Easton Road which will result in a 20-foot building foot print on the majority of the lot.

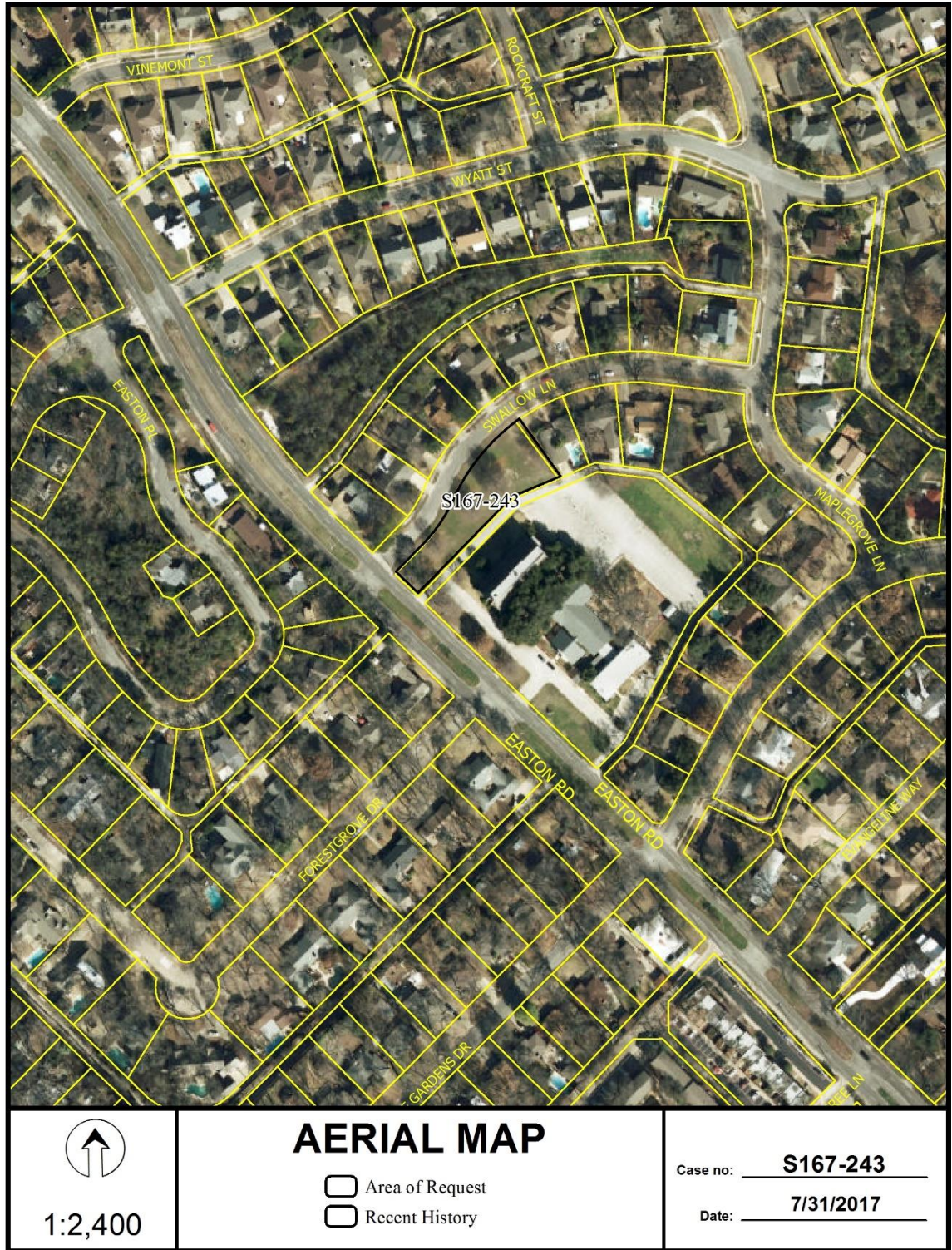
Staff concludes that the request complies with Section 51A-8.503, and meets the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

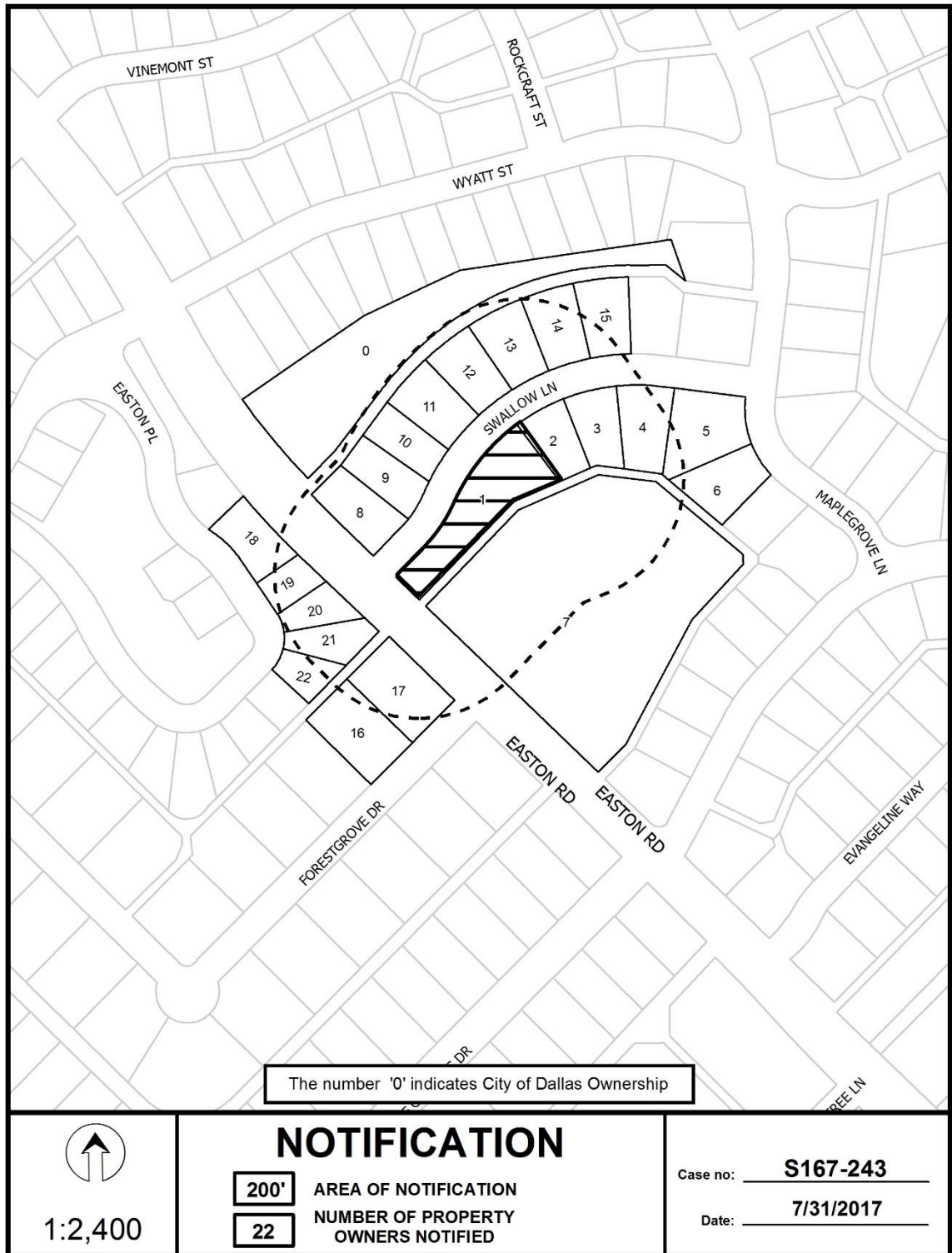
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The maximum number of lots permitted by this plat is two.
11. Place a note on the final plat: "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
13. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Easton Road and Swallow Lane. 51A 8.602(d)(1)
14. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Easton Road & the alley. Section 51A-8.602(e),
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150' of property with recording information. Platting Guidelines
18. On the final plat, chose a different addition name.
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 main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

21. On the final plat, identify the property as Lots 5C and 5D in City Block 1/5364. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







07/26/2017

Notification List of Property Owners

S167-243

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10510 SWALLOW LN	CENTRAL LUTHERAN CH
2	10528 SWALLOW LN	DAVIS EDWIN MICHAEL &
3	10604 SWALLOW LN	DEAN CHARLES E
4	10610 SWALLOW LN	ILIASOVA SABINA
5	10606 MAPLEGROVE LN	SULLIVAN MARGOT
6	10610 MAPLEGROVE LN	BRUNSON CHERYL A
7	1000 EASTON RD	CENTRAL LUTHERAN CH
8	10505 SWALLOW LN	STONECIPHER DIANNE
9	10509 SWALLOW LN	LEONARD JAMES S &
10	10515 SWALLOW LN	BOLLMAN CAROL L
11	10519 SWALLOW LN	SHELTON SHEILA
12	10525 SWALLOW LN	WILLIAMS MARY M
13	10529 SWALLOW LN	HARTNETT DANIEL E JR &
14	10603 SWALLOW LN	CHAVEZ MANUEL JR &
15	10609 SWALLOW LN	OBRIEN HAROLD E
16	1044 FORESTGROVE DR	REED TERRY & JOHN T
17	1050 FORESTGROVE DR	NELSON CONNIE
18	989 EASTON PL	CARROUM DAVID JR &
19	987 EASTON PL	HALL CYNTHIA J
20	981 EASTON PL	LOPEZ DIEGO & JIROKO
21	979 EASTON PL	KRAUSS JEFFREY & DONNA
22	977 EASTON PL	INGRAM CHARLES W III & JENNIFER L SMART

CITY PLAN COMMISSION**THURSDAY, AUGUST 17, 2017****FILE NUMBER:** S167-248**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 7033, 7037, and 7107 Wabash Circle, south of Delrose Drive**DATE FILED:** July 21, 2017**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 0.807-Acres **MAPSCO:** 37N**APPLICANT/OWNER:** David and Sara Pearson and Justin Hubbs

REQUEST: An application to replat a 0.807-acre tract of land containing all of Lots 9, 10, and 11 and part of Lots 8 and 12 in City Block B/2826; to create one 0.379-acre lot and one 0.428-acre lot on property located on 7033, 7037, and 7107 Wabash Circle, south of Delrose Drive.

SUBDIVISION HISTORY:

1. S112-201 was a request east of the present request to replat a 0.765-acre tract of land containing all of Lot 9 and part of Lots 7 and 8 in City Block C/2827 into one 0.365-acre lot on property located at 7118 Delrose Drive, and one 0.40-acre lot on property located at 7145 Meadowlake Avenue. The request was approved September 20, 2012 and expired September 20, 2014.

NOTICES: 23 notices were sent to property owners within 200 feet of the property on July 28, 2017.

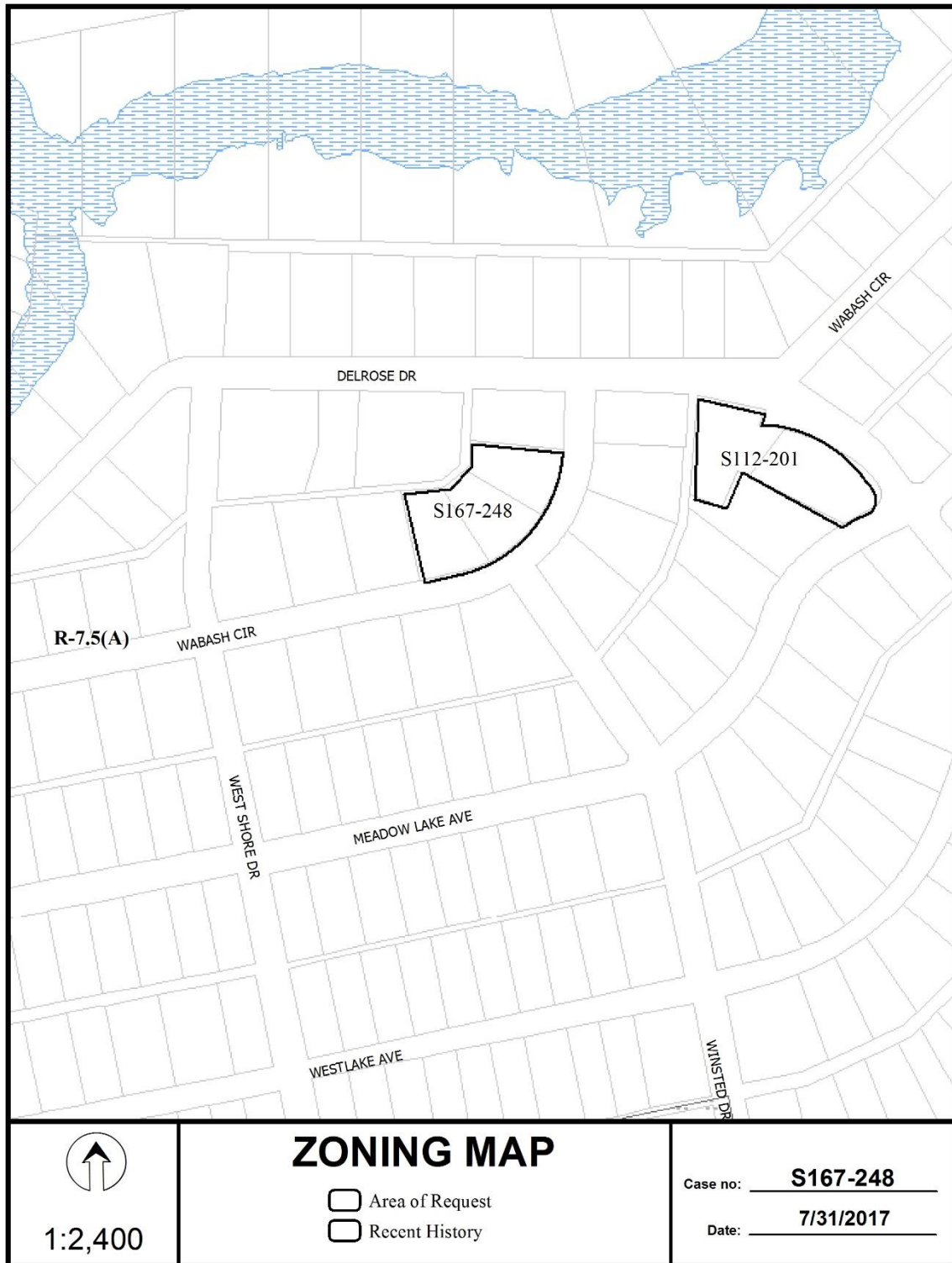
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of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

The proposed lots are larger than most of the residential lots to the north and south. The lots to the south of proposed Lot 8A and Lot 10A have a width ranging in size from 40.5-feet to 70-feet, and the lots to the north have widths ranging in size from 60-feet to 77.9-feet. The lots contiguous to the request have lot widths ranging from 47.9-feet to 60.5-feet. Proposed Lots 8A and 10A will have widths of 68.78-feet and 93.71-feet which is two times the width of the majority of the lots in the immediate area.

The proposed lots are 18,625-square feet and 16,524-square feet respectively. The lots fronting on Wabash Drive ranging in size from 9,011-square feet to 13,445-square feet. Lot 1A southeast corner of Westshore Drive and Dalrose Drive was a replat recorded September 5, 2013 and is 26,763-square feet, the property to the north of the request is part of Lot 4 and all of Lots 5 and 6 and is 24,798-square feet.

Based on the above; staff concludes that the request does not comply in width, lot area, or lot pattern already established in the adjoining area as required by Section 51A-8.503; therefore, staff recommends denial of the request. However, should the commission approve the request we recommend that the approval be subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas.
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing may not extend across new property lines.
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) and a **Completed Final Plat Checklist** to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The maximum number of lots permitted by this plat is two.
11. Place a note on the final plat: "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
13. On the final plat, identify the property as Lots 8A and 10A in City Block B/2826. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







07/26/2017

Notification List of Property Owners

S167-248

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7107 WABASH CIR	HOBBS JUSTIN
2	7037 WABASH CIR	VAUGHN JOHN T JR
3	7033 WABASH CIR	PEARSON DAVID & SARA K
4	7030 DELROSE DR	KERR KARL E
5	7117 WABASH CIR	MCDANIEL SCOTT A &
6	7023 WABASH CIR	WORTHINGTON KEVIN KEITH &
7	7017 WABASH CIR	JOHNSON BYRON C & KERRI L
8	7122 WABASH CIR	STREET SHAWN & JENNIFER
9	7114 WABASH CIR	SUMMERS CHRISTOPHER L TR
10	7106 WABASH CIR	DUMON DENISE MARIE
11	7102 WABASH CIR	DOZIER DAVID C JR
12	7040 WABASH CIR	RYAN JAMES S III & JANE
13	7028 WABASH CIR	ROSS NANCY & MARK L
14	7020 WABASH CIR	MACE JOYCE E
15	7012 WABASH CIR	EUBANK DONALD W &
16	7019 DELROSE DR	JOINER ROBERT B JR &
17	7027 DELROSE DR	BISCHOFF BRIAN MARCUS & KASEY ELIZABETH
18	7035 DELROSE DR	VRLA NIKKI
19	7043 DELROSE DR	MOELLENBERG LAWRENCE W
20	7103 DELROSE DR	JANSSEN JOHN W & MICHELLE MACKEY
21	7109 DELROSE DR	ASHBURN ALICE SCHOEBEL
22	7010 DELROSE DR	RAYMOND BEAVER JR & KIM H
23	7020 DELROSE DR	NICHOLSON WILLIAM D III &

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

CASE NUMBER: 1705150006

DATE FILED: May 15, 2017

LOCATION: 903 Slocum, (west elevation)

SIZE OF REQUEST: 212.3-square feet

COUNCIL DISTRICT: 6

ZONING: PDD 621 (Subdistrict 1)

MAPSCO: 45-J

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: Storage Choice

REQUEST: An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 212.3-square-foot attached sign at 903 Slocum Street (west elevation).

SUMMARY: The applicant will construct an attached LED-illuminated sign that will read, "*SELF STORAGE*".

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located within the Downtown Perimeter SPSPD, and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for an attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 212.3-square feet. It will be located on the western elevation, approximately 50-feet 6-inches above grade. Signage will be white LED-illuminated channel letters pre-finished black, inside pre-finished light enhancing white, enclosed in a #7328 white acrylic face.
- Construction of the attached sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

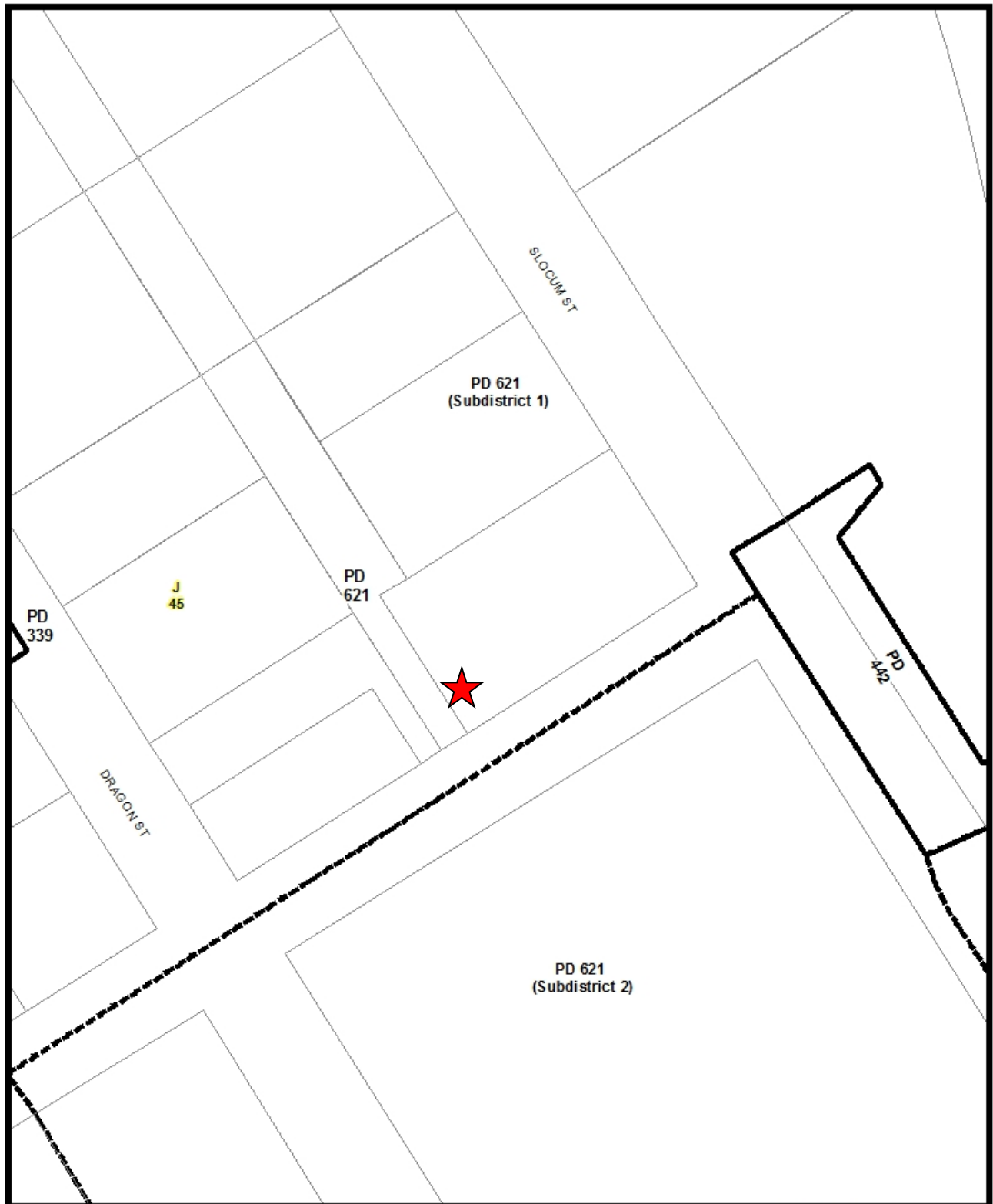
SECTION. 51A-7.305. ATTACHED SIGNS.

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

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *"SELF STORAGE" is the name of a business in the building.*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *Per the plans illustrated on page 7, the sign will project approximately 4 and ½-inches as allowed under this section.*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit. *The combined effective area is 2.5% of the secondary façade.*
- (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door.

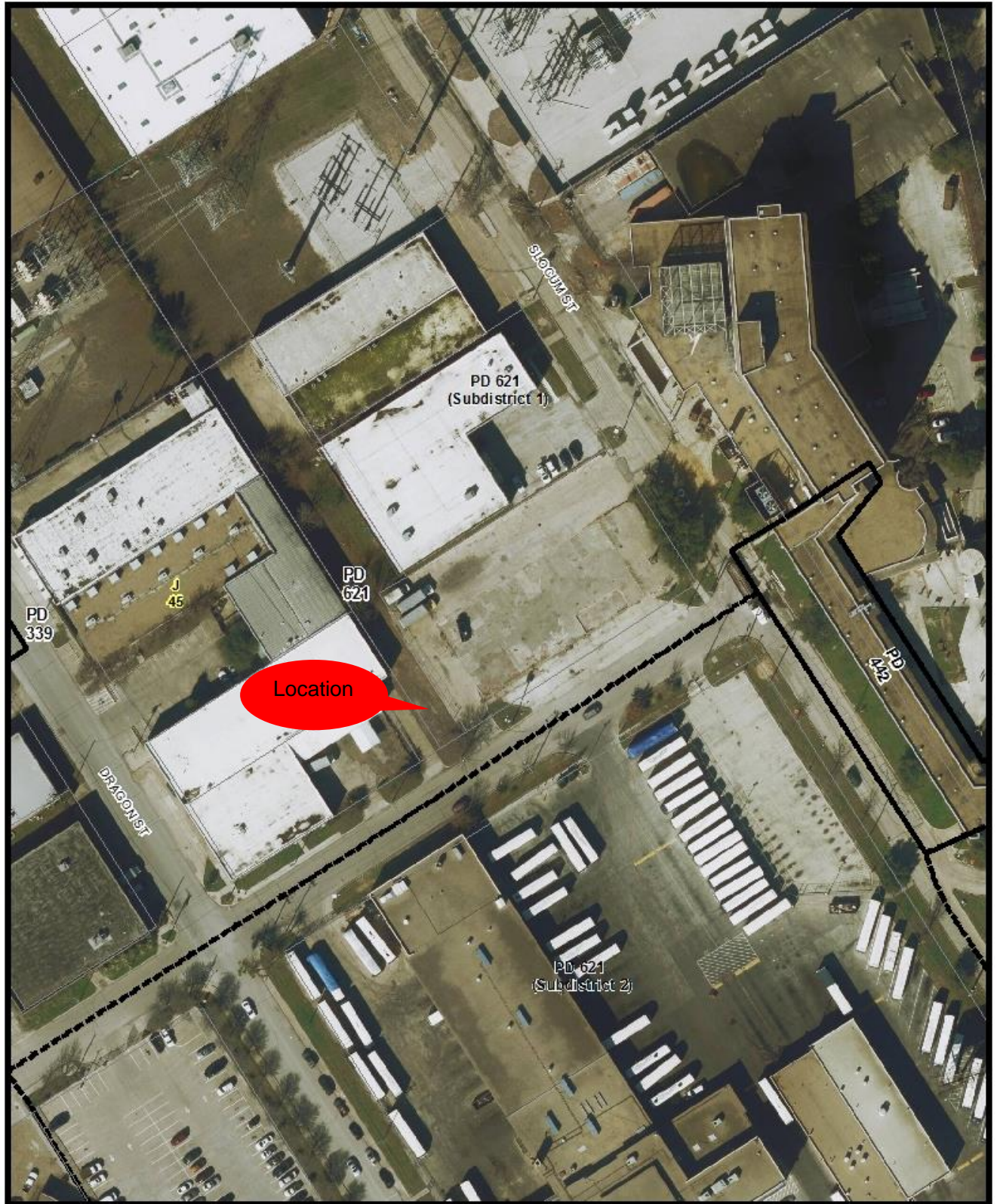
Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008. *Not applicable.*

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



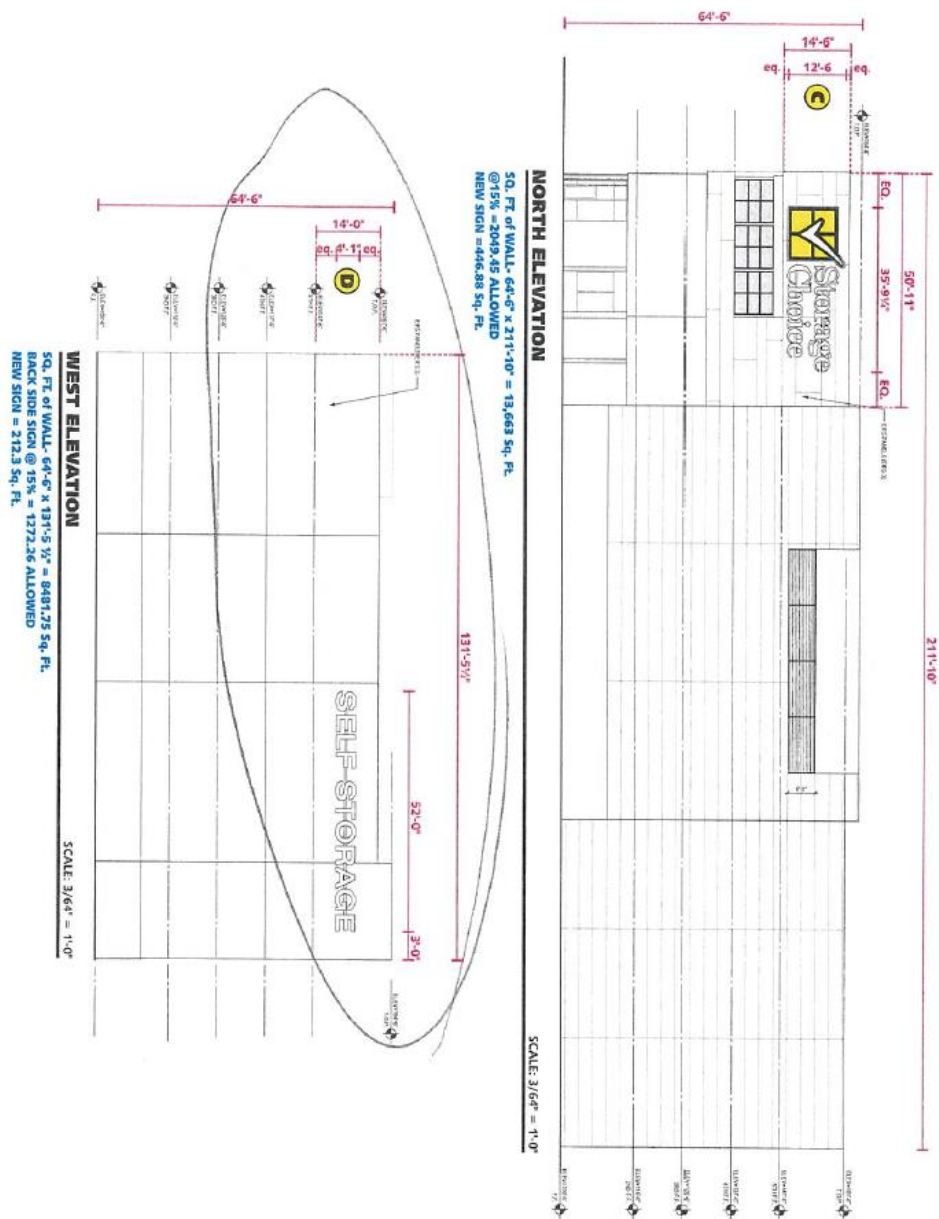
Zoning Map

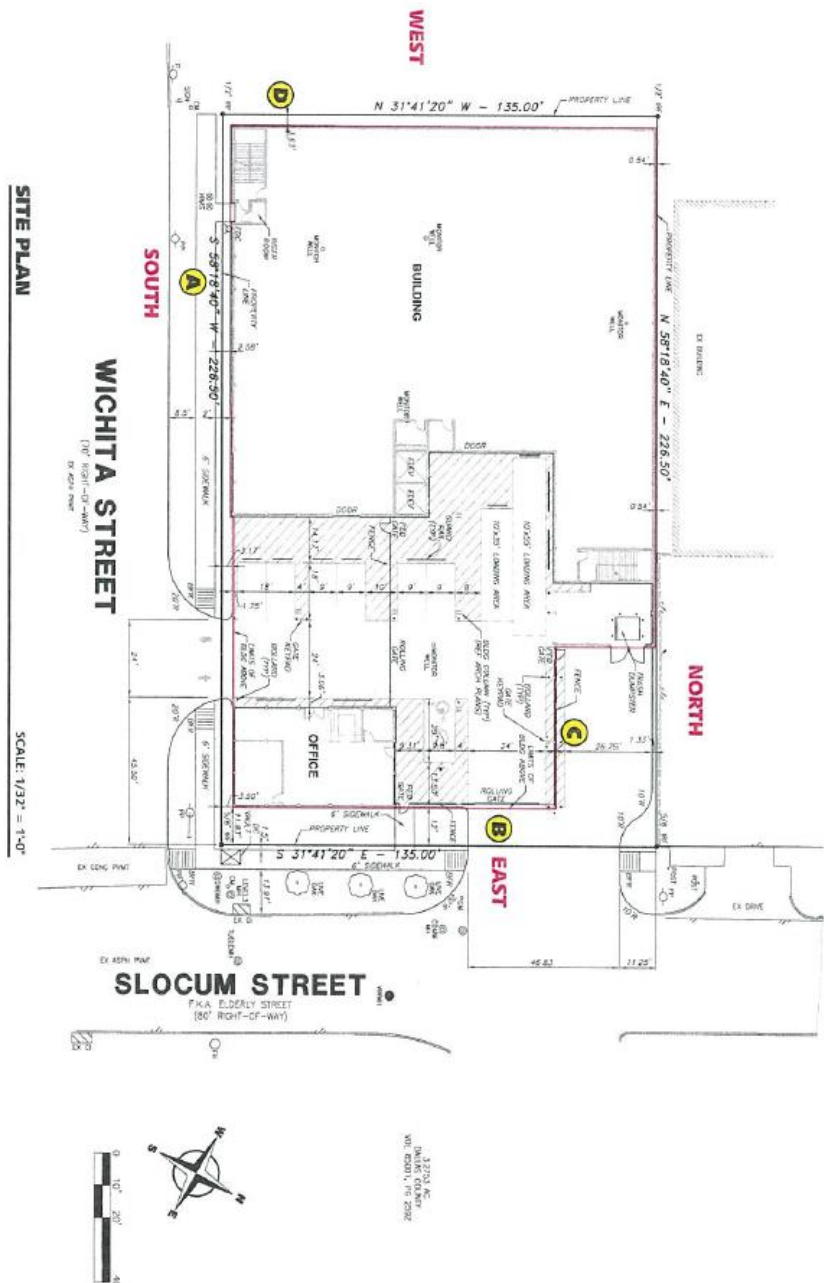
CA 1705150006
CA 1705150008
CA 1705150009
CA 1705150010
Printed Date: 6/8/2017



Aerial Map

CA 1705150006
CA 1705150008
CA 1705150009
CA 1705150010
Printed Date: 6/8/2017

[illegible]





Storage
Choice

0396740A-3

Sheet 9 of 9

STORAGE CHOICE

903 SLOCUM STREET
DALLAS, TEXAS

Account JSU/MIA
Rep. MAB

Date 4.4.17

3.7764 AC.
WEL. 62001, FTS. 2292

1" = 20'





Chandler Signs
chandler-signs.com

3238 Maple Hwy. Dallas, TX 75215
770.444.4444 Fax 770.444.4444
10000 E. Routh Ave. Suite 200
Dallas, TX 75241
770.444.4444 Fax 770.444.4444
10000 E. Routh Ave. Suite 200
Dallas, TX 75241
770.444.4444 Fax 770.444.4444

**FINAL ELECTRICAL
CONNECTION
BY CUSTOMER**



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

CASE NUMBER: 1705150008

DATE FILED: May 15, 2017

LOCATION: 903 Slocum, (south elevation)

SIZE OF REQUEST: 1050 square feet

COUNCIL DISTRICT: 6

ZONING: PDD 621 (Subdistrict 1)

MAPSCO: 45-J

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: Storage Choice

REQUEST: An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 1050-square-foot attached sign at 903 Slocum Street (south elevation).

SUMMARY: The applicant will construct an attached LED-illuminated sign that will read, "*Storage Choice* self storage".

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND:

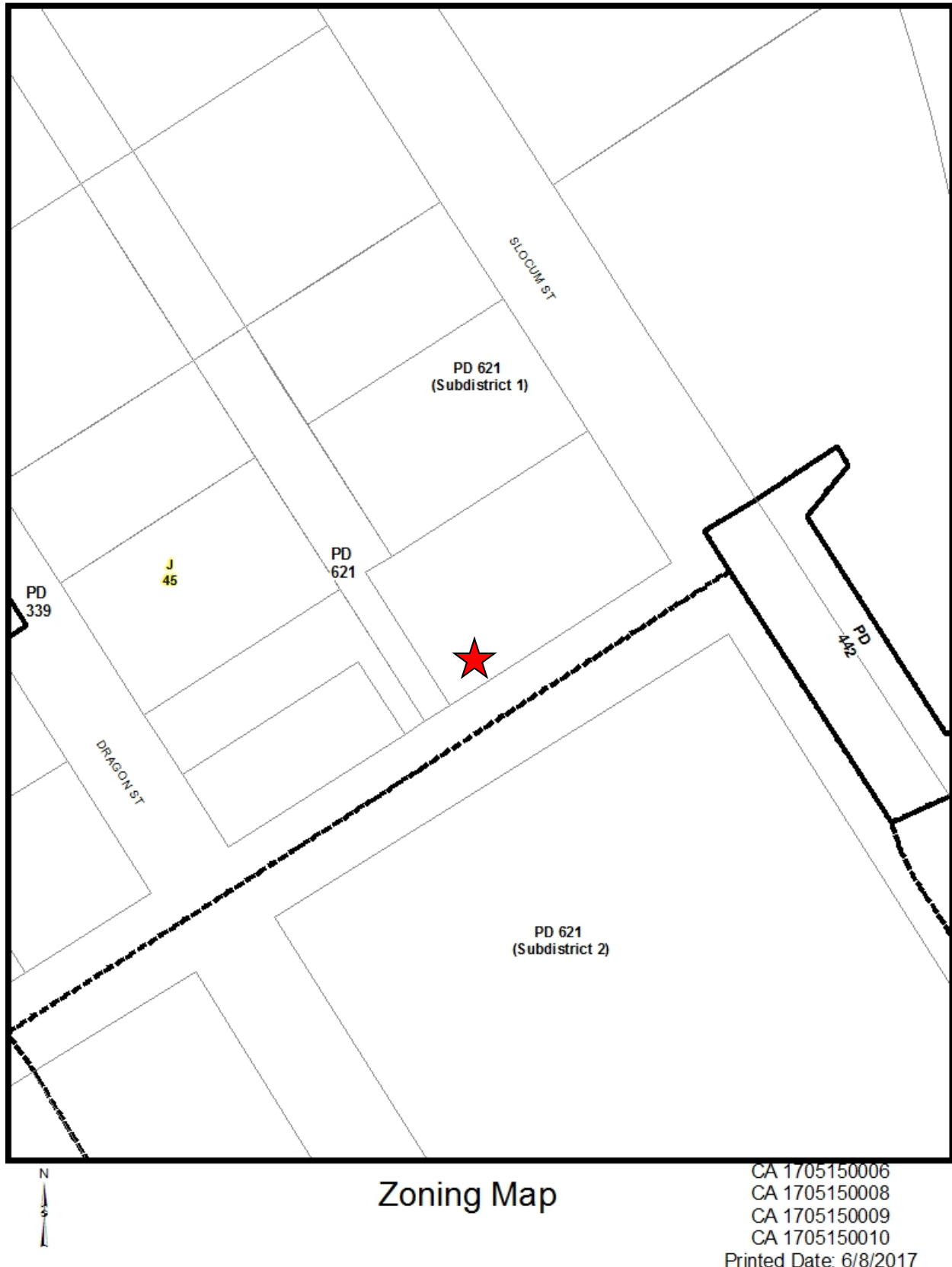
- The subject site is located within the Downtown Perimeter SPSPD, and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for an attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 1050-square feet. It will be located on the southern elevation, approximately 64-feet 6-inches above grade. The sign will project approximately 4 and 1/2-inches with a width 5-inches.
- Signage will be white LED-illuminated channel letters pre-finished black, inside pre-finished light enhancing white, enclosed in a #7328 white acrylic face.
- Construction of the attached sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

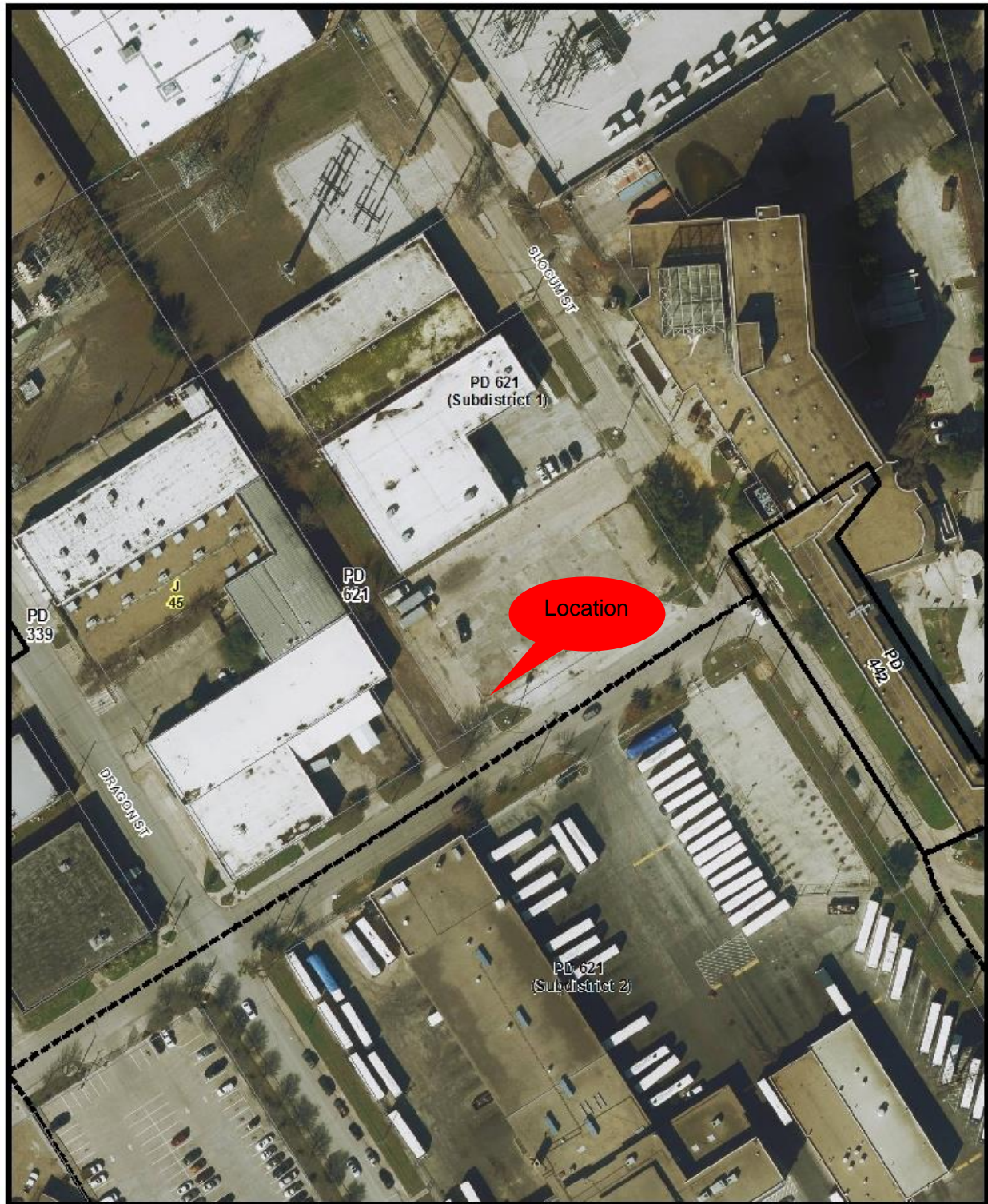
SECTION. 51A-7.305. ATTACHED SIGNS.

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

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *"Storage Choice is the name of a business in the building. self storage"*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *Per the plans illustrated on page 8, the sign will project approximately 4 and ½-inches as allowed under this section*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit. *The combined effective area is 7.68% of the primary façade.*

- (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door. Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008. *Not applicable.*
- (e) Attached signs may project more than 18 inches from vertical building planes as follows:
 - (1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the premise or occupancy maintains no detached sign on the premise, and that the sign does not exceed 20 square feet in effective area, and that no part of the sign descends closer to grade than 10 feet, nor projects into or over any public right-of-way. *Not applicable.*
 - (2) On any premise or non-residential occupancy, a sign may be erected at the eaves or edge of the roof or on a parapet or edge of a canopy; provided, that the sign is parallel to the vertical building plane, and does not project more than four feet above the surface to which it is attached. *Not Applicable.*
 - (3) Any premise or non-residential occupancy may erect one attached sign projecting up to a maximum of four feet from a vertical building plane if:
 - (A) the sign does not exceed 60 square feet in effective area;
Not applicable.
 - (B) no single face of a three-dimensional sign exceeds 60 square feet;
Not applicable.
 - (C) the attached sign is not above the highest point of a facade;
Not applicable.
 - (D) no part of the sign descends closer to grade than 10 feet;
Not applicable.
 - (E) the sign does not project into or over any public right-of-way; and
Not applicable.
 - (F) the contents of the sign are limited to a registered trademark or logo that contains no word or character.
Not Applicable.
- (f) Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that words so attached refer exclusively to products or services dispensed by the device, consist of characters no more than four inches in height, and project no more than one inch from the surface of the device. *Not Applicable.*





Aerial Map

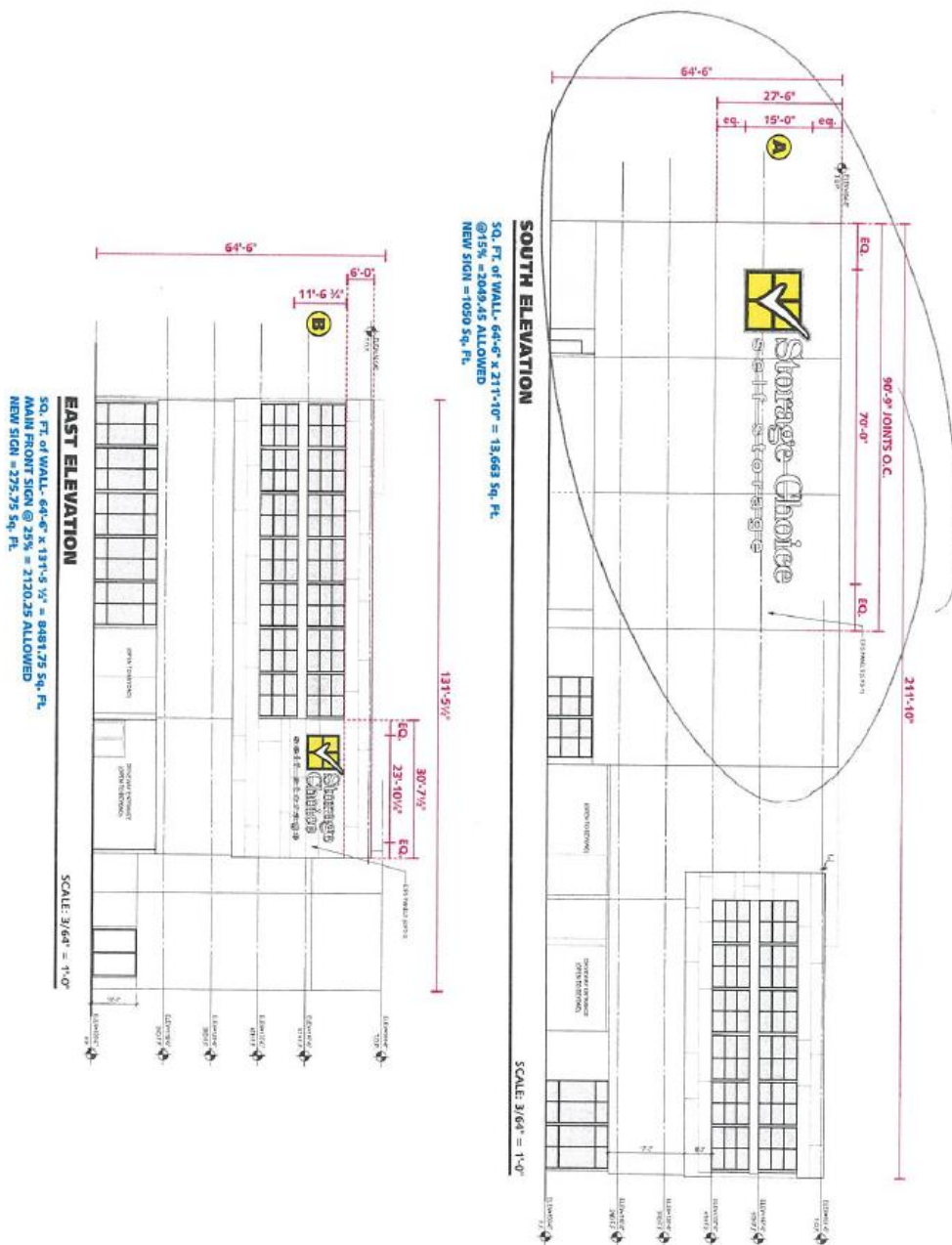
CA 1705150006
CA 1705150008
CA 1705150009
CA 1705150010
Printed Date: 6/8/2017



BUILDING PERSPECTIVE

NOT TO SCALE

[illegible]





**Storage
Choice**

Phone # _____

03947400/A

Client _____

903 SIOCCA STREET

DALLAS, TEXAS _____

Address _____

Sheet 2 of 9

STORAGE CHOICE

Account _____

App # 354/04/04

Designer MAAR

Date 4.4.17

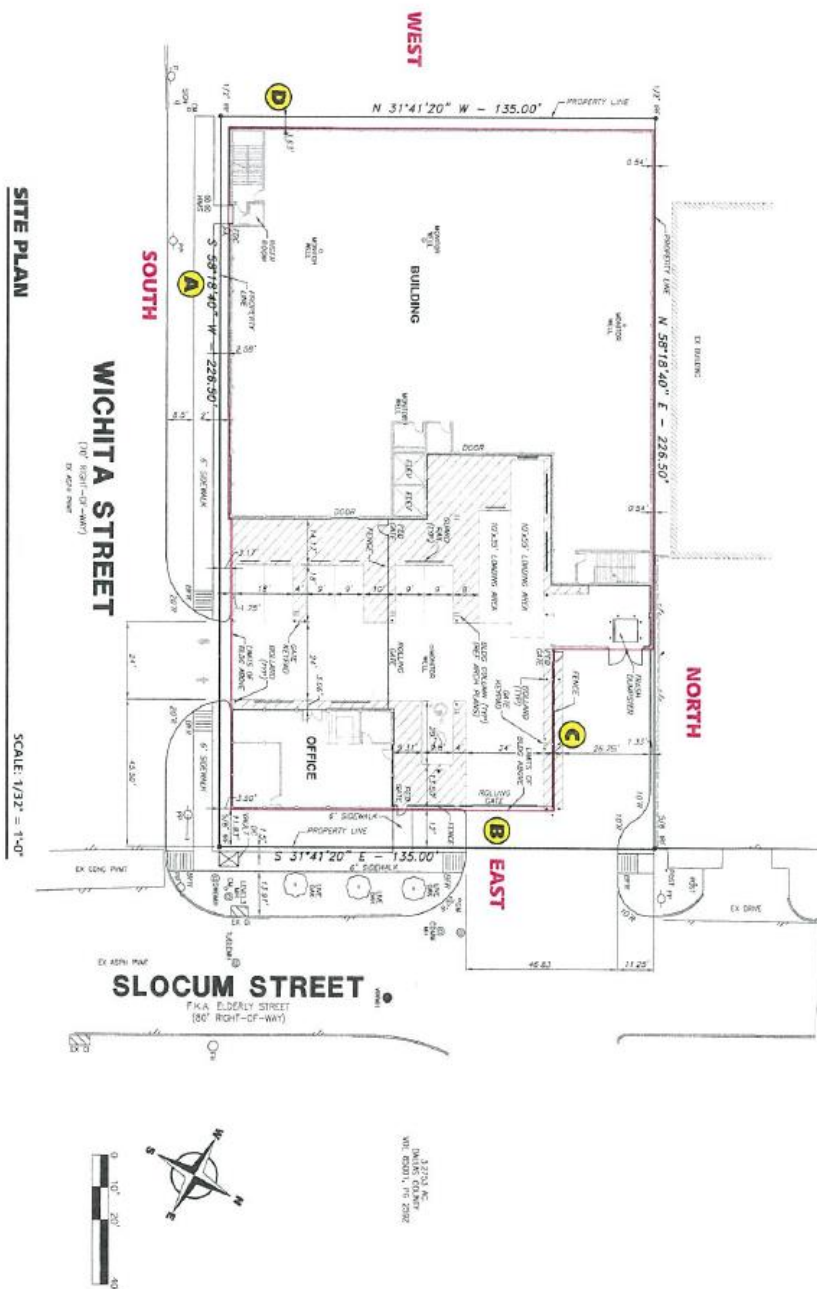
Approval Date _____

Client	Design	Estimate	Approval	Expensing	Labeling

Revisions: Date _____

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[illegible]

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

CASE NUMBER: 1705150009

DATE FILED: May 15, 2017

LOCATION: 903 Slocum, (east elevation)

SIZE OF REQUEST: 275.75 square feet

COUNCIL DISTRICT: 6

ZONING: PDD 621 (Subdistrict 1)

MAPSCO: 45-J

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: Storage Choice

REQUEST: An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 275.75-square-foot attached sign at 903 Slocum Street (east elevation).

SUMMARY: The applicant will construct an attached LED-illuminated sign that will read, "*Storage Choice* self storage".

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located within the Downtown Perimeter SPSPD, and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for an attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 275.75-square feet. It will be located on the eastern elevation, approximately 47-feet above grade. Signage will be white LED-illuminated channel letters pre-finished black, inside pre-finished light enhancing white, enclosed in a #7328 white acrylic face.
- Construction of the attached sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

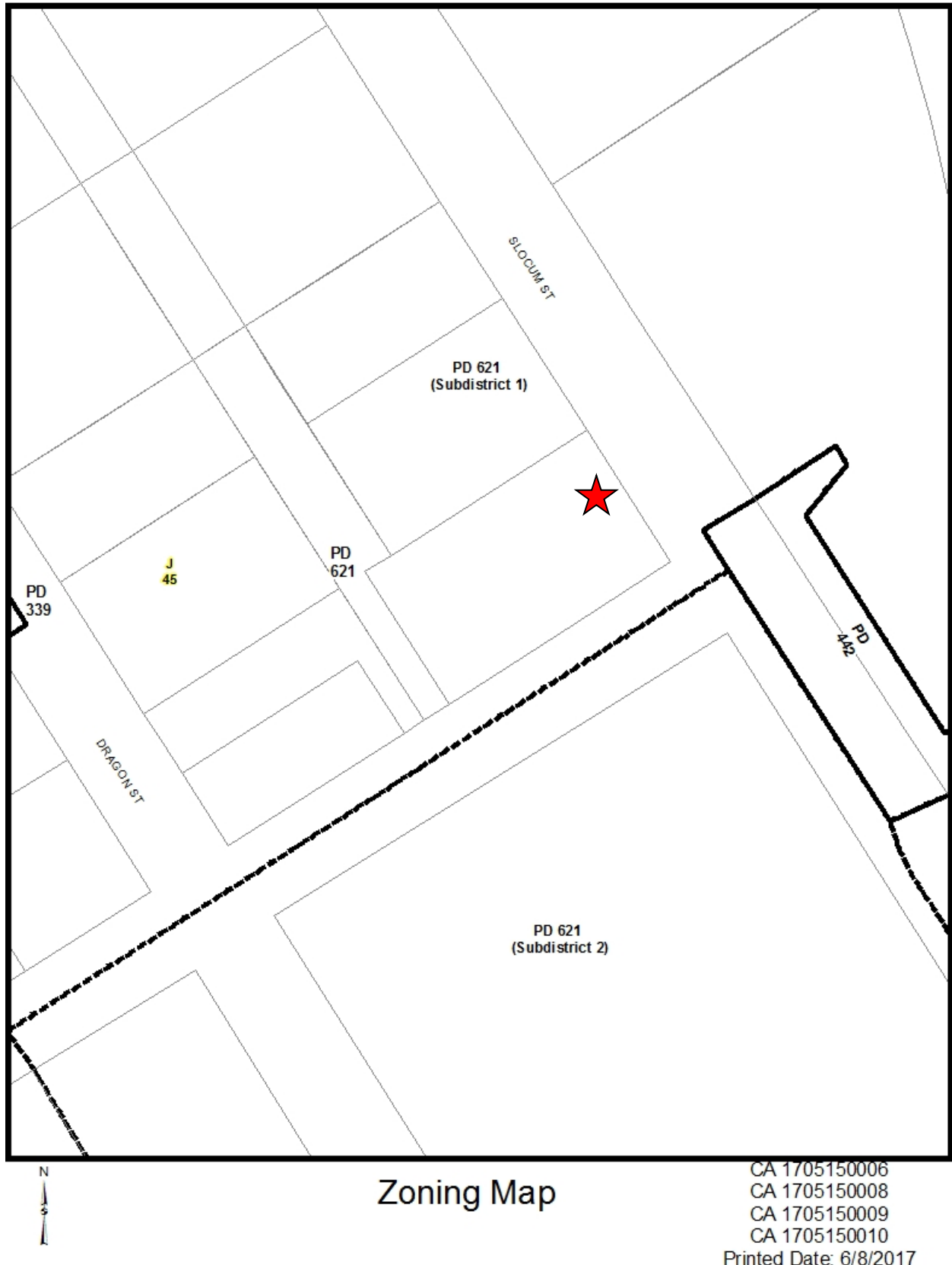
SECTION. 51A-7.305. ATTACHED SIGNS.

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

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *"Storage Choice is the name of a business in the building. self storage"*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *Per the plans illustrated on page 8, the sign will project approximately 4 and ½-inches as allowed under this section.*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit. *The combined effective area is 3.25% of the secondary façade.*
- (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door.

Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008. *Not applicable.*

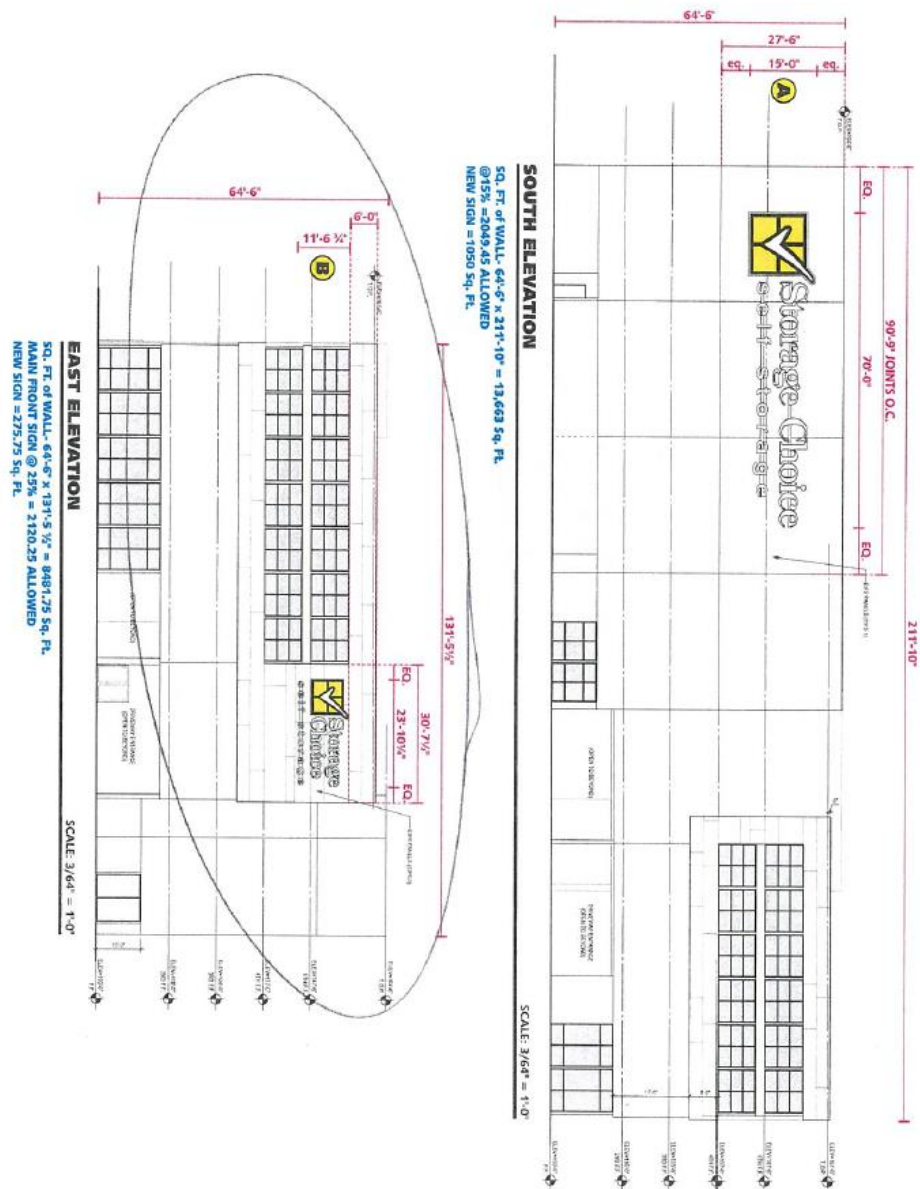
- (e) Attached signs may project more than 18 inches from vertical building planes as follows:
 - (1) Any premise or any non-residential occupancy may erect not more than one attached sign projecting up to a maximum of four feet from a vertical building plane, but not above the roof, provided that the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





Aerial Map

CA 1705150006
CA 1705150008
CA 1705150009
CA 1705150010
Printed Date: 6/8/2017





Storage
Choice

Design of

03947400/3

Sheet 2 of 9

Client

STORAGE CHOICE

Address

3903 SIOCCA STREET
DALLAS, TEXAS

Agent

Rep. JSM/MLM

Designer

MAAM

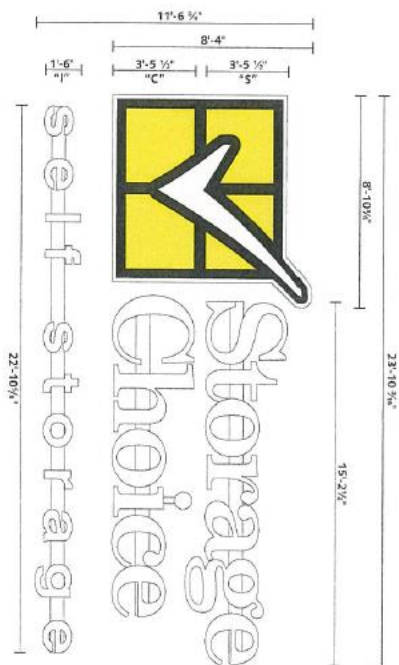
Date

4-4-17

Revised Date

| Client | Designing | Arch | Structural |
|--------|-----------|------|------------|
| | | | |

NOTED: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 7



CHANNEL LETTER/LOGO DETAIL

(1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/4" = 1'-0"

275.75 Sq.Ft.



Design # **039A700A/3**

Sheet **5** of **9**

STORAGE CHIEF

903 SLOCUM STREET
DALLAS TEXAS

Account Rep. **JSH/MAH**

Buyer/Order **MAH**

Date **4-4-17**

Address - Drive

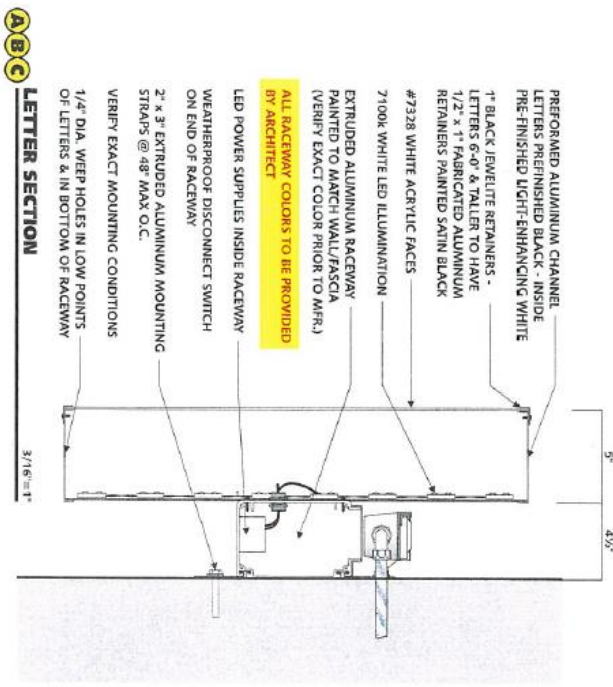
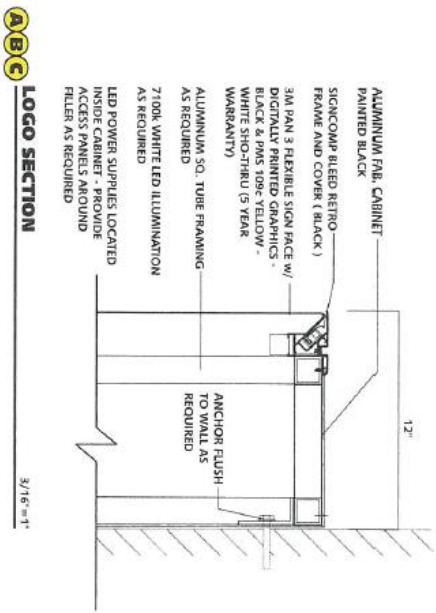
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| Client | |
| Estimating | |
| Material | |
| Ordering | |
| Warehouse | |

Revision Date

8-14-17 3-27-2018 4-1-2018
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 1-1-2018 1-1-2018 1-1-2018
 1-1-2018 1-1-2018 1-1-2018

 **Apendix Signs**

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 214-340-0008 Fax 214-340-0009
 214-340-0010 Fax 214-340-0011
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 214-340-0030 Fax 214-340-0031
 214-340-0032 Fax 214-340-0033
 214-340-0034 Fax 214-340-0035
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 214-340-0080 Fax 214-340-0081
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 214-340-0220 Fax 214-340-0221
 214-340-0222 Fax 214-340-0223
 214-340-0224 Fax 214-340-0225
 214-340-0226 Fax 214-340-0227
 214-340-0228 Fax 214-340-0



Storage Choice

0394740A/3

Sheet 7 of 9

Client: STORAGE CHOICE

Address: 903 SILOCUM STREET DALLAS, TEXAS

Account Mgr: JSH/MIA

Designer: MAB

Date: 4.4.17

Approved: [Signature]

Revisions:

| Client | Date | By | Description |
|--------|------|----|-------------|
| | | | |
| | | | |
| | | | |
| | | | |

Chandler Signs

400 W. 17th Street, Suite 200, Dallas, TX 75202

352-900-2009 Fax 352-900-2048

352-900-2009 Fax 352-900-2048

352-900-2009 Fax 352-900-2048

352-900-2009 Fax 352-900-2048

352-900-2009 Fax 352-900-2048

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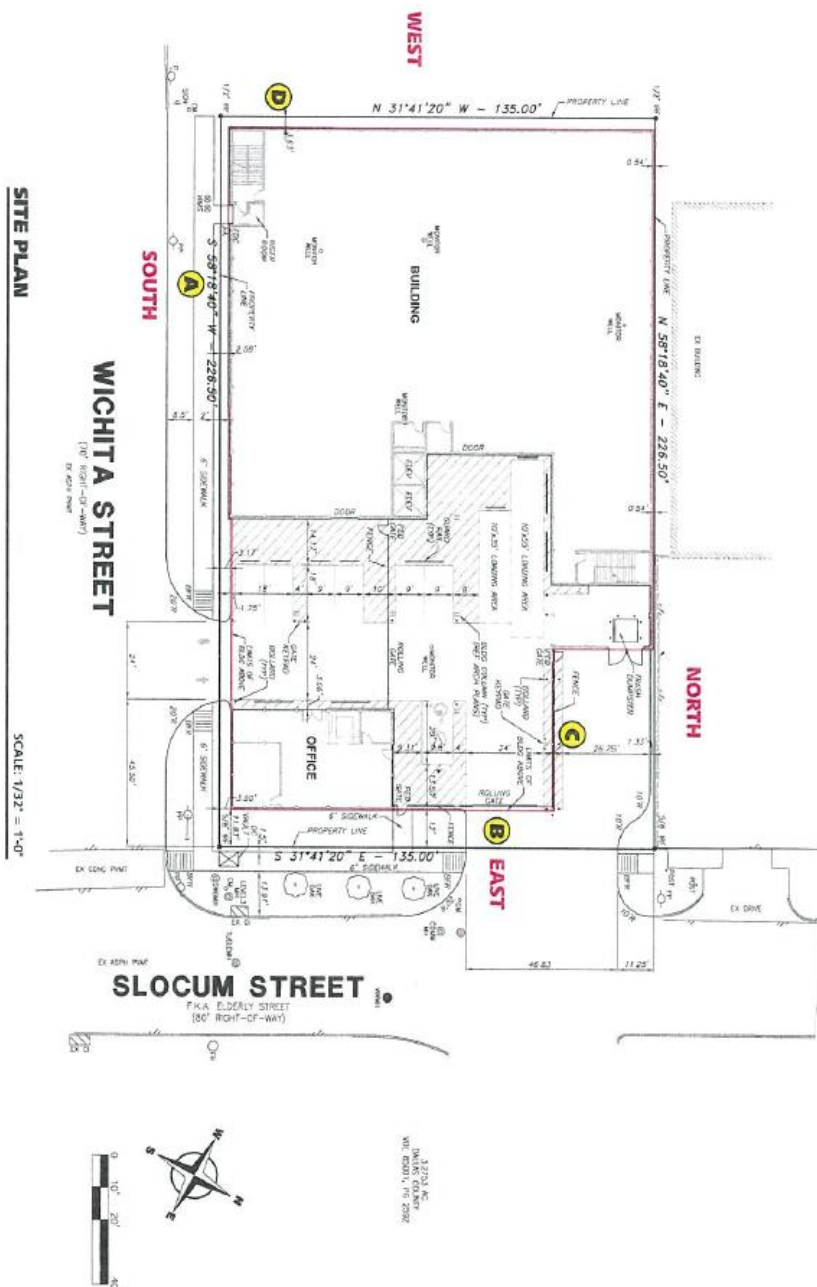
352-900-2009 Fax 352-900-2048

352-900-2009 Fax 352-900-2048

352-900-2009 Fax 352-900-2048

FINAL ELECTRICAL BY CUSTOMER

UL

[illegible]

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

DOWNTOWN PERIMETER

CASE NUMBER: 1705150010

DATE FILED: May 15, 2017

LOCATION: 903 Slocum, (north elevation)

SIZE OF REQUEST: 446.88-square feet

COUNCIL DISTRICT: 6

ZONING: PDD 621 (Subdistrict 1)

MAPSCO: 45-J

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: Storage Choice

REQUEST: An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 446.88-square-foot upper level attached sign at 903 Slocum Street (north elevation).

SUMMARY: The applicant will construct an attached LED-illuminated sign that will read, "*Storage Choice*".

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND:

- The subject site is located within the Downtown Perimeter SPSPD, and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for an attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 446.88-square feet. It will be located on the northern elevation, approximately 50-feet above grade. Signage will be white LED-illuminated channel letters pre-finished black, inside pre-finished light enhancing white, enclosed in a #7328 white acrylic face.
- Construction of the attached sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

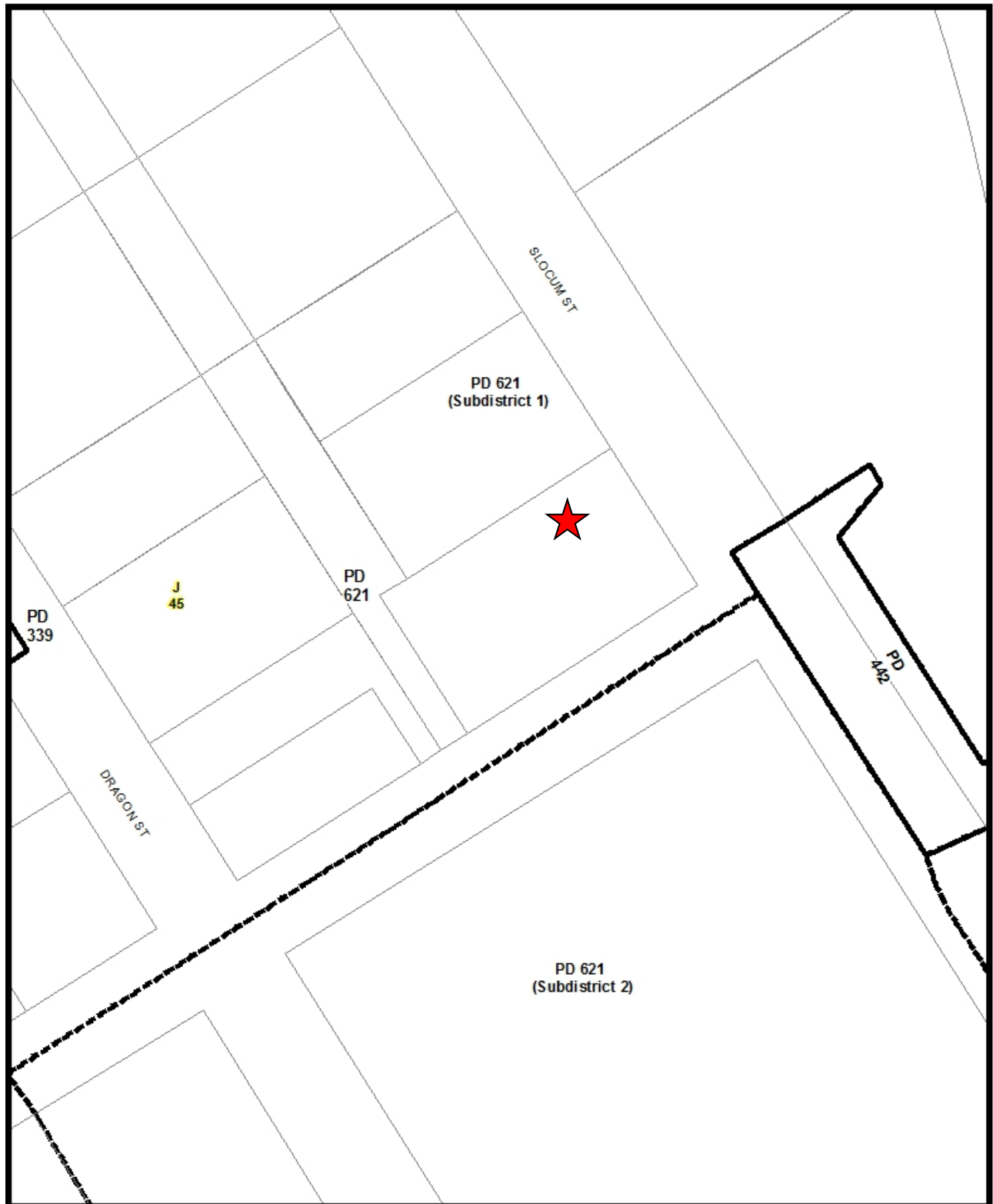
SECTION. 51A-7.305. ATTACHED SIGNS.

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

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *"Storage Choice" is the name of a business in the building.*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *Per the plans illustrated on page 8, the sign will project approximately 4 and ½-inches as allowed under this section.*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit. *The combined effective area is 3.27% of the secondary façade.*
- (d) The combined effective area of all signs attached to any window or any glass door may not exceed 15 percent of the area of that window or that glass door.

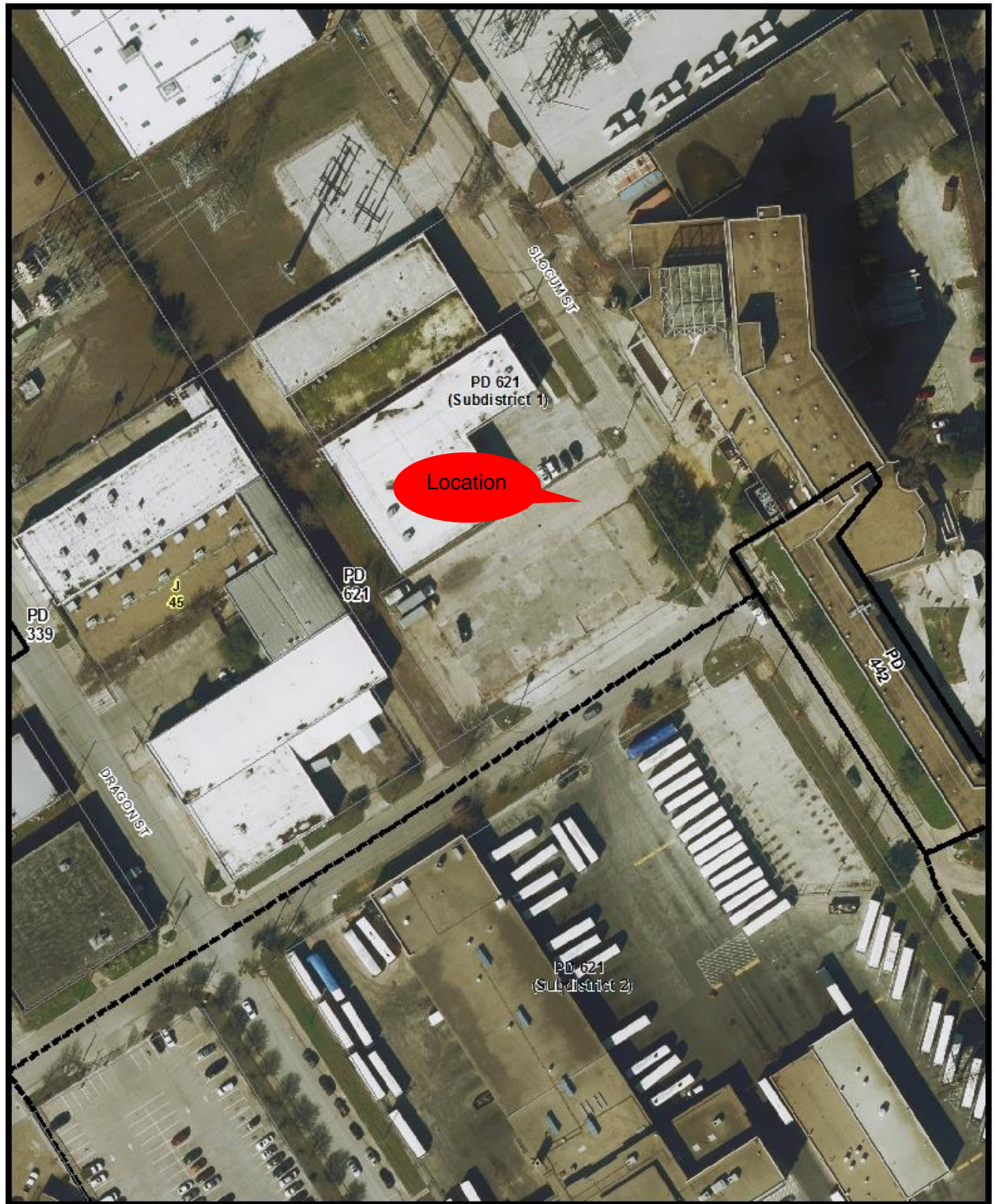
Signs in the upper two-thirds of a window or glass door are prohibited. Signs attached to a window or a glass door must be brought into compliance with this provision by September 25, 2008. *Not applicable.*

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



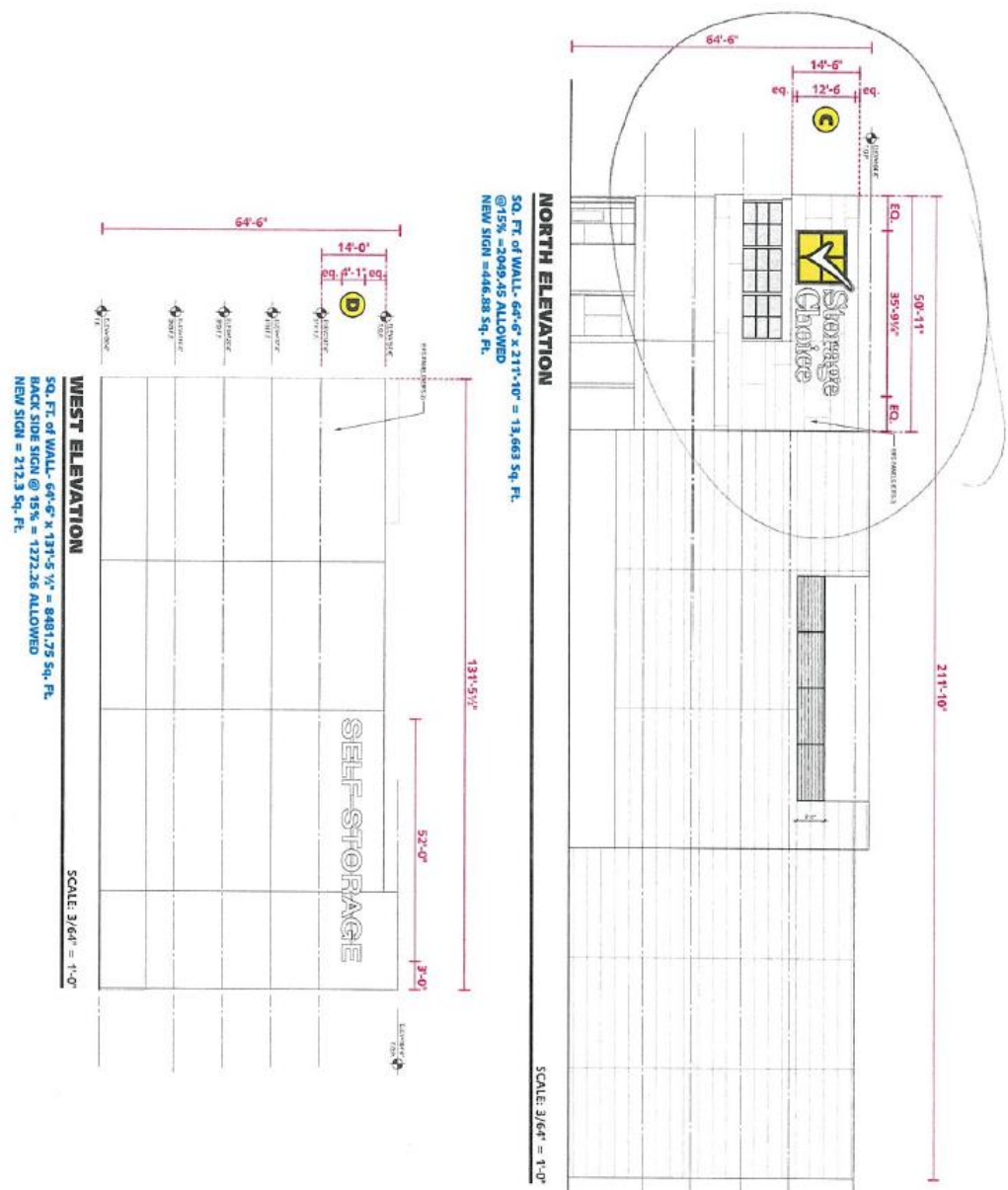
Zoning Map

CA 1705150006
CA 1705150008
CA 1705150009
CA 1705150010
Printed Date: 6/8/2017



Aerial Map

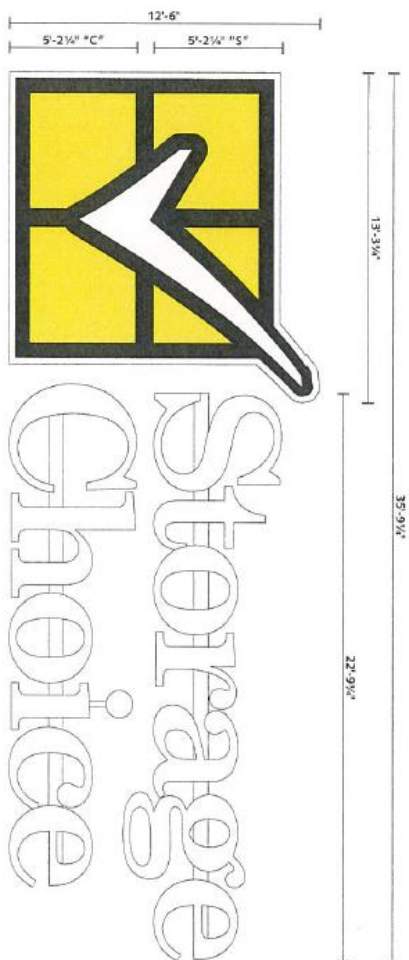
CA 1705150006
CA 1705150008
CA 1705150009
CA 1705150010
Printed Date: 6/8/2017



03847400A3
Sheet 3 of 9
STORAGE CHOICE
903 STOCUM STREET
DALLAS, TEXAS
Account
JSH/MA
Designer
MAB
Date
4-4-17

Chondor Signs
17180 San Paula Avenue, Suite 200
Dallas, Texas 75244-2000
Tel: 972-344-4734 Fax: 972-344-4734
17220 Eastwood Ridge Dr., Suite 200
Dallas, Texas 75244-2000
Tel: 972-344-4734 Fax: 972-344-4734
17180 San Paula Avenue, Suite 200
Dallas, Texas 75244-2000
Tel: 972-344-4734 Fax: 972-344-4734

UL
FINAL ELECTRICAL
BY CUSTOMER



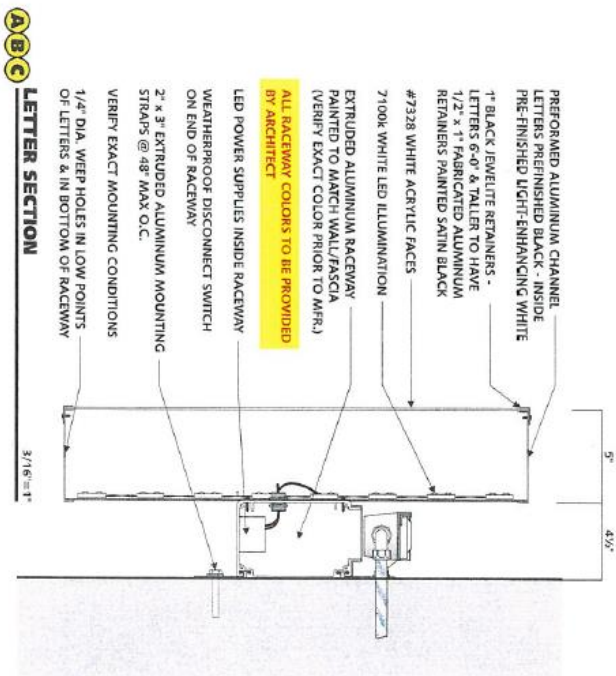
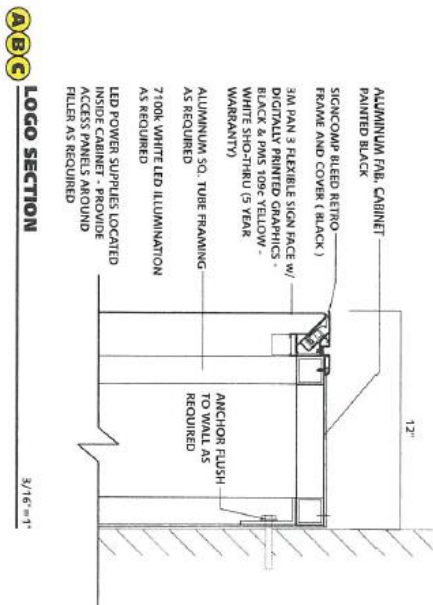
CHANNEL LETTER/LOGO DETAIL

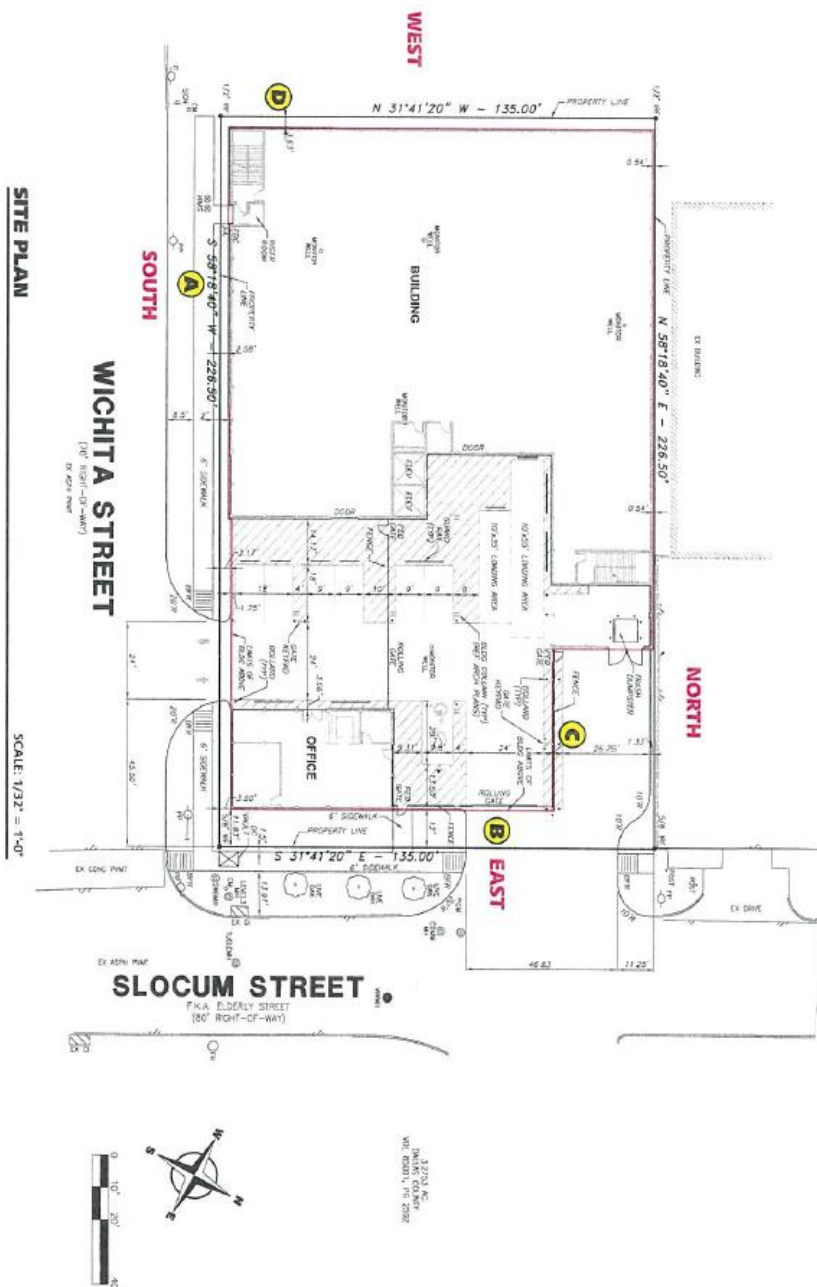
(1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL

446.88 Sq.Ft.

SCALE: 1/4" = 1'-0"

[illegible]

[illegible]

[illegible]

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

CASE NUMBER: 1706190007

DATE FILED: June 19, 2017

LOCATION: 555 Evergreen St. (north elevation) **SIZE OF REQUEST:** 350 square feet

COUNCIL DISTRICT: 2

ZONING: CA-1(A)

MAPSCO: 45-Q

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: Marriott Fairfield Inn & Towneplace Suites

REQUEST: An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 350-square-foot upper level flat attached sign at 555 Evergreen Street (north elevation).

SUMMARY: The applicant will construct an upper level flat attached sign that will read, "Towneplace Suites Marriott".

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

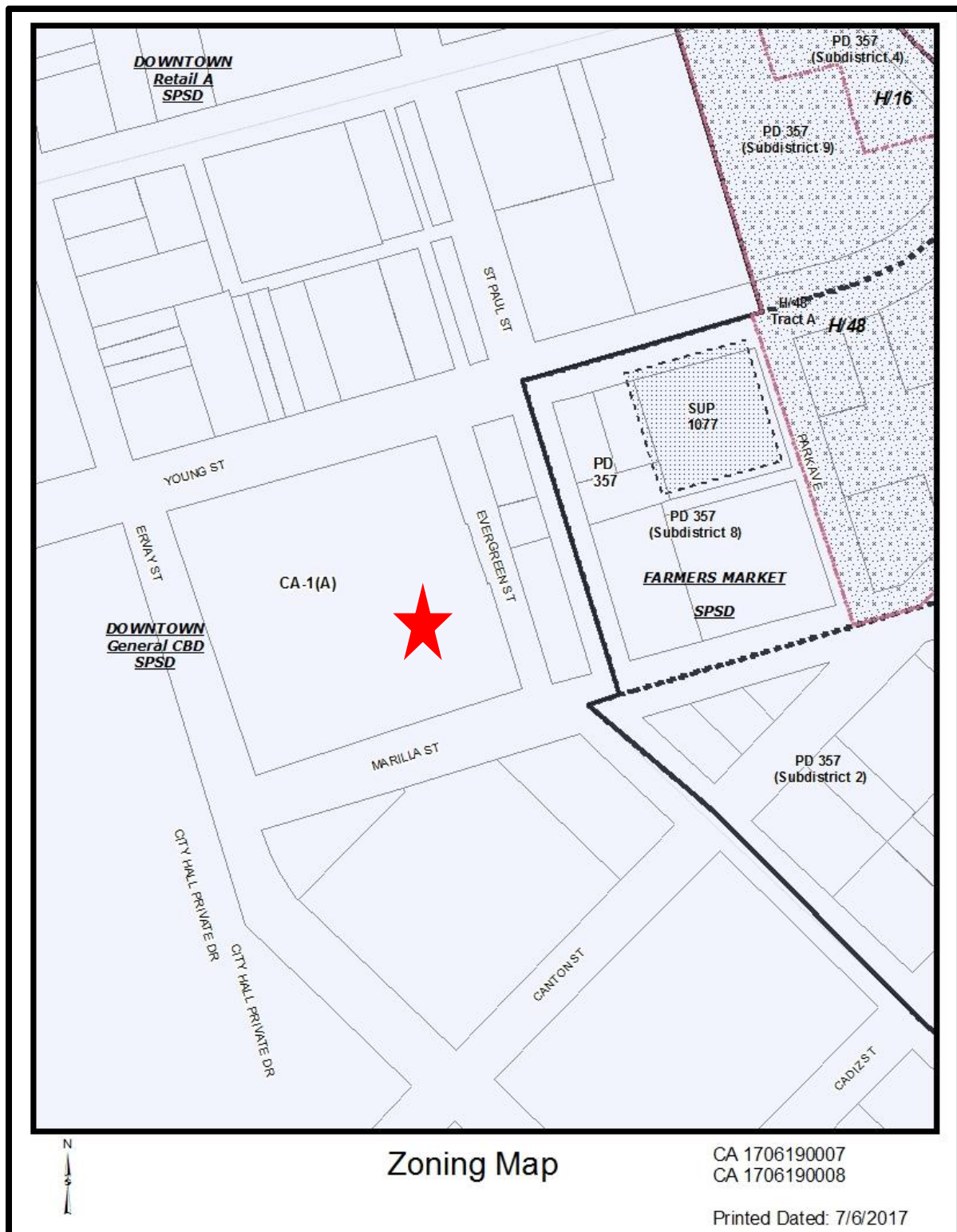
BACKGROUND:

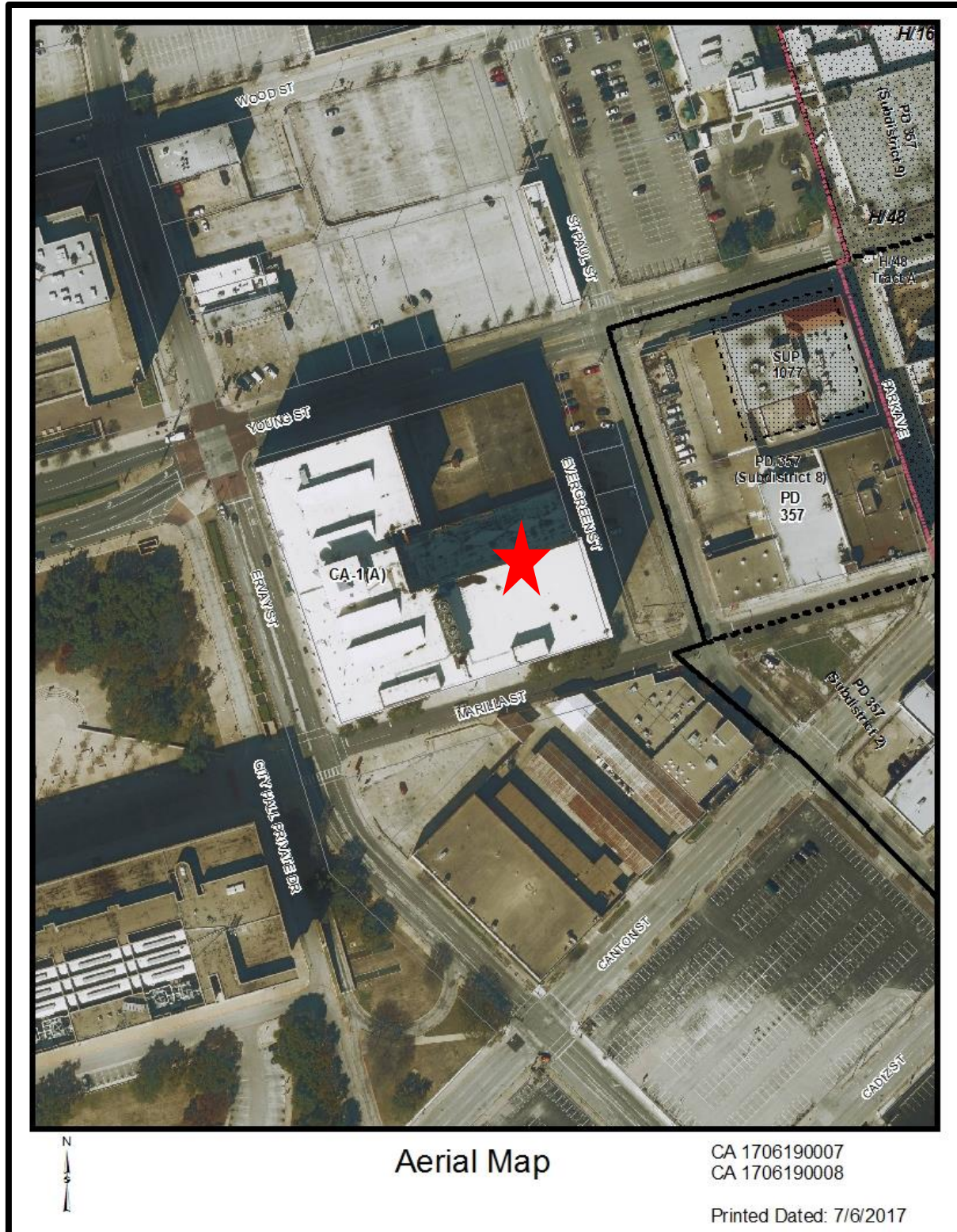
- The subject site is located in the Downtown (Retail A) SPSP.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories. The *upper level sign area* of the north elevation totals 2,562 square feet.
- 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.
- Thirty percent of the upper level sign area is approximately 2,562 sq. ft. X 30% = 768.6 square feet. The proposed sign is 350 square feet, which is less than half of this requirement.
- The proposed sign will be located on the north elevation, approximately 110 feet above grade. Signage will be constructed of five-inch deep fabricated aluminum channel letters and will have white acrylic faces with red translucent vinyl overlays. The sign will be mounted flush to the fascia.
- Construction of the upper level attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

(3) Upper level flat attached signs.

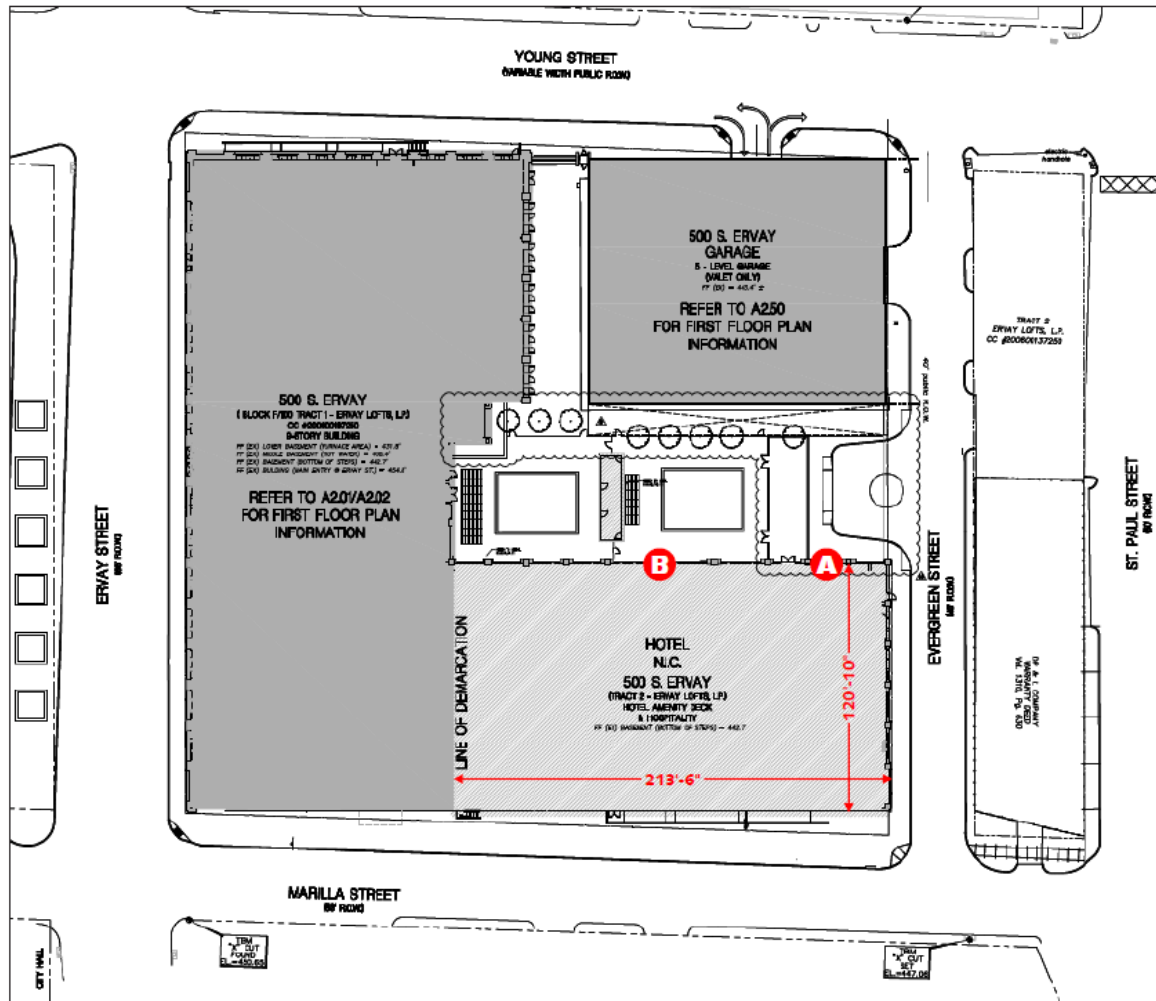
(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains three words]

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



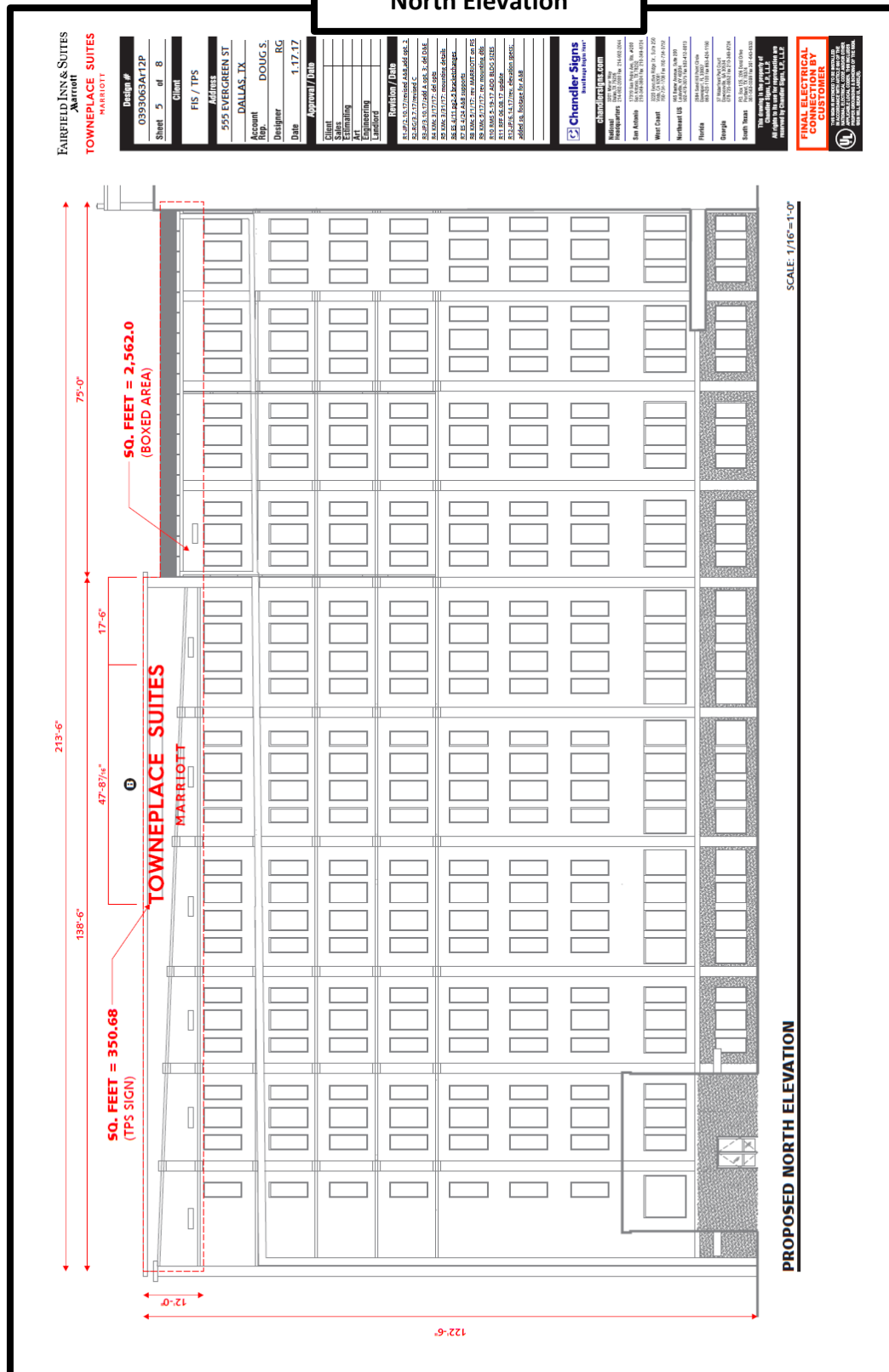


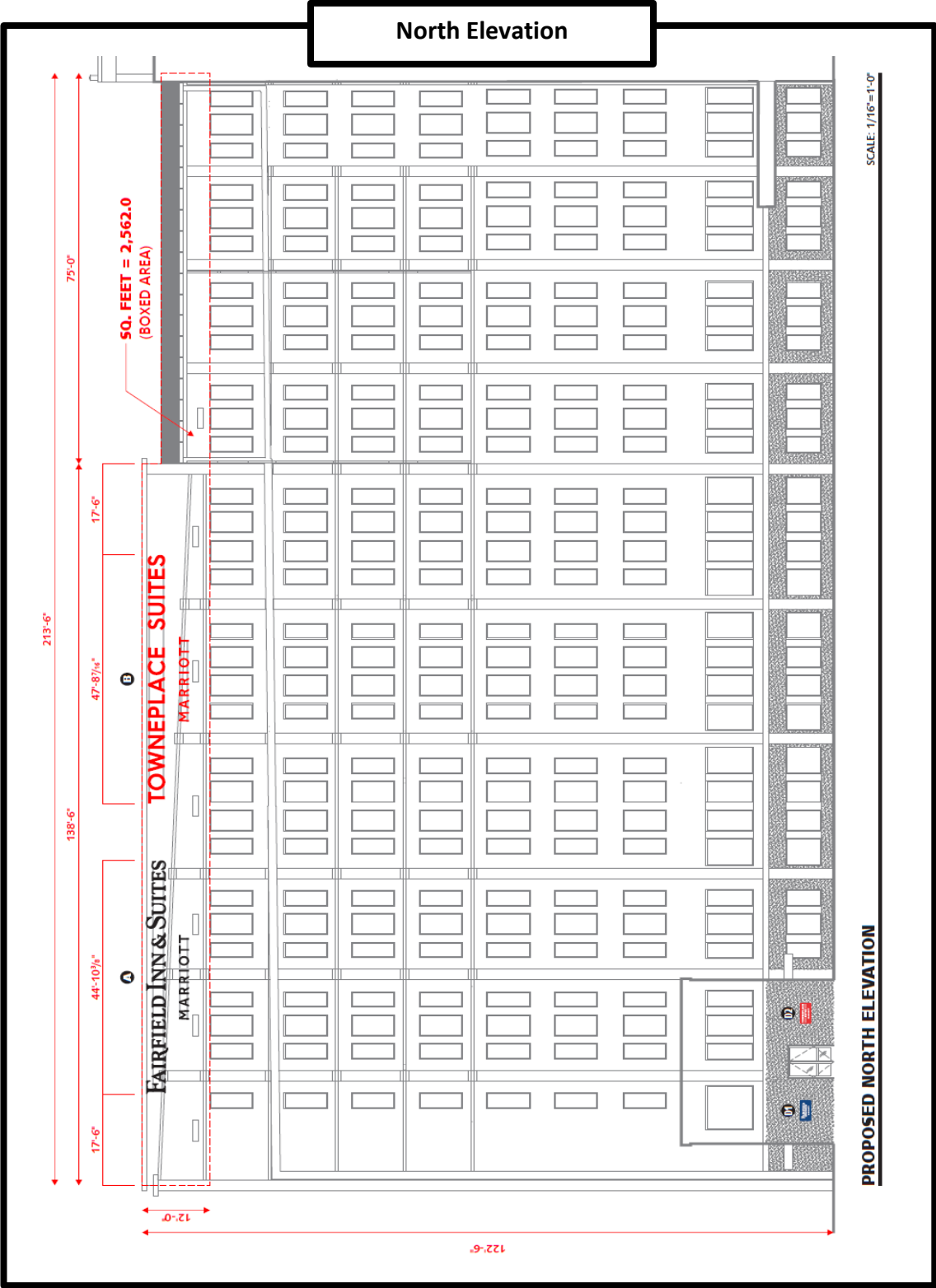
Site Plan



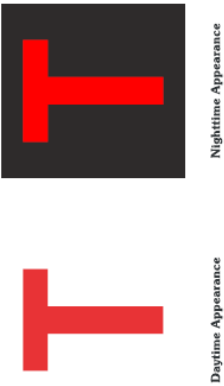
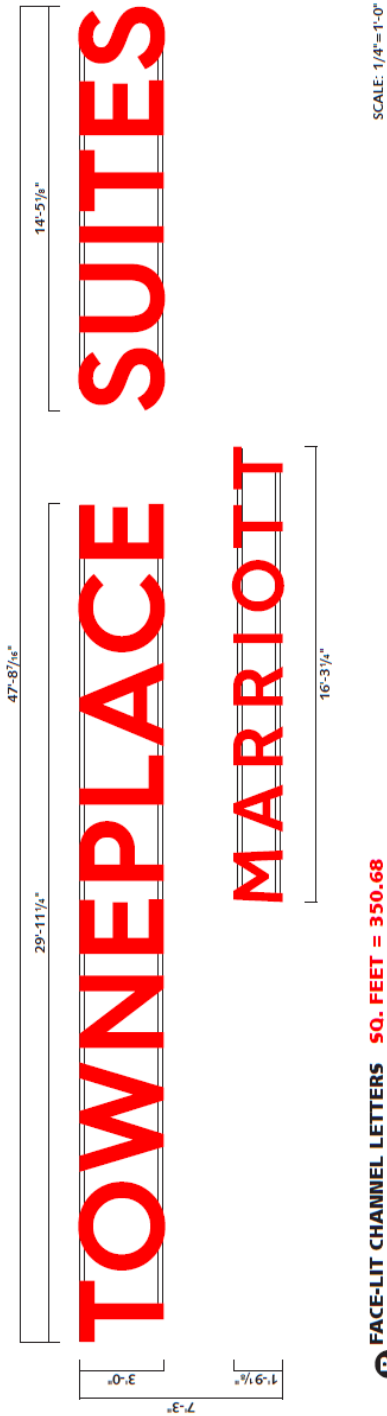
SITE PLAN

North Elevation



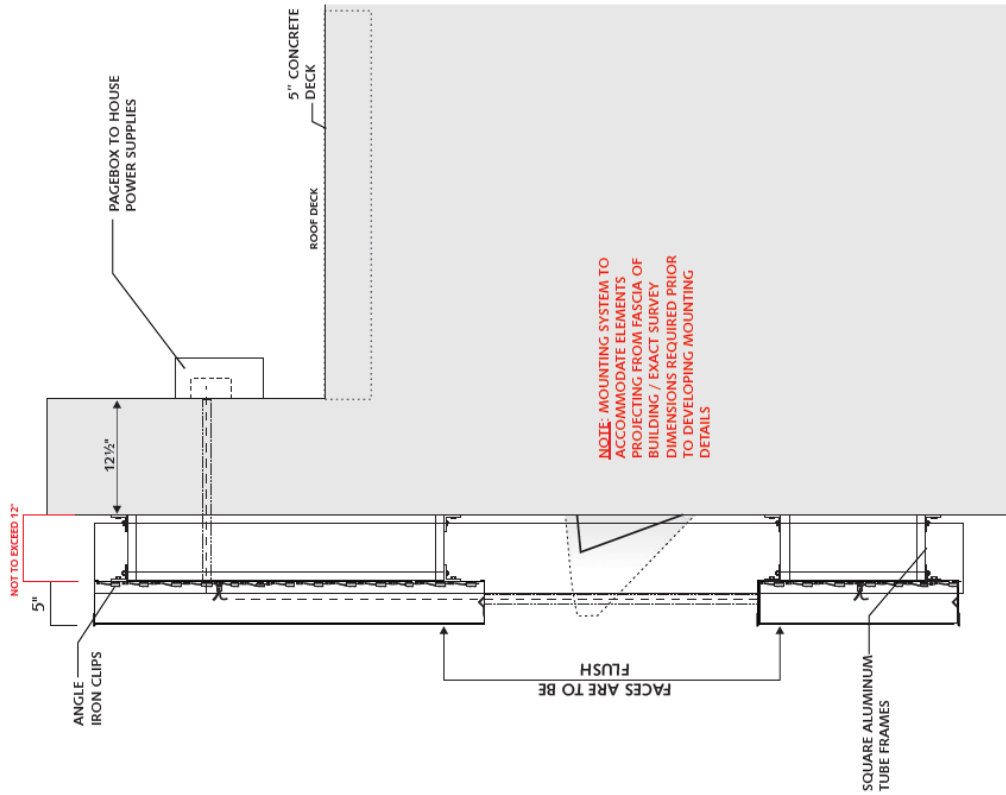


Sign Details



NOTE: SURVEY REQUIRED TO CONFIRM SIZE, LETTER COLOR AND ACCESS TO INSTALL CHANNEL LETTERS AND ACCESS TO LOCATE POWER SUPPLIES FOR INSTALL AND FUTURE SERVICE PRIOR TO MANUFACTURE

Sign Details



CHANNEL LETTER SPECS:

FABRICATED ALUMINUM RETURNS & BACKS
PRE FINISH BLACK
INSIDE PAINTED w/ PRE-FINISHED
LIGHT-ENHANCING WHITE

1" BLACK JEWELITE RETAINERS

#2447 WHITE ACRYLIC
FACES w/ 3M 3630-2528 RED TRANS.
VINYL OVERLAYS

GE WHITE
LED ILLUMINATION

1/4" DIA. WEEP HOLES IN LOW
POINTS OF LETTERS w/ ALUMINUM
LIGHT SCREENS @ EACH WEEP
HOLE TO PREVENT LIGHT LEAKS

B SECTION DETAIL

NOTE: SURVEY REQUIRED PRIOR TO MANUFACTURE TO
DETERMINE SUITABLE FRAMING DESIGN -
SECURED w/ NON-CORROSIVE FASTENERS SUITABLE FOR
ROOF PARAPET CONDITIONS

MOUNTING FRAME SUPPORTS
SYSTEM PAINT FRAME TO BLEND
WITH WALL (EXACT COLOR TBD)

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

CASE NUMBER: 1706190008

DATE FILED: June 19, 2017

LOCATION: 555 Evergreen St (north elevation) **SIZE OF REQUEST:** 350 square feet

COUNCIL DISTRICT: 2

ZONING: CA-1(A)

MAPSCO: 45-Q

APPLICANT: Bobby Nichols

CONTRACTOR: Chandler Signs

OWNER/TENANT: Marriott Fairfield Inn & Towneplace Suites

REQUEST: An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 350-square-foot upper level flat attached sign at 555 Evergreen Street (north elevation).

SUMMARY: The applicant will construct an upper level flat attached sign that will read, "Fairfield Inn & Suites Marriott".

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

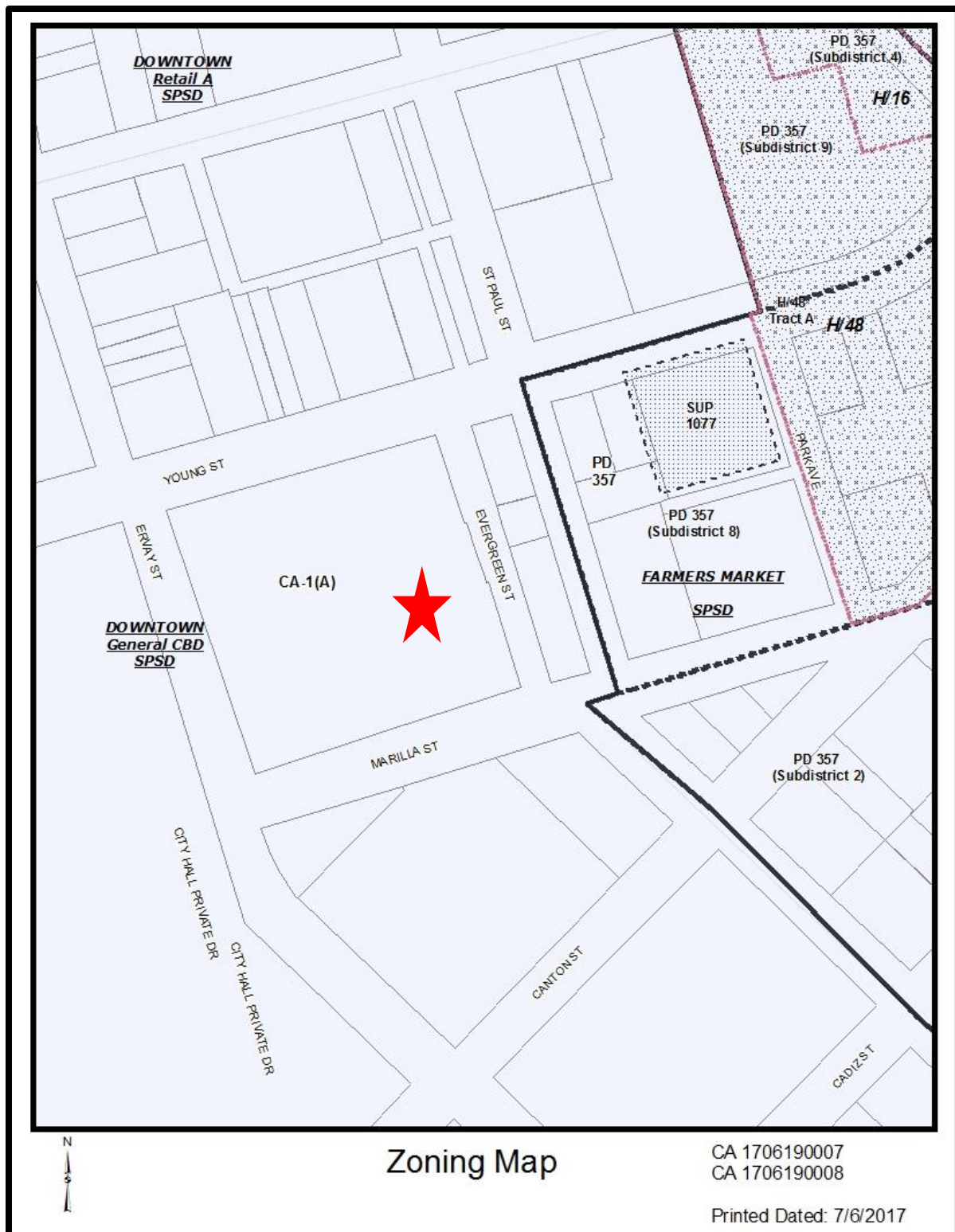
BACKGROUND:

- The subject site is located in the Downtown (Retail A) SPSP.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories. The *upper level sign area* of the north elevation totals 2,562 square feet.
- 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.
- Thirty percent of the upper level sign area is approximately 2,562 sq. ft. X 30% = 768.6 square feet. The proposed sign is 350 square feet, which is less than half of this requirement.
- The proposed sign will be located on the north elevation, approximately 110 feet above grade. Signage will be constructed of five-inch deep fabricated aluminum channel letters and will have white acrylic faces and black dual-color vinyl overlays that will illuminate white at nighttime. The sign will be mounted flush to the fascia.
- Construction of the upper level attached sign is in accordance with SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

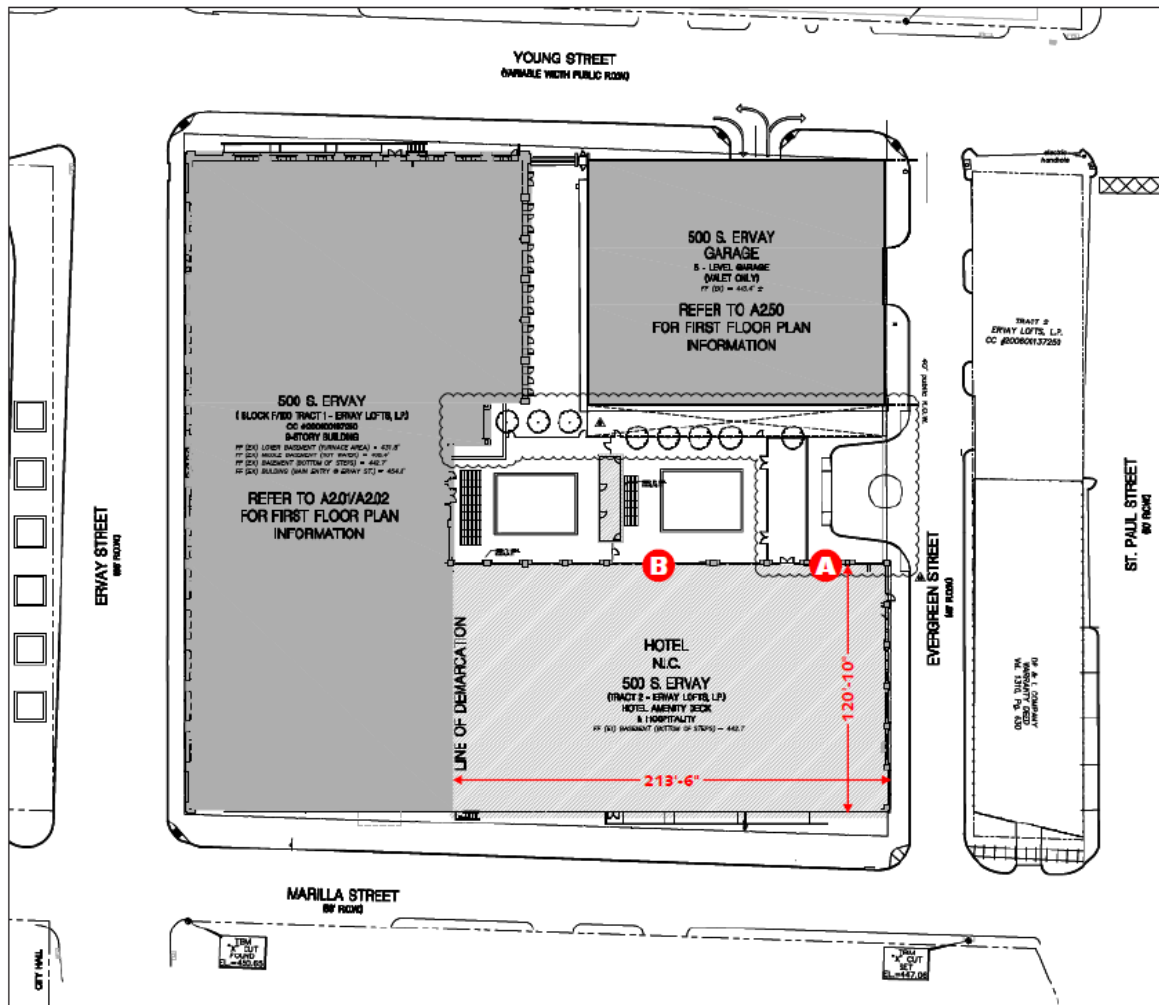
(3) Upper level flat attached signs.

(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains five words]

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



Site Plan

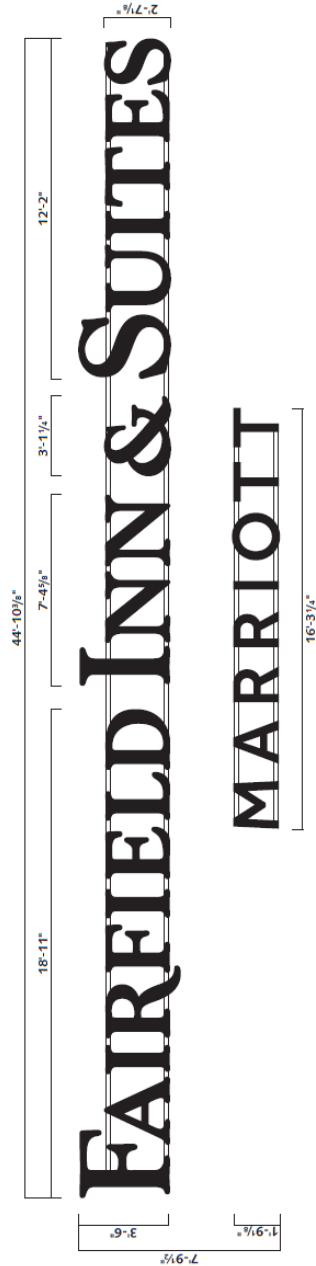


SITE PLAN



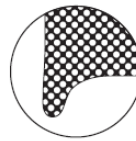


Sign Details



FACE-LIT CHANNEL LETTERS SQ. FEET = 349.57
(1) SET REQUIRED - MANUFACTURE & INSTALL

SCALE: 1/4" = 1'-0"

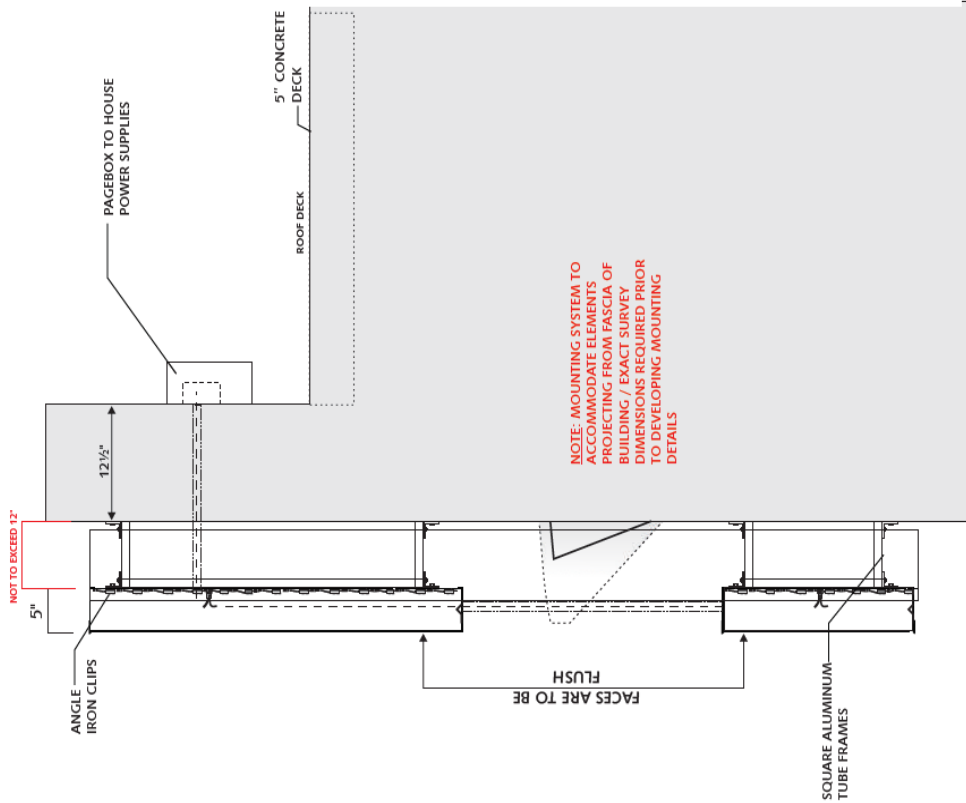


DUAL COLOR DETAIL

DAYTIME APPEARANCE NIGHTTIME APPEARANCE

NOTE: SURVEY REQUIRED TO CONFIRM SIZE, LETTER COLOR AND ACCESS TO INSTALL CHANNEL LETTERS AND ACCESS TO LOCATE POWER SUPPLIES FOR INSTALL AND FUTURE SERVICE PRIOR TO MANUFACTURE

Sign Details



CHANNEL LETTER SPECS:

FABRICATED ALUMINUM RETURNS & BACKS
PRE FINISH BLACK
INSIDE PAINTED w/ PRE-FINISHED
LIGHT-ENHANCING WHITE

1" BLACK JEWELITE RETAINERS

OPTIX-LD #2406 WHITE
ACRYLIC FACES w/ 3M 3635-222
BLACK DUAL-COLOR VINYL OVERLAYS
(ILLUMINATES WHITE @ NIGHT)

GE WHITE
LED ILLUMINATION

1/4" DIA. WEEP HOLES IN LOW
POINTS OF LETTERS w/ ALUMINUM
LIGHT SCREENS @ EACH WEEP
HOLE TO PREVENT LIGHT LEAKS

A SECTION DETAIL

NOTE: SURVEY REQUIRED PRIOR TO MANUFACTURE TO
DETERMINE SUITABLE FRAMING DESIGN -
SECURED w/ NON-CORROSIVE FASTENERS SUITABLE FOR
ROOF PARAPET CONDITIONS

MOUNTING FRAME SUPPORTS
SYSTEM PAINT FRAME TO BLEND
WITH WALL (EXACT COLOR TBD)

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

CASE NUMBER: 1706190012

DATE FILED: June 19, 2017

LOCATION: 400 S. Record St (south elevation) **SIZE OF REQUEST:** 313 square feet

COUNCIL DISTRICT: 2

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Gary McMillen

CONTRACTOR: Environmental Signage Solutions, Inc.

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 313-square-foot upper level attached sign at 400 S. Record Street (south elevation).

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

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

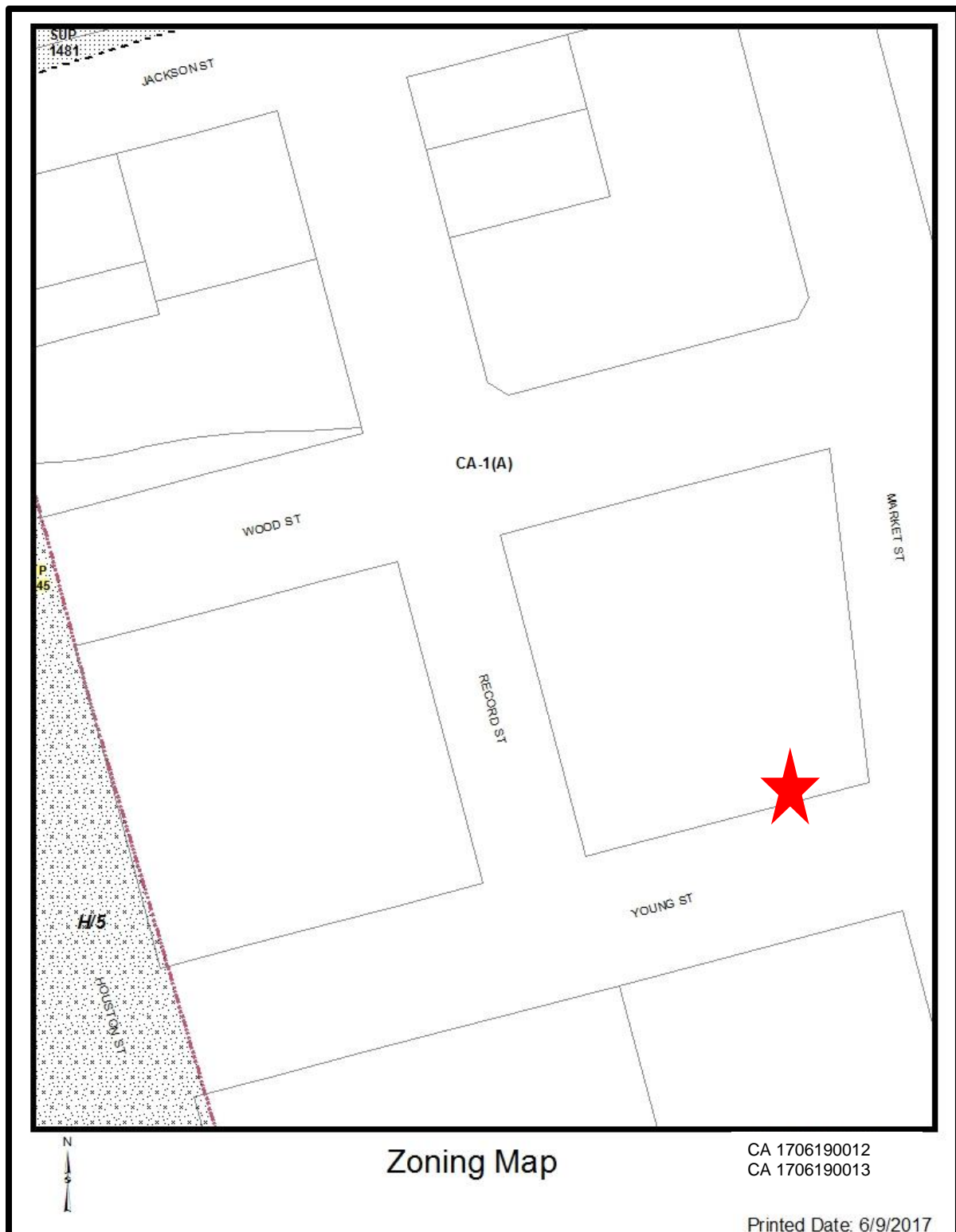
BACKGROUND:

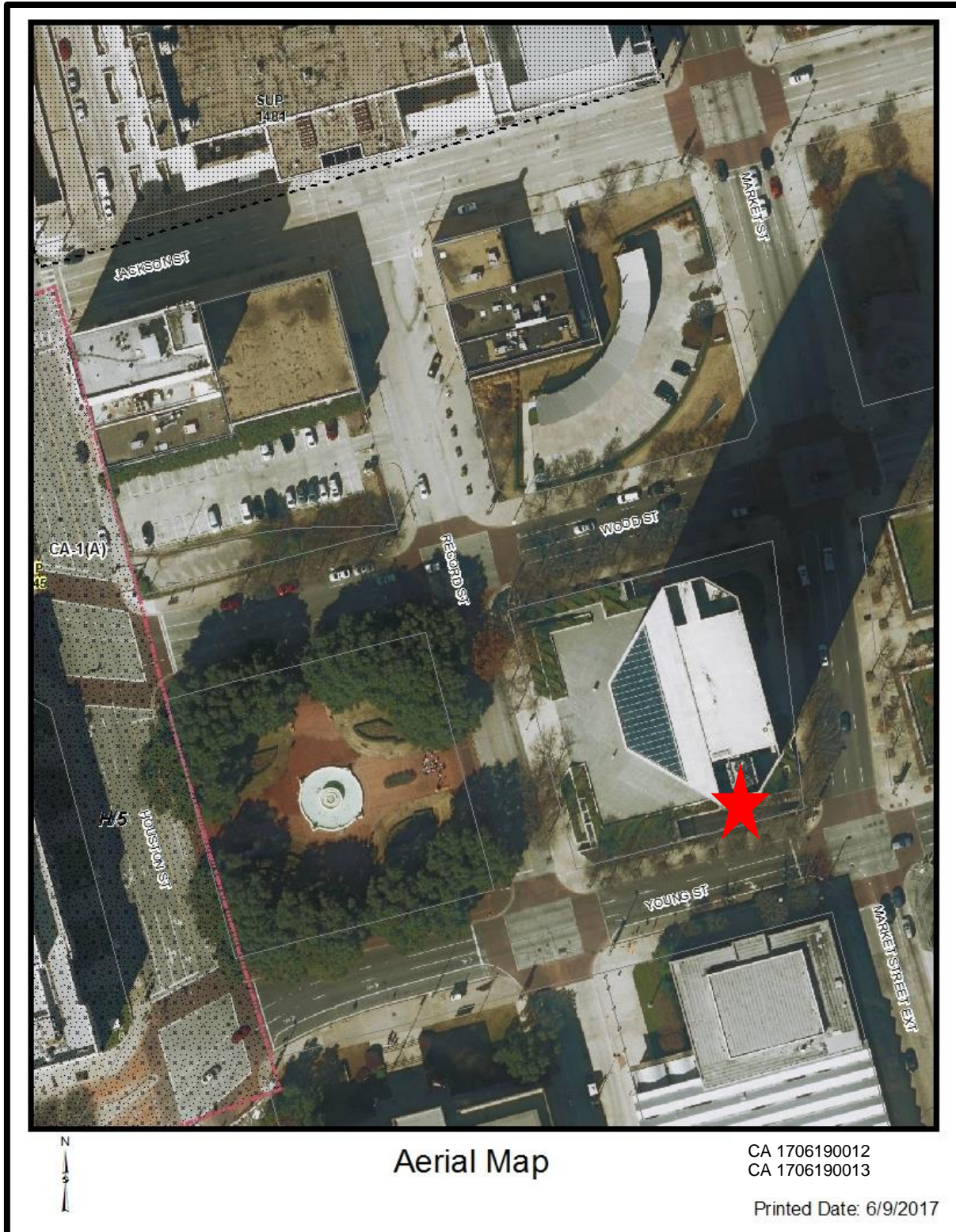
- The subject site is located in the Downtown (General CBD) SPSD.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.
- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.
- The upper level sign area is approximately 1,080 sq. ft. X 30% = 324 square feet. The proposed sign is 313 square feet. It will be located on the south 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 SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

(3) Upper level flat attached signs.

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

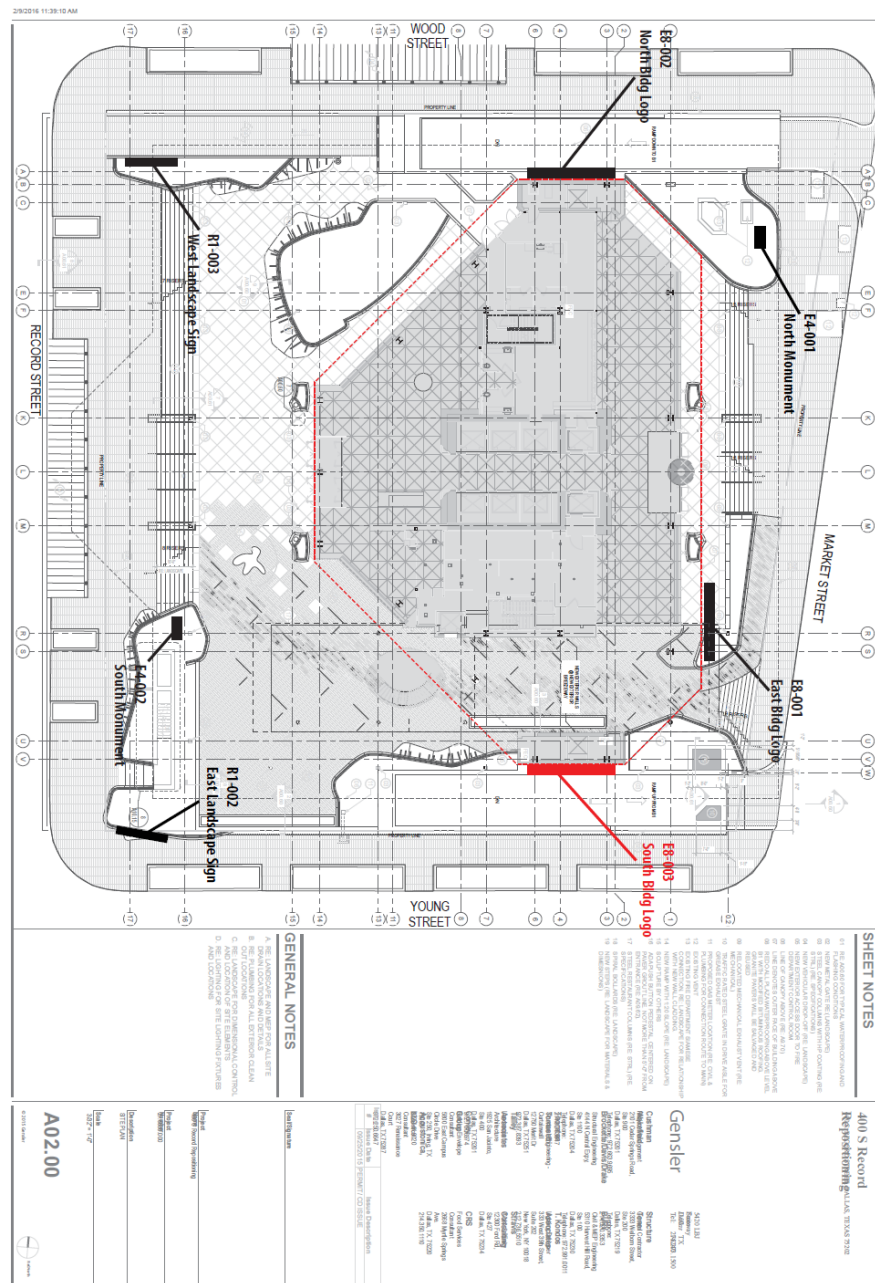




Overall Signage Layout



Environmental Signage Solutions
8181 Je Star Drive
Irving, TX 75063
www.asist signage.com



Sign Details

Material Description:
Fabricated aluminum building logo.

Material Type:
☐ Clear Glass Acrylic
☐ PS5 White Acrylic
☐ Non-Glare Acrylic
☐ Polycarbonate
☒ Other: Aluminum
☐ Other: Graphics

Process:
☐ Screen Print
☐ Backlit Digital
☒ Vinyl Digital
☐ Hennes
☐ Vinyl Graphics

Fonts:
 1/2 - 10pt At

Image Colors:
☒ PMS 3015C Blue (printed)
☒ PMS 186C Red (printed)
☐ Gray Gradient (printed)
☐ 07328 White Acrylic

Background Colors / Finishes:
☐ Tint: White material (closest look)
☐ Black
☒ PMS 186C Red

Clear Coat:
☒ Gloss
☐ Matte

Mounting:
 Mechanical - see drawing.

Electrical Coordination:
 Please provide:
 (2) 120V/240 circuits to each sign location

Legal Notice:
 The ASI logo is a registered trademark of ASI Signage Solutions. The design of this sign is the property of ASI Signage Solutions. The design is intended to be used for identification purposes only. ASI Signage Solutions is not responsible for any damage or loss of property caused by the use of this sign. ASI Signage Solutions is not responsible for any damage or loss of property caused by the use of this sign. ASI Signage Solutions is not responsible for any damage or loss of property caused by the use of this sign.

File 8 Location:
 2015 PROJECTS / CES 400 Record /
 - SHOP DRAWINGS - "S1E8.a"r

Drawn By: M/G
Sheet 1 of 7

Date: 06/15/17
Scale: As Noted

Approved:
☐ Approved
☐ Approved & Noted
☐ Rejected

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

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

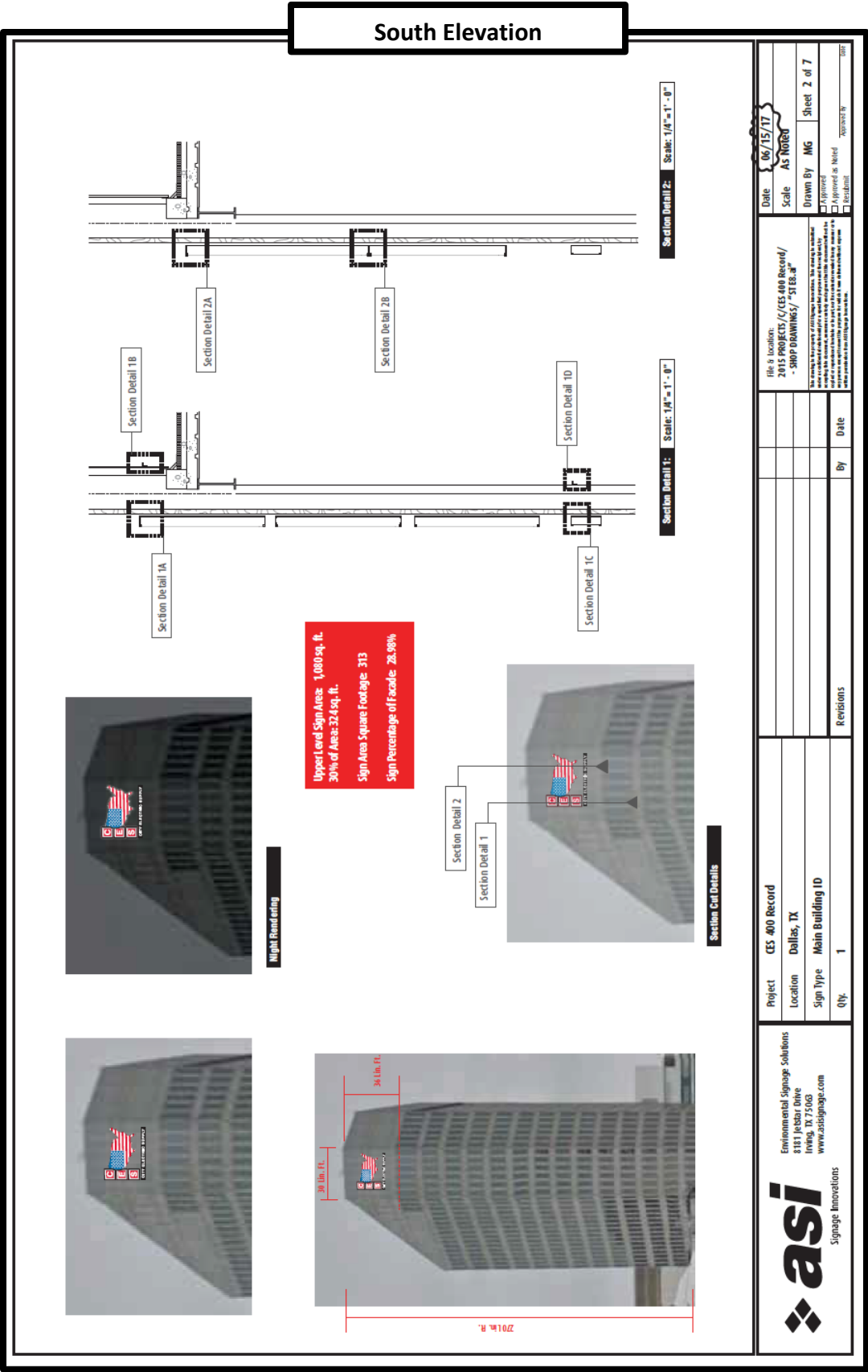
Revisions:

| By | Date |
|----|------|
| 1 | |

Project: CES 400 Record
Location: Dallas, TX
Sign Type: Main Building ID
Qty: 1

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

asi
 Signage Innovations



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

CASE NUMBER: 1706190013

DATE FILED: June 19, 2017

LOCATION: 400 S. Record St (north elevation) **SIZE OF REQUEST:** 313 square feet

COUNCIL DISTRICT: 2

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Gary McMillen

CONTRACTOR: Environmental Signage Solutions, Inc.

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 313-square-foot upper level attached sign at 400 S. Record Street (north elevation).

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

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

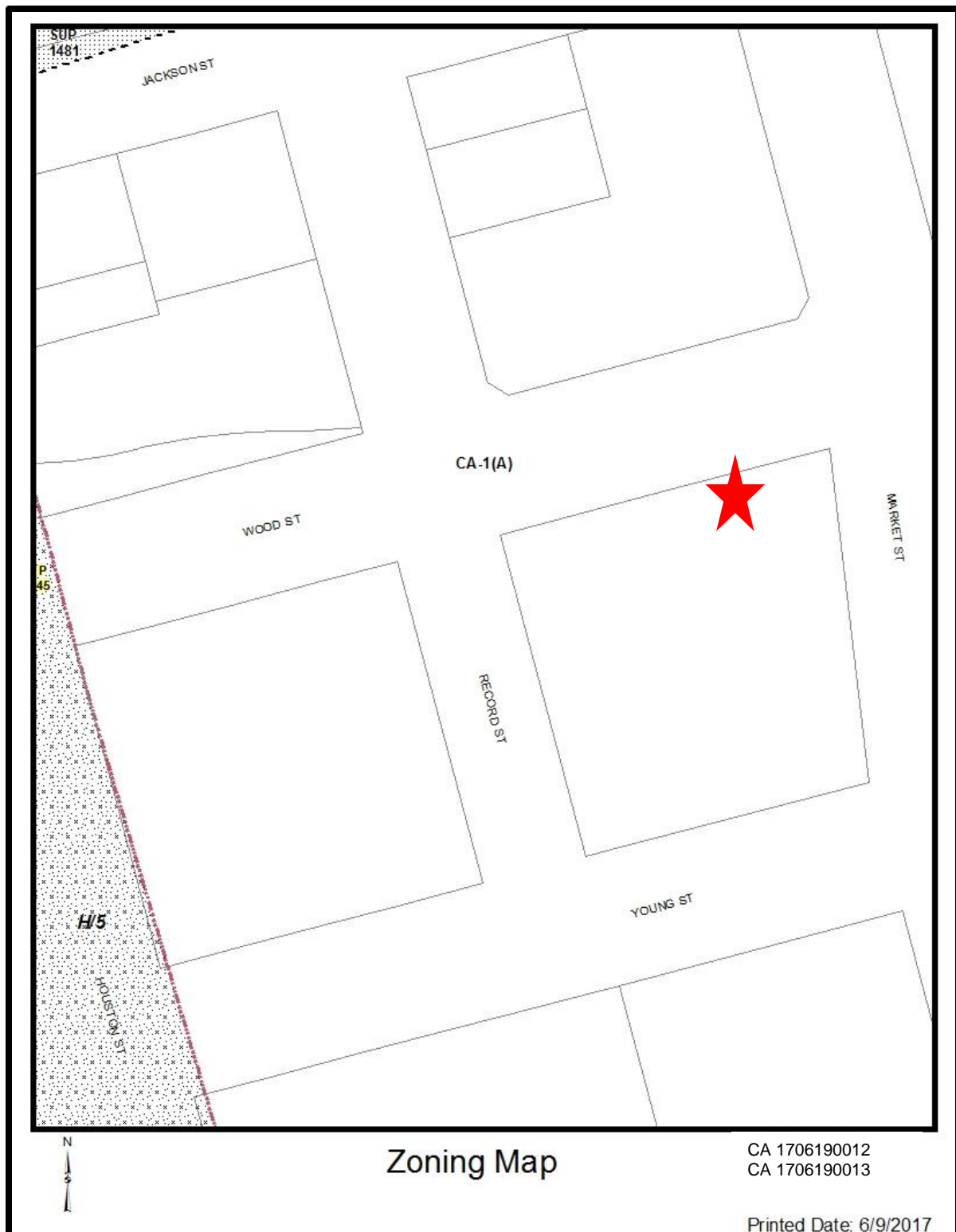
BACKGROUND:

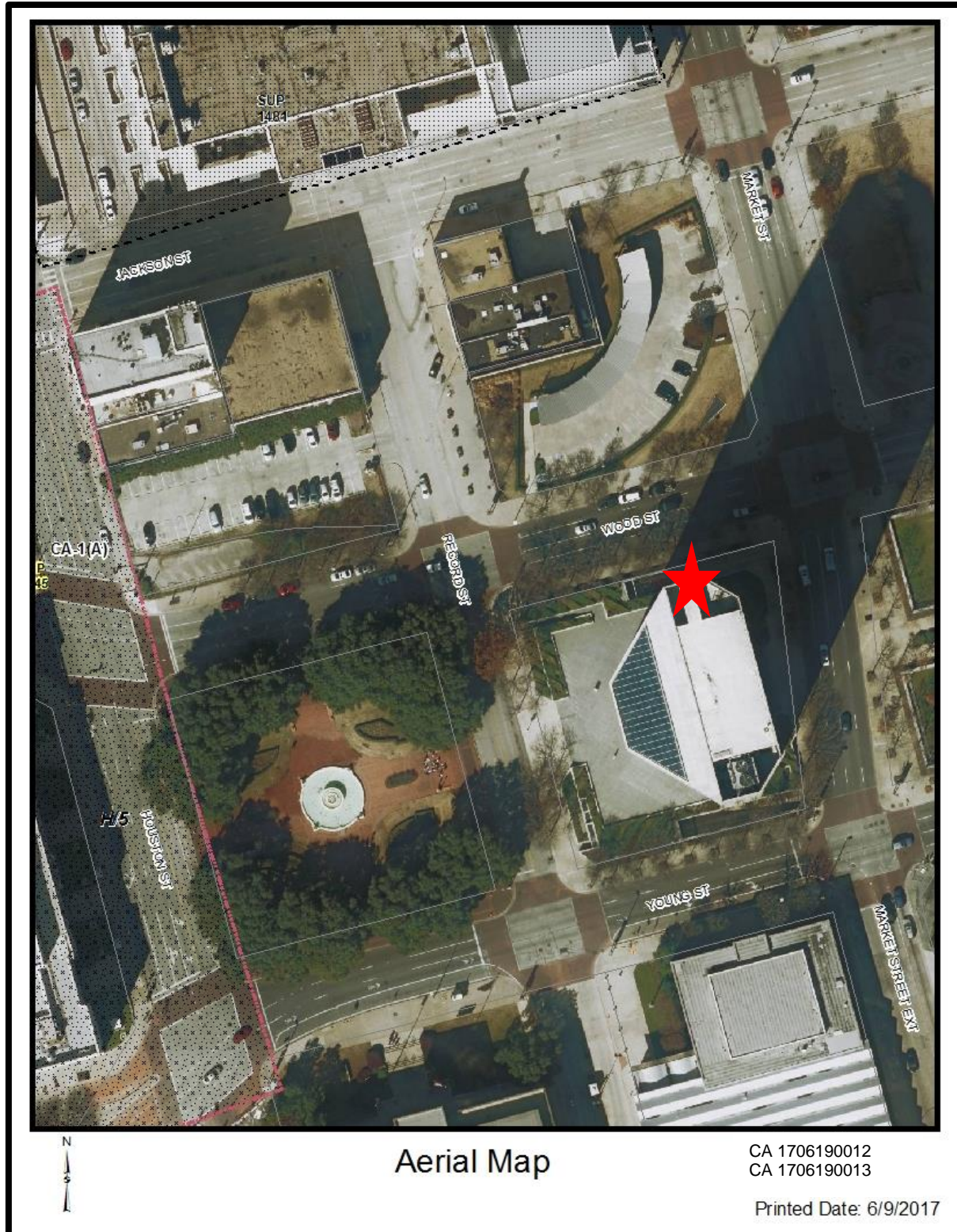
- The subject site is located in the Downtown (General CBD) SPSD.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.
- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.
- The upper level sign area is approximately 1,080 sq. ft. X 30% = 324 square feet. The proposed sign is 313 square feet. It will be located on the north 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 SPSD regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

(3) Upper level flat attached signs.

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

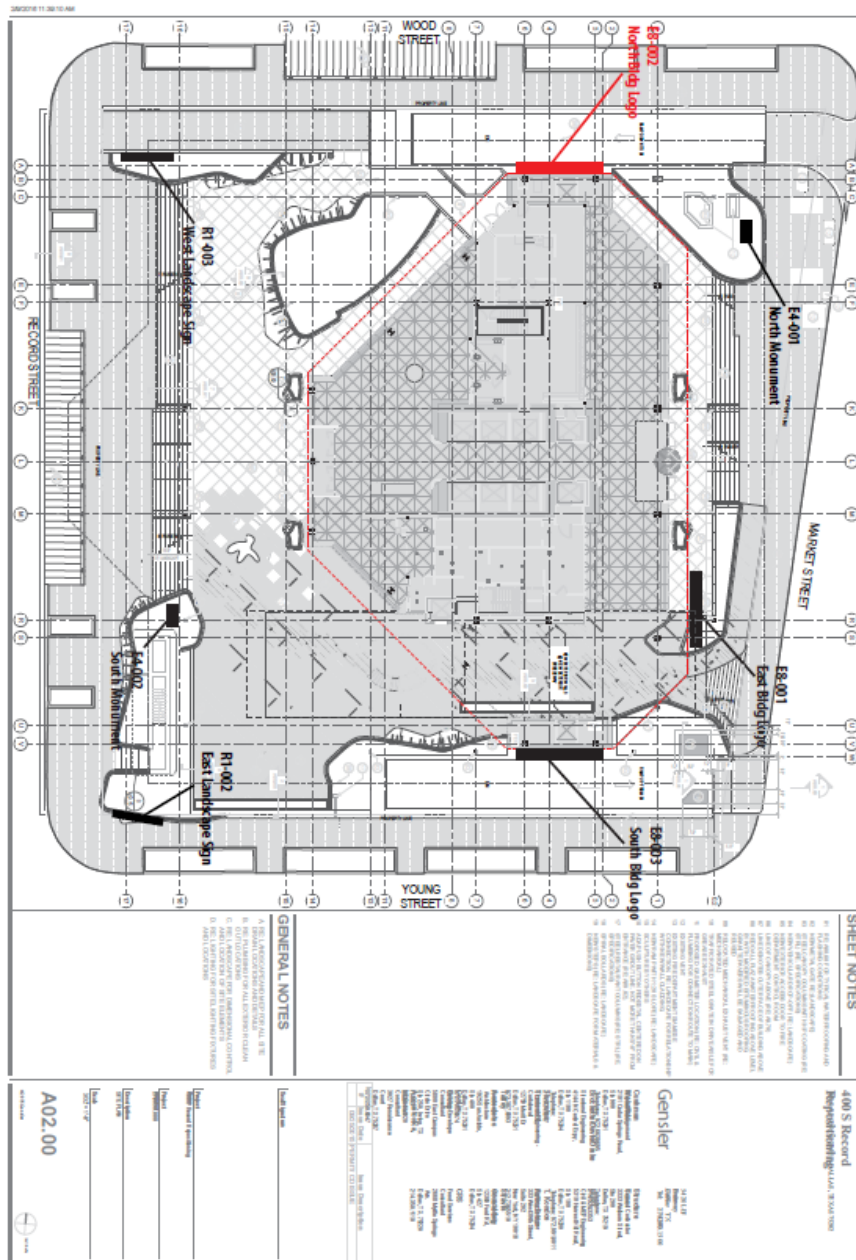




Overall Signage Layout

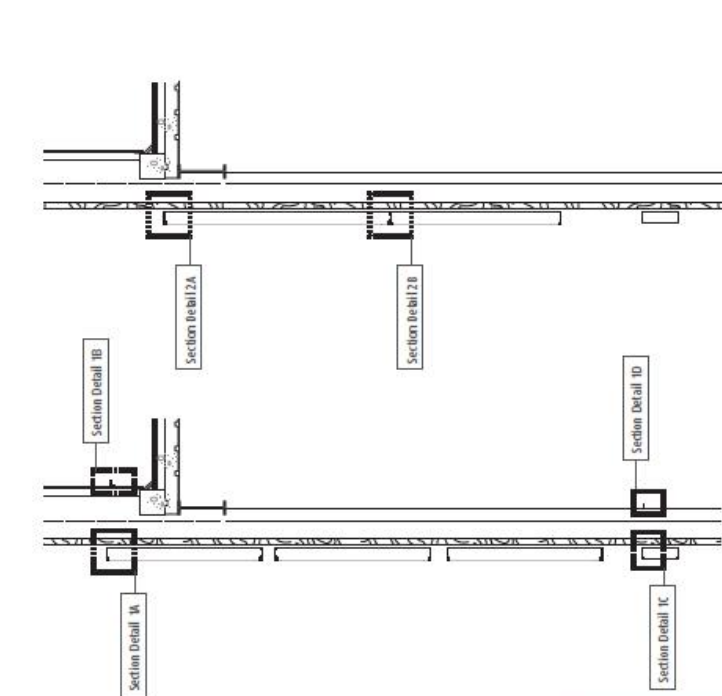
**Signage Innovations**

Environmental Signage Solutions
8181 Jefferies Drive
Irvine, CA 92618
www.esi-signage.com

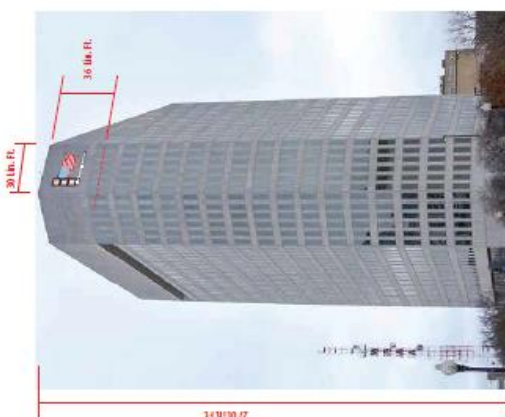
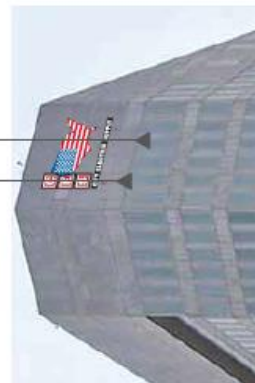



6

North Elevation



Upper level Sign Area: 1,000 sq. ft.
30% of Area: 324 sq. ft.
Sign Area Square Footage: 313
Sign Percentage of Facade: 28.98%



| | | | | | | | | | | |
|--|--|--|--|--|------------|-----|-------|---|-----------------------------------|------------------------------|
| 
Storage Innovations | | Uniformed Storage Solutions
11111 Ashford Drive
Irving, TX 75039
www.asistorage.com | | Project: CES-400 Record
location: Dallas, TX
Sign type: Main Building 40
Qty: 1 | Revisions: | By: | Date: | File location:
20 ES PROJECTS/CES 400 Record/
- SHOP DRAWINGS/"SI 1111".dwg | Date: 06/15/17
Scale: As Noted | Drawn By: MG
Sheet 2 of 7 |
|--|--|--|--|--|------------|-----|-------|---|-----------------------------------|------------------------------|

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

DEEP ELLUM/NEAR EAST SIDE

CASE NUMBER: 1706200022

DATE FILED: June 6, 2017

LOCATION: 3131 Main Street (west elevation)

SIZE OF REQUEST: 72 square feet

COUNCIL DISTRICT: 2

ZONING: PD 269 (Tract A)

MAPSCO: 46-J

APPLICANT: Abigael Portillo

CONTRACTOR: NT Sign Service

OWNER/TENANT: The Case Building

REQUEST: An application for a Certificate of Appropriateness by Abigael Portillo of NT Sign Service for a 72-square-foot flat attached sign at 3131 Main Street (west elevation).

SUMMARY: The applicant will construct an internally-illuminated flat attached sign which will read "THE CASE BUILDING".

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND:

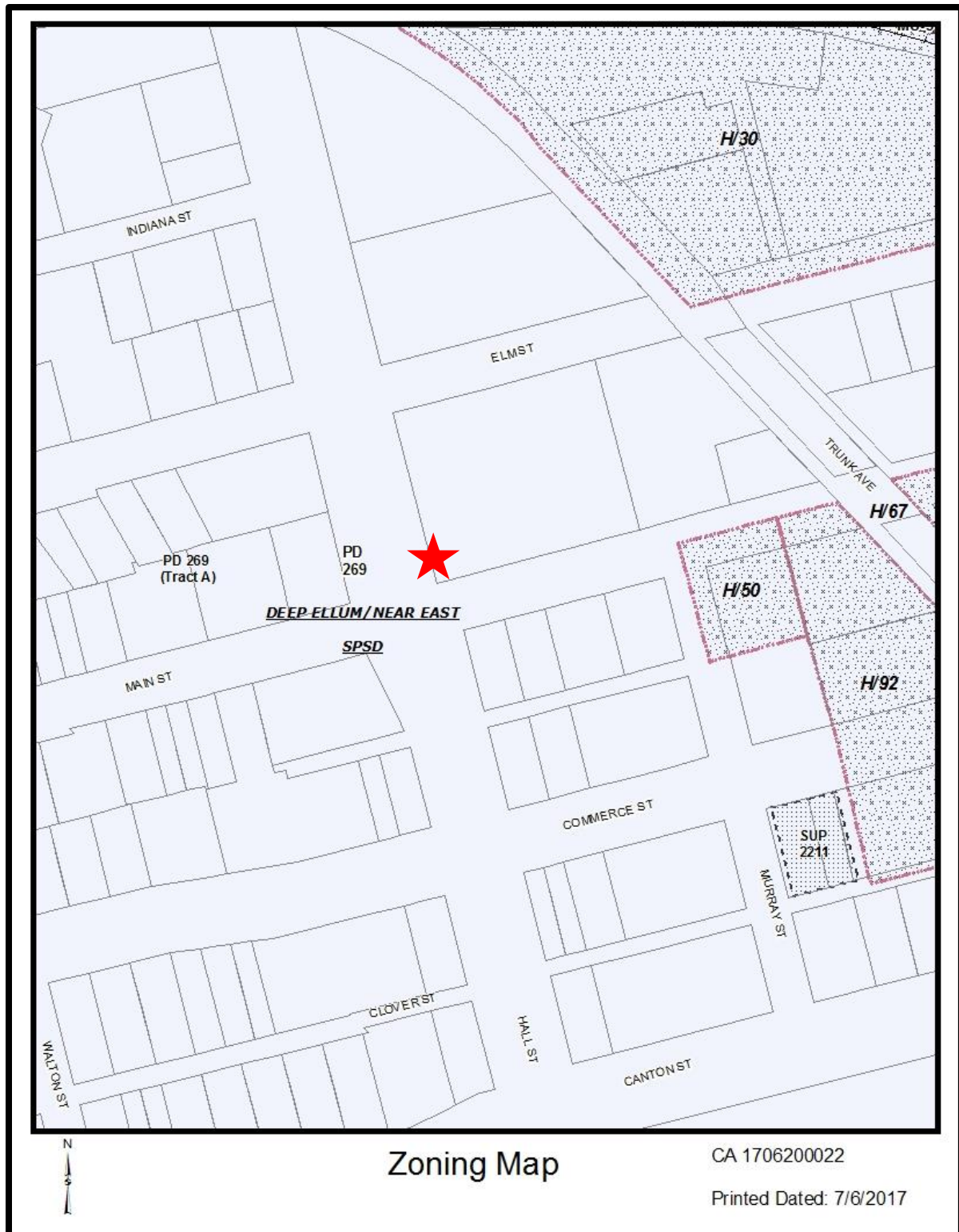
- The subject site is located in the Deep Ellum/Near East Side SPSD.
- The request is for a *flat attached sign*, which is an attached sign projecting 18 inches or less from a building and parallel to the building facade.
- The maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise, per Section 51A-7.1305.
- The building has three facades facing public right-of-way. The west building façade is the only facade that will have a sign erected upon it. The total effective area of the proposed sign is 72 square feet, which is less than the maximum effective area allowed. No other flat attached signs are proposed for this location.
- Signage will be constructed of internally illuminated aluminum channel letters with acrylic faces and will be mounted on the front of the building (west elevation), approximately 14 feet above grade.
- Construction of the flat attached sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Section 51A-7.1306(a):

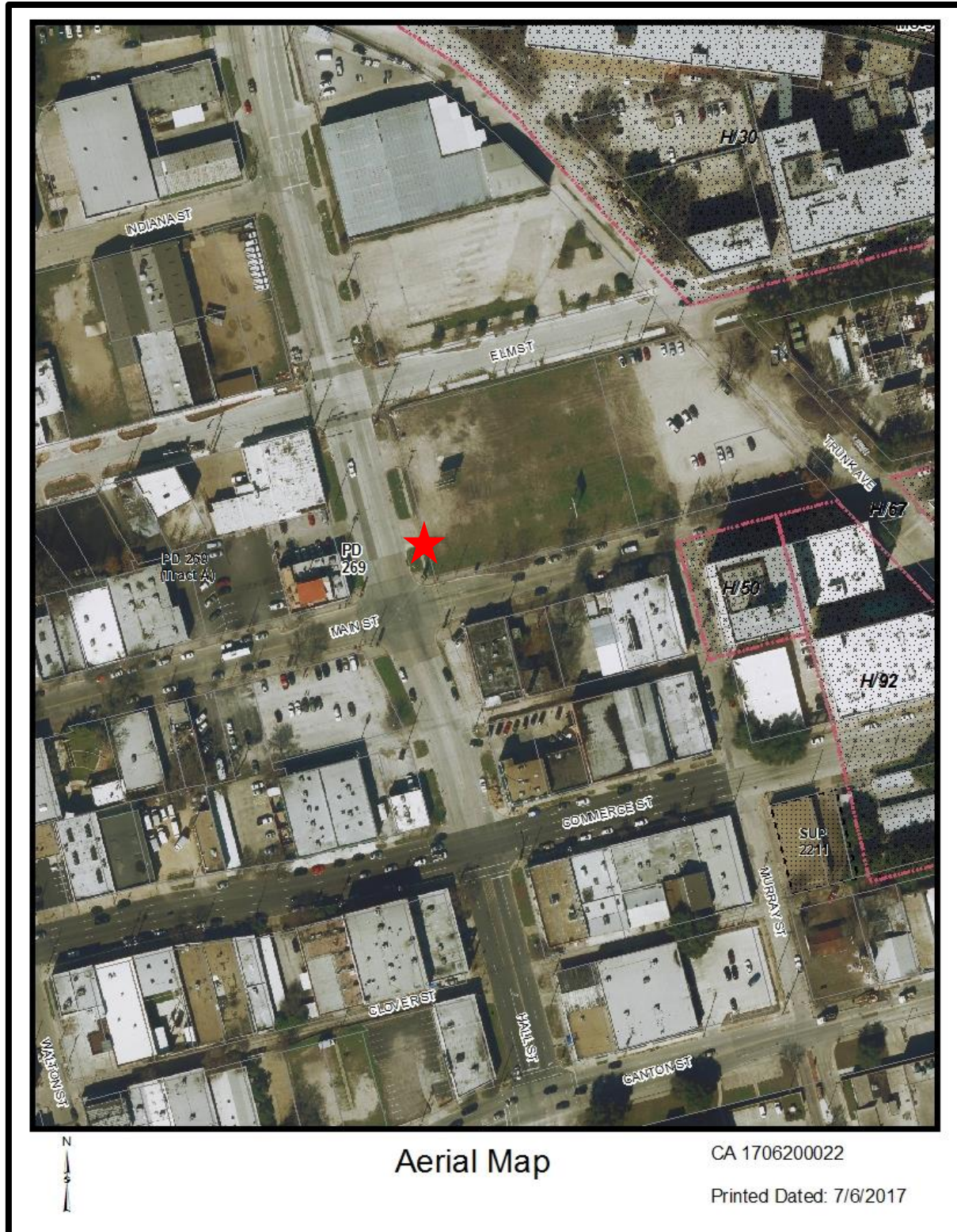
(a) Attached signs in general.

(1) No portion of an attached sign may be located:

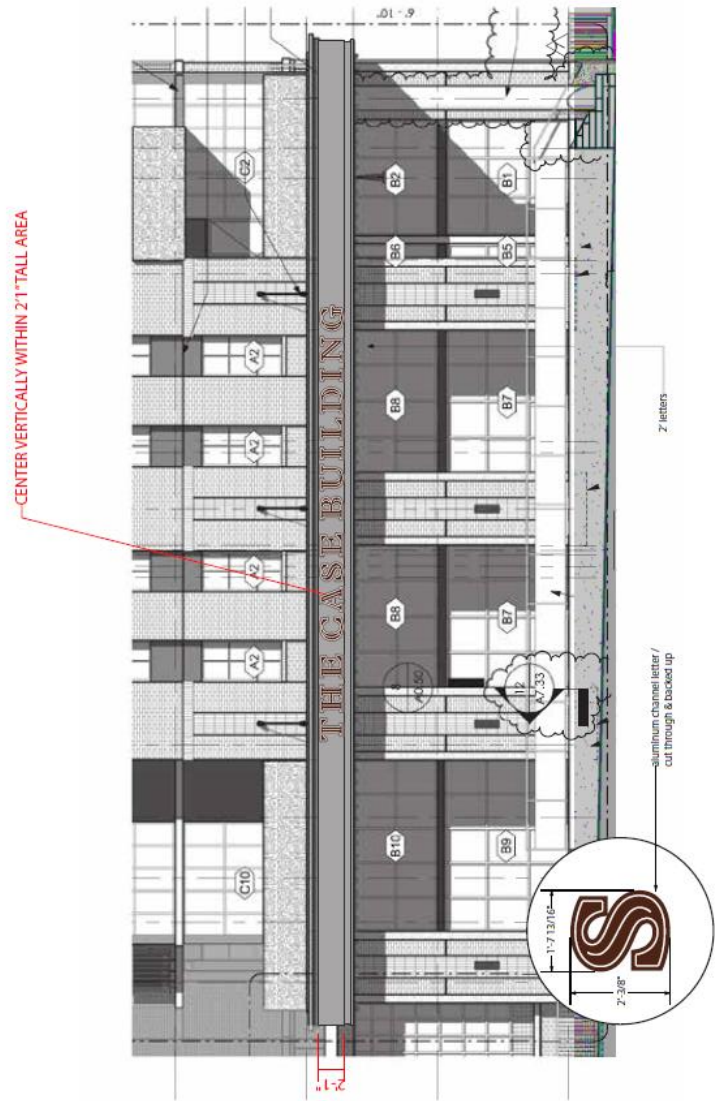
- (A) more than 10 feet from the façade to which it is attached [the sign will extend approximately three inches from the façade upon which it will be attached]; or
- (B) less than two feet from the back of a street curb [the sign is more than two feet from the back of the street curb].

(2) Although not required, the use of three-dimensional projecting attached signs is encouraged [Not applicable because the proposed sign will be a flat attached sign rather than a projecting attached sign].





West Elevation



QTY = 1

A ELEVATION
SCALE: 1/8" = 1' 0"

CSC SIGN
1703 DUNCAN LANE
AUSTIN, TX 78754
812-374-8300
INFO@CSCSIGN.COM
WWW.CSCSIGN.COM

THE CASE BUILDING
DALLAS, TX

JOB INFORMATION
NUMBER: 1924-SPEC-A
SALES REP: ANDY LEFFLER
DESIGNER: CHRISTOPHER

CLIENT APPROVAL
DATE: _____
X _____
INSTALL DATE: _____

UL LISTED

Sign Details

DETAILED SURVEY REQUIRED PRIOR TO FABRICATION TO FINALIZE MOUNTING METHOD

QTY = 1

35'-9 7/16"

THE CASE BUILDING

A FACILITY CHANNEL LETTERS INDIVIDUALLY MOUNTED 72 SQFT
SCALE: 3/8" = 1'-0"

1: 3" DEEP ALUMINUM CHANNEL LETTERS WITH ROUTED OUT FACES BACKED WITH WHITE ACRYLIC AND INTERNALLY ILLUMINATED WITH AMBER LEDS.
CHANNEL LETTERS ARE PAINTED TO MATCH (P1)

NOTE: DETAILED SURVEY AND PRE-WIRE REQUIRED PRIOR TO FABRICATION AND INSTALLATION



ILLUMINATED VIEW



THE CASE BUILDING
DALLAS, TX

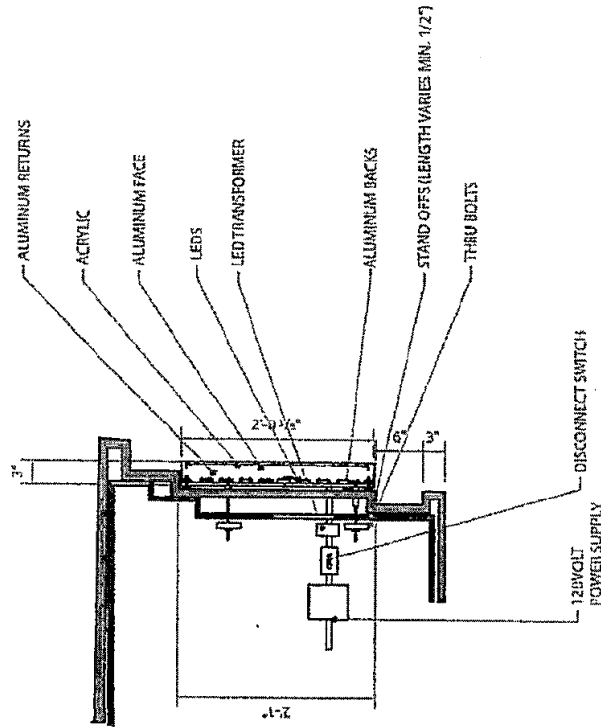
JOB INFORMATION
NUMBER: 1706200022
DATED PER: JODY LETTER
DESIGNER: CHRISTOPHER

CLIENT APPROVAL
DATE: _____
X _____
INSTALL DATE: _____



Sign Details

DETAILED SURVEY REQUIRED PRIOR TO FABRICATION TO FINALIZE MOUNTING METHOD



A FACELIT CHANNEL LETTERS INDIVIDUALLY MOUNTED : SECTION DETAIL
SCALE: 1" = 1'-0"



TUE CASE BUILDING
DALLAS, TX

JOB INFORMATION
NUMBER: 1706200022
DALLAS REP: JIMMY LEFFLER
DESIGNER: CHRISTOPHER

CLIENT APPROVAL
DATE: X
INSTALL DATE:



**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: Gary McMillen

CONTRACTOR: Environmental Signage Solutions, Inc.

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 and August 3, 2017, the City Plan Commission held this item under advisement 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.

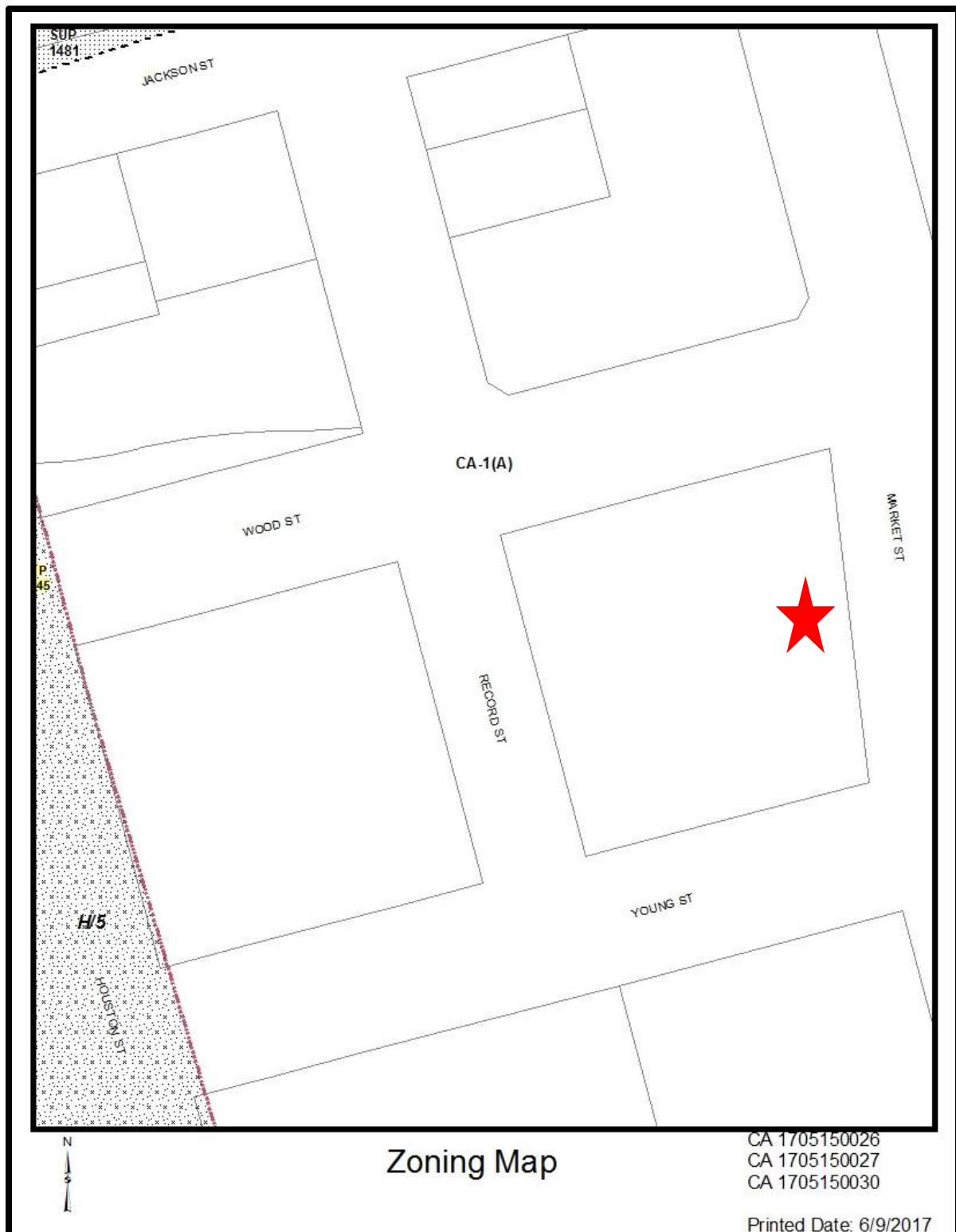
BACKGROUND:

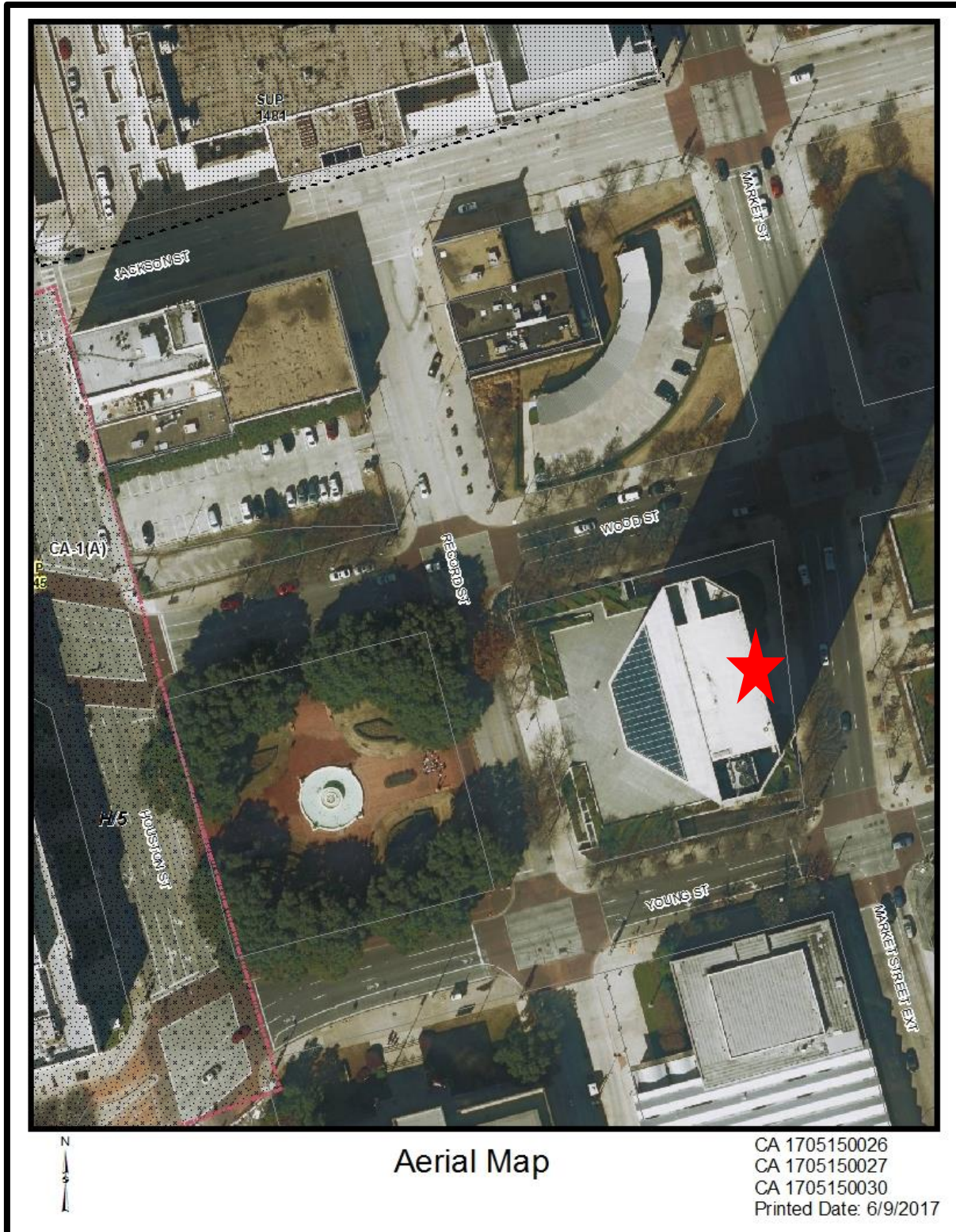
- The subject site is located in the Downtown (General CBD) SPSP.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of a facade on buildings 18 stories or less, or within the top 36 feet of a facade on buildings more than 18 stories.
- The total effective area of an upper level sign may not exceed 30% of the upper level sign area, per Section 51A-7.911 Attached Premise Signs.
- The upper level sign area is approximately 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 SPSP regulations and meets the requirements of the Dallas City Code per SEC. 51A-7.911(e)(3)

(3) Upper level flat attached signs.

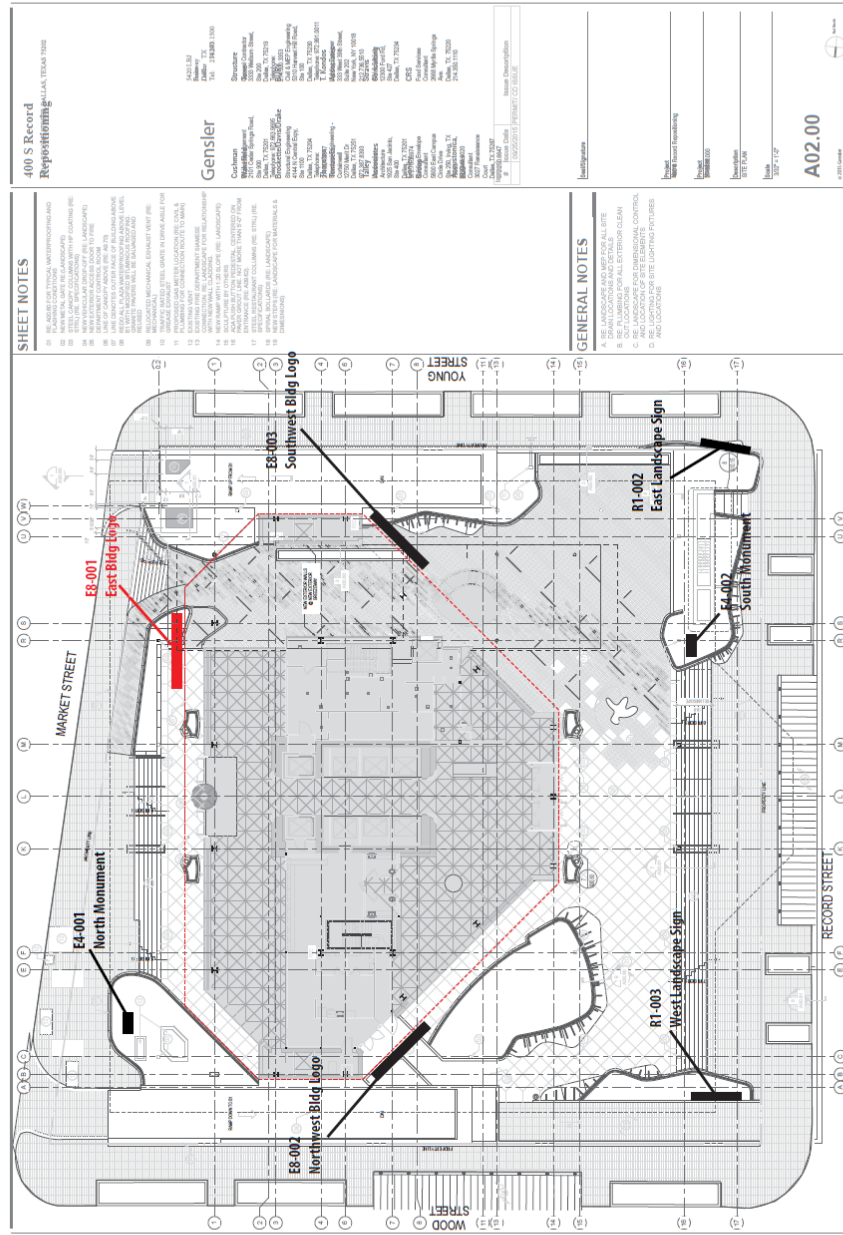
(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains three words, three individual channel letters and a logo graphic]

(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]





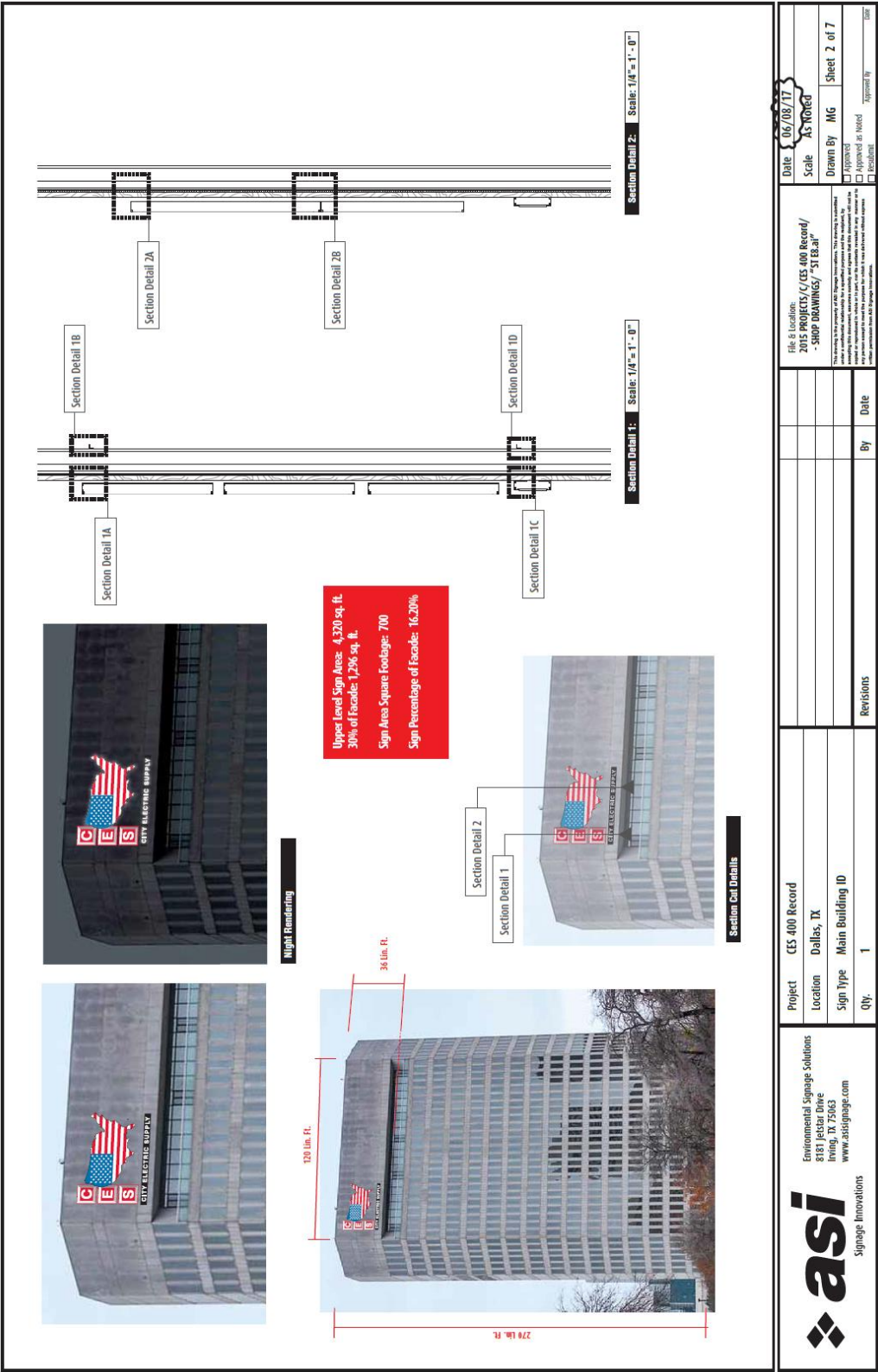
Overall Signage Layout



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

asi
Signage Innovations

East Elevation E8-001



CITY PLAN COMMISSION

THURSDAY, AUGUST 17, 2017

Planner: Sharon Hurd, AICP

FILE NUMBER: SPSPD 167-001 **DATE INITIATED:** March 28, 2017

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

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

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

APPLICANT: Mark Brand

OWNER: Antioch Church

REPRESENTATIVE: Robert Fiedler

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

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

STAFF RECOMMENDATION: Approval, subject to conditions

SSDAC RECOMMENDATION: Denial

PRIOR ACTION AND UPDATE: On July 20, 2017, the City Plan Commission held this item under advisement until August 17, 2017.

BACKGROUND INFORMATION:

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

STAFF ANALYSIS:

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

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

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

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

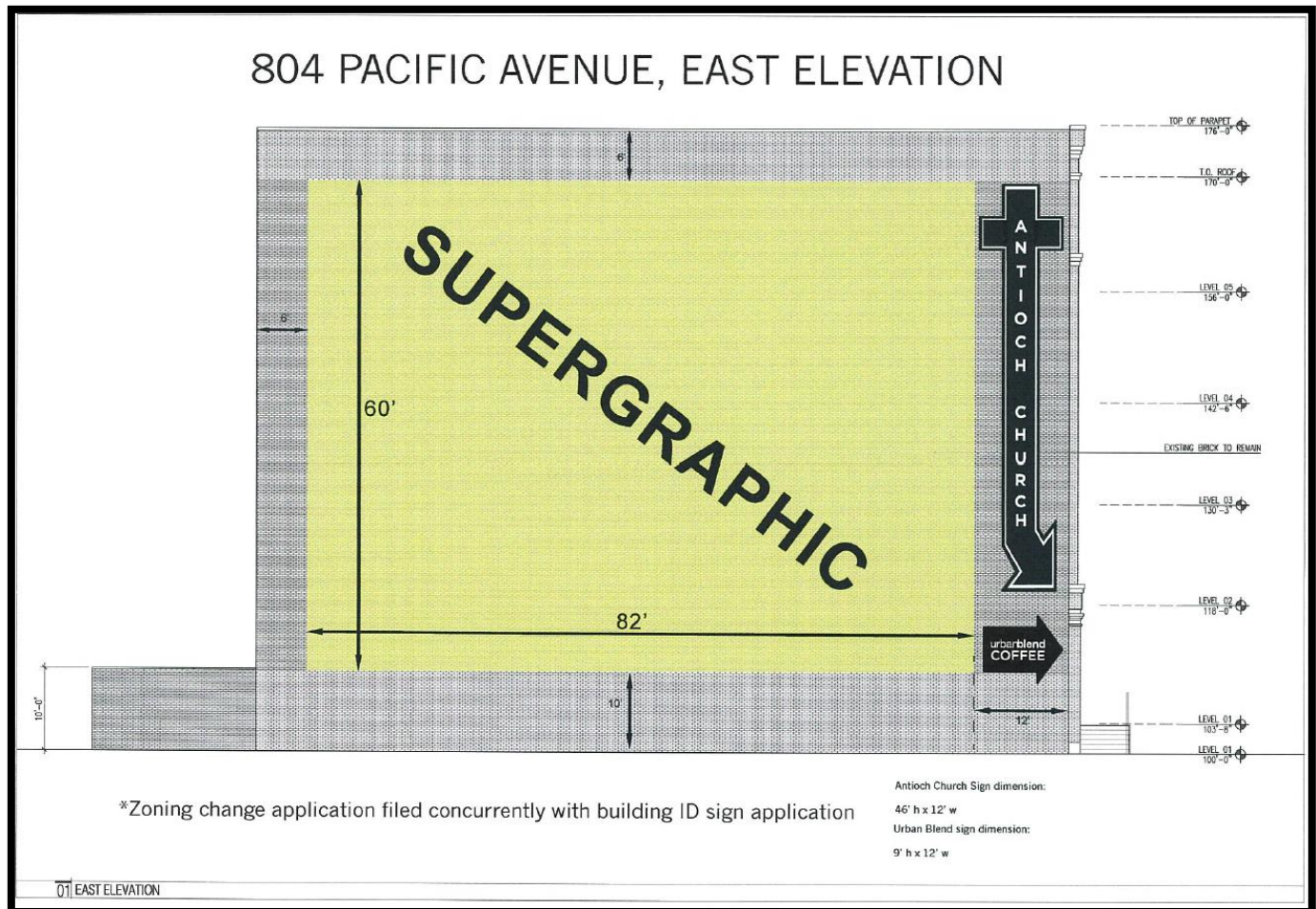
List of Officers



Officers:

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

Proposed Sign



East Facade



Proposed Amendments

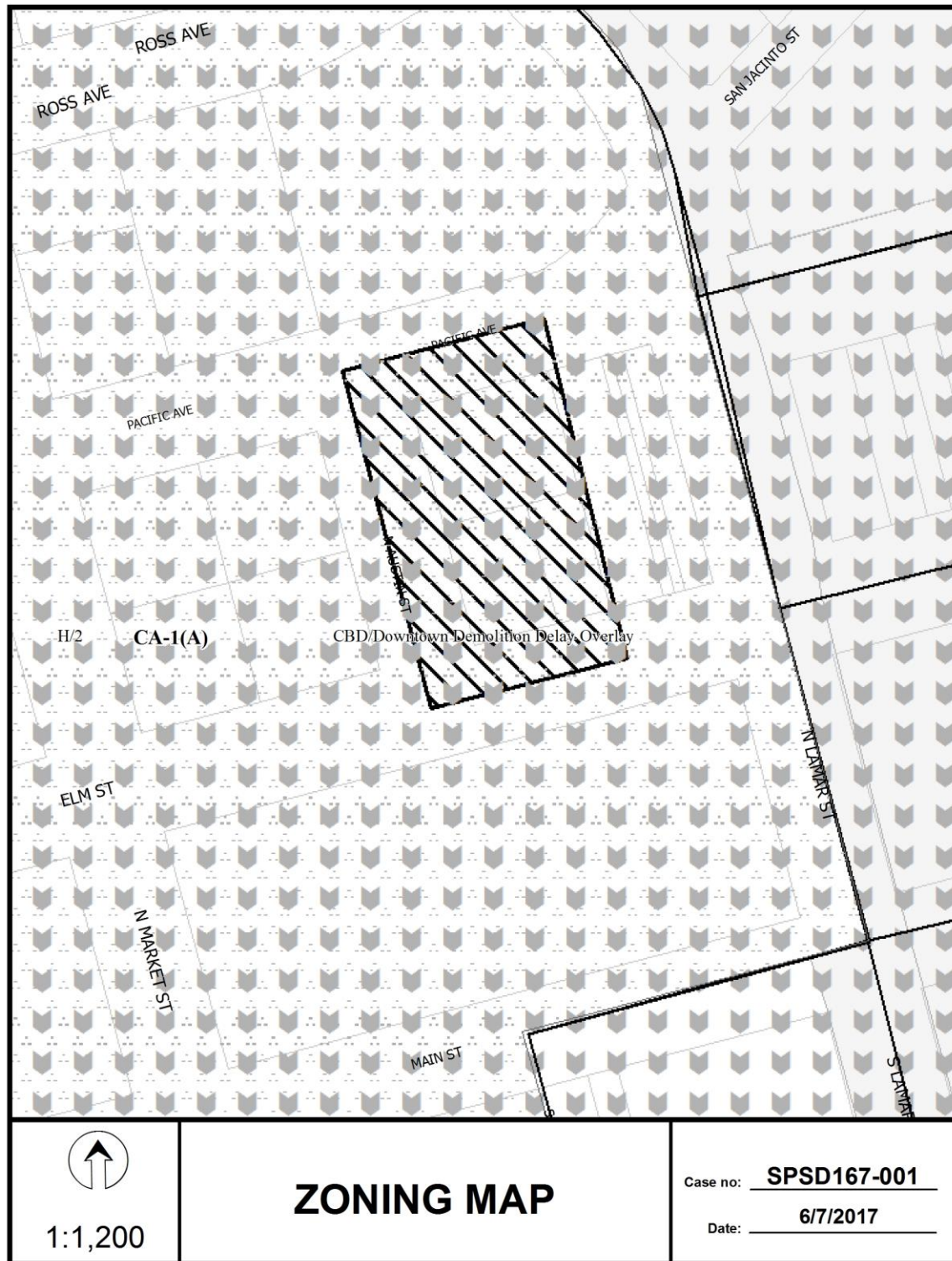
Division 51A-7.1000 West End Historic Sign District

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

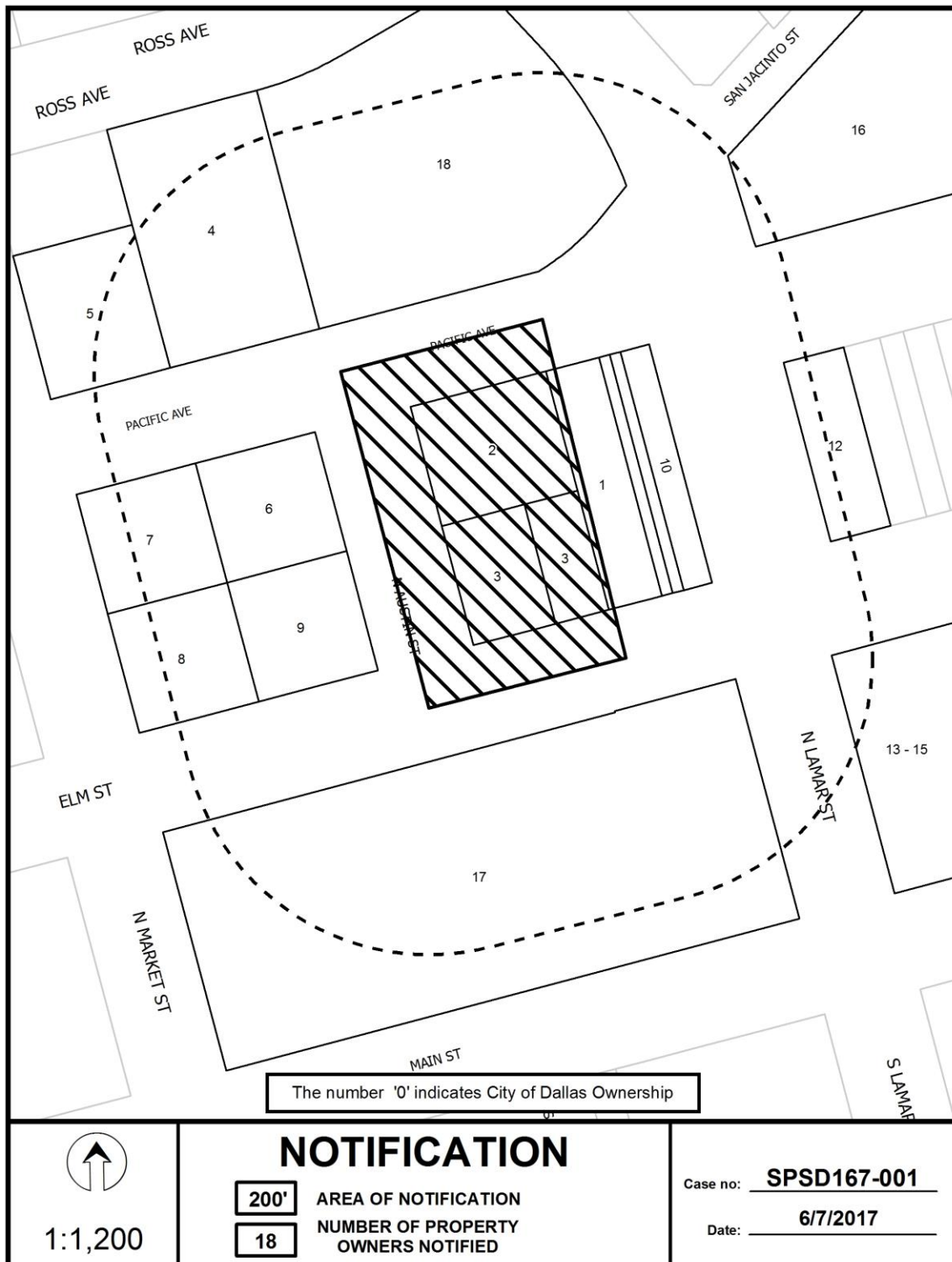
Except as otherwise provided in this section, the requirements of the West End Historic Sign District apply in this subdistrict.

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

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







06/07/2017

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

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

FILE NUMBER: Z167-170(PD)

DATE FILED: December 30, 2016

LOCATION: Northeast side of C.F. Hawn Service Road, southeast Edd Road

COUNCIL DISTRICT: 8

MAPSCO: 69A-M, Q, R

SIZE OF REQUEST: Approx. 1.475 acres

CENSUS TRACT: 171.01

APPLICANT/OWNER: Abraham Quintanilla

REQUEST: An application for a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay

SUMMARY: The purpose of this request is to allow for an approximately 10,000-square foot commercial amusement (inside) use with a 400-square foot dance floor in a 9,000-square foot existing structure with a 1,000-square foot addition.

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

BACKGROUND INFORMATION:

- The request site is currently developed with a 9,000-square foot commercial building with an automotive service use.
- The purpose of this request is to permit the use of a dance hall in an existing structure that will operate as a ballroom/banquet hall to be rented for special events.
- The existing structure will undergo an exterior cosmetic remodel and a 1,000-square foot addition.

Zoning History: There has been one recent zoning request in the area.

1. **Z167-108** On February 8, 2017, the City Council approved an application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|---------------------|-----------------------|--------------|
| Edd Road | Residential Collector | 60 ft. |

Traffic:

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

STAFF ANALYSIS:

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 use is consistent with the following land use policy:

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

| | Zoning | Land Use |
|-------|---------------|---|
| Site | CS - D-1 | Auto-related |
| North | CS - D-1 | Nursery, garden shop or plant sales |
| South | CS – D-1 | C.F. Hawn Freeway, Manufactured Home Park |
| West | CS – D-1 | Auto Service Center |
| East | CS – D-1 | Commercial amusement (inside) |

Land Use Compatibility:

The approximately 1.475-acre request site is zoned a CS-D-1 Commercial Service District with a D-1 Dry Liquor Control Overlay and is currently developed with a commercial building. The applicant is proposing to use the structure as a commercial amusement (inside) use with a dance hall on the property, which the dance hall requires a Specific Use Permit by the existing zoning. The applicant proposes to use the building as a ballroom/banquet hall to be rented for special events.

The request site is adjacent to a heavy truck sales and service use to the west; a nursery to the north; and a commercial amusement (inside) use to the east. Directly south, across C.F. Hawn Freeway, is a manufactured home park. No incompatible uses were identified in the immediate area. The surrounding land uses would support the commercial amusement (inside) use due to the location of the general property. The request site is easily accessible because of its adjacency to a freeway. The site is immediately adjacent to uses that are nonresidential with a residential use located to the south. However, the residential use is separated by an estimated 160-foot wide state freeway (C.F. Hawn) and would not be adversely impacted by the request. Therefore, staff recommends the request be approved because the requested specific use permit is foreseen to be compatible with the surrounding land uses.

In the CS District, a general commercial amusement (inside) use is allowed by right. However, the specific specialization of the dance hall, or dance floor area, within a commercial amusement (inside) use requires a specific use permit. 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 Dallas Development Code requires off-street parking to be provided for a commercial amusement (inside) use at one space for each 100 square feet of floor area and a dance hall requires one space for each 25 square feet of dance floor. The commercial amusement is proposed in a 10,000 square foot structure and contains a 400 square foot dance floor. Pursuant to the Dallas Development Code, the proposal would require 112 parking spaces; with 116 parking spaces proposed.

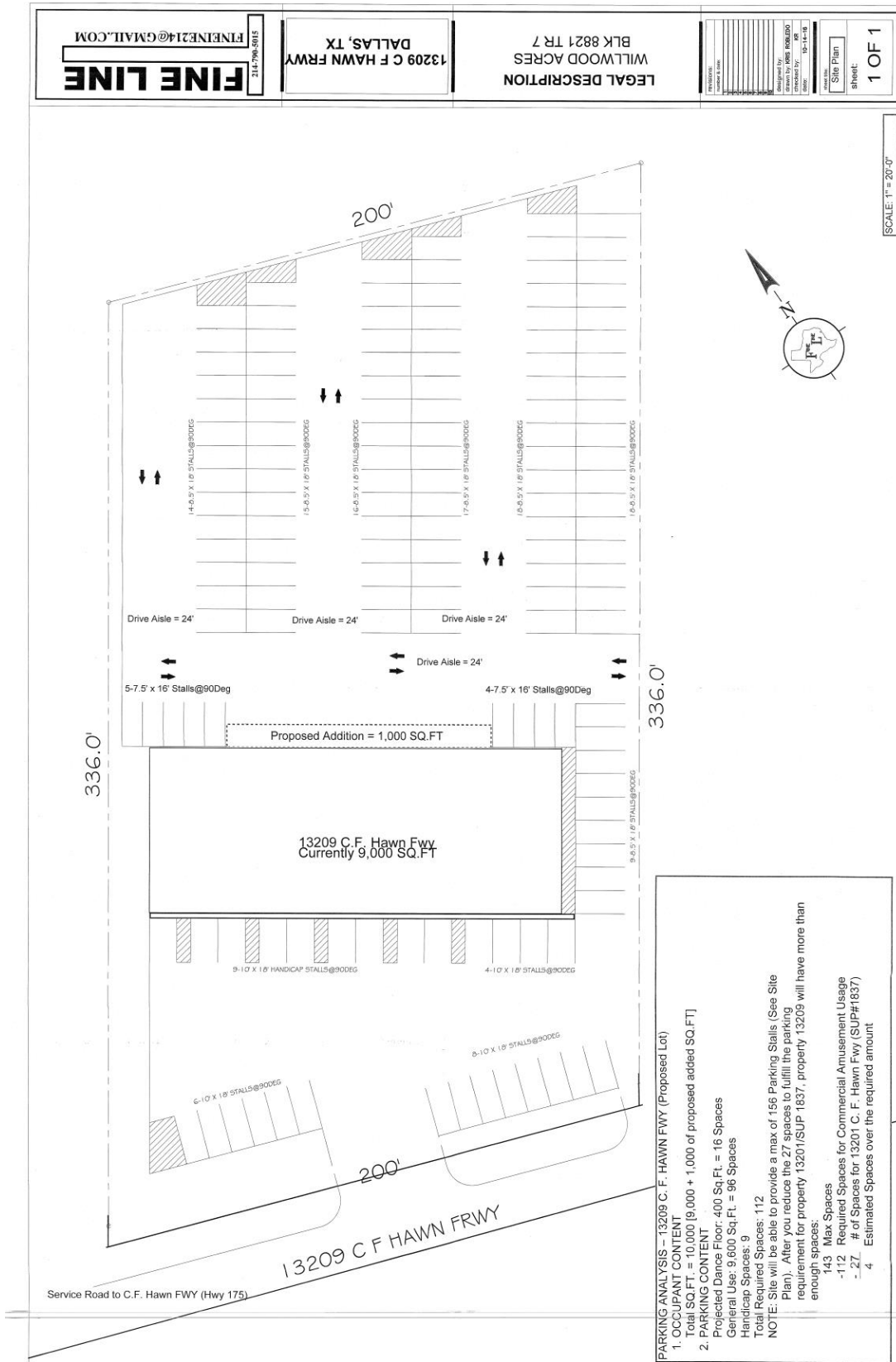
Landscaping:

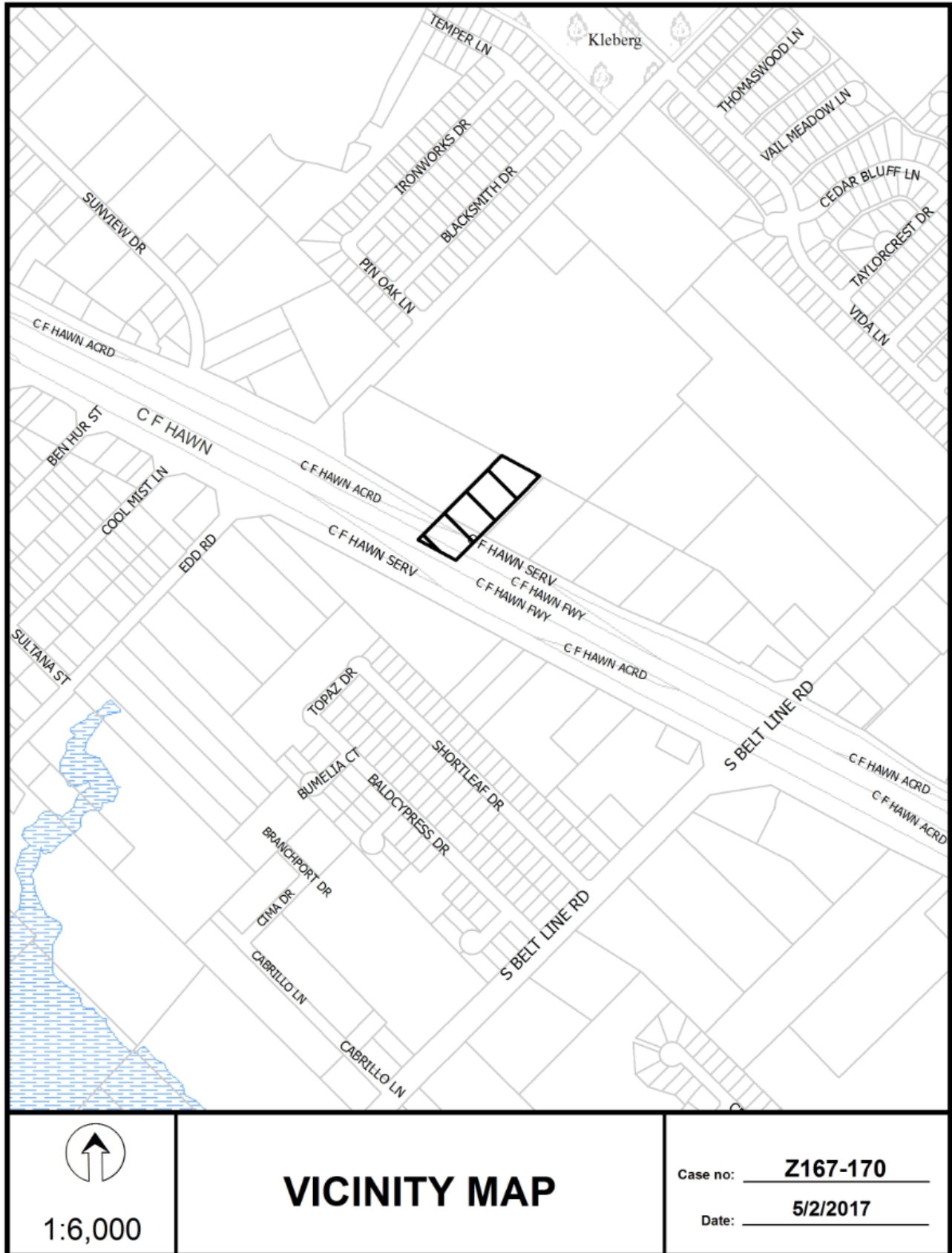
Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code.

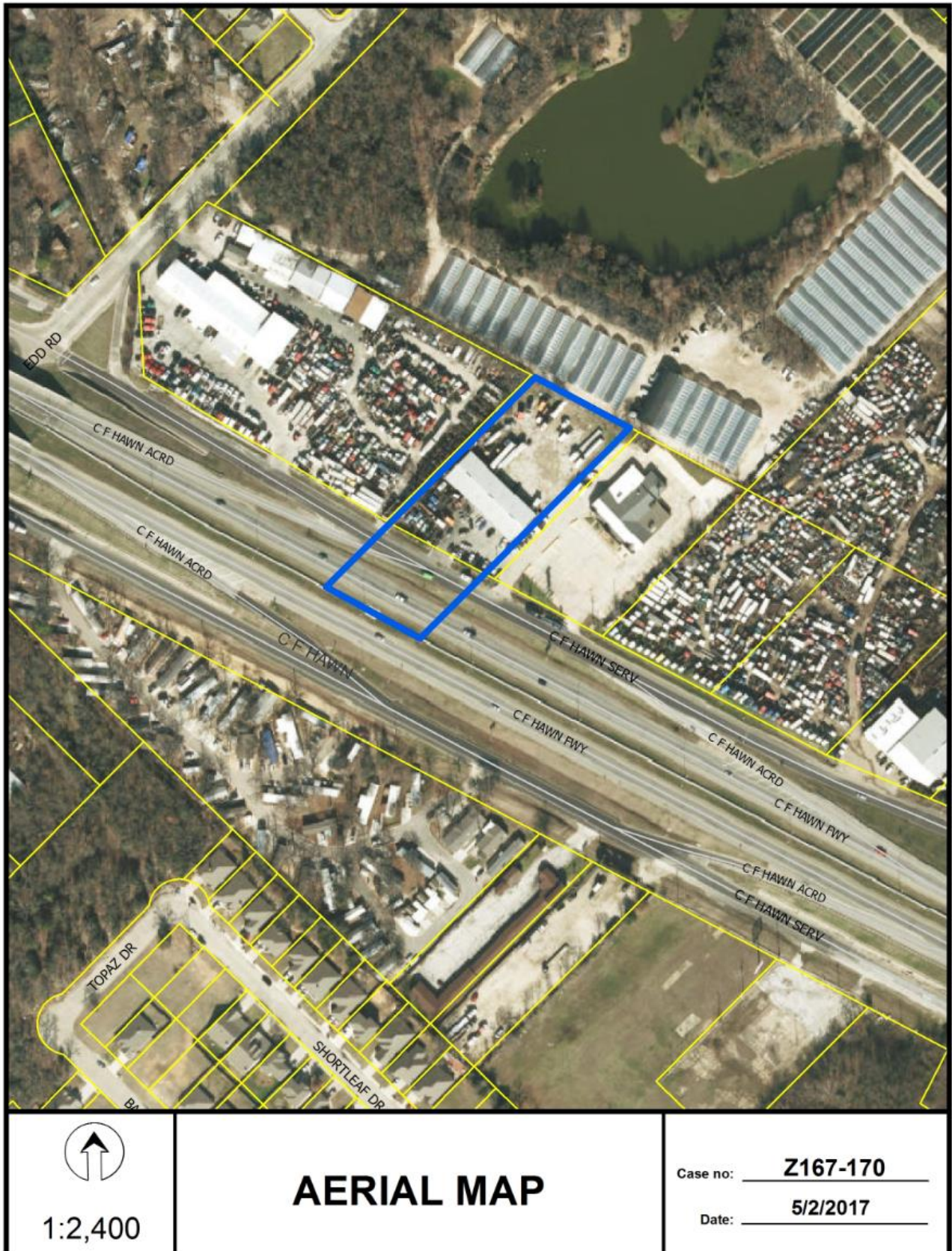
SUP CONDITIONS

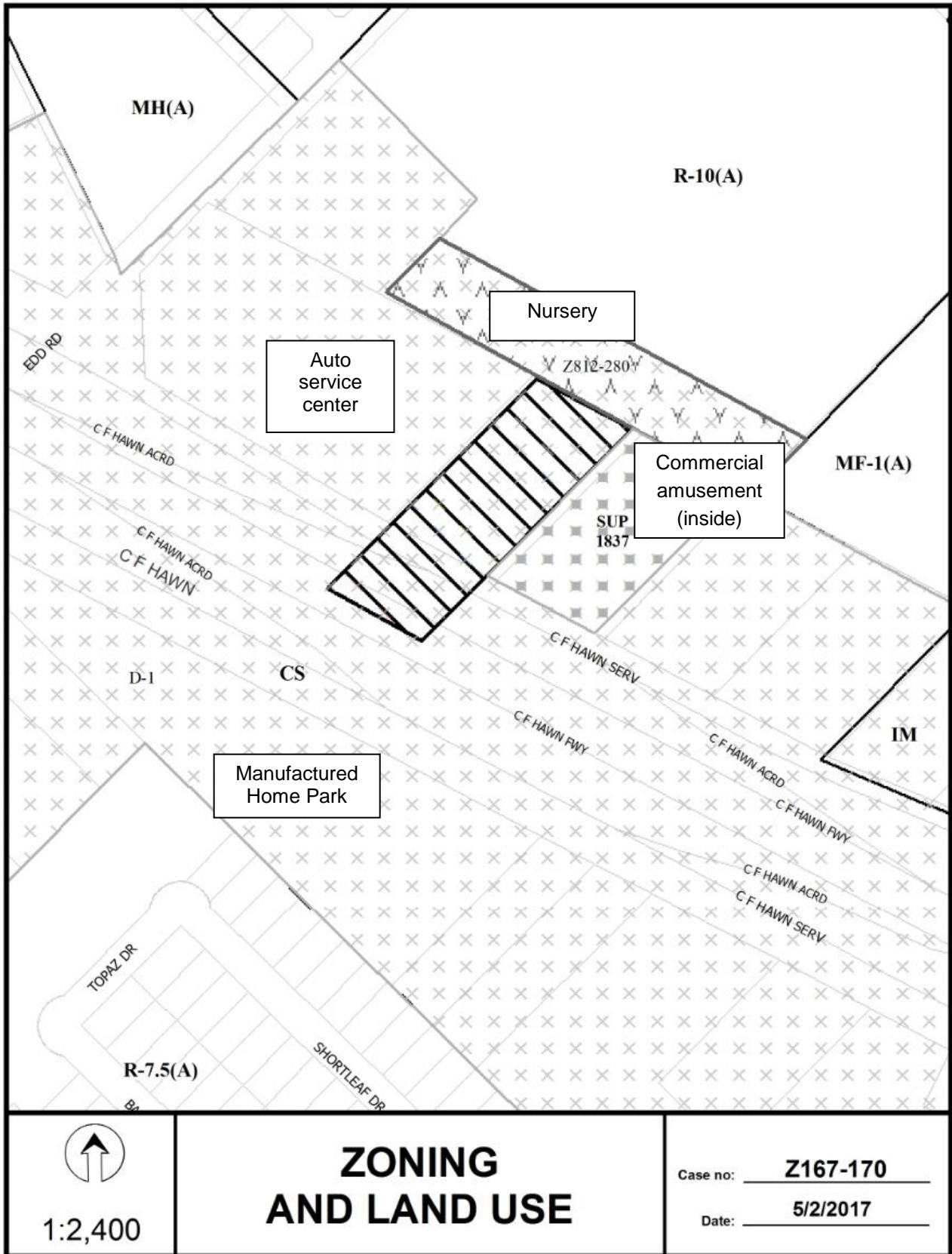
1. USE: The only use authorized by this specific use permit is for a commercial amusement (inside) for a dance hall.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (two-year), but is eligible for automatic 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. MAXIMUM FLOOR AREA: The dance floor may not exceed 400 square feet in area.
5. PARKING: Parking must be located as shown on the attached site plan. Delta credits may not be used to meet the off-street parking requirement
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

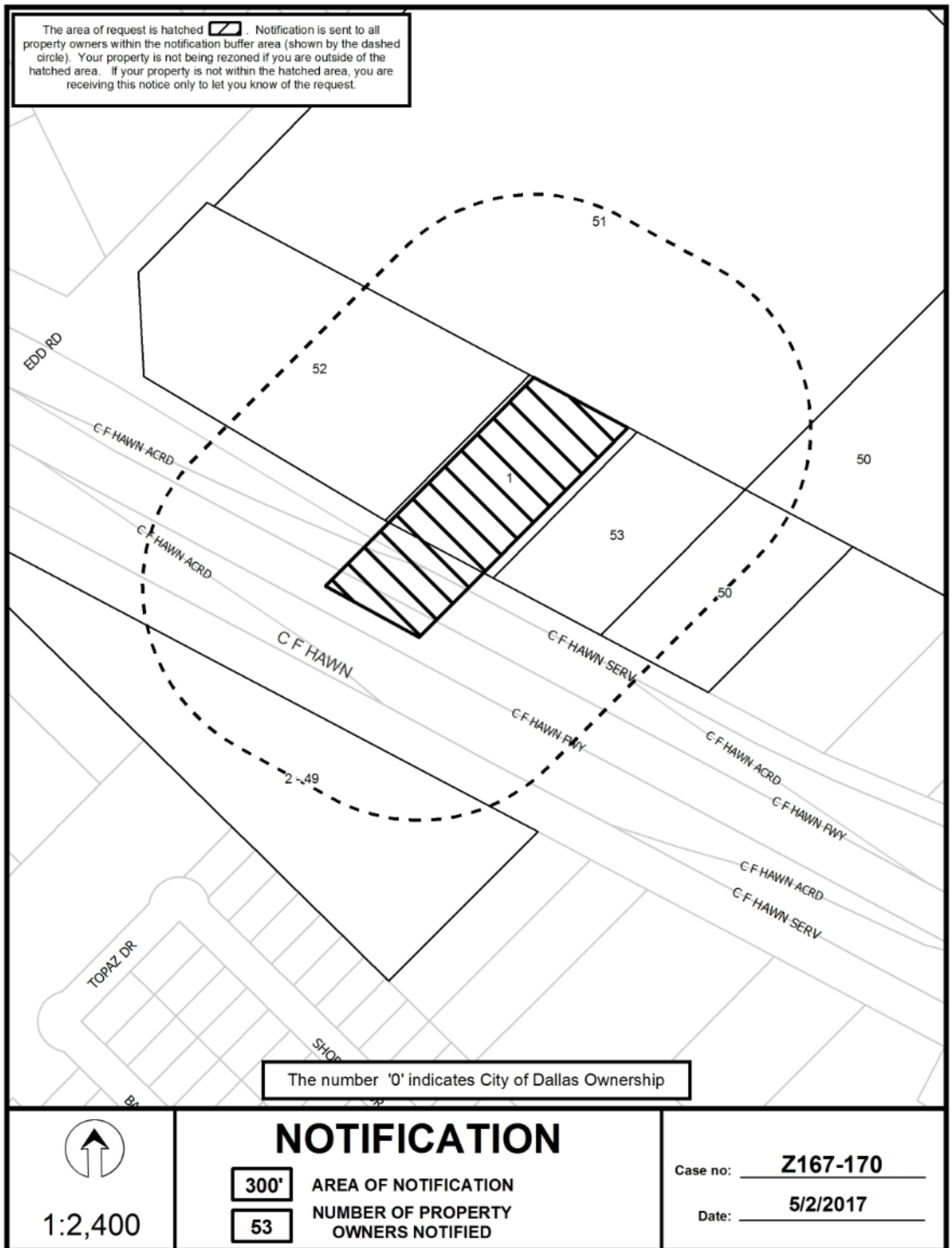
SITE PLAN











05/02/2017

Notification List of Property Owners
Z167-170

53 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------|
| 1 | 13209 C F HAWN FWY | J & R TRUCK & EQUIPMENT |
| 2 | 13122 C F HAWN FWY | WILDWOOD VENTURES LLC |
| 3 | 13122 C F HAWN FWY | MORENO YOLANDA ORTIZ |
| 4 | 13122 C F HAWN FWY | METRA PROPERTIES |
| 5 | 13122 C F HAWN FWY | WILDWOOD ACRES |
| 6 | 13122 C F HAWN FWY | DIAZ FERNADO |
| 7 | 13122 C F HAWN FWY | VALENCIA STEPHANIE |
| 8 | 13122 C F HAWN FWY | GILBERTO MORENO |
| 9 | 13122 C F HAWN FWY | GARCIA MILDRED |
| 10 | 13122 C F HAWN FWY | HERNANDEZ ADRIAN |
| 11 | 13122 C F HAWN FWY | DISHEROON MARIE |
| 12 | 13122 C F HAWN FWY | OLIVIA ALEXIS |
| 13 | 13122 C F HAWN FWY | SCOTT JAMES |
| 14 | 13122 C F HAWN FWY | NUNEZ RICARDO |
| 15 | 13122 C F HAWN FWY | FULLER JEAN |
| 16 | 13122 C F HAWN FWY | RAMIREZ JOSE ENRIQUE |
| 17 | 13122 C F HAWN FWY | VILLAREAL BRENDA |
| 18 | 13122 C F HAWN FWY | CRUZ TULIA |
| 19 | 13122 C F HAWN FWY | MORALES BEATRIS |
| 20 | 13122 C F HAWN FWY | WILDWOOD ACRES |
| 21 | 13122 C F HAWN FWY | METRA PROPERTIES |
| 22 | 13122 C F HAWN FWY | CORNEJO ROBERTO |
| 23 | 13122 C F HAWN FWY | PARTIDA LISBETH M |
| 24 | 13122 C F HAWN FWY | CRESTOBAL ABREGO |
| 25 | 13122 C F HAWN FWY | MARTINEZ SANDRA |
| 26 | 13122 C F HAWN FWY | OLGUIN BUENO ESPERANZA |

05/02/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|------------------------------------|
| 27 | 13122 C F HAWN FWY | MENTRA PROPERTIES |
| 28 | 13122 C F HAWN FWY | RODRIGUEZ HERLINDO |
| 29 | 13122 C F HAWN FWY | DIAZ MIGUEL ALEJANDRO |
| 30 | 13122 C F HAWN FWY | GOMEZ ROSA |
| 31 | 13122 C F HAWN FWY | DISHEROON ROBERTO |
| 32 | 13122 C F HAWN FWY | VARGAS MANOLO |
| 33 | 13122 C F HAWN FWY | DIAZ MIGUEL ALEJANDRO |
| 34 | 13122 C F HAWN FWY | SALAZAR JESUS |
| 35 | 13122 C F HAWN FWY | GUILLEN JOEL |
| 36 | 13122 C F HAWN FWY | CROOK ED |
| 37 | 13122 C F HAWN FWY | NOE JOHN |
| 38 | 13122 C F HAWN FWY | YOUNGBLOOD NIKI |
| 39 | 13122 C F HAWN FWY | FRANKLIN ANA MARIE |
| 40 | 13122 C F HAWN FWY | MEJIA JORGE |
| 41 | 13122 C F HAWN FWY | SCOTT ANITA |
| 42 | 13122 C F HAWN FWY | SHELTON TAMMY |
| 43 | 13122 C F HAWN FWY | MARTIN ANZUIANO |
| 44 | 13122 C F HAWN FWY | ZOUZALIK BERNICE |
| 45 | 13122 C F HAWN FWY | ROBLES VERONICA |
| 46 | 13122 C F HAWN FWY | VIRIDIANA GOMEZ |
| 47 | 13122 C F HAWN FWY | CORNEJO ROSALINDA |
| 48 | 13122 C F HAWN FWY | ROCHA ALDO ALBERTO & CRYSTAL EMILY |
| 49 | 13122 C F HAWN FWY | TIJERINA MARIA |
| 50 | 13209 C F HAWN FWY | ARMSTRONG JERRY DALE SR |
| 51 | 1830 EDD RD | EDD ROAD PROPERTIES LLC |
| 52 | 13121 C F HAWN FWY | THOMPSON VAUGHN LEE |
| 53 | 13201 C F HAWN FWY | SANTA FE BALLROOM LLC |

FILE NUMBER: Z167-325(PD)

DATE FILED: June 13, 2017

LOCATION: South side of East Colorado Boulevard, west of North Zang Boulevard

COUNCIL DISTRICT: 1

MAPSCO: 44-Z

SIZE OF REQUEST: ±0.72 acres

CENSUS TRACT: 20.00

REPRESENTATIVE: City Credit Union

APPLICANT: City Credit Union

OWNER: Harold & Melanie Hembree Revocable Trust

REQUEST: An application for the renewal of Specific Use Permit No. 1679 drive-thru service and a financial institution with drive-in windows on property zoned Subdistrict E, WMU-8 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.

SUMMARY: The applicant proposes to continue operation of the financial institution use with drive-in window [City Credit Union].

STAFF RECOMMENDATION: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to revised conditions.

BACKGROUND INFORMATION:

- The request site is currently developed with a 2,635-square foot bank with 3 drive-through lanes and an ATM lane.
- The request site is adjacent to retail, restaurant, gas station, medical office, park, warehouse, and multifamily uses.
- The applicant has revised the request to remove the restaurant with drive-through service use.

Zoning History: There have been no recent zoning cases within the past five years.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|-----------------------|----------------|--------------|
| N. Zang Boulevard | Minor Arterial | 100 ft. |
| E. Colorado Boulevard | Collector | 80 ft. |

Land Use:

| | Zoning | Land Use |
|-------|--|--|
| Site | PD No. 468 Subdistrict E | Financial Institution w/drive-in windows |
| North | PD No. 468 Subdistrict G | Retail, Gas Station, Medical Office |
| East | PD No. 468 Subdistrict A and
PD No. 468 Subdistrict E | Medical Office, Park |
| South | PD No. 468 Subdistrict E | Warehouse, Restaurant |
| West | PD No. 468 Subdistrict E | Restaurant |

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

The applicant's request is consistent with the Building Block for this area and complies with the following land use goal and policy of the Comprehensive Plan.

ECONOMIC ELEMENT

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Area Plan:

North Oak Cliff Land Use and Development Plan (April 1986)

The plan recommends Retail/Commercial development. The following objectives apply to the proposed development:

Objective 3. Preserve and enhance positive aspects of existing diversity of north Oak Cliff.

Policy 3.1 Structure and preserve opportunities for small and large development and investment.

Land Use Compatibility:

The request is compatible with the surrounding area as it provides a use that is consistent with the retail and medical office nature of the area. For this reason, the development also complies with the long-range planning objectives for the area. The surrounding land uses are a restaurant to the west; retail, gas station, and medical office to the north; medical office and park to the east; and warehouse and restaurant uses to the south.

The request site consists of a one-story, 2,635 square foot financial institution with four drive-through lanes; three lanes used for teller service and one unmanned ATM lane fronting on the south line of East Colorado Boulevard. The four drive through lanes are covered by canopies located on the south side of the building. The financial institution is allowed by right without the drive-through lanes, but Planned Development District No. 468 requires a Specific Use Permit for financial institution uses with drive-through lanes.

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.

PDD No. 468, in its purpose, envisions the creation of a more desirable pedestrian environment. The request site provides features that are consistent in the creation of such an environment with enhanced pavement in the sidewalk area on the north and west sides of the building, the continued sidewalk across ingress/egress points, and all of the one-way drive aisles support the vision. While the applicant did not submit a landscape plan for SUP No. 1679, the request site further complies with the vision by providing landscaping strips in compliance with the street tree and parking lot screening requirements of PDD No. 468.

Initially, staff recommended a time period of five years with eligibility for automatic renewals of additional ten-year periods. The initial period of five years was recommended to ensure that the use, which is located within the Trinity River Land Use Plan study area (which was in its infancy stages at that time), did not cause traffic problems and/or allow an incompatible use within the area. As a result of the study and the ten years of operation, staff has determined that not only does the request comply with the general provisions for consideration of approval of the SUP renewal, the request further complies with the visions of the area plans and the Trinity River Land Use study. The request is therefore consistent with the character of the neighborhood, does not pose a negative impact and should receive a ten-year time period with eligibility for automatic renewals of additional ten-year periods.

Parking/Traffic:

Per the Dallas Development Codes, the ordinance regulating PDD No. 468 requires off street parking for a financial institution with drive-in windows use at one space for each 333 square feet of floor area. The requested use is an existing 2,635-square feet structure. Pursuant to the Dallas Development Code, the existing structure requires 8 spaces; with 26 spaces provided.

The Dallas Development Code requires a minimum of five stacking spaces be provided for each financial institution teller window or station and each unmanned transaction station (ATM) must have a minimum of three stacking spaces. A minimum of eight stacking spaces must be provided for the drive-through window lanes. The site plan shows that the drive-through lanes meet the stacking requirements.

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 continued operation of the requested use.

Landscaping:

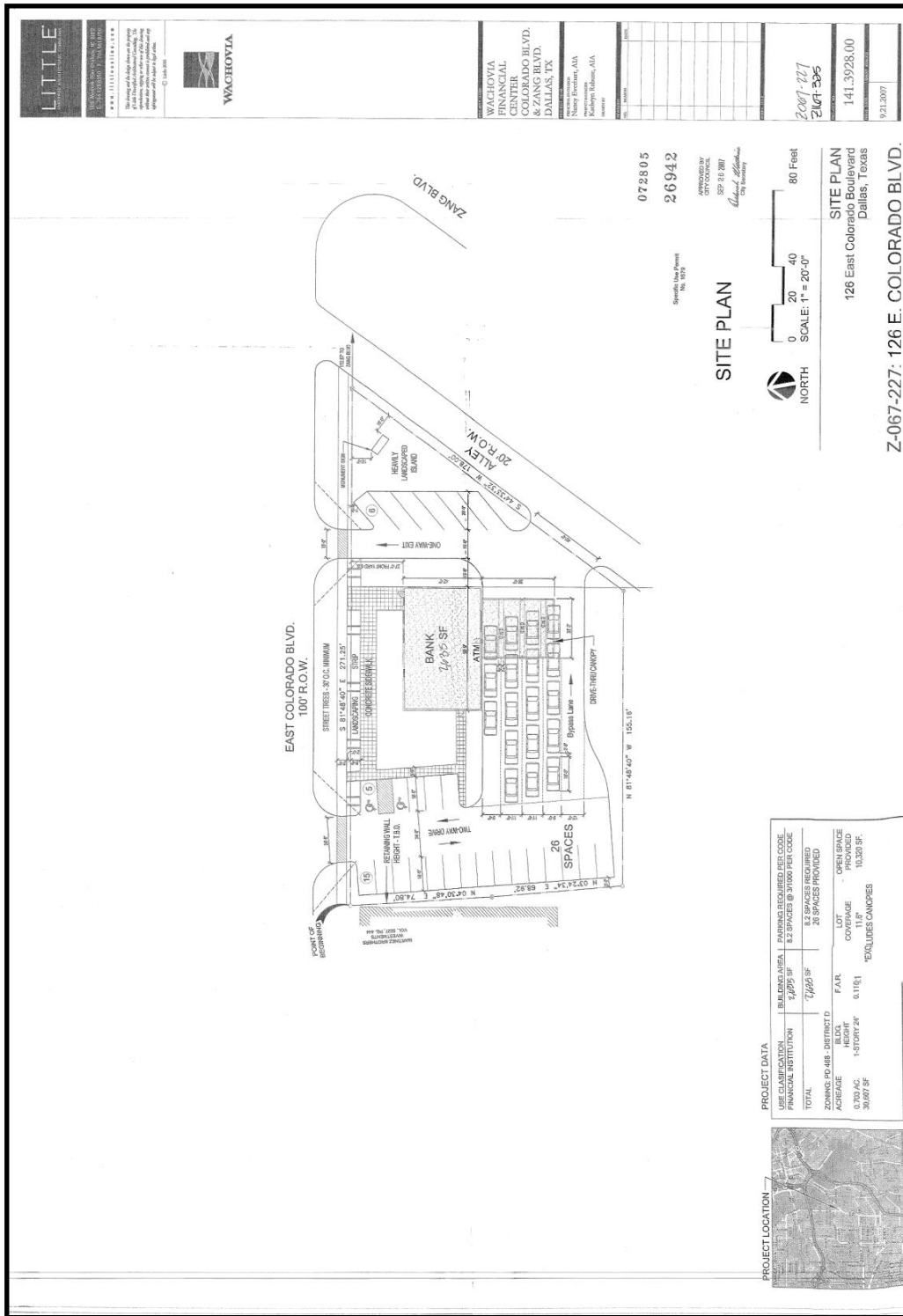
Landscaping is provided in accordance with the requirements of Planned Development District No. 468.

PROPOSED CONDITIONS

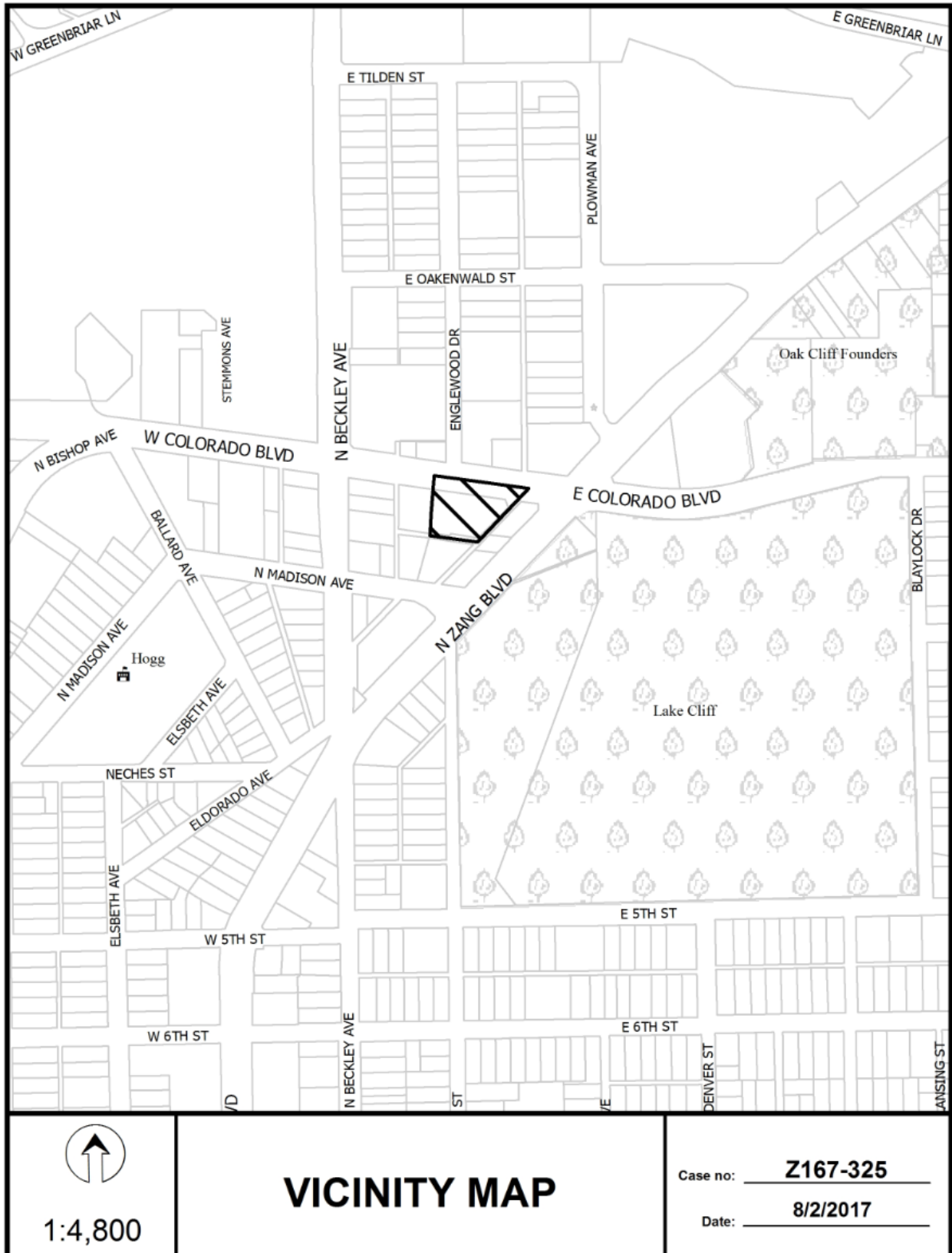
1. USE: The only uses authorized by this specific use permit is a bank or savings and loan office with drive-through window service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit is approved for a ten-year period, and is eligible for automatic renewal for additional ten-year periods, pursuant to Section 51A-4.219 of CHAPTER 51A of the Dallas City Code, as amended. In order for automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced).
4. DIRECTIONAL SIGNAGE: Directional signage and/or pavement markings must be provided to clearly indicate ingress and egress from the drive-through window lanes. Final design of the signage and pavement markings must be approved by the building official prior to the issuance of a certificate of occupancy for the uses authorized by this specific use permit.
5. DRIVE-THROUGH WINDOW: A maximum of ~~three~~ four drive-through window lanes, limited to ~~two~~ three teller windows or stations and one unmanned transaction station (ATM), for the financial institution use are permitted only in the location shown on the attached site plan.
6. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan.
7. STACKING:
 - a. Teller windows. A minimum of five stacking spaces must be provided for each teller window in the location shown on the attached site plan.
 - b. Automated-teller machine. A minimum of ~~two~~ three stacking spaces must be provided for the automated-teller machine (ATM) in the location shown on the attached site plan.
8. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance.

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

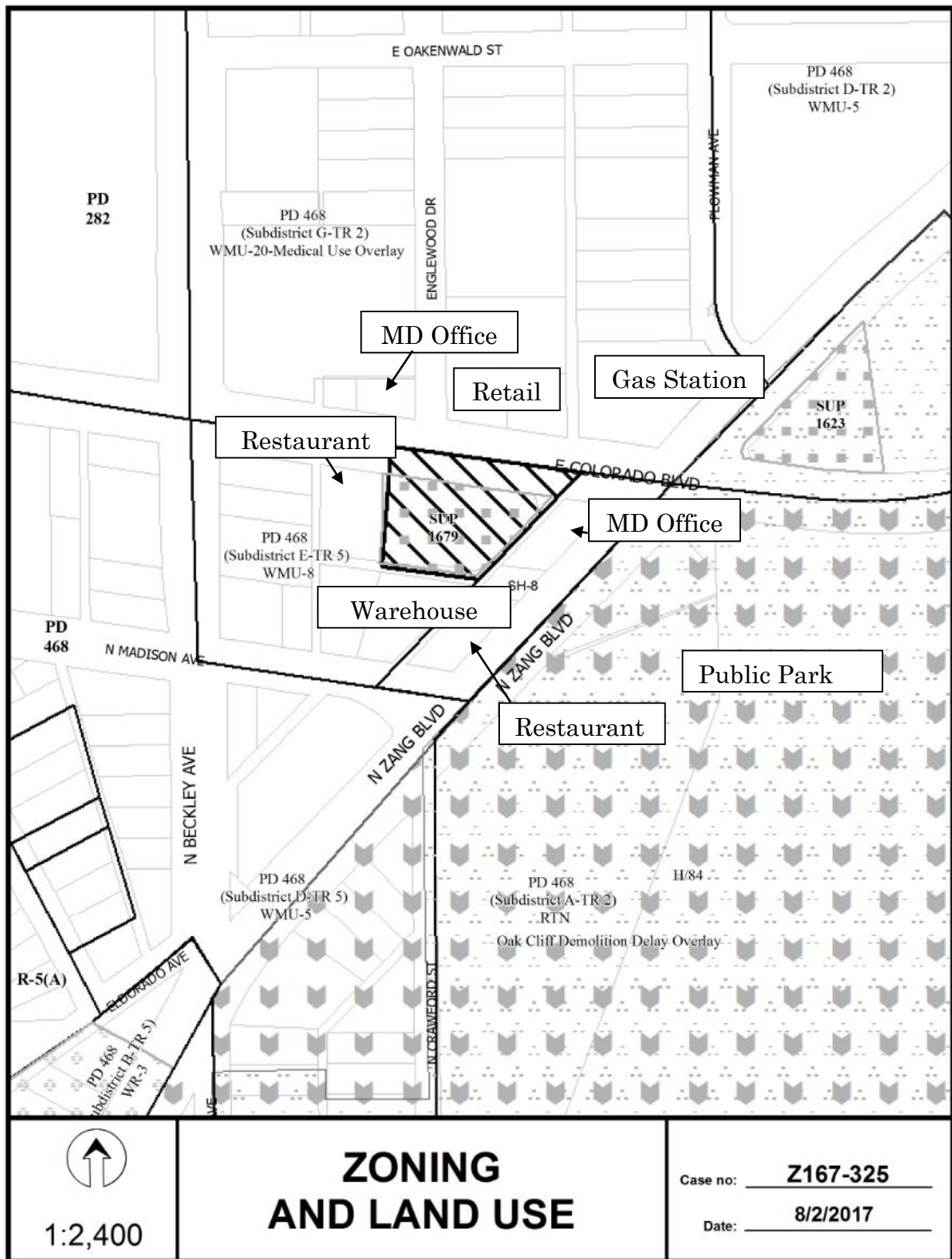
SITE PLAN

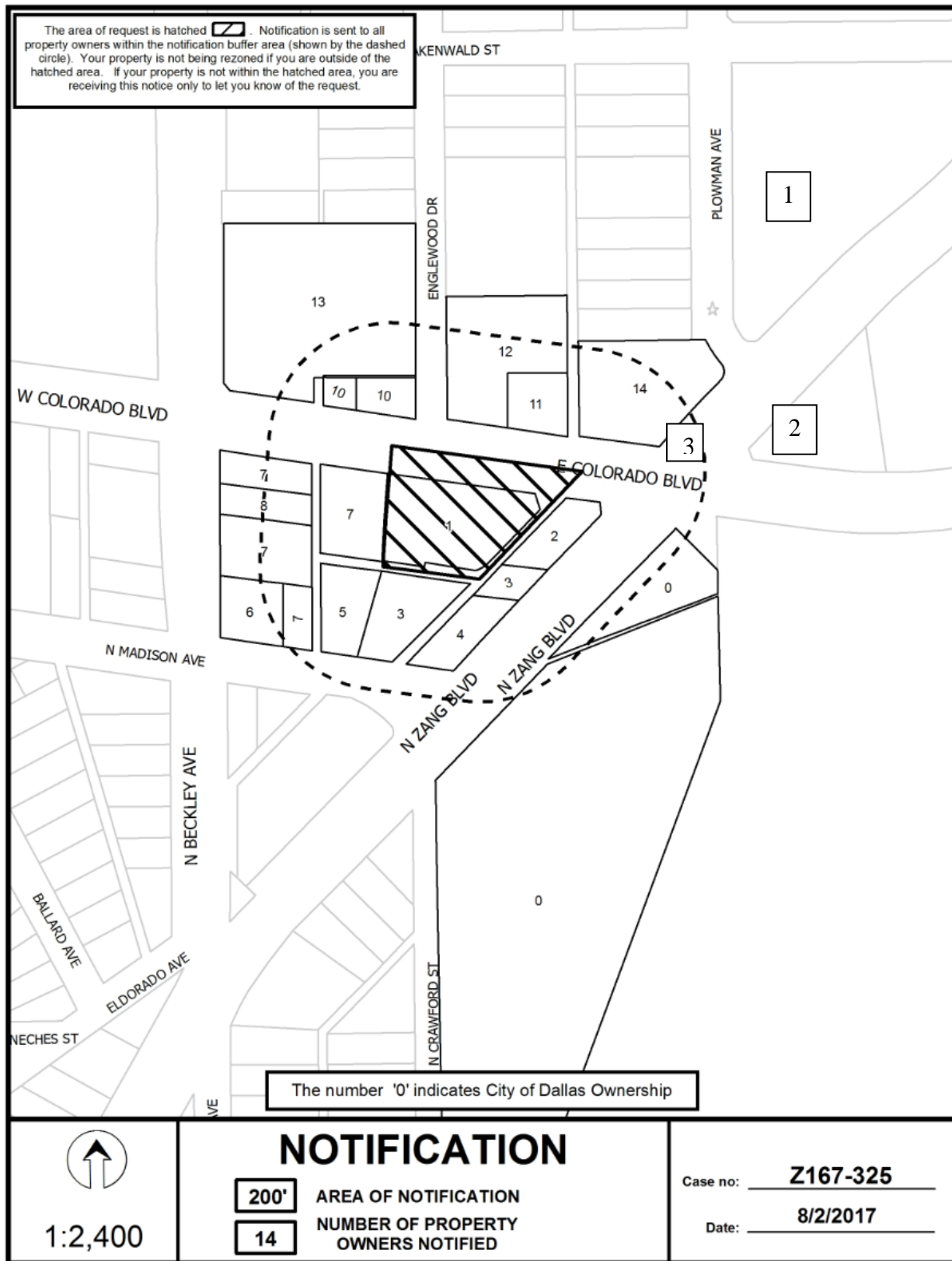












08/02/2017

Notification List of Property Owners
Z167-325

14 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------------|
| 1 | 126 E COLORADO BLVD | HEBREE REVOCABLE LIVING TRUST |
| 2 | 222 E COLORADO BLVD | ROBERTS STEPHANIE & |
| 3 | 1211 N ZANG BLVD | TRITON ZANG LLC |
| 4 | 1201 N ZANG BLVD | TRITON ZANG LLC |
| 5 | 1317 N MADISON AVE | NEWMAN WILLIAM E JR |
| 6 | 1202 N BECKLEY AVE | TRITON BECKLEY LLC |
| 7 | 1309 N MADISON AVE | MARTINEZ BROS INV |
| 8 | 1218 N BECKLEY AVE | MARTINEZ BRO INV |
| 9 | 1307 ENGLEWOOD DR | AMIRGHOLIZADEH KARIM |
| 10 | 123 E COLORADO BLVD | AMIR KARIM |
| 11 | 211 E COLORADO BLVD | BARR MARY CHRISTIAN TRUST |
| 12 | 203 E COLORADO BLVD | MARY CHRISTIAN BARR TRUST |
| 13 | 1306 N BECKLEY AVE | CTA ASSOCIATES LP |
| 14 | 225 E COLORADO BLVD | SEJ ASSET MANAGEMENT & INV CO |

FILE NUMBER: Z167-328(SM)

DATE FILED: June 19, 2017

LOCATION: South corner of Elm Street and North Crowds Street

COUNCIL DISTRICT: 2

MAPSCO: 45-M

SIZE OF REQUEST: Approx. 0.11 acres

CENSUS TRACT: 204.00

REPRESENTATIVE: Audra Buckley

APPLICANT: Wit's End, James Adkins

OWNER: Westdale Properties America I, Ltd.

REQUEST: An application for the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The applicant proposes to continue operation of a bar and dance hall [Wit's End].

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

BACKGROUND INFORMATION

- On December 14, 2011, the City Council approved this Specific Use Permit No. 1982. (Case Z101-347).
- On December 11, 2013, the City Council approved an amendment (Case Z123-347) to add a dance hall.
- On December 10, 2014, the City Council approved a renewal of this specific use permit,
- On December 10, 2017, this specific use permit will expire, if not renewed.

Zoning History: There has been 13 recent zoning cases requested in the area in the past five years

1. **Z123-267** On May 28, 2017, the City Council approved amendments to Planned Development District No. 269 with consideration given to amending certain use regulations and development standards
2. **Z123-109** On January 23, 2013, the City Council approved the renewal of Specific Use Permit No. 1694 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue.
3. **Z145-249** On August 12, 2015, the City Council approved the renewal of Specific Use Permit No. 2050 for a bar, lounge, or tavern.
4. **Z123-299** On October 8, 2013, the City Council approved Specific Use Permit No. 1750 for a bar, lounge or tavern.
5. **Z134-224** On December 10, 2104, the City Council approved Specific Use Permit No. 2122 for a bar, lounge or tavern.
6. **Z167-154** On April 12, 2017, the City Council approved the renewal of Specific Use Permit No. 2122 for a bar, lounge, or tavern.
7. **Z145-121** On February 11, 2015, the City Council approved the renewal of Specific Use Permit No. 1783 for a bar, lounge, or tavern.
8. **Z145-160** On April 22, 2015, the City Council approved Specific Use Permit No. 2144 for a bar, lounge or tavern.
9. **Z145-176** On May 13, 2015, the City Council approved the renewal of Specific Use Permit No. 1696 for a bar, lounge, or tavern.

10. **Z123-206** On June 12, 2013, the City Council approved the renewal of Specific Use Permit No. 1707 for a tattoo and body piercing studio.
11. **Z167-233** On June 14, 2017, the City Council approved the renewal of Specific Use Permit No. 1685 for a bar, lounge or tavern.
12. **Z167-277** On August 9, 2017, the City Council will consider a Specific Use Permit for a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue.
13. **Z134-222** On August 13, 2014, the City Council approved the renewal of Specific Use Permit No. 1757 for a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue.

Thoroughfares/Streets:

| Thoroughfares/Street | Type | Existing ROW |
|----------------------|-------|--------------|
| Elm Street | Local | 70 ft. |
| N. Crowdus Street | Local | 50 ft. |

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested renewal and determined it has not had a negative impact upon the surrounding street system.

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

The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

STAFF ANALYSIS:**Land Use:**

| | Zoning | Land Use |
|--------------|---------------|--|
| Site | PDD 269 | Bar, lounge or tavern |
| North | PDD 269 | Retail and surface parking |
| East | PDD 269 | Surface parking |
| South | PDD 269 | Retail |
| West | PDD 269 | Retail and commercial amusement inside |

Land Use Compatibility:

The site is surrounded by a mix of retail/restaurant uses that are served by various surface parking lots and metered spaces along Elm Street. The site is in close proximity to the DART Green Line. As noted below, there have been minimal reported police activities at this location for the past three years. As a result of this analysis, staff has determined the request complies with the general provisions for consideration of an SUP.

The use originally obtained the SUP with the provision for a 120 square foot dance floor and a bar, lounge, or tavern. However, the site has not obtained a dance hall license and the issued certificate of occupancy excludes a dance floor. Therefore, the applicant must obtain a new certificate of occupancy from Building Inspection that includes a dance floor and a dance hall license from the Dallas Police Department prior to operating the dance floor that is allowed by the renewal of this SUP.

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 existing bar and proposed dance hall are required to provide 19 off-street parking spaces. The first 2,500 square feet of a bar located within an original building does not require parking, the remainder requires one space per 100 square feet of floor. A dance hall requires one space per 25 square feet of floor area. The SUP conditions specify that the maximum floor area of a bar is 4,792 square feet; therefore, 23 spaces are required for the bar. In addition, the 120 square foot dance floor requires 5 spaces. The site is also eligible for a 10% parking reduction for proximity to DART and a total of six on-street parking spaces are adjacent to the subject site and may be applied towards the site's off-street parking requirement.

| Use | Area (SF) | Ratio | Required |
|------------------------|------------------|--------------|-----------------|
| Dance hall | 120 | 25 | 5 |
| Bar, lounge, or tavern | 4792-2500=2292 | 100 | 23 |
| Subtotal | | | 28 |
| - 10% DART | | | 25 |
| - On-street | | | 6 |
| Total required | | | 19 |

All other required off-street parking would be provided via a remote parking agreement.

Police Report:

For the period covering issuance of the SUP, December 10, 2014 to August 2, 2017, police reported activities associated with the subject site are as follows:

| Incident Number | Date | Offense |
|------------------------|-------------|-------------------|
| 281166-2016 | 11/25/2016 | Not Coded |
| 245879-2016 | 10/13/2016 | Burglary-Business |
| 181487-2016 | 7/28/2016 | Other Thefts |
| 079102-2016 | 4/3/2016 | Fraud |
| 300797-2015 | 12/27/2015 | Not Coded |
| 270290-2015 | 11/20/2015 | Miscellaneous |
| 254403-2015 | 11/1/2015 | Investigation Of |
| 167514-2015 | 7/21/2015 | Criminal Trespass |
| 20140020510 | 1/25/2014 | Investigation Of |

List of Partners/Principals/Officers

Westdale Properties America I, Ltd., a Texas limited partnership

Officers of Westdale Properties America I, Ltd.

Joseph G. Beard, President

Ken Carlson, Vice President

Chuck Hixson, Vice President

Westdale Properties America, Inc., a Texas corporation, Limited Partner

Officers of Westdale Properties America, Inc.

Joseph G. Beard, President

Ken Carlson, Vice President

JGB Ventures, Inc., a Texas corporation, General Partner

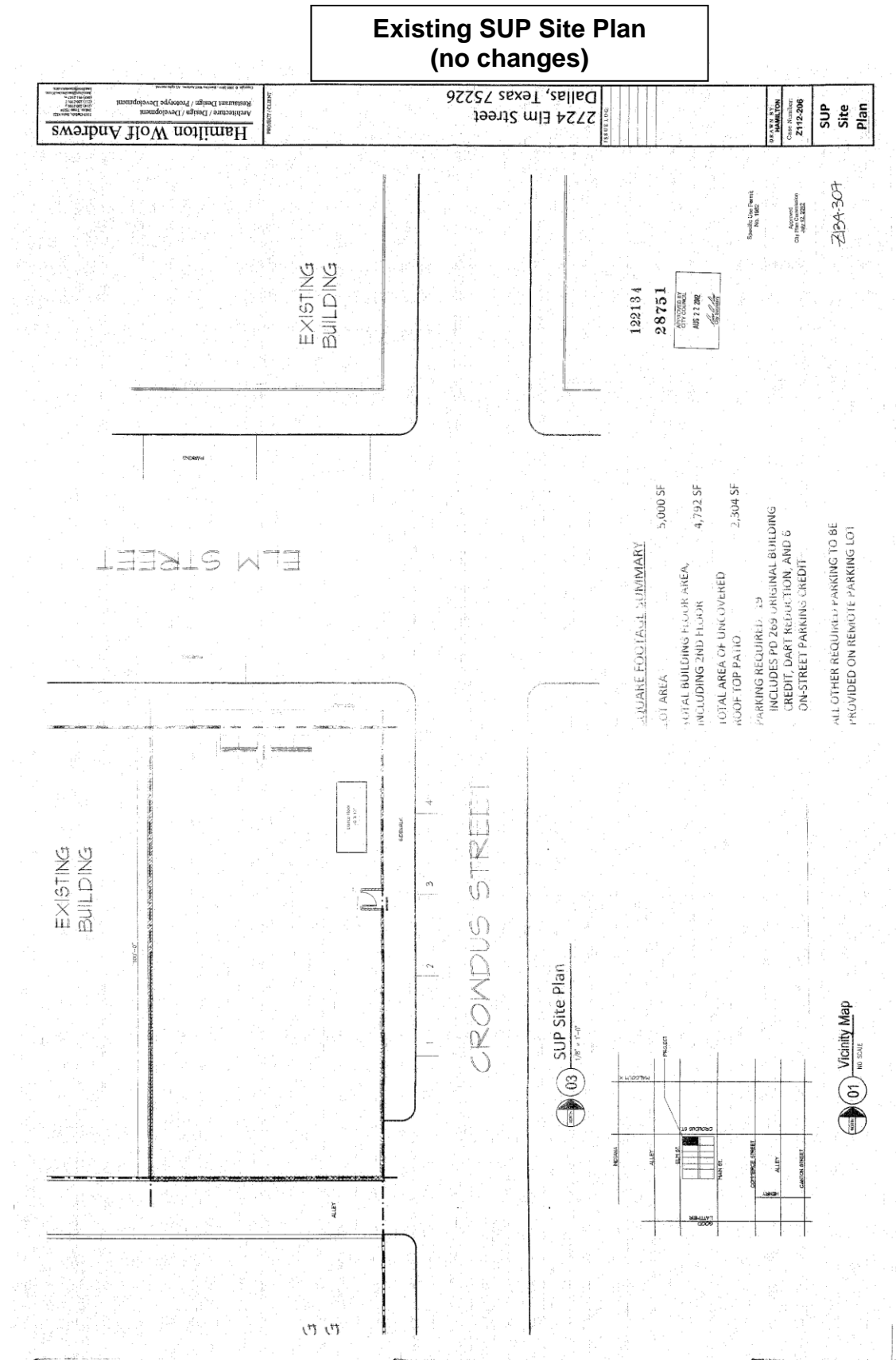
Officers of JGB Ventures, Inc.

Joseph G. Beard, President

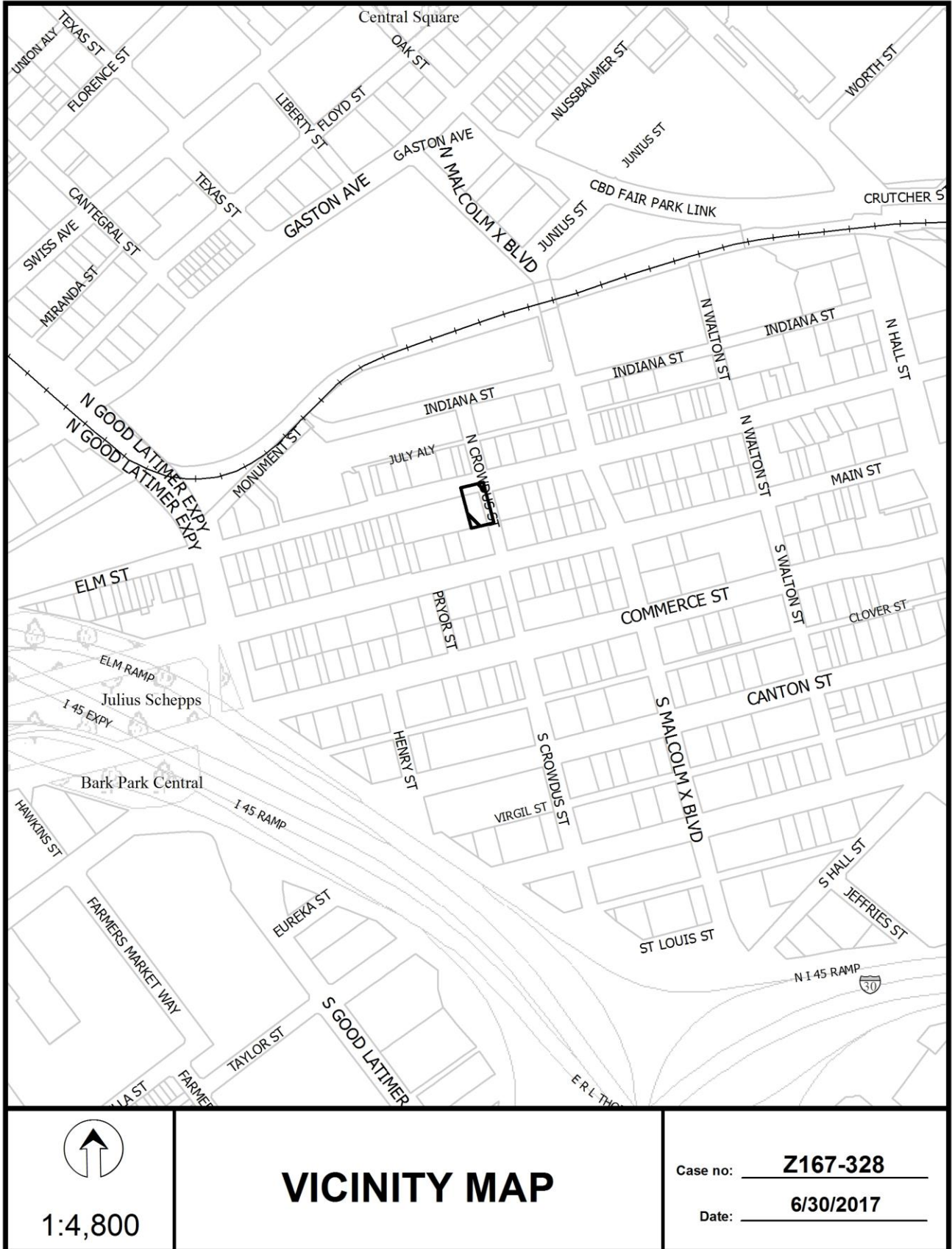
Ken Carlson, Vice President

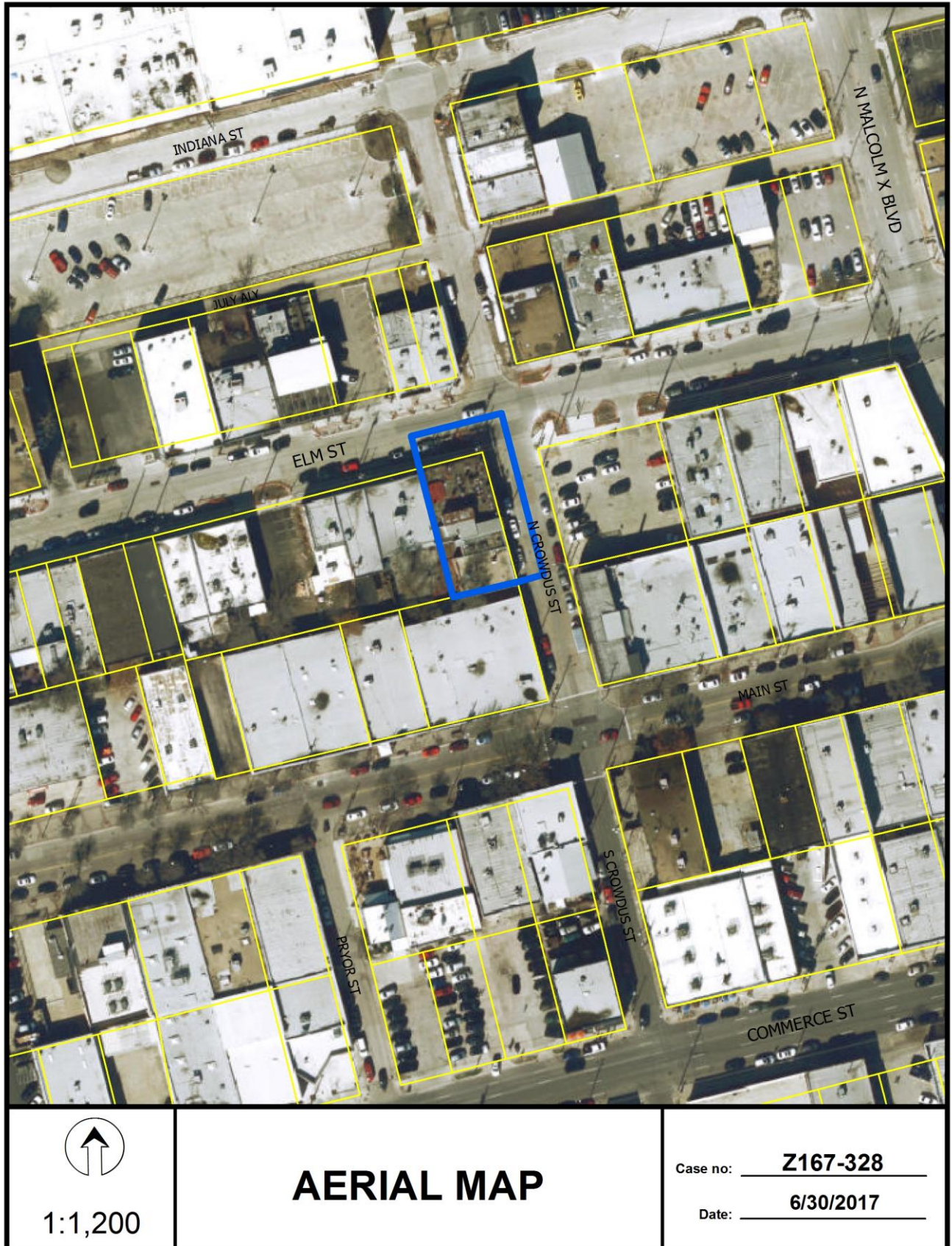
Proposed SUP No. 1982 Amendments

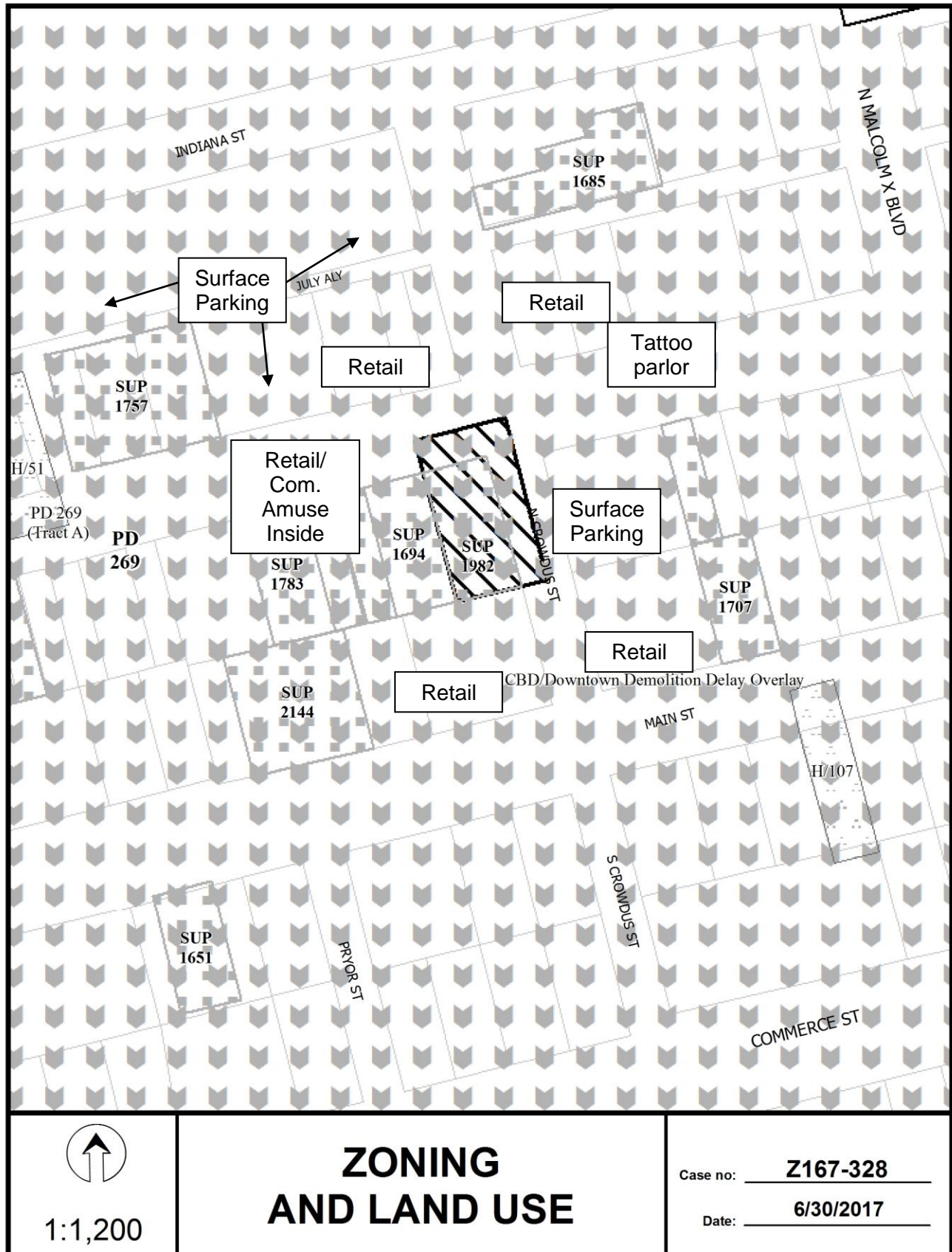
1. **USE:** The only uses authorized by this specific use permit are a bar, lounge, or tavern and an inside commercial amusement limited to a dance hall.
2. **SITE PLAN:** Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT:** This specific use permit expires on **(three-years) [December 10, 2017]**.
4. **FLOOR AREA:**
 - A. Maximum total floor area for a bar, lounge, or tavern and an inside commercial amusement limited to a dance hall is 4,792 square feet in the location shown on the attached site plan.
 - B. Maximum floor area for a dance floor is 120 square feet in the location shown on the attached site plan.
 - C. Maximum floor area for an uncovered rooftop patio is 2,304 square feet.
5. **HOURS OF OPERATION:** The bar, lounge, or tavern and the inside commercial amusement limited to a dance hall may only operate between 4:00 pm. and 2:00 a.m. (the next day), Monday through Friday and between 12:00 p.m. (noon) and 2:00 a.m. (the next day), Saturday and Sunday.
6. **OFF-STREET PARKING:** Off-street parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Dallas Development Code Section 51A-4.704(b)(4), as amended, may not be used to meet the off-street parking requirement.
7. **OUTDOOR SPEAKERS:** Outdoor speakers are prohibited.
8. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
9. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

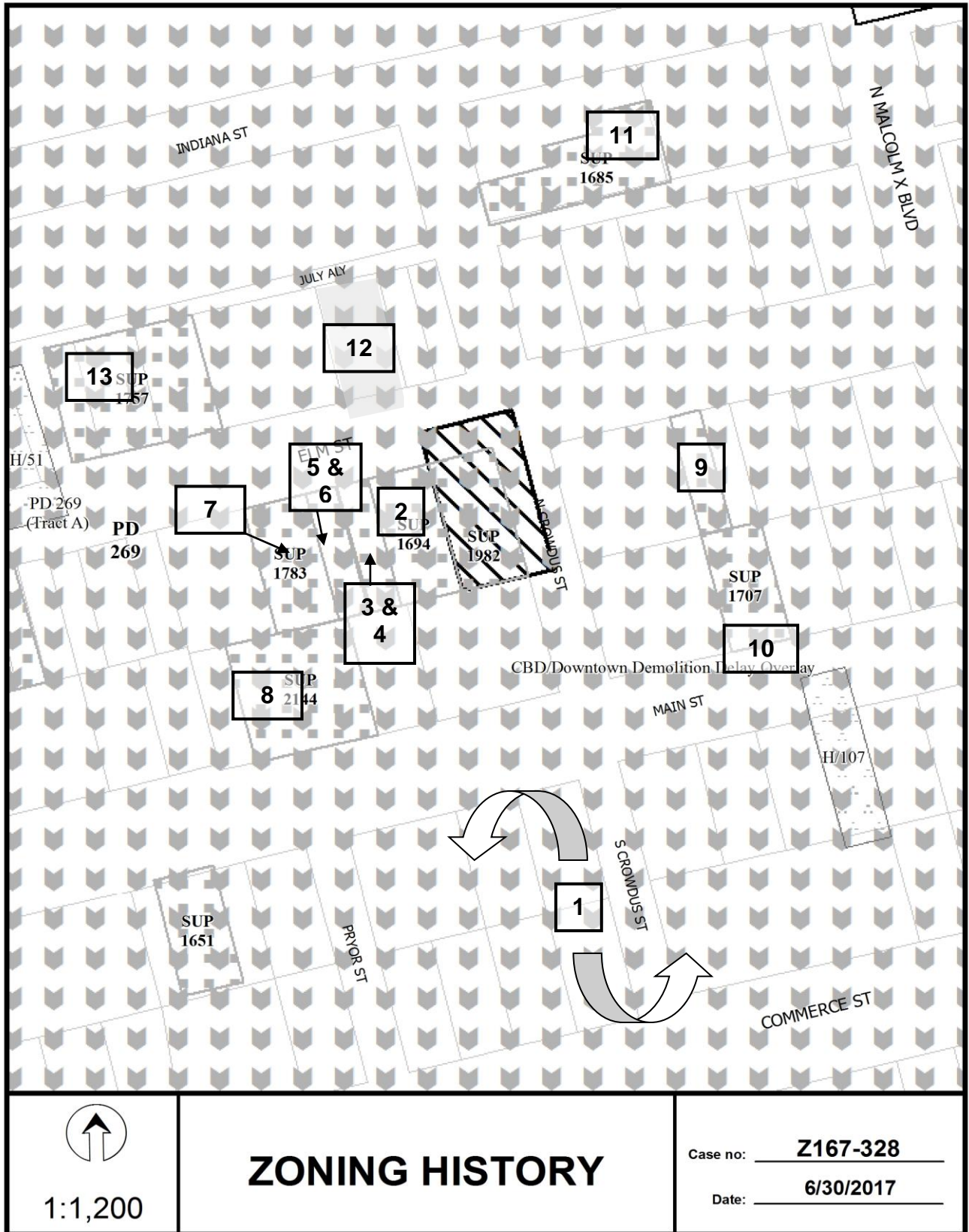


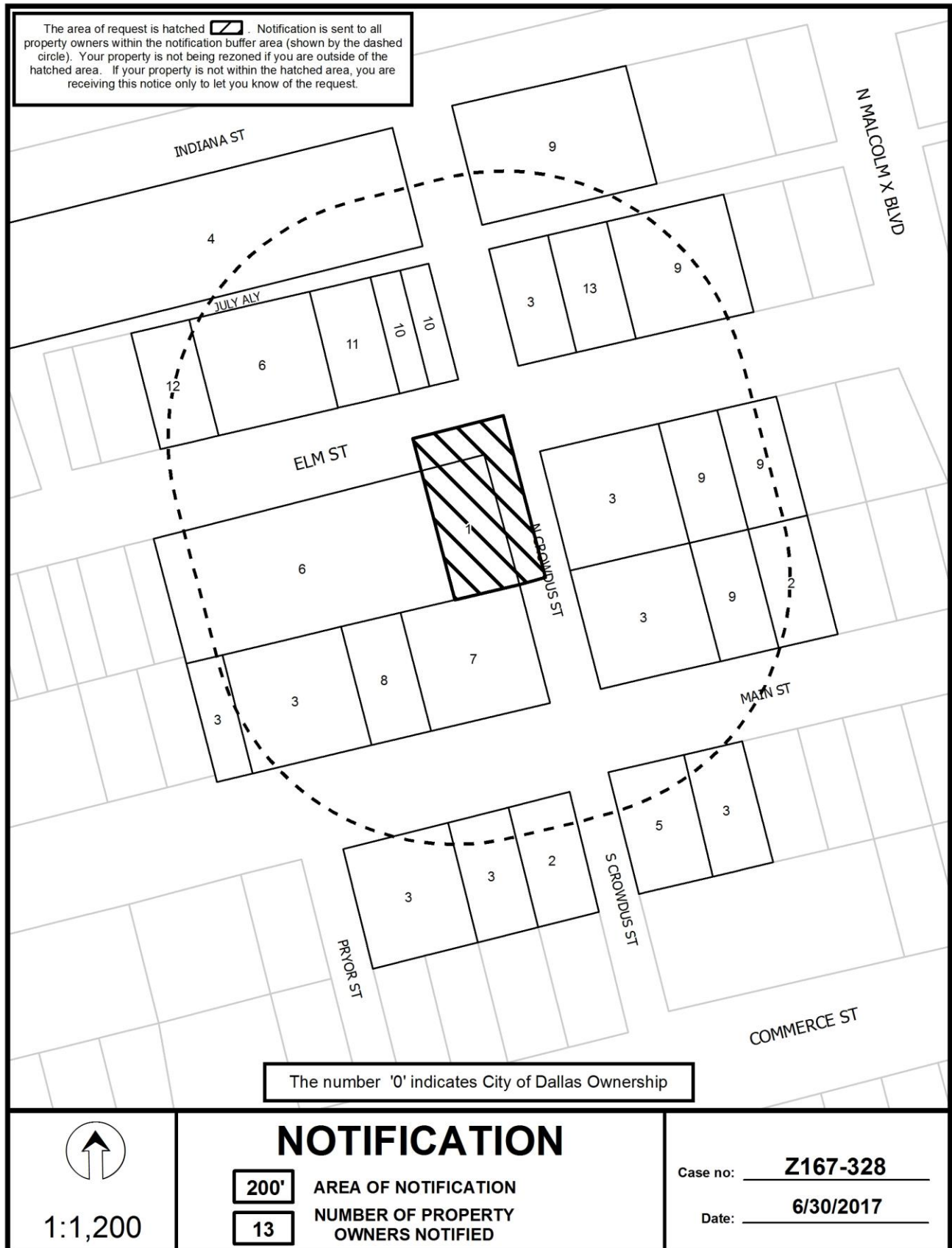
Z167-328(SM)











06/30/2017

Notification List of Property Owners

Z167-328

13 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------------|
| 1 | 2724 ELM ST | WESTDALE PROPERTIES AMERICA I LTD |
| 2 | 2712 MAIN ST | CASS DON E TR |
| 3 | 2708 MAIN ST | 42 DEEP ELLUM LP |
| 4 | 2625 ELM ST | UPLIFT EDUCATION |
| 5 | 2800 MAIN ST | CONGRESS STREET NIGHTS |
| 6 | 2720 ELM ST | ELM STREET REALTY LTD |
| 7 | 2715 MAIN ST | MAIN PROPERTIES LLC |
| 8 | 2707 MAIN ST | DEALEY CHRISTOPHER C |
| 9 | 2816 ELM ST | WESTDALE PROPERTIES AMERICA I LTD |
| 10 | 2723 ELM ST | 2723 ELM STREET JV |
| 11 | 2717 ELM ST | WESTDALE PPTIES AMERICA LTD |
| 12 | 2707 ELM ST | BELMOR CORP |
| 13 | 2807 ELM ST | BLANTON JEANNE |

FILE NUMBER: Z167-240(JM)

DATE FILED: March 6, 2017

LOCATION: On the northeast corner of Gurley Avenue and Bank Street and located on the southwest corner of Parry Avenue and Bank Street.

COUNCIL DISTRICT: 2

MAPSCO: 46-L

SIZE OF REQUEST: ± 3.41 acres

CENSUS TRACT: 25.00

APPLICANT/OWNER: Jubilee Park Community Center Corporation, Owner

REPRESENTATIVE: Eric Seeley % Graham Associates, Inc.

REQUEST: An application to 1) amend Tract 1a within Planned Development District No. 486; and, 2) amend and expand Tract 1b on property zoned Tract 1b within Planned Development District No. 486 and a D(A) Duplex District

SUMMARY: The applicant is purposing to add 7,469 square feet (one lot) to Tract 1b to provide additional parking for the existing Jubilee Park and Community Center. An amendment to Tract 1a shows the entire tract including a proposed community garden. The conceptual plan will match all tracts accordingly.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan, revised Tract 1a development plan, revised Tract 1b development plan, and conditions.

PRIOR CPC ACTION: On July 20 and June 22, 2017, the City Plan Commission held this item under advisement to allow for a community meeting. No updates have been provided.

BACKGROUND INFORMATION:

- The request site is developed with a community service center (Tract 1a) and a church (Tract 1b). The remainder of the PD has a police substation, retirement housing uses, and undeveloped land. The community service center extends across Tract 1 and Tract 1a with various outside activity areas.
- PD No. 486 was approved by the City Council on September 24, 1997 along with subsequent amendments, most recently on June 27, 2012, which provided for an expansion of Tract 1b to add parking, and Tract 1 to allow a child care facility.
- The applicant proposes to expand the boundary of the Tract 1b by adding one parcel on the north line of Gurley Avenue (approx. 7,469 square feet). Additionally, a revised development plan for Tract 1a has been provided, indicating a proposed 12-foot by 20-foot tool shed for an existing community garden that is part of the community service center. Finally, a correction is being made to the conceptual plan to indicate the proper tract boundaries for Tract 1 and Tract 1a. While the zoning map and ordinance matched the tract boundaries, the conceptual plan indicated that Tract 1 extended further into Tract 1a.

Zoning History:

There has been one zoning c **PRIOR CPC ACTION:** On June 8 2017, the City Plan Commission held this item under advisement and instructed staff to re-advertise and re-notice for an Industrial Manufacturing District and a Specific Use Permit for a metal salvage facility use rather than the originally requested PD for IR Industrial Research uses and metal salvage facility use by right.

Case within the vicinity of the area of request in the last five years.

1. **Z145-330:** On November 10, 2015, City Council approved an MF-1(A) Multifamily District on property zoned an NS(A) Neighborhood Service District, located on the west corner of South Carroll Avenue and Bute Street.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Right-of-Way |
|---------------------|-----------|--------------|
| Bank Street | Local | 40 feet |
| Gurley Avenue | Local | 25 feet |
| Parry Avenue | Collector | 60 feet |

Land Use:

| | Zoning | Land Use |
|--------------|--|---|
| Site | PD No. 486 Tracts 1a & 1b & D(A) | Community Rec Center & Surface Parking |
| North | CH & D(A) | Single Family & Undeveloped |
| East | D(A) | Single Family & Multifamily |
| South | PD No. 486 Tract 1c, PD No. 601 & D(A) | Retirement Housing, Child-Care Facility, Single Family, & Duplex |
| West | PD No. 486 Tracts 1 , 1d, & 2, MF-1(A) & NS(A) | Church, Single Family, Police Substation & Community Rec Center, Barber Shop, & Undeveloped |

Traffic:

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

Comprehensive Plan:

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

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

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

Land Use Compatibility:

The applicant is requesting an amendment to and expansion of PD No. 486 to: 1) add one parcel to the site boundary to provide additional parking; 2) revise the development plan for Tract 1a for a proposed tool shed to support the community garden; and, 3) to correct the conceptual plan to identify proper Tract 1 and Tract 1a boundaries.

For purposes of clarification, PD No. 486 is divided into six tracts (see attached Tract Map) as delineated on the proposed conceptual plan, and developed accordingly:

Tract 1-Outside activity areas and child-care facility

Tract 1a-Community service center

Tract 1b-Community service center (Church) and parking

Tract 1c-Retirement housing

Tract 1d-Undeveloped

Tract 2-Police substation, Community service center

The predominate land use in the area north of Carroll Avenue consists of low density single family/duplex residential uses. There does exist a two-story multifamily development along the east line of Gurley Avenue. The balance of the land use south and west of the site consists of institutional (church), community servicing retail, and a scattering of undeveloped parcels. PD No. 601, utilized as a child-care facility, is wrapped by the site's southeastern quadrant.

Parking:

Section 51P-486.108 requires one parking space for each 450 square feet of community service center floor area. The community service center extends across Tracts 1a and 1b. Parking is allowed in required yards. Additionally, the entire PD is seen as one lot for parking purposes. The existing community service center has approximately 12,627 square feet of floor area and provides 23 parking spaces. A new tool shed on Tract 1a will add 240 square feet of floor area for a total of 12,867 square feet. The proposed expansion of Tract 1b will add 17 parking spaces. The total required parking is 37 spaces. The total provided with this amendment will be 40 parking spaces.

Landscaping:

The requested expansion of Tract 1b for parking purposes will require compliance with Article X. This includes providing a 10-foot perimeter landscape buffer due to residential adjacency surrounding the proposed parking lot in Tract 1b, and screening of off-street parking from the public right-of-way (Gurley Avenue).

List of Officers



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS

February 13, 2017

City of Dallas
Department of Development Services
1500 Marilla Street, Room 5B North
Dallas, Texas 75201

RE: List of Partners/Principles/Officers

To Whom It May Concern,

The following is a list of Officers for the Jubilee Park Community Center Corporation:

Ms. Jeff Rice
Board Chair

Mr. Allen Lassiter
Vice President & Treasurer

Mr. James Skochdopole
Vice President & Secretary

Mr. Benjamin Leal
Chief Executive Officer

Sincerely,

Eric M. Seeley, P.E.
Project Manager

Fort Worth
1300 Summit Avenue, Suite 419
Fort Worth, Texas 76102
817.332.5756
Fax 817.336.6909

Arlington
600 Six Flags Drive, Suite 500
Arlington, Texas 76011
817.640.8535
Fax 817.633.5240

Frisco
10880 John W. Elliot, Suite 200
Frisco, Texas 75033
214.618.3114

Z1167-240



Proposed Tract 1a Development Plan

TRACT 1 SITE INFORMATION

ZONING: PD 486

LOT AREA: 1.58 ACRES

BUILDING AREA: 10,587 SF

BUILDING 1: 8,200 SF

BUILDING 2: 2,147 SF

BUILDING 3: 240 SF

IMPERVIOUS COVERAGE: 36%

LOT COVERAGE (BUILDING): 15%

FLOOR AREA RATIO: 0.15

SETBACKS:

10' SIDE/REAR YARD ALONG RESIDENTIAL

25' FRONT YARD ALONG GURLEY AVE

STRUCTURE HEIGHT:

BUILDING 1: 20'-8"

BUILDING 2: 15'-3"

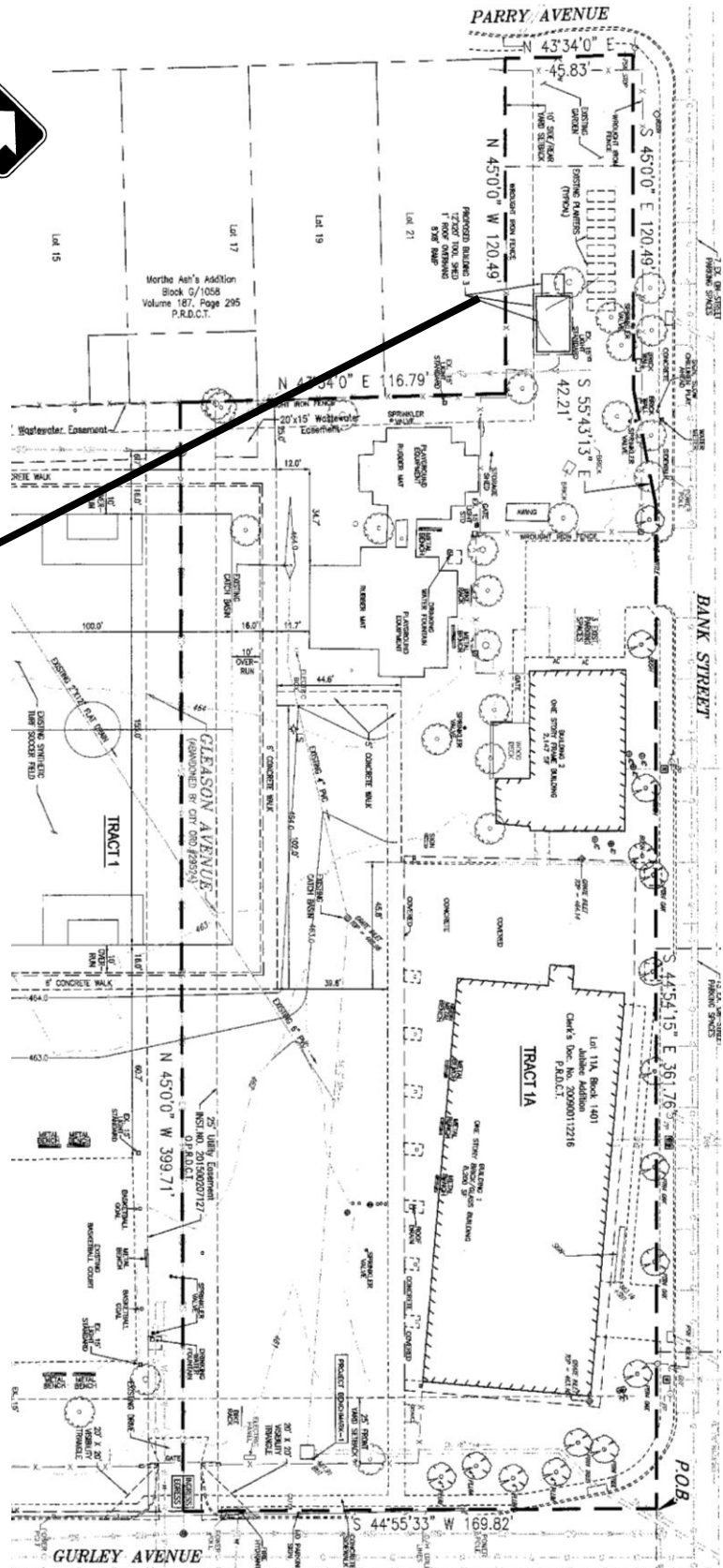
BUILDING 3: 10'-9"

PARKING REQUIRED: 1/450 SF = 23

PARKING PROVIDED: 23*

*ADD'L 20 EX. SPACES LOCATED ON TRACT 1B

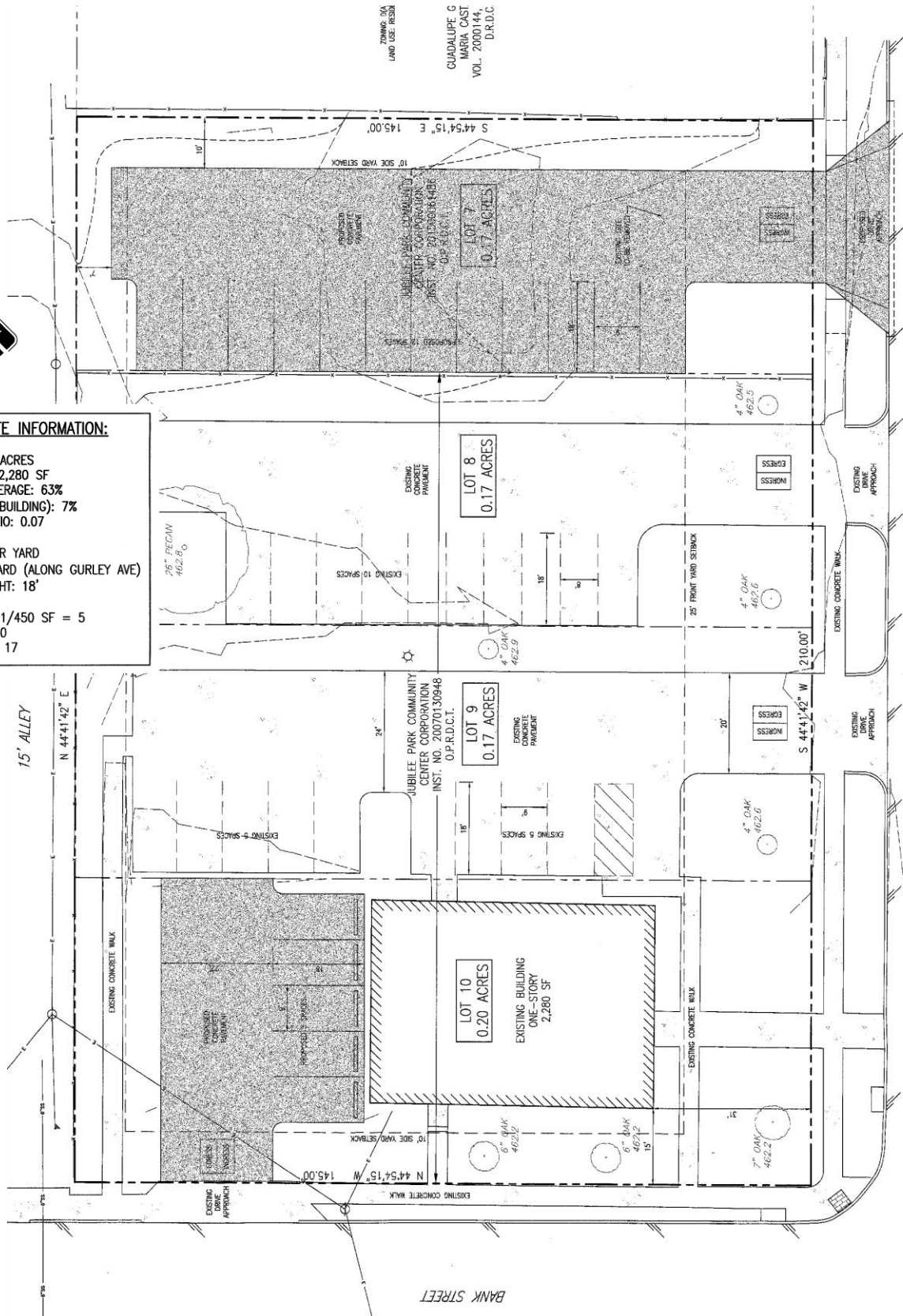
**Amendment for new
12' by 20' tool shed.**



Proposed Tract 1b Development Plan

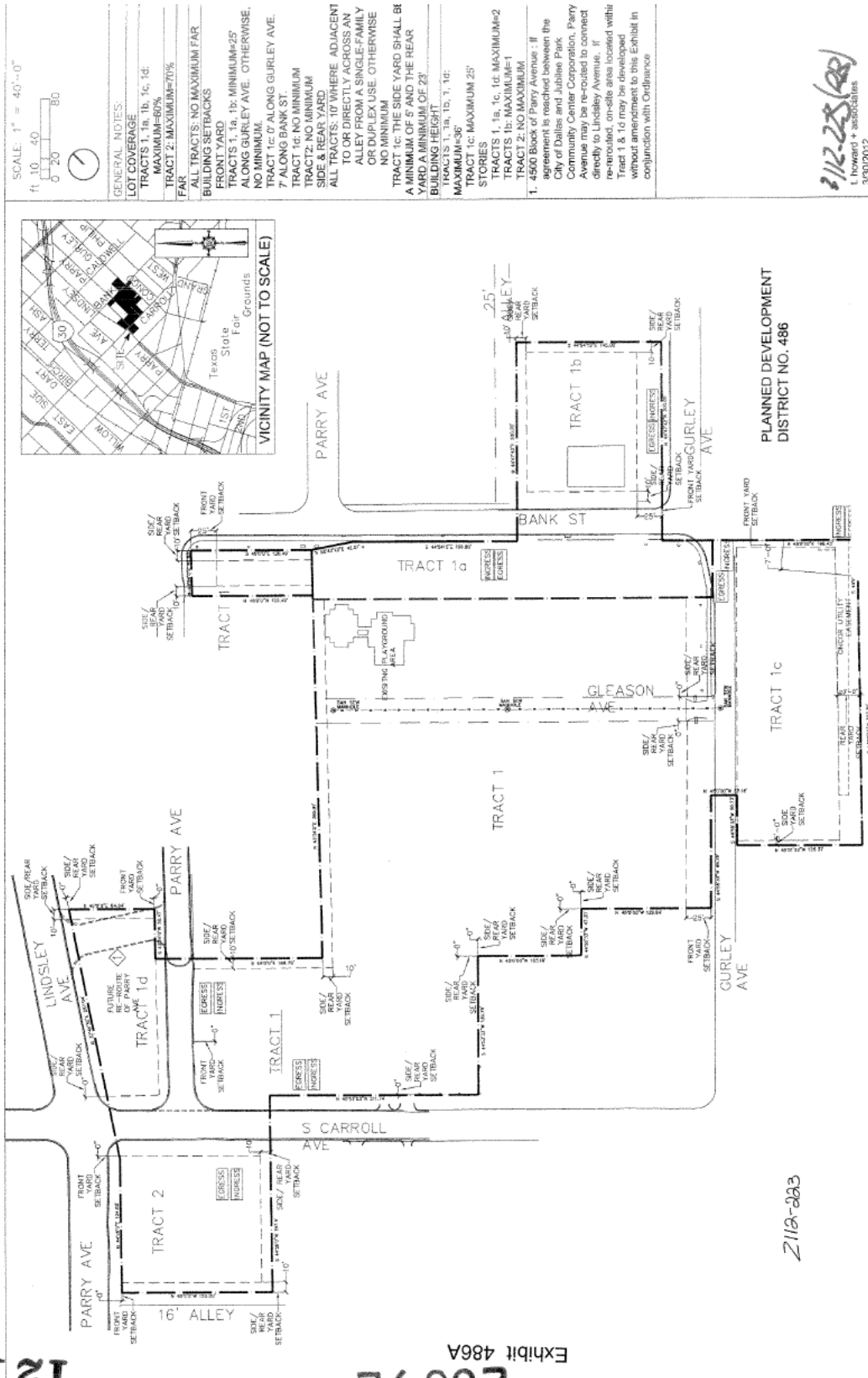
TRACT 1B SITE INFORMATION:

ZONING: PD 486
 LOT AREA: 0.71 ACRES
 BUILDING AREA: 2,280 SF
 IMPERVIOUS COVERAGE: 63%
 LOT COVERAGE (BUILDING): 7%
 FLOOR AREA RATIO: 0.07
 SETBACKS:
 10' SIDE/REAR YARD
 25' FRONT YARD (ALONG GURLEY AVE)
 STRUCTURE HEIGHT: 18'
 PARKING:
 REQUIRED - 1/450 SF = 5
 EXISTING - 20
 PROPOSED - 17



Existing Conceptual Plan

CONCEPTUAL PLAN

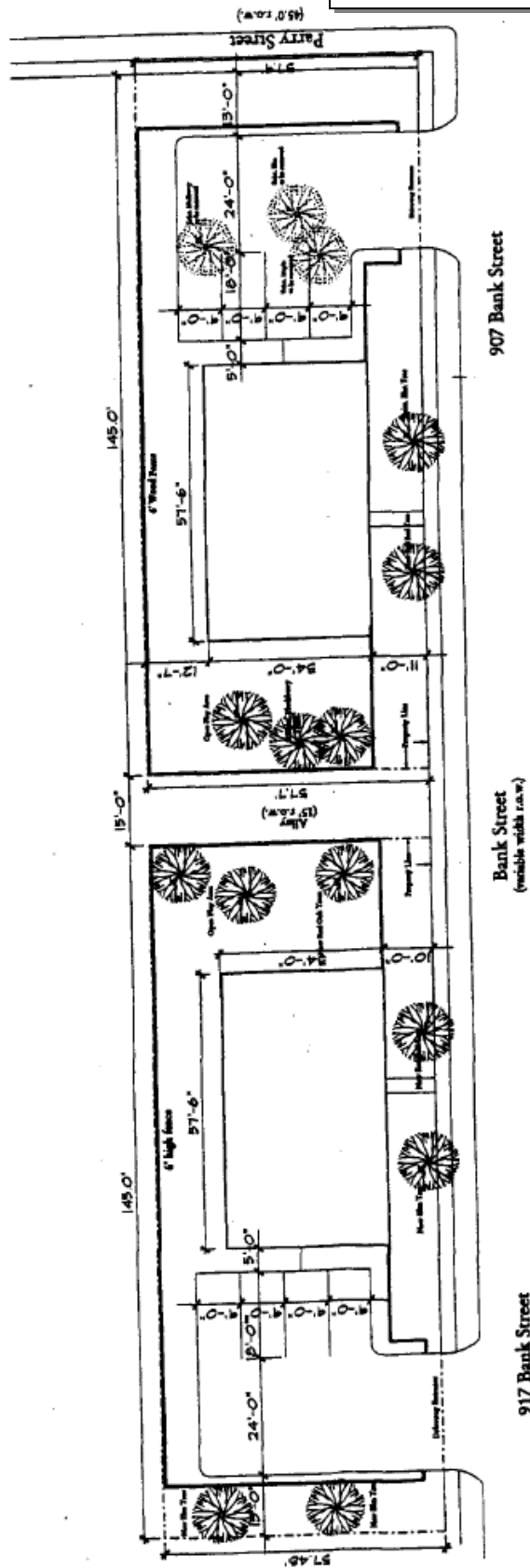


Approved
City Plan Commission
June 7, 2012

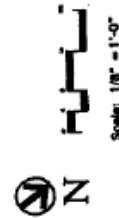
Planned Development

Exhibit 486A

**Existing Tract 1a
Development Plan**



**TRACT 1a
Development/Landscape Plan**



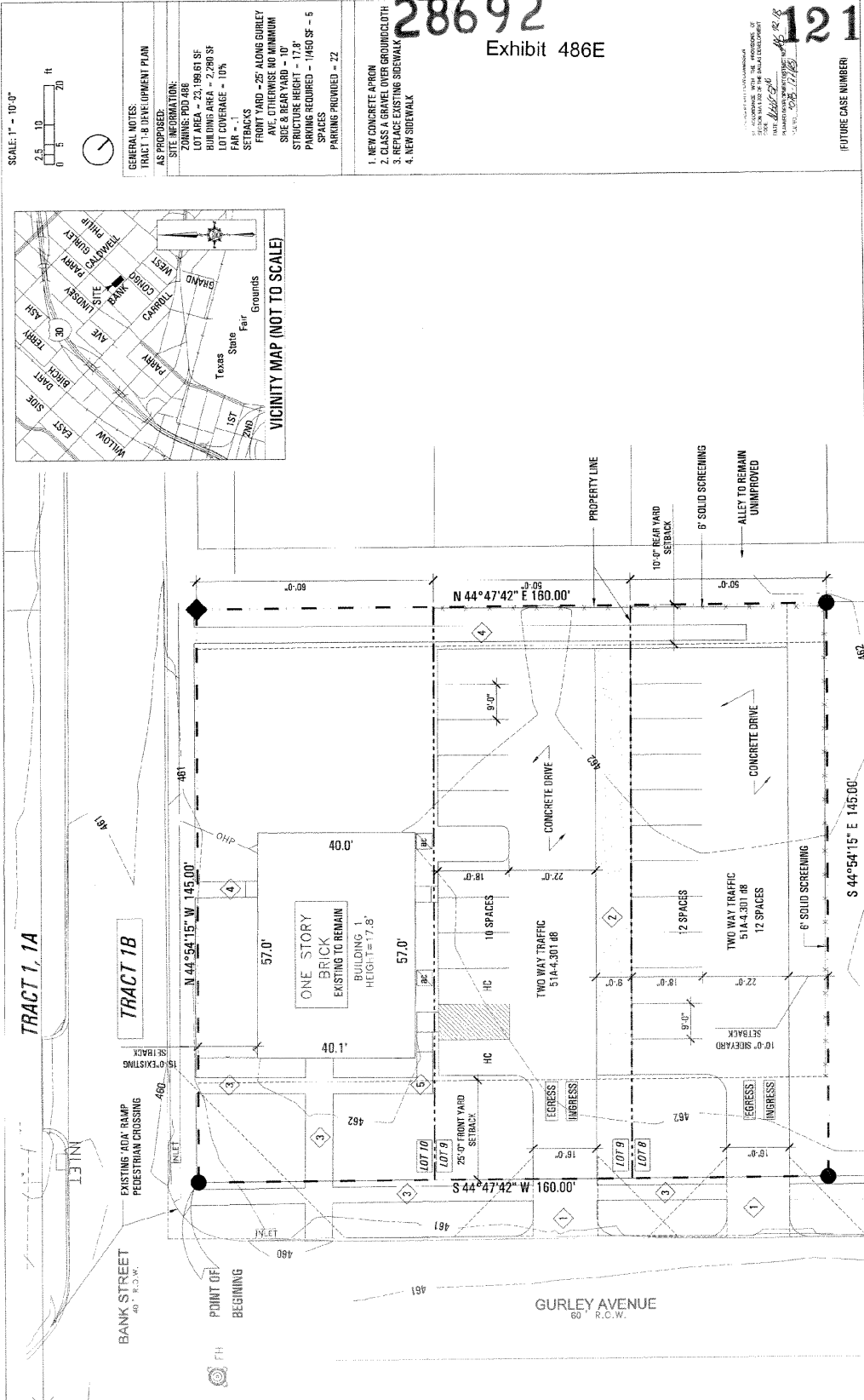
Existing Tract 1b Development Plan

28692

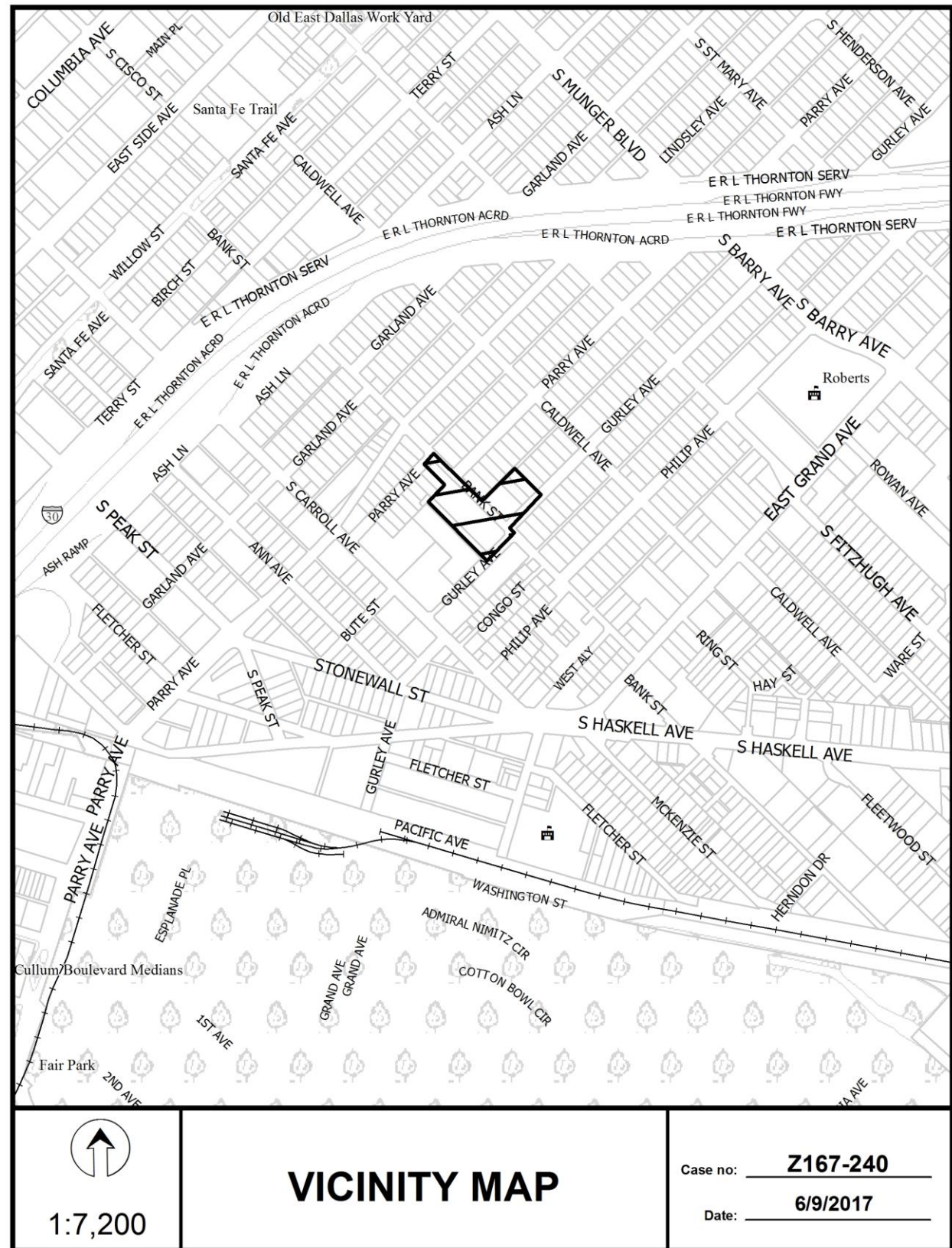
Exhibit 486E

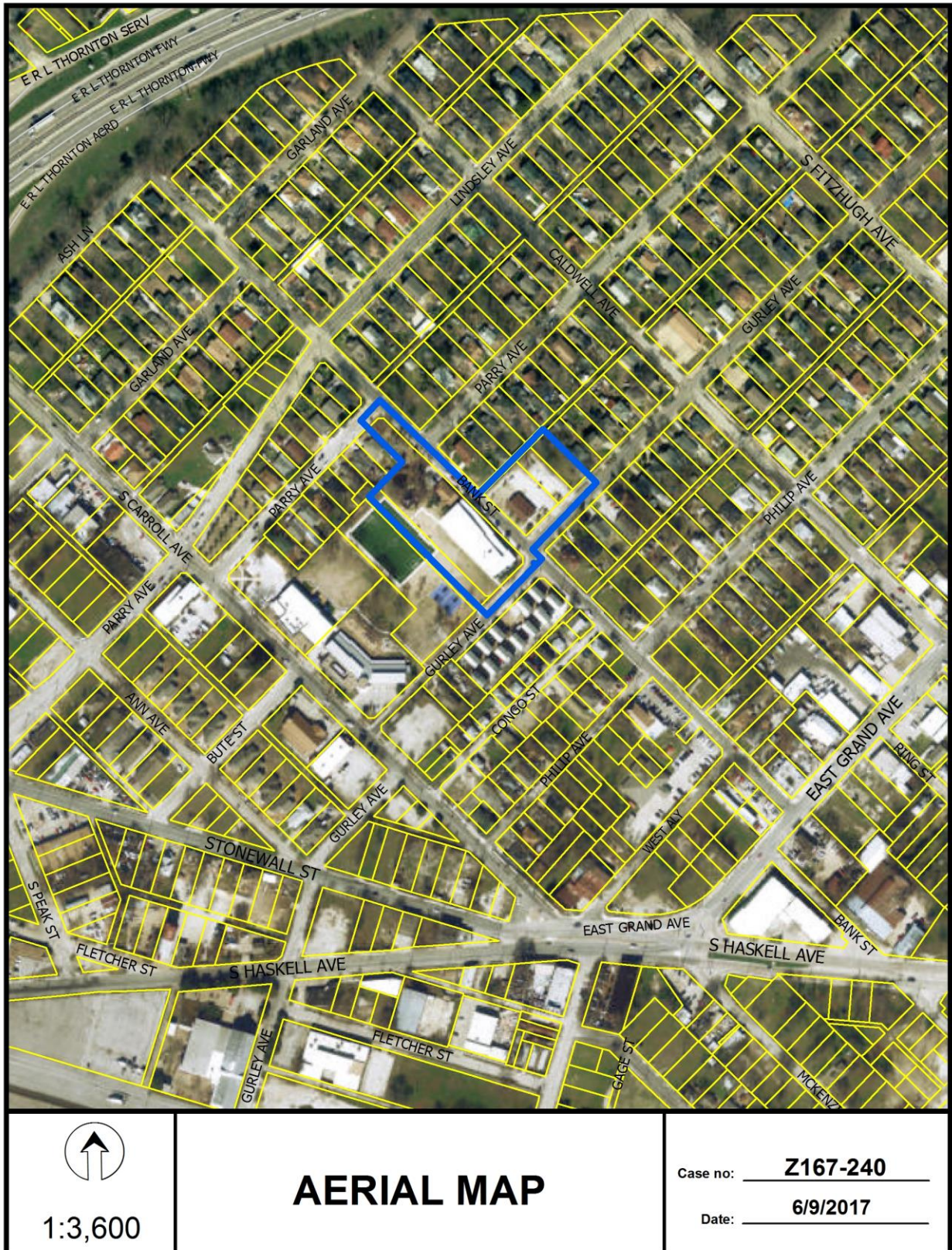
121690

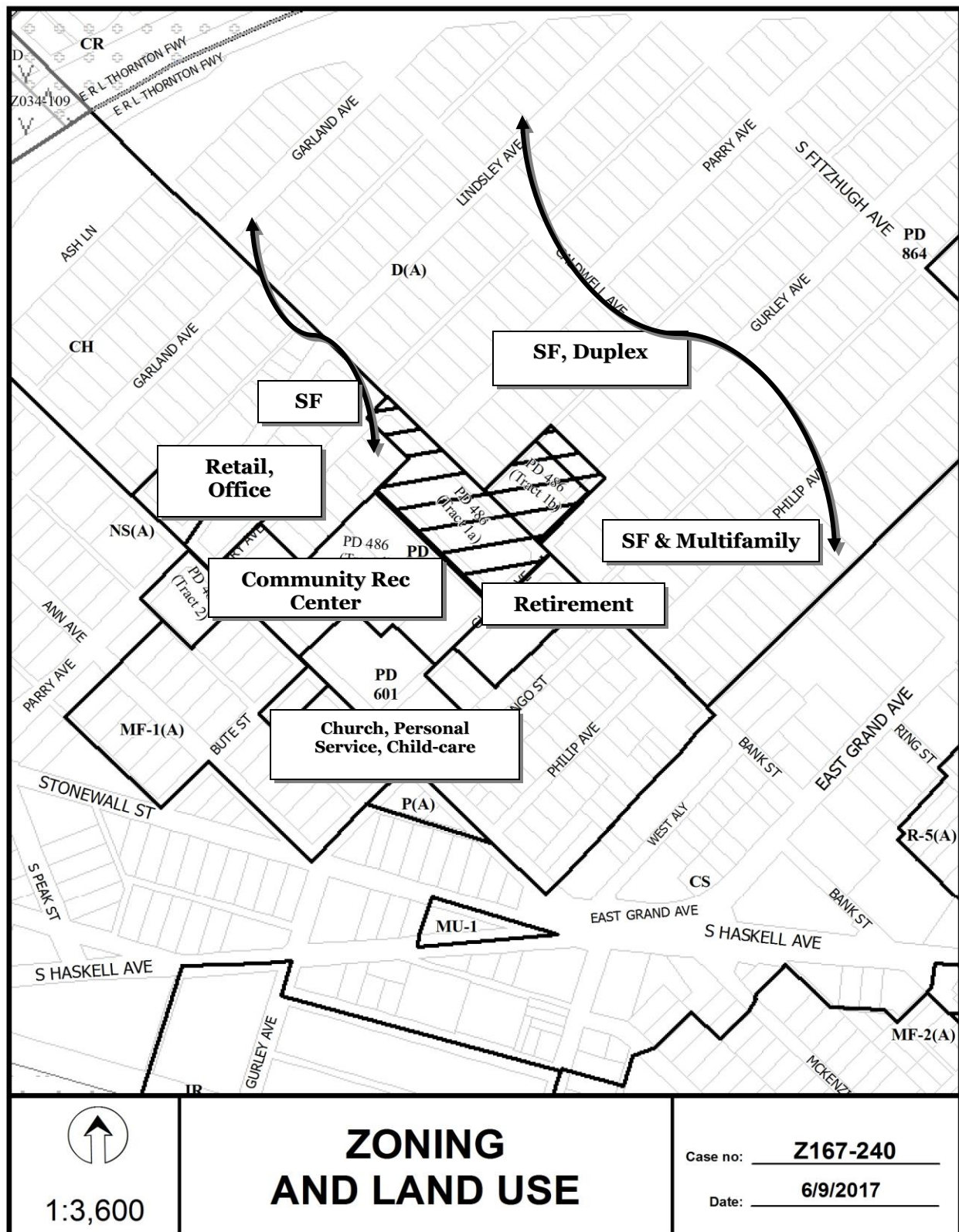
DEVELOPMENT PLAN FOR TRACT 1-B

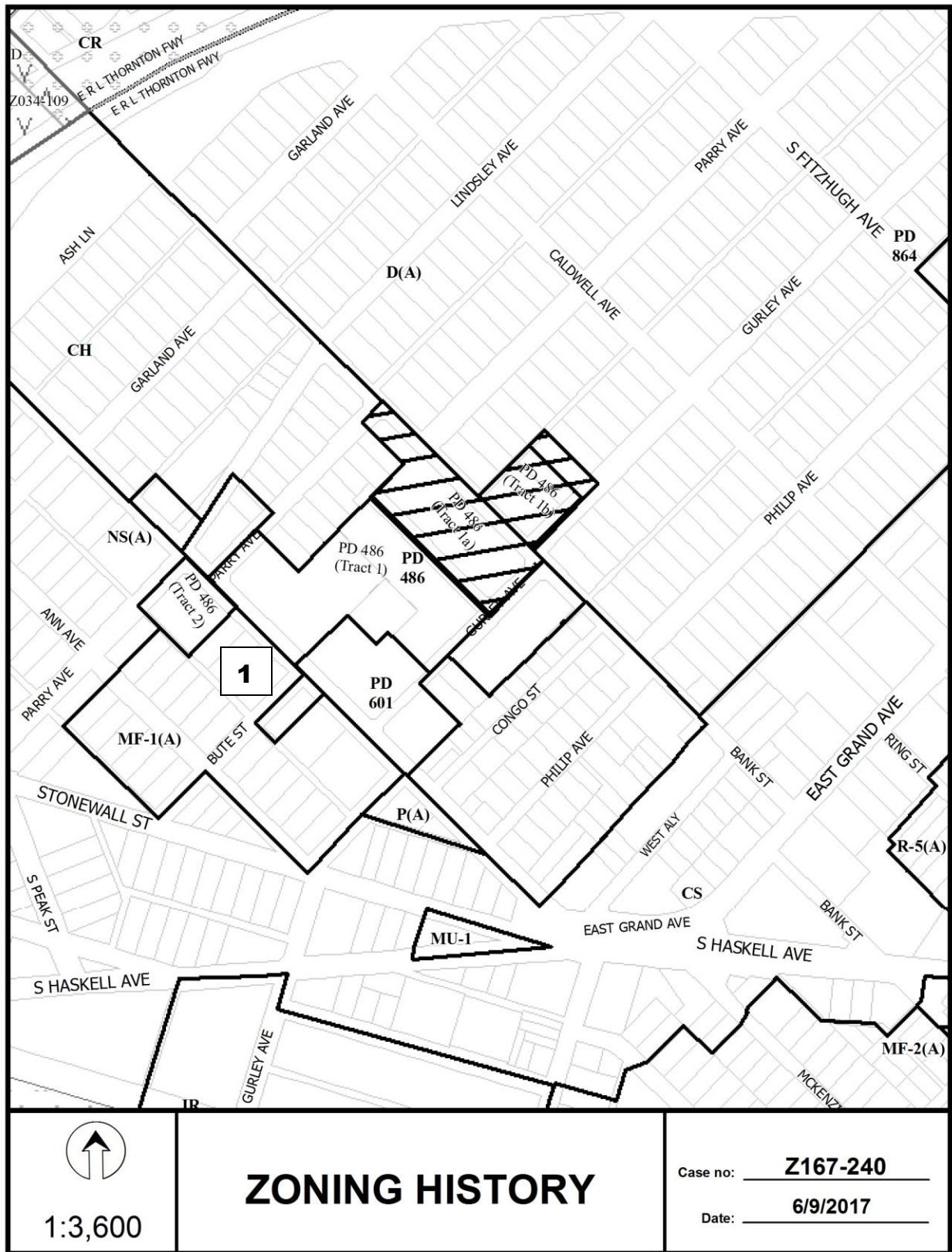


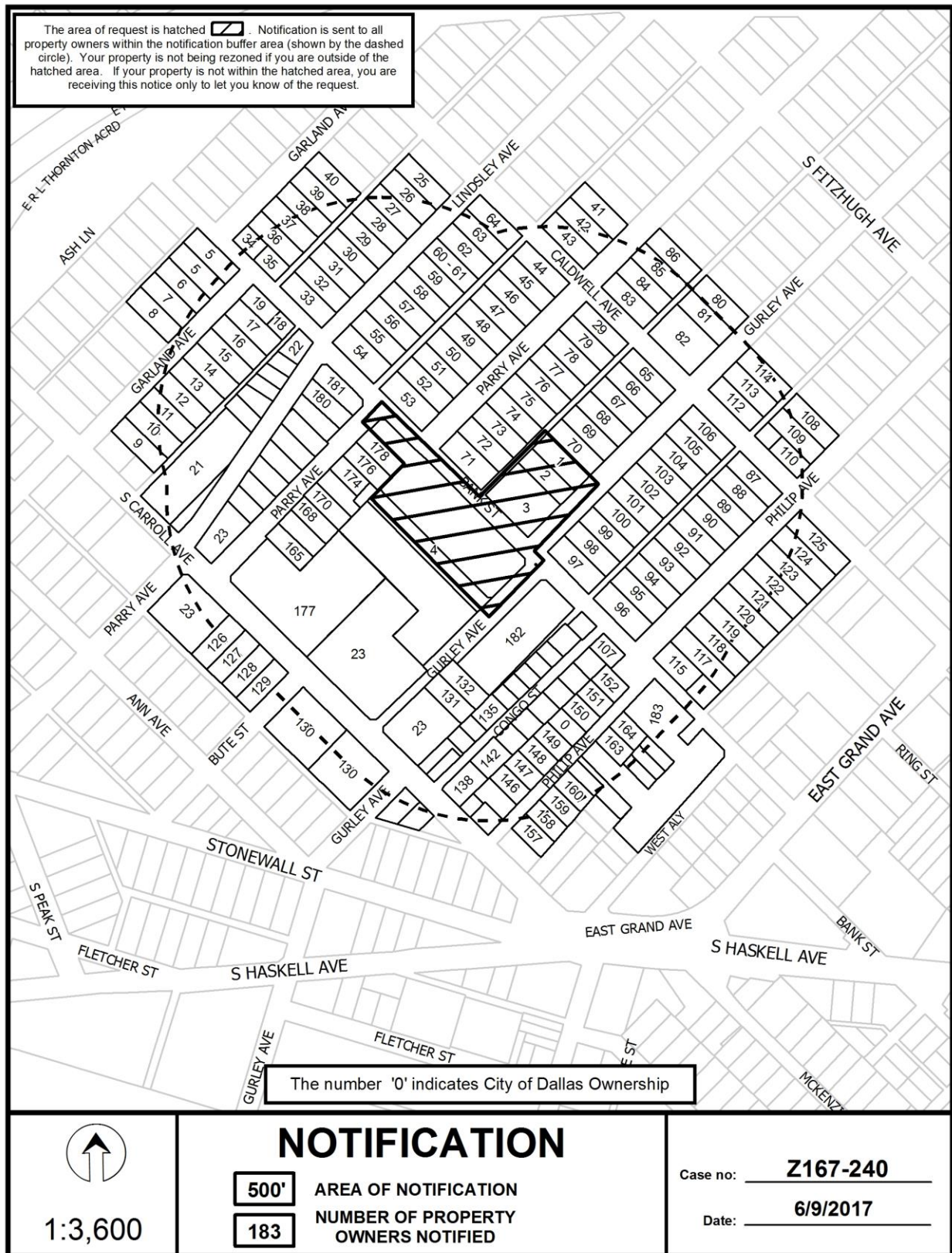
Planned Development
District No. 486











06/09/2017

Notification List of Property Owners
Z167-240

183 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--------------------------------------|
| 1 | 4615 GURLEY AVE | JUBILEE PARK & COMMUNITY CENTER |
| 2 | 4611 GURLEY AVE | JUBILEE PARK & CNT CORP |
| 3 | 4603 GURLEY AVE | JUBILEE PARK & CENTER COR |
| 4 | 917 BANK ST | JUBILEE PARK & COMMUNITY |
| 5 | 4541 GARLAND AVE | MY HOUSE OF PRAYER |
| 6 | 4531 GARLAND AVE | SOKSOVANN SOVANNSAMNANG & |
| 7 | 4529 GARLAND AVE | GARRARD STEVEN & BOUAPHET |
| 8 | 4525 GARLAND AVE | FLORES LUIS R & |
| 9 | 4504 GARLAND AVE | LUNA ALONSO & MARIA |
| 10 | 4512 GARLAND AVE | BERNAL SANDRA |
| 11 | 4514 GARLAND AVE | SMITH NIGEL |
| 12 | 4516 GARLAND AVE | BARRERA MIRIAM |
| 13 | 4520 GARLAND AVE | CALDERON RENE |
| 14 | 4524 GARLAND AVE | MENDOZA AMALIA O |
| 15 | 4528 GARLAND AVE | SANTANA JOSE LUIS & |
| 16 | 4532 GARLAND AVE | CASTILLO JOSE & MERCEDES |
| 17 | 4536 GARLAND AVE | MANCIA ROSE |
| 18 | 700 BANK ST | MAGANA ANTONIO & |
| 19 | 4540 GARLAND AVE | GUINEA RAQUEL |
| 20 | 4523 LINDSLEY AVE | MCGILL WALTER E |
| 21 | 820 S CARROLL AVE | INTERRANTE SALVADORE |
| 22 | 741 BANK ST | JUBILEE PARK & COMMUNITY CENTER CORP |
| 23 | 4509 PARRY AVE | JUBILEE PARK & COMMUNITY |
| 24 | 4528 PARRY AVE | BIBLE DOVIE T C ET AL |
| 25 | 4713 LINDSLEY AVE | ORELLANA FRANCISCO G & |
| 26 | 4709 LINDSLEY AVE | PRIDE ERVIN & |

06/09/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|----------------------------|
| 27 | 4707 LINDSLEY AVE | PRIDE ERVIN L |
| 28 | 4703 LINDSLEY AVE | CALVA QUIROZ JUAN CARLOS |
| 29 | 4617 LINDSLEY AVE | MOXIE INVESTMENTS LTD |
| 30 | 4615 LINDSLEY AVE | ALVAREZ JULIANA |
| 31 | 4607 LINDSLEY AVE | JERONIMO ANA E & |
| 32 | 4605 LINDSLEY AVE | JERONIMO JOAQUIN ETAL |
| 33 | 4601 LINDSLEY AVE | SEGURA ELOY P & IRMA |
| 34 | 4600 GARLAND AVE | BEAL MARGARET E |
| 35 | 710 BANK ST | CUMMINGS GAYLE A |
| 36 | 4604 GARLAND AVE | JUAREZ JOSE JR |
| 37 | 4608 GARLAND AVE | JAMAICA ROBERT & EVA |
| 38 | 4612 GARLAND AVE | ALVAREZ MARIA |
| 39 | 4618 GARLAND AVE | REYES JOSE C & LUCILA H |
| 40 | 4700 GARLAND AVE | NAPOLEON DONALD |
| 41 | 4809 PARRY AVE | AYALA JOSE A |
| 42 | 4807 PARRY AVE | COBBS CLYDE B ESTATE |
| 43 | 4803 PARRY AVE | HOUSE OLLIE LEE JR & |
| 44 | 4719 PARRY AVE | RAMIREZ CESAR |
| 45 | 4715 PARRY AVE | GUERRERO ROGELIO & J JESUS |
| 46 | 4711 PARRY AVE | PEREZ FAUSTINO & |
| 47 | 4707 PARRY AVE | CALLADO DELFINO |
| 48 | 4703 PARRY AVE | GRAHAM LARRY JR |
| 49 | 4617 PARRY AVE | TORRES MARY ANN |
| 50 | 4615 PARRY AVE | TREJO EMILIANO O |
| 51 | 4611 PARRY AVE | GUERRERO MANUAL J |
| 52 | 4607 PARRY AVE | RODRIQUEZ GREGORIO & |
| 53 | 4605 PARRY AVE | NDLS GROUP LLC |
| 54 | 4602 LINDSLEY AVE | BELTRAN SEGISMUNDO & |
| 55 | 4606 LINDSLEY AVE | HODGE WILLIE |
| 56 | 4610 LINDSLEY AVE | ZAMORA MANUEL ALVAREZ & |
| 57 | 4614 LINDSLEY AVE | JERONIMO ANA E & |

06/09/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|----------------------------|
| 58 | 4618 LINDSLEY AVE | VILLASENOR BRENDA |
| 59 | 4702 LINDSLEY AVE | JERONIMO JOAQUIN & ANA |
| 60 | 4706 LINDSLEY AVE | WRIGHT MARY |
| 61 | 4704 LINDSLEY AVE | WRIGHT MARY |
| 62 | 4710 LINDSLEY AVE | INTERRANTE SALVADORE & |
| 63 | 4714 LINDSLEY AVE | ALCORTA RAMON JR |
| 64 | 4718 LINDSLEY AVE | GILMORE CURTIS |
| 65 | 4719 GURLEY AVE | VILLARREAL ESMERALDA N & |
| 66 | 4715 GURLEY AVE | MORENO JANIE G |
| 67 | 4711 GURLEY AVE | FLORES PASTOR GUZMAN & |
| 68 | 4707 GURLEY AVE | SOTO MIGUEL & FRANCISCA |
| 69 | 4703 GURLEY AVE | MEJIA MARTHA |
| 70 | 4619 GURLEY AVE | GARCIA GUADALUPE F & |
| 71 | 910 BANK ST | LASTER YVETTE |
| 72 | 4606 PARRY AVE | ALONZO MARIA |
| 73 | 4610 PARRY AVE | MURGUIA EUFRONCIA |
| 74 | 4612 PARRY AVE | AVILEZ RAFAEL |
| 75 | 4616 PARRY AVE | TORRES J CARMEN |
| 76 | 4702 PARRY AVE | MALONE OSCAR D |
| 77 | 4706 PARRY AVE | RIDGE THURMAN A & |
| 78 | 4708 PARRY AVE | SANCHEZ EMILIO |
| 79 | 4714 PARRY AVE | APOLINAR LIDIA B |
| 80 | 4815 GURLEY AVE | LOPEZ GUADALUPE & |
| 81 | 4811 GURLEY AVE | BANDA JESUS A |
| 82 | 4801 GURLEY AVE | ROES CHAPEL BAPTIST CHURCH |
| 83 | 4800 PARRY AVE | RODDY SHUSHERON |
| 84 | 4806 PARRY AVE | PIZANO AUGUSTIN |
| 85 | 4810 PARRY AVE | GUERRERO OLGA & REGLIO |
| 86 | 4814 PARRY AVE | TIMMINS CURTIS D |
| 87 | 4717 PHILIP AVE | CASTILLO BLANCA A |
| 88 | 4715 PHILIP AVE | MARTINEZ VENANCIO G |

06/09/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|----------------------------|
| 89 | 4711 PHILIP AVE | PEREZ RAFAELA |
| 90 | 4707 PHILIP AVE | LOZANO NELSON & SOFIA |
| 91 | 4703 PHILIP AVE | ALVARADO AARON & |
| 92 | 4619 PHILIP AVE | MARTINEZ RICARDO |
| 93 | 4615 PHILIP AVE | GUTIERREZ JOSE ARTURO & |
| 94 | 4611 PHILIP AVE | CAMP IDELL B EST OF |
| 95 | 4605 PHILIP AVE | WONDERLANDS HOMES LLC |
| 96 | 4603 PHILIP AVE | PEREZ ELSIE |
| 97 | 4600 GURLEY AVE | HOLLINS JAMES R EST OF |
| 98 | 4604 GURLEY AVE | DUARTE MARISELA |
| 99 | 4608 GURLEY AVE | RODRIGUEZ MAURICIO |
| 100 | 4614 GURLEY AVE | ROMERO YINESSA YOSELIN |
| 101 | 4618 GURLEY AVE | SCROGGINS KATHRYN & |
| 102 | 4702 GURLEY AVE | JONES ELMER |
| 103 | 4704 GURLEY AVE | MENDEZ PAULA V |
| 104 | 4708 GURLEY AVE | BARNES GUSSIE & |
| 105 | 4712 GURLEY AVE | ALBARRAN VENDIOSED |
| 106 | 4718 GURLEY AVE | ROBINSON GEORGIA EST OF |
| 107 | 4540 CONGO ST | PEREZ CYNTHIA & |
| 108 | 4809 PHILIP AVE | ANGEL CRESPIAN & SOFIA |
| 109 | 4805 PHILIP AVE | JAIMES ROQUE & |
| 110 | 4801 PHILIP AVE | CONTRERAS FRANCISCA & |
| 111 | 1012 CALDWELL AVE | LOERA GLORIA P |
| 112 | 4802 GURLEY AVE | DELAROSA JUAN H |
| 113 | 4804 GURLEY AVE | VARGAS MIGUEL & |
| 114 | 4808 GURLEY AVE | RUSSELL IDA BESSIE M |
| 115 | 4602 PHILIP AVE | MARTINEZ ANA MARIA |
| 116 | 1114 BANK ST | MARTINEZ EDGAR |
| 117 | 4606 PHILIP AVE | MEDRANO FRANCISCO & TERESA |
| 118 | 4610 PHILIP AVE | PEREZ SIRA |
| 119 | 4614 PHILIP AVE | AREVALO MARIA M |

06/09/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|------------------------------|
| 120 | 4618 PHILIP AVE | PEREZ JOSE R & |
| 121 | 4702 PHILIP AVE | GUERRO FIDENCIO R |
| 122 | 4706 PHILIP AVE | MERCADO JOSE A & |
| 123 | 4710 PHILIP AVE | VALDEZ ELDA |
| 124 | 4714 PHILIP AVE | LOERA GLORIA & ERASMO |
| 125 | 4718 PHILIP AVE | WILLIAM ROBERT LEE |
| 126 | 913 S CARROLL AVE | WEBB DEBRA JOYCE |
| 127 | 917 S CARROLL AVE | ANGLIN KENNETH & BERNICE |
| 128 | 921 S CARROLL AVE | KNOX WILLIAM T |
| 129 | 925 S CARROLL AVE | JUBILEE PARK & |
| 130 | 1001 S CARROLL AVE | EAST DALLAS CHURCH OF CHRIST |
| 131 | 4512 GURLEY AVE | EDWARDS SHANNON L |
| 132 | 4516 GURLEY AVE | JONES LULA FAY |
| 133 | 1020 S CARROLL AVE | MARTINEZ EDUARDO |
| 134 | 4511 CONGO ST | MARTINEZ EDUARDO |
| 135 | 4517 CONGO ST | WORKS GEORGE W |
| 136 | 4523 CONGO ST | GARRETT VERNESSIA R |
| 137 | 4525 CONGO ST | GARRETT EARNEST LAMAR & |
| 138 | 4537 CONGO ST | BUILDING COMMUNITY WORKSHOP |
| 139 | 4529 CONGO ST | GARRETT ANNIE PEARL EST |
| 140 | 4533 CONGO ST | GARRETT ELLA MAE |
| 141 | 4539 CONGO ST | BOWIE FRED DOUGLAS |
| 142 | 4512 CONGO ST | TOPLETZ INVESTMENTS |
| 143 | 1036 S CARROLL AVE | FAIR PARK CHURCH |
| 144 | 1032 S CARROLL AVE | FAIR PARK CHURCH OF GOD |
| 145 | 4507 PHILIP AVE | FAIR PARK CHURCH OF |
| 146 | 4509 PHILIP AVE | RABAGO ALONZO & |
| 147 | 4511 PHILIP AVE | MARTINEZ EDUARDO & |
| 148 | 4515 PHILIP AVE | JEFFREY A M JR |
| 149 | 4519 PHILIP AVE | PEREZ DANIEL C |
| 150 | 4531 PHILIP AVE | ADAMS ARTEMUS |

06/09/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|---------------------------------------|
| 151 | 4533 PHILIP AVE | JAIMEZ SALVADOR BAUTISTA & |
| 152 | 4535 PHILIP AVE | RUIZ JESUS |
| 153 | 4536 CONGO ST | JUBILEE PARK & COMMUNITY CTR CORP |
| 154 | 4522 CONGO ST | EAST DALLAS COMMUNITY ORGANIZATION |
| 155 | 4540 PHILIP AVE | ST MARK MISSIONARY |
| 156 | 4538 PHILIP AVE | ST MARK BAPTIST CH TR |
| 157 | 4504 PHILIP AVE | AMADOR JOSE A & MARIA J |
| 158 | 4508 PHILIP AVE | EAST DALLAS COMMUNITY ORGANIZATION |
| 159 | 4512 PHILIP AVE | ACEVEDOAVILA CUAUTEMOC |
| 160 | 4516 PHILIP AVE | BLAIR DONALD & |
| 161 | 4520 PHILIP AVE | LYONS EZELL |
| 162 | 4524 PHILIP AVE | DALLAS HOUSING ACQUISITION & DEV CORP |
| 163 | 4530 PHILIP AVE | WILDER SCHUYLER JAMES |
| 164 | 4534 PHILIP AVE | ST MARK MISSIONARY |
| 165 | 4512 PARRY AVE | ARREAGA ELVIA |
| 166 | 4514 PARRY AVE | RICO JUAN & |
| 167 | 4513 PARRY AVE | RICO ANGELINA |
| 168 | 4516 PARRY AVE | JIMENEZ RAUL & ROSA M |
| 169 | 4515 PARRY AVE | DENMARK DEVERICK ELAINE |
| 170 | 4522 PARRY AVE | GRANGER ROBERT & YVONNE |
| 171 | 4523 PARRY AVE | AYALA JOSE & MANUELA |
| 172 | 4526 PARRY AVE | CALDERON LIA T & RIGOBERTO |
| 173 | 4525 PARRY AVE | GALLAMORE JEFF & |
| 174 | 4530 PARRY AVE | RICHARDSON LASHAWNDA |
| 175 | 4533 PARRY AVE | BLANCO JUANITA |
| 176 | 4534 PARRY AVE | SOTO ROGELIO & |
| 177 | 938 S CARROLL AVE | JUBILEE PARK & COMMUNITY |
| 178 | 4536 PARRY AVE | RODRIGUEZ JESUS & |
| 179 | 4535 PARRY AVE | CARMONA MARIA ALVAREZ |
| 180 | 4537 PARRY AVE | LOPEZ J CARMELO & BERTHA |
| 181 | 4539 PARRY AVE | RUIZ JOSE A & MARIA |

Z167-240(JM)

06/09/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-----------------|-------------------------------------|
| 182 | 4538 GURLEY AVE | CITY OF DALLAS HOUSING FINANCE CORP |
| 183 | 4536 PHILIP AVE | ST MARK MISSIONARY |

CITY PLAN COMMISSION

THURSDAY, AUGUST 17, 2017

Planner: Kiesha Kay

FILE NUMBER: Z167-250(KK)

DATE FILED: March 20, 2017

LOCATION: South side of West Commerce Street, between May Street and Sulphur Street

COUNCIL DISTRICT: 6

MAPSCO: 44-Q

SIZE OF REQUEST: Approx. 0.82 acres

CENSUS TRACT: 0043.00

APPLICANT/ OWNER: Vertical Construction Mgmt./Residential Property Inventory, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a new subdistrict for mixed uses on a property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The purpose of this request is to create a new subdistrict within the planned development district to allow for the development of a motor vehicle fueling station and general merchandise store. The applicant is proposing conditions that would allow for the proposed land uses, require the approval of a development plan and landscape plan, and establish yard, lot and space regulations for the proposed development.

STAFF RECOMMENDATION: Denial

PREVIOUS ACTION: On July 20, 2017, the City Plan Commission held this case under advisement to August 17, 2017.

BACKGROUND INFORMATION:

- On February 23, 2005, PDD No. 714 was approved by City Council.
- The existing office building was constructed in September of 1986 and the existing office/showroom/warehouse building was constructed in March of 1983, according to permit records.
- The purpose of this request is to create a new subdistrict within the planned development district to allow for the development of a motor vehicle fueling station and general merchandise store. The applicant is proposing conditions that would allow for the proposed land uses, require the approval of a development plan and landscape plan, and establish yard, lot and space regulations for the proposed development.
- Over the years, there have been multiple remodel permits issued for the office and office/showroom/warehouse buildings located on the area of request. The applicant is proposing to demolish these structures and redevelop the site.
- The applicant has proposed conditions that will address the site hardship that exists when attempting to develop a site with four street frontages.

Zoning History: There have been no recent zoning change requests in the area.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW |
|----------------------------|--------------------|---------------------|
| West Commerce Street | Principal Arterial | 85 ft. |
| Sulphur Street | Local | 50 ft. |
| Harbin Street | Local | 50 ft. |
| May Street | Local | 50ft. |

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed amendment will not have a negative impact on the surrounding street system. The applicant obtained a waiver of traffic impact analysis that states that a traffic impact analysis is not required because the proposal generates fewer than 1,000 trips per day, and is not a school.

Surrounding Land Uses:

| | Zoning | Land Use |
|-------|------------------|-----------------------------------|
| Site | PDD No. 714 (1A) | Office/Showroom/Warehouse, Office |
| North | PDD No. 714 (1A) | Multifamily |
| East | PDD No. 714 (1A) | Retail, Office |
| South | PDD No. 714 (1A) | Vehicle engine repair, warehouse |
| West | PDD No. 714 (1A) | Motor vehicle fueling station |

STAFF ANALYSIS:**Comprehensive Plan:**

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

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

TRANSPORTATION ELEMENT**GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS**

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

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

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

Land Use Compatibility:

PDD No. 714 was approved by the City Council on February 23, 2005 and encompasses approximately 248.9 acres (north and south lines of West Commerce Street and Fort Worth Avenue, between North Beckley Avenue and Westmoreland Road). Recent developments in the immediate area, both north and south of the Fort Worth Avenue alignment through this part of the PDD, have begun to transition the area by providing residential options, both multifamily and single family dwellings. As demand for services to accommodate the demand for anticipated residential activity increased, various retail and entertainment options have developed along this thoroughfare.

The site is surrounded by a mix of uses, heavily influenced by office, retail, and multifamily along the Fort Worth Avenue/West Commerce Street alignment through this area. Multifamily uses are developed to the north and northeast. Various auto service, vehicle engine repair, and vehicle storage uses are located to the east, southeast,

south, and south west of the site. Directly to the west of the site is an existing motor vehicle fueling station, west of that is a multifamily development.

In creating the vision for PDD No. 714, various subdistricts were created to establish a basis for the balance of development and the co-existence with the built environment along the corridor. Subdistrict 1, which the applicant is proposing to create a new subdistrict within, is a medium density mixed-use subdistrict that respects existing businesses but gives incentives for new mid-rise commercial and residential development. Development should support West Commerce Street as the gateway from downtown into the area, and strengthen the Sylvan Avenue-Fort Worth Avenue intersection as a retail anchor. Subdistrict 1 should be the most densely developed urban subdistrict due to its proximity to the Trinity River and downtown.

The intent of Subdistrict 1 and the existing subdistricts within Subdistrict 1 is that a mix of uses should be established with commercial uses being the predominant land use, while still encouraging residential development that is essential to the success of the mixed uses. Buildings should front the street with broad sidewalks. Street trees should line the street edge. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities.

The proposed development plan attached shows the development of a motor vehicle fueling station with a fuel canopy and a general merchandise store. The floor area of the structure is proposed to be 3,062 square feet. The proposed fuel canopy will cover an additional square footage of 2,946. The fuel canopy will front on West Commerce Street with the structure pushed to the rear of the property adjacent to the intersection of Harbin Street and May Street.

Upon reviewing the submitted conditions and the proposed development plan and landscape plan, staff cannot support the applicant's request. Subdistrict 1A currently has the most prescriptive form of standards established in PDD No. 714. The proposed conditions relieves the applicant of the majority of these requirements. Staff does not feel that the proposal of a new subdistrict supports the spirit and intent of the existing ordinance and more specifically the intent of Subdistrict 1A.

The applicant proposes the following amendments with this request:

- 1) To create the requirement to obtain approval from the city plan commission for a development plan prior to the issuance of any building permits to authorize work. If this case is approved, staff is in agreeance that this subdistrict should be required to submit a development plan for review.
- 2) To create a new subdistrict for purposes of establishing the use regulations and development standards for this zoning request. This amendment would allow for the land uses of general merchandise or food store 3,500 square feet or less and motor

vehicle fueling station by right. These land uses are also allowed by right in Subdistrict 1A. Additional land uses proposed are:

- Transit passenger shelter, by right.
- Local utilities, by right. *Communication exchange facility by SUP.*
- Tower/antenna for cellular communication. *Mounted cellular antenna only*
- Utility or government installation other than listed, by SUP only.

Staff is not in opposition to the proposed land uses as they are currently allowed by right in Subdistrict 1A.

3) To establish the yard, lot, and space regulations for the new subdistrict.

- The proposed front yard requirement is six feet for all street frontages. Subdistrict 1A's front yard setback is a minimum setback of six feet where at least 50 percent of the front façade must be at the minimum front yard setback, and a maximum front yard setback is 15 feet. The existing requirement pushing the building up towards the street frontage in an effort to create a more urban walkable development. Per the development plan, the fuel canopy and pumps are fronting West Commerce Street. The development of this site will be challenging due to the fact that the site is bound on all four sides by streets. Staff is understanding of this site hardship, but would prefer to the structure adjacent to West Commerce Street versus the fuel pumps and canopy.

- The applicant is proposing to have no limit on the floor area ratio, FAR, for the proposed development. The existing subdistrict has a FAR of 1.0 for a base, no mix-use project, for retail and personal service development.

- The proposed height for the new subdistrict is 21 feet. This is proposed because that is the max height of the proposed structure.

- The lot coverage is being reduced from 80 percent to 60 percent for the proposed subdistrict.

- The off-street parking regulations are being amended to allow for structures with omitted walls including awnings, breezeways, canopies, covered walkways, porte-cocheres, sheds, and other structures without walls to not be considered floor area for purposes of parking requirements. Subdistrict 1A refers back to the off-street parking and loading section within the planned development that in part refers back to the Dallas Development Code. The current interpretation from our Building Inspection office concerning floor area is anything with a solid roof that is used for parking is not considered floor area. Canopies that are not used primarily for pedestrian passage and/or breezeways may be considered floor area. Sheds and any other structure that has a solid roof regardless of having walls is considered floor area and must be parked per the appropriate ratio based on land use.

5) Omit the street standards from applying to Subdistrict 1D. There is not an exhibit for an 80' right-of-way in Subdistrict 1 within Exhibit 714F. Instead of proposing one for review the applicant has detailed that this condition not apply to this subdistrict. The development plan is not proposing any parallel on-street parking, therefore, the following condition is proposed to be amended as follows, Sec.51P-714.115(b)(1), "Except as provided in this section, streets must be constructed as shown in Exhibit

714F. If future right-of-way dedications are made in Subdistricts 4A and 4B, the pavement width for new streets must be in accordance with Exhibit 714F. Parallel parking must be provided as shown in Exhibit 714F. This provision does not apply in Subdistrict 1C and 1D."

6) To revise the sidewalk width. In Subdistrict 1A the required sidewalk width is fifteen feet along West Commerce Street and eleven feet along any other street. The applicant is proposing to amend this condition to state that, "In Subdistrict 1D, sidewalks must comply with Exhibit 714J." In an effort to keep the existing Oak Trees along West Commerce Street, the existing sidewalk width of four feet will remain. Along the frontages of May Street and Harbin Street the proposed sidewalk will be width of 11 feet 5 inches. Along the Sulphur Street frontage the proposed sidewalk will be a width of 11 feet. A pedestrian access easement will have to be executed by the applicant in order to make the proposed sidewalk configuration compliant.

7) Omit the requirement to screen the surface parking on the site. The applicant is proposing that Sec.51P-714.116(b)(1) does not apply to Subdistrict 1D. This condition details that surface parking lots must be screened with a low screen. Given the layout and configuration of the site, the development is not complying with this condition. The applicant is also requesting that Sec.51P-714.116(c) not apply to this subdistrict. This condition states that off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen. Once again, given the layout and configuration of the proposed development, the site is not complying with this condition. The applicant stated that in order to provide a wider sidewalk, parking screening cannot also be provided.

8) Revise the architectural design standards. The architectural design standards created for PDD No. 714 are designated because this area is an area of historical, cultural, and architectural importance and significance. The architectural design standards are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

Due to the site hardship of having four street facing facades the applicant is proposing the following amendment to the building orientation condition, Sec.51P-714.118(d)(1). This condition states that the primary façade and primary entrance of new construction must be oriented to face the public right-of-way. The applicant would like to add the following to this condition, "This provision does not apply to Subdistrict 1D. Entrances must be oriented as shown on Exhibit 714J."

Parking:

The applicant is proposing to amend the planned development condition that requires parking to the rear of the main structure. Sec.51P-714.113(k)(1) is proposed to state: "In Subdistrict 1A and 1B, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure. This provision does not apply to Subdistrict 1D." Give the current layout of the site and the site hardship of having four front yards, this site cannot be developed with surface parking and comply with this condition.

Originally the applicant requested a parking reduction by providing bicycle parking. Staff recommended that the applicant provide additional bicycle parking spaces per Sec.51A-5.330 to obtain a two space off-street reduction. This is reflected on the development plan.

Landscaping:

The conditions are proposed to be amended to state: Sec.51P-714.114(j) landscaping regulations, does not apply to Subdistrict 1D. Landscaping must be provided in accordance with Exhibit 714K. The applicant stated that this condition is being suggested due to the existing landscaping conditions being difficult to comply with. There are existing utilities and large visibility triangle at each street intersection where trees are not allowed to be planted. The planned development reduces the visibility triangle from the standard 45' by 45' triangle to a 30' by 30' triangle at each street intersection.

List of Partners/Principals/Officers

Vertical Construction Management

T.K. Keen – Managing Partner
Michael Montgomery – Managing Partner
Larae Tucker – Director of Entitlement

Residential Property Inventory, LLC

Eric Hill – Managing Member/President

APPLICANT'S PROPOSED CONDITIONS

ARTICLE 714.

PD 714.

West Commerce Street/Fort Worth Avenue Special Purpose District

SEC. 51P-714.101. LEGISLATIVE HISTORY.

PD 714 was established by Ordinance No. 25898, passed by the Dallas City Council on February 23, 2005. (Ord. 25898)

SEC. 51P-714.102. PROPERTY LOCATION AND SIZE.

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PD 714 is established on property located north and south of West Commerce Street and Fort Worth Avenue from North Beckley Avenue to Westmoreland Road. The size of PD 714 is approximately 248.9 acres. (Ord. Nos. 25898; 26876; 27056; 28505)

SEC. 51P-714.103. CREATION OF SUBDISTRICTS.

(a) This district is divided into the following subdistricts:

(1) Subdistrict 1. This subdistrict is for medium density mixed-use development that respects existing businesses but gives incentive for new mid-rise commercial and residential development. Development should support West Commerce Street as the gateway from downtown into the area, and strengthen the Sylvan Avenue-Fort Worth Avenue intersection as a retail anchor. New development should support future light rail along the northern edge of the subdistrict. Preserving historic buildings through adaptive re-use is a priority. This subdistrict will be the most densely developed urban subdistrict due to its proximity to the Trinity River and downtown. The mix of uses should lean more to commercial, although residential development is essential to the success of the mixed uses. Buildings should front the street with broad sidewalks. Street trees should line the street edge. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities. Subdistricts 1A, 1B, and 1C have maximum building heights and maximum stories that reflect the rising topography and protect the downtown view. Buildings should have minimum or no setbacks, with commercial

and retail uses at the ground level and office and residential above. Pedestrian protections from traffic, such as street trees, planters, and crosswalks, are desired. Subdistricts 1A, 1B, and 1C are part of Subdistrict 1. Except as provided in this article, Subdistrict 1 regulations apply in Subdistricts 1A, 1B, and 1C, and 1D.

Omitted for brevity.

SEC. 51P-714.104.

DEFINITIONS.

Omitted for brevity.

SEC. 51P-714.105.

INTERPRETATIONS.

Omitted for brevity.

SEC. 51P-714.105.1.

EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 714A: Subdistrict boundary map.
- (2) Exhibit 714B: Verbal description of the district and subdistrict boundaries.
- (3) Exhibit 714C: Native and adapted xeriscape plants.
- (4) Exhibit 714D: Main and accessory land use chart.
- (5) Exhibit 714E: Development standards chart.
- (6) Exhibit 714F: Street diagrams and landscaping.
- (7) Exhibit 714G: Residential proximity slope illustration.
- (8) Exhibit 714H: Residential proximity slope illustration for Subdistrict 4A.
- (9) Exhibit 714I: Subdistrict 1C conceptual plan. (Ord. 28505)

(10) Exhibit 714J: Subdistrict 1D development plan.

(11) Exhibit 714K: Subdistrict 1D landscape plan.

SEC. 51P-714.106.

CONCEPTUAL PLAN.

Omitted for brevity.

SEC. 51P-714.107.

DEVELOPMENT PLAN.

(a) Except for Subdistrict 1C and 1D, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) A development plan must be approved by the city plan commission before the issuance of any building permit to authorized work in Subdistrict 1C **and 1D**. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) For Subdistrict 1C **and 1D**, each development plan must comply with the requirements for a development plan listed in Section 51A-4.702 and include a tabulation box that includes:

- (1) existing, proposed, and total floor area for all Permissible Building Areas;
- (2) required and provided off-street parking for all permitted uses; and

(3) detail for all special temporary retail uses, inclusive of land area for each and required off-street parking; date of issuance of certificate(s) of occupancy, any 30-day extensions (noting revised off-street parking requirement for more than one 30-day extension). In lieu of a minor amendment to a development plan to comply with paragraph, an analysis may be submitted for approval by the director that contains the information required by this paragraph. (Ord. Nos. 25898; 28505)

**SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NOS. 1A AND 1B.**

Omitted for brevity.

**SEC. 51P-714.108.1 USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 1C.**

Omitted for brevity.

**SEC. 51P-714.108.2 USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 1D.**

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Retail and personal service uses.

-- General merchandise or food store 3,500 square feet or less.

-- Motor vehicle fueling station.

(2) Transportation uses.

-- Transit passenger shelter.

(3) Utility and public service uses.

-- Local utilities. [Local utilities by right. Communication exchange facility by SUP.]

- Tower/antenna for cellular communication. [Mounted cellular antenna only].
- Utility or government installation other than listed. [SUP]

(b) Accessory uses.

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

(2) In this subdistrict, the following accessory uses are not permitted:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- General waste incinerator.
- Private stable.
- Pedestrian skybridges.

(c) Yard, lot, and space regulations.

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

(1) Front yard.

- (A) Minimum front yard is six feet.

(2) Side and rear yard.

- (A) No minimum side and rear yard.

(3) Density.

- (A) No maximum dwelling unit density.

(4) Floor area ratio. No maximum.

(5) Height.

- (A) Maximum structure height in Subdistrict 1D is 21 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 60 percent.

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

(7) Lot size. No minimum lot size.

(8) Stories.

(A) No maximum number of stories.

(d) Off-street parking and loading.

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

(2) Except for covered patios, structures with omitted walls including awnings, breezeways, canopies, covered walkways, porte-cocheres, sheds, and other structures without walls are not considered floor area for purposes of parking requirements. This includes any structures constructed within the open spaces, as shown on the development plan, which is used for pedestrian amenities.

(e) Pedestrian amenities. Pedestrian amenities includes bicycle racks, benches, and trash receptacles, must be provided along Commerce Street at 1:50 linear feet, exclusive of driveways and visibility triangles. These pedestrian amenities may be located within public rights-of-way.

(f) Environmental performance standards. See Article VI.

(g) Landscape regulations. Sec.51P-714.114(j) does not apply to Subdistrict 1D. Landscaping must be provided in accordance with Exhibit 714K.

**SEC. 51P-714.109. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 2.**

Omitted for brevity.

**SEC. 51P-714.110. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 3.**

Omitted for brevity.

**SEC. 51P-714.111. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 4.**

Omitted for brevity.

**SEC. 51P-714.112. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT NO. 5.**

Omitted for brevity.

SEC. 51P-714.113. OFF-STREET PARKING AND LOADING.

Omitted for brevity.

(k) Parking to the rear of the main structure.

(1) In Subdistrict 1A and 1B, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure. This provision does not apply to Subdistrict 1D.

(2) Except as provided in this subsection, in Subdistricts 2, 3, 4, and 5, only 25 percent of any parking for new construction located on the same building site as the main use, or one row of parking, whichever is fewer spaces, may be located in front of the main structure. In addition, only one drive aisle may be located in front of the main structure.

(3) In Subdistrict 4B, one row of parking is allowed in front of the main structure with no limit on the percentage of total parking.

Omitted for brevity.

SEC. 51P-714.114. LANDSCAPING.

Omitted for brevity.

SEC. 51P-714.115. STREET AND SIDEWALK STANDARDS.

(a) In general.

(1) The street and sidewalk standards of this section apply only to new construction or a major modification.

(2) Except as provided in this section, streets as shown in Exhibit 714F are required. This provision does not apply in Subdistrict 1C and 1D.

(3) Except as provided in this section, sidewalks along streets as shown in Exhibit 714F are required. This provision does not apply to Subdistrict 1D; however, sidewalks must be provided as shown on Exhibit 714J.

(b) Street standards.

(1) Except as provided in this section, streets must be constructed as shown in Exhibit 714F. If future right-of-way dedications are made in Subdistricts 4A and 4B, the pavement width for new streets must be in accordance with Exhibit 714F. Parallel parking must be provided as shown in Exhibit 714F. This provision does not apply in Subdistrict 1C and 1D.

(2) Access to and from Subdistrict 4B to Colorado Boulevard and Walter Drive is permitted only at the locations in existence on February 24, 2010.

(3) The following frontages are exempt from parallel parking requirements:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street at Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(F) Street frontages in Subdistricts 4A and 4B.

(c) Sidewalk standards.

(1) In Subdistricts 1A and 1B, there must be a 15-foot-wide sidewalk along West Commerce Street and Fort Worth Avenue, and an 11-foot, six-inch-wide sidewalk along any other street. In Subdistrict 1C, there must be a minimum 15-foot-wide pedestrian zone along Fort Worth Avenue, and a minimum 11-foot, six-inch-wide pedestrian zone along Sylvan Avenue. In Subdistrict 1D, sidewalks must comply with Exhibit 714J.

(2) *Omitted for brevity.*

SEC. 51P-714.116. SCREENING REGULATIONS.

(a) In general. Except as modified in this section, the provisions of Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," apply.

(b) Parking lots.

(1) Except as provided in this subsection, surface parking lots must be screened with a low screen. The screening requirement for surface parking lots applies only to new construction. This provision does not apply to Subdistrict 1D.

(2) If a structure is built in Permissible Building Area E in Subdistrict 1C before structures are built in Permissible Building Areas A, B, C, and D and surface parking exists between Permissible Building Area E and the public right-of-way, then the surface parking

must be screened from the public right-of-way with a low screen until structures are built in Permissible Building Areas A, B, C, and D. In Subdistrict 1C, screening of surface parking is not required for any surface parking between Permissible Building Areas C and D.

(c) Loading spaces. Except as provided in this subsection, off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen. In Subdistricts 4A and 4B, only off-street loading spaces visible from Fort Worth Avenue must be screened. This provision does not apply to Subdistrict 1D.

(d) Dumpsters and garbage storage areas.
Omitted for brevity.

SEC. 51P-714.117. SIGNS.
Omitted for brevity.

SEC. 51P-714.118. ARCHITECTURAL DESIGN STANDARDS.

(a) Purpose.

(1) The district is hereby designated as an area of historical, cultural, and architectural importance and significance. The architectural design standards of this section are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The corridor has historic and cultural importance as an early major east-west thoroughfare in the Dallas Motorplex. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

(2) The purpose of these architectural design standards is to:

(A) ensure that new development enhances the character of the corridor and complement adjacent neighborhoods;

(B) ensure that increased density in established neighborhoods makes a positive contribution to the area's character;

(C) ensure the integrity of historic buildings and the compatibility of new development; and

(D) enhance the character and environment for pedestrians.

(b) Applicability. The architectural design standards of this section apply to:

(1) New construction and major modifications of buildings containing a nonresidential use.

(2) Buildings containing only residential uses.

(c) Plan review. The director shall review any plan submitted to determine whether it complies with the requirements of this section.

(d) Building orientation.

(1) Except as provided in 51A-714.118(e)(3), the primary facade and primary entrance of new construction must be oriented to face the public right-of-way. This provision does not apply to Subdistrict 1D. Entrances must be oriented as shown on Exhibit 714J.

(2) Garage doors serving eight or fewer dwelling units may not face West Commerce Street or Fort Worth Avenue. In Subdistrict 1C, this provision applies only to individual vehicular garages for residential dwelling units.

(e) Entrances.
Omitted for brevity.

(f) Facades.
Omitted for brevity.

(g) Fences and walls.
Omitted for brevity.

(h) Materials.
Omitted for brevity.

(i) Roofs.
Omitted for brevity.

(j) Story dimensions.
Omitted for brevity.

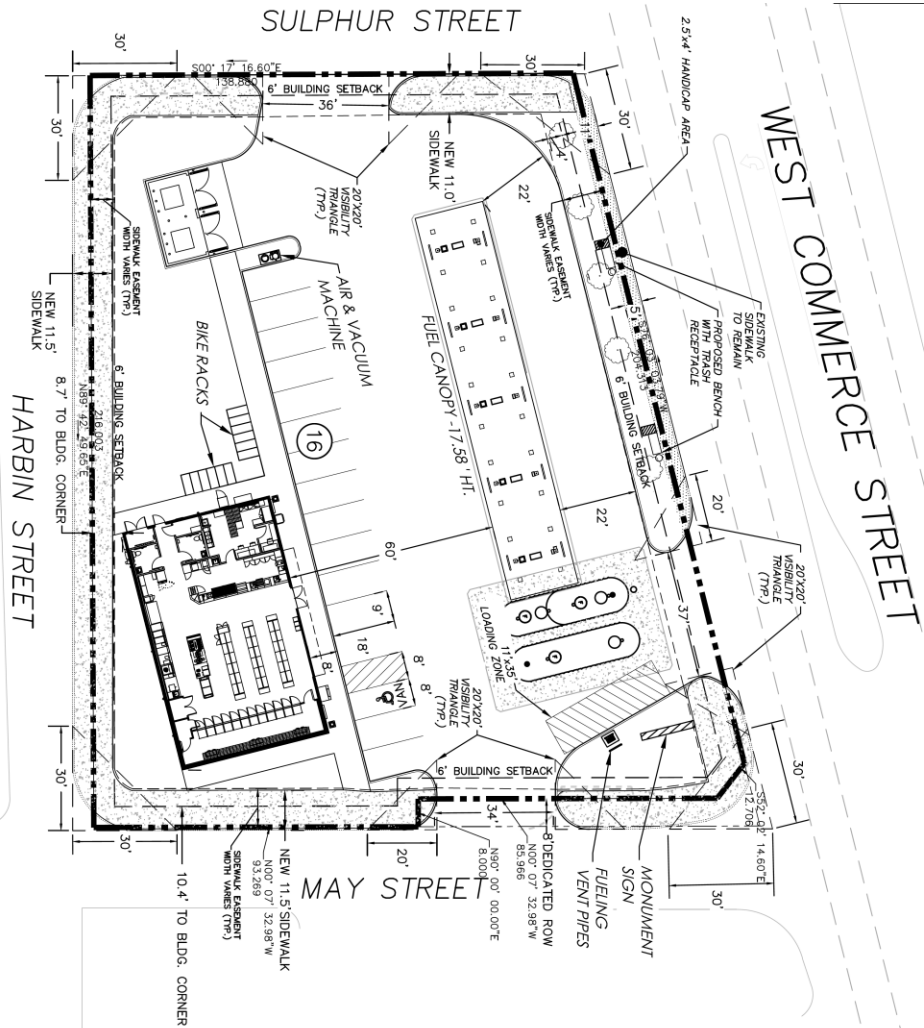
SEC. 51P-714.119.
Omitted for brevity.

ADDITIONAL PROVISIONS.

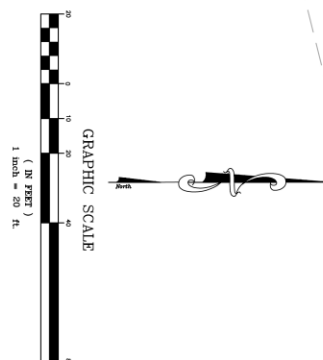
SEC. 51P-714.120.
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COMPLIANCE WITH CONDITIONS.

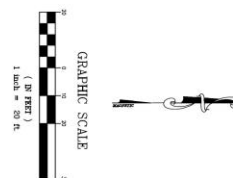
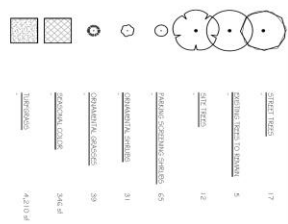
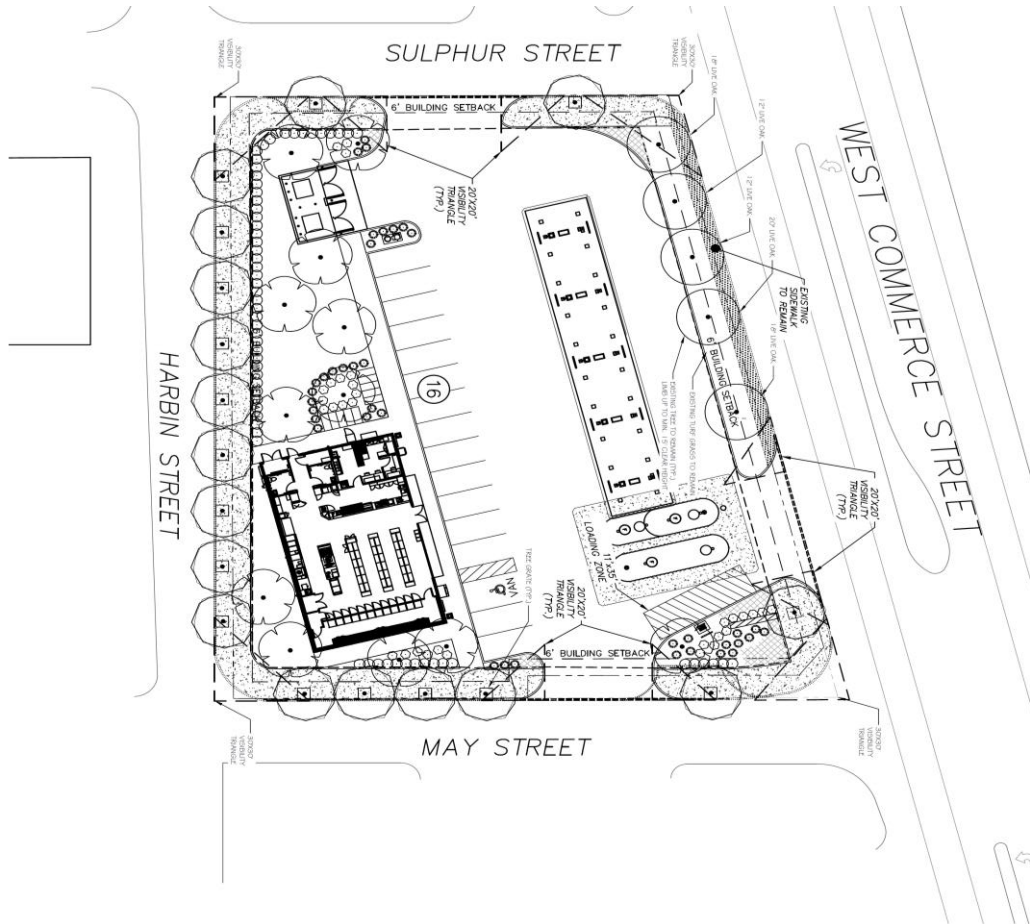
PROPOSED DEVELOPMENT PLAN



| SITE DATA | |
|-----------------------------|------------------------------------|
| LOT AREA | 34,891.7 SF (0.80 AC) |
| BUILDING AREA | 3,062 S.F. (9%) |
| LANDSCAPE AREA | 5,408 S.F. (15%) |
| MAX LOT COVERAGE % | 60% |
| PROPOSED LOT COVERAGE % | 31% |
| FUEL CANOPY COVERAGE % | 6.5% |
| BUILDING COVERAGE % | 8.8% |
| CURRENT ZONING: | PD 714 SUB-DISTRICT 1A |
| BUILDING HEIGHT | 20'-8" |
| NORTH SETBACK | 6' FROM COMMERCE ST. |
| EAST SETBACK | 6' FROM MAY ST. |
| SOUTH SETBACK | 6' HARBIN ST. |
| WEST SETBACK | 6' SULPHUR ST. |
| PARKING REQUIRED BY CITY: | 17 (1/200 S.F. PLUS 2 FOR FUELING) |
| TOTAL PARKING PROVIDED: | 16 |
| BIKE PARKING PROVIDED: | 12 PROVIDED |
| ACCESIBLE PARKING PROVIDED: | FOR REDUCTION OF 2 PARKING SPACES |
| | 1 |

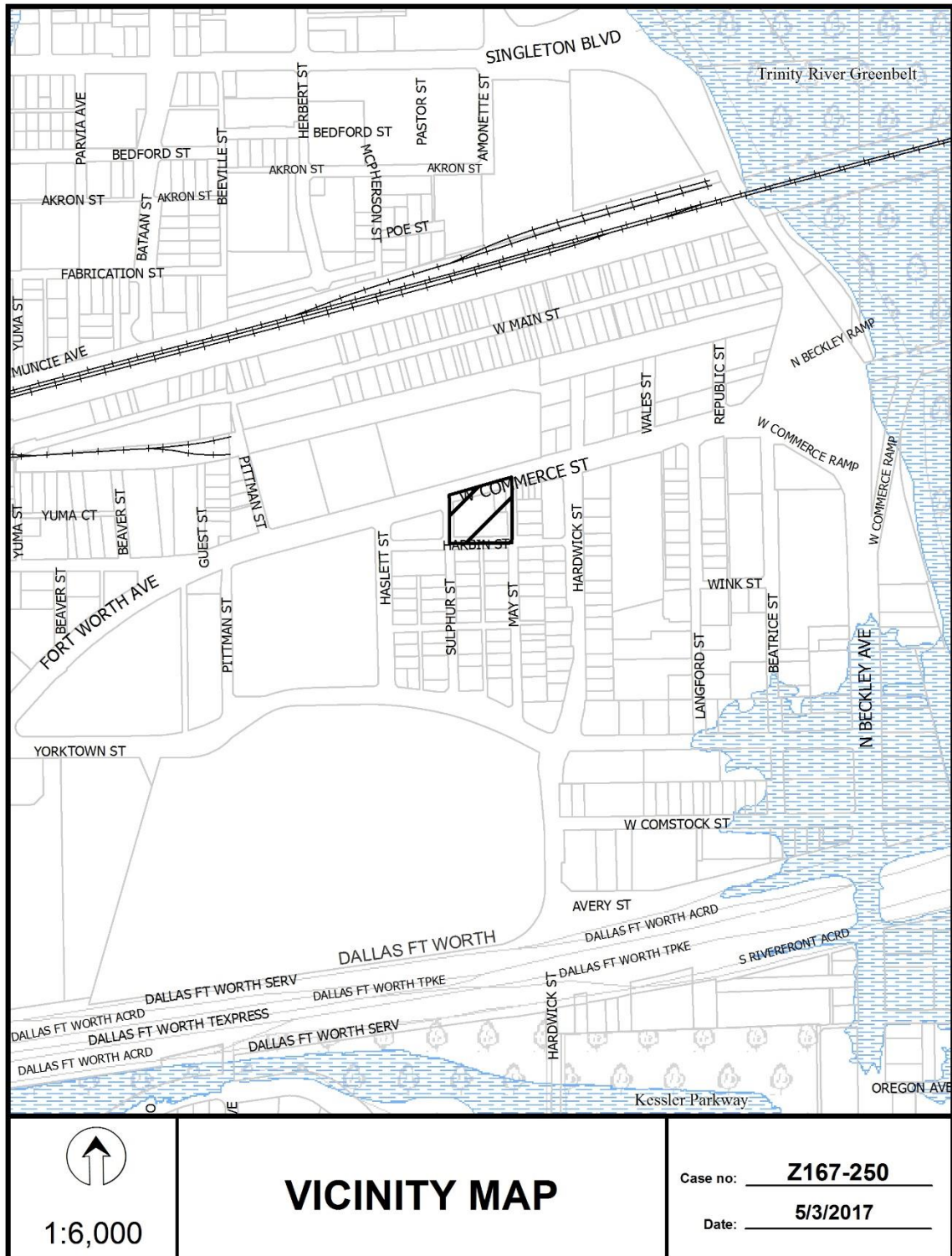


PROPOSED LANDSCAPE PLAN

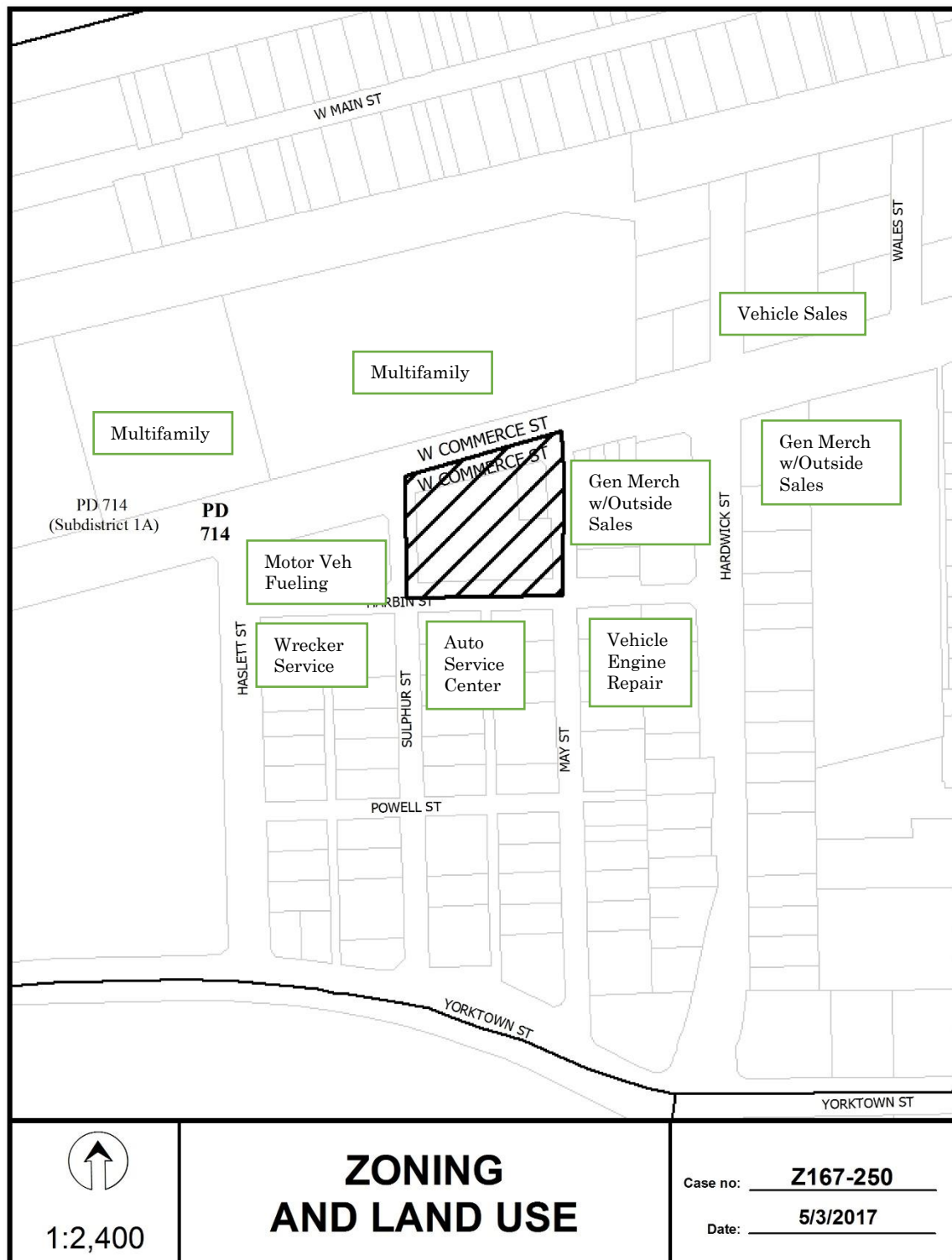
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GENERAL LANDSCAPE NOTES:

- [illegible]









05/02/2017

Notification List of Property Owners***Z167-250******68 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|------------------------------------|
| 1 | 310 W COMMERCE ST | BROWN GUY III |
| 2 | 302 W COMMERCE ST | RESIDENTIAL PROPERTY INVENTORY LLC |
| 3 | 2341 LANGFORD ST | JC GOODMAN INVESTMENT GROUP INC |
| 4 | 234 W COMMERCE ST | PENSKE TRUCK LEASING CO LP |
| 5 | 250 W COMMERCE ST | COOPER DEWAYNE |
| 6 | 2412 HARDWICK ST | CINQUEMANI JAMES B JR |
| 7 | 2406 HARDWICK ST | BALLAS VICTOR |
| 8 | 2358 HARDWICK ST | LOCHHEAD RANDY A & |
| 9 | 2346 HARDWICK ST | HARDWICK YARDS LLC & |
| 10 | 2338 HARDWICK ST | ALLEN GARY |
| 11 | 2330 HARDWICK ST | GARZA ALBERT |
| 12 | 2321 HARDWICK ST | WING CLAIRE M |
| 13 | 2325 HARDWICK ST | NWAKIBU OJUKWUH S & |
| 14 | 2331 HARDWICK ST | DESROCHERS MARK & |
| 15 | 2333 HARDWICK ST | DESROCHERS PROPERTY |
| 16 | 2407 HARDWICK ST | COOPER DEWAYNE |
| 17 | 266 W COMMERCE ST | ALLIED FENCE CO |
| 18 | 2406 MAY ST | COOPER SEAN |
| 19 | 2410 MAY ST | COOPER L DEWAYNE |
| 20 | 2302 HASLETT ST | MARTINEZ FERNANDO & |
| 21 | 2306 HASLETT ST | RIOS PABLO |
| 22 | 2310 HASLETT ST | MARTINEZ FERNANDO |
| 23 | 2314 HASLETT ST | MARTINEZ ISIDORO G |
| 24 | 2315 SULPHUR ST | VAFEE ABDOL H |
| 25 | 2300 SULPHUR ST | KUMAR AND WHITE WORLDWIDE INV LLC |
| 26 | 2306 SULPHUR ST | 3108 FW LLC |

05/02/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|-------------------------------|
| 27 | 2310 SULPHUR ST | RAMOS SAMUEL |
| 28 | 314 HARBIN ST | NINO ISMAEL |
| 29 | 2323 MAY ST | D & A ALVAREZ GROUP LLC |
| 30 | 2301 MAY ST | BIGA INCORPORATED |
| 31 | 2306 MAY ST | CUEVAS PEDRO |
| 32 | 2308 MAY ST | CUEVAS VERONICA |
| 33 | 2314 MAY ST | YBARRA ELISA RODRIGUEZ |
| 34 | 2318 MAY ST | YBARRA MANUEL P ET AL |
| 35 | 2320 MAY ST | COOPER L DEWAYNE |
| 36 | 2208 MAY ST | CASAREZ MARY & |
| 37 | 2214 MAY ST | RODRIGUEZ ELIAS |
| 38 | 2220 MAY ST | DESROCHERS MARK & |
| 39 | 2223 MAY ST | SCOTT WILLIAM MICHAEL |
| 40 | 2215 MAY ST | GAYTON GLORIA ELSA |
| 41 | 2211 MAY ST | ENSINIA LECHUGA GLORIA & |
| 42 | 2208 HASLETT ST | EXECUTIVE COFFEE SERV |
| 43 | 2212 HASLETT ST | DJUMIC GORDANA |
| 44 | 449 W COMMERCE ST | BROADSTONE TRINITY GROVES LLC |
| 45 | 2500 HARDWICK ST | TEXAS OAKS HOLDINGS GROUP |
| 46 | 330 W MAIN ST | LONE STAR MISSIONARY BAPTIST |
| 47 | 324 W MAIN ST | SCOTT GEORGE ESTATE |
| 48 | 322 W MAIN ST | SCOTT JOE |
| 49 | 318 W MAIN ST | BARR JOHN H TR |
| 50 | 314 W MAIN ST | BARR JOHN H TRUSTEE |
| 51 | 312 W MAIN ST | JOHNSON JOE AND GRACE |
| 52 | 306 W MAIN ST | COMMERCE PROPERTIES WEST LC |
| 53 | 302 W MAIN ST | HAWS SCOTT R J ET AL |
| 54 | 268 W MAIN ST | CHAMBERS HASKELL J & |
| 55 | 266 W MAIN ST | COMMERCE PROPERTIES WEST LC |
| 56 | 262 W MAIN ST | JACKSON VELNERA J |
| 57 | 258 W MAIN ST | HOUSTON ESTELLA ESTATE OF |

Z167-250(KK)

05/02/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|-------------------------------|
| 58 | 256 W MAIN ST | LEAVELL S R & DON A |
| 59 | 252 W MAIN ST | LEAVELL S R & |
| 60 | 250 W MAIN ST | CONTRACTORS IRON |
| 61 | 223 W COMMERCE ST | I.I.M. INVESTMENTS, LTD |
| 62 | 255 W COMMERCE ST | 255 WEST COMMERCE LLC |
| 63 | 2515 HARDWICK ST | COMMERCE PROPERTIES WEST |
| 64 | 332 W COMMERCE ST | AGESHEN MALCOM |
| 65 | 2322 HASLETT ST | VAFAEE ABDOL H |
| 66 | 444 W COMMERCE ST | ALTA WEST COMMERCE APARTMENTS |
| 67 | 425 W COMMERCE ST | STEMMONS LESLIE ELLEN TRUST & |
| 68 | 411 W COMMERCE ST | SHAFER GEORGE A & |

FILE NUMBER: Z167-300(KK)

DATE FILED: May 15, 2017

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

COUNCIL DISTRICT: 1

MAPSCO: 54-D

SIZE OF REQUEST: Approx. 0.36 acres

CENSUS TRACT: 42.01

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

REPRESENTATIVE: Mark Owen, Lake-Slagel Partners, LLC

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

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

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

PREVIOUS ACTION: On July 20, 2017, the City Plan Commission held this case under advisement to August 17, 2017.

BACKGROUND INFORMATION:

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

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

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

Thoroughfares/Streets:

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

Traffic:

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

Surrounding Land Uses:

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

STAFF ANALYSIS:**Comprehensive Plan:**

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

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

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

ECONOMIC ELEMENT**GOAL 2.1 PROMOTRE BALANCED GROWTH**

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

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

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

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

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

Land Use Compatibility:

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

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

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

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

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

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

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

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

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

(A) All outdoor speakers are prohibited.

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

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

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

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

Parking:

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

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

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

Reference the chart below for the different parking options discussed.

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

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

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

(7) Outdoor covered patios.

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

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

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

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

Landscaping:

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

List of Partners/Principals/Officers

Lake – Slagel Partners, LLC

Jim Lake Jr. – Managing Member

PROPOSED CONDITIONS

ARTICLE 468.

PD 468.

Oak Cliff Gateway Special Purpose District

SEC.51P-468.101. LEGISLATIVE HISTORY.

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

SEC.51P-468.103. PURPOSE.

Omitted for brevity.

SEC.51P-468.104. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions in Chapter 51A apply to this article.
- (b)
- (c) Unless the context clearly indicates otherwise, in this article:
Omitted for brevity.

(13) LEGACY BUILDING means:

- (A) a building constructed before 1957 that has:
 - (i) all original street-facing facades remaining;
 - (ii) a primary street-facing façade located within 15 feet of a right-of-way line;
 - (iii) a main entrance that faces Colorado Boulevard, Zang Boulevard, Beckley Avenue, Marsalis Avenue, Jefferson Boulevard, Eight Street, Tenth Street, Lancaster Avenue, Ewing Avenue, or the southbound Interstate 35E service road;
 - (iv) window and door openings that total at least 20 percent of the street-facing facades; and
 - (v) off-street parking located 100 percent outside of the required front yard; or

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

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

Omitted for brevity.

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

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

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

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

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

SEC.51P-468.104.1. EXHIBITS

The following exhibits are incorporated into this article:

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

SEC.51P-468.105. CREATION OF SUBDISTRICTS.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(A) Subdistrict A, Tract 3.

(B) Subdistrict A, Tract 4.

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

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

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

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

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

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

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

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

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

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

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

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

(6) On-street parking.

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

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

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

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

(7) Outdoor covered patios.

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

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

(8) Remote parking.

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

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

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

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

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

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

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

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

(d) Minor streets and streetscapes.

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

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

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

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

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

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

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

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

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

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

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

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

(g) Additional provisions for Subdistrict *.

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

(A) All outdoor speakers are prohibited.

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

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

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

SEC.51P-468.107.
Omitted for brevity.

SUBDISTRICT H.

SEC.51P-468.108.
Omitted for brevity.

SUBDISTRICT I.

SEC.51P-468.109.
Omitted for brevity.

SUBDISTRICT J.

SEC.51P-468.109.1.
Omitted for brevity.

SUBDISTRICT K.

SEC.51P-468.110.
Omitted for brevity.

MEDICAL USE OVERLAY.

SEC.51P-468.111.
Omitted for brevity.

TRANSITIONAL USES.

SEC.51P-468.112.
Omitted for brevity.

HIGH-RISE TOWER CONFIGURATION AND ORIENTATION REQUIREMENTS.

SEC.51P-468.113.
Omitted for brevity.

ENVIRONMENTAL PERFORMANCE STANDARDS.

SEC.51P-468.114.
Omitted for brevity.

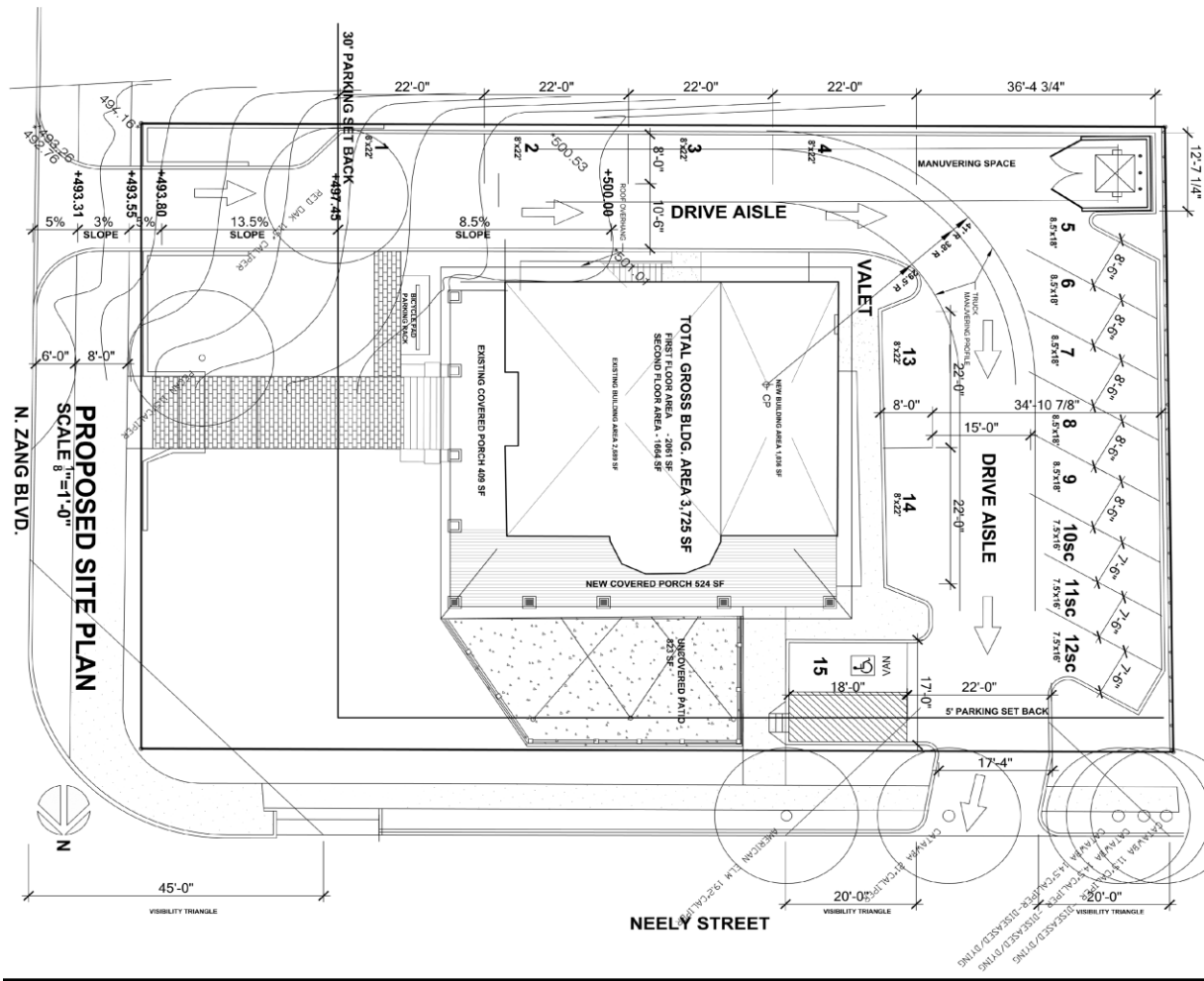
ADDITIONAL PROVISIONS.

SEC.51P-468.115.
Omitted for brevity.

COMPLIANCE WITH CONDITIONS.

PROPOSED DEVELOPMENT PLAN

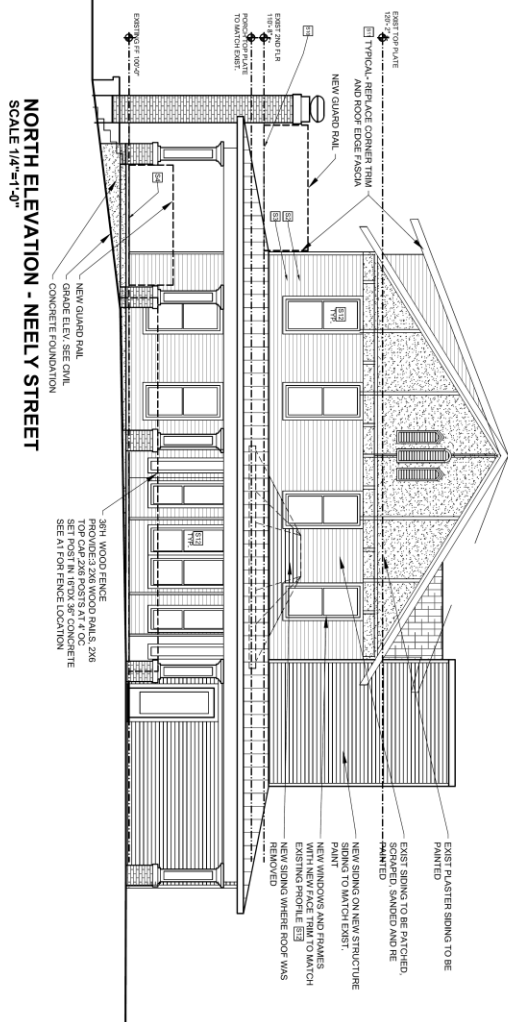
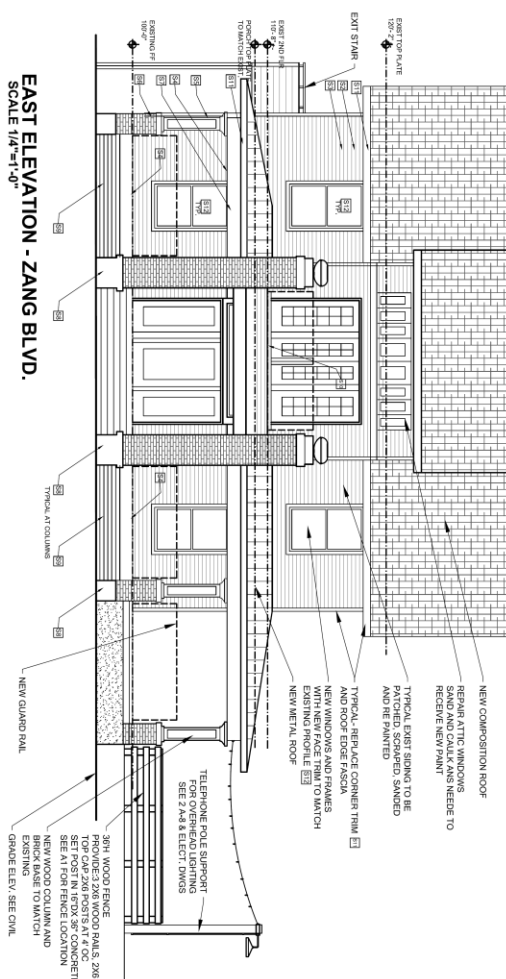
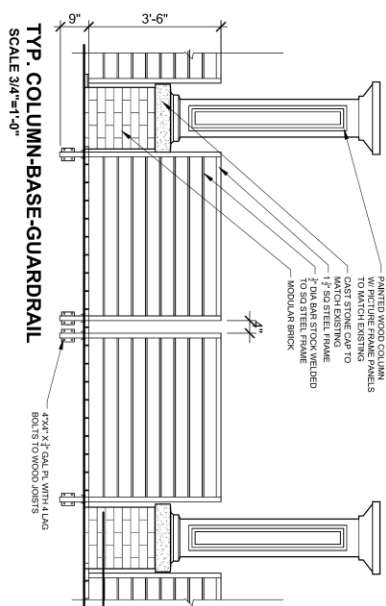
| | | | |
|--|--|------------------|--|
| PROPOSED RE-ZONING PLAN | | | |
| ZONING PD 468 OAK CLIFF GATEWAY SUB DISTRICT C - WMU-3 | | | |
| BUILDING AREAS- (NIC PORCHES) | | 3,725 SF | |
| TOTAL GROSS BUILDING AREA | | 15,839 SF | |
| COVERAGE - (INCL. PORCHES) | | 3,085 SF (19.4%) | |
| SITE AREA | | 15,839 SF | |
| NEW BUILDING COVERAGE | | 3,085 SF (19.4%) | |
| PARKING REQUIREMENTS | | | |
| GROSS AREA | | 3,725 sf. | |
| 5% TROLLEY PROXIMITY CREDIT | | @ 1space/175sf | |
| 25% LEGACY BUILDING REDUCTION | | = 21 spaces | |
| COVERED PORCH SEATING IF LESS THAN 930 SF | | = 5spaces | |
| COMBINED COVERED/UNCOVERED IF LESS THAN 1805SF | | = 0 spaces | |
| TOTAL BASE PARKING REQUIRED | | = 15 SPACES | |
| TOTAL PARKING PROVIDED | | = 15 SPACES | |



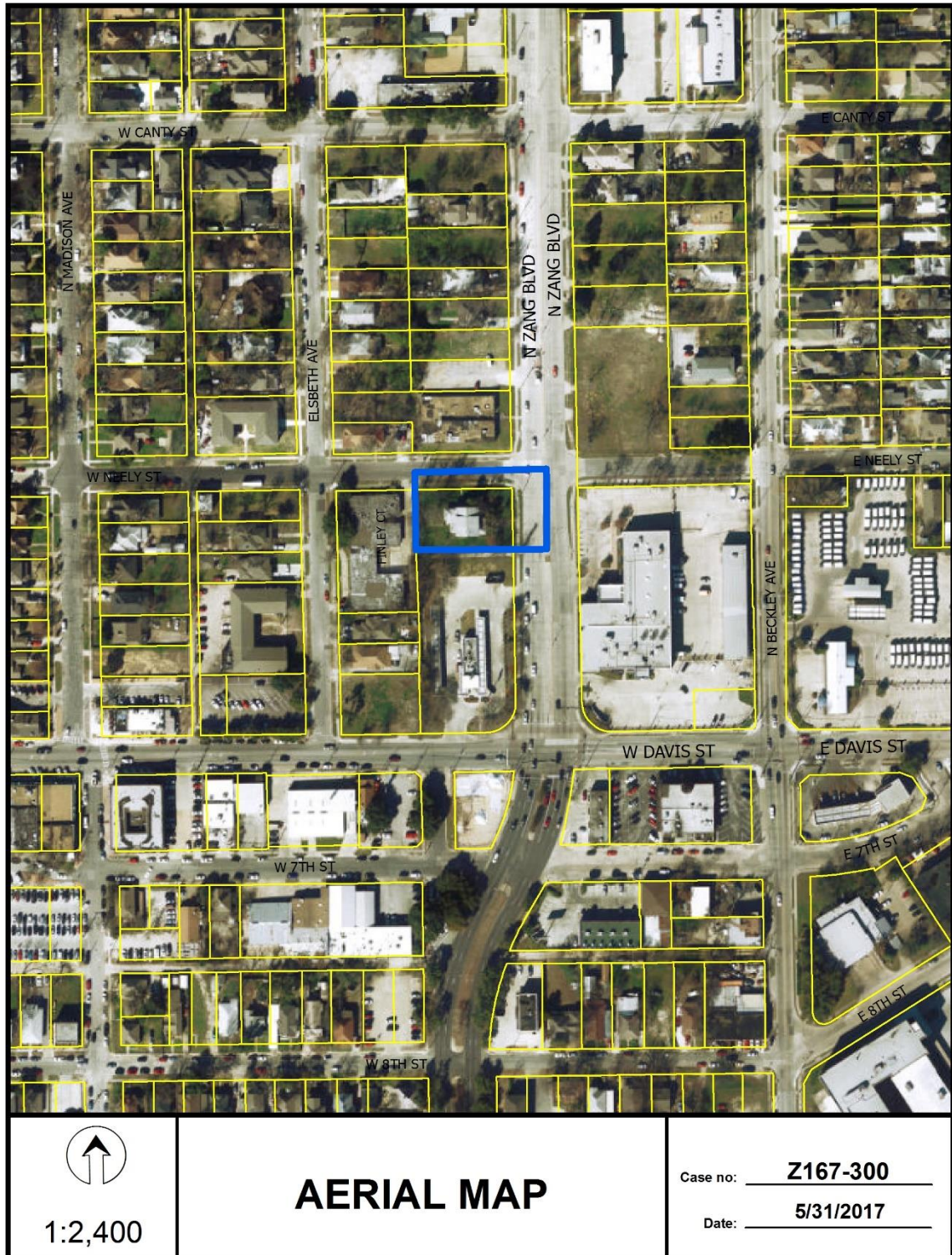
PROPOSED ELEVATION PLAN

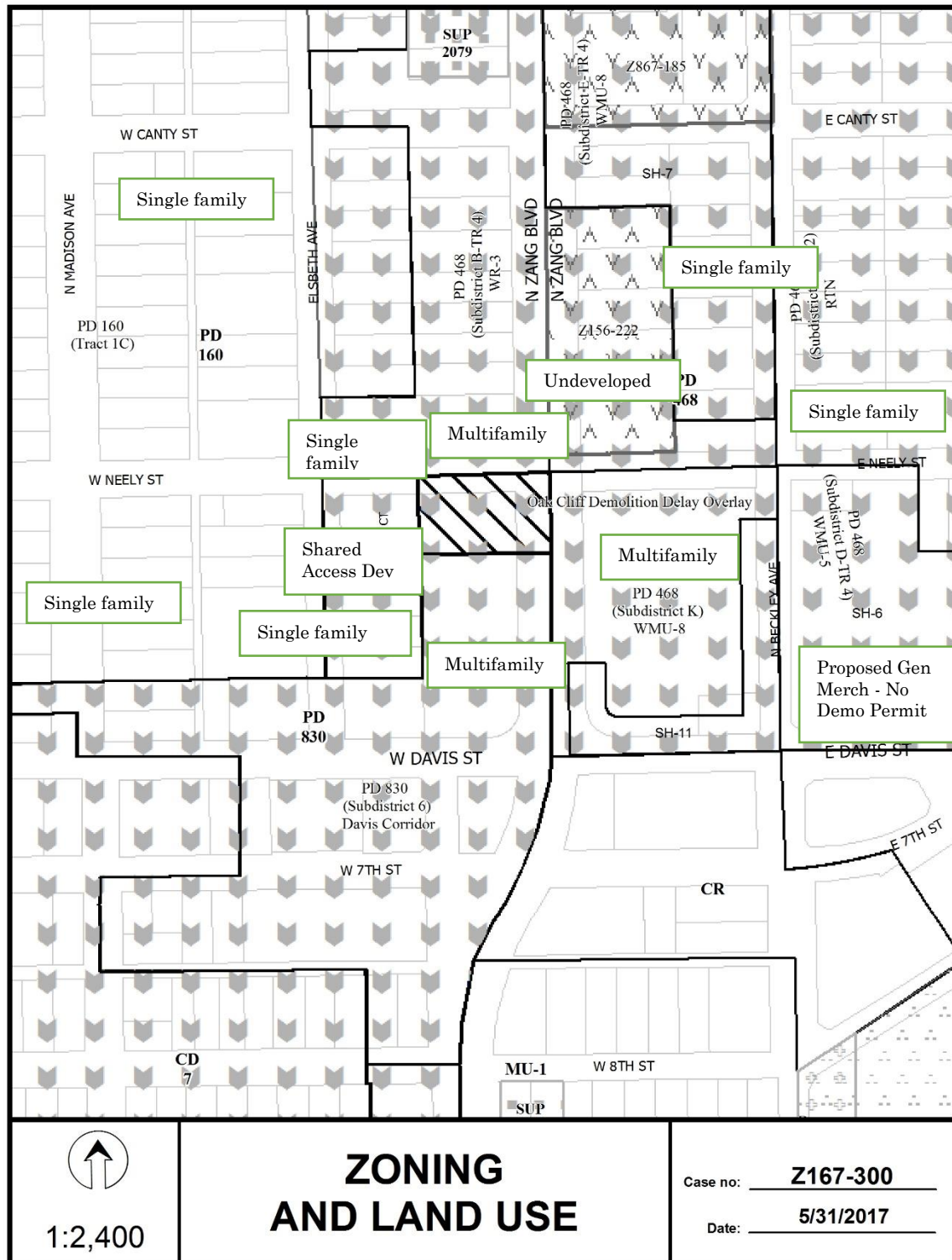
SHELL CONSTRUCTION NOTES (5X)

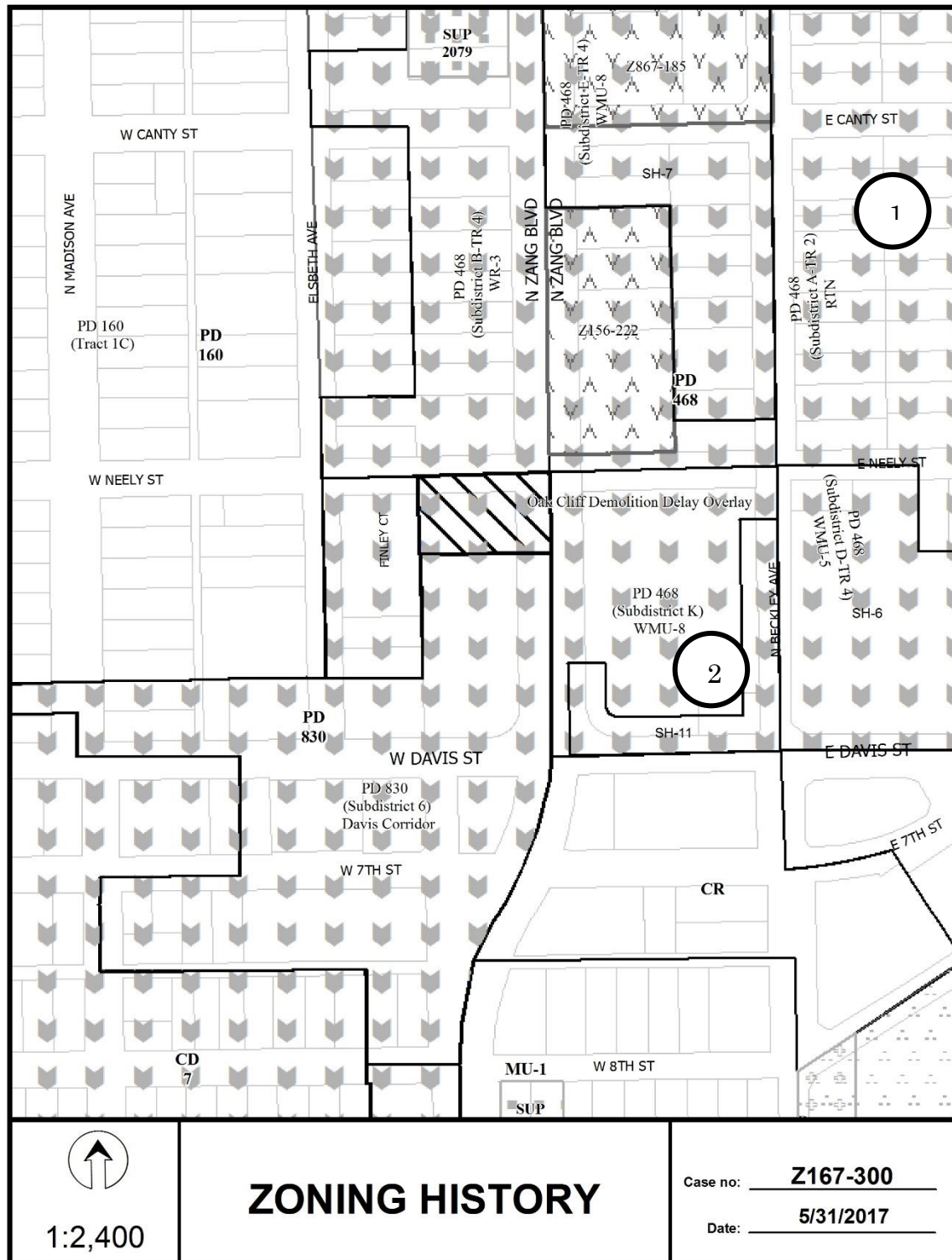
51. FIRE PROTECT: THE BUILDING SHALL BE SPRINKLED WITH A TYPE NFPA 13A SYSTEM.
52. INSULATION: EXISTING WALLS TO BE INSULATED TO A VALUE OF R-13; AT ROOF AND ROOFS TO BE INSULATED TO A VALUE OF R-30. CHANG SPECIES TO BE INSULATED TO A VALUE OF R-11.
53. WATERPROOFING MEMBRANE: EXISTING WALLS TO RECEIVE A SYNTHETIC "HOUSE WRAP" MEMBRANE EQUAL TO TYVEK BEHIND WOOD SIDING MATERIALS. CONTRACTOR TO INSPECT EXISTING SIDING AND DETERMINE IF A WATER PROOFING MEMBRANE IS PRESENT. SHOULD WATERPROOFING MEMBRANE NOT BE PRESENT THEN SIDING WILL NEED TO BE REMOVED AND NEW WATERPROOFING SYSTEM INSTALLED FOLLOWED BY INSTALLATION OF NEW SIDING.
54. EXISTING PORCH DECKING: REMOVE EXISTING WOOD DECKING. REPAIR FLOOR PLANKING STRUCTURE AS NEEDED. INSTALL NEW 6X6 WALKER TREATED DECKING, NEW DECKING TO BE DOUBLE SKEWERED AT JOIST SPACING. SLOPE OF WALKER TREATED SHOULD BE NOT GREATER THAN 5%.
55. WOOD COLUMNS, EXISTING WOOD COLUMNS, TOP CAPS, TRIM AND BASES TO REMAIN. PATCH AND REPAIR EXISTING WOOD COLUMNS TO MATCH EXISTING. PROFILES TO MATCH EXISTING AS NEEDED. SQUARE PAINT, CALK JOINTS AND PAINT: 2 COLORS.
56. BRICK BASES AT WOOD COLUMNS: TUCKPOINT MORTAR AND SECURE LOG BRICKS IN NEW MORTAR. PAINT BRICK.
57. PORCH SCOTT AND HENDON BEAMS: GRAB EXISTING WOOD TRIM AND BOARD GORGE MATERIAL. REPLACE BROKEN OR SPLIT BOARDS. SQUARE PAINT, CALK JOINTS AND PAINT: 1 COLOR.
58. CONCRETE WALL AT PORCH STEPS: REMOVE LOOSE PLASTER, PATCH AS REQUIRED WITH PLASTER TO MATCH EXISTING FINISH AND PROFILE. PAINT
59. GABLE, SLOPE SHIRT: REMOVE EXISTING SIDING MATERIALS AND SHIRT FRAMING. PROVIDE NEW 2X WALKER TREATED FRAMING SECURED TO EXISTING STRUCTURAL WOOD FRAMING. REMOVE NEW SHIRT SIDING MATERIAL TO MATCH EXISTING SIDING TO WITHIN 12" OF BOARD. PROVIDE 12" OF SIDING MATERIAL TO BE CEMENTIOUS SIDING EQUAL TO HARDIE BOARD SIDING. PAINT SHIRT.
60. SECOND FLOOR ROOF DECK: REMOVE EXISTING PORCH DECKING AND WATERPROOFING MATERIALS. INSPECT EXISTING DECK STRUCTURE FOR SOUNDNESS. JOI AND DECK, REPAIR AND REPLACE STRUCTURE AS REQUIRED. PROVIDE NEW WATERPROOFING MEMBRANE AND FLASHING. INSTALL PAINTED ACCESSIBLE WOOD DECK (1X5 1/2" ON WOOD STEPS).
61. ROOF EATS, LOGS AND GORGE: REPAIR MISSING, SPOT OR BOTTOM MATERIAL WITH NEW WALKER TREATED WOOD MATCHING EXISTING PROFILES. SQUARE PAINT, CALK JOINTS AND PAINT.
62. NEW DOOR AND WINDOW TRIM TO MATCH EXISTING PROFILES.

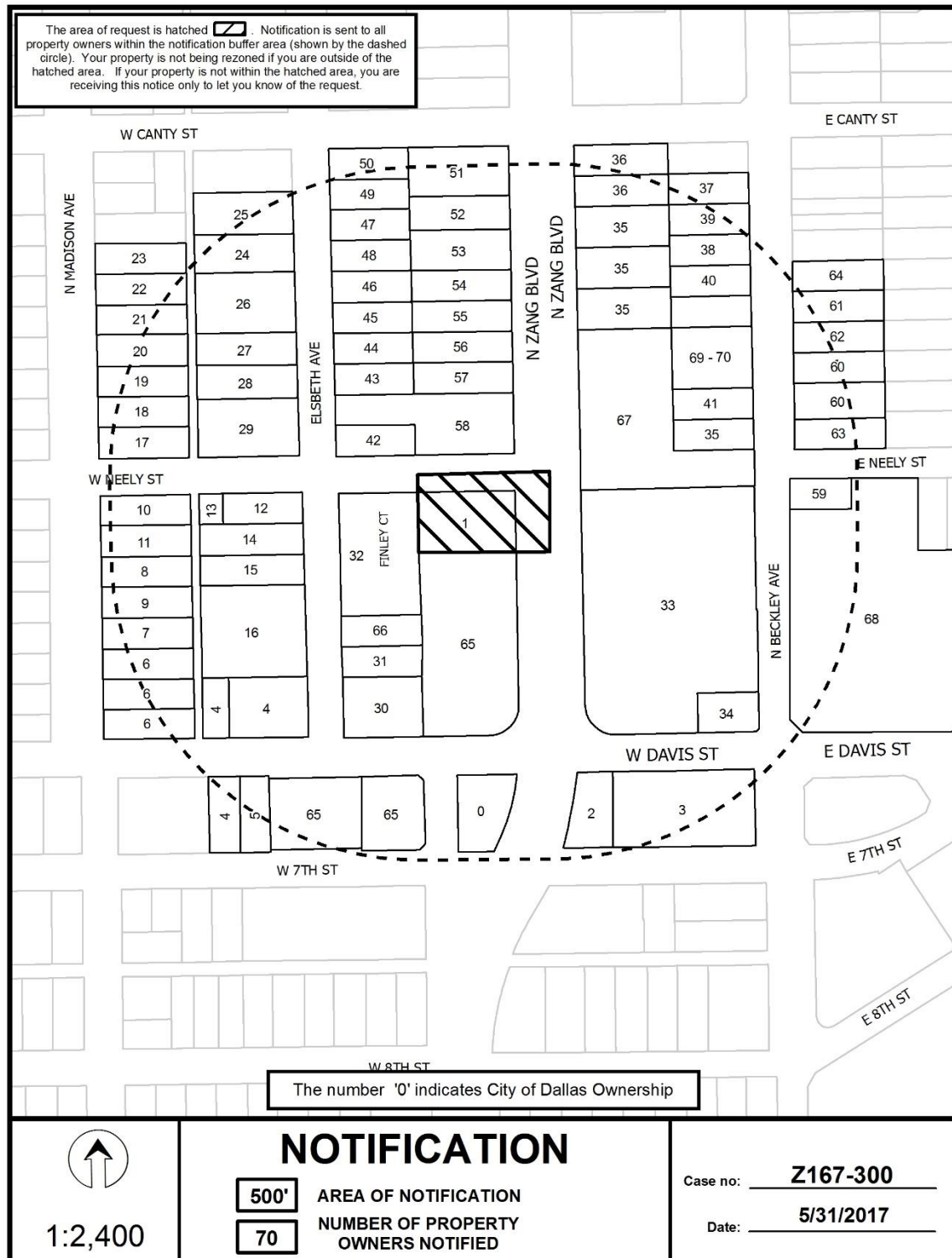












05/31/2017

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

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

05/31/2017

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

05/31/2017

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

Planner: Warren F. Ellis

FILE NUMBER: Z167-194(WE) **DATE FILED:** January 24, 2017

LOCATION: West side of South Westmoreland Road, north of Red Raider Lane

COUNCIL DISTRICT: 3 **MAPSCO:** 63-S

SIZE OF REQUEST: Approx. 5.14 acres **CENSUS TRACT:** 109.03

APPLICANT: S.I. Abed & Hasan Nasser

OWNER: Grand Junction Partners-2
[S.I. Abed & Afzal Noor – only officers]

REPRESENTATIVE: S.I. Abed, P.E.

REQUEST: An application for an R-5(A) Single Family District on property zoned an R-10(A) Single Family District with consideration being given to an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the development of approximately 29 single family lots. The lots sizes will range between 5,000 square feet and 8,900 square feet. The lots sizes will vary as a result of an existing creek and the large amount of trees that are on site. The applicant intends to preserve some of the existing trees.

STAFF RECOMMENDATION: Approval of an R-7.5(A) Single Family District in lieu of an R-5(A) Single Family District.

PREVIOUS ACTION: On June 8, 2017, the City Plan Commission held this case under advisement to August 17, 2017.

BACKGROUND INFORMATION:

- The request site is undeveloped with heavily vegetation.
- The applicant proposes to develop 29 single family dwellings on the site. The proposed R-5(A) District will provide the applicant the flexibility to develop single family dwellings on lots ranging between 5,000 square feet and 8,900 square.
- The proposed R-5(A) District does not comply with the development pattern of the single family lots to the south of the TH-2(A) Townhome District. Staff's opinion is the R-7.5(A) Single Family District is more compatible with the surrounding zoning and uses.

Zoning History: There have been two zoning changes request in the area for the past five years.

1. Z134-210 On December 10, 2014, the City Council approved an amendment and expansion of Specific Use Permit No. 1995 for an open-enrollment charter school on property zoned a CR Community Retail District and an NO(A) Neighborhood Office District
2. Z167-222 On May 4, 2017, the City Plan Commission recommended approval for a renewal of Specific Use Permit No. 1929 for an open-enrollment charter school on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District. City Council will consider the application on June 14, 2014.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|-------------------------|--------------------|--------------|--------------|
| South Westmoreland Road | Principal Arterial | 100 ft. | 100 ft. |

Land Use:

| | Zoning | Land Use |
|--------------|---------------|-----------------|
| Site | R-10(A) | Undeveloped |
| North | TH-2(A) | Single Family |
| South | R-7.5(A) | Single Family |
| East | R-10(A) | Undeveloped |
| West | R-10(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.

ECONOMIC DEVELOPMENT**GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

URBAN DESIGN**GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY**

Policy 5.2.1 Maintain neighborhood scale and character.

STAFF ANALYSIS:**Land Use Compatibility:**

The request site is undeveloped and is contiguous to single family uses to the north, south and west. The applicant's request to change the zoning from an R-10(A) Single Family District to an R-5(A) Single Family District will allow for the development of approximately 29 single family dwellings. The R-5(A) District will also provide the applicant the flexibility to develop the proposed single family development with lots ranging between 5,000 square feet and 8,900 square feet. The applicant proposes to retain several large trees and develop around an existing creek that traverses through the property. To ensure the site is developed as proposed by the applicant, 1) deed restrictions could be volunteered to identify or list the number of lots and lots sizes in the development and protect the trees and creek or 2) amend the application for a Planned Development District that will impose development regulations and standards for the development and provide a development plan that will show the layout of the proposed single family development.

Staff does not support the applicant's request for an R-5(A) Single Family District because the lot size does not reflect the overall development pattern of the surrounding area as well as conform to the residential pattern along South Westmoreland Road. Even though the properties to the north are developed on TH-2(A) District lots, a minimum of 2,000 square feet, the residential development south and southwest of the site is constructed on lots that are between 7,500 square feet and 10,000 square feet.

If the site is zoned for an R-5(A) District, the applicant can develop approximately 29 lots and in an R-7.5(A) District, between 25 and 26 lots. With the R-7.5(A) District, the applicant could plat as a Community Unit Development (CUD), which allows between 25 percent and 30 percent reduction in the lot size. The Code states, that "the minimum lot area of any lot within the CUD may be reduced by an amount not to exceed 25 percent of the minimum lot area for the zoning district in which the CUD is located. Any reduction in minimum lot area must be compensated proportionally on a square foot for square foot basis by the establishment of permanent community open space to serve the property being platted. If five percent or more of the community open space is unimproved and in a flood plain (as defined in Article V), the minimum lot area may be reduced by up to 30 percent." The property does not appear to be located within a flood plain. In addition, in order to receive the lot reductions, the applicant will have to comply with regulations for a CUD.

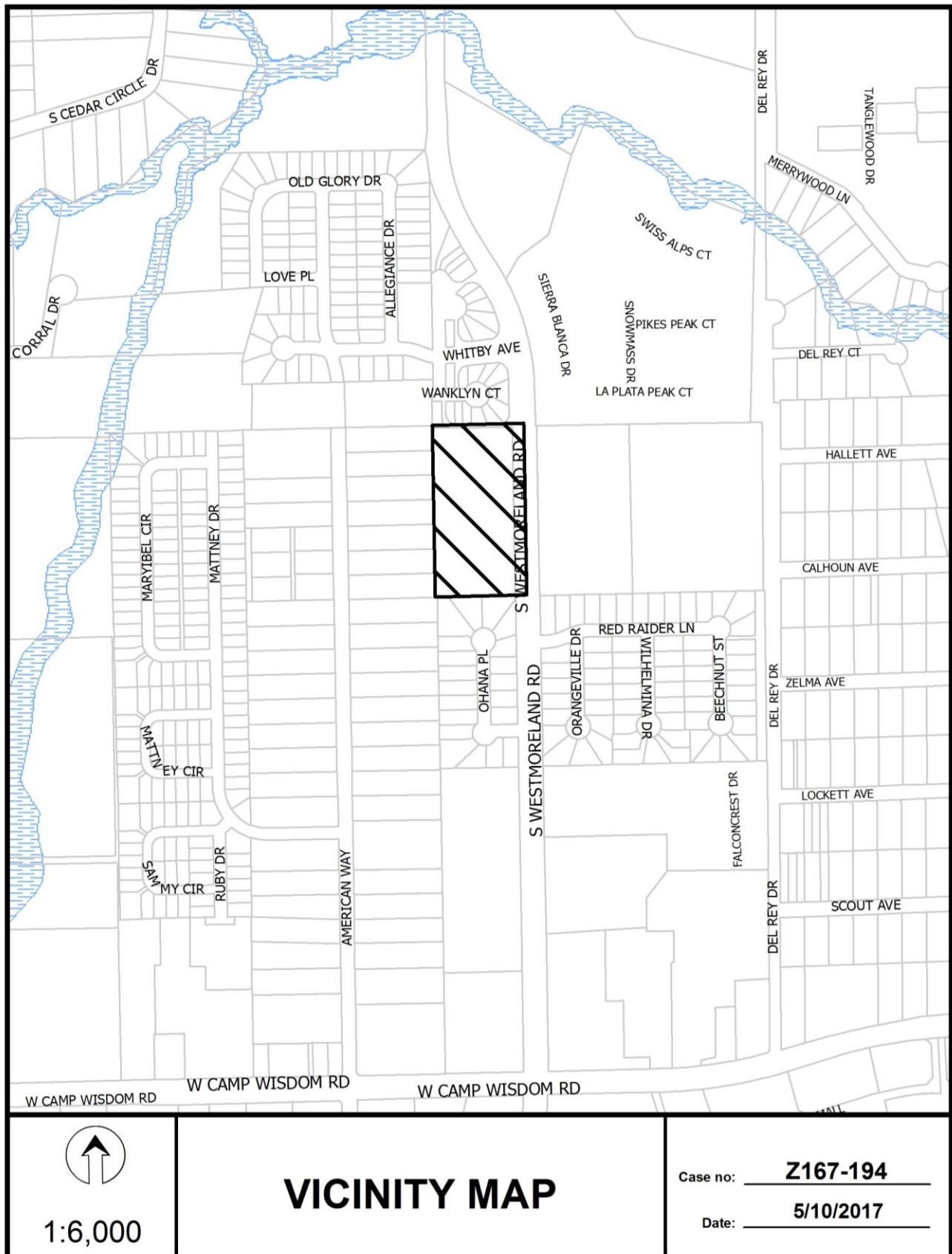
Development Standards:

| DISTRICT | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|--|----------|-----------|-----------------------------------|--------|--------------|-------------------|---------------|
| | Front | Side/Rear | | | | | |
| R-5(A) – Applicant's proposal
Single Family | 20' | 5' | 1 Dwelling Unit/
5,000 sq. ft. | 30' | 45% | | Single family |
| R-7.5(A) - Staff's rec.
Single Family | 25' | 5' | 1 Dwelling Unit/
7,500 sq. ft. | 30' | 45% | | Single family |
| | | | | | | | |

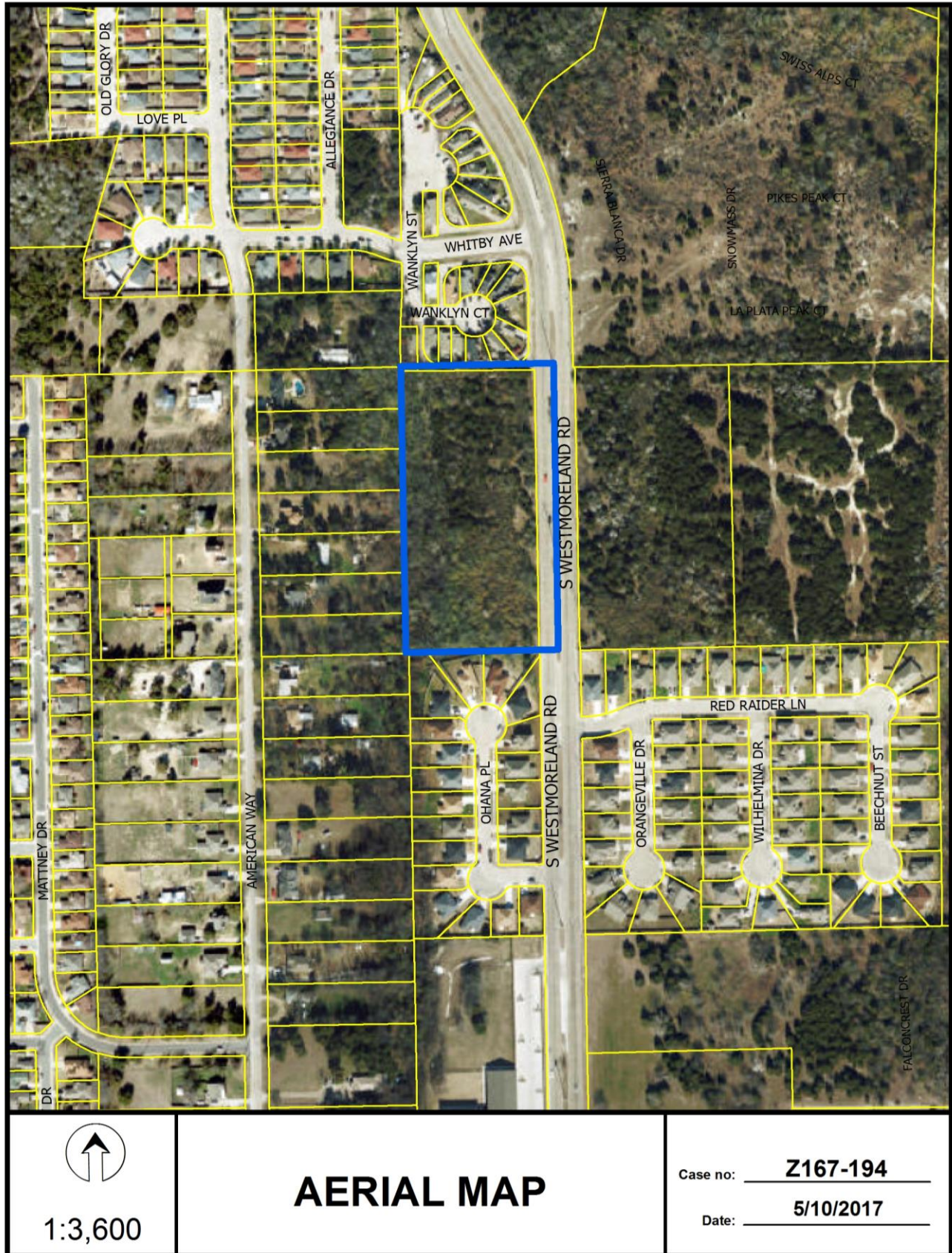
Landscaping: Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

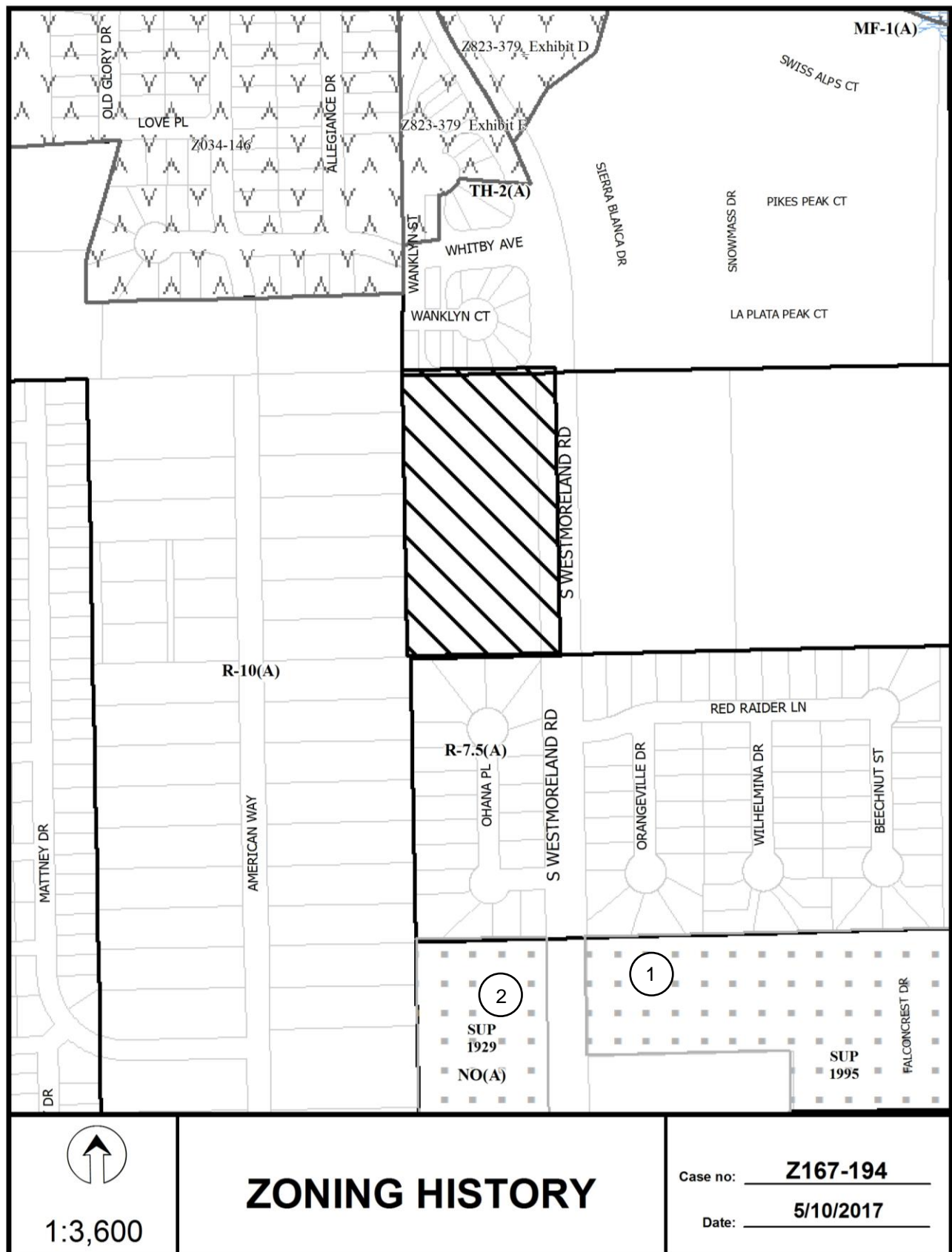
Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not impact the surrounding street system for the proposed development.

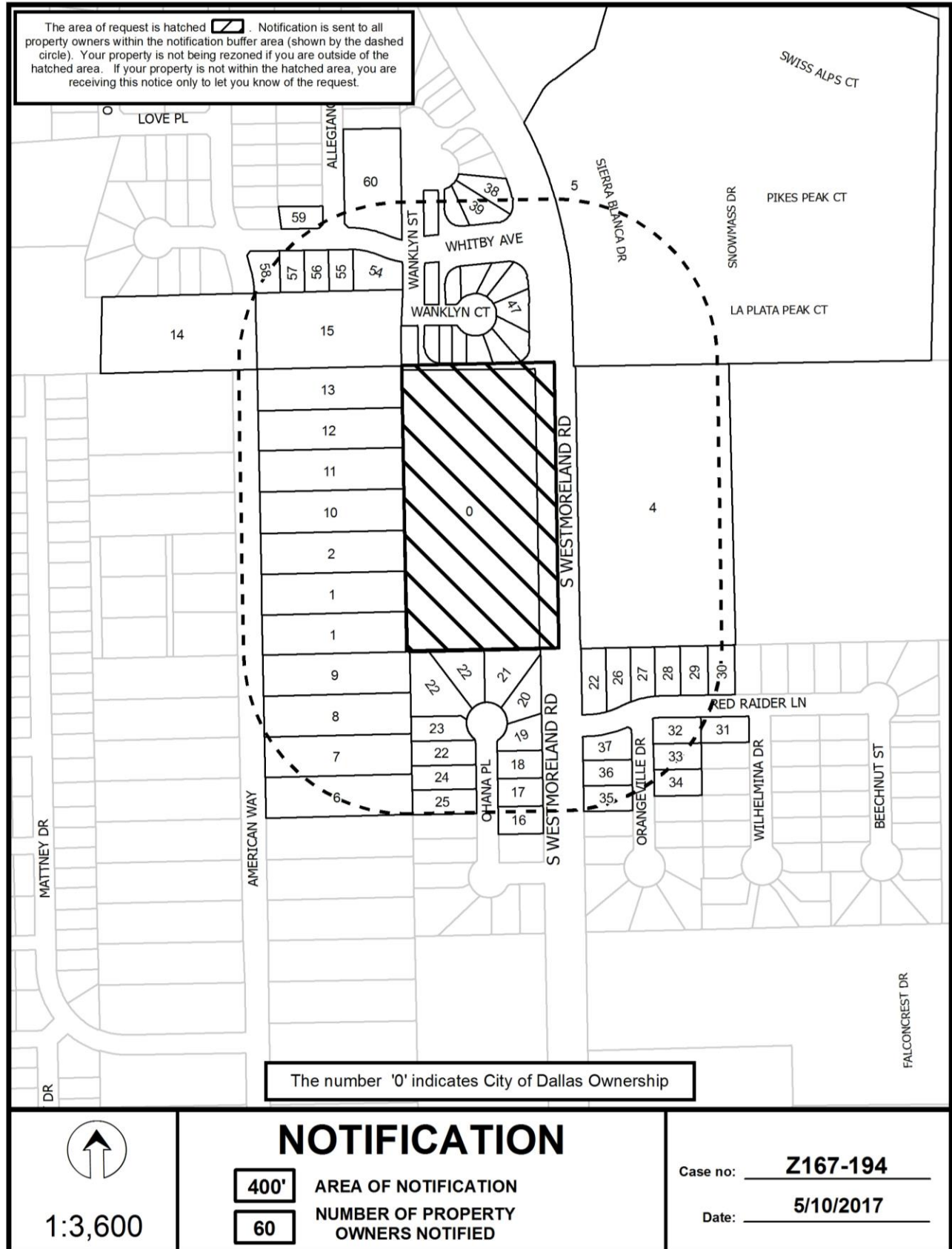
Z167-194(WE)



Z167-194(WE)







Notification List of Property

Z167-194

60 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|------------------------|-----------------------------|
| 1 | 6622 AMERICAN WAY | CADENA JUAN & ELSA |
| 2 | 6606 AMERICAN WAY | RICO ESMERALDA |
| 3 | 3928 WANKLYN CT | HALL JOHN E & |
| 4 | 6700 S WESTMORELAND RD | Dallas ISD |
| 5 | 6600 S WESTMORELAND RD | TA PROPERTIES II |
| 6 | 6722 AMERICAN WAY | LUCERO LUIS ALAN |
| 7 | 6714 AMERICAN WAY | STRAIN JAMES K |
| 8 | 6706 AMERICAN WAY | STRAIN BETTY |
| 9 | 6630 AMERICAN WAY | LAND ROBERT EUGENE & |
| 10 | 6530 AMERICAN WAY | LOZANOEQUIVEL MAURILIO |
| 11 | 6522 AMERICAN WAY | AZURA ADRIAN I & |
| 12 | 6514 AMERICAN WAY | RIOS GABRIEL & MAURA |
| 13 | 6506 AMERICAN WAY | HERNANDEZ JUAN F JR & |
| 14 | 6501 AMERICAN WAY | THAMES C J |
| 15 | 6500 AMERICAN WAY | ULLOAORTIZ DANIEL & |
| 16 | 6724 OHANA PLC | MACIAS EDNA & |
| 17 | 6720 OHANA PLC | JONES LATASHA D |
| 18 | 6716 OHANA PLC | BLACK LANETTE & |
| 19 | 6712 OHANA PLC | TRAN HAN VAN & |
| 20 | 6708 OHANA PLC | CANALES SANTOS JULIANA & |
| 21 | 6704 OHANA PLC | ALVIZOVELAZQUEZ ALBERTO J & |
| 22 | 6703 OHANA PLC | WESTMORELAND OC LLC |
| 23 | 6711 OHANA PLC | GARCIA CARLOS A & |
| 24 | 6719 OHANA PLC | NICKLEBERRY KIMBERLY EVON |
| 25 | 6723 OHANA PLC | RODRIGUEZ ROSELY SILIEZAR & |
| 26 | 3749 RED RAIDER LN | GARCIA KAREN |

05/10/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|----------------------------------|
| 27 | 3745 RED RAIDER LN | GONZALEZ BRENDA & |
| 28 | 3741 RED RAIDER LN | ANDERSON TERRY N & ANISSA P |
| 29 | 3737 RED RAIDER LN | HE LING |
| 30 | 3733 RED RAIDER LN | CASTANEDA PERFECTO & |
| 31 | 6805 WILHELMINA DR | FONTILLAS ANNALYN |
| 32 | 6804 ORANGEVILLE DR | DUFFEY JIMMY & JOSEPHINE |
| 33 | 6808 ORANGEVILLE DR | SIERRA OSPICIO |
| 34 | 6812 ORANGEVILLE DR | RODRIGUEZ RAUL IBARRA & |
| 35 | 6815 ORANGEVILLE DR | LEVEY HOWARD II |
| 36 | 6811 ORANGEVILLE DR | BARRERA RAYNALDO & |
| 37 | 6807 ORANGEVILLE DR | HORTON KELVIN L & KISHA SHERRICE |
| 38 | 6440 WANKLYN ST | GONZALEZ DAPHNE J |
| 39 | 6444 WANKLYN ST | CATES YOLANDA |
| 40 | 6448 WANKLYN ST | WARE DENNIS D |
| 41 | 6452 WANKLYN ST | GOMEZ RAFAEL |
| 42 | 3923 WANKLYN CT | SOLORZANO JORGE |
| 43 | 3919 WANKLYN CT | SANMIGUEL JAVIER |
| 44 | 3915 WANKLYN CT | MILLER SANDRA J |
| 45 | 3911 WANKLYN CT | ANDERSON WILLIE HAYWOOD |
| 46 | 3907 WANKLYN CT | ADKISON JIMMY L |
| 47 | 3903 WANKLYN CT | COFER BRENDA R |
| 48 | 3904 WANKLYN CT | WILLBANKS TAMMY |
| 49 | 3908 WANKLYN CT | BERRY LUTHER W & ELLEN J |
| 50 | 3912 WANKLYN CT | HUBBARD ROSIE M |
| 51 | 3916 WANKLYN ST | MUELLER BEVERLY |
| 52 | 3920 WANKLYN ST | BROWN ELLEN R |
| 53 | 3924 WANKLYN CT | DOTSON VERNETTE |
| 54 | 4004 WHITBY AVE | COTTMAN MARIA O |
| 55 | 4012 WHITBY AVE | GARCIA IRMA |
| 56 | 4016 WHITBY AVE | SANCHEZ JOHANNA S |
| 57 | 4020 WHITBY AVE | MACIAS LUIS A & SANDRA |

Z167-194(WE)

05/10/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------|
| 58 | 4024 WHITBY AVE | JOHNSON BURCHINAL D |
| 59 | 6453 ALLEGIANCE DR | AIYELESO OLASEYI |
| 60 | 6501 AMERICAN WAY | HOA OF AMERICAN WAY ESTATES INC |

Planner: Warren F. Ellis**FILE NUMBER:** Z167-317(WE) **DATE FILED:** June 1, 2017**LOCATION:** Inwood Road and Walnut Hill Lane, southwest corner**COUNCIL DISTRICT:** 13 **MAPSCO:** 24-R**SIZE OF REQUEST:** Approx. 25.828 acres. **CENSUS TRACT:** 206**APPLICANT/ OWNER:** Ursuline Academy of Dallas**REPRESENTATIVE:** Suzan Kedron, Bill Dahlstrom
Jackson Walker**REQUEST:** An application for an amendment to Planned Development District No. 385 on property zoned Planned Development District No. 385 and Specific Use Permit No. 2024 for an illuminated competitive athletic field.**SUMMARY:** The purpose of this request is to amend the development plan and landscape plan to accommodate future improvements that are proposed for the campus [Ursuline Academy of Dallas]. The physical improvements will consist of new laboratory spaces/collaborative spaces, a new humanities building, improvements to the cafeteria and chapel, a concession building for the softball field, an improved outdoor landscape space and additional surface parking on the west and east side of the campus. The applicant is also proposing to increase the height of the chapel from 36 feet to 46 feet. There are no additional classroom spaces being proposed.**STAFF RECOMMENDATION:** Approval, subject to a revised development plan, revised landscape plan, traffic management plan and conditions.

BACKGROUND INFORMATION:

- On August 23, 1993, the City Council established Planned Development District No. 385. Various minor amendments have been approved during this period, with the most recent minor amendment being approved in 2005. The minor amendment provided for a modular classroom area for use during construction-related activity within the main campus.
- On May 22, 2013, the City Council approved Specific Use Permit No. 2024 for an illuminated competitive athletic field for a five-year period with eligibility for automatic renewals for additional six-year periods.
- The applicant's request for an amendment to PDD No. 385 will allow for an increase in the overall floor area of the school's campus. The request will include amending the development plan and landscape plan to reflect the changes on campus; increase the floor area ratio from 0.30 to 0.35 and increase the maximum structure height of the chapel from 36 feet to 46 feet. There are no additional changes that are being made to the PDD conditions. In addition, there are no changes to the number of classrooms.
- The surrounding properties are developed with single family uses.

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

1. Z112-290 On May 22, 2013, the City Council approved Specific Use Permit No. 2024 for an illuminated competitive athletic field for a five-year period with eligibility for automatic renewals for additional six-year periods.

Thoroughfares/Streets:

| Thoroughfare/Street | Type | Existing ROW | Proposed ROW |
|---------------------|--------------------|--------------|--------------|
| Walnut Hill Lane | Principal Arterial | 100 ft. | 100 ft. |
| Inwood Road | Principal Arterial | 80 ft. | 80 ft. |

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

In May 2013, an initial Traffic Management Plan was approved when the City Council approved the illuminated competitive athletic field. The applicant complied with the

submittal deadline for submitting an updated TMP to the Sustainable Development and Construction Department by November 2016. A revised TMP plan was subsequently submitted with this current application. The Engineering Division has reviewed and supports this 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.

Land Use:

| | Zoning | Land Use |
|--------------|---------------------------|--|
| Site | PDD No. 385, SUP No. 2024 | Private school, Illuminated competitive athletic field |
| North | R-1ac(A) | Single Family |
| South | R-1ac(A) | Single Family |
| East | R-1ac(A) | Single Family |
| West | R-1ac(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.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

NEIGHBORHOOD PLUS

Policy 4.2 Support and leverage emerging school quality and school choice programs.

STAFF ANALYSIS:

Land Use Compatibility: The site is developed with various structures and improvements that support the existing private school campus. The applicant is requesting an amendment to the PDD to allow for future improvements to the campus.

The applicant is proposing to renovate several existing buildings, construct a new chapel with a maximum height of 46 feet within the larger building footprint of the Main Hall West, and increase the total floor area of the existing cafeteria from 4,188 square feet to 8,188 square feet. In addition, the existing 7,075 square-foot library will be razed

and replaced with a multi-functional space that will include a media center/library space within the existing French Family Center. Additional media centers/study spaces will be distributed throughout the campus. The total floor area of the renovations and new construction on campus is approximately 7,825 square feet. The additional floor area necessitates the change in the PD conditions to increase the maximum allowable floor area from 0.30 to 0.35. The proposed changes to the campus should not negatively impact the surrounding residential uses.

The site is surrounded by low density residential uses. Access to the school campus is provided along Walnut Hill Lane (three ingress/egress points) and Inwood Road (one ingress/egress point), with no means of ingress/egress along the site's internal property lines.

Development Standards:

| DISTRICT | SETBACKS | | Density | Max Height | Lot Coverage | Special Standards | PRIMARY Uses |
|------------------------|----------|-----------|---------|----------------|--------------|--|---|
| | Front | Side/Rear | | | | | |
| PDD No. 385 - existing | 50' | 40' | 0.3 | 36'
3-story | 60% | Proximity
Slope Visual
Intrusion | Private school, Institutional & community services, Recreational uses |
| PDD No. 385- proposed | 50' | 40' | 0.35 | 46'
3-story | 60% | Proximity
Slope Visual
Intrusion | Private school, Institutional & community services, Recreational uses |
| | | | | | | | |

Structure Height: The applicant will raze the existing chapel and construct a new chapel within a larger building footprint within the Main Hall West, which is located in the interior of the school's campus. The increase in the chapel structure height from 36 feet to 46 feet will not adversely affect the surrounding residential uses. The proposed height of 46 feet is below the residential proximately slope.

Landscaping: Landscaping must be provided in accordance with the landscape plan.

Off-street parking: Required off-street parking is provided per the PDD's permitted uses as required by the Dallas Development Code, with not less than 585 spaces for a private school. Since the school is not increasing the number of classrooms, the required number of off-street parking will not change.

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PROPOSED PDD CONDITIONS

ARTICLE 385.

PD 385. SEC. 51P-385.101. LEGISLATIVE HISTORY.

PD 385 was established by Ordinance No. 21788, passed by the Dallas City Council on August 25, 1993. Ordinance No. 21788 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

SEC. 51P-385.102. PROPERTY LOCATION AND SIZE.

PD 385 is established on property generally located on the south line of Walnut Hill Lane, west of Inwood Road. The size of PD 385 is approximately 25.747 acres.

SEC. 51P-385.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In this article: COMPETITIVE ATHLETIC FIELD means an athletic field used for scheduled soccer and lacrosse games and practices where one of the teams using the athletic field is comprised of athletes that attend the private school on the Property.

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

(c) Section 51A-2.101, "Interpretations," applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol [SUP] appearing after a listed use means that the use is permitted by specific use permit only.

(e) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a residential zoning district.

SEC. 51P-385.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 385A: development plan.

- (2) Exhibit 385B: landscape plan
- (3) Exhibit 385C: competitive athletic field landscape plan.
- (4) Exhibit 385D: traffic management plan.

SEC. 51P-385.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit 385A). Prior to the issuance of a building permit for any other development, a development plan that complies with the requirements of Section 51A-4.702 must be submitted to and approved by the city plan commission.

SEC. 51P-385.106. USE REGULATIONS IN GENERAL.

The private school, theater, and private recreation center, club, or area may be used only for school-sponsored functions.

SEC. 51P-385.107. MAIN USES PERMITTED.

(a) Institutional and community service uses.

- Church.
- Convent or monastery.
- Private school.

(b) Recreation uses.

- Competitive athletic field. [SUP required if field is illuminated; otherwise, by right.]
- Private recreation center, club, or area.

(c) Residential uses.

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

(d) Retail and personal service uses.

- Theater.

(e) Utility and public service uses.

- Local utilities.

SEC. 51P-385.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A- 4.217. (Ord. Nos. 21788; 25850; 29010)

SEC. 51P-385.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard.

(1) In general. Except as provided in this section, minimum front yard along Inwood Road and Walnut Hill Lane is 50 feet. All other front yards must comply with the setbacks indicated on the approved development plan.

(2) Competitive athletic field. Lighting, retaining walls, protective athletic field netting with supporting poles, and goals are permitted in the front yard.

(b) Side and rear yard. Minimum side and rear yard is 40 feet unless otherwise shown on the development plan.

(c) Dwelling unit density. Maximum dwelling unit density is one dwelling unit per net acre.

(d) Floor area ratio. Maximum floor area ratio is [~~0-3~~] 0.35.

(e) Height.

(1) Residential proximity slope. Except for competitive athletic field lighting standards and competitive athletic field netting and support poles, if any portion of a structure is over 36 feet in height, that portion may not be located above a residential proximity slope, as defined by Section 51A-4.412. The angle of projection of the slope must be set forth on the approved development plan. The extent of the slope is infinite. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope up to 12 feet above the slope.

(2) Maximum height. Maximum structure height is:

(A) 80 feet for the theater;

(B) 46 feet for the bell tower;

(C) 44 feet for the gymnasium;

(D) 25 feet for competitive athletic field netting and support poles, inclusive of any retaining wall.

(E) 45 feet above finished grade of the field for light standards used in conjunction with a competitive athletic field, as measured to the top of the fixture; [and]

(F) 46 feet for the chapel; and

[~~(F)~~](G) 36 feet for all other structures.

(f) Lot coverage. Maximum lot coverage is 60 percent. No more than two-thirds of the permitted coverage may be for residential, convent or monastery, and private school structures, and no more than one-third of the permitted coverage may be for accessory structures. Parking lots are not considered as main or accessory structures for purposes of lot coverage. Aboveground parking structures and surface parking lots are included in maximum lot coverage calculations; underground parking structures are not.

(g) Lot size. Minimum lot size is one acre.

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

SEC. 51P-385.110. OFF-STREET PARKING AND LOADING.

(a) Parking. Required off-street parking:

(1) Two spaces for each single family dwelling and handicapped group dwelling unit.

(2) Six spaces for each classroom of the private school.

(3) One space for each three residents of the convent or monastery with a minimum of two spaces required.

(4) No spaces for the other uses.

(b) Loading. Consult Section 51A-4.303 for requirements regarding off-street loading generally.

SEC. 51P-385.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-385.112. LANDSCAPING.

(a) In general. Except as provided in this section, all landscaping must be provided as shown on the landscape plan (Exhibit 385B). Unless otherwise state below, all landscaping must be installed in accordance with Article X. All plant material must be maintained in a healthy, growing condition at all times. *[Note: Exhibit 385B was erroneously stamped with Ordinance No. 21787 rather than Ordinance No. 21788.]*

(b) For a competitive athletic field, landscaping must be provided as shown on the competitive athletic field landscape plan (Exhibit 385C)

(c) Playing field buffer. One tree must be planted in the playing field buffer shown on the landscape plan for each tree removed during installation of the playing field. The replacement trees must be randomly distributed and each tree must have a minimum caliper of two inches. If the number of replacement trees to be planted exceeds the number the buffer can accommodate in accordance with standard landscaping practices, the excess required trees may be planted elsewhere in the Bachman Branch flood plain on the Property. Native privet and other naturally occurring evergreen materials may be installed.

SEC. 51P-385.113. TRAFFIC MANAGEMENT PLAN.

(a) In general.

(1) Private school. Operation of a private school must comply with the traffic management plan-school section of the traffic management plan (Exhibit 385D).

(2) Competitive athletic field. Operation of a competitive athletic field must comply with the traffic management plan-athletic field section of the traffic management plan (Exhibit 385D).

(b) Queuing.

(1) Private school. Except as provided in the traffic management plan-school section, queuing is only permitted inside the Property. Except as provided in the traffic management plan-school section, student drop-off and pick-up are not permitted within city rights-of-way.

(2) Competitive athletic field. Queuing is only permitted inside the Property. Student athlete and spectator drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic studies.

(1) Private school. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan-school section. The

initial traffic study must be submitted to the director by November 1, 2016. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.

(2) Competitive athletic field. The Property owner shall prepare an update to the traffic management plan-athletic field section of the traffic management plan evaluating the sufficiency of the plan. The initial update of the traffic management plan-athletic field section must be submitted to the director by November 1, 2015. After the initial update, the Property owner shall submit additional updates of the traffic management plan-athletic field section to the director by November 1 of each even numbered year.

(3) 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.

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

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

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

(d) Amendment process.

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

(2) 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-385.114. TRAFFIC CIRCULATION IMPROVEMENTS.

Before issuance of a certificate of occupancy for a competitive athletic field or by November 22, 2013, whichever occurs first, the following improvements must be completed, with final approval by the Transportation Section of the Streets Department:

(1) Install a no-left-turn sign on westbound Walnut Hill Lane at Driveway A to prevent vehicular traffic from entering the Property through Driveway A;

(2) Install a no-right-turn sign on eastbound Walnut Hill Lane at Driveway A to prevent vehicular traffic from entering the Property through Driveway A;

(3) Install a no-right-turn sign on eastbound Walnut Hill Lane at Driveway C to prevent vehicular traffic from entering the Property through Driveway C;

(4) Install a no-right-turn sign on southbound Inwood Road at Driveway D to prevent vehicular traffic from entering the Property through Driveway D;

(5) Restripe the existing crosswalks on Walnut Hill Lane at Surrey Oaks Drive and on Driveway B at Strait Lane; and

(6) Adjust existing school zone warning signals on Walnut Hill Lane to coincide with school hours of operation.

SEC. 51P-385.115. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for nonbusiness zoning districts in Article VII.

(b) One monument sign with a maximum effective area of 65 square feet and a maximum height of four feet may be located as shown on the development plan.

SEC. 51P-385.116. FLOOD PLAIN.

See Division 51A-5.100.

SEC. 51P-385.117. PLAYING FIELDS.

(a) Other than the playing fields shown on the development plan, no other playing fields may be installed in the Bachman Branch flood plain.

(b) No lighting may be installed or maintained for the playing field.

(c) No school-sponsored activity may be held at the playing field between the end of the spring term and the beginning of the fall term of the private school.

SEC. 51P-385.118. ADDITIONAL REQUIREMENTS FOR A COMPETITIVE ATHLETIC FIELD.

(a) Loudspeakers and other forms of amplification are prohibited.

(b) One scoreboard is allowed in the area shown on the development plan.

(1) Maximum effective area is 56 square feet.

(2) Maximum height is 14 feet.

(3) Lighting is limited to internal sources to indicate time, score, and other pertinent items related to either soccer or lacrosse matches.

(4) All scoreboard lighting must be turned off by: (A) 9:00 p.m. for a maximum 20 scheduled athletic games per year. (B) 7:30 p.m. all other nights

(5) Advertising, other than the name of the school, field name, or its mascot, is prohibited.

(c) Before the completion of the 20th scheduled athletic game on the Property, the Property owner or operator must provide an analysis to the building official, prepared by a registered engineer, measuring noise generated during a minimum of four scheduled athletic games on adjacent residentially zoned properties north and east of the athletic field. If the director determines that the submitted noise analysis results in levels of noise that exceeds Article VI or otherwise creates a nuisance, the director shall require the Property owner to submit an outline of proposed improvements to mitigate reported noise levels. If the Property owner fails to submit an outline of the required improvements within 30 days after the director's request, the director shall notify the city plan commission. For purposes of this subsection, "scheduled athletic games" are those athletic games published on the official website of the private school located on the Property.

(d) Band practice and band events are prohibited.

(e) Bleachers with a maximum capacity of 50 spectators are permitted in the location shown on the development plan.

SEC. 51P-385.119. ADDITIONAL PROVISIONS.

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

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

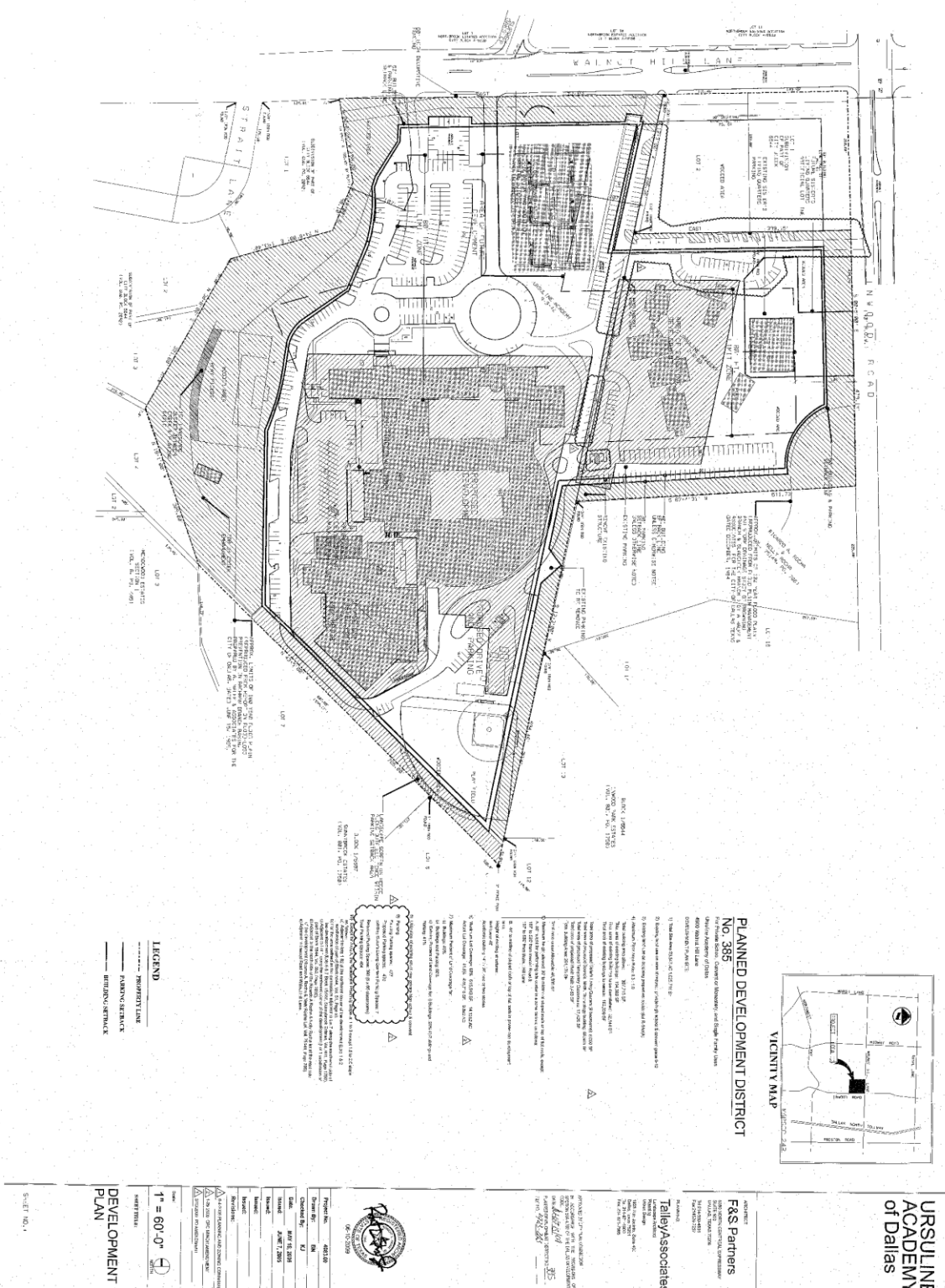
SEC. 51P-385.120. COMPLIANCE WITH CONDITIONS.

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

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

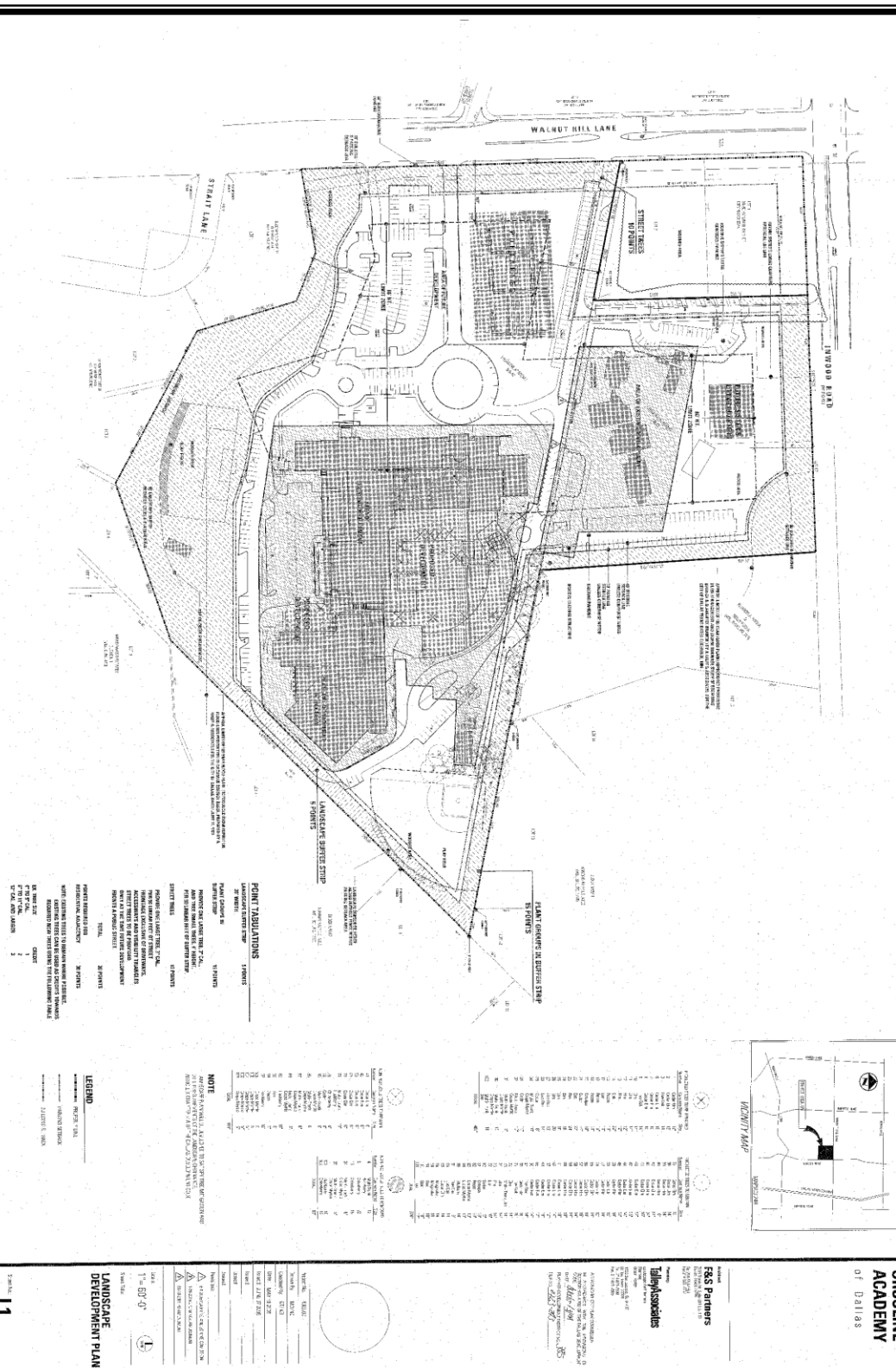


EXISTING DEVELOPMENT PLAN





EXISTING LANDSCAPE PLAN



TRAFFIC MANAGEMENT PLAN

TRAFFIC MANAGEMENT PLAN UPDATE FOR
URSULINE ACADEMY
IN DALLAS, TEXAS

DeShazo Project No. 16065

Z112-290(RB) PD 385

Prepared for:
Ursuline Academy of Dallas
4900 Walnut Hill Lane
Dallas, Texas 75229

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

August 8, 2017



Traffic Management Plan for
Ursuline Academy of Dallas

~ DeShazo Project No. 16065 ~

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| <i>School Operational Characteristics</i> | <i>Error! Bookmark not defined.</i> |
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Table 2. Peak On-Site Vehicle Demand during Afternoon Pick-Up Period

LIST OF EXHIBITS:

Exhibit 1. Traffic Management Plan for Peak School Traffic

Technical Memorandum

To: Director of City of Dallas Department of Sustainable Development and Construction
Cc: Ursuline Academy of Dallas
From: Christy Lambeth, P.E. — *DeShazo Group, Inc.*
Date: August 8, 2017
Re: Traffic Management Plan Update for Ursuline Academy of Dallas in Dallas, Texas
DeShazo Project Number 16065; Z112-290(RB) – PD 385

Introduction

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing licensed professional engineers and planners skilled in the field of traffic/transportation engineering. The services of DeShazo were retained by Ursuline Academy of Dallas to provide a requisite Traffic Management Plan (TMP) update for their school campus located at 4900 Walnut Hill Lane in Dallas, Texas.

The school site is zoned Planned Development (PD) District 385. DeShazo prepared a traffic study on September 18, 2012. As a condition of the approval of the school operations, submittal of biennial review of the TMP was required to be submitted to the City of Dallas on every even-numbered year. The plan is intended to assess current traffic conditions during the morning drop-off and afternoon pick-up activities. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

Traffic Management Plan

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up 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

Table 1 provides a summary of the operational characteristics for Ursuline Academy of Dallas considered in this analysis.

Table 1. School Operational Characteristics

| | Existing Conditions |
|--|---|
| Enrollment (by grade) | 9 th Grade: 214 Students
10 th Grade: 222 Students
11 th Grade: 216 Students
12 th Grade: 192 Students
Total Enrollment: 844 Students |
| Daily Schedule | Monday: 9:15 AM – 3:45 PM
Tuesday – Friday: 8:45 AM – 3:45 PM |
| Approximate number of students travelling by modes other than drop-off/pick-up | By School Bus $\cong 0\%$
By Walking $\cong 0\%$
Student Driving $\cong 25\%$
By Parent $\cong 75\%$ |

DeShazo conducted field observations on three different school days at peak times. In general, most peak traffic activity occurred within thirty minutes. A 20-MPH school zone is provided on Walnut Hill Lane adjacent to the school. Field observations took place during the following dates:

- Afternoon pick-up period on Tuesday, September 6, 2016
- Morning drop-off period on Wednesday, September 7, 2016
- Afternoon pick-up period on Wednesday, September 7, 2016
- Afternoon pick-up period on Thursday September 8, 2016

Site Access and Circulation

The school site includes three driveways on Walnut Hill Lane (labeled A, B, and C in **Exhibit 1**) and one driveway on Inwood Road (Driveway D in **Exhibit 1**). All driveways are secured and/or access-controlled except for school peak traffic hours.

- Driveway A operates one-way, outbound-only. Two off-duty police officers control traffic on Walnut Hill Lane at Driveway A during the afternoon egress peak.
- All inbound traffic to the school enters at Driveway B on Walnut Hill Lane. Driveway B is a one-way operation, inbound-only with a full median access. During the morning peak period, an off-duty police officer is stationed on Walnut Hill Lane at Driveway B. Internally, security staff monitors access through Driveway B.

- Driveway C is a right-turn-, exit-only driveway serving the student parking lot. Driveway C remains closed except during the afternoon peak period.
- Access to Driveway D, on Inwood Road, is controlled by an automatic gate. Any vehicle may exit by pulling up to the gate but only authorized vehicles are allowed to enter. Overall, Driveway D serves a very low volume of traffic.

During student drop-off/pick-up periods, parents should enter via Driveway B, drive through the student parking lot to the peripheral campus loop road. Most student unloading and loading occurs in the designated loading areas at the southeast of the building. Most traffic exits via Driveway A, though some may opt to use Driveway D.

Queue Lengths

A goal for any school should be to accommodate all vehicular queuing and drop-off/pick-up procedures on private property (i.e., not utilize public right-of-way for passenger loading/unloading). At the same time the schools should try to minimize the number of vehicles present on site at any given time in order to minimize potential of vehicles queuing and/or parking in public right-of-way. **Table 2** presents a summary of on-site vehicle accumulation.

**Table 2. Peak On-Site Vehicle Demand
during Afternoon Pick-Up Period**

| CONDITIONS | EXISTING |
|---------------------------|-----------------------------------|
| <i>Student Enrollment</i> | <i>844 students</i>
(Observed) |
| Vehicular Queue (max.) | Grade 9-12: 111 cars |

The school site features a one-way loop road around the main school building from which parents may queue and load passengers. DeShazo ascertained the overall queue associated with student pick-up peak hours. The existing school features a one-way loop road around the main school building from which parents may queue and load passengers. All queuing associated with student pick-up occurred in the loop road and did not extend to the public street. **Exhibit 1** provides a graphical summary of the observed queue conditions.

The current plan provides approximately 3,041 linear feet of vehicular queuing or storage on site. This capacity accommodates the projected peak vehicle queues—an observed maximum queue of 111 vehicles and provides a surplus of approximately 432 linear feet.

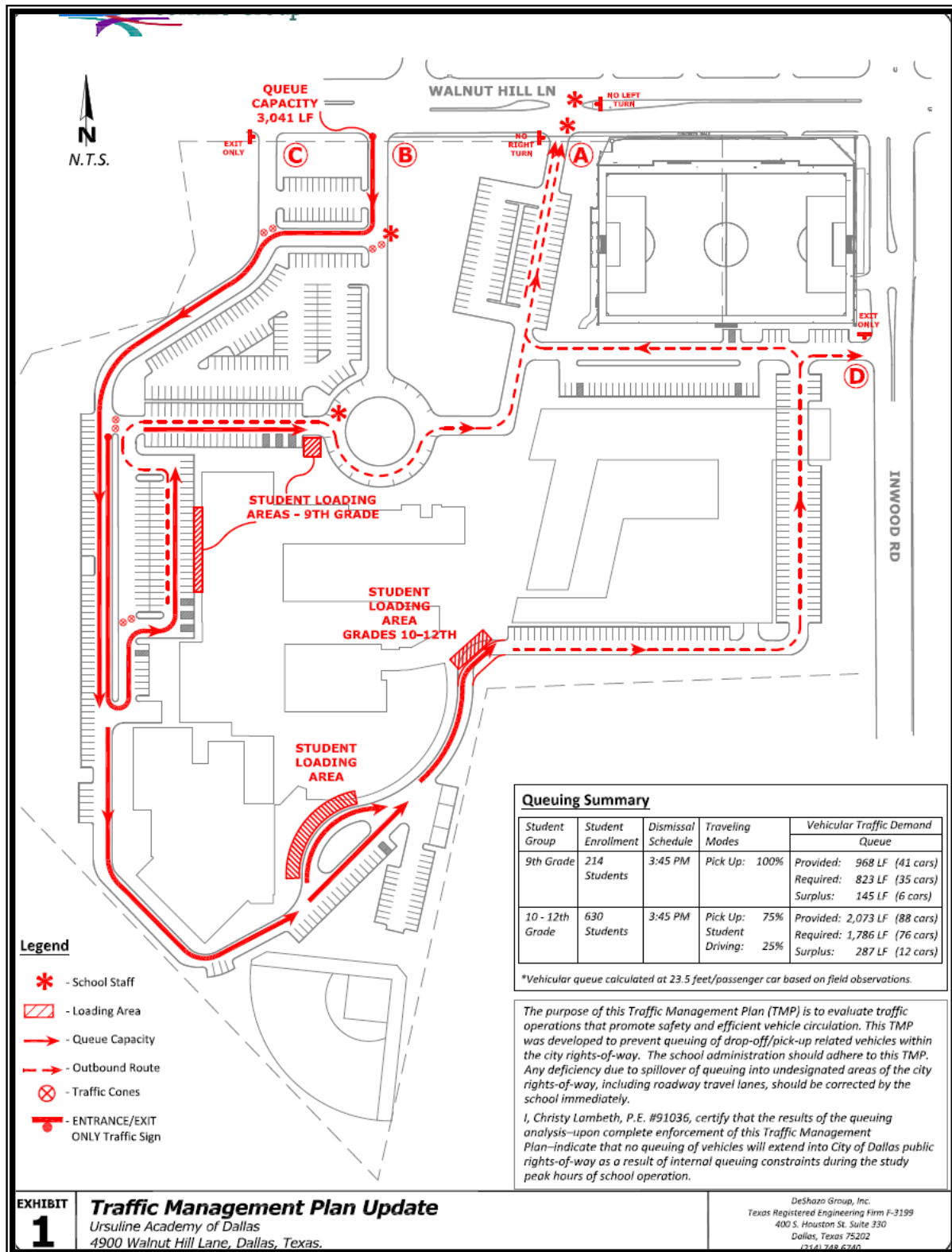
Competitive Athletic Field

DeShazo prepared a requisite update to the TMP for the competitive athletic field on November 30, 2015.

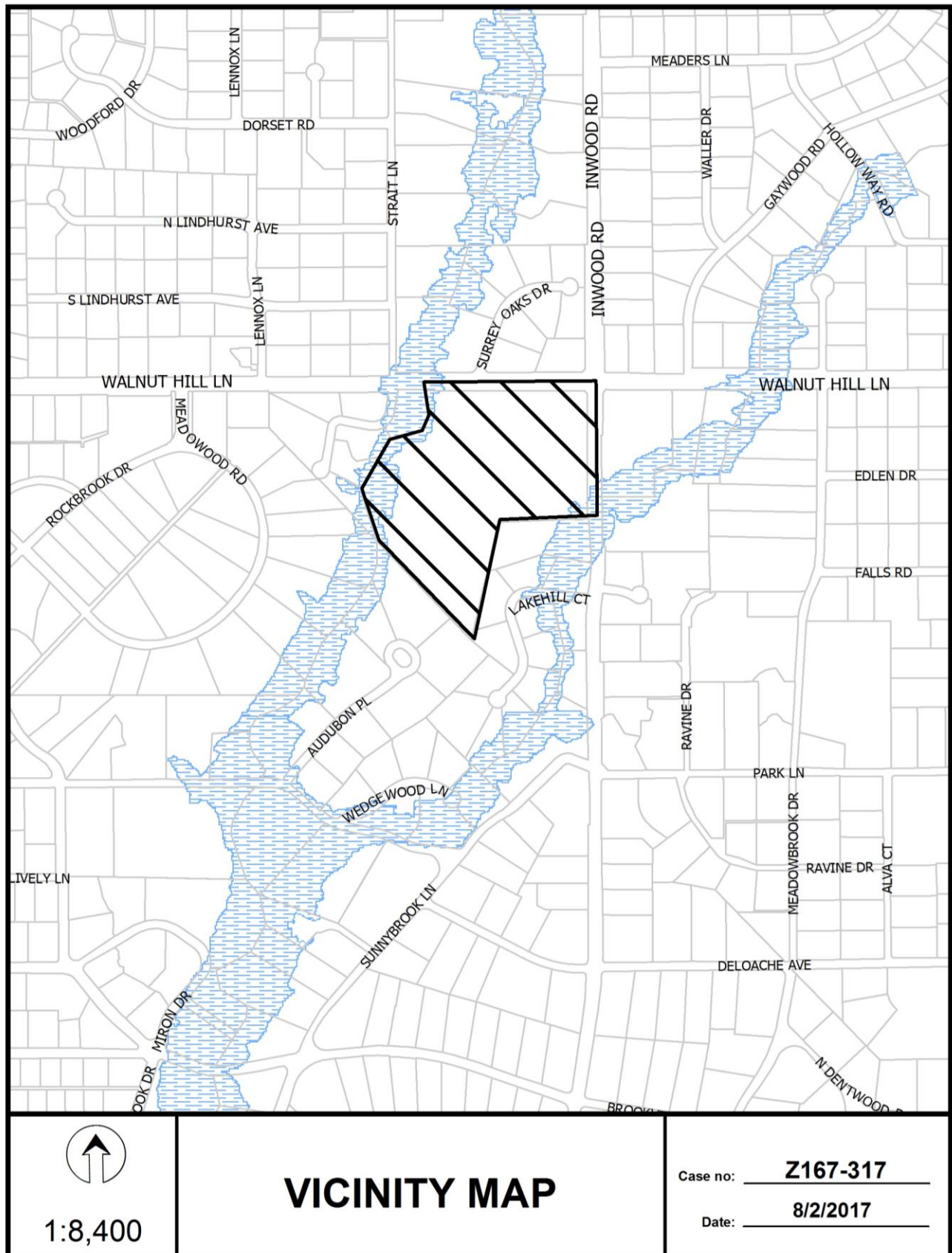
SUMMARY AND RECOMMENDATIONS

This TMP is provided to summarize the traffic characteristics of Ursuline Academy of Dallas during traditional school peak hours. This report presents a plan that was developed to maintain all queuing at drop-off/pick-up related vehicles within the property. The school administration should enforce this plan to provide safe and efficient circulation for students and staff. In most instances, achieving efficiencies during the afternoon is most critical, while the morning traffic operations require nominal active management.

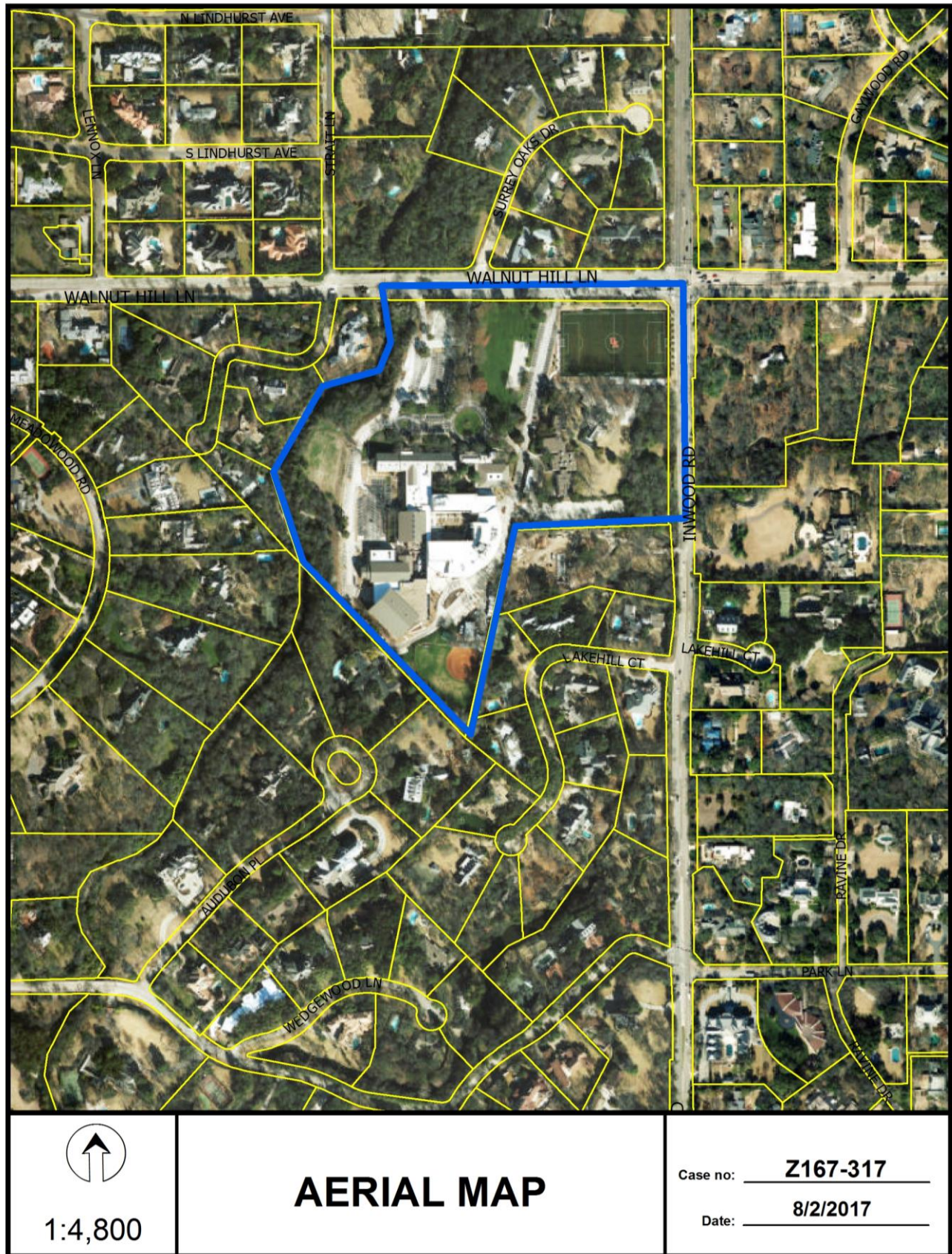
- DeShazo recommends the traffic circulation plan depicted in **Exhibit 1**, based on TMP originally created in September 2012. The TMP is intended to maintain passenger vehicle loading/unloading within the site and to avoid vehicle queuing and passenger loading/unloading within the City right-of-way. The details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness and compliance and to consider adjustments as needed to provide overall safety.
- Staff participating in student drop-off/pick-up operations should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages for STOP and for SLOW.
- School should encourage parents to load/unload students within the school property at their designated loading areas to maximize efficiency and personal safety. As needed, staff should direct traffic and coordinate the loading of students on school property.
- Full cooperation of all school staff members, students, and parents is crucial for the success of any traffic management plan. Proper training of school staff on duties and expectations pertaining to the plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. Details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness and compliance and to consider any adjustments needed to provide overall safety.

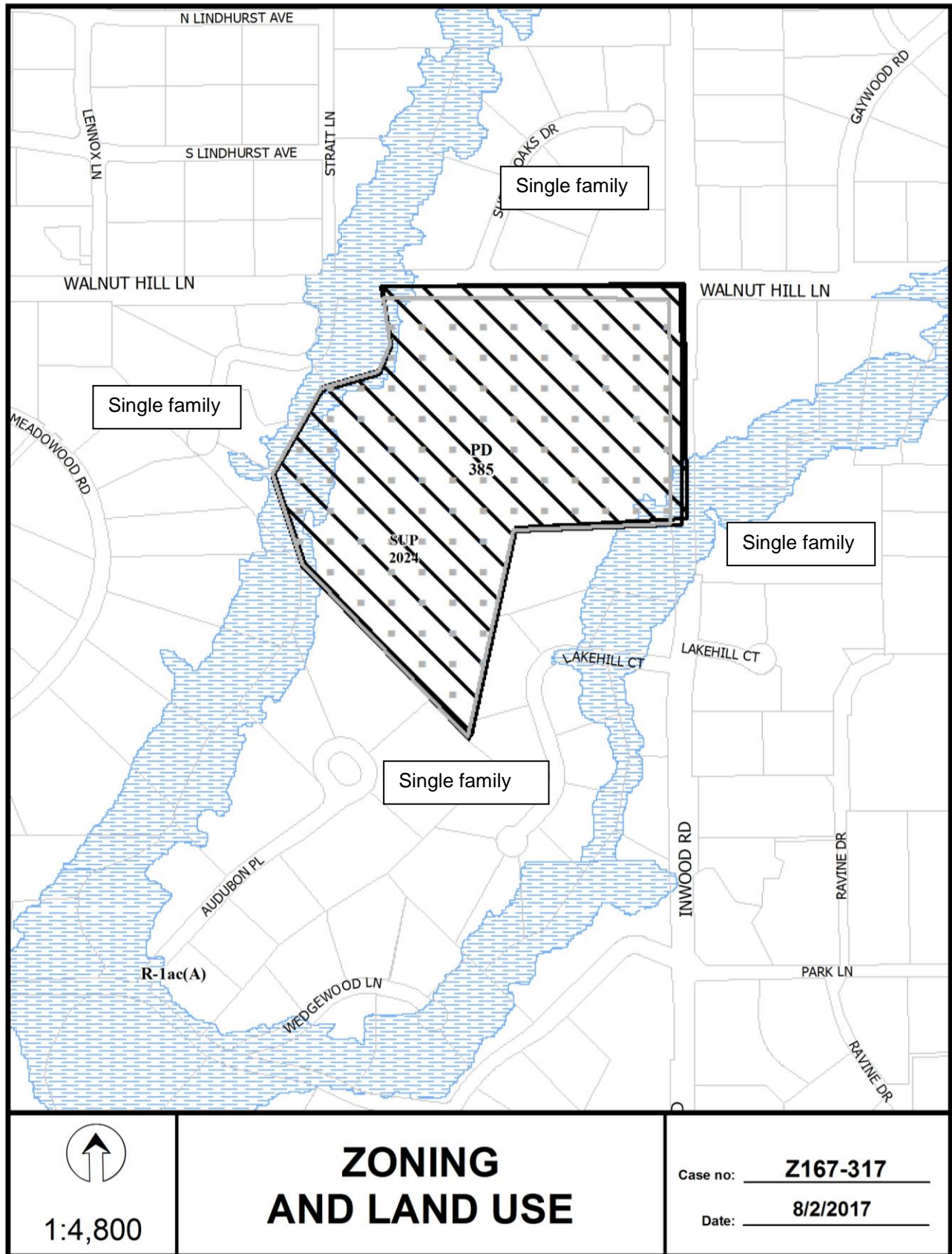


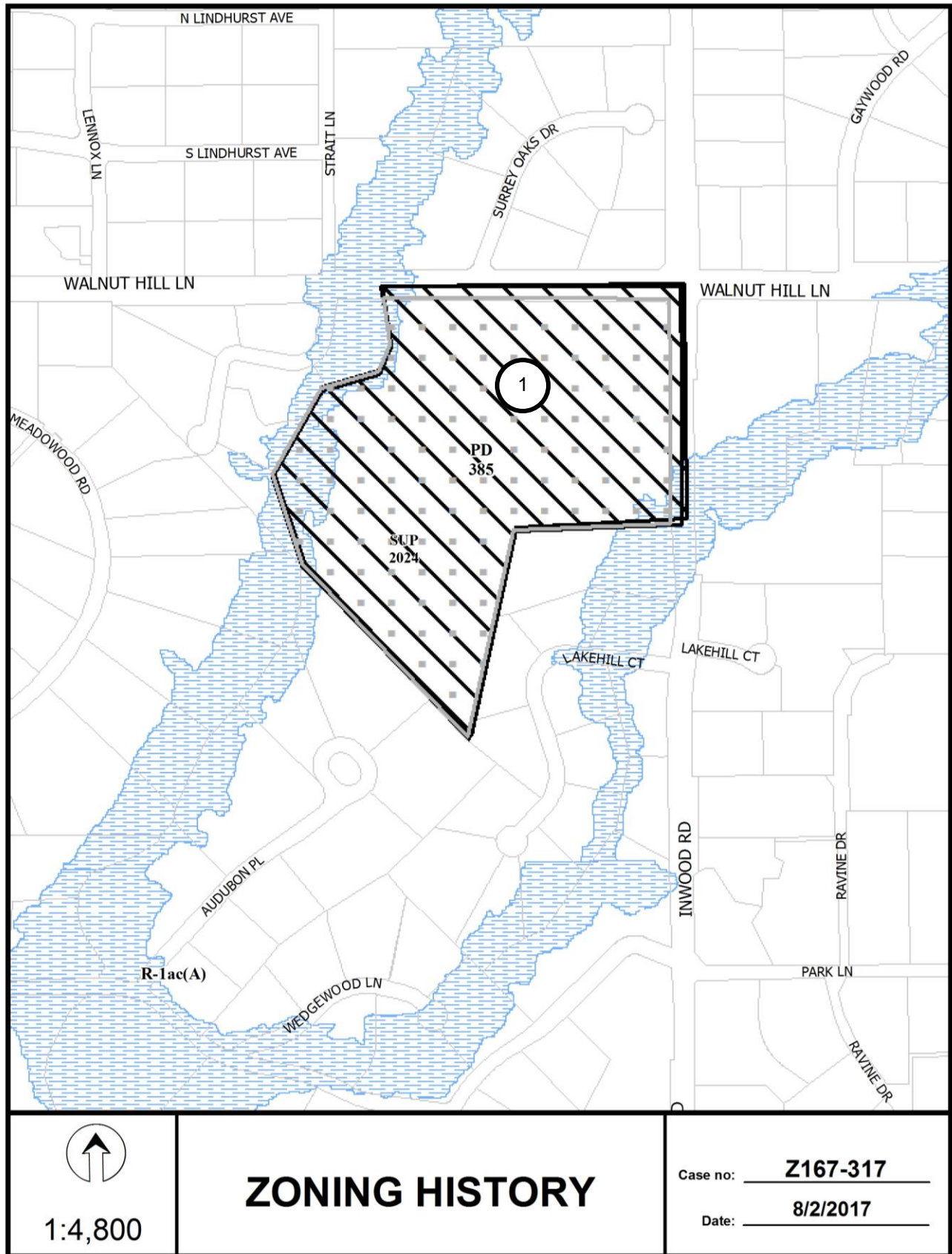
Z167-317(WE)



Z167-317(WE)

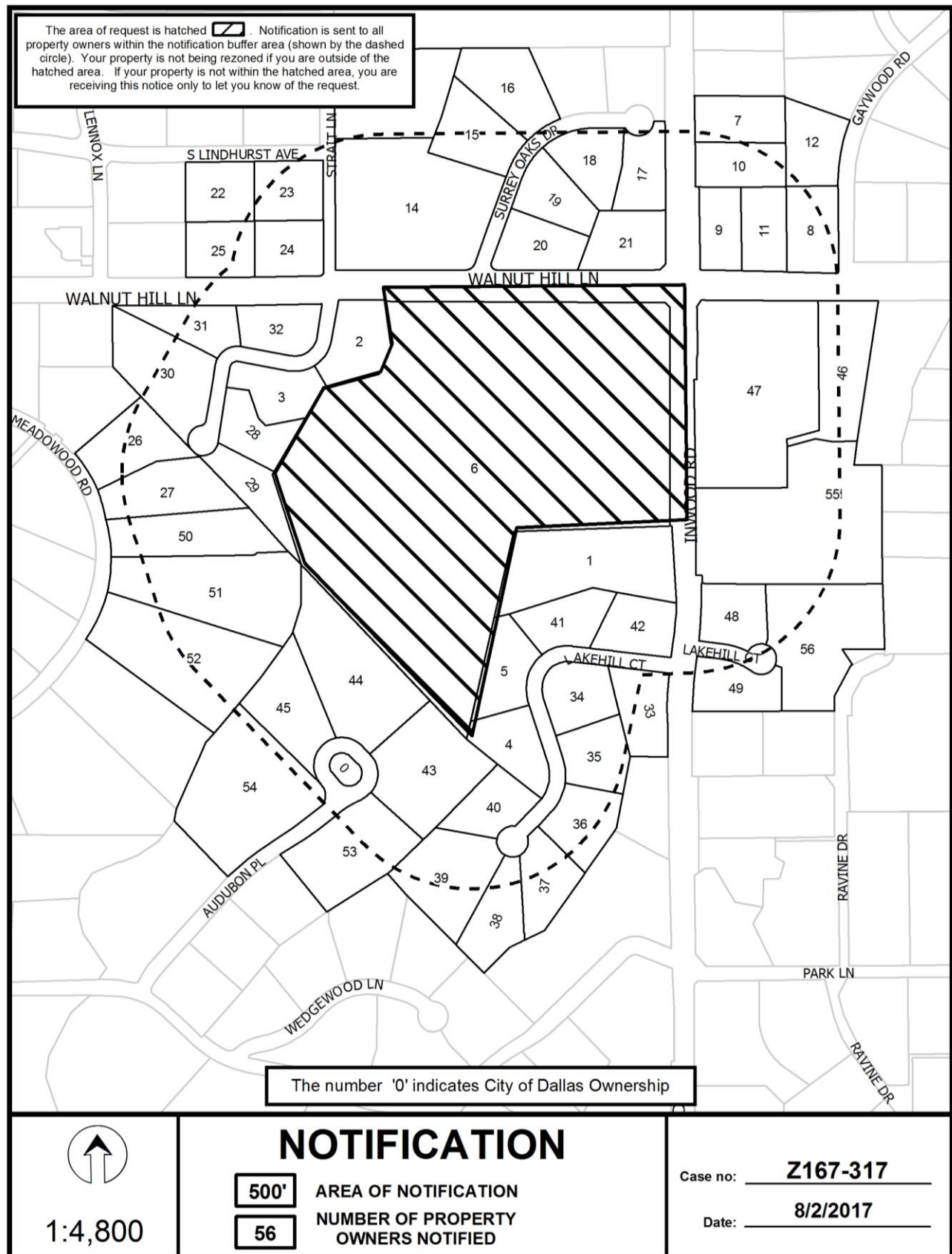






ZONING HISTORY

Case no: Z167-317
Date: 8/2/2017



Notification List of Property

Z167-317

56 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------------|
| 1 | 9807 INWOOD RD | HILLMAN ANDREW & ERIN |
| 2 | 9970 STRAIT LN | XL CAPITAL LLC |
| 3 | 9950 STRAIT LN | SILCOCK JULIE E |
| 4 | 5045 LAKEHILL CT | ZAINFELD JEAN BALLAS |
| 5 | 5055 LAKEHILL CT | BECK MICHAEL R & |
| 6 | 5050 WALNUT HILL LN | URSULINE ACADEMY OF DALLAS |
| 7 | 10044 INWOOD RD | LIN WENN WED & BERNADETTE |
| 8 | 10001 GAYWOOD RD | BOWIE WILLIAM H |
| 9 | 10000 INWOOD RD | COFFEY WILLIAM J & |
| 10 | 10030 INWOOD RD | HODGE STEPHEN L & RUTH E |
| 11 | 5115 WALNUT HILL LN | CASEY MARK & |
| 12 | 10035 GAYWOOD RD | ARMSTRONG WILLIAM MARK & |
| 13 | 10050 STRAIT LN | BROADY GEORGE K & ELEANOR |
| 14 | 10010 STRAIT LN | REESE NINETTA SPEARMAN REV TR |
| 15 | 10035 SURREY OAKS DR | RADER HOMER J JR |
| 16 | 10045 SURREY OAKS DR | SAGER RODNEY D & |
| 17 | 10064 SURREY OAKS DR | OPSAL AARON L & AMY B |
| 18 | 10056 SURREY OAKS DR | SHOUSE CLINTON BRADLEY & |
| 19 | 10024 SURREY OAKS DR | SPIRITAS SS 2003 TRUST |
| 20 | 10014 SURREY OAKS DR | LEE RICHARD R JR REVOCABLE TRUST |
| 21 | 5055 WALNUT HILL LN | STEWART WALTON H |
| 22 | 4834 S LINDHURST AVE | VALENTA TOMMY A & LANA M |
| 23 | 10095 STRAIT LN | MCINTYRE MICHAEL P & |
| 24 | 10011 STRAIT LN | JENNINGS LISA C |
| 25 | 4833 WALNUT HILL LN | SHANKLE JIMMY & |
| 26 | 4668 MEADOWOOD RD | GLAZER PHYLLIS R |

08/02/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|---------------------|---|
| 27 | 4664 MEADOWOOD RD | HAYES COLLEEN A & |
| 28 | 9930 STRAIT LN | DAVIDSON ANNE L |
| 29 | 9920 STRAIT LN | SECOND PHOENIX GROWTH FUND LTD |
| 30 | 9929 STRAIT LN | POLLOCK RICHARD & KAREN S |
| 31 | 9941 STRAIT LN | KING MARK A & MARCIA J |
| 32 | 9949 STRAIT LN | GILES CLARICE T & STEPHEN |
| 33 | 5074 LAKEHILL CT | REGNER LLOYD |
| 34 | 5054 LAKEHILL CT | HAMMOND STEVAN A |
| 35 | 5042 LAKEHILL CT | SCHULZE RICHARD H & |
| 36 | 5026 LAKEHILL CT | MEYER WILLIAM E |
| 37 | 5014 LAKEHILL CT | BRODNAX BRETT |
| 38 | 5015 LAKEHILL CT | MARTIN WILLIAM KEITH & |
| 39 | 5025 LAKEHILL CT | BRINKMANN J BAXTER |
| 40 | 5035 LAKEHILL CT | FITTS JOHN STUART |
| 41 | 5065 LAKEHILL CT | THOMSON BONNIE & CLIFFORD REV TRUST THE |
| 42 | 5075 LAKEHILL CT | FRANCIS FRANCIS ANTONY & |
| 43 | 9784 AUDUBON PL | HUGHES JOSEPH V JR & |
| 44 | 9785 AUDUBON PL | FEARON JEFFREY ARCHER & |
| 45 | 9779 AUDUBON PL | DAYTON JOHN W |
| 46 | 5202 WALNUT HILL LN | JF LUX HOMES LLC |
| 47 | 9910 INWOOD RD | DOMINION NORTH DALLAS PPTIES LP |
| 48 | 5101 LAKEHILL CT | CAMPBELL DAVID A & |
| 49 | 5102 LAKEHILL CT | SHEPKO JONATHAN |
| 50 | 4660 MEADOWOOD RD | CARTY DONALD J & |
| 51 | 4656 MEADOWOOD RD | FOJTASEK JACQUELINE E QUALIFIED PER RES TR
1 & 2 |
| 52 | 4650 MEADOWOOD RD | LUNSFORD R HOLT & |
| 53 | 9762 AUDUBON PL | BEST RANDY & NANCY K |
| 54 | 9769 AUDUBON PL | MITCHELL LEE ROY & |
| 55 | 9806 INWOOD RD | 9806 INWOOD ROAD TRUST |
| 56 | 5105 LAKEHILL CT | TURLEY R WINDLE & SHIRLEY A |

FILE NUMBER: Z145-173(SM)

DATE FILED: September 13, 2016

LOCATION: Southwest corner of Preston Road and Summerside Drive

COUNCIL DISTRICT: 12

MAPSCO: 5K

SIZE OF REQUEST: Approx. 29.9 Acres

CENSUS TRACT: 317.08

OWNER / APPLICANT: HWB Preston, LP

REPRESENTATIVE: William S. Dahlstrom, Jackson Walker, LLP

REQUEST: An application for a Planned Development District for LO-1 Light Office District and private school uses on property zoned an LO-1 Light Office District with existing deed restrictions.

SUMMARY: The applicant proposes to modify the existing one-story office building for the relocation of the June Shelton School. The applicant proposes to further restrict the LO-1 District uses and setbacks, modify landscaping regulations, and apply additional restrictions to the proposed private school. The property's existing landscape berms along Preston Road and Campbell Road are proposed to be preserved and maintained.

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

BACKGROUND INFORMATION:

- The original office building was constructed around 1982 and was enlarged in 1988, according to Collin County Central Appraisal District Records.
- On May 14, 1997, the City Council approved Deed Restriction No. Z923-222 that 1) established a landscape berm in a landscaping zone along Campbell Road and Preston Road, 2) increased the minimum setback on Campbell to 50 feet, 3) restricted buildings constructed within 100 feet of Campbell Road to be one-story or 18 feet tall, 4) limited building height to 50 feet, and 4) limited driveway openings on Campbell Road to two.
- On January 2, 2015, the owner submitted an application for a planned development district for a single family neighborhood and retail uses and private streets. The application was later amended on September 13, 2015 to allow a private school on the subject site.
- The June Shelton School currently services over 800 students at 15720 Hillcrest Road and proposes to relocate to the request site in order to facilitate additional student capacity and add athletic facilities.

Zoning History: There have been no recent zoning requests in the vicinity in the past five years.

Thoroughfare/Streets

| <u>Thoroughfare/Street</u> | <u>Designation</u> | <u>Thoroughfare Characteristics; ROW</u> |
|-----------------------------------|---------------------------|---|
| Preston Road | Principal Arterial | Minimum 6 lane divided; 100' ROW |
| Summerside Drive | Local | 60' ROW |
| Campbell Road | Collector | Minimum 4 lane undivided; 60' ROW |

STAFF ANALYSIS:

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.

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.

NEIGHBORHOOD PLUS

Policy 4.2 Support and leverage emerging school quality and school choice programs.

Surrounding Zoning and Land Uses:

| | Zoning | Land Use |
|--------------|--|--|
| Site | LO-1 and DR No. Z923-222 | Vacant Office |
| North | PDD No. 104 | Offices, Post Office, Restaurant, Retail |
| East | PDD No. 104 | Offices, Restaurant, Retail |
| South | LO-1 and DR No. Z923-222
PDD No. 622, DR No. Z012-224 | Office,
Single Family |
| West | MF-1(A) and DR No. 801-207;
PD 365; TH-2(A) | Single Family |

Land Use Compatibility:

The site is developed with a one-story office campus, surrounded by surface parking, which has been vacant since 2015. Nonresidential uses occupy the majority of its adjacent neighboring properties including two office buildings, a post office, and shopping center to the north, across Summerside Drive; another shopping center and offices to the east, across Preston Road; and an office building and above ground parking garage to the south, across the previously abandoned McCallum Boulevard. The site is also bounded by streets in all directions with the exception of its southern property line which abuts a private street and the width of one single family lot.

There is also a significant single family residential presence in the site's vicinity. The nearest single family properties lie to the west of Campbell Road and adjacent to the site's southwestern corner. Additional residences lie beyond the offices and shopping center to the north. The school has been in discussion for many months with the nearby neighborhood associations and has proposed many additional restrictions as an outcome of those meetings.

Staff generally supports the proposed land uses because they are consistent with or further limit the existing LO-1 District uses. The following paragraphs address the limited number of conditions where staff does not support the applicant's request. In some situations, staff is concerned that the applicant's proposed restrictions do not consider the potential future needs of the public, and in others, staff's primary concern is the difficulty the City will encounter if required to enforce the applicant's proposed conditions.

Public and open-enrollment charter schools

The existing LO-1 District allows public schools by right and requires that open-enrollment charter schools obtain a specific use permit to operate. The applicant requests that both of these uses be prohibited. Conversely, staff recommends that they be allowed after obtaining a specific use permit.

The process to obtain a specific use permit, or SUP, requires public hearings at both City Plan Commission and City Council and the notices for each of those hearings would be mailed out to property owners within 500 feet of the property because the campus exceeds 25 acres. This basic process to obtain an SUP is almost identical to this application for a planned development district request, with the exception that the fees assessed are approximately ten thousand dollars less. In addition, the regulations of an SUP further restrict the property in contrast to a planned development district, which can allow relief from certain zoning restrictions.

Staff also recommends these schools by specific use permit rather than prohibiting them because the general provisions for approving 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.

Because an SUP 1) further restricts a use, in contrast to a planned development district amendment that could lessen zoning restrictions; 2) must meet the above standards of approval; and 3) is subject to another public engagement and hearing process is required, staff recommends that these two land uses, which are very similar to the request, be allowed by specific use permit in lieu of the applicant's request to prohibit these uses.

Additional Land Uses (Staff Supported)

Staff recommends approval of the retention of the following land uses that are currently allowed in the LO-1 District.

- Transit passenger shelter.
- Electrical substation.
- Local utilities. *[RAR]*
- Police or fire station. *[SUP]*
- Post office. *[SUP]*
- Tower/antenna for cellular communication. *[SUP or RAR may be required. See Section 51A-4.212(10.1) for LO-1 Districts]*
- Utility or government installation other than listed. *[SUP]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

Transit passenger shelter

A primary concern that has been expressed by some neighbors is overflow parking for when the school has events that generate additional traffic, such as graduation day, open house, athletic games, and fund raisers. However, the applicant, through neighborhood negotiations, has requested to prohibit the use of a transit passenger shelter. A transit passenger shelter allows a public mass transit agency to construct a shelter for transit riders. Staff supports a transit passenger shelter, because the site currently has a bus stop for the No. 350 DART bus route in the southeast corner and the retention of this stop, and the ability to enhance it with a shelter, would allow the site to decrease the amount of vehicular traffic during the school events and provide accessibility to nearby nonresidential properties along Preston Road.

Utility and public service uses

The LO-1 District allows certain utility and public service uses in order to maintain public services to the surrounding properties such as water/wastewater, electricity, natural gas, cable, and telecommunications. Prohibiting utilities and public services limits the ability to quickly and adequately supply services that neighborhoods demand. Additionally, in the event that a public agency initiates plans for a new police station, fire station, post office, or any other governmental use (*government installation other than listed* in zoning terminology) on the site, staff supports the requirement for a specific use permit for these uses because it would require a minimum of two public hearings (CPC and City Council) before these uses could obtain a permit.

A specific use permit would also be required for a monopole tower that exceeds 50 feet in height. An electric substation, local utilities, and a tower/antenna for cellular communication are also supported by staff because those uses would provide services to surrounding properties.

Recycling Uses

The Dallas Development Code outlines specific regulations regarding recycling drop-off container and recycling drop-off for special occasion collection uses. Among other restrictions, no more than two containers are allowed on site for a recycling drop-off container use; it must be screened; comply with spacing regulations; and hazardous waste collection is prohibited. A recycling drop-off for special occasion collection use is very similar to a recycling drop-off container, except that it increases the maximum size of the container allowed and is limited to one event per month and must be in conjunction with a church, school, or community center. These two recycling uses are customary and typical of schools. If these recycling uses cannot comply with the restrictions stated in the Dallas Development Code, a specific use permit is required.

Additional Provisions for Land Uses

The additional provision section in the proposed conditions outlines many of the additional restrictions that the applicant has added in response to issues that were raised during neighborhood meetings. Within the additional provisions section, seven items (outdoor athletic facilities, outdoor band practice, school events, lighting, sound, ingress/egress restrictions, and other restrictions) are more specifically addressed for private schools.

Staff supports the majority of this section because it generally contains binary conditions that can be observed and documented. However, although staff is somewhat concerned that the City may have difficulty enforcing the number of interscholastic tournaments and the frequency of outdoor band practice, one section in particular will be extremely difficult to enforce because it would require an extraordinary amount of time and effort on the behalf of Code Compliance to document and enforce.

The applicant's subsection regarding the frequency of school events generally stipulates that unspecified school events hosting 1,500 or more attendees are limited to four per year; school events hosting between 1,000 and 1,500 attendees are limited to four per year; and school events hosting fewer than 1,000 attendees are not limited in number. Staff does not support this request because in order to effectively enforce this provision, Code Compliance would have to somehow definitively count and document the number of attendees at a minimum of nine events every year to enforce the applicant's request. This is not a reasonable or equitable restriction for the City to fulfill and therefore, staff recommends denial of that stipulation.

The campus is almost thirty acres in size and the closest neighbors are more than 1,000 feet away from the football field. In addition to the physical distance that exists, other restrictions that the development will be subject to include: the noise regulations of Article VI; specified days and hours of operation for various events; regulated lighting

standards; preparation of an extensive traffic management plan that includes a circulation plan for the football stadium; and the conditions which stipulate that an off-duty officer is required at all drop-off and pick-up times. It is staff's position that the number of school events is irrelevant when viewed in conjunction with the additional regulations the school has volunteered and the restrictions that are standard operating procedures within the City.

Development standards

| DISTRICT | SETBACKS | | Density | Height | Lot Coverage | Special Standards | PRIMARY Uses |
|--|--|--|---------|--|--------------|---|--|
| | Front | Side/Rear | | | | | |
| Existing
LO-1
Limited Office 1
<i>With Existing Deed Restrictions</i> | 15'
<i>Campbell Rd: 50'+
Limited to 18' tall for first 100'</i> | 20'
adjacent to residential
OTHER: No Min. | 1.0 FAR | 80' (Residential Proximity Slope applies)
<i>50' buildings 3 stories</i> | 80% | Urban Form setback
Tower spacing
Visual Intrusion | Office – limited retail & personal service uses |
| Proposed
PDD
Regulations
<i>With Existing Deed Restrictions</i> | 15'
<i>Campbell Rd: 50'+
Limited to 18' tall for first 100'</i> | 20'
adjacent to residential
OTHER: No Min. | 1.0 FAR | Generally, 50' (Residential Proximity Slope applies),
32' baseball stadium,
35' gymnasium,
60' art décor,
70' football stadium lighting,
<i>50' buildings 3 stories</i> | 80% | Urban Form setback
Tower spacing
Visual Intrusion | Private school and Office – limited retail & personal service uses |

The existing deed restrictions are remaining intact and will not be terminated with this application. Regarding development standards, the existing deed restrictions increase the building setback along Campbell Road from 15 feet to 50 feet and restrict buildings that exceed one story or 18 feet within 100 feet of Campbell Road. Although the deed restrictions are not proposed to be terminated with this application, the proposed planned development regulations also restrict the site to the existing setbacks to ensure consistency in the event that the deed restrictions are terminated in the future.

The applicant proposes to comply with a general maximum structure height of 50 feet and residential proximity slope with allowances for 70-foot tall football stadium lights onto a recessed football field, as noted on the proposed development plan, and a 60-foot tall art decoration at the southern building entrance. Other further restrictions are proposed to limit areas below the maximum 50 foot height. The existing deed restrictions state, "the maximum height of any building on the Property may not exceed three stories or 50 feet (excluding mechanical penthouses and atriums)." Since *building* means a structure for the support or shelter of any use or occupancy, Building Inspections has determined that 70-foot tall football stadium lights and 60-foot tall free-standing art decorations are not buildings and therefore would comply with the existing deed restrictions.

Because the proposed planned development district and development plans incorporate and comply with the existing deed restrictions and LO-1 development standards, staff supports the request.

Traffic:

The traffic management plan (TMP) models and makes recommendations for the school to implement to facilitate efficient pick up and drop off operations. In addition to the narrative to explain the plan's recommendations, this TMP has provided circulation plans for both school pick-up and stadium operations. The site currently has four access points, however, the TMP recommends blocking the Campbell Road and mid-block Preston Road driveways to inbound traffic during the drop-off/pick-up school periods to facilitate two separate queue lanes with designated loading/unloading areas based on student grade level and controlled ingress and egress points.

The TMP recommends two separated queuing routes and staggered dismissal times for the groups of grades at the school. Preschool through second grade is proposed to have two dismissal times with a queue length capacity of 95 vehicle lengths, 67 vehicle lengths in excess of the estimated demand of 28 vehicle lengths. Grades three through five is proposed to have one dismissal time with a queue length capacity of 110 vehicle lengths, 74 vehicle lengths in excess of the estimated demand of 36 vehicle lengths. Grades six through eight is proposed to have the same dismissal time as grades three through five, but in a separate queue route, with a queue length capacity of 63 vehicle lengths, 5 vehicle lengths in excess of the estimated demand of 58 vehicle lengths. Grades nine through 12 is proposed to have the last dismissal time with a queue length capacity of 63 vehicle lengths, 23 vehicle lengths in excess of the estimated demand of 40 vehicle lengths.

The stadium traffic management plan shows inbound traffic from Preston Road to Summerside Drive and making a left-turn into the property and exiting in the reverse manner; this access point also recommends the assistance of an off-duty officer. It also shows two other access points, one directly on Preston Road to a parking area, and another from Preston Road onto the previously abandoned McCallum Boulevard and directly into a parking area.

The TMP, development plan, and landscape plan all denote a "pork-chop" island on Summerside Drive to facilitate a westbound left-in and eastbound right-out only access in order to discourage school-related parent, student, and staff vehicles from accessing Campbell Road. The site's driveway on Campbell Road is also required to be gated and only accessible for emergency access.

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request, including a traffic impact analysis and the attached traffic management plan, and determined that the proposed development will not have a negative impact on the surrounding street system.

Parking:

The school proposes to contain 97 classrooms from preschool to the twelfth grade, including 37 elementary, 33 junior high, and 27 high school classrooms. The Dallas Development Code would require 429 parking spaces based on the school's proposed classroom mix. This particular private school specializes in small classroom sizes and therefore, would conceivably need less parking due to reduced student population than the industry standard that the Dallas Development Code requires. The applicant proposes to provide 585 off-street parking spaces, which are in excess of 156, or 36 percent, more parking spaces than the City's standard parking requirement for on-site parking. The City generally does not require this inflated parking requirement and no sufficient evidence, in the form of a parking demand study, has been supplied in evidence that such a large number of parking spaces are required for this school. The applicant requested the large amount of parking based on discussions with neighborhood groups.

An additional 215 remote parking spaces for occasional school events is also requested by the applicant which is also not typical; however, staff supports the request because the property is allowed to provide the additional parking by a remote parking agreement that is based on a lease.

Since the applicant has requested to increase the City's standard parking requirement of 429 parking spaces on site to 585 parking spaces on site, with an additional 215 for school events off-site, staff has agreed to support the inflated parking requirement.

Landscaping:

The existing office building campus contains many mature shade trees. The existing deed restrictions, which will remain intact and not terminated, specify a landscape zone on both Preston Road and Campbell Road. The landscape zone must contain a berm and trees, and the proposed landscaping conditions require the preservation of the existing landscape zone.

The site complies with Article X of the Dallas Development Code. Article X requires that one site tree be provided for each 4,000 square feet of site area. The 1,304,731

square-foot area would therefore require 327 site trees. The proposed landscape plan depicts 459 trees provided and preserved; therefore, the proposed landscape plan exceeds the requirements of Article X.

Additionally, the applicant has proposed some modifications to the tree preservation, removal and replacement of Article X. Whereas Article X does not require the replacement of dead or diseased trees, the proposed conditions require its replacement with a three-caliper inch tree of a similar type as the tree removed. Regarding mitigation, staff supports the applicant's request to mitigate tree removal and replacement on property within two miles, in contrast to Article X's provision to allow mitigation within one mile of the property in an effort to maintain as much tree canopy as possible.

List of Officers

HWB Preston, LP
List of Partners/Principals/Officers

HWB Preston GP, LLC, General Partner

HWB Preston GP, LLC
List of Partners/Principals/Officers

John Hawkins, Manager

PROPOSED PLANNED DEVELOPMENT DISTRICT CONDITIONS

ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located at the southwest corner of Preston Road and Summerside Drive. The size of PD ____ is approximately 29.9 acres.

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

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

(1) INTERSCHOLASTIC TOURNAMENT means a sporting event not involving or hosted by a private school that operates with a certificate of occupancy on the Property.

(2) SCHOOL EVENT means any non-athletic event in conjunction with a private school that is outside of the routine daily operations of the private school that occurs outside the regular weekday school hours.

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

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: landscape plan.
- (3) Exhibit ____C: traffic management plan.

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

(a) For a private school, development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

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

The following uses are the only main uses permitted:

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

-- Catering service. [L]

-- Medical or scientific laboratory. [SUP]

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Adult day care facility. [L]

-- Child-care facility. [L]

-- College, university, or seminary.

-- Community service center. [SUP]

-- Convent or monastery.

-- Library, art gallery, or museum.

Staff recommendation:

| | |
|----|---------------------------------------|
| -- | Public school. [SUP] |
| -- | Open-enrollment charter school. [SUP] |

Applicant requested:

| |
|--|
| Public school. [SUP] |
| Open-enrollment charter school. [SUP] |

-- Private school. [Limited to a maximum total of 1,400 students. A maximum of 450 students may be enrolled in the ninth through twelfth grades.]

(5) Lodging uses.

None permitted.

(6) Miscellaneous uses.

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

(7) Office uses.

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

(8) Recreation uses.

- Private recreation center, club, or area. [SUP]
- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Business school.
- Dry cleaning or laundry store. [L]
- General merchandise or food store 3,500 square feet or less. [L]
- Personal service uses. [L]
- Restaurant without drive-in or drive-through service. [L][RAR]

Staff recommendation:

| | |
|------|--|
| (11) | <u>Transportation uses.</u> |
| -- | Transit passenger shelter. |
| (12) | <u>Utility and public service uses.</u> |
| -- | Electrical substation. |
| -- | Local utilities. <i>[RAR]</i> |
| -- | Police or fire station. <i>[SUP]</i> |
| -- | Post office. <i>[SUP]</i> |
| -- | Tower/antenna for cellular communication. <i>[SUP or RAR may be required. See Section 51A-4.212(10.1) for LO-1 Districts]</i> |
| -- | Utility or government installation other than listed. <i>[SUP]</i> |
| (13) | <u>Wholesale, distribution, and storage uses.</u> |
| -- | Recycling drop-off container. <i>[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]</i> |
| -- | Recycling drop-off for special occasion collection. <i>[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]</i> |

Applicant requested:

| | |
|------|---|
| (11) | <u>Transportation uses.</u> |
| | None permitted. |
| (12) | <u>Utility and public service uses.</u> |
| | None permitted. |
| (13) | <u>Wholesale, distribution, and storage uses.</u> |
| | None permitted. |

SEC. 51P-____.107. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

- Accessory helistop.
- Amateur communications tower.
- Accessory outside storage.
- Day home.
- General waste incinerator.
- Occasional sales (garage sales).
- Swimming pool (private).

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the LO-1 Office District apply.

(b) Front yard.

(1) Campbell Road.

(A) Except as provided in this subparagraph, minimum front yard is 50 feet. No building higher than one story or 18 feet, excluding mechanical penthouses, may be constructed within 100 feet of the Campbell Road right-of-way line.

(B) For a private school, minimum front yard is 100 feet. Outdoor play areas, play equipment, and nets are allowed in the required front yard in the locations shown on the development plan.

(2) Summerside Drive. Scoreboards and nets are allowed in the setback area in the locations shown on the development plan.

(c) Height.

(1) Maximum height.

(A) Except as provided in this subsection, maximum structure height is 50 feet.

(B) For the following structures constructed in conjunction with a private school, maximum structure height is:

(i) 32 feet for a baseball stadium, press box, bleachers, concessions, and restrooms.

- (ii) 35 feet for a gymnasium.
- (iii) 60 feet for an art decoration at south entry.
- (iv) 70 feet for football stadium lighting.

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

- (d) Lot size. No minimum lot size.

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

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

- (b) Private school.

(1) For a private school up to 455,223 square feet, 585 off-street parking spaces are required on the Property. An additional one space for every 390 square feet of additional floor area is required.

(2) An additional 215 spaces are required for school events and may be provided by remote parking agreement. A private school may not host a school event until the additional 215 spaces are provided.

- (c) Remote parking.

(1) Remote parking is permitted if the requirements of Division 51A-4.320, "Special Parking Regulations," are met, except that the remote parking may be within a walking distance of 2900 feet from the use served with a special parking license.

(2) An agreement authorizing a private school to use remote parking may be based on a lease of the remote parking spaces only if the lease:

- (A) is in writing;
- (B) contains legal descriptions of the properties affected;

(C) specifies the special parking being provided and the hours of operation of any use involved;

(D) is governed by the laws of the state of Texas;

(E) is signed by all owners of the properties affected;

(F) is for a minimum term of three years;

(G) provides both the owner of the lot occupied by the private school and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(d) Aboveground parking structures. Aboveground parking structures are prohibited.

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

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

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

(b) Private school.

(1) Landscaping must be provided as shown on the landscape plan (Exhibit ____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(2) Fencing must be a minimum of five feet high and constructed of steel or wrought iron with brick columns in the locations shown on the landscape plan.

(3) The berms facing Campbell Road and Chipping Way, and the trees located on or between the berms, may not be altered, except for the construction of trails and repairs necessary to maintain the berms in their original form.

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

SEC. 51P-____.112. TREE PRESERVATION, REMOVAL, AND REPLACEMENT.

(a) Except as provided in this section, tree preservation, removal, and replacement must comply with Article X.

(b) The total diameter inches of existing trees preserved on the Property count toward the tree mitigation requirements for the development of a private school.

(c) Replacement of a dead or diseased tree must be completed on the property with a tree of a similar type as the removed tree, and a minimum of three caliper inches per tree.

(d) Replacement trees may be planted on property within Dallas within two miles of the tree removal property, as long as the responsible party obtains the written approval of the building official based on:

(1) a submitted site plan indicating the location of the tree to be removed or seriously injured, the address of the property where the replacement tree will be planted, and a site plan indicating the location of the replacement tree; and

(2) a written agreement between the owner of the property where the replacement tree will be planted and the responsible party, to assume mutual responsibility for the replacement tree under Article X.

SEC. 51P- ____ .113. SIGNS.

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

SEC. 51P- ____ .114. TRAFFIC MANAGEMENT PLAN.

(a) In general. The operation of the private school use must comply with the traffic management plan (Exhibit ____C).

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2021. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1 of each odd-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

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

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

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

(F) hours for each grade level; and

(G) circulation.

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

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

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

(d) Amendment process.

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

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

SEC. 51P- ____ .115. ADDITIONAL PROVISIONS.

(a) Private school.

(1) Outdoor athletic facilities.

(A) Hours of operation. Outdoor athletic facilities may only operate between 6:30 a.m. and 10:00 p.m., Monday through Friday, and 9:00 a.m. and 6:00 p.m. on Saturday, except for scheduled games, which must conclude by 11:00 p.m. Use of outdoor athletic facilities are limited to athletic events of the school, school events, band practice in accordance with Section 51P- ____ .115(c)(2), and interscholastic tournaments.

(B) Scoreboards. Scoreboards may not exceed 25 feet in height and 30 feet in width.

(C) Seating. Seating may not exceed 200 for the baseball field and 1,500 for the football or soccer field in the locations shown on the development plan. For purposes of this paragraph, a seat is 36 inches of length of a fixed bench if individual seats are not provided.

(D) Nets. Nets along Summerside Drive may not exceed 10 feet in height and must remain down at all times except during baseball games or practices.

(E) Interscholastic tournaments. Interscholastic tournaments must be noted in the athletic schedule of the private school and are limited to:

- (i) three tournaments per year; and
- (ii) three consecutive days per tournament.

(2) Outdoor band practice.

(A) Location. Except when occupied by athletic games or practices, outdoor band practice must be held at the football or soccer field. Outdoor band practice may be located in the parking lot area south of the football or soccer field during athletic games or practices held at the football or soccer field.

(B) Hours of operation. Outdoor band practice is limited to a maximum of one hour per day and is only permitted between 10:00 a.m. and 7:00 p.m., Monday through Friday.

(C) Frequency. Except as provided in this subparagraph, outdoor band practice may occur a maximum three days per week. During football season, outdoor band practice may occur a maximum five days per week.

Staff recommended:

| |
|--|
| (3) <u>Outside sales, carnivals, and fairs.</u> Outside sales, carnivals, and fairs are limited to two per calendar year and are limited to one calendar day |
|--|

Applicant requested:

| |
|--|
| (3) <u>School Events.</u>

(A) School events hosting 1,500 or more attendees are limited to four per year. School events hosting between 1,000 and 1,500 attendees are limited to four per year. School events hosting fewer than 1,000 attendees are not limited in number.

(B) Outside sales, carnivals, and fairs are limited to two per calendar year, one calendar day, and are not limited in number of attendees |
|--|

(4) Lighting.

(A) No lighting of the baseball field is permitted except for normal security lighting.

(B) Lighting of athletic fields and courts is only allowed when the athletic fields are in use between 6:30 a.m. and 11:00 p.m.

(C) All light fixtures must be hooded and shielded and must direct light downward.

(D) Except as provided in this subparagraph, lighting may not exceed 20 feet in height. Football stadium field lighting may not exceed 70 feet in height.

(C) Spillover light onto adjacent property must not exceed 0.1 footcandle above ambient light conditions measured five feet above ground level at the property line. Lighting may not spill over into any residential lot.

(5) Sound.

(A) Bell towers or similar structures that emit sounds are prohibited.

(B) A maximum of one clock tower is permitted and must not chime or emit sound.

(C) Except for fire or other emergency warning systems, loudspeakers, public address systems, chimes, bells, buzzers and sirens may sound only internally within a building.

(D) At the first athletic event on each athletic field the Property owner or operator must provide an analysis prepared by a registered engineer or acoustician measuring sound generated that verifies the private school complies with Article VI.

(6) Ingress/egress.

(A) In general. Ingress and egress must be provided in the locations shown on the development plan. No other ingress or egress is permitted.

(B) Summerside Drive.

(i) A minimum of one off-duty police officer must be employed and stationed at the access drive at Summerside Drive during drop-off and pick-up of students and during all athletic events and school events.

(ii) A concrete island at the driveway on Summerside Drive must be constructed as shown on the development plan. The island must:

(aa) restrict northbound traffic from the private school to right turns;

(bb) prohibit right turns for eastbound traffic on Summerside Drive; and

(cc) be completed prior to the issuance of a certificate of occupancy.

(C) Campbell Road. The entrance at Campbell Road may only be used by emergency vehicles. It must remain gated and locked at all other times.

(7) Other restrictions.

(A) Additions to the existing building must have exterior siding, roofing, roof pitch, foundation fascia, and fenestration compatible with the existing main building. COMPATIBLE means similar in application, color, materials, pattern, quality, shape, size, slope, and other characteristics, but does not necessarily mean identical. The burden is on the property owner or applicant to supply proof of compatibility.

(B) No portable buildings may be placed on the Property.

(C) All roof top mechanical equipment must be screened from Campbell Road and Chipping Way.

(b) Campbell Road driveways. There may be no more than two driveway openings on Campbell Road.

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

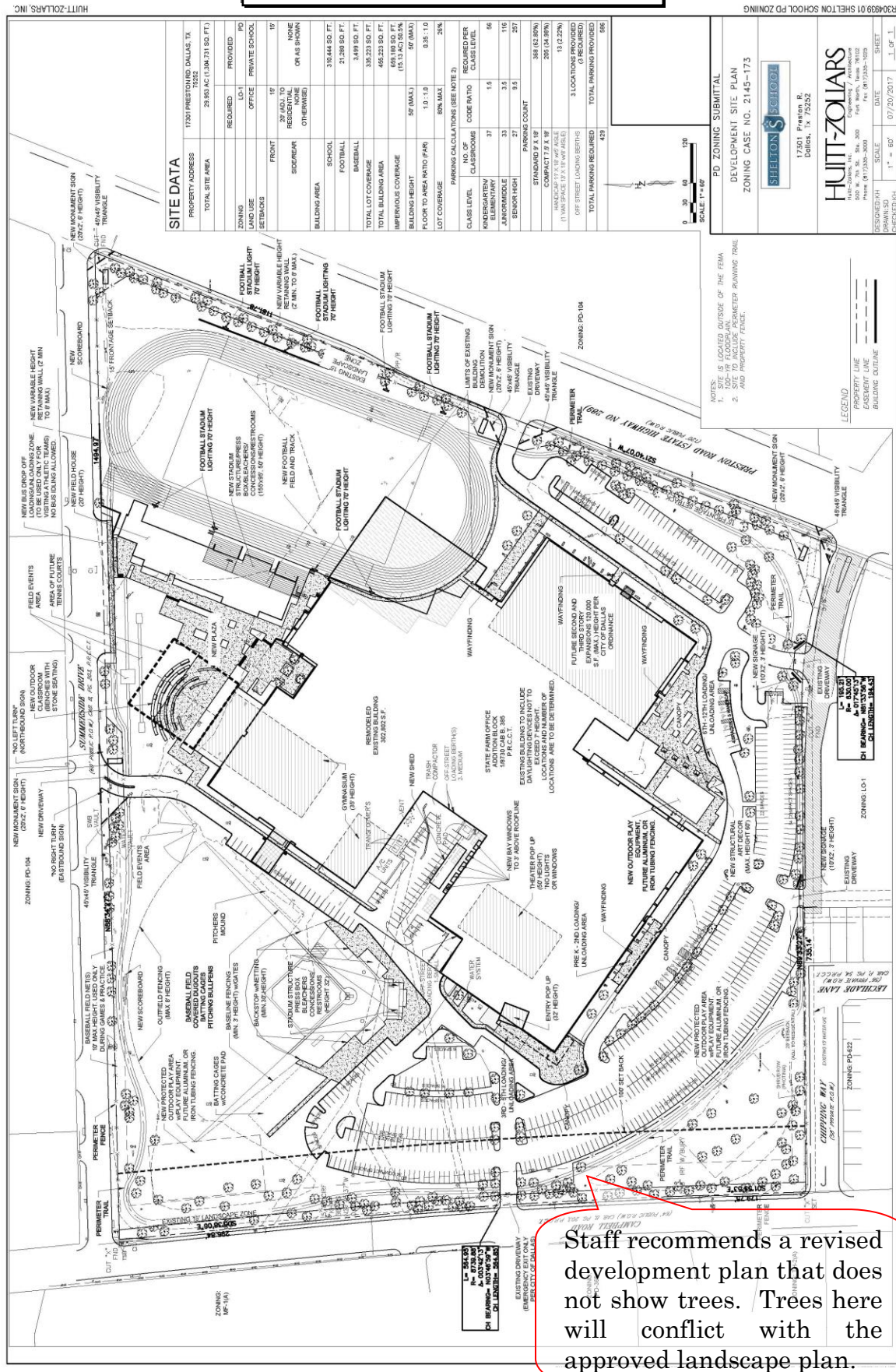
(d) Compliance. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.116. COMPLIANCE WITH CONDITIONS.

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

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

Proposed Development Plan



June
Campus
17304 P
Dallas, TX 75244

SL1.01



TRAFFIC MANAGEMENT PLAN FOR
**JUNE SHELTON SCHOOL AND
EVALUATION CENTER**

IN DALLAS, TEXAS

DESHAZO PROJECT NO. 15113

Prepared for:

CaCo Architecture LLC

921 N. Riverfront Blvd., Suite 500

Dallas, Texas 75207

Prepared by:



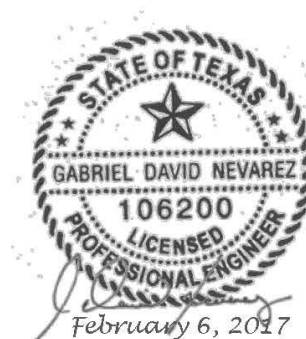
Texas Registered Engineering Firm F-3199

400 South Houston Street, Suite 330

Dallas, Texas 75202

214.748.6740

July 12, 2017



Traffic Management Plan for
June Shelton School and Evaluation Center

~ DeShazo Project No. 15113 ~

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Exhibit 2. Traffic Management Plan for Peak Stadium Traffic

APPENDIX



400 S. Houston Street, Suite 330
Dallas, TX 75202
ph. 214.748.6740
deshazogroup.com

Technical Memorandum

To: Ms. Myriam E. Camargo, AIA, NCARB — CaCo Architecture LLC
Cc: June Shelton School and Evaluation Center
From: DeShazo Group, Inc.
Date: July 12, 2017
Re: Traffic Management Plan for June Shelton School and Evaluation Center in Dallas, Texas
DeShazo Project Number 15113

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering. The services of DeShazo were retained by CaCo Architecture LLC to prepare a traffic management plan (TMP) for the proposed relocation of **June Shelton School and Evaluation Center** ("Shelton School" or "the school").

Shelton School is an academic institution currently serving over 800 students from preschool (ages 3 years and older) through 12th grade. It is currently located at 15720 Hillcrest Road in Dallas, Texas. The school administration is planning a relocation of their facilities with the opportunity to provide additional student capacity for a maximum enrollment of 1,400 students and to provide on-site school athletic activities. The proposed new campus is located at 17301 Preston Road in Dallas, Texas. A preliminary site plan, prepared by Huitt-Zollars, is provided as reference in this report.

The proposed school site is zoned LO-1 (for Limited Office - 1). Zoning provisions permit the development of a private school under specific stipulations of a Specific Use Permit. As part of the approval process, the City of Dallas requires submittal of a TMP as a record of the preferred traffic control strategies and to ensure safe and efficient traffic operations. The plan is intended to assess anticipated traffic conditions during the morning drop-off and afternoon pick-up activities on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

*June Shelton School and Evaluation Center
Traffic Management Plan
Page 1*

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

Table 1 summarizes the proposed operational characteristics for Shelton School:

Table 1. Proposed School Operational Characteristics

| | |
|--|--|
| Student Enrollment: | Preschool–2 nd 220
Grades 3–5 th 280
Grades 6–8 th 450
Grades 9–12 th 450
<i>Total (all grades): 1,400</i> |
| School Staff: | 270 staff members |
| Daily Arrival Schedule: | Preschool–2 nd 8:30 AM
Grades 3–8 th 8:35 AM
Grades 9–12 th 8:30 AM |
| Daily Departure Schedule
(Monday-Thursday): | Preschool 2:50 PM
Preprimary–2 nd 3:10 PM
Grades 3–8 th 3:35 PM
Grades 9–12 th 4:05 PM |
| Students Travelling by Modes
Other Than Drop-off/Pick-up: | School/Public Bus, Walk 0%
Student Drivers(225) 15%
Parent Pick-up 85% |

NOTE #1: All grades are dismissed an hour earlier on Friday. In addition, the school may hold occasional events that generate traffic outside of traditional peak periods. While some measures presented in this report may apply to such cases, this analysis evaluates traffic characteristics associated only with traditional school peak periods.

NOTE #2: Up to 150 students (approximately 10% of the total student population) are anticipated to drive themselves to school. Only students from 10th through 12th grade are currently permitted to park on campus; this policy will remain in effect in the future.

NOTE #3: To the highest degree practical, accounts of existing conditions in this report are based upon information provided by the Client and supplemented by actual on-site observations conducted by DeShazo on Wednesday, July 15, 2015, during the Summer School peak-hour periods and from personal interviews of school representatives. The analysis and recommendations presented in this report as proposed conditions are based upon evaluation of this information and supported by DeShazo's professional judgment and experience with other similar projects. Proposed conditions are intended to reflect the anticipated day-to-day conditions at full-occupancy.

Site Access and Circulation

As shown in **Exhibit 1**, a total of three driveways will serve the proposed site. Each driveway provides both inbound and outbound access; however, the school's front driveway on Preston Road will remain closed to inbound traffic during drop-off/pick-up school periods. The driveway on Summerside Drive will serve traffic generated by Preschool through 5th grade students (a combined total of 500 students). A southern driveway on McCallum Boulevard will serve traffic for 6th through 8th grade (450 students) and 9th through 12th grade (450 students). As part of the school's efforts to minimize the anticipated impact of school traffic through the adjacent residential neighborhood, the school driveway on Summerside Drive is intentionally designed at an angle to limit vehicle access. The proposed plan will restrict right in and left out movements and effectively force traffic to arrive from and depart toward Preston Road.

Passenger vehicles will enter their respective access driveway and directly proceed to form a queue towards the loading/unloading area along the designated route. Traffic circulation may be demarcated by either pavement markings or signs. Once in queue, traffic will operate as a single line of vehicles with the opportunity to exit and park before reaching the loading/unloading area. Based upon actual on-site observations of existing traffic operations, vehicles should have no problem exiting sequentially upon leaving the loading/unloading area. Exiting traffic will drive back towards the egress driveway along the designated route. As indicated in Exhibit 1, the school driveway on Summerside Drive will allow right turns only for exiting traffic and left turns only for entering traffic. There will be permanent "not right turn" and "no left turn" signs, as applicable, in place at the driveway on Summerside Drive.

Passenger Unloading/Loading

During morning drop-off periods, vehicular traffic will enter the school site to unload students directly at their designated unloading areas. Alternatively, parents may also be permitted to proceed toward the visitor-designated parking area and walk students to the building. During pick-up periods, vehicular traffic will again drive into the parking lot and either enter the queue line to load passengers or park in a designated visitor parking space to wait for the student(s) to arrive. Parents who have parked may choose to walk to the building to greet their child.

However, as evident from observations of existing operations, school staff carefully patrols traffic activities and coordinate traffic in a timely and organized manner. The school currently enforces a managed loading protocol during the afternoon pick-up periods whereby vehicles enter and circulate through a prescribed route and form a systematic queue. Similar operations are anticipated to remain in place in the future. Students will be released from school at specified dismissal times and wait inside the school building for school staff to pair them with their parents' vehicles by actively managing the loading process. School staff will also be positioned at strategic locations ahead of the pick-up areas to relay the sequence of parents' arrival back to the loading zone. School will potentially load several vehicles simultaneously with the assistance of staff stationed at the loading area. Once loaded, vehicles are cleared by school staff to carefully egress along the designated route.

Vehicle Queuing

The goal for any school is to accommodate all vehicular queuing and drop-off/pick-up procedures on private property. In lieu of any published, standardized technique for projecting necessary queue lengths, DeShazo developed a proprietary methodology for estimating peak vehicular queue based upon historical studies conducted at various school sites.

School observations consistently indicate that maximum queues occur during the afternoon peak period when students are being picked-up—the morning period is typically not a significant traffic issue since drop-off activities are more temporally distributed and occurs much more quickly than student pick-up. The projected peak number of vehicles during each dismissal time is provided in **Table 2**. A summary of these calculations is provided in the **Appendix**.

Table 2. Peak On-Site Vehicle Demand during Afternoon Pick-Up Period

| | LOADING ZONE A | LOADING ZONE B | LOADING ZONE C | |
|---------------------------------|---|--|--|---|
| | Pre-2 nd Grade
3:10 PM
220 students
(16% of total enrollment) | 3 rd -5 th Grade
3:35 PM
280 students
(20% of total enrollment) | 6 th -8 th Grade
3:35 PM
450 students
(32% of total enrollment) | 9 th -12 th Grade
4:05 PM
450 students
(32% of total enrollment) |
| Approx. Peak Number of Vehicles | 28 vehicles | 36 vehicles | 58 vehicles | 40 vehicles |

School Stadium Traffic

The proposed athletic facilities include a baseball field and a track and football field stadium. The school's Athletic Department coordinates various activities throughout the year. Top traffic-generating events include baseball and football games in addition to track meets where attendance is expected to include school participants, parents and visiting teams. Baseball games take place throughout the week. According to school officials, attendance at baseball games is approximately 50 spectators. Track teams meet on Saturday mornings with fewer than 100 total participants and spectators. Junior varsity football games are scheduled on Thursday evenings with an anticipated attendance of approximately 100 spectators per game. The trend for varsity football game attendance on Friday nights indicates a maximum of 600 spectators. The proposed baseball and football stadiums will have a maximum capacity of 500 and 1,500 seats, respectively.

The assessment of all school athletic activities indicates that no two major events will coincide to generate the respective traffic generation from both events. With reasonable certainty, a football game on a Friday night will be the most significant traffic generator scenario. Although current attendance trends are far below the proposed stadium's maximum capacity, the traffic impact from the proposed athletic facilities was analyzed during a typical Friday night football game with 1,500 spectators. However, unless otherwise indicated in this report, all technical assumptions made in the original analysis remain unchanged in the evaluation of the school athletic facilities.

A published, technical methodology to calculate the projected trip generation for high school football stadiums is not available. Instead of an established equation or rate, DeShazo evaluated the traffic characteristics for such events. A trip generation rate of *0.30 trip-ends per seat* was determined based upon the following considerations.

- The average parking demand ratio observed at three high school football events and published in the *Shared Parking* (2nd Edition) by the Urban Land Institute is 0.26 parked vehicles per attendee. Although parking ratios are not directly related to trip-ends, the published rate is indicative of a number of vehicles per unit ratio.
- DeShazo also studied the trip generation characteristics of other land uses provided in the Institute of Transportation Engineers (ITE) *Trip Generation* manual (9th Edition). A similar trip generation

DeShazo Group, Inc.
July 12, 2017

description is related to church activities based upon seats with concurrent entering and exiting traffic. The rate of 0.61 per seat is recommended for continuous church services with 50% inbound for one service and 50% outbound traffic from a previous service.

The trip generation rate is considered appropriate for this analysis based upon factors that accurately reflect specific traffic conditions at high school football stadiums.

The distribution and assignment of game-generated trip ends to the surrounding roadway system was determined by proportionally estimating the orientation of travel via various travel routes. A concerted effort was devoted to developing a recommended traffic management plan in conjunction with this analysis. In doing so, all outbound traffic will be directed towards Preston Road at the end of any major game.

SUMMARY & RECOMMENDATIONS

School traffic delays and congestion during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. The following recommendations are provided by DeShazo to the school for the management of traffic specifically generated by the school during the afternoon periods.

DeShazo recommends implementation of the traffic circulation plan depicted in **Exhibit 1** based upon a review of the proposed site and the anticipated needs of traffic during peak conditions. This plan was designated to optimize the on-site vehicular circulation and retention of queued vehicles in a manner that promotes safety and operational efficiency. The recommended plan provides a designated route for each queue and its respective loading zone.

- Loading Zone A provides 2,229 linear feet of on-site vehicular queuing or storage for up to 95 vehicles at 23.5 feet per vehicle. This capacity is expected to accommodate the projected vehicle demand for preschool-2nd grade students of 28 vehicles and provide a surplus of 1,575 linear feet.
- Loading Zone B provides 2,587 linear feet of on-site vehicular queuing or storage for up to 110 vehicles at 23.5 feet per vehicle. This capacity is expected to accommodate the projected vehicle demand of 36 vehicles and provide a surplus of 1,739 linear feet.
- Loading Zone C provides 1,481 linear feet of on-site vehicular queuing or storage for up to 63 vehicles at 23.5 feet per vehicle. This capacity is expected to accommodate the projected middle school demand of 58 vehicles at 3:35 PM and provide a surplus of 118 linear feet as well as the projected high school demand of 40 vehicles at 4:05 PM and provide a surplus of 541 linear feet.

NOTE: Studies of student pick-up operations consistently show that vehicular traffic typically clears after 10-15 minutes following the student dismissal time. Although parents of 9th-12th graders are expected to arrive while the previous queue is still in progress, the parents of 6th-8th grader queue will have cleared in time for the 9th-12th grade group to start lining up. As needed, a secondary lane may be designated for early arrivals as depicted in Exhibit 1.

The plan also includes a recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff should be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.

June Shelton School and Evaluation Center
Traffic Management Plan
Page 5

Staff directing traffic at the intersecting point of two queue lanes (and other areas, where appropriate) 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 warnings) in order to better-gain the attention of motorists.

The full cooperation of all school staff members, students, and parents is crucial for the success of any traffic management plan. Proper training of school staff on duties and expectations pertaining to the plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. Observations of the existing traffic management and a cursory review of the carpool procedures indicate that current operations are optimal and should remain in practice in the future. In general, the following practices should be enforced.

- Passenger loading and unloading within public right-of-way should be avoided at all times to maximize personal safety. All queuing and parking should be accommodated within the school site boundaries.
- No person(s) other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way to minimize liabilities.
- Reserved parking areas should be clearly marked for parents and visitors to identify staff and student parking to optimize traffic operations. The recommended parking assignment shown in **Exhibit 1** is meant to assign school staff (i.e., reserved) to spaces that may potentially be blocked by ingress queue under the assumption that those school staff do not arrive/depart the campus during student pick-up period(s). Likewise, the proposed student parking is intended to be located outside of the queue operations during the 9th-12th grade dismissal time.
- The driveway on Summerside Drive should have a mountable curb with yellow, flexstake delineator posts between the ingress/egress lanes, as shown in Exhibit 1A. This is designed to:
 - prevent eastbound, right-turning vehicles entering the site,
 - prevent left-turning vehicles leaving the site, and
 - allow emergency vehicle access into the site from east and west directions.

Additional recommendations are also depicted in **Exhibit 2**. This second graphic presents an assessment of the projected traffic during peak stadium traffic. The following practices should be enforced during this peak period:

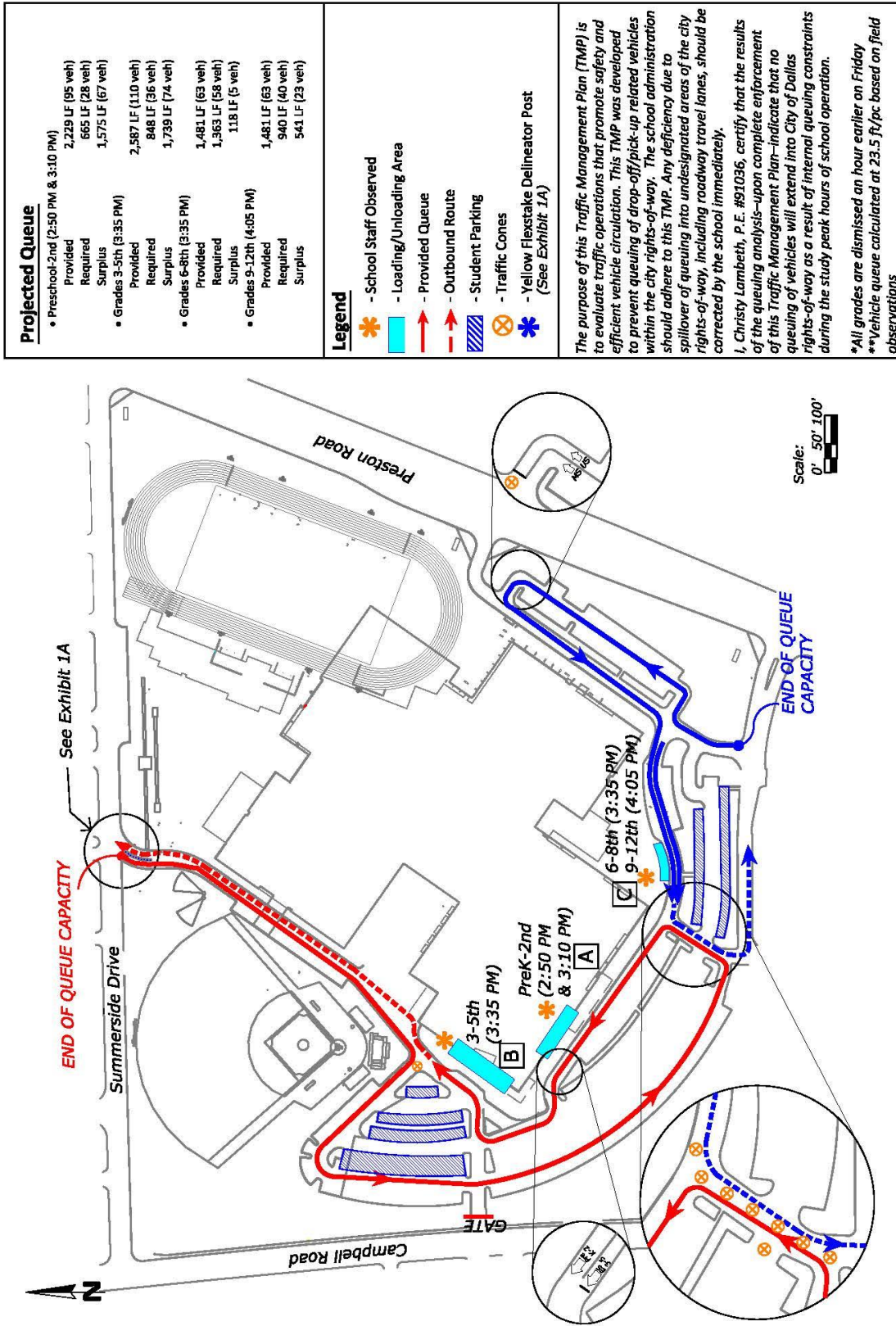
- Egress traffic onto Summerside Drive should be directed to turn right towards Preston Road. Ingress traffic from Summerside Drive should be allowed only for vehicles westbound on Summerside Drive. A permanent traffic sign should clearly inform and direct traffic. Further, an off-duty police officer should direct egress traffic at this location. However, to minimize liabilities, no person(s) other than deputized officers should engage or attempt to influence traffic operations in public right-of-way.
- All driveways connecting to Summerside Drive, Preston Road and South Drive should remain open and provide both inbound and outbound access prior to, during and post-game traffic activities.

This TMP is to be used by the Shelton 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 details of the TMP shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO



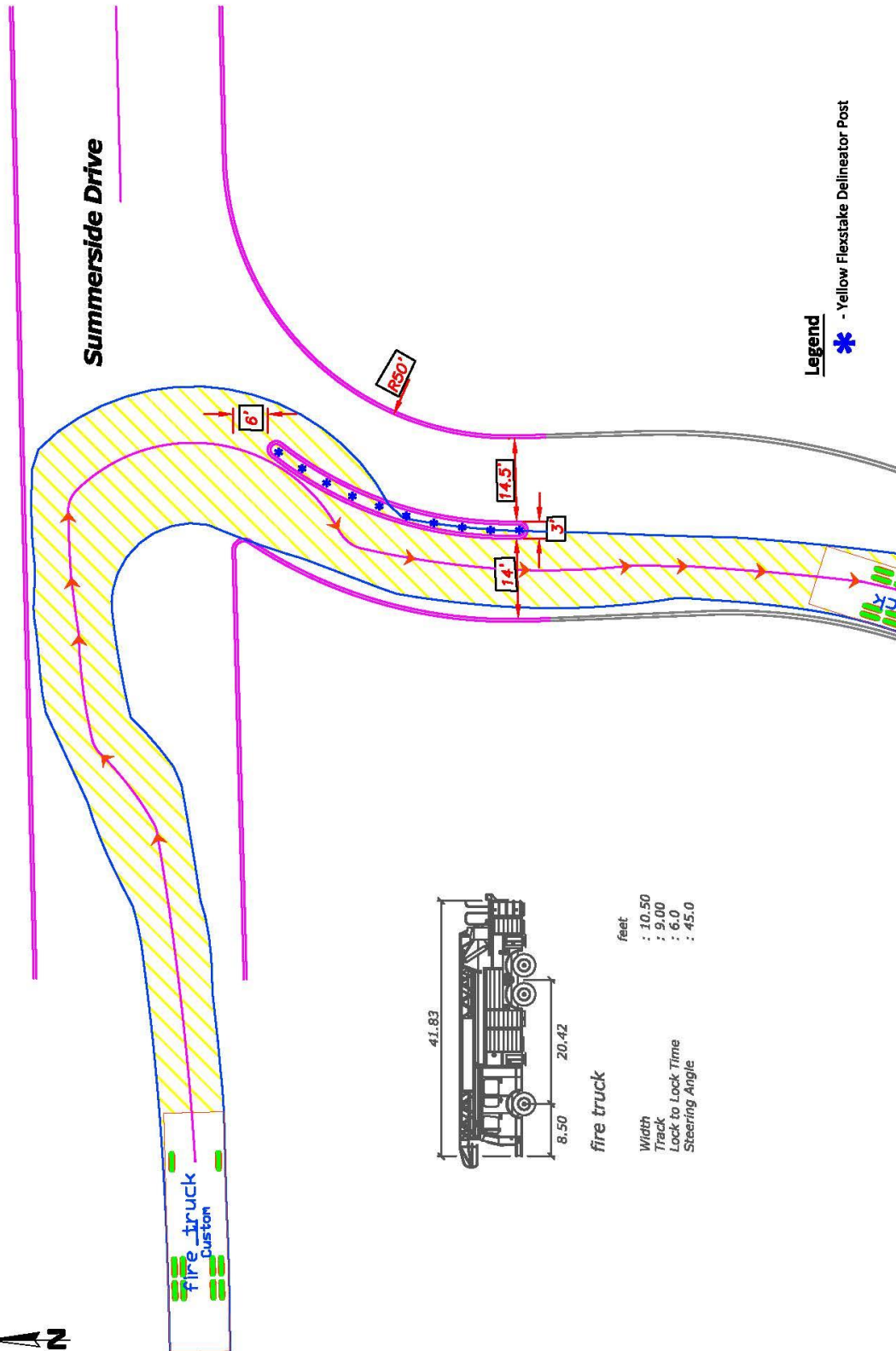
DeShazo Group, Inc. Job No. 15113 Exhibit Created on 10-10-2016; Revised on 07-07-2017



Traffic Management Plan
 Shelton School, Dallas, Texas.

EXHIBIT 1

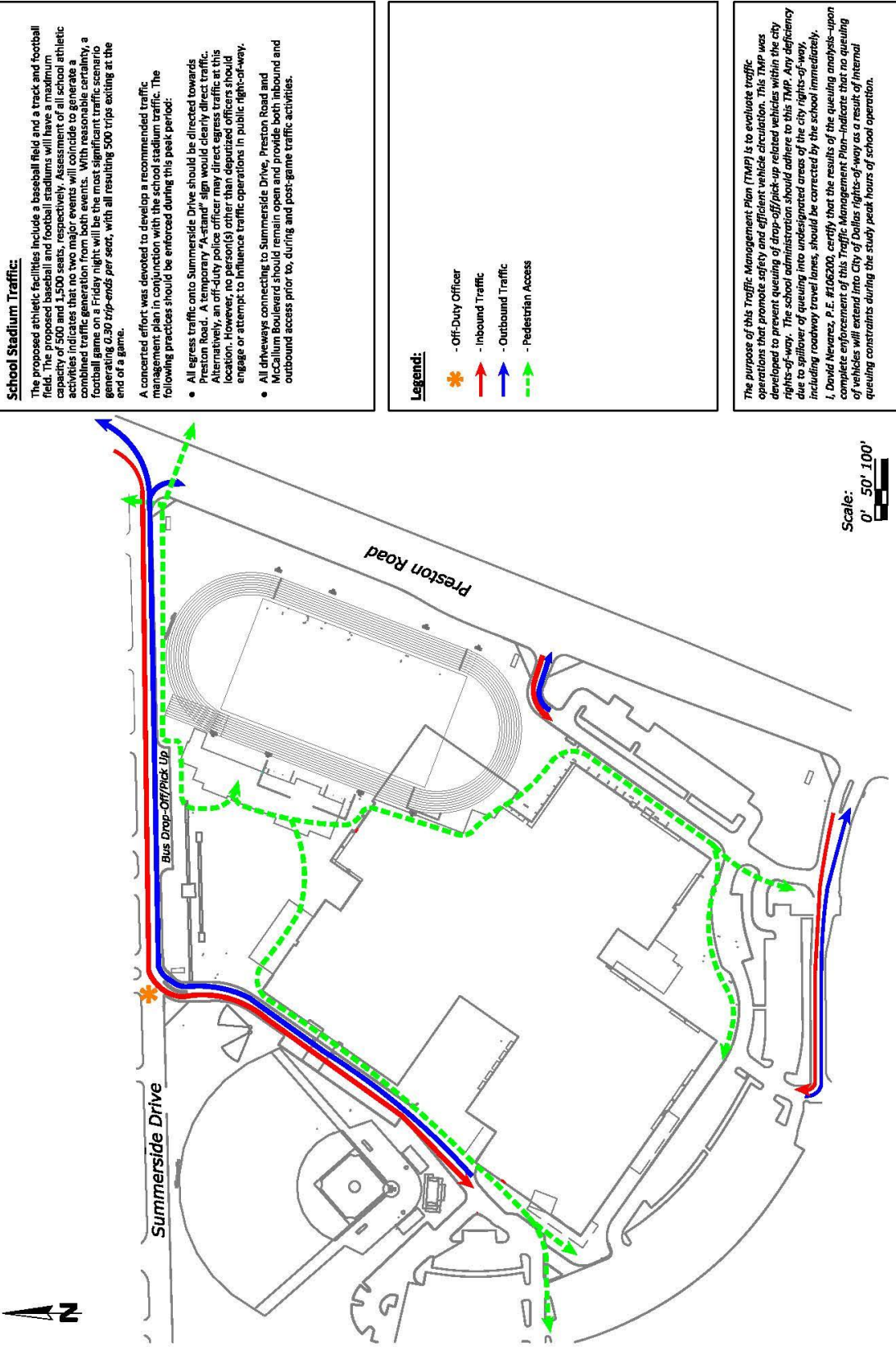
DeShazo Group, Inc.
 Texas Registered Engineering Firm F-3199
 400 S. Houston St. Suite 330
 Dallas, Texas 75202
 (214) 748.6740



DeShazo Group, Inc.
Texas Registered Engineering Firm F-3139
400 S. Houston St. Suite 250
Dallas, Texas 75202
(214) 748.6740

Traffic Management Plan
Shelton School, Dallas, Texas.

EXHIBIT
1A



DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740

Stadium Traffic Management Plan
Shelton School, Dallas, Texas.

EXHIBIT 2

Appendix



APPENDIX A1

DeShazo Model for Private School (v. 1.4) 2015

DeShazo No. 15113

PROJECT INFORMATION

School Name: Shelton School Grades: PreK-2nd
 City, State: Dallas, Texas District: _____
 School Type: Private School Date: 8/19/2015

A. BASE DATA

- Scenario: 1st Dismissal (3:10 PM)
- Anticipated Enrollment: 220 (16%)
- Mode Split:

| | Est. |
|------------------|------|
| Drop-Off/Pick-Up | 100% |
| Bus/Van/Transit | 0% |
| Walking | 0% |
| After School | 0% |
| Student Drivers | 0% |
- Net Queue Generators: 220

B. TRIP GENERATION

- Enrollment: 220 Students
- ITE Land Use 534 (9th Ed.) Average Rates:

| | Trip Ends | Inbound | Outbound |
|----|------------------|---------|----------|
| AM | $T=0.90x + 3.01$ | 55% | 45% |
| PM | $T=0.61x - 4.70$ | 47% | 53% |
- Adjustment Factor*: 0%
- Calculated Trip Generation:

| | Total | Inbound | Outbound |
|---------|-------|---------|----------|
| AM Peak | 201 | 111 | 90 |
| PM Peak | 130 | 61 | 69 |

C. PM/AFTERNOON QUEUE MODEL

- i) Projected Inbound PM Peak Hour Trips: $T_{in} =$ 61
- ii) Estimated % of PM-Inbound Trip Ends in Peak Queue: $F_Q =$ 45%
- iii) Theoretical Peak Queue:
 $Q_{min} = T_{in} \times F_Q =$ 61 \times 45% $=$ 27 vehicles in theoretical peak queue
- iv) Adjusted Peak Queue:
- Traffic Management In Effect: yes $\rightarrow F_m =$ 0.00
[i.e., coordinated inbound traffic/queuing plan; range: 0.00-0.47]
 - Mixed Traffic Circulation: yes $\rightarrow F_c =$ 0.00
[i.e. apportioned location for each mode of transp.; range: 0.00-0.25]
 - Parking Allocation: yes $\rightarrow F_p =$ 0.00 (Parking expected, see Report for details)
[i.e. portion of theoretical peak queue heading to a parking stall; 0.00 for mandatory queues]
- v) Projected Peak Queue:
- $Q_{proj} = Q_{min} \times (1 + F_m - F_c - F_p)$ 28 vehicles (658 LF @ 23.5 feet/vehicle)

*Calculations may yield trip generation values greater than those otherwise derived using the standard ITE equations for public schools. Adjustment factors applied in this analysis (if any) were investigated and considered appropriate based on empirical data and previous studies from other schools of similar size.

PROJECT INFORMATION

School Name: Shelton School Grades: 3-5th
 City, State: Dallas, Texas District: _____
 School Type: Private School Date: 8/19/2015

A. BASE DATA

- Scenario: 2nd Dismissal (3:35 PM)
- Anticipated Enrollment: 280 (20%)
- Mode Split:

| | Est. |
|------------------|------|
| Drop-Off/Pick-Up | 100% |
| Bus/Van/Transit | 0% |
| Walking | 0% |
| After School | 0% |
| Student Drivers | 0% |
- Net Queue Generators: 280

B. TRIP GENERATION

- Enrollment: 280 Students
- ITE Land Use 534 (9th Ed.) Average Rates:

| | Trip Ends | Inbound | Outbound |
|----|------------------|---------|----------|
| AM | $T=0.90x + 3.01$ | 55% | 45% |
| PM | $T=0.61x - 4.70$ | 47% | 53% |
- Adjustment Factor*: 0%
- Calculated Trip Generation:

| | Total | Inbound | Outbound |
|---------|-------|---------|----------|
| AM Peak | 255 | 140 | 115 |
| PM Peak | 166 | 78 | 88 |

C. PM/AFTERNOON QUEUE MODEL

- i) Projected Inbound PM Peak Hour Trips: $T_{in} =$ 78
- ii) Estimated % of PM-Inbound Trip Ends in Peak Queue: $F_Q =$ 45%
- iii) Theoretical Peak Queue:
 $Q_{min} = T_{in} \times F_Q =$ 78 \times 45% $=$ 35 vehicles in theoretical peak queue
- iv) Adjusted Peak Queue:
- Traffic Management In Effect: yes $\rightarrow F_m =$ 0.00
[i.e., coordinated inbound traffic/queuing plan; range: 0.00-0.47]
 - Mixed Traffic Circulation: yes $\rightarrow F_c =$ 0.00
[i.e. apportioned location for each mode of transp.; range: 0.00-0.25]
 - Parking Allocation: yes $\rightarrow F_p =$ 0.00 (Parking expected, see Report for details)
[i.e. portion of theoretical peak queue heading to a parking stall; 0.00 for mandatory queues]
- v) Projected Peak Queue:
 $Q_{proj} = Q_{min} \times (1 + F_m - F_c - F_p) =$ 36 vehicles (846 LF @ 23.5 feet/vehicle)

*Calculations may yield trip generation values greater than those otherwise derived using the standard ITE equations for public schools. Adjustment factors applied in this analysis (if any) were investigated and considered appropriate based on empirical data and previous studies from other schools of similar size.

**PROJECT INFORMATION**

School Name: Shelton School Grades: 6-8th
 City, State: Dallas, Texas District: _____
 School Type: Private School Date: 8/19/2015

A. BASE DATA

- Scenario: 2nd Dismissal (3:35 PM)
- Anticipated Enrollment: 450 (32%)
- Mode Split:

| | Est. |
|------------------|------|
| Drop-Off/Pick-Up | 100% |
| Bus/Van/Transit | 0% |
| Walking | 0% |
| After School | 0% |
| Student Drivers | 0% |
- Net Queue Generators: 450

B. TRIP GENERATION

- Enrollment: 450 Students
- ITE Land Use 534 (9th Ed.) Average Rates:

| | Trip Ends | Inbound | Outbound |
|----|------------------|---------|----------|
| AM | $T=0.90x + 3.01$ | 55% | 45% |
| PM | $T=0.61x - 4.70$ | 47% | 53% |
- Adjustment Factor*: 0%
- Calculated Trip Generation:

| | Total | Inbound | Outbound |
|---------|-------|---------|----------|
| AM Peak | 408 | 224 | 184 |
| PM Peak | 270 | 127 | 143 |

C. PM/AFTERNOON QUEUE MODEL

- i) Projected Inbound PM Peak Hour Trips: $T_{in} =$ 127
- ii) Estimated % of PM-Inbound Trip Ends in Peak Queue: $F_Q =$ 45%
- iii) Theoretical Peak Queue:
 $Q_{min} = T_{in} \times F_Q =$ 127 \times 45% $=$ 57 vehicles in theoretical peak queue
- iv) Adjusted Peak Queue:
- Traffic Management In Effect: yes $\rightarrow F_m =$ 0.00
[i.e., coordinated inbound traffic/queuing plan; range: 0.00-0.47]
 - Mixed Traffic Circulation: yes $\rightarrow F_c =$ 0.00
[i.e. apportioned location for each mode of transp.; range: 0.00-0.25]
 - Parking Allocation: yes $\rightarrow F_p =$ 0.00 (Parking expected, see Report for details)
[i.e. portion of theoretical peak queue heading to a parking stall; 0.00 for mandatory queues]
- v) Projected Peak Queue:
 $Q_{proj} = Q_{min} \times (1 + F_m - F_c - F_p) =$ 58 vehicles (1363 LF @ 23.5 feet/vehicle)

*Calculations may yield trip generation values greater than those otherwise derived using the standard ITE equations for public schools. Adjustment factors applied in this analysis (if any) were investigated and considered appropriate based on empirical data and previous studies from other schools of similar size.



APPENDIX A4

DeShazo Model for Private School (v. 1.4) 2015

DeShazo No. 15113

PROJECT INFORMATION

School Name: Shelton School Grades: 9-12th
 City, State: Dallas, Texas District: _____
 School Type: Private School Date: 8/19/2015

A. BASE DATA

- Scenario: 3rd Dismissal (4:05 PM)
- Anticipated Enrollment: 450 (32%)
- Mode Split:

| | Est. | |
|------------------|------|-------|
| Drop-Off/Pick-Up | 67% | (300) |
| Bus/Van/Transit | 0% | (0) |
| Walking | 0% | (0) |
| After School | 0% | (0) |
| Student Drivers | 33% | (150) |
- Net Queue Generators: 300

B. TRIP GENERATION

- Enrollment: 300 Students
- ITE Land Use 536 (9th Ed.):

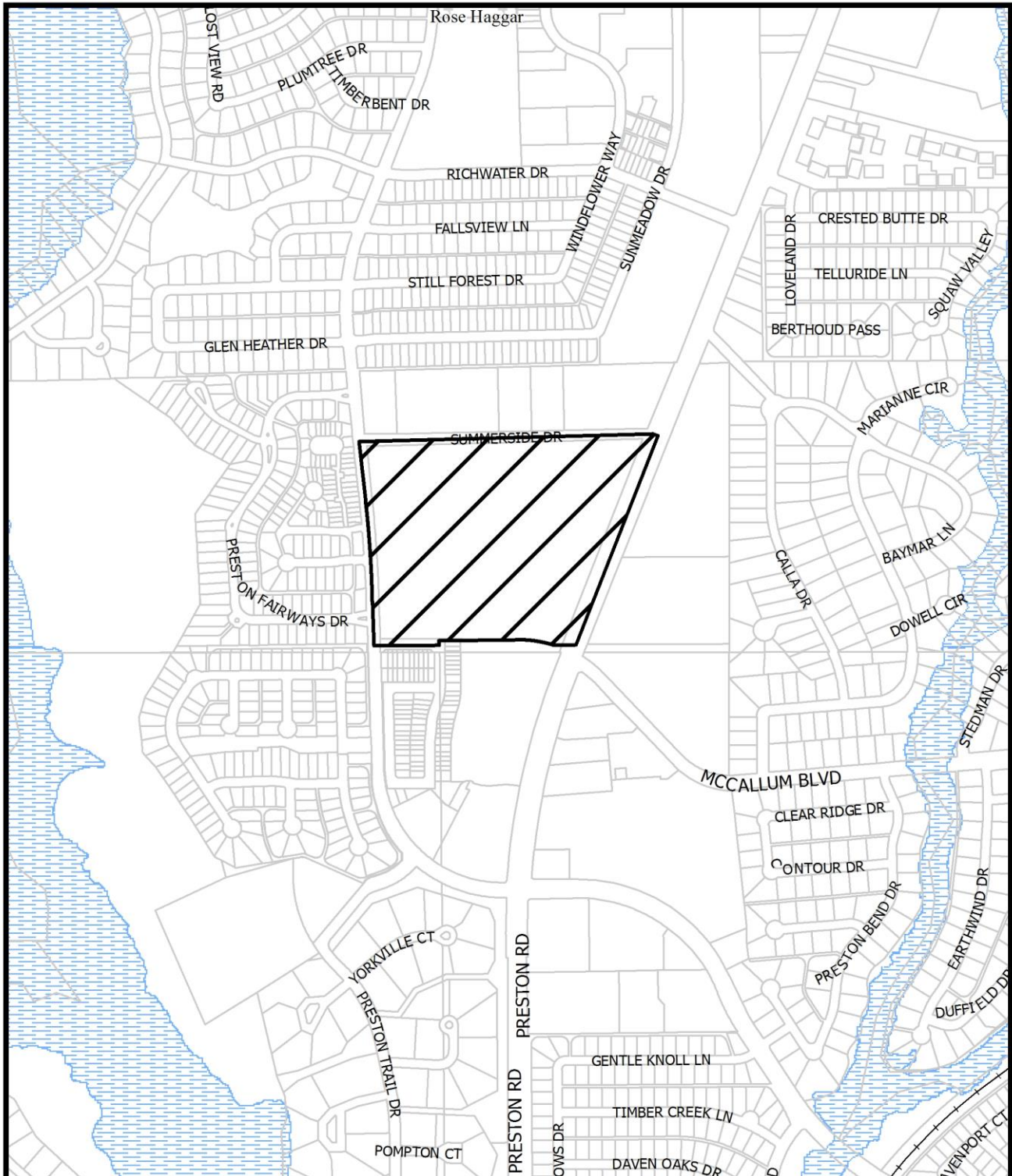
| | Trip Ends | Inbound | Outbound |
|----|-------------------|---------|----------|
| AM | $T=0.77x + 19.92$ | 61% | 39% |
| PM | $T=0.43x + 79.59$ | 42% | 58% |
- Adjustment Factor*: 0%
- Calculated Trip Generation:

| | Total | Inbound | Outbound |
|---------|-------|---------|----------|
| AM Peak | 273 | 167 | 106 |
| PM Peak | 209 | 88 | 121 |

C. PM/AFTERNOON QUEUE MODEL

- i) Projected Inbound PM Peak Hour Trips: $T_{in} =$ 88
- ii) Estimated % of PM-Inbound Trip Ends in Peak Queue: $F_Q =$ 45%
- iii) Theoretical Peak Queue:
 $Q_{min} = T_{in} \times F_Q =$ 88 \times 45% $=$ 39 vehicles in theoretical peak queue
- iv) Adjusted Peak Queue:
- Traffic Management In Effect: yes $\rightarrow F_m =$ 0.00
[i.e., coordinated inbound traffic/queuing plan; range: 0.00-0.47]
 - Mixed Traffic Circulation: yes $\rightarrow F_c =$ 0.00
[i.e. apportioned location for each mode of transp.; range: 0.00-0.25]
 - Parking Allocation: yes $\rightarrow F_p =$ 0.00 (Parking expected, see Report for details)
[i.e. portion of theoretical peak queue heading to a parking stall; 0.00 for mandatory queues]
- v) Projected Peak Queue:
 $Q_{proj} = Q_{min} \times (1 + F_m - F_c - F_p)$ 40 vehicles (940 LF @ 23.5 feet/vehicle)

*Calculations may yield trip generation values greater than those otherwise derived using the standard ITE equations for public schools. Adjustment factors applied in this analysis (if any) were investigated and considered appropriate based on empirical data and previous studies from other schools of similar size.



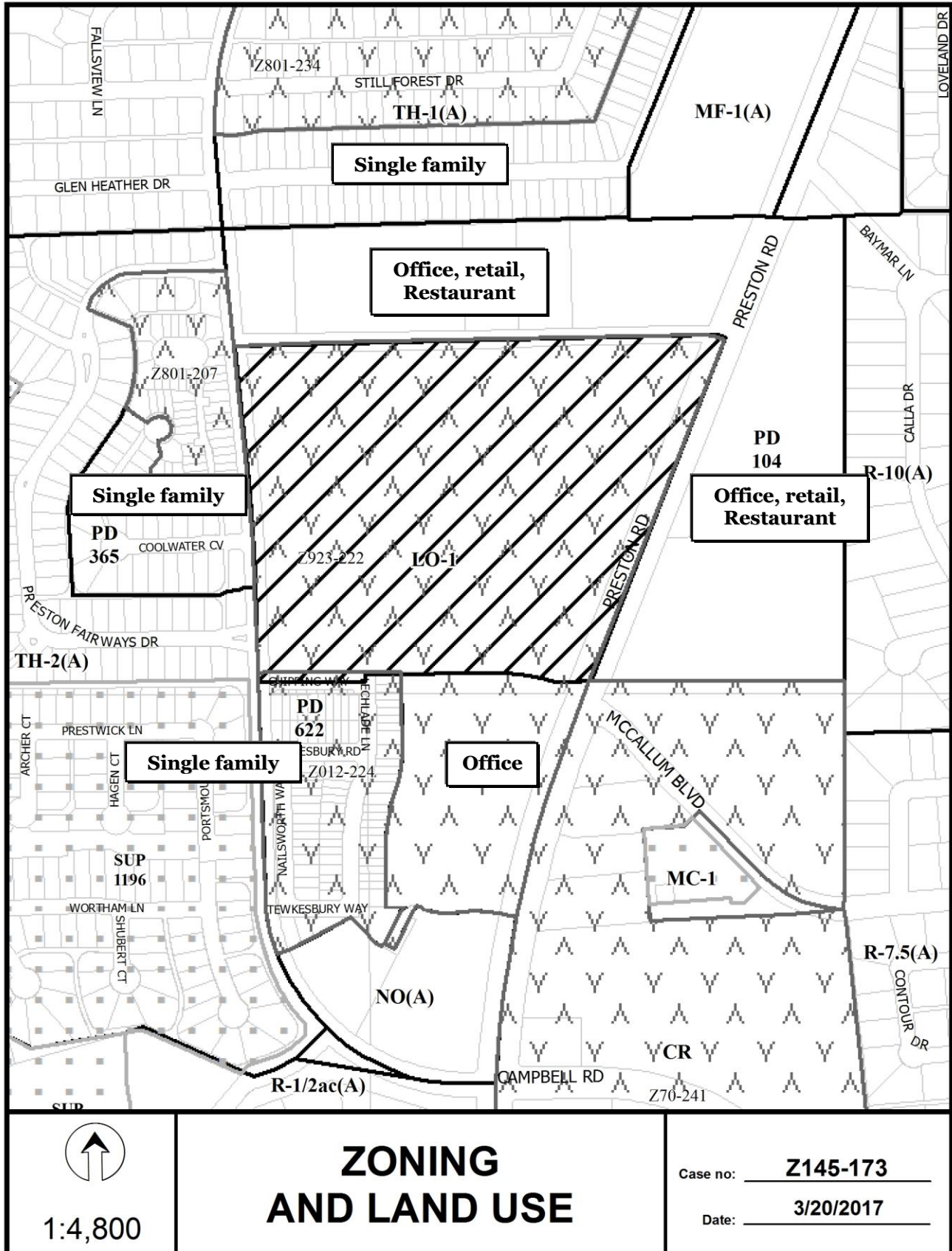
1:8,400

VICINITY MAP

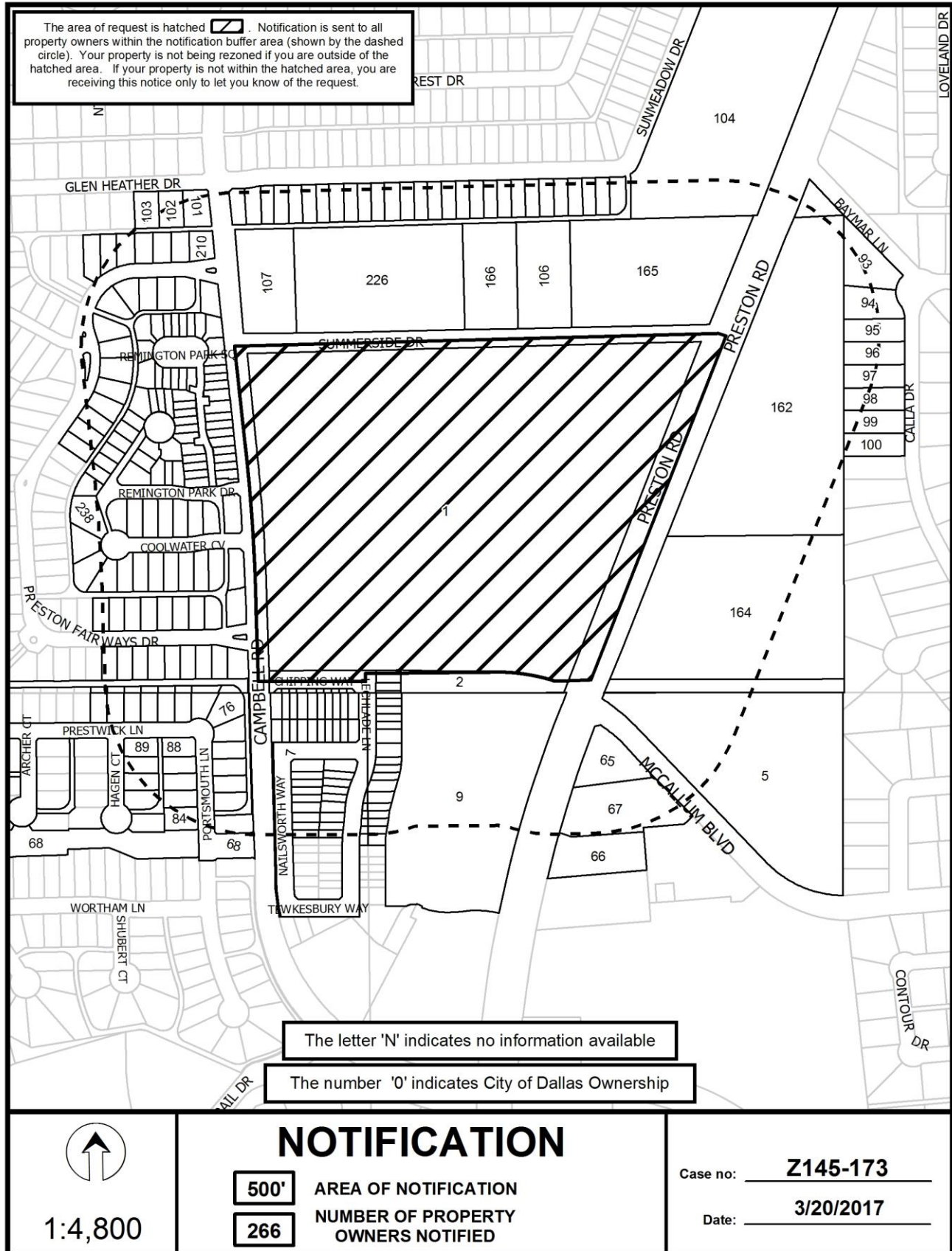
Case no: **Z145-173**

Date: **3/20/2017**





Z145-173(SM)



03/20/2017

Notification List of Property Owners***Z145-173******266 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--|
| 1 | 17301 PRESTON RD | STATE FARM MUTUAL INS CO |
| 2 | 17177 PRESTON RD | AMBERTRAIL OPERATING ASSOCIATES
LIMITED PARTNERSHIP |
| 3 | 17254 LECHLADE LN | YOUNG JENNIFER T & JEFFREY D |
| 4 | | WINDSOR PLACE AT PRESTON TRAIL HOA |
| 5 | 17304 PRESTON RD | MEMSHALAH REALTY ADA |
| 6 | 17250 CAMPBELL RD | HW WINDSOR PTNRS LP |
| 7 | 17250 CAMPBELL RD | WINDSOR PLACE AT PRESTON |
| 8 | 17250 CAMPBELL RD | WINDSOR PLACE AT PRESTON |
| 9 | 17111 PRESTON RD | AMBERTRAIL OPERATING |
| 10 | 17250 LECHLADE LN | VELA ANA |
| 11 | 17248 LECHLADE LN | CAPUA BARBARA M |
| 12 | 17246 LECHLADE LN | GRESHAM KIM S |
| 13 | 17244 LECHLADE LN | BOBBITT CAROLYN |
| 14 | 17242 LECHLADE LN | LUBY CATHERINE |
| 15 | 17240 LECHLADE LN | TATUM THOMAS GLEN & CAROL ANN |
| 16 | 17238 LECHLADE LN | LYSCHIK RICHARD V & |
| 17 | 17236 LECHLADE LN | SMITH LARRY P & PATRICIA |
| 18 | 17234 LECHLADE LN | STONE JEREMY E |
| 19 | 17232 LECHLADE LN | CHENG PAUL S |
| 20 | 17230 LECHLADE LN | HAMRICK JULIA M |
| 21 | 17228 LECHLADE LN | SIDWEBER MARA |
| 22 | 17226 LECHLADE LN | BLANTON RONALD E |
| 23 | 17224 LECHLADE LN | CUEVAS JOSE L & CRISTINA |
| 24 | 17222 LECHLADE LN | BLAKEMORE KARA |
| 25 | 17220 LECHLADE LN | SERNA GAELE |
| 26 | 17218 LECHLADE LN | DOWDLE DON MICHAEL & |

03/20/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|--|
| 27 | 5902 CHIPPING WAY | CHIONO LISA GARNETT & |
| 28 | 5906 CHIPPING WAY | CASEY CONNOR MATTHEW |
| 29 | 5910 CHIPPING WAY | V W ENTERPRISE LLC |
| 30 | 5914 CHIPPING WAY | CASEY NEIL E |
| 31 | 5918 CHIPPING WAY | GLANGER KAREN S |
| 32 | 5922 CHIPPING WAY | PABILONA JOSE L |
| 33 | 5926 CHIPPING WAY | MATERA FRANCES |
| 34 | 5930 CHIPPING WAY | BARRETT BRADLEY G & SANDRA |
| 35 | 5934 CHIPPING WAY | BOUCHER PAUL E & CONNIE S |
| 36 | 5938 CHIPPING WAY | WOODARD ROBERT M. |
| 37 | 5937 MALMESBURY RD | ANDERSON KENNETH L |
| 38 | 5933 MALMESBURY RD | POHLMAN MICHAEL JOSEPH & LINDA
FRAN |
| 39 | 5929 MALMESBURY RD | ACKERMANN ROZLYN |
| 40 | 5925 MALMESBURY RD | HALL JASON J |
| 41 | 5921 MALMESBURY RD | TISCHLER WENDY S |
| 42 | 5917 MALMESBURY RD | DAUES KIRK A & |
| 43 | 5913 MALMESBURY RD | RETZSCH SUSAN & DAVID T |
| 44 | 5909 MALMESBURY RD | DEARING RONALD D & BONNIE |
| 45 | 5905 MALMESBURY RD | BOE BARBARA JOAN |
| 46 | 5901 MALMESBURY RD | FLATT GARY VAUGHN & SHERRI ANNE |
| 47 | 17236 NAILSWORTH WAY | SHZU TZU SHUN |
| 48 | 17234 NAILSWORTH WAY | ROOS MARY LOUISE |
| 49 | 17232 NAILSWORTH WAY | JARVIS NORMA SUSAN |
| 50 | 17230 NAILSWORTH WAY | RILEY BENJAMIN J & |
| 51 | 17228 NAILSWORTH WAY | KOCHEM SUSAN M |
| 52 | 17226 NAILSWORTH WAY | RICHARDS RANDALL |
| 53 | 17224 NAILSWORTH WAY | NICHOLAS TOLLIE B & MARY ANN |
| 54 | 17222 NAILSWORTH WAY | HERSON GAIL J |
| 55 | 17220 NAILSWORTH WAY | BEAN TERRI |
| 56 | 17219 LECHLADE LN | 17219 LECHLADE LN LLC |

03/20/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------|----------------------------------|
| 57 | 17221 LECHLADE LN | ANWYL CATHRYN M |
| 58 | 17223 LECHLADE LN | PECHLOFF 2015 FAMILY TRUST |
| 59 | 17225 LECHLADE LN | CLEM MITCHELL L |
| 60 | 17227 LECHLADE LN | NOLEN JOHN E III |
| 61 | 17229 LECHLADE LN | MILLER LISA L |
| 62 | 17231 LECHLADE LN | NELSON ROBERT M JR & ERIN |
| 63 | 17233 LECHLADE LN | CHARNEY LINDA |
| 64 | 17235 LECHLADE LN | GEGICH MARK & DEBORAH C OKELLEY |
| 65 | 17290 PRESTON RD | PRESTON MCCALLUM CENTER LLC |
| 66 | 17230 PRESTON RD | LUCTO INVESTMENTS LLC |
| 67 | 17250 PRESTON RD | MCDONALDS CORP 042 0468 |
| 68 | 5601 PRESTWICK LN | CAMBRIDGE PLACE AT |
| 69 | 17200 CAMPBELL RD | CAMBRIDGE PLACE AT |
| 70 | 5804 PORTSMOUTH LN | DILLENBACK FAMILY LIVING TRUST |
| 71 | 5808 PORTSMOUTH LN | PETTY MARY JANE |
| 72 | 5812 PORTSMOUTH LN | DIXON GUY J & LISA A |
| 73 | 5814 PORTSMOUTH LN | BINGHAM VICTORIA PAIGE |
| 74 | 5818 PORTSMOUTH LN | BLUM JENIFER S & MICHAEL A |
| 75 | 5822 PORTSMOUTH LN | COHEN BASIL A & CAROL A |
| 76 | 5826 PORTSMOUTH LN | PAL DYNASTY TRUST THE |
| 77 | 5783 PRESTWICK LN | WITHEILER ALAN & JORDANA |
| 78 | 5777 PRESTWICK LN | SCHEURER HUGH H & SUSAN DAVIDSON |
| 79 | 5771 PRESTWICK LN | VINOCUR SAMUEL & |
| 80 | 5765 PRESTWICK LN | CHAFFIN JAMES S & MARY |
| 81 | 5759 PRESTWICK LN | LAWLEY KENNETH & ARLENE E |
| 82 | 5753 PRESTWICK LN | ORR CLYDE H & MAIZIE H |
| 83 | 5747 PRESTWICK LN | SOLIS ROLANDO M |
| 84 | 5809 PORTSMOUTH LN | CROCKER LORNA BURTON |
| 85 | 5815 PORTSMOUTH LN | ODOM SUSAN |
| 86 | 5821 PORTSMOUTH LN | WINNETTE MARK A |
| 87 | 5827 PORTSMOUTH LN | PIOT JAMES L & |

03/20/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|------------------------------------|
| 88 | 5833 PORTSMOUTH LN | ADAMS HOMER C & CATHIE L |
| 89 | 5730 HAGEN CT | MAY JOE D & CAROL JEAN |
| 90 | 5724 HAGEN CT | THOMPSON CRAIG A & |
| 91 | 5718 HAGEN CT | VITTETOE JAMES E. |
| 92 | 5712 HAGEN CT | NOORD ROBERT K VAN & REBECCA L VAN |
| 93 | 17439 CALLA DR | ISMAIL KAMAL IBRAHIM |
| 94 | 17437 CALLA DR | HERZOG JUSTIN W & CANDACE M |
| 95 | 17435 CALLA DR | EBERAHIMI FARIBORZ |
| 96 | 17433 CALLA DR | CHEN CALVIN CHING YUEN |
| 97 | 17431 CALLA DR | MIRBAHAEDDIN DANA RENAE |
| 98 | 17429 CALLA DR | AZARI AFSANEH |
| 99 | 17427 CALLA DR | BARROS LUIS M ETUX |
| 100 | 17425 CALLA DR | LAVAUULT JEROME & MAGDA |
| 101 | 5822 GLEN HEATHER DR | PAPKIN LARRY D & RHONDA A MATZEK |
| 102 | 5818 GLEN HEATHER DR | VAN BUSKIRK JEFFREY S ETUX |
| 103 | 5814 GLEN HEATHER DR | WILLIS SAMUEL |
| 104 | 17601 PRESTON RD | WESTDALE PRESTON VILLAS LTD |
| 105 | 17580 PRESTON RD | PIZZA HUNT OF AMERICA INC |
| 106 | 6001 SUMMERSIDE DR | GIRL SCOUTS OF NORTHEAST TEXAS |
| 107 | 17430 CAMPBELL RD | MILBAUER JOHN E TRUST THE |
| 108 | 5906 GLEN HEATHER DR | TILLER JUANITA M |
| 109 | 5910 GLEN HEATHER DR | RODRIGUEZ FRANCISCO & |
| 110 | 5914 GLEN HEATHER DR | FRANKLIN STEVEN R |
| 111 | 5918 GLEN HEATHER DR | PANTUSA ANNE L |
| 112 | 5922 GLEN HEATHER DR | GONZALEZ ISABEL |
| 113 | 5926 GLEN HEATHER DR | BABALOU PARVANEH |
| 114 | 5930 GLEN HEATHER DR | GARCIA SUE |
| 115 | 5934 GLEN HEATHER DR | MEAD SCOTT ALLEN |
| 116 | 5938 GLEN HEATHER DR | TERRY MARGERY J |
| 117 | 5942 GLEN HEATHER DR | BERG NANCY MEYER |
| 118 | 5946 GLEN HEATHER DR | NIBERT BRENDA |

03/20/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------------|--|
| 119 | 5950 GLEN HEATHER DR | BLANCHARD RITA J |
| 120 | 5954 GLEN HEATHER DR | WALB ELIZABETH A |
| 121 | 6002 GLEN HEATHER DR | FLANNERY VICKI C |
| 122 | 6006 GLEN HEATHER DR | DALY JASON E & SHELLIE H |
| 123 | 6010 GLEN HEATHER DR | HUANG ERIC |
| 124 | 6014 GLEN HEATHER DR | TULLY BOB D |
| 125 | 6018 GLEN HEATHER DR | DEJKRAISAK VIPAVADEE V |
| 126 | 6022 GLEN HEATHER DR | LEIGH LORI D & |
| 127 | 6022 GLEN HEATHER DR | LEIGH MANILLA E & |
| 128 | 6026 GLEN HEATHER DR | TWYMAN RONDA L |
| 129 | 6030 GLEN HEATHER DR | RAD MAHMOOD & MONIR & |
| 130 | 6034 GLEN HEATHER DR | FRONING DIANE J |
| 131 | 6038 GLEN HEATHER DR | DANIELS PATRICIA |
| 132 | 6042 GLEN HEATHER DR | UMANA DAVID & CHANTEL |
| 133 | 6046 GLEN HEATHER DR | PEZESHKY PARVIN |
| 134 | 6050 GLEN HEATHER DR | AMES DICIA & JEFFREY L PUTNAM |
| 135 | 6052 GLEN HEATHER DR | ALLRICH CINDI M |
| 136 | 5534 PRESTON FAIRWAYS DR | PEASLEY DORIS J |
| 137 | 5602 PRESTON FAIRWAYS DR | KLINE JAMES F & OLLIE |
| 138 | 5606 PRESTON FAIRWAYS DR | BOOKATZ STEPHEN H & |
| 139 | 5610 PRESTON FAIRWAYS DR | HENRY SUZANNE ELIZABETH FAMILY
LIVING TRUST |
| 140 | 5614 PRESTON FAIRWAYS DR | JASINSKI STANLEY & |
| 141 | 5618 PRESTON FAIRWAYS DR | LAWLER WAYNE D JR & KAREN P |
| 142 | 5622 PRESTON FAIRWAYS DR | SCHENCK GARRETT & SUE E |
| 143 | 5626 PRESTON FAIRWAYS DR | GODLEWSKI SUE ELLEN |
| 144 | 5816 PRESTON FAIRWAYS DR | KUSTU LALE |
| 145 | 5818 PRESTON FAIRWAYS DR | CARDONA ANNETTE B |
| 146 | 5822 PRESTON FAIRWAYS DR | KING SHARON K |
| 147 | 5826 PRESTON FAIRWAYS DR | GORROD HERBERT ETUX |
| 148 | 5830 PRESTON FAIRWAYS DR | GEOLATE PJ REVOCABLE LIVING TRUST |

03/20/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------------|------------------------------------|
| 149 | 5834 PRESTON FAIRWAYS DR | BRIDGE MELVIN & LILA |
| 150 | 5838 PRESTON FAIRWAYS DR | CHARNEY LINDA Z |
| 151 | 5842 PRESTON FAIRWAYS DR | CODE DAVID E & ELIZABETH C |
| 152 | 5846 PRESTON FAIRWAYS DR | FOX DALE HENRY |
| 153 | 5819 PRESTON FAIRWAYS DR | CHEN RORY |
| 154 | 5823 PRESTON FAIRWAYS DR | CONNER MICHAEL H & DEBORAH L |
| 155 | 5827 PRESTON FAIRWAYS DR | BROOKS YOLANDA B |
| 156 | 5831 PRESTON FAIRWAYS DR | GONI MICHAEL F & MAUREEN |
| 157 | 5835 PRESTON FAIRWAYS DR | RANK AMY Y |
| 158 | 5839 PRESTON FAIRWAYS DR | DENT NANCY BURN & ALLISON RAY |
| 159 | 5843 PRESTON FAIRWAYS DR | HEBERT MICHAEL L & DEBORAH G |
| 160 | 5847 PRESTON FAIRWAYS DR | PETERS MARSHA |
| 161 | 5851 PRESTON FAIRWAYS DR | GREGORY MICHAEL J & KAREN J |
| 162 | 17370 PRESTON RD | HOPKINS PRESTON TRAIL PLAZA LP |
| 163 | 5902 GLEN HEATHER DR | DRAKE DIANA JEAN |
| 164 | 17330 PRESTON RD | QUADRANT PRESTON TRAIL PARTNERS LP |
| 165 | 17415 PRESTON RD | PRESTON SUMMERSIDE LP |
| 166 | 5999 SUMMERSIDE DR | KARIS ENTERPRISES LLC |
| 167 | REMINGTON PARK PL | REMINGTON PARK HOMEOWNERS ASSN |
| 168 | 17336 REMINGTON PARK PL | FENCO LP |
| 169 | 17338 REMINGTON PARK PL | BENNETT RODGER |
| 170 | 17340 REMINGTON PARK PL | THOMAS LESLIE RICHARD |
| 171 | 17342 REMINGTON PARK PL | WALKER PAMELA J |
| 172 | 17344 REMINGTON PARK PL | MYERS MARGARET |
| 173 | 17346 REMINGTON PARK PL | WALLACE GRETA J |
| 174 | 17348 REMINGTON PARK PL | STOUT STACY M |
| 175 | 17350 REMINGTON PARK PL | CASHION HERSCHELL A & BARBARA C |
| 176 | 17352 REMINGTON PARK PL | OSTERHOLT GREGORY |
| 177 | 17354 REMINGTON PARK PL | BOUNDS GLENDA RUTH |
| 178 | 17356 REMINGTON PARK PL | STEED JOHN M |
| 179 | 17358 REMINGTON PARK PL | TRACE 356 PROPERTIES LLC |
| 180 | 17362 REMINGTON PARK PL | BASHAR MARY MARGARET |
| 181 | 5747 REMINGTON PARK SQ | ANDERSON KENNETH L |

03/20/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------------|--|
| 182 | 5745 REMINGTON PARK SQ | ANDERSON KENNETH L |
| 183 | 5741 REMINGTON PARK SQ | BRADFORD KENNETH C |
| 184 | 5739 REMINGTON PARK SQ | ANGEL MARIA DEL PILAR |
| 185 | 5737 REMINGTON PARK SQ | EDER SCOTT E |
| 186 | 5733 REMINGTON PARK SQ | BROWN LAURA |
| 187 | 5731 REMINGTON PARK SQ | NGUYEN KIMUYEN DINH |
| 188 | 5729 REMINGTON PARK SQ | WILLIAMSON PHILLIP LEE |
| 189 | 5727 REMINGTON PARK SQ | NIEDENS HEATHER M |
| 190 | 5726 REMINGTON PARK SQ | EVERETT SCOTT A |
| 191 | 5728 REMINGTON PARK SQ | TOMCKO SUSAN M |
| 192 | 5730 REMINGTON PARK SQ | MOORE ANTHONY T |
| 193 | 5732 REMINGTON PARK SQ | ANDERSON KENNETH L |
| 194 | 5734 REMINGTON PARK SQ | FENOCO LP |
| 195 | 17351 REMINGTON PARK PL | DEVINE JOANNE MARIE |
| 196 | 17349 REMINGTON PARK PL | HUGHES JOHN F |
| 197 | 17347 REMINGTON PARK PL | WU CHENG-YUEH & |
| 198 | 17345 REMINGTON PARK PL | MORGAN DONNA R |
| 199 | 17343 REMINGTON PARK PL | WU CHENG-YUEH & |
| 200 | 17341 REMINGTON PARK PL | DEORNELLAS LLOYD J |
| 201 | 17339 REMINGTON PARK PL | WILLIAMS JERRY I & |
| 202 | 17337 REMINGTON PARK PL | MCKENNA MICHAEL KEVIN |
| 203 | 17335 REMINGTON PARK PL | LANTOWER REALTY INC |
| 204 | 5733 REMINGTON PARK DR | LUO ZHEJING |
| 205 | 5731 REMINGTON PARK DR | MORGAN GILDA N |
| 206 | 17365 REMINGTON PARK CIR | SCHMID EDWARD JOHN & LINDY NOURY |
| 207 | 17363 REMINGTON PARK CIR | MOURNING DOVE HOLDINGS LLC |
| 208 | 17361 REMINGTON PARK CIR | EVERETT FINANCIAL CORPORATION |
| 209 | 17359 REMINGTON PARK CIR | VAZQUEZ ANDER |
| 210 | 5503 PRESTON FAIRWAYS DR | CONROY MICHAEL & MEGHAN
DEWHURST-CONROY |
| 211 | 5507 PRESTON FAIRWAYS DR | DENISOFF LAWRENCE J |

03/20/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------------|-------------------------------|
| 212 | 5511 PRESTON FAIRWAYS DR | EDWARDS CAMPBELL C & NANCY M |
| 213 | 5515 PRESTON FAIRWAYS DR | LONDON TERRY E & NANCY |
| 214 | 5519 PRESTON FAIRWAYS DR | CORLEY CHARLES W & |
| 215 | 5519 PRESTON FAIRWAYS DR | HART MONA M & |
| 216 | 5523 PRESTON FAIRWAYS DR | ANDREWS JUDY |
| 217 | 5527 PRESTON FAIRWAYS DR | SHI JIMING & SHIRLEY XIAO YAN |
| 218 | 5502 PRESTON FAIRWAYS DR | SLUDER JERALD LEWIS |
| 219 | 5506 PRESTON FAIRWAYS DR | HOLL JACK & JACQUELINE |
| 220 | 5506 PRESTON FAIRWAYS DR | MUSSELMAN DAVID & INGA |
| 221 | 5510 PRESTON FAIRWAYS DR | BELL TRACE T |
| 222 | 5514 PRESTON FAIRWAYS DR | POTTS STEPHEN M |
| 223 | 5518 PRESTON FAIRWAYS DR | WOODS JANET LYNN |
| 224 | 5522 PRESTON FAIRWAYS DR | NOE GARY W & LESLIE |
| 225 | | PRESTON TRAILS FAIRWAY CORP |
| 226 | SUMMERSIDE DR | U S POSTAL SERVICE |
| 227 | 5851 COOLWATER CV | BUTTERLY FAMILY LIVING TRUST |
| 228 | 5847 COOLWATER CV | HARRINGTON BARRY & SUZANNE |
| 229 | 5843 COOLWATER CV | KUCLO STEPHEN A |
| 230 | 5839 COOLWATER CV | TANNER MARY E |
| 231 | 5835 COOLWATER CV | FREIDBERG RONALD D |
| 232 | 5831 COOLWATER CV | FLEETWOOD BARBARA L |
| 233 | 5827 COOLWATER CV | TULLO PATRICK JOSEPH |
| 234 | 5823 COOLWATER CV | POWELL DOUGLAS W ETUX |
| 235 | 5819 COOLWATER CV | HERSKOVITZ HOWARD & GRETA |
| 236 | 5815 COOLWATER CV | LLOYD JAMES B |
| 237 | 5810 COOLWATER CV | HORAN RALPH R & PATTY M |
| 238 | 5814 COOLWATER CV | NORTON PATRICIA E |
| 239 | 17333 REMINGTON PARK CIR | JING LEI |
| 240 | 17337 REMINGTON PARK CIR | BALDWIN MERL W & PATRICIA A |
| 241 | 17341 REMINGTON PARK CIR | LANGHAM JAMES T JR ETAL |
| 242 | 17345 REMINGTON PARK CIR | PLATTNER LINDA M |
| 243 | 17349 REMINGTON PARK CIR | HARRIS ASTRID |

03/20/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|--------------------------|---|
| 244 | 17353 REMINGTON PARK CIR | HAMILTON ADAM & KANA |
| 245 | 17357 REMINGTON PARK CIR | MASTERPIECE BUILDERS INC |
| 246 | 17348 REMINGTON PARK CIR | WANG YONGHUA |
| 247 | 17344 REMINGTON PARK CIR | CASEY DANYA S |
| 248 | 17340 REMINGTON PARK CIR | IBSEN RURIKO O |
| 249 | 5816 COOLWATER CV | TERRELL JAMES ROBINSON II |
| 250 | 5822 COOLWATER CV | KAAS LORRAINE P |
| 251 | 5826 COOLWATER CV | PIERCE GREGORY D & |
| 252 | 5830 COOLWATER CV | DOYLE FRED WAYNE & CAROL T HEWETT |
| 253 | 5834 COOLWATER CV | CUNNINGHAM LIVING TRUST |
| 254 | 5838 COOLWATER CV | MAXWELL MAE L |
| 255 | 5842 COOLWATER CV | BEALL RONNIE T & MAJEL B |
| 256 | 5846 COOLWATER CV | HIBBITT WILLIAM JOSEPH & |
| 257 | PRESTWICK LN | CAMBRIDGE PLACE AT PRESTON TRAIL I LP |
| 258 | 5826 PORTSMOUTH LN | PAL DYNASTY TRUST |
| 259 | 5771 PRESTWICK LN | VINOCUR SAMUEL & GAIL VINOCUR |
| 260 | 5759 PRESTWICK LN | LAWLEY ARLENE E & LAWLEY KENNETH |
| 261 | 5902 CHIPPING WAY | CHIONO LISA GARNETT |
| 262 | 5914 CHIPPING WAY | CASEY NEIL E |
| 263 | 5918 CHIPPING WAY | GLANGER TREVOR & KAREN S |
| 264 | 5938 CHIPPING WAY | WOODARD ROBERT M & PATRICIA C |
| 265 | 17252 LECHLADE LN | MILLER KURT |
| 266 | PRESTWICK LN | CAMBRIDGE PLACE AT PRESTON TRAIL
HOA |

FILE NUMBER: Z167-147(SM) **DATE FILED:** December 2, 2016

LOCATION: North line of Herschel Avenue, east of Throckmorton Street

COUNCIL DISTRICT: 14 **MAPSCO:** 35T

SIZE OF REQUEST: Approx. 0.6582 acres **CENSUS TRACT:** 6.03

APPLICANT / OWNER: J. Herbert Horn, Don Lewis, and M. B. Franklin

REPRESENTATIVE: Robert Reeves, Robert Reeves & Associates

REQUEST: An application for 1) the termination of deed restrictions and 2) a Planned Development Subdistrict for O-2-D Office Subdistrict, barber and beauty shop, and massage establishment uses on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow barber and beauty shop and massage establishment uses within the four existing structures with reduced parking requirements and modified landscaping standards. The O-2-D Office Subdistrict requirements are proposed to remain unchanged for new construction.

STAFF RECOMMENDATION: Approval of the termination of existing deed restrictions and approval, subject to a conceptual plan and conditions.

BACKGROUND INFORMATION:

- The site consists of the following four residential structures according to Dallas Central Appraisal District Records:

| <u>Address</u> | <u>Floor Area (SF)</u> | <u>No. Stories</u> | <u>Year Built</u> |
|-------------------|------------------------|--------------------|-------------------|
| 4205 Herschel Ave | 2,681 | 2 | 1930 |
| 4209 Herschel Ave | 1,976 | 1 | 1930 |
| 4215 Herschel Ave | 5,328 | 2 | 1960 |
| 4217 Herschel Ave | 1,506 | 1 | 1930 |

- The surface parking lot in the rear of the aforementioned structures appeared in aerial photography between the years 1979 and 1989.
- The site's permit records show:

| <u>Address</u> | <u>Document Type</u> | <u>Use</u> | <u>Date Issued</u> |
|-------------------|----------------------|----------------|--------------------|
| 4205 Herschel Ave | CO | Office | 11/9/2006 |
| 4209 Herschel Ave | Plumbing Permit | Single Family | 9/2/1994 |
| 4215 Herschel Ave | Electric Permit | Muliple Family | 6/23/2008 |
| 4217 Herschel Ave | CO | Office | 3/17/1982 |

- The existing deed restrictions that are proposed to be terminated were approved by Council on December 8, 2004 with an authorized hearing that created PDS No. 59 to the west of the site. The restrictions required that when development voluntarily demolished 50 percent or more of the westernmost structure, construction was limited to 36 feet in height and was limited to residential uses. Further discussion on the application is discussed in the land use compatibility section of this report.

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

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request, including maintaining access to the alley for the existing buildings and the requested parking reduction, and determined that the proposed development will not have a negative impact on the surrounding street system.

| <u>Thoroughfare/Street</u> | <u>Function</u> | <u>Proposed Dimension</u> |
|----------------------------|-----------------|---------------------------|
|----------------------------|-----------------|---------------------------|

| | | |
|-----------------|-------|---------|
| Herschel Avenue | Local | 60' ROW |
|-----------------|-------|---------|

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

ECONOMIC ELEMENT

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

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

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

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

The applicant's request for a new PDS meets the above listed objectives, simply stated, because the existing zoning restrictions are remaining but with only a few exceptions as described in staff's analysis below.

STAFF ANALYSIS:**Surrounding Land Use:**

| | Zoning within
PDD No. 193 | Land Use |
|--------------|--------------------------------------|---|
| Site | O-2-D, DR No. Z034-289 | Barber and beauty shop, massage establishment and residential |
| North | MF-1 | Single Family, duplex, multiple family |
| East | O-2-D | Multiple family |
| South | O-2-D, DR No. Z034-289 | Multiple family |
| West | PDS No. 59 | Duplex |

Land Use Compatibility: Surrounding land uses include mixed residential to the north, multiple family to the east and south, and duplexes to the west. The request site contains four structures that were originally built to house residential uses; however, the structures have been converted into barber and beauty shop and massage establishment uses over the past 28 or more years. The O-2 Office Subdistrict of PDD No. 193 allows office as a main use but it limits barber and beauty shop and massage establishment¹ uses to street level uses. Street level uses are defined in Section 51P-193.110 and, among other restrictions, are (1) limited to 2,000 square feet per use, (2) must be located on the street level, and (3) are limited to 50 percent of the aggregate floor area of all uses on the street level.

In order to make conversions from residential to barber and beauty shop and massage establishment uses legal, the applicant proposes to add a restriction to allow barber and beauty shop, and massage establishment uses by right when located within an original structure, in contrast to the additional restrictions of a street level use. The defined terms *new construction* and *original building* allow the applicant's proposed goals of legal conversion within an original building but restricts new construction to O-2 Office Subdistrict provisions. Staff supports the request because lifting the street level use restrictions for barber and beauty shop and massage establishment uses is not foreseen to have an adverse impact on surrounding properties as the property has generally operated in this manner for approximately 30 years.

The applicant also proposes to terminate the existing deed restrictions that cover the westernmost 50 feet of the site. The existing deed restrictions require that when 50 percent or more of the westernmost structure is demolished, new construction is limited to 36 feet in height and is limited to residential uses. In addition to the O-2 Subdistrict

¹ Massage establishments are defined as one type of health studio use in the Oak Lawn Special Purpose District. See Section 51P-193.107(j)(7).

requirements, the proposed PDS conditions require two provisions for new construction for the westernmost 50 feet of the property—the area of the existing deed restrictions—(1) the maximum height is 36 feet, and (2) a minimum 25-foot landscape buffer for new construction that exceeds 24 feet in height. Staff supports this request to terminate the existing deed restrictions because the proposed conditions are consistent with the spirit and intent of the existing deed restrictions.

Landscaping: Except for one provision to accommodate legal conversions of the existing buildings, landscaping must be provided in accordance with Part I of PDD No. 193, the Oak Lawn Special Purpose District. Since landscaping is triggered with the addition of one square foot of pavement in Part I of PDD No. 193, the applicant requests to increase the minimum threshold to 1,000 square feet. For comparison, Article X of the Dallas Development Code is triggered when 2,000 or more square feet of pavement is added to a site.

Staff supports the applicant's request because the proposed conditions are reasonable and consistent with the spirit and intent of Part I of PDD No. 193, the Oak Lawn Special Purpose District.

Parking: According to the applicant, the site has 33 parking spaces in the surface parking lot to the rear of the building, two parking spaces in the front, and a total of 11,491 square feet of floor area.

The applicant requests to maintain the minimum parking requirements of Part I of PDD No. 193, the Oak Lawn Special Purpose District for new construction but has requested a parking reduction for barber and beauty shop and a massage establishment uses when located within an original building in order to lawfully convert the four existing structures.

Part I of PDD No. 193, the Oak Lawn Special Purpose District requires barber and beauty shop uses to provide parking at a ratio of one space per 220 square feet and it requires massage establishments at a ratio of one space per 150 square feet. The applicant has provided a parking demand study for the site and concluded that the requested parking reduction to require one space per 372 square feet of floor area will neither create a traffic hazard nor restrict the parking operations of adjacent properties during peak hours.

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request for a parking reduction and determined that the request will not have a negative impact on the surrounding properties. The determination is based upon a parking demand study the applicant provided.

| |
|-------------------------|
| LIST OF OFFICERS |
|-------------------------|

List of Partners & Owners

4205 Herschel Ave.

RL Investments

Don V. Lewis – Managing Partner

4209 Herschel Ave.

Don V. Lewis – Owner

4215 & 4217 Herschel Ave.

J. Herbert Horn – Owner

M.B. Franklin – Owner

Applicant's Proposed Amendments
Division S-____. PD Subdistrict ____.

SEC. S-____.101. LEGISLATIVE HISTORY.

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

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property located at _____. The size of PD Subdistrict ____ is 0.6582 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) MAJOR MODIFICATION means reconstruction of an original building or an expansion of floor area of an original building by a minimum of 50 percent.

(2) MESSAGE ESTABLISHMENT and MESSAGE mean a message establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(3) NEW CONSTRUCTION means construction of a main structure that is not an original building.

(4) ORIGINAL BUILDING means a structure existing on the date of the establishment of this district, but does not include a structure that has undergone a major modification.

(5) SUBDISTRICT means a subdistrict of PD 193.

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

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

SEC. S- _____.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit ____A: conceptual plan.

SEC. S-_____.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit S-____A). If there is a conflict between the text of this division and the conceptual plan, the text of this division controls.

SEC. S-_____.106. DEVELOPMENT PLAN.

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this subdistrict. If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For development and use of the Property within an original building or for work that does not meet the standards of a major modification, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. S-_____.107. MAIN USES PERMITTED.

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

(b) The following main uses are permitted by right when located within an original building:

- Barber and beauty shop.
- Massage establishment.

SEC. S-_____.108. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to

additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.109. YARD, LOT, AND SPACE REGULATIONS.

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

- (a) Except as provided in this section, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.
- (b) For purposes of determining yard, lot, and space regulations, the Property is considered one lot.
- (c) Maximum structure height within 50 feet of the western Property line is 36 feet.

SEC. S-____.110. OFF-STREET PARKING AND LOADING.

- (a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.
- (b) For a barber and beauty shop and a massage establishment, when located in an original building:
 - (1) One off-street parking space per 372 square feet of floor area is required.
 - (2) No loading space is required.
- (c) For parking purposes, the Property is considered one lot.

SEC. S-____.111. NONCONFORMING STRUCTURES.

- (a) In general. Except as provided in this section, consult Part I of this article for the specific requirements for nonconforming structures.
- (b) Nonconforming structures. A person may, without board approval, cause a structure to become nonconforming as to the yard, lot, and space regulations by converting the use of an original building to a barber and beauty shop or a massage establishment.

SEC. S-____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.113 LANDSCAPING.

- (a) Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this article.
- (b) For landscaping purposes, the Property is considered one lot.
- (c) Landscaping is not required when nonpermeable coverage of the lot is increased by up to 1,000 square feet.
- (d) Except for alley access, a screening fence or wall with a minimum height of six feet must be constructed along the north Property line prior to the issuance of a certificate of occupancy.
- (e) For new construction that exceeds 24 feet in height within 50 feet of the western Property line, a minimum 25-foot landscape buffer is required. The landscape buffer area must include a minimum 60 percent landscape site area and a general planting area that is at least one-half of the landscape site area.
- (f) Plant materials must be maintained in a healthy, growing condition.

SEC. S-____.114. SIGNS.

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

SEC. S-____.115. ADDITIONAL PROVISIONS.

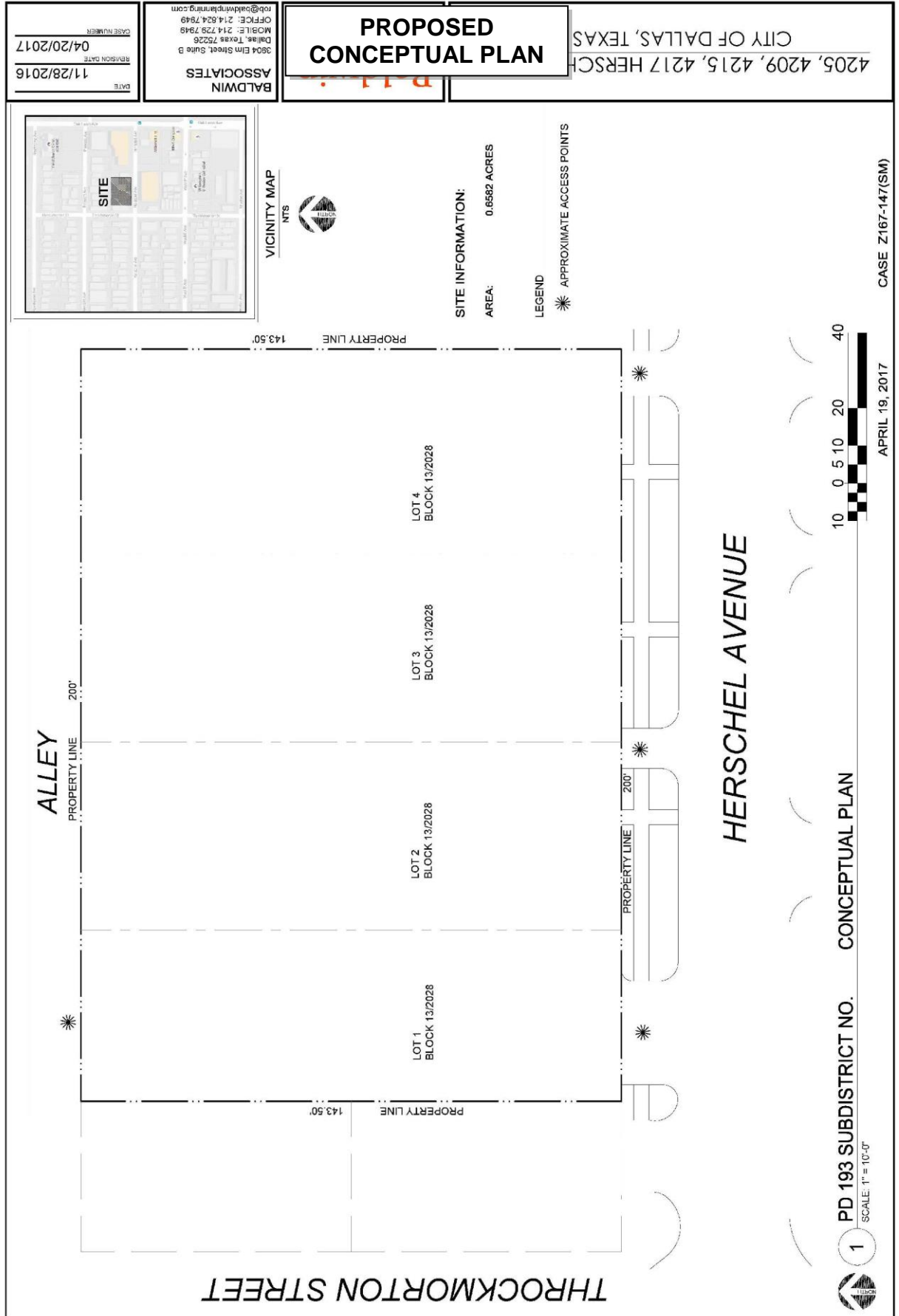
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Development and use of the Property must comply with Part I of this article.

SEC. S-____.116. COMPLIANCE WITH CONDITIONS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been

Z167-147(SM)

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





**APPLICANT PARKING
DEMAND STUDY**



Technical Memorandum

To: Robert Reeves — Robert Reeves & Associates, Inc.
From: David Nevarez, PE, PTOE — DeShazo Group, Inc.
Date: March 13, 2017
Re: Parking Demand Study for 4205 – 4217 Herschel Avenue in Dallas, Texas;
DeShazo No. 17036

Introduction

DeShazo Group, Inc. (DeShazo) is a consulting firm providing licensed engineers and planners skilled in traffic operations, transportation engineering, and parking design and demand studies. The services of DeShazo were retained by Robert Reeves & Associates, Inc. to provide a parking demand study for existing personal service use establishments located at 4205, 4209, 4215, and 4217 Herschel Avenue in Dallas, Texas. This report presents a technical evaluation of the parking needs for the existing land use and recommended parking supply.

Description

The subject properties are currently zoned under Planned Development (PD) District 193, Subdistrict O-2. The properties include four two-story buildings of approximately 11,491 square feet of combined gross building area. As shown in the attached development plan, the site provides a total of 35 on-site parking spaces. In addition to the off-street parking, on-street parking is available on Herschel Avenue with a two-hour time restriction. According to the property owners, 1,800 square feet of the total leasable area is vacant at the time of this study.

Field Observations

DeShazo conducted on-site parking accumulation counts on Wednesday, March 8; Friday, March 10; and Saturday, March 11, 2017. DeShazo also interviewed tenants to obtain a general description of their services. Peak hours were ascertained based on tenants input. According to all individuals interviewed, customers arrive by appointment only. There is a fixed number of styling (work) stations.

DeShazo's parking accumulation counts show a maximum parking demand of 25 vehicles for all four properties. **Table 1** provides a summary of these observations.

Table 1: Parking Demand Observations

| | Wednesday,
March 8, 2017
@ 1:30 PM | Friday,
March 10, 2017
@ 4:30 PM | Saturday,
March 11, 2017
@ 11:30 AM |
|---|--|--|---|
| Off-Street Parking Demand | 14 | 6 | 6 |
| On-Street Parking *
(Herschel Ave., 2 hr. limit) | 11 | 7 | 3 |

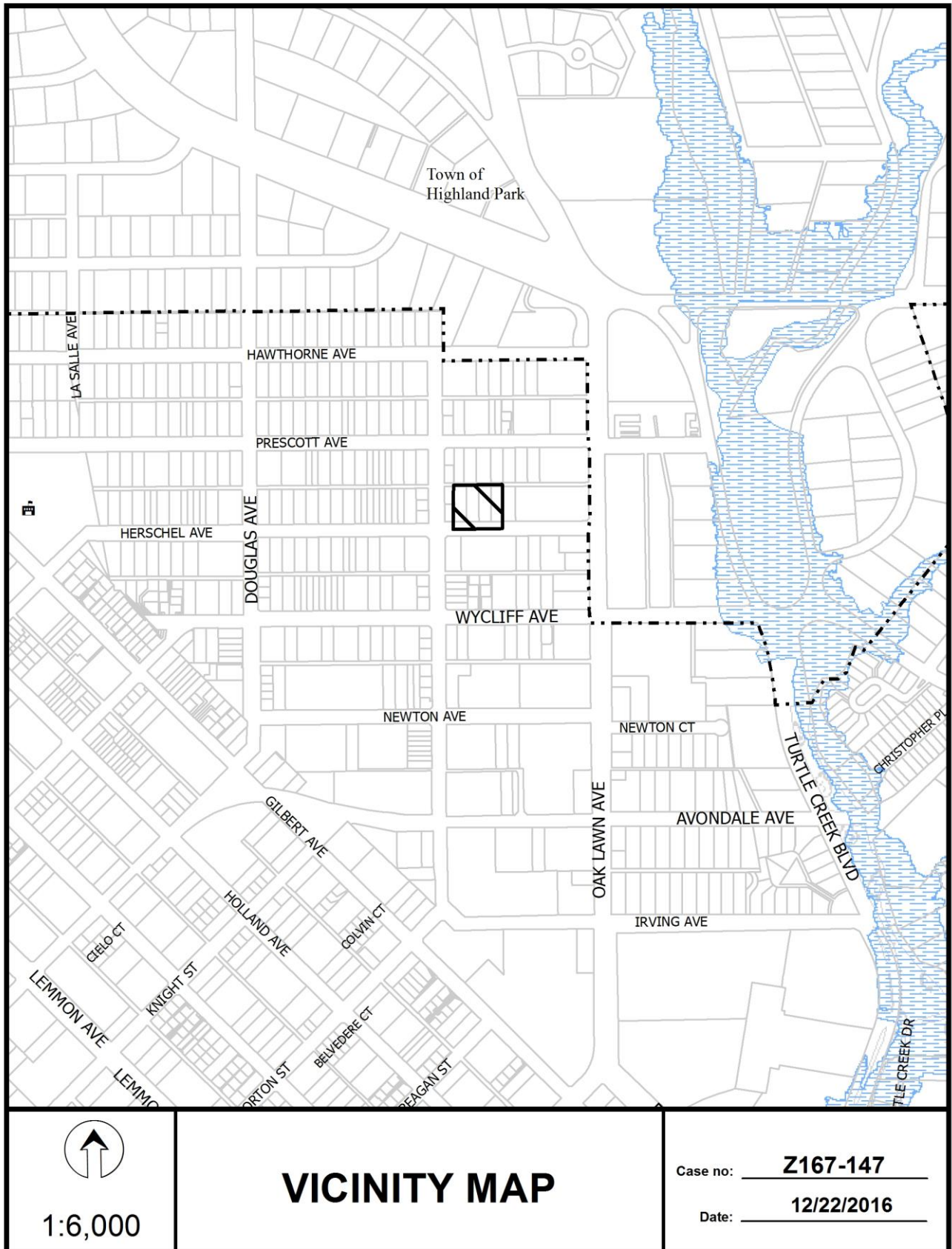
*Available for general traffic; DeShazo was not able to discern whether all vehicles were associated with the subject properties.

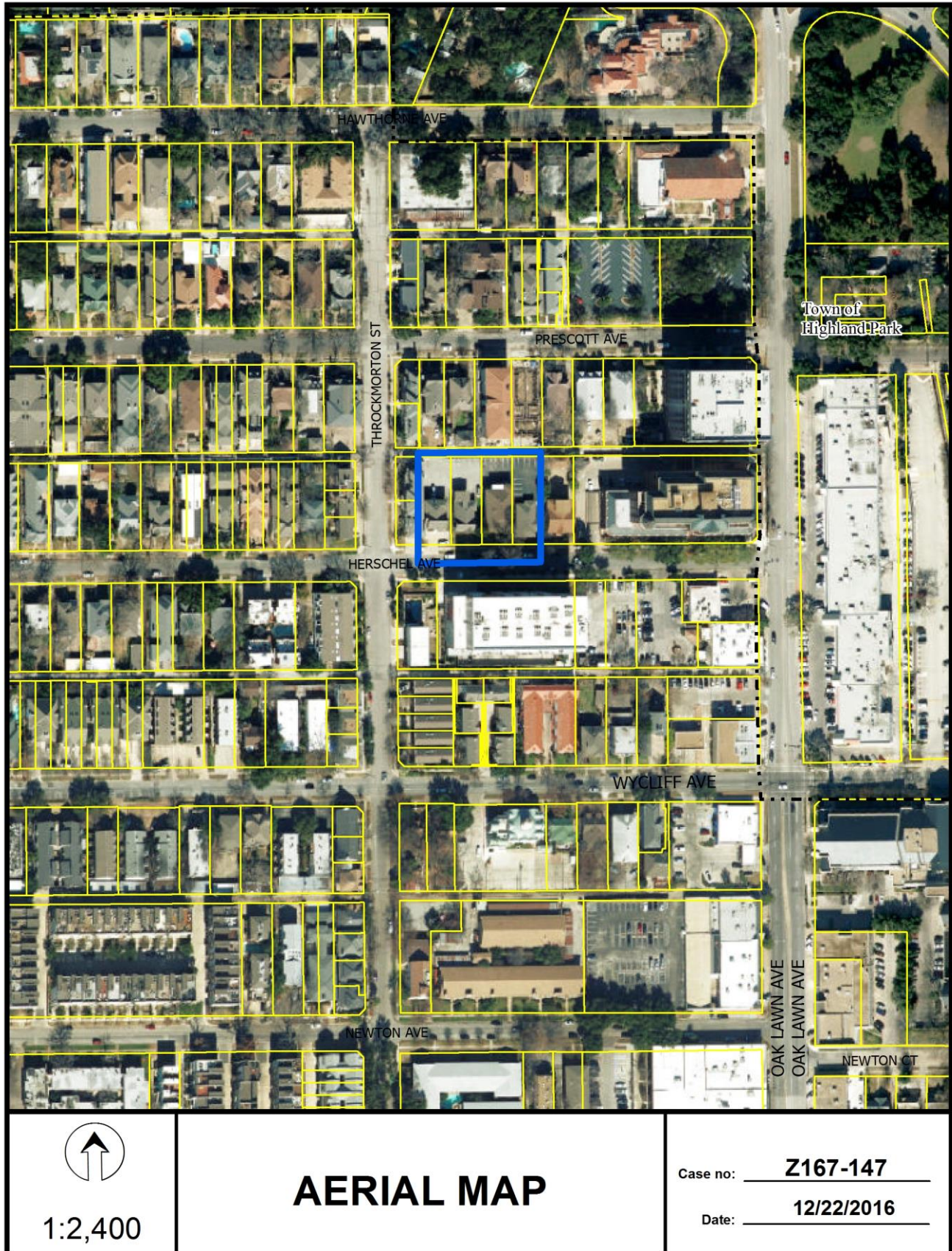
Conclusion

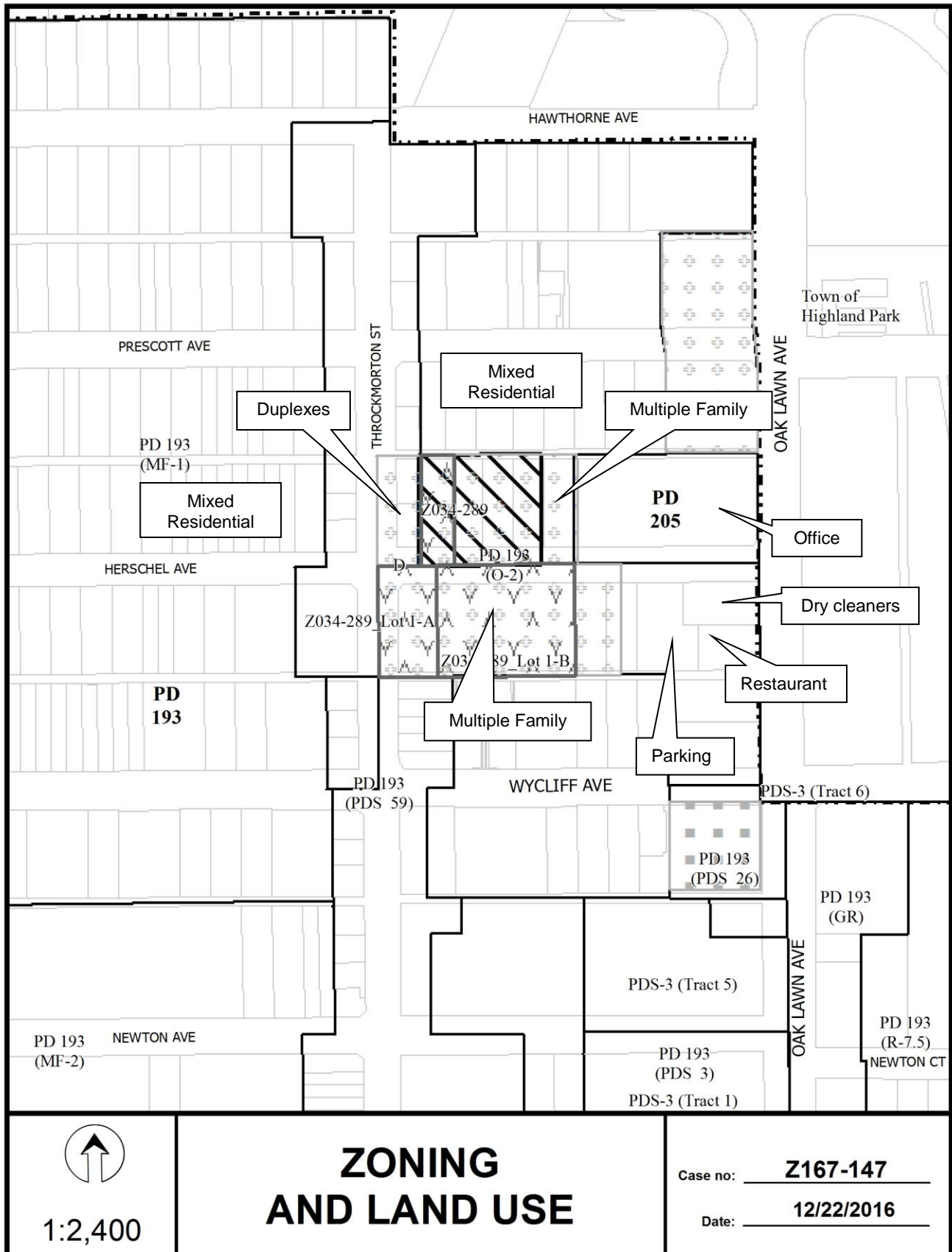
The owner is seeking approval of a proposed zoning change to allow personal service use establishments to operate with a proposed site plan including 35 off-street parking spaces. Based upon an assessment of the parking needs, the proposed parking supply is determined to be adequate to meet the needs of all tenants and their customers.

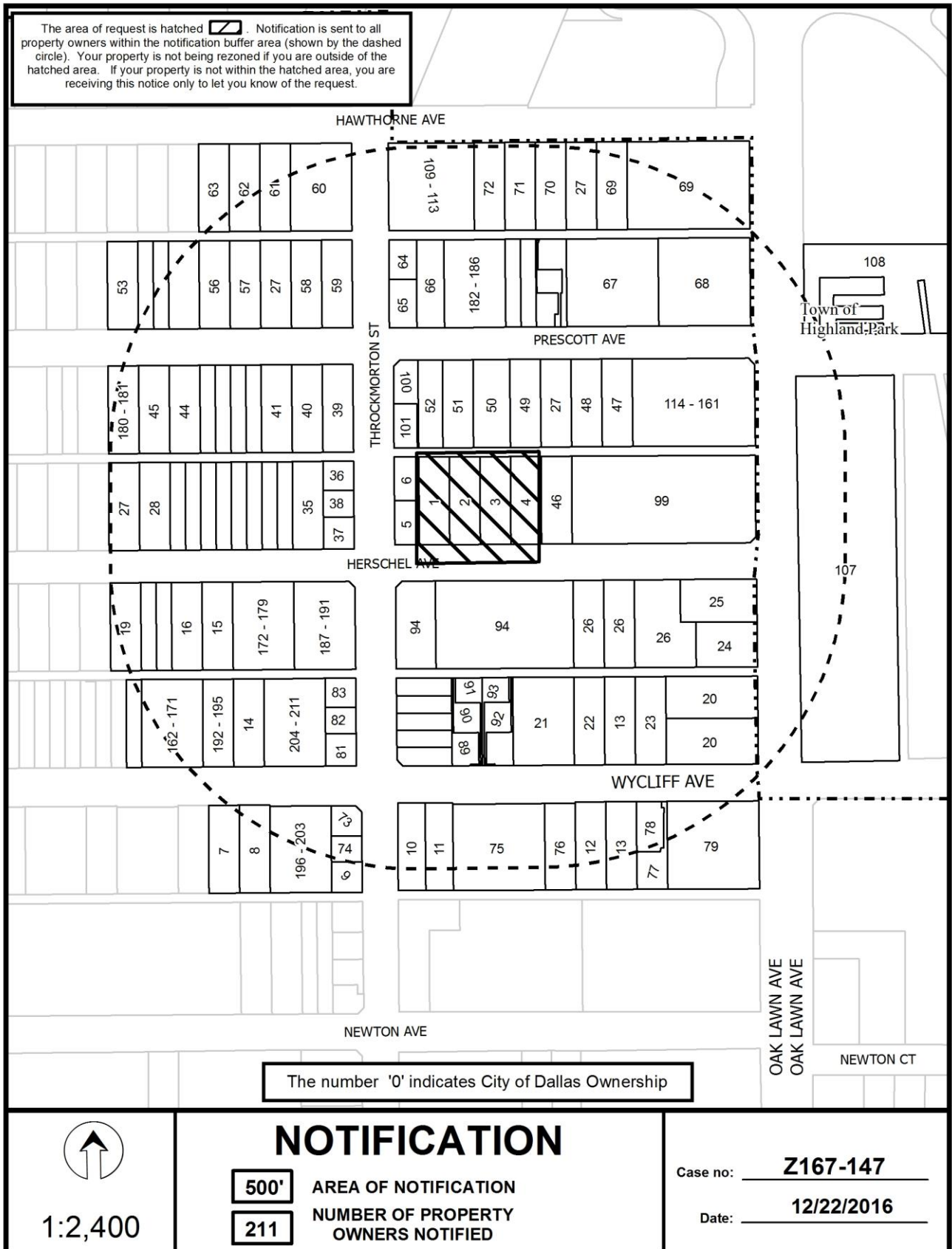
Furthermore, the requested parking reduction will neither create a traffic hazard nor restrict the parking operations of adjacent properties during peak hours. It is also presumed that it is in the best interest of the property owners to provide an appropriate parking environment to their tenants.

END OF MEMO









12/22/2016

Notification List of Property Owners***Z167-147******211 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-------------------------------|
| 1 | 4205 HERSCHEL AVE | RL INVESTMENTS LLP |
| 2 | 4209 HERSCHEL AVE | LEWIS DON V |
| 3 | 4215 HERSCHEL AVE | HORN HERBERT J & |
| 4 | 4217 HERSCHEL AVE | HORN J HERBERT & |
| 5 | 4300 THROCKMORTON ST | COLLINS STEPHEN G & SUZANNE B |
| 6 | 4310 THROCKMORTON ST | HICKS M LAWRENCE JR & |
| 7 | 4138 WYCLIFF AVE | MM WYCLIFF HOLDINGS LLC |
| 8 | 4142 WYCLIFF AVE | MIZERANY JOHN & DIANE |
| 9 | 4117 THROCKMORTON ST | ISENMANN GLENN D |
| 10 | 4202 WYCLIFF AVE | CALHOUN JARREL W |
| 11 | 4206 WYCLIFF AVE | KHALAF AMAR & |
| 12 | 4222 WYCLIFF AVE | DIOCESE OF THE SOUTH |
| 13 | 4226 WYCLIFF AVE | KOSTER PROPERTIES LTD |
| 14 | 4143 WYCLIFF AVE | TRAN ANH & LANANH |
| 15 | 4138 HERSCHEL AVE | SBRJWM LTD |
| 16 | 4134 HERSCHEL AVE | WEIGL FAMILY LP |
| 17 | 4128 HERSCHEL AVE | MERSON REGINA |
| 18 | 4130 HERSCHEL AVE | WALKER DEBORAH |
| 19 | 4126 HERSCHEL AVE | F P E INC |
| 20 | 4201 OAK LAWN AVE | DOWELL CAM F JR |
| 21 | 4217 WYCLIFF AVE | PHOL INVESTMENT INC |
| 22 | 4223 WYCLIFF AVE | TOPSPIN DEVELOPMENT LP |
| 23 | 4233 WYCLIFF AVE | DOWELL CAM F JR |
| 24 | 4217 OAK LAWN AVE | C & S RESTAURANTS INC |
| 25 | 4225 OAK LAWN AVE | 4225 OAK LAWN LP |
| 26 | 4232 HERSCHEL AVE | STREET LEISA |

12/22/2016

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|-----------------------------------|
| 27 | 4125 HERSCHEL AVE | HERSCHEL HAWTHORNE LLC |
| 28 | 4129 HERSCHEL AVE | SCHIEFFER CARL B |
| 29 | 4133 HERSCHEL AVE | SIMONSON RICHARD & LEE ANN |
| 30 | 4135 HERSCHEL AVE | OLSEN BRENDA S |
| 31 | 4143 HERSCHEL AVE | 4143 HERSCHEL SERIES |
| 32 | 4145 HERSCHEL AVE | VIEHMAN JAMES K & POLLY G |
| 33 | 4147 HERSCHEL AVE | 4147 HERSCHEL SERIES |
| 34 | 4149 HERSCHEL AVE | KESSING KEVIN W |
| 35 | 4151 HERSCHEL AVE | OAK LAWN PROPERTIES LLC |
| 36 | 4155 HERSCHEL AVE | WALHOOD PRESTON STEVEN & |
| 37 | 4159 THROCKMORTON ST | GOTT JEREMY M |
| 38 | 4157 THROCKMORTON ST | NEEDHAM RONDA M |
| 39 | 4152 PRESCOTT AVE | PEARLE MARY JEAN |
| 40 | 4148 PRESCOTT AVE | HOLMES JOHN B |
| 41 | 4144 PRESCOTT AVE | ROSS ANNADELE H |
| 42 | 4142 PRESCOTT AVE | EMBRY LAUREN |
| 43 | 4140 PRESCOTT AVE | PACYNAL LEO J JR & |
| 44 | 4134 PRESCOTT AVE | SYMNS GLADYS JENELLE |
| 45 | 4130 PRESCOTT AVE | HADDOCK JOHN J TR & CHRISTINE TR |
| 46 | 4221 HERSCHEL AVE | HEED CYNTHIA LOUISE |
| 47 | 4226 PRESCOTT AVE | TOMLIN F GERALD SR & |
| 48 | 4224 PRESCOTT AVE | PRESPLEXES LLC |
| 49 | 4214 PRESCOTT AVE | OATES NICKEY L |
| 50 | 4210 PRESCOTT AVE | DU REVT PRESCOTT INVESTMENT LLC & |
| 51 | 4206 PRESCOTT AVE | REILLY JOHN G |
| 52 | 4204 PRESCOTT AVE | BAUMGARDNER TIMOTHY T & |
| 53 | 4125 PRESCOTT AVE | ELEUTERI FRANCO |
| 54 | 4129 PRESCOTT AVE | NELSONBROWN SUSAN E |
| 55 | 4131 PRESCOTT AVE | ADAMS RONALD C |
| 56 | 4137 PRESCOTT AVE | GRAY EDWARD W & |
| 57 | 4143 PRESCOTT AVE | FILMORE DIANA FELDER TR & |

12/22/2016

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|---------------------------------|
| 58 | 4149 PRESCOTT AVE | FLETCHER BLDG PARTNERS LP |
| 59 | 4153 PRESCOTT AVE | KRAUSS ANDRES M & |
| 60 | 4150 HAWTHORNE AVE | FSG LLC |
| 61 | 4144 HAWTHORNE AVE | HOWARD RAYMOND G |
| 62 | 4140 HAWTHORNE AVE | ABTAHI MICHAEL LIVING TRUST |
| 63 | 4138 HAWTHORNE AVE | WARD JUDY & |
| 64 | 4203 PRESCOTT AVE | CASTLE PEAK HOMES III LP |
| 65 | 4201 PRESCOTT AVE | CASTLE PEAK HOMES III LP |
| 66 | 4205 PRESCOTT AVE | GRAHAM JEFFREY |
| 67 | 4229 PRESCOTT AVE | THIRD CHURCH OF CHRIST |
| 68 | 4239 PRESCOTT AVE | THIRD CHURCH OF CHRIST |
| 69 | 4419 OAK LAWN AVE | THIRD CHURCH OF CHRIST |
| 70 | 4220 HAWTHORNE AVE | BARBOGLIO FRANCES |
| 71 | 4214 HAWTHORNE AVE | REEVES BRADFORD FRANK & |
| 72 | 4212 HAWTHORNE AVE | STONECOURT INC |
| 73 | 4121 THROCKMORTON ST | BOORSTEIN JASON J & |
| 74 | 4119 THROCKMORTON ST | HINKLEY SARAH & |
| 75 | 4208 WYCLIFF AVE | ST SERAPHIM EASTERN |
| 76 | 4218 WYCLIFF AVE | ST SERAPHIM ORTHODOX CATHEDRAL |
| 77 | 4232 WYCLIFF AVE | MCFARLAND MICHAEL B |
| 78 | 4230 WYCLIFF AVE | GRAY MICHAEL |
| 79 | 4236 WYCLIFF AVE | 4309 OAK PARTNERS LP |
| 80 | 4129 WYCLIFF AVE | SCHROEDER LYNLY |
| 81 | 4211 THROCKMORTON ST | REINBOLD MICHAEL T TRUST |
| 82 | 4219 THROCKMORTON ST | BOOTH ROBERT EARLY FAMILY TRUST |
| 83 | 4225 THROCKMORTON ST | WILSMANN JO |
| 84 | 4230 THROCKMORTON ST | LAMSON GROUP LLC THE |
| 85 | 4224 THROCKMORTON ST | KING MARSHA & CHERYL KING |
| 86 | 4218 THROCKMORTON ST | TERRY SHAWN D |
| 87 | 4212 THROCKMORTON ST | BATTS JANE A |
| 88 | 4206 THROCKMORTON ST | THIES FREDERICK T |

12/22/2016

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|---|
| 89 | 4209 WYCLIFF AVE | QUINONES WILLIAM A |
| 90 | 4209 WYCLIFF AVE | BILLIANG AUDREY C |
| 91 | 4209 WYCLIFF AVE | SHATSMAN KARINA |
| 92 | 4213 WYCLIFF AVE | MATHEW LINDSEY & |
| 93 | 4213 WYCLIFF AVE | DAS RAJASREE & |
| 94 | 4220 HERSCHEL AVE | THROCKMORTON LP |
| 95 | 4139 HERSCHEL AVE | WELCH MEGHAN A |
| 96 | 4141 HERSCHEL AVE | ALLEN RICHARD L & |
| 97 | 4138 PRESCOTT AVE | DELGADODALMAU DAVID & |
| 98 | 4136 PRESCOTT AVE | MCKELLAR MATTHEW F & JENNIFER D |
| 99 | 4311 OAK LAWN AVE | 4311 PARTNERS LTD |
| 100 | 4200 PRESCOTT AVE | ROVIRA INTERESTS LLC |
| 101 | 4322 THROCKMORTON ST | FEDORYSHYN ERIC |
| 102 | 4217 PRESCOTT AVE | PATTON BRYANT H & |
| 103 | 4219 PRESCOTT AVE | TAYLOR CAROL HILL & |
| 104 | 4221 PRESCOTT AVE | THOMAS SANDRA W |
| 105 | 4223 PRESCOTT AVE | MALVIDO VIRGINIA |
| 106 | 4225 PRESCOTT AVE | SANSONE VICTOR J III |
| 107 | 4200 OAK LAWN AVE | HIGHLAND PARK SHOPS LLC |
| 108 | 4301 LAKESIDE DR | HUTCHINSON WILLIAM L |
| 109 | 4206 HAWTHORNE AVE | KAILING KATHERINE N |
| 110 | 4206 HAWTHORNE AVE | EQUITY TRUST COMPANY |
| 111 | 4206 HAWTHORNE AVE | ARISTARCHOS LLC |
| 112 | 4206 HAWTHORNE AVE | TODD ROBERT |
| 113 | 4206 HAWTHORNE AVE | EQUITY TRUST COMPANY DBA STERLING TRUST
CO |
| 114 | 4240 PRESCOTT AVE | VAUGHAN PAUL A |
| 115 | 4240 PRESCOTT AVE | REGE ROBERT V & GLORIA |
| 116 | 4240 PRESCOTT AVE | BIDDLE BROOKE E & |
| 117 | 4240 PRESCOTT AVE | KLINE KIM W |
| 118 | 4240 PRESCOTT AVE | HOGUE WILLIAM ROBERT |
| 119 | 4240 PRESCOTT AVE | RAMOS EDID & |

12/22/2016

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|-------------------------------------|
| 120 | 4240 PRESCOTT AVE | BRAND DAVID E & SANDRA M |
| 121 | 4240 PRESCOTT AVE | HOCHSCHULER STEPHEN H & KIMBERLY A |
| 122 | 4240 PRESCOTT AVE | DIENES JOHN D & SALLY B |
| 123 | 4240 PRESCOTT AVE | COLLIER ANNE B |
| 124 | 4240 PRESCOTT AVE | GOLDSTEIN ELAINE |
| 125 | 4240 PRESCOTT AVE | NORWOOD ELSA B |
| 126 | 4240 PRESCOTT AVE | RYRIE BRUCE C |
| 127 | 4240 PRESCOTT AVE | WALDRON TERRY R & LYNETTE |
| 128 | 4240 PRESCOTT AVE | JOBE REX V |
| 129 | 4240 PRESCOTT AVE | ENGLE NANCY S |
| 130 | 4240 PRESCOTT AVE | JENSON BENALEE |
| 131 | 4240 PRESCOTT AVE | DILL REVOCABLE TRUST |
| 132 | 4240 PRESCOTT AVE | DOWDALL JOHN D |
| 133 | 4240 PRESCOTT AVE | HYMAN CHARLES H |
| 134 | 4240 PRESCOTT AVE | JONES KIM P |
| 135 | 4240 PRESCOTT AVE | VESTAL JOHN H & JENNIFER C |
| 136 | 4240 PRESCOTT AVE | FIGUEROA DAVID O SR |
| 137 | 4240 PRESCOTT AVE | HUTCHINSON KATHLEEN |
| 138 | 4240 PRESCOTT AVE | BARRETT TERRY L |
| 139 | 4240 PRESCOTT AVE | BARRETT DR TERRY |
| 140 | 4240 PRESCOTT AVE | HULSEY RONALD R & |
| 141 | 4240 PRESCOTT AVE | LUDWIG RICHARD R & DONNA L |
| 142 | 4240 PRESCOTT AVE | ALVAREZ ANDREA |
| 143 | 4240 PRESCOTT AVE | ABSTON TYSON & ANNE |
| 144 | 4240 PRESCOTT AVE | LUDWIG RICHARD R & DONNA L |
| 145 | 4240 PRESCOTT AVE | BUCHANAN LUCY M SURVIVORS TRUST THE |
| 146 | 4240 PRESCOTT AVE | YARBROUGH JULIE |
| 147 | 4240 PRESCOTT AVE | MOERBEEK PETER J |
| 148 | 4240 PRESCOTT AVE | YEAMAN JOHN M |
| 149 | 4240 PRESCOTT AVE | HOVE JOHN N |
| 150 | 4240 PRESCOTT AVE | BONNER IAN J & KATHI J |

12/22/2016

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|-------------------|--------------------------|
| 151 | 4240 PRESCOTT AVE | AMENDOLA TRUST |
| 152 | 4240 PRESCOTT AVE | ROLLINS NANCY |
| 153 | 4240 PRESCOTT AVE | RLC TEXAS PROPERTY LLC |
| 154 | 4240 PRESCOTT AVE | KROENER BRENT W & JO A |
| 155 | 4240 PRESCOTT AVE | HILL JOAN BUCHANAN |
| 156 | 4240 PRESCOTT AVE | CONNALLY MARK M |
| 157 | 4240 PRESCOTT AVE | FISHER LAWRENCE N & |
| 158 | 4240 PRESCOTT AVE | STUBBS MERSINA & PHIN |
| 159 | 4240 PRESCOTT AVE | JASSIN BASEM |
| 160 | 4240 PRESCOTT AVE | DILL SHELLEY M REV TRUST |
| 161 | 4240 PRESCOTT AVE | SIMPLE DIRT LLC |
| 162 | 4131 WYCLIFF AVE | RODRIGUEZ EDMEE |
| 163 | 4131 WYCLIFF AVE | TORNOW KELLY |
| 164 | 4131 WYCLIFF AVE | THOMAS MANDI D |
| 165 | 4131 WYCLIFF AVE | SALINAS MAYRA A |
| 166 | 4131 WYCLIFF AVE | FERRARO VERA L & |
| 167 | 4135 WYCLIFF AVE | BERNAL AMPARO |
| 168 | 4135 WYCLIFF AVE | AGHAJANYAN LUCINE |
| 169 | 4135 WYCLIFF AVE | SHIPTON LYLE A |
| 170 | 4135 WYCLIFF AVE | HASH WILLIAM BARRY |
| 171 | 4135 WYCLIFF AVE | BARYLKO BARBARA |
| 172 | 4142 HERSCHEL AVE | WEYMAN CAROL ELIZABETH |
| 173 | 4142 HERSCHEL AVE | MELTON EMILY K |
| 174 | 4142 HERSCHEL AVE | TOWLE DAVID L & |
| 175 | 4142 HERSCHEL AVE | TAPIA ALEFIA A |
| 176 | 4142 HERSCHEL AVE | KRIEG DANA |
| 177 | 4142 HERSCHEL AVE | SCHMIDTBORN MICHAEL |
| 178 | 4142 HERSCHEL AVE | MCMAHON WENDY LYNN |
| 179 | 4142 HERSCHEL AVE | WARRICK LAURA |
| 180 | 4124 PRESCOTT AVE | FONBERG MITCHELL IRWIN |
| 181 | 4126 PRESCOTT AVE | HAJDU ALYSON & |

12/22/2016

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|----------------------|--------------------------------|
| 182 | 4211 PRESCOTT AVE | SCHILLI KEVIN RANDAL |
| 183 | 4215 PRESCOTT AVE | LARA JAIME ROBLES |
| 184 | 4211 PRESCOTT AVE | BLAND JAMES M & GAIL |
| 185 | 4211 PRESCOTT AVE | MEIER ROSANNE |
| 186 | 4215 PRESCOTT AVE | OPDERBECK THOMAS H |
| 187 | 4241 THROCKMORTON ST | HOANG THANH |
| 188 | 4243 THROCKMORTON ST | WERLEY JULIE |
| 189 | 4245 THROCKMORTON ST | HETTICH REBECCA P |
| 190 | 4247 THROCKMORTON ST | KAHLA JEFFREY D & JOAN E |
| 191 | 4249 THROCKMORTON ST | SANDLIN PRISCILLA |
| 192 | 4139 WYCLIFF AVE | BOND RONALD E |
| 193 | 4139 WYCLIFF AVE | DESJARDINS LAURA A & RICHARD R |
| 194 | 4139 WYCLIFF AVE | BOWEN BRADLEY H & EMILY |
| 195 | 4139 WYCLIFF AVE | SCHLESSER MICHAEL A |
| 196 | 4150 WYCLIFF AVE | MCCARLEY JOHN |
| 197 | 4146 WYCLIFF AVE | ALVARADO HEATH |
| 198 | 4150 WYCLIFF AVE | REEVES JIMMY W |
| 199 | 4146 WYCLIFF AVE | POE GARY W |
| 200 | 4150 WYCLIFF AVE | SINGER RUTH & |
| 201 | 4146 WYCLIFF AVE | TURNER LESLIE |
| 202 | 4150 WYCLIFF AVE | GARRISON PAULA |
| 203 | 4146 WYCLIFF AVE | GREENWOOD CHRISTOPHER J |
| 204 | 4147 WYCLIFF AVE | HUD |
| 205 | 4147 WYCLIFF AVE | NAVE OMRI & ELESHA |
| 206 | 4147 WYCLIFF AVE | SIMMONS LARRY C JR |
| 207 | 4147 WYCLIFF AVE | SMITH KIMBERLY LYNN |
| 208 | 4151 WYCLIFF AVE | ZIELKE PETER |
| 209 | 4151 WYCLIFF AVE | OSBORN DERRILL R |
| 210 | 4151 WYCLIFF AVE | JOHNSON ANDREA |
| 211 | 4151 WYCLIFF AVE | HIGHLEY GWENDOLYN R |

FILE NUMBER: Z167-307(SM)

DATE FILED: May 19, 2017

LOCATION: Generally south of Alpha Road, west of Preston Road, north of LBJ Freeway, and east of Montfort Drive

COUNCIL DISTRICT: 11

MAPSCO: 15N, 15P

SIZE OF REQUEST: 66.094 acres

CENSUS TRACT: 136.15

APPLICANT: Midtown Development Inc.

REPRESENTATIVE: Rosemary Papa

OWNER: TX Dallas Midtown, LP and Algodon 1, LP

REQUEST: An application for 1) a new subdistrict on property zoned Subdistricts 1 and 1A within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, and 2) an amendment to, and expansion of, Subdistrict 1B on property zoned Subdistricts 1, 1A, and 1B.

SUMMARY: The current zoning regulates the maximum height of individual stories and minimum number of stories for new construction. The applicant proposes to 1) increase the maximum individual story height, 2) reduce an additional setback for portions of a building higher than five stories, and 3) reduce the minimum number of stories in Subdistrict 1B from three to two.

STAFF RECOMMENDATION: Approval, subject to staff's recommended conditions.

BACKGROUND INFORMATION:

- In 2011, the North Dallas Chamber of Commerce brought representative property and business owners within this area to the table and led a series of stakeholder meetings to discuss the future potential for both new development and redevelopment. This private stakeholder group took the lead in creating a unified vision and implementation plan for economic growth in this area. The group reviewed proposals from several local and national planning teams and, in 2012, was ready to move forward with the development of an area plan.
- On October 10, 2012, the Dallas City Council authorized a Chapter 380 Economic Development Grant to the North Dallas Chamber of Commerce for a Galleria-Valley View Area Planning Study. The goal of the Plan was to establish a comprehensive vision to guide future private investment, economic development and public infrastructure investments in a coordinated fashion. In particular, the plan would focus on urban design, land use and transportation and to ensure a framework that encourages economic development consistent with the vision. The plan would also provide the means to ensure that future development would ultimately maximize public benefit. An Advisory Committee made up of property owners and key stakeholders in the area was formed to guide the plan's creation.
- Between December 2012 and March 2013, the Advisory Committee met four times. The focus of those meetings was to create a Valley View-Galleria Area Plan for the area. The major issues of land use, streets, circulation, streetscape design, gateways, open space and sustainability were discussed and addressed. During the visioning process, it became apparent that much of the existing zoning is no longer relevant to the long-term goals of the area and, as a more defined Vision Plan emerged, rezoning options to accommodate the vision were also explored.
- On January 9, 2013, the City Plan Commission authorized a hearing to determine proper zoning. Consideration was given to amending existing zoning, to create a new regional mixed use center, with moderate to high density residential and non-residential uses developed in a pedestrian-, bicycle- and transit-friendly format, supported by an enhanced network of streets and open spaces. Development standards following form based zoning were given special consideration to allow for the flexibility of mixed use while also encouraging walkable streetscapes.
- On December 10, 2012 and April 4, 2013, public stakeholder meetings were held at the Westin Galleria to discuss the Valley View-Galleria Area Plan and proposed zoning amendments to the area. Notices were sent to all property owners within the study area to advise them of the meetings. These meetings were well attended, with over 450 participant's altogether.

- On April 18, 2013, the Valley View-Galleria Area Plan was recommended for approval by City Planning Commission.
- On June 12, 2013, the City Council approved Ordinance No. 29032 establishing Planned Development No. 887.
- On June 17, 2015, the City Council approved the creation of a new subdistrict. The new subdistrict allowed an esplanade and corresponding amendments to the planned development's street network map because the esplanade was a new element that provides an overall benefit beyond the existing planned development district regulations.
- On February 5, 2015, the City Plan Commission approved an application for a waiver of the two-year waiting period to allow the applicant to submit this application.

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

1. **Z123-186:** On June 12, 2013, the City Council approved the creation of PDD No. 887.
2. **Z123-233:** On September 11, 2013, the City Council approved SUP No. 2046 for a mini-warehouse with deed restrictions volunteered by the applicant.
3. **Z145-188:** On June 17, 2015, the City Council approved Subdistrict 1B of PDD No. 887.
4. **Z156-235:** On May 18, 2017, the City Plan Commission recommended denial of an application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District.

Thoroughfares/Streets:

| Thoroughfare/ Street | Type | Existing Dimension | Proposed Dimension |
|--|-----------------------|---|---|
| Unnamed FN5 | Collector | 4 lanes undivided,
69' R.O.W.,
44' pavement | No change |
| Unnamed FN6 | Collector | | |
| Unnamed FN7 | Residential Collector | | |
| Peterson Lane
(Page C.10.1, Typical Street Type B1 on Exhibit 887C) | Local | 2 lanes undivided,
69' R.O.W.,
44' pavement | 2 lanes undivided,
38'6" R.O.W.,
26' pavement in each direction |
| Peterson Lane
(Page C.10.2, Typical Street Type B2 on Exhibit 887C) | Local | 2 lanes undivided,
69' R.O.W.,
44' pavement | 2 lanes undivided,
65' R.O.W.,
40' pavement |

STAFF ANALYSIS:

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.

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.

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.

Valley View-Galleria Area Plan:

The Valley View-Galleria Area Plan was adopted by the City Council on May 22, 2013, and describes the vision for the area. The area consists of 10 subdistricts. The area of request spans a portion of two of the vision's subdistricts: Midtown Center, fronting along Alpha Road and Preston Road, and Midtown Center Core, which currently contains the Valley View Mall.

The plan describes these two subdistricts, Midtown Center and Midtown Center Core, as mixed use anchors that are envisioned as pedestrian oriented shopping, restaurant, and entertainment areas. Large format/big box retail will continue to be encouraged in these subdistricts. In addition, residential, office, and hotel uses will be encouraged to add to the mixed use character of the area.

Land Use Compatibility:

The area of request contains portions of the Valley View Mall, which is largely vacant, and some outlying parcels with automobile related uses. The Galleria-Valley View area, located at the confluence of two major transportation corridors, is one of Dallas' major regional business centers with significant Class A office space, strong destination retail, as well as several high quality hotels. This area is identified as a key growth area in the

City of Dallas Strategic Engagement Plan as well as the ***forwardDallas!*** Comprehensive Plan.

The Galleria-Valley View Area is envisioned as the primary regional town center of North Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

- 1) Encourage development that creates a diverse mix of compatible land uses designed to support a pedestrian, bicycle and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.
- 2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce.
- 3) Create a network of connected streets and pathways designed to enhance the multi-modal accessibility while reducing automobile-dependence through improvements that support pedestrian, bicycle, and transit circulation.

Key Zoning Changes Proposed

Story Regulations

The existing zoning regulations of PDD No. 887 are based on Form District zoning, Article XIII of the Dallas Development Code. In addition to regulating the minimum and maximum overall heights of buildings, both in feet and number of stories, Form Districts also regulate the minimum and maximum heights of individual stories.

Subdistrict 1B of PDD No. 887 requires that general commercial development types have a minimum of two stories and all development types have a minimum of three stories. The applicant has requested to reduce the minimum number of stories to two overall. Staff recommends an alternative that allows the minimum number of stories to remain unchanged, except that mixed use development types may only contain two stories when the minimum height of the building is 36 feet, which is generally the minimum height of a three-story building. Staff's recommendation allows the applicant to achieve their request for mixed use shopfront buildings while ensuring that the overall building massing remains consistent with the existing minimum story requirements.

Current zoning regulations only restrict the front 30 feet of a building to minimum story height requirements¹, but maximum story heights are currently required to be applied throughout the structure. This concept has become problematic because typical developments require higher ceilings such as theaters, hotel ballrooms, and allowances are needed for architectural elements like atriums. The applicant has proposed that maximum story height be increased to 32 feet in the newly proposed Subdistrict 1C, along Preston Road, and maximum story height be increased to 40 feet in the expanded Subdistrict 1B, in the general area of the Valley View Mall. It is also noteworthy that the applicant's request does not specify a development type or whether it alters the ground story or upper story.

Staff recognizes the challenges of maximum story height provisions and recommends an alternative to the applicant's request that will preserve the intent of maximum story height provisions, which is to create new buildings that fit in with the existing fabric of its surroundings. Staff recommends an alternate that maintains the intent of story height regulations by refocusing on building facade treatments rather than the height of the actual floors and ceilings of a building. In other words, in a multi-story building, a single story's facade could greatly exceed the current story height maximum but the facade could be designed so that it appears as if the one story is two or more stories with additional rows of windows, or other treatments as proposed in staff's recommended conditions.

This is achieved by creating a new provision that establishes a base, middle, and top of a building. The base is roughly equivalent to Form District's regulations for ground story requirements, the middle is roughly equivalent to Form District's regulations for upper story requirements, and the top establishes a cap or finishing element to the top of the structure, which could simply be a flat roof with a parapet wall or an elaborate dome or other roof archetype in between.

Urban form setback

All districts within PDD No. 887 regulate urban form setback. The purpose of an urban form setback is to require tall buildings to step back away from streets in order to avoid a canyon effect for users of public rights-of-way. This method has been enforced throughout the majority of the city and also been commonly described as a "wedding-cake" effect where buildings have a tiered appearance to push massing away from the street once the building reaches a certain height.

¹ Reference Section 51A-13.302(d)(2) of the Dallas Development Code.

For comparison purposes, the Dallas Development Code requires an urban form setback, or an additional 20-foot front yard setback for that portion of the structure over 45 feet in height, in the LO, MO, and GO Office Districts; the RR Regional Retail District, the Mixed Use Districts, and the Multiple Commercial Districts. Furthermore, PDD No. 193, the Oak Lawn Special Purpose District, requires buildings in nonresidential districts to provide an additional setback for the portion of the building that exceeds 36 feet in height when located across from low density residential districts or for any front yard in the GR General Retail and LC Light Commercial subdistricts. In summary, urban form setbacks are ubiquitous in the City, and the existing zoning regulations that currently govern the area of request have already relaxed those standards.

The request includes a proposal to change the standard urban form setback that is uniformly observed throughout all districts within PDD No. 887 which currently requires buildings that are more than five stories in height to provide an additional 20-foot setback to that portion of the building. Because the applicant and staff are recommending the modification to allow taller stories, the urban form setback could consequentially be changed because the current urban form setback standard is only predicated on the number of stories and not overall height. Both staff and the applicant recommend a modification to the urban form setback in the area of request. However, staff recommends that the additional setback is provided at either five stories, which is the current standard, or 90 feet, whichever is less. Ninety feet is proposed because if a ground floor of a mixed use shopfront building is 30 feet and each floor above is 15 feet, the overall height of a five story mixed use shopfront building is 90 feet. Staff does not recommend the applicant's request because, at best, it would allow a six-story building before the urban form setback is applied if each floor averages 15 feet in height; at worst, a general commercial building could achieve eight stories before it is required to step back because the ground floor, or base, must be a minimum of 11 feet and then that would allow 79 feet to fit seven additional stories with an average of 11-foot tall stories within. Staff's recommendation of restricting to five stories or 90 feet, whichever is less, allows for more predictability in the event that a building is constructed with a very tall ceiling height.

List of Partners and Principals

Dallas Midtown List of Officers

Applicant:

Midtown Development, Inc.

Officers of Midtown Development, Inc.:

Jeffrey Beck, President, Secretary and Treasurer

Rosemary Papa, Vice President

Owners:

1. TX Dallas Midtown, LP
By: TX Dallas Midtown GP, LLC

Officers of TX Dallas Midtown GP, LLC:

Jeffrey Beck, President, Secretary and Treasurer

Rosemary Papa, Vice President

2. Algodon 1, LP
By: Algodon 1 GP, LLC

Officers of Algodon 1 GP, LLC:

Jeffrey Beck, President

Rosemary Papa, Secretary

Proposed Amended Conditions

ARTICLE 887.

PD 887.

Valley View - Galleria Area Special Purpose District

SEC. 51P-887.101. LEGISLATIVE HISTORY.

PD 887 was established by Ordinance No. 29032, passed by the Dallas City Council on June 12, 2013. (Ord. 29032)

SEC. 51P-887.102. PROPERTY LOCATION AND SIZE.

PD 887 is established on property generally bounded by Southern Boulevard on the north, Preston Road on the east, LBJ Freeway on the south, and the Dallas North Tollway on the west. The size of PD 887 is approximately 445 acres. (Ord. 29032)

SEC. 51P-887.103. PURPOSE AND VISION.

(a) Purpose. The Valley View - Galleria Area Special Purpose District is envisioned as the primary regional town center of North Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

(1) Encourage development that creates a diverse mix of compatible land uses in buildings designed to support a pedestrian, bicycle, and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.

(2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce in the area.

(3) Create a network of connected public and private streets and pathways designed to enhance multi-modal accessibility while reducing automobile-dependence within the area through improvements that support pedestrian, bicycle, and transit circulation.

(b) Vision. The Valley View - Galleria Area Plan is intended to serve as a guide and should be consulted for goals, objectives, policy statements, and recommendations for development of this special purpose district. (Ord. 29032)

SEC. 51P-887.104. CREATION OF SUBDISTRICTS.

(a) This special purpose district is divided into the following subdistricts:

(1) Subdistricts 1 and 1C. Subdistricts 1 and 1C are [is] intended to be [a] walkable, moderate-density regional retail and mixed use centers. ~~These~~[This] subdistricts will allow a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2) Subdistrict 1A. Subdistrict 1A is intended to be a walkable high-density, mixed use area within the interior of Subdistrict 1. This subdistrict allows for a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2.1) Subdistrict 1B. Subdistrict 1B is intended to be a walkable high-density, mixed-use area within the interior of Subdistrict 1A. At the core of this subdistrict is an enhanced esplanade that features additional pedestrian amenities and open space. Similar to Subdistrict 1A, this subdistrict also allows for a mix of residential and nonresidential uses, including both large-format and small-format retail.

(3) Subdistrict 2. Subdistrict 2 is intended to be a walkable high-density, primarily commercial, iconic gateway along LBJ Freeway. This subdistrict allows a mix of residential and nonresidential uses.

(4) Subdistrict 3. Subdistrict 3 is intended to be a walkable moderate to high density residential area surrounding the Midtown Commons, as shown in the Valley View - Galleria Area Plan. This subdistrict allows for office and neighborhood-serving retail that complement the Midtown Commons. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(4.1) Subdistrict 3A. Subdistrict 3A is intended to be a walkable moderate to high density residential area south of the Midtown Commons, as shown in the Valley View - Galleria Area Plan. This subdistrict allows for office and neighborhood-serving retail that complements the Midtown Commons. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(5) Subdistrict 4. Subdistrict 4 is intended to be a walkable moderate-density mixed-use area. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(6) Subdistrict 4A. Subdistrict 4A is intended to be a walkable high-density mixed-use area. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(7) Subdistrict 5. Subdistrict 5 is intended to be a walkable moderate-density residential area that transitions to the lower-density residential areas north of this special purpose

district. This subdistrict allows a variety of residential uses ranging from single family townhouses to multifamily apartment buildings.

(8) Subdistrict 6. Subdistrict 6 is intended to complement the Galleria area with high-density regional retail and mixed uses. This subdistrict also acts as a gateway from the Dallas North Tollway into the district. This subdistrict allows a mix of residential and nonresidential uses, including both large-format and small-format retail.

(9) Subdistrict 7. Subdistrict 7 is intended to allow the Galleria complex to thrive and grow as an important anchor to the special purpose district.

(b) Exhibit 887A is a map showing the boundaries of this special purpose district and each subdistrict. (Ord. Nos. 29032; 29788; 30087)

SEC. 51P-887.105. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A and Division 51A-13.200 apply to this article. In this special purpose district:

(1) DISTRICT means the entire special purpose district created by this article.

(2) LARGE-FORMAT RETAIL means a retail use as listed in Section 51A-13.306(d)(5) with a floor area of more than 7,600 square feet. LARGE-FORMAT RETAIL includes retail occupancies that are internally connected to create a retail use with a total floor area greater than 7,600 square feet.

(3) MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of an original building that increases the floor area that existed on June 12, 2013, the date of establishment of this special purpose district, by 30 percent or more.

(4) NEW CONSTRUCTION means construction of a main structure that did not exist as of June 12, 2013, the date of establishment of this special purpose district.

(5) ORIGINAL BUILDING means a structure existing on June 12, 2013, the date of establishment of this special purpose district, but does not include a structure that has undergone a major renovation.

(5.1) PATHWAY means an area at street level that provides a passage for pedestrians.

(6) SMALL-FORMAT RETAIL means a retail use as listed in Section 51A-13.306(d)(5) with a floor area of 7,600 square feet or less. SMALL-FORMAT RETAIL does not include occupancies that are internally connected to create a retail use with a total floor area greater than 7,600 square feet.

(7) SUBDISTRICT means one of the subdistricts listed in Section 51P-887.104. (Ord. Nos. 29032; 29788)

SEC. 51P-887.106. INTERPRETATIONS.

(a) In general.

(1) Unless otherwise stated, Article XIII, “Form Districts,” of Chapter 51A applies to this article.

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

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

(b) Conflicts.

(1) If there is a conflict between the provisions of Article XIII and Chapter 51A, Article XIII controls.

(2) If there is a conflict between the provisions of this article and Article XIII, this article controls.

(3) If there is a conflict between the text of this article and any of the exhibits (District and Subdistrict Map, Open Space Plan, or Streets Plan), the text of this article controls.

(4) If there is a conflict between the Streets Plan and Article XIII, the Streets Plan controls.

(5) If there is a conflict between the Thoroughfare Plan and the Streets Plan, the Thoroughfare Plan controls. (Ord. 29032)

SEC. 51P-887.107. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 887A: District and Subdistrict Map.

(2) Exhibit 887B: Open Space Plan.

(3) Exhibit 887C: Streets Plan.

(4) Exhibit 887D: Subdistrict 3A Development Plan. (Ord. Nos. 29032; 30087)

SEC. 51P-887.108. SITE PLANS AND DEVELOPMENT PLANS.

(a) Site plan.

(1) Except as provided in this article, a site plan that complies with the requirements of this article and Section 51A-13.703, "Site Plan Review," must be submitted to the building official when required by Section 51A-13.703(a).

(2) The site plan must also show the location and specifications of thoroughfares shown on the Thoroughfare Plan. A site plan does not act as a dedication of thoroughfares or infrastructure. See Section 51A-8.602 regarding dedications during platting.

(3) A site plan may be submitted as a single-page document or a multiple-page document.

(b) Development plan.

(1) In general. Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(2) Subdistrict 3A. Development and use of the Property must comply with the Subdistrict 3A development plan (Exhibit 887D). If there is a conflict between the text of this article and the Subdistrict 3A development plan, the text of this article controls. (Ord. Nos. 29032; 30087)

SEC. 51P-887.109. SUBDISTRICT REGULATIONS.

(a) Subdistricts 1 and 1C.

(1) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

Staff recommended:

(C) Story height.

(i) In general. The minimum and maximum story height provisions of Division 51A-13.300 do not apply. Except as provided in this section, facades facing any primary or side street must be visually divided into a base, a middle, and a top. The base and middle portions of the building facade should be distinguished from the top by utilizing features that incorporate horizontally oriented facade articulation, changes in materials, or a variation of treatments that simulate individual stories. The top portion of the building facade includes the roof, roof treatments, or architectural features consistent with roofs. The following subparagraphs apply to all development types except:

(aa) Facades on buildings that do not exceed 30 feet in height, measured from the finished floor of the ground story to the highest point of the overall building facade;

(bb) Single-story shopfront development types;

(cc) A maximum 20 percent of the total required street frontage facade that incorporates a primary entrance or prominent architectural feature, such as an atrium or contrasting curtain wall, and

(dd) Civic buildings.

(ii) Base. The height of the base is measured from the finished floor of the ground story to the bottom row of a middle portion of a building. When a building contains a story

(aa) Minimum base height. Except as provided in this subsection, the minimum height of the base is 10 feet. The minimum height of the base of a mixed use shopfront development type is 15 feet. The minimum height of the base of a general commercial development type is 11 feet

(bb) Maximum base height. Except as provided in this subsection, the maximum height of the base is 15 feet. The maximum height of the base of a mixed use shopfront development type is 30 feet. The maximum height of the base of a general commercial development type is 22 feet

(iii) Middle.

(aa) The middle must contain one or more rows to give the appearance of individual stories. Each row must be distinguished from contiguous rows by utilizing a combination of separate windows, a change of materials, horizontal banding, change of color, change of plane, spandrel glass, or contrasting glazing to simulate a separate story.

(bb) A row is separate from contiguous rows when a horizontal treatment provides a minimum break of 18 inches in height and is placed on the building facade or behind transparent glass on the building facade that gives the appearance of an individual story.

(cc) The total number of rows for the middle portion of a facade is determined by dividing the height from the base to the top by 15 feet, rounded to the nearest whole number with one-half counted as an additional row. Each row must be a minimum of 10 feet in height.

(iv) Top. The top must be distinguished from the middle by cornice treatments, roof overhangs, parapets, corbeling, textured materials, or differently colored materials.

Applicant requested:

(C) In Subdistrict 1C, maximum story height is 32 feet.

Staff recommended:

No change.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories or 90 feet in height, whichever is less, fronting on all streets except Preston Road.

Applicant requested:

(3) Urban form setback. Except as provided in this paragraph, a[A]n additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road. In Subdistrict 1C, an additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories or 90 feet in height, whichever is greater, fronting on all streets except Preston Road.

(b) Subdistrict 1A.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Except as provided in this paragraph, minimum number of stories above grade is three. Minimum number of stories above grade for general commercial development types is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road.

(c) Subdistrict 1B.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

Staff recommended:

(2) Stories.

(A) Minimum stories. Except as provided in this paragraph, minimum number of stories above grade is three.

(i) Minimum number of stories above grade for general commercial development types is two.

(ii) Minimum number of stories above grade for a mixed use development type is two when the minimum height of the building is 36 feet.

(B) Story height.

(i) In general. The minimum and maximum story height provisions of Division 51A-13.300 do not apply. Except as provided in this section, facades facing any primary or side street must be visually divided into a base, a middle, and a top. The base and middle portions of the building facade should be distinguished from the top by utilizing features that incorporate horizontally oriented facade articulation, changes in materials, or a variation of treatments that simulate individual stories. The top portion of the building facade includes the roof, roof treatments, or architectural features consistent with roofs. The following subparagraphs apply to all development types except:

(aa) Facades on buildings that do not exceed 30 feet in height, measured from the finished floor of the ground story to the highest point of the overall building facade;

(bb) Single-story shopfront development types;

(cc) A maximum 20 percent of the total required street frontage facade that incorporates a primary entrance or prominent architectural feature, such as an atrium or contrasting curtain wall, and

(dd) Civic buildings.

(ii) Base. The height of the base is measured from the finished floor of the ground story to the bottom row of a middle portion of a building. When a building contains a story

(aa) Minimum base height. Except as provided in this subsection, the minimum height of the base is 10 feet. The minimum height of the base of a mixed use shopfront development type is 15 feet. The minimum height of the base of a general commercial development type is 11 feet

(bb) Maximum base height. Except as provided in this subsection, the maximum height of the base is 15 feet. The maximum height of the base of a mixed use shopfront development type is 30 feet. The maximum height of the base of a general commercial development type is 22 feet

(iii) Middle.

(aa) The middle must contain one or more rows to give the appearance of individual stories. Each row must be distinguished from contiguous rows by utilizing a combination of separate windows, a change of materials, horizontal banding, change of color, change of plane, spandrel glass, or contrasting glazing to simulate a separate story.

(bb) A row is separate from contiguous rows when a horizontal treatment provides a minimum break of 18 inches in height and is placed on the building facade or behind transparent glass on the building facade that gives the appearance of an individual story.

(cc) The total number of rows for the middle portion of a facade is determined by dividing the height from the base to the top by 15 feet, rounded to the nearest whole number with one-half counted as an additional row. Each row must be a minimum of 10 feet in height.

(iv) Top. The top must be distinguished from the middle by cornice treatments, roof overhangs, parapets, corbeling, textured materials, or differently colored materials.

Applicant requested:

(2) Stories.

(A) Except as provided in this paragraph, minimum number of stories above grade is two[three]. Maximum story height is 40 feet. [~~Minimum number of stories above grade for general commercial development types is two.~~]

(B) Structures constructed in an esplanade within Street Section Type B1 of the Streets Plan may not exceed one story. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(C) Except as provided in this paragraph, maximum number of stories above grade is 20. Maximum number of stories above grade for buildings within 300 feet of Alpha Road is 12.

Staff recommendation;

(3) Urban form setback. Except for structures located directly across a street fronting an esplanade on Peterson Lane, a 20-foot setback from the minimum setback is required for any portion of a structure above five stories or 90 feet in height, whichever is less, fronting on all streets [except Peterson Lane].

Applicant requested:

(3) Urban form setback. Except for structures located adjacent to or directly across a street fronting the Midtown Commons identified on the Open Space Plan and structures fronting Peterson Lane, a 20-foot setback from the minimum setback is required for any portion of a structure above five stories or 90 feet in height, whichever is greater, fronting on all streets[except Peterson Lane].

(4) Esplanade within Street Section Type B1. Except as provided in this section, the requirements of Section 51A-13.304(k)(5) apply. For an esplanade within Street Section Type B1:

(A) Length. Minimum length is 600 feet.

(B) Pedestrian movement.

(i) A minimum five-foot-wide clear and unobstructed pervious or impervious pathway must be provided along the length of the esplanade.

(ii) A maximum three-foot high physical barrier may be placed along the perimeter of the esplanade to direct safe and orderly pedestrian connections to areas outside of the esplanade.

(iii) The provisions regarding street trees and streetscape standards in Section 51A-13.304(k)(5)(B)(viii) do not apply.

(C) Site trees. Except as provided in this section, Section 51A-13.304(k)(5)(B)(ix) applies. The ability to receive site tree credits for retained trees as described in Section 51A-10.125(b)(3)(B) may be applied to the Street Section Type B1 esplanade.

(D) Structures.

(i) Building use. The only uses allowed in a structure built on an esplanade are a restaurant or bar use or retail sales. See Section 51A-13.306 for additional regulations.

(ii) Parking. Uses and parking must comply with the parking regulations of Division 51A-13.400. No surface parking is permitted on an esplanade.

(iii) Floor area. The maximum floor area for all structures combined on an esplanade is 9,000 square feet above grade. There is no minimum floor area below grade.

(iv) Building setback. A minimum five foot setback is required from all lot lines.

(v) Story height.

(aa) Minimum story height is 15 feet above grade.

(bb) Maximum story height is 30 feet above grade.

(vi) Building facade. The primary street facade must have a minimum 50 percent transparency. All other facades must have a minimum 25 percent transparency. The maximum blank wall area is 20 linear feet.

(vii) Shopfront windows. A minimum of 60 percent of the street-fronting window pane surface area must allow views into the use for a depth of at least four feet. Windows must be clear or unpainted, or, if treated, must be translucent. Spandrel glass or backpainted glass is not allowed.

(viii) Open space. Space left open in an esplanade contributes to the amount of open space required in Section 51P-887.113.

(d) Subdistrict 2.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 Walkable Urban Mixed Use District apply.

(2) Uses.

(A) Except as provided in this paragraph, retail uses must be small-format retail.

(B) Large-format retail is allowed if all required parking is provided in a parking structure.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 40.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road and the LBJ Freeway service road.

(e) Subdistricts 3 and 3A.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Uses. Retail uses must be small-format retail.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(5) Fences. Fences in the front setback area of apartment development types may exceed three feet in height provided that the fence is 70 percent open and does not face the Midtown Commons area identified in the Valley View - Galleria Area Plan.

(6) Additional provisions for structured parking in Subdistrict 3A. Active uses are not required on the ground story of a facade facing Modera Lane if the requirements in Subparagraph (A) and (B) below are met. Except as provided in this paragraph, the development standards for the appropriate development type apply.

(A) Ground story requirements.

(i) The ground story of a facade facing Modera Lane must be architecturally screened with a wall not less than 30 inches in height covered with materials similar in color and texture to the facade of the main structure. The screening wall may have openings or gates for pedestrian access.

(ii) The area between the street curb of Modera Lane and the facade of the parking garage must have the following amenities:

(aa) public art (including water features);

(bb) free-standing or wall-mounted pedestrian lighting that is uniformly spaced at one light standard per 50 feet of frontage; and

(cc) benches and trash receptacles uniformly spaced at one per 50 feet of frontage.

(iii) Any art or improvements located in the public right-of-way are subject to review and approval by the city.

(iv) A planting strip is required between a parking garage facade facing Modera Lane and the sidewalk zone, planted with evergreen plant materials at least 30 inches in height at the time of planting to screen the edge of the parking structure.

(B) Upper story requirements.

(i) The upper stories of a parking garage facade facing Modera Lane must be architecturally similar in appearance to the facade of the main structure.

(aa) Cable guard strands, chain link fencing, and similar materials on exterior walls are prohibited.

(bb) A minimum 20 percent of the parking structure facade (including openings, if any) must be covered with materials similar in color and texture to the materials predominantly used on the first 24 feet of height of the main structure.

(cc) Openings in the parking structure facade may not exceed 50 percent of the total facade area.

(ii) Parking structure facades that front a public street may not exhibit sloping design elements.

(f) Subdistrict 4.

(1) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

(2) Uses. Retail uses must be small-format retail.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(g) Subdistrict 4A.

(1) In general. Except as provided in this article, the district regulations for the WMU-20 Walkable Urban Mixed Use District apply.

(2) Uses. Retail uses must be small-format retail.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 20.

(4) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(h) Subdistrict 5.

(1) In general. Except as provided in this article, the district regulations for the WR-5 Walkable Residential District apply.

(2) Residential proximity slope. The provisions of Section 51A-4.412, “Residential Proximity Slope,” apply.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is five.

(i) Subdistrict 6.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 40.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except the Dallas North Tollway service road.

(j) Subdistrict 7.

(1) In general. Except as provided in this article, the district regulations for the WMU-40 Walkable Urban Mixed Use District apply.

(2) Height.

(A) The existing structure identified on the development plan for Planned Development District No. 322 as One Galleria Tower may have a maximum elevation above mean sea level of 957 feet.

(B) The existing structure identified on the development plan for Planned Development District No. 322 as Two Galleria Tower may have a maximum elevation above mean sea level of 945 feet.

(3) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 40.

(3) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except the LBJ Freeway service road and the Dallas North Tollway service road. (Ord. Nos. 29032; 29788; 30087)

SEC. 51P-887.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29032)

SEC. 51P-887.111. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article XIII.

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

(c) One street tree must be provided for each 30 feet of frontage. Except as provided in this subsection, street trees must be located in the planting zones shown in the Streets Plan. Street trees may be planted in the front setback as close as possible to the sidewalk if there is a conflict with utilities, driveways, or visibility triangles as determined by the city arborist.

(d) In Subdistrict 1B, outdoor seating areas with open air shade structures and a maximum three-foot-high fence are allowed in the planting zone. Adequate clearance from parking and travel lanes must be provided. (Ord. Nos. 29032; 29788)

SEC. 51P-887.112. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, see Division 51A-13.400 for parking and loading regulations.

(b) Maximum surface parking. No more than 15 percent of the area of a lot or building site may be used for surface parking. This requirement applies only to new construction or a major renovation. The director may increase the amount of surface parking to 25 percent of the area of a lot or building site if the director finds that:

(1) the surface parking area, other than ingress and egress points, does not directly abut a street frontage (for example, the surface parking is to the rear of the main structure); or

(2) the surface parking area has an enhanced perimeter buffer, as defined in Section 51A-10.126(a), between the surface parking area and the street.

(c) Hotels. One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room.

(d) Visitor parking for apartments in Subdistrict 3. Up to 12 visitor parking spaces may be provided in the front setback area for apartment development types fronting on Peterson Lane in Subdistrict 3 provided that the building meets the 70 percent primary street frontage requirement. (Ord. 29032)

SEC. 51P-887.113. OPEN SPACE.

(a) Purpose. Open space requirements are intended to:

(1) provide a main central focal point for the special purpose district and smaller focal points for each subdistrict;

- (2) promote economic development;
- (3) improve the quality of life of residents and visitors;
- (4) provide relief from a dense urban environment;
- (5) prevent concentrations of paved areas;
- (6) improve air quality; and
- (7) assist with pedestrian movement.

(b) In general. Except as provided in this section, open space provided under this section must comply with the requirements for open space in Section 51A-13.303, "Open Space," and Section 51A-13.304(k), "Open Space Lot."

(c) Site plan. Compliance with open space requirements must be shown on a site plan and demonstrated at the time of application for any building permit for new construction or a major renovation.

(d) Amount required.

(1) Minimum on-site requirement.

(A) A minimum of four percent of a lot or building site must be maintained as open space.

(B) Lot or building sites in Subdistrict 3 may use the alternative methods of compliance listed in this section to meet the minimum on-site requirement.

(2) Additional open space requirement.

(A) In general.

(i) In addition to the minimum on-site requirement, one square foot of open space must be provided for every 28 square feet of floor area. Fractions of additional open space are rounded up to the next whole number.

(ii) Additional open space must comply with the Open Space Plan (Exhibit 887B).

(iii) The block park framework and the green frame shown on the Open Space Plan are a conceptual guide to create a connected network of open spaces for programmed and informal activity that is achieved incrementally as development projects meet their additional open space requirements. It is encouraged that individual open spaces be combined to create a connected network of open spaces. Each open space may be designed to

serve a variety of purposes suited to adjacent development. Alternative locations and configurations may be approved by the director if the open space:

(aa) provides equivalent function;

(bb) is located at street level; and

(cc) is not configured as landscaped median, private open space under 2,000 square feet, or commercial surface parking lot, as described in Section 51A-13.304(k)(5)(H), (J) and (K).

(iv) Additional open space may be provided on-site, through one of the alternate methods of compliance, or a combination of on-site and alternate methods of compliance.

(B) Alternative methods of compliance. Additional open space requirements may be met through one or more of the following alternative methods of compliance.

(i) Park dedication within the Midtown Commons. Property shown in the Open Space Plan as Midtown Commons may be acquired and offered to the city's park and recreation department. Each square foot of property is counted as two square foot of additional open space requirement. If the director of the park and recreation department does not accept the open space, the responsible party must comply with one or more of the other alternative methods of compliance.

(ii) Park dedication within the district. Off-site open space within this special purpose district that meets the requirements of this article may be offered to the city's park and recreation department. Each square foot of park dedication is counted as one square foot of additional open space requirement. If the director of the park and recreation department does not accept the open space, the responsible party must comply with one or more of the alternative methods of compliance.

(iii) Deed restricted open space within the district. Off-site open space within this special purpose district that meets the requirements of this article may be deed restricted to ensure that it is privately maintained as open space. The deed restrictions must inure to the benefit of the city and must be approved as to form by the city attorney. Each square foot of deed restricted open space is counted as one square foot of additional open space requirement.

(iv) Open space fund.

(aa) A dollar amount per square foot of additional open space required may be contributed to the open space fund. The dollar amount is \$36 per square foot of additional open space required in the year 2013, adjusted annually using the percentage change in total real property value in this special purpose district according to the Dallas Central

Appraisal District certified tax roll. The annual adjustment is effective on January 1 of each year based on the previous year's certified tax roll.

(bb) The director shall administer the open space fund.

(cc) The open space fund may only be used to acquire, improve, or maintain public park land within the area covered by the Valley View - Galleria Area Plan. The open space fund may be used to reimburse the city for the cost of acquisition, improvement, or maintenance of public park land within the area covered by the Valley View - Galleria Area Plan.

(3) Subdistrict 3A.

(A) Open space may be provided on-site, through one of the alternate methods of compliance in Subsection (d)(2)(B) of this section, or a combination of on-site and alternate methods of compliance at the amounts listed in Subsection (d)(2) of this section.

(B) Open space may be provided through the use of an interior courtyard that is connected to a street with a minimum 12-foot wide pathway. The interior courtyard is not required to meet the configuration standards of Section 51A-13.304(k), "Open Space Lot." A maximum of 50 percent of one interior courtyard may be counted towards the open space requirements.

(C) Open space may be provided adjacent to a pedestrian access easement if it is not less than 10 feet in length and width and meets the requirements of Section 51A-13.303, "Open Space." The pedestrian access easement is not required to meet the configuration standards of Section 51A-13.304(k), "Open Space Lot."

(e) Maintenance.

(1) Open spaces, including landscaping and pedestrian amenities, must be maintained in a state of good repair and neat appearance. The property owner is responsible for the regular maintenance of open spaces.

(2) Required plants that die must be replaced with another living plant in compliance with the approved site plan. Replacement plants must be planted within three months, unless the city arborist approves an alternative period that reflects optimal planting seasons. (Ord. Nos. 29032; 30087)

SEC. 51P-887.114. SIGNS.

(a) Except as provided in this section, signs must comply with Article XIII.

(b) Except as provided in this section, the provisions for attached signs in Section 51A-13.603(d)(3) apply.

(c) For facades facing Alpha Road, the Dallas North Tollway service road, the LBJ Freeway service road, Montfort Drive, Noel Road, and Preston Road, the provisions of Section 51A-7.305, “Attached Signs,” apply. (Ord. 29032)

SEC. 51P-887.115. STREET STANDARDS.

(a) In general.

(1) Except as provided in this section, streets, alleys, and driveways must be provided in accordance with Division 51A-13.500.

(2) Except as provided in this section, all public and private streets, and all private property abutting public and private streets, must be constructed in accordance with this section and the standards shown on the Streets Plan (Exhibit 887C).

(3) See Section 51A-8.604 for details on the portion of the street sections shown on the Streets Plan that must be constructed by the abutting property owner.

(4) The thoroughfares shown on the Streets Plan are intended to provide general guidance for the alignment and design of streets included in the Thoroughfare Plan.

(5) The proposed minor streets shown on the Streets Plan are conceptual and are intended to illustrate desired connectivity of streets. These new minor streets must be provided if new block requirements are triggered by Section 51A-13.502(a). Alternative alignments may be approved by the director of public works if they provide equivalent connectivity, and comply with this section, the Streets Plan, and Section 51A-13.502.

(b) Alternate street sections. To deviate from the street design standards shown on the Streets Plan, an alternate street section must be approved by the director of public works. To be approved, an alternate street section must provide a street width that reduces vehicle speeds and promotes a pedestrian-friendly environment. An alternate street section may not reduce the minimum sidewalk width or planting zone requirements.

(c) Maximum block size. Blocks as shown on a plat must comply with Section 51A-13.502(a).

(d) Driveways.

(1) Sidewalk material and level must be maintained across the driveway curb cut in order to create a continuous pedestrian passage.

(2) The following provisions apply to driveways provided in compliance with the Streets Plan along Preston Road, Peterson Lane (Alternative Street Type B), and the LBJ Freeway frontage:

(A) The minimum spacing of curb cuts on Preston Road is 400 feet. The minimum spacing of curb cuts on Peterson Lane (Alternative Street Type B) is 200 feet. The minimum spacing of curb cuts on LBJ Freeway frontage is 400 feet.

(B) Cross-access easements are required between adjacent parcels if deemed necessary by the city for compliance with curb cut spacing requirements or to ensure adequate emergency vehicle access within the block.

(3) Compliance with this subsection is triggered by the platting process or requests for new curb cuts.

(e) Intersection of Peterson Lane and FN5.

(1) A traffic signal must be installed at the intersection of Peterson Lane and FN5 when warranted.

(2) Before the issuance of building permits for the first 100,000 square feet of floor area in Subdistrict 1B, a dedicated left turn lane must be provided at the intersection of Peterson Lane and northbound FN5 in addition to the four lanes depicted on the Streets Plan. (Ord. Nos. 29032; 29788)

SEC. 51P-887.116. ADDITIONAL PROVISIONS.

(a) In general.

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

(2) 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.

(b) Nonconformity.

(1) Definitions. See Section 51A-2.102(89), which defines a nonconforming structure as a structure that does not conform to the regulations (other than use regulations), but which was lawfully constructed under the regulations in force at the time of construction. See Section 51A-2.102(90), which defines a nonconforming use as a use that does not conform to the use regulations, but which was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

(2) Nonconforming uses. See Section 51A-4.704 for details on nonconforming uses. Section 51A-4.704 provides that nonconforming uses may continue to operate indefinitely, except that the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more, the use becomes a conforming use,

or the structure housing the nonconforming use is destroyed by the intentional act of the owner or his agent. Section 51A-4.704 also provides that a person may renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the nonconforming use.

(3) Nonconforming structures. See Section 51A-4.704 and Section 51A-13.102(S) for details on nonconforming structures. Section 51A-13.102(S) provides that a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to building placement, building height, building facade, garage placement, open space, or landscaping regulations.

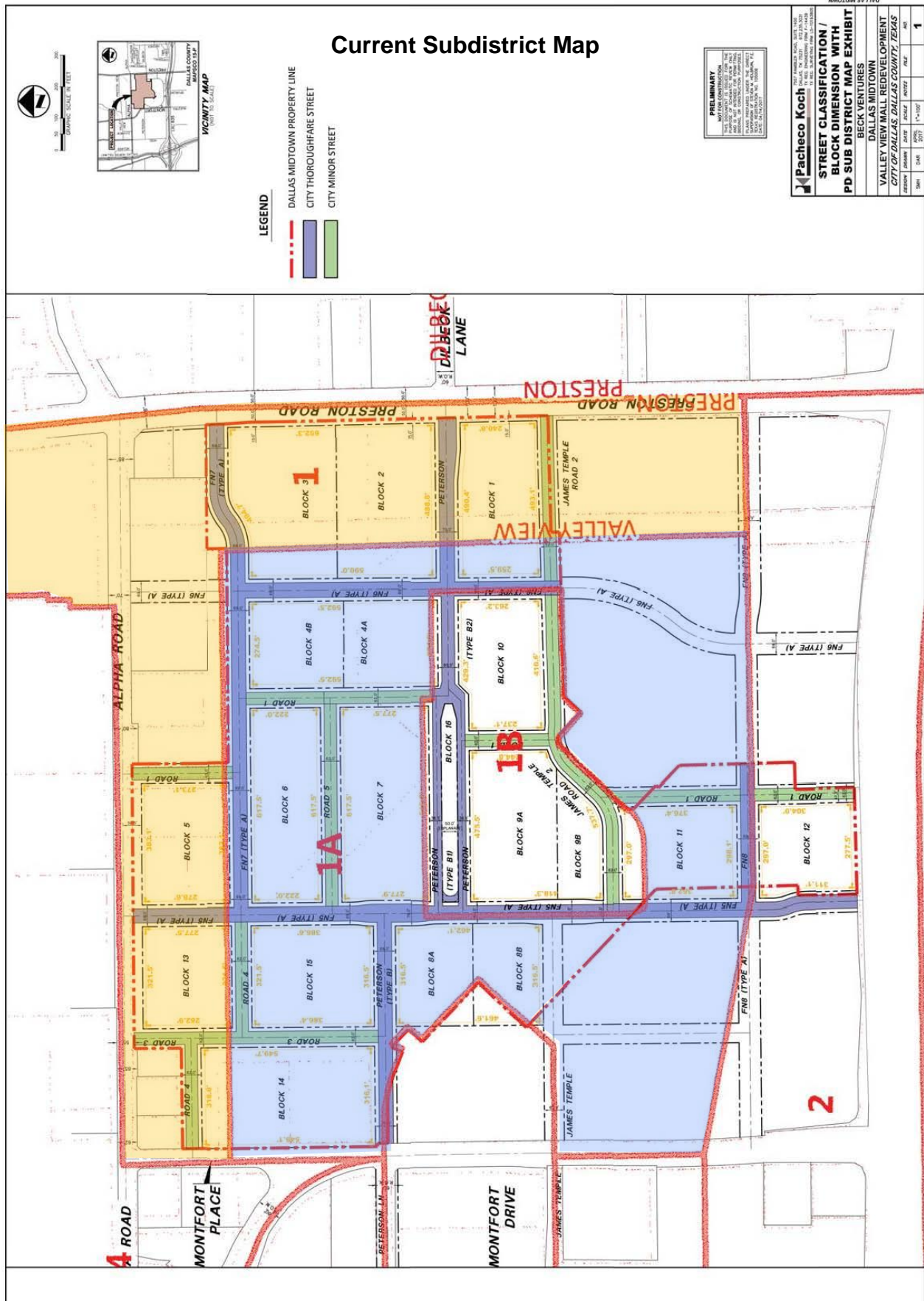
(4) Nonconforming signs. See Section 51A-7.701 and Section 51A-7.702 for details on nonconforming signs. Section 51A-7.702 provides that nonconforming signs may be repaired, except that no person may repair a nonconforming sign if the cost of repair is more than 60 percent of the cost of erecting a new sign of the same type at the same location, unless that sign is brought into conformity.

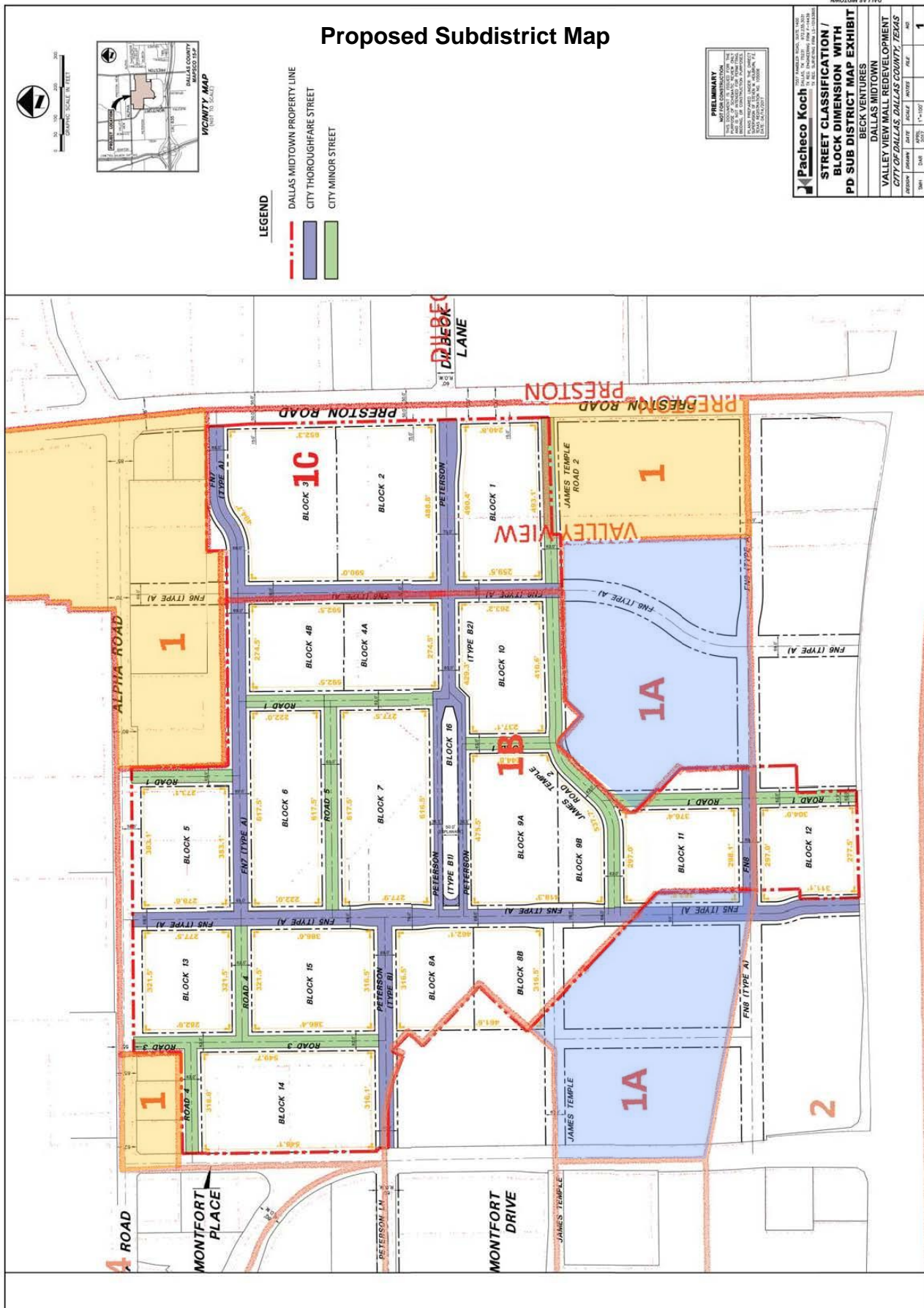
(5) Nonconforming parking. See Section 51A-4.704(b)(4) for details on nonconforming parking. Section 51A-4.704(b)(4) provides that the number of nonconforming parking or loading spaces for a use may be carried forward when the use is converted or expanded. (Ord. 29032)

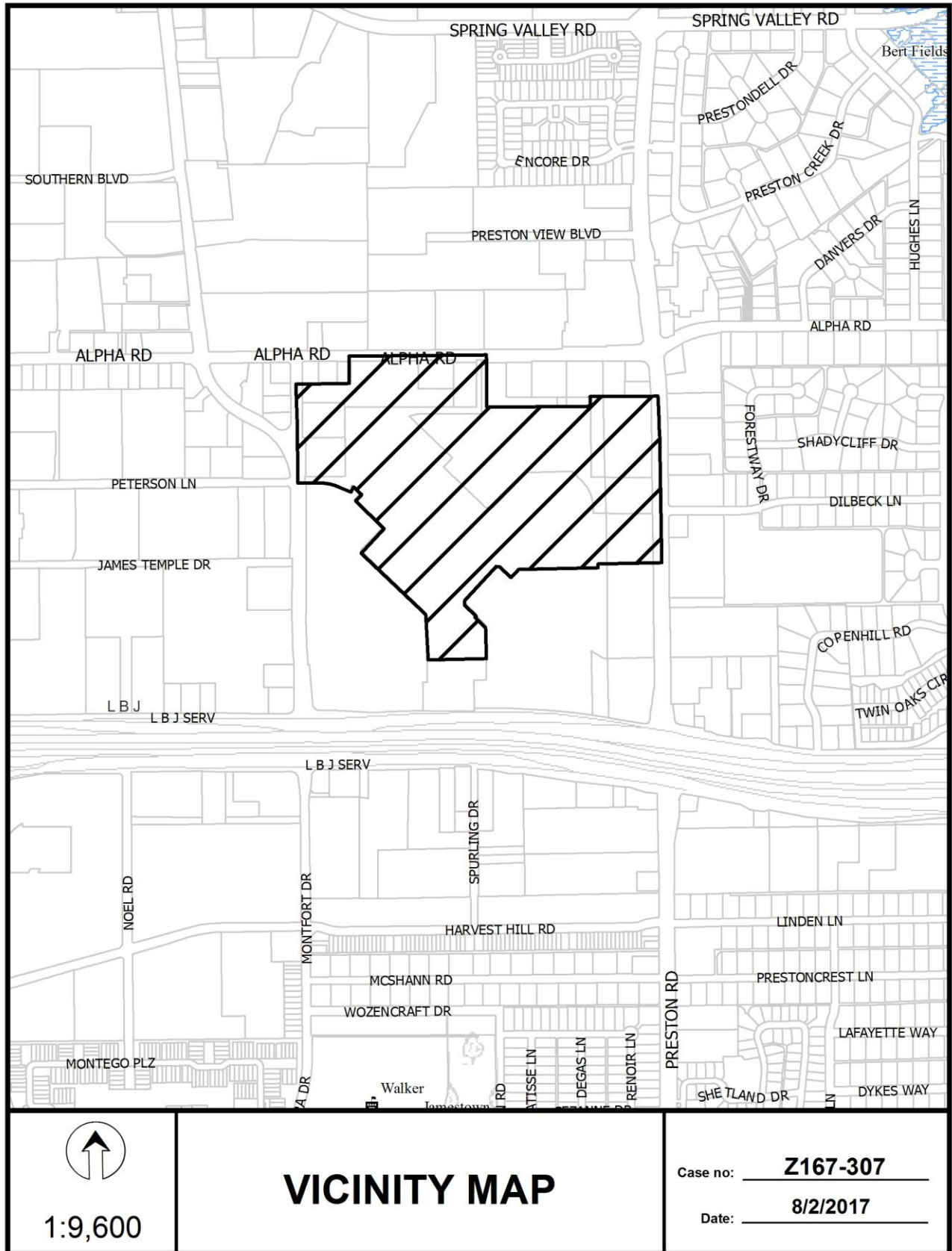
SEC. 51P-887.117. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29032)

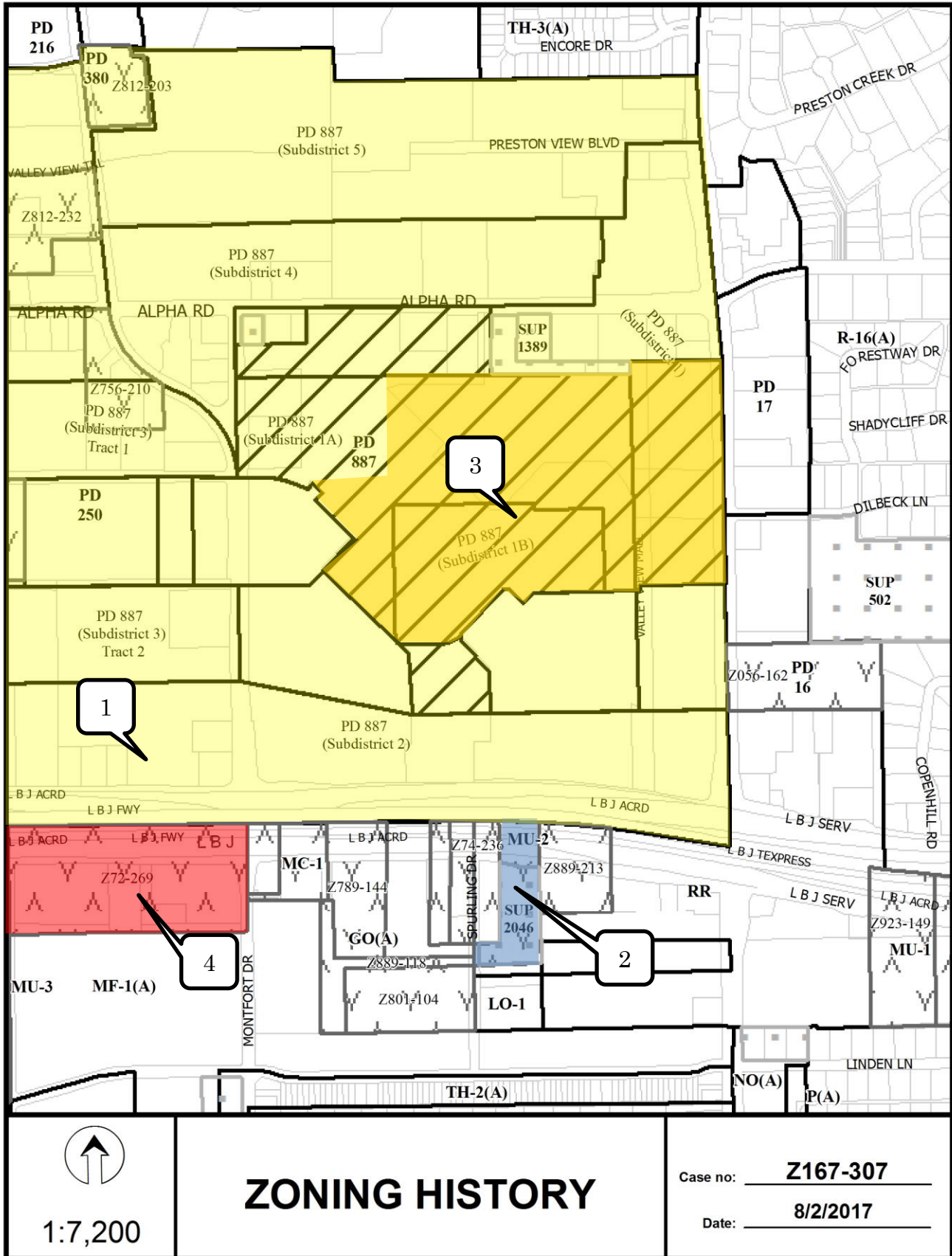








Z167-307(SM)



08/02/2017

Notification List of Property Owners***Z167-307******62 Property Owners Notified***

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|---------------------------------------|
| 1 | 13439 PRESTON RD | ALGODON I LP |
| 2 | 13439 PRESTON RD | ALGODON PROPERTIES LLC |
| 3 | 13439 PRESTON RD | ALGODON I LP |
| 4 | 5954 ALPHA RD | LAU FAMILY PS LTD |
| 5 | 13535 PRESTON RD | PRESTON ALPHA INVESTMENTS |
| 6 | 5702 ALPHA RD | 13331 PRESTON RD LP |
| 7 | 13131 PRESTON RD | SERITAGE SRC FINANCE LLC |
| 8 | 13131 PRESTON RD | 13331 PRESTON RD LP |
| 9 | 13343 PRESTON RD | 13331 PRESTON RD LP |
| 10 | 5656 ALPHA RD | RASANSKY MITCHELL & |
| 11 | 5820 ALPHA RD | SOUTHWESTERN BELL |
| 12 | 5820 ALPHA RD | PRESTON ALPHA INVESTMENTS LLC |
| 13 | 13364 MONTFORT DR | CEC ENTERTAINMENT INC |
| 14 | 13364 MONTFORT PL | 13331 PRESTON RD LP |
| 15 | 5702 ALPHA RD | 13331 PRESTON ROAD LP |
| 16 | 13138 MONTFORT DR | EFK LBJ PARTNERS LP |
| 17 | 13660 MONTFORT DR | AV MONTFORT VALLEY LLC |
| 18 | 5609 ALPHA RD | ALPHA PLAZA |
| 19 | 5557 ALPHA RD | CMA II LTD |
| 20 | 5840 ALPHA RD | PRESTON ALPHA INVESTMENTS LLC |
| 21 | 13555 PRESTON RD | FOODMAKER INC |
| 22 | 13305 MONTFORT DR | MONTFORT VALLEY VIEW SHOPPING CTR LLC |
| 23 | 5580 PETERSON LN | PETERSON PLACE PTNR LTD |
| 24 | 5507 PETERSON LN | 5503 PETERSON LLC |
| 25 | 5575 PETERSON LN | BURGER KING CORP 929 |
| 26 | 13443 MONTFORT DR | TABU PROPERTY II LLC |

08/02/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------------|------------------------------|
| 27 | 13447 MONTFORT DR | HOPKINS MONTFORT PLAZA LP |
| 28 | 13519 MONTFORT PL | JAC BERG FAMILY LP |
| 29 | 5454 PETERSON LN | ARTS AT MIDTOWN INVESTORS LP |
| 30 | 13131 MONTFORT DR | DAYTON HUDSON CORP |
| 31 | 13235 MONTFORT DR | RH THREE LP |
| 32 | 13131 PRESTON RD | SERITAGE SRC FINANCE LLC |
| 33 | 13149 PRESTON RD | STERLING JEWELER INC |
| 34 | 5636 ALPHA RD | GARLAND E PARTNERSHIP |
| 35 | 5624 ALPHA RD | RADIO SYSTEMS INC |
| 36 | 13601 PRESTON RD | BOXER F2 LP |
| 37 | 5757 ALPHA RD | LEX ALPHA TOWER LTD |
| 38 | 5734 PRESTON VIEW BLVD | REGAL COURT LLC |
| 39 | 13608 PRESTON RD | SCHWARTZ HYMIE TRUST ETAL |
| 40 | 13302 PRESTON RD | PRESTON VALLEY VIEW LTD |
| 41 | 6060 DILBECK LN | AGRITELLEY GLEN W |
| 42 | 13423 FORESTWAY DR | MARSHALL DEBRA L LIFE EST |
| 43 | 13417 FORESTWAY DR | PRENGLER HERSCHEL |
| 44 | 13411 FORESTWAY DR | PARISH THOMAS F |
| 45 | 13405 FORESTWAY DR | MONTGOMERY JAMES MARK & |
| 46 | 13327 FORESTWAY DR | NELSON DAVID & MELANIE |
| 47 | 13321 FORESTWAY DR | CURRY ANNA MARIA |
| 48 | 13548 PRESTON RD | GILLILAND PPTIES II LTD |
| 49 | 6030 ALPHA RD | GILLILAND PPTIES II LTD |
| 50 | 5820 ALPHA RD | CROW COKER PPTY CO |
| 51 | 5528 ALPHA RD | J & C PROPERTY CO |
| 52 | 5518 ALPHA RD | SKIPPER BEVERAGE COMPANY INC |
| 53 | 5544 ALPHA RD | MELIOS ALEX & |
| 54 | 13601 PRESTON RD | AR INV LP |
| 55 | 6075 ALPHA RD | QUIKTRIP CORPORATION |
| 56 | 13130 PRESTON RD | REALTY INCOME TEXAS |
| 57 | 6065 DILBECK LN | STAFFIN JEFF & DOLORES |

Z167-307(SM)

08/02/2017

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|-------------------------------|
| 58 | 6061 DILBECK LN | ADAMS ROBERT M & |
| 59 | 13398 PRESTON RD | 350 ST NICHOLAS REALTY CORP & |
| 60 | 13444 PRESTON RD | FONBERG HOLDINGS LTD |
| 61 | 13410 PRESTON RD | ARNOLD SQUARE INVESTMENTS LLC |
| 62 | 13410 PRESTON RD | CAPITAL ONE N A |