



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 7, 2017
AGENDA

BRIEFINGS:	5ES	10:00 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S167-105R**
(CC District 2) An application to replat a 2.046-acre tract of land containing all of Lots 25 through 30, all of Lots 46 through 48, all of Lot 43A and Lot 43B in City Block 14/717; and part of an abandoned 20-foot alley to create one lot on property located on McKell Street between Bryan Street and San Jacinto Street.
Applicant/Owner: AT & T Communications of Texas, LTD
Surveyor: Heath W. Brown
Application Filed: August 9, 2017
Zoning: PD 298 (Subarea 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S167-253**
(CC District 2) An application to replat a 0.745-acre tract of land containing all of Lots 1B and 1C in City Block A/2571 to create one lot on property located on Cedar Springs Road at Mockingbird Lane, south corner.
Applicant/Owner: Weichsel Farm Limited Partnership/ Chick-fil-A, Inc.
Surveyor: Raymond L. Goodson Jr, Inc.
Application Filed: August 9, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S167-254**
(CC District 8)
- An application to create one 11.87-acre lot from a tract of land on property located between McCommas Bluff and Youngblood Road, east of Central Expressway.
Applicant/Owner: Desev Investment Group, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: August 10, 2017
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-256**
(CC District 2)
- An application to replat a 0.424-acre tract of land containing part of Lot 46 in City Block 1450 to create one lot on property located on Barry Avenue, between Sidney Avenue and Haskell Avenue.
Applicant/Owner: Walfre Vergara Flores
Surveyor: A & W Surveyors, Inc.
Application Filed: August 9, 2017
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-258**
(CC District 6)
- An application to replat a 1.5802-acre tract of land containing all of Lots 25A, 30, 31, and 32 in City Block 14/5776 to create one lot on property located on Lombardy Lane at Geraldine Drive, southeast corner.
Applicant/Owner: Buckner Children and Family Services
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: August 10, 2017
Zoning: PD 957
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S167-259**
(CC District 14)
- An application to replat a 2.007-acre tract of land containing all of Lot 1 in City Block A/242 to create one 0.239-acre lot and one 1.768-acre lot on property bounded by Ross Avenue, St. Paul Street, San Jacinto Street, and Harwood Street.
Applicant/Owner: First United Methodist Church Dallas
Surveyor: Halff Associates, Inc.
Application Filed: August 10, 2017
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S167-262**
(CC District 13)
- An application to replat part of City Block 5088 to create a 33-lot shared access development with 3 common areas on property located at 3932 Northwest Highway at Thornberry Lane, if extended.
Applicant/Owner: GRBK Edgewood, LLC
Surveyor: Adams Surveying Company, LLC
Application Filed: August 11, 2017
Zoning: PD 787 (Subareas 2,3, and 4)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S167-263**
(CC District 2)
- An application to replat a 3.540-acre tract of land containing all of Lots 1 through 3 in City Block C/457, all of Lots 1 through 15 in City Block C/917, and a portion of an abandoned alley to create 3 lots ranging in size from 1.045-acre to 1.252-acre on property located at Hickory Street between Park Avenue and Ervay Street.
Applicant/Owner: Gano15, LLC
Surveyor: C.B.G. Surveying, Inc.
Application Filed: August 11, 2017
Zoning: PD 317 (Sub-district 1-TR1, (Sub-district 2A) (Mixed Use Corridor)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S167-264**
(CC District 2)
- An application to replat a 7.298-acre tract of land containing all of Lots 1 and 3 in City Block B/5715, and a part of City Block 5715 to create one 3.621-acre lot and one 3.665-acre lot on property located on Peeler Street between Manor Way and Haggard Way.
Applicant/Owner: Sewell Corporation
Surveyor: Stantec Consulting Services Inc.
Application Filed: August 11, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S167-265**
(CC District 8)
- An application to replat a 31.525-acre tract of land containing all of Lot 1A in City Block B/7609 and part of City Block B/7609 to create one lot on property on Trippie Street between Lyndon B. Johnson Freeway and Cherry Valley Boulevard.
Applicant/Owner: GRA GAR, Inc.
Surveyor: Gonzalez & Schneeberg Engineers and Surveyors, Inc.
Application Filed: August 11, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S167-266**
(CC District 7) An application to create a 39-lot shared access development with 5 common areas with lots ranging in size from 0.046-acre to 0.068-acre on property located on Forney road, west of Prairie Flower Trail.
Applicant/Owner: MRBS Partners, LP
Surveyor: A & W Surveyors, Inc.
Application Filed: August 11, 2017
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S167-267**
(CC District 6) An application to replat a 4.748-acre tract of land containing all of Lots 1A, 2A, 3A, and 9A in City Block 2/6810; part of Lots 1, 2, 4, and all of Lot 3 in City Block 1/6810; all of Lots 14, 15, 18, 19, and 22 in City Block 2/6810; part of City Block 6809; an abandoned alley in City Block 2/6810; an abandoned alley sight easement on Commerce Street at the alley, and part of Beatrice Street to be abandoned to create one 0.334-acre lot, and one 4.414-acre lot on property located on Commerce Street between Langford Street and Beckley Avenue.
Applicant/Owner: West Commerce Investments, LLC
Surveyor: Kimley-Horn and Associates Inc.
Application Filed: August 11, 2017
Zoning: PD 714 (Sub-district 1A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S167-268**
(CC District 3) An application to create one 9.66-acre lot from a tract of land on property located on Kiest Boulevard, east of B.N. & S.F. Railroad and south of Mar Vista Trail.
Applicant/Owner: Nicholas Q. Lee
Surveyor: Eagle Surveying, LLC
Application Filed: August 11, 2017
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S167-269**
(CC District 2) An application to replat a 1.15-acre tract of land containing part of Lots 1, 2, and 3 in City Block 1/650 to create one lot on property located at 1705 Ross Avenue between Ashby Street and Carroll Avenue.
Applicant/Owner: Scarsdale Partners, Ross-Carroll, Ltd
Surveyor: Eagle Surveying, LLC
Application Filed: August 11, 2017
Zoning: PD 298 (Subarea 4)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (15) **S167-270**
(CC District 6)
- An application to replat an 8.155-acre tract of land containing all of Lot 1 in City Block D/8466 to create 3 lots ranging in size from 0.660-acre to 6.716-acres on property bounded by Olympus Boulevard, Rombauer Road, Bleecker Street, and Wharf Road.
Applicant/Owner: CW Shoreline Land, Ltd. and Cypress Waters Land A, Ltd.
Surveyor: Richard Carson
Application Filed: August 14, 2017
Zoning: PD 741 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (16) **S167-260**
(CC District 2)
- An application to replat a 1.020-acre tract of land containing all of Lots 14, 15, 16, and 17 in City Block C/5697 to create one lot on property located on Inwood Road at Oriole Avenue, northwest corner.
Applicant/Owner: Park Cities Pre-School, LLC
Surveyor: Pacheco Koch, LLC
Application Filed: August 10, 2017
Zoning: PD 982
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Changes:

- (17) **NC167-005**
(CC District 11)
- An application to consider changing the name of Maham Road, between North Central Expressway (U.S. Highway 75) and Spring Valley Road, to "Esperanza Road".
Applicant: City of Dallas
Application Filed: June 8, 2017
Notices Sent: 15 notices sent August 7, 2017
Staff Recommendation: **Approval**
Subdivision Review Committee Recommendation: **Approval**
- (18) **NC167-006**
(CC District 10)
- An application to consider changing the name of Plano Road, between E. Northwest Highway and Forest Lane to "N. Lake Highlands Drive".
Applicant: City of Dallas
Application Filed: June 8, 2017
Notices Sent: 143 notices sent August 7, 2017
Staff Recommendation: **Approval**
Subdivision Review Committee Recommendation: **Denial**

Miscellaneous Items:

D167-030

Andrew Ruegg
(CC District 3)

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

Staff Recommendation: **Approval**

Applicant/Representative: Kartavya Patel, Triangle Engineering LLC

M167-040

Andrew Ruegg
(CC District 2)

An application for a minor amendment to the site plan for Specific Use Permit No. 2057 for a tower/antenna for cellular communication on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, on the western corner of South Akard Street and Griffin Street.

Staff Recommendation: **Approval**

Applicant: Verizon Wireless

Representative: Peter Kavanagh, Zone Systems

Z167-131(OTH)

Neva Dean
(CC District 14)

Extension of the six-month time period for scheduling a zoning request for City Council consideration of an application for a Planned Development Subdistrict for O-2 subdistrict, subject to a development plan and conditions and a restaurant by right and to reduce the front yard setback on property zoned an O-2 Office Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District, on the north corner of Turtle Creek Boulevard and Gillespie Street.

Staff Recommendation: **Approval** of a two-month extension period.

Applicant: Piedmont Park Place, LP

Representative: Robert Baldwin

Miscellaneous Items – Under Advisement:

W167-008

Neva Dean
(CC District 2)

An application for a waiver of the two-year waiting period to submit an application for a zoning change on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.

Staff Recommendation: **Denial**

Applicant: Rob Baldwin

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

Certificates of Appropriateness for Signs:

Downtown Special Purpose District - General Central Business District:

1707190015
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Kristy Smith of Signs Manufacturing & Maintenance Corporation for a 193-square-foot upper level flat attached sign at 310 South Houston Street (north elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

1707190016
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Kristy Smith of Signs Manufacturing & Maintenance Corporation for a 193-square-foot upper level flat attached sign at 310 South Houston Street (east elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

1707190017
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Kristy Smith of Signs Manufacturing & Maintenance Corporation for a 193-square-foot upper level flat attached sign at 310 South Houston Street (west elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Downtown Special Purpose District – Perimeter:

1707180012
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 105-square-foot upper level attached sign at 2101 North Pearl Street (2121 Woodall Rodgers Freeway) (north elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

1707180013
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 453-square-foot upper level attached sign at 2101 North Pearl Street (2121 Woodall Rodgers Freeway) (south elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

West End Special Purpose District:

1706260002
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Julie Ratcliff with KReed and Company for two, 97.91-square-foot roof signs at 603 Munger Avenue (east and west elevations).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

1707120012
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Simon Dunn with Antioch Church for a 552-square-foot painted applied sign on Type B façade at 805 Elm Street (east elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

1707120013
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Simon Dunn with Antioch Church for a 552-square-foot painted applied sign on Type B façade at 805 Elm Street (south elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Deep Ellum/Near East Side Special Purpose District:

1707170005
Neva Dean
(CC District 2)

An application for a Certificate of Appropriateness by Kristy Smith with Signs Manufacturing and Maintenance Corporation for a 26.7-square-foot projecting attached sign at 2645 Commerce Street (south elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Certificates of Appropriateness for Signs - Under Advisement:

Downtown Special Purpose District - General Central Business District:

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**

U/A From: July 20, 2017; August 3, 2017 and August 17, 2017

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**

U/A From: August 17, 2017

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**

U/A From: August 17, 2017

Special Provision Sign District Amendment:

SPSD 167-003

Sharon Hurd
(CC District 14)

An application for a new subdistrict within the Downtown Retail A Special Provision Sign District (SPSD) to allow a middle level attached sign to exceed a maximum effective area of 500 square feet at 208 South Akard Street (east elevation) east of South Akard Street, between Commerce Street and Jackson Street (208 South Akard Street)

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation:
Approval

Applicant: David Lambert

Representative: Judy Laube

Zoning Cases – Consent:

1. **Z145-310(DL)**

Donna Moorman
(CC District 4)

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

Staff Recommendation: **Approval** of a Planned Development District on the north side of East 11th Street between Cedar Crest Boulevard and Corinth Street and the south side of East 11th Street, between Avenue B and Corinth Street, subject to conditions; **approval** of an NS(A) Neighborhood Service District, an R-5(A) Single Family District, a TH-1(A) Townhouse District, and a CR Community Retail District; and **no change** to the P(A) Parking District and the R-5(A) Single Family District on the south side of East 11th Street, between Avenue F and Dubois Avenue.

Bus Tour Date: March 2, 2017

2. **Z167-333(SM)**

Sarah May
(CC District 6)

An application for a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District, on the southeast line of Bernal Drive, east of Palacios Avenue.

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

Applicant: Martina Micaela Peña

Representative: Audra Buckley, Permitted Development

3. **Z167-335(SM)**
Sarah May
(CC District 6)
An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an MU-3 Mixed Use District on the south line of North Stemmons Freeway, east of Medical District Drive.
Staff Recommendation: **Approval**
Applicant: Rhima Investments
Representative: Mohammad Khatib
4. **Z167-341(WE)**
Warren Ellis
(CC District 2)
An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District on the north line of Kimsey Drive, northeast of Maple Avenue.
Staff Recommendation: **Approval**
Applicant: Ruben Bravo
Representative: Peter Kavanagh, Zone Systems, Inc.
5. **Z167-342(WE)**
Warren Ellis
(CC District 14)
An application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 for CR Community Retail District Uses with an MD-1 Greenville Avenue Modified Delta Overlay District on the north line of Alta Avenue, west of Greenville Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: FC Alta, LLC aba/Feed Company
Representative: Sameer Patel, Partner

Zoning Cases – Under Advisement:

6. **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 and August 17, 2017

7. **Z156-237(WE)**
Warren Ellis
(CC District 13)
- An application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District on the south line of West Northwest Highway, east of Lemmon Avenue.
- Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan and staff's recommended conditions.
- Applicant: QuikTrip Corporation
- Representative: Tonya Meier and Matthew Sanderson, Gray Reed & McGraw, PC
- Bus Tour Date: July 21, 2016
- U/A From: June 2, 2016, August 4, 2016, October 6, 2016, November 10, 2016, January 19, 2017, March 16, 2017 and April 27, 2017.
8. **Z167-239(WE)**
Warren Ellis
(CC District 6)
- An application to renew Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District, on the northwest corner of Commerce Street and Manila Road.
- Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions.
- Applicant: Samuel Ramos
- Representative: Peter Kavanagh, Zone Systems
- U/A From: June 22, 2017 and July 20, 2017
9. **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, July 20, 2017 and August 17, 2017
10. **Z167-303(JM)**
Jennifer Muñoz
(CC District 8)
- An application for an IR Industrial Research District and a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an A(A) Agricultural District, on the south line of Simpson Stuart Road, west of South Central Service Expressway.
- Staff Recommendation: **Approval** of an IR Industrial Research District; and **approval** of a Specific Use Permit for a three-year period, subject to a site plan, a landscape plan, and staff's recommended conditions.
- Applicant: Walter Huerta
- Representative: Tailim Song % Tailim Song Law Firm
- U/A From: August 3, 2017

Zoning Cases – Individual:

11. **Z167-120(SM)**
Sarah May
(CC District 1)
An application for a Planned Development District for an R-7.5(A) Single Family District and multifamily uses on property zoned an R-7.5(A) Single Family District on the southwest corner of West 10th Street and South Brighton Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions
Applicant: Gordon Ip, sole member of 1900 W. 10th Street LLC
Representative: Rob Baldwin, Baldwin Associates
12. **Z167-337(JM)**
Jennifer Muñoz
(CC District 2)
An application for the renewal and amendment of Specific Use Permit No. 2211 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southeast corner of West Commerce Street and Murray Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: John LaRue – Deep Ellum Art Company
Representative: Audra Buckley, Permitted Development
13. **Z167-306(WE)**
Warren Ellis
(CC District 14)
An application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Cedar Springs Road and Turtle Creek Boulevard.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: 3001 Turtle Creek LP, A Texas Limited Liability Company
Representative: Robert Reeves, Robert Reeves & Associates, Inc.

Authorization of a Hearing:

- Andrew Ruegg
(CC District 13)
Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 15 in an area generally bounded by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south with consideration being given to establishing appropriate zoning regulations including use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Vasavi Pilla
(CC District 2)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 67, Planned Development District No. 326, Planned Development District No. 515, Planned Development District No. 659, Planned Development District No. 670, Planned Development District No. 771, Planned Development District No. 814, Planned Development District No. 947, a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, an IR Industrial Research District, an LO-1 Limited Office District, an MC-1 Multiple Commercial District, an MF-2(A) Multifamily District, a P(A) Parking District, an R-7.5(A) Single Family District, an R-10(A) Single Family District, a TH-2(A) Townhouse District, and a TH-3(A) Townhouse District in an area generally bound by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters:

Minutes: August 17, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 7, 2017

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 7, 2017, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 156-008** – Consideration of amending the Dallas Development Code to create regulations for voluntary inclusionary zoning.

SUBDIVISION REVIEW COMMITTEE MEETING - Thursday, September 7, City Hall, 1500 Marilla Street, in L1EN-D Conference room, at 8:30 a.m., to consider Park Land Dedication Ordinance.

Tuesday, September 12, 2017

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday August 12, 2017, City Hall, 1500 Marilla Street, in Room 5CN, at 10:30 a.m., to consider Certificates of Appropriateness for Signs in Downtown Special Provision Sign District.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING – Tuesday August 12, 2017, City Hall, 1500 Marilla Street, in Room 5BN, at 11:00 p.m. to consider **SPSD 167-002** - An application to create a new subdistrict within the Arts District Special Provision Sign District on property zoned Planned Development District No. 145, the Arts District Special Purpose District in an area bound by Woodall Rodgers Freeway, Crockett Street, Munger Avenue, and North Pearl Street.

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, SEPTEMBER 7, 2017****FILE NUMBER:** S167-105R**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** McKell Street between Bryan Street and San Jacinto Street**DATE FILED:** August 9, 2017**ZONING:** PD 298 (Subarea 3)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 2.046-Acres**MAPSCO:** 8I**APPLICANT/OWNER:** AT&T Communications of Texas, LTD

REQUEST An application to replat a 2.046-acre tract of land containing all of Lots 25 through 30, all of Lots 46 through 48, all of Lots 43A and 43B in City Block 14/717; and part of an abandoned 20-foot alley to create one lot on property located on McKell Street between Bryan Street and San Jacinto Street.

SUBDIVISION HISTORY:

1. S167-087 was a request northeast of the present request to replat a 0.3575-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 1/716 to create a 10 lot Shared Access Development on property located on Burlew Street at Scurry Street, east corner. The request was approved February 16, 2017 and has not been recorded.
2. S167-018 was a request northwest of the present request to replat a 0.5049-acre tract of land containing all of Lots 7 and 8 in City Block 15/646 and a portion of a 15-foot alley into one lot on property located on San Jacinto Street between Peak Street and Haskell Avenue. The request was approved December 1, 2016 and has not been recorded.
3. S156-179 was a request southeast of the present request to create one lot from a 1.1410-acre tract of land in City Block 10/740 on property located on Live Oak Street at Haskell Avenue, east corner. The request was approved on May 19, 2016 and has not been recorded.
4. S145-210 was a request south of the present request to create one lot from a 1.145-acre tract of land in City Block 722 on property located at Bryan Street at Haskell Avenue. The request was approved on June 22, 2015 and was recorded July 21, 2017.
5. S134-248 was a request south of the present request to replat a 1.09-acre tract of land containing part of Lots 33 and 40, and all of Lots 34 through 39 in City Block 14/717 into one 1.09-acre lot on Haskell Avenue between San Jacinto Street and Bryan Street. The request was approved October 2, 2014 and has not been recorded.
6. S123-277 was a request southwest of the present request to replat a tract of land containing all of Lot 9 in City Block 645 and a contiguous 1.15-acre tract of land in City Block 645 into one 1.25-acre lot fronting on Caddo Street and Washington

Avenue. The request was administratively approved on October 24, 2013 and was recorded May 5, 2017.

7. S112-167 was a request south of the present request to replat a 0.767-acre tract of land containing all of Lots 2, 3 and 4 in City Block 12/724 into one lot located at 4316 Bryan Street. The request was withdrawn prior to being heard by the Commission.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 3); therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements, etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of San Jacinto Street & McKell Street. Section 51A 8.602(d)(1)
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of McKell Street & Bryan Street. Section 51A 8.602(d)(1)
15. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of San Jacinto Street & the alley. Section 51A-8.602(e),
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 recording information on all existing easements within 150 feet of property.
18. 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.
19. On the final plat, show all additions or tracts of land within 150 feet of property with recording information. Platting Guidelines
20. Prior to final plat, provide City ordinance number to show recording information of the abandoned portion of alley.
21. Prior to final plat, provide recording information to show how alley traversing Lots 45 and 46 was created.
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 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 Dallas Water Utilities (DWU) easement size 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
26. On the final plat, identify the property as Lot 25A in City Block 14/717. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



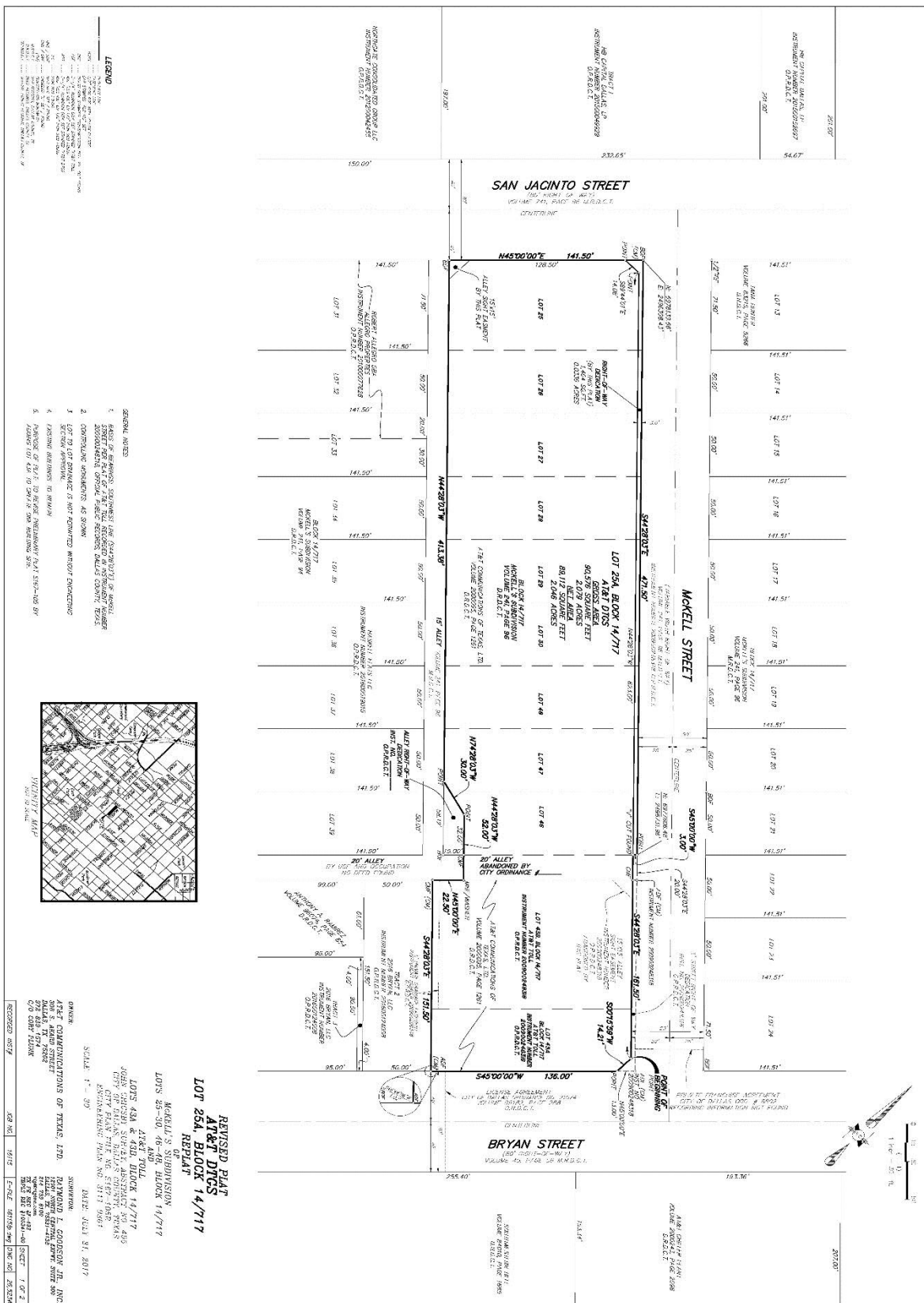
1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S167-105R**

Date: **8/18/2017**



CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 7, 2017****FILE NUMBER:** S167-253**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Cedar Springs Road at Mockingbird Lane, south corner**DATE FILED:** August 9, 2017**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.745-Acres**MAPSCO:** 34K**APPLICANT/OWNER:** Weichsel Farm Limited Partnership/ Chick-fil-A, Inc.

REQUEST An application to replat a 0.745-acre tract of land containing all of Lots 1B and 1C in City Block A/2571 to create one lot on property located on Cedar Springs Road at Mockingbird Lane, south corner.

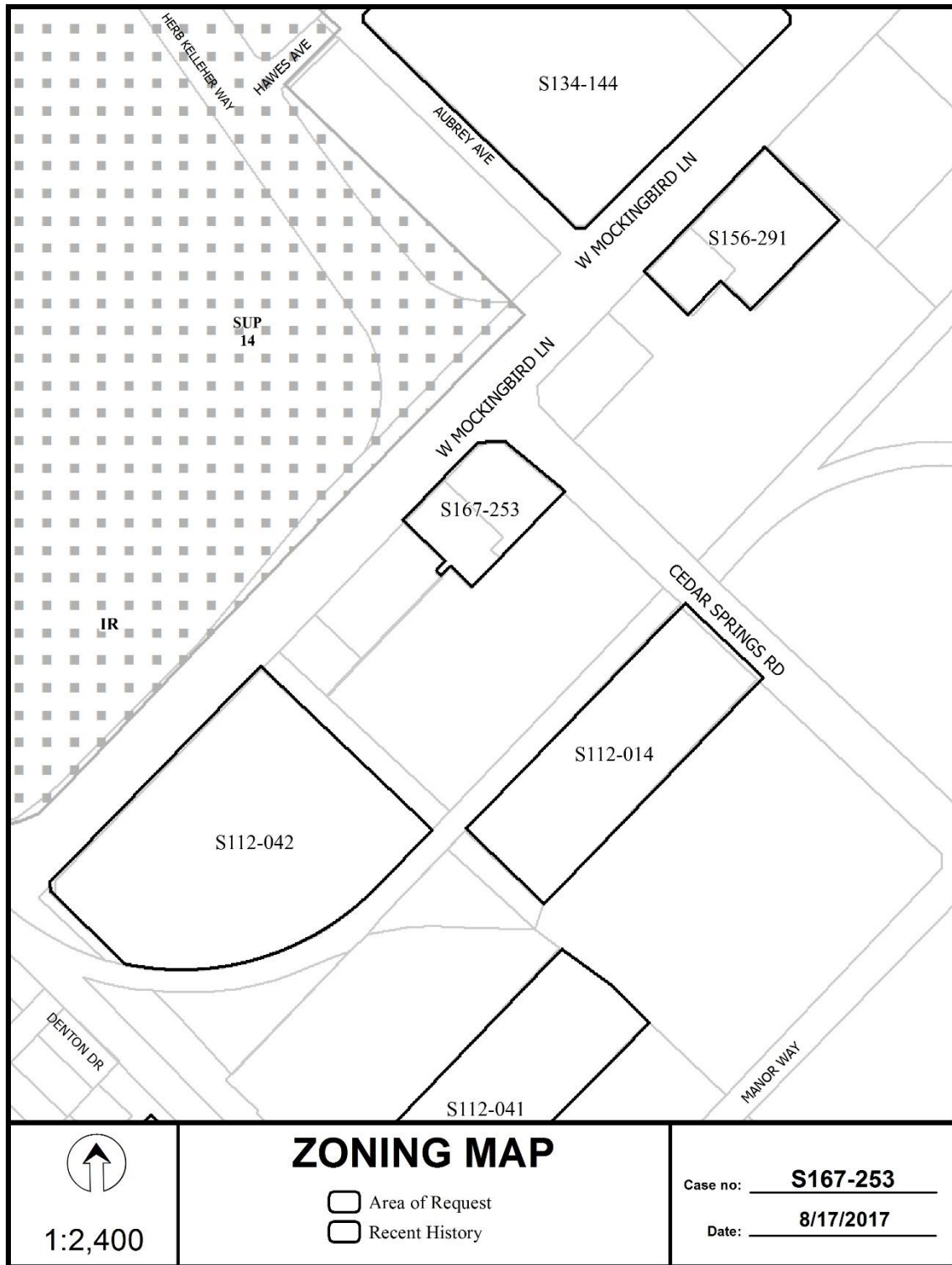
SUBDIVISION HISTORY:

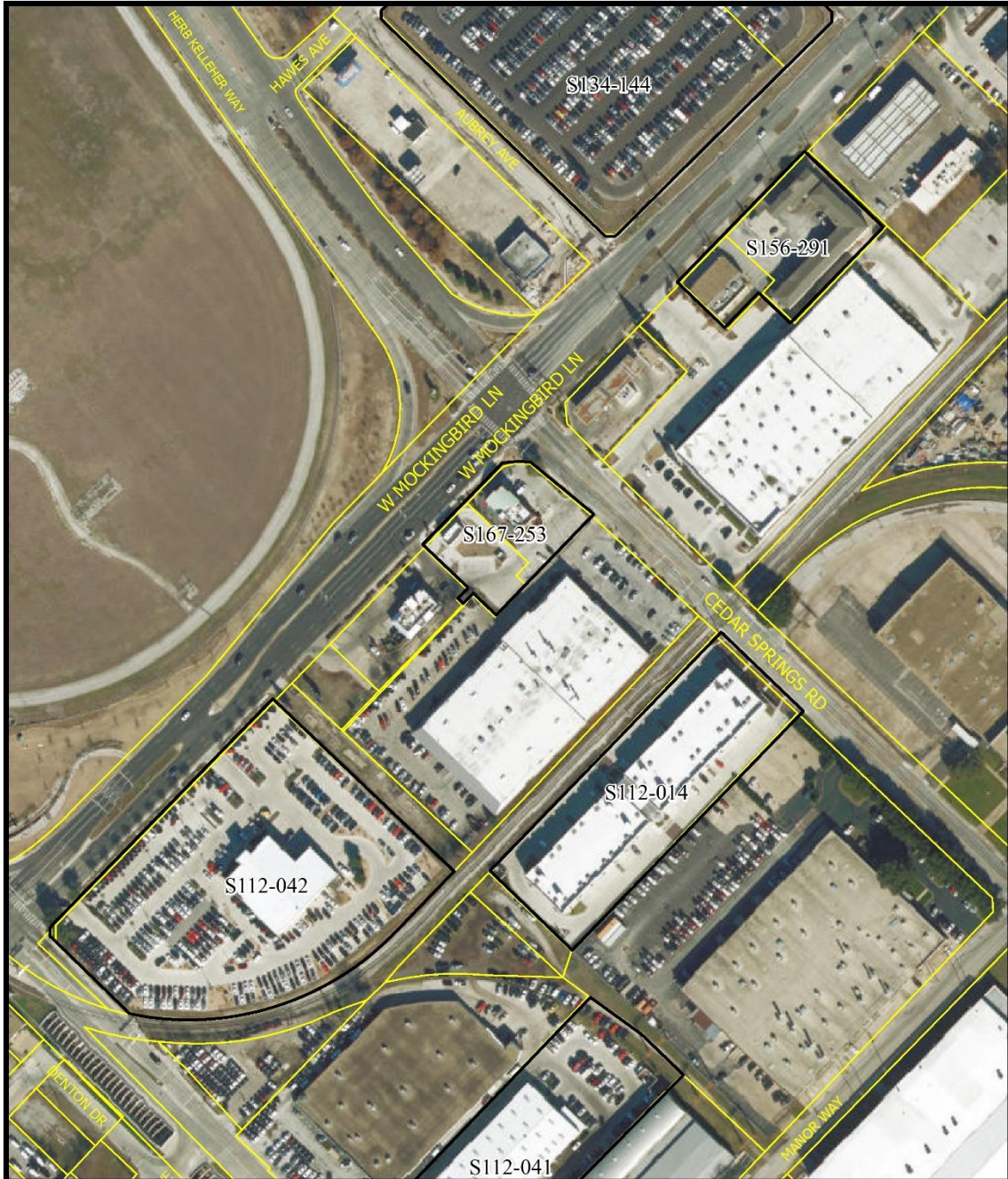
1. S156-291 was a request northeast of the present request to create one 0.965-acre lot from a tract of land in City Block A/5719 on property located on 3140 W. Mockingbird Lane, northeast of Cedar Springs. The request was approved October 6, 2016 and has not been recorded.
2. S134-144 was a request north of the present request to replat an 11.260-acre tract of land containing all of Lots 1 through 20 in City Block 3/2574, part of Lot 3 and all of Lots 4 through 19, Lot 21 and part of Lot 22 in City Block 4/2575, Lot 3 and all of Lots 4 through 7 in City Block 5/2576, all of lot 8A in City Block 5/2576, a portion of Ralston Avenue and a portion of Waddell Avenue into one lot on property located on the northwest corner of Mockingbird Lane and Aubrey Avenue. The request was approved May 22, 2014 and has been withdrawn.
3. S112-042 was a request southwest of the present request to create a 3.9079-acre lot from a tract of land in City Block 2571 on property located at Mockingbird Lane at Denton Drive, east corner. The request was approved December 15, 2011 and was recorded May 3, 2013.
4. S112-041 was a request south of the present request to create a 2.3744-acre lot from a tract of land in City Block 5720 on property located at 6320 Denton Drive. The request was approved December 15, 2011 and was approved May 17, 2013.
5. S 112-014 was a request southeast of the present request to create a 2.0272-acre lot from a tract of land in City Block 5720 on Cedar Springs Road and Manor Way, west corner. The request was approved on November 17, 2011 and was recorded November 16, 2012.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat dedicate a 20-foot by 20-foot corner clip at the intersection of Mockingbird Lane & Cedar Springs Road. Section 51A 8.602(d)(1)
14. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines

15. 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**.
16. Existing and any proposed water and wastewater easements must be shown and /or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utilities (DWU) easement size 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
17. On the final plat, change "Cedar Springs" to "Cedar Springs Road", Section 51A-8.403(a)(1)(A)(xii).
18. On the final plat, identify the property as Lot 1D in City Block A/2571. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





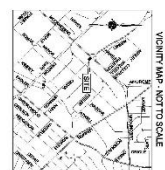
1:2,400

AERIAL MAP

- ☐ Area of Request
☐ Recent History

Case no: **S167-253**

Date: **8/17/2017**

[illegible]

available, or life expectancy and mortality rates. A third study, a retrospective cohort study published in *Journal of the National Cancer Institute*,¹⁰ also examined the relationship between the use of tamoxifen and the risk of developing a second breast cancer. The authors reported that the risk of developing a second breast cancer was 1.5 times higher in women who had taken tamoxifen than in women who had not taken tamoxifen. The authors also reported that the risk of developing a second breast cancer was 1.5 times higher in women who had taken tamoxifen than in women who had not taken tamoxifen. The authors also reported that the risk of developing a second breast cancer was 1.5 times higher in women who had taken tamoxifen than in women who had not taken tamoxifen.

[illegible]

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 7, 2017****FILE NUMBER:** S167-254**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** McCommas Bluff and Youngblood Road, east of Central Expressway**DATE FILED:** August 10, 2017**ZONING:** IM**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 11.87-Acres**MAPSCO:** 67K**APPLICANT/OWNER:** Desev Investment Group, LLC

REQUEST An application to create one 11.87-acre lot from a tract of land on property located between McCommas Bluff and Youngblood Road, east of Central Expressway.

SUBDIVISION HISTORY:

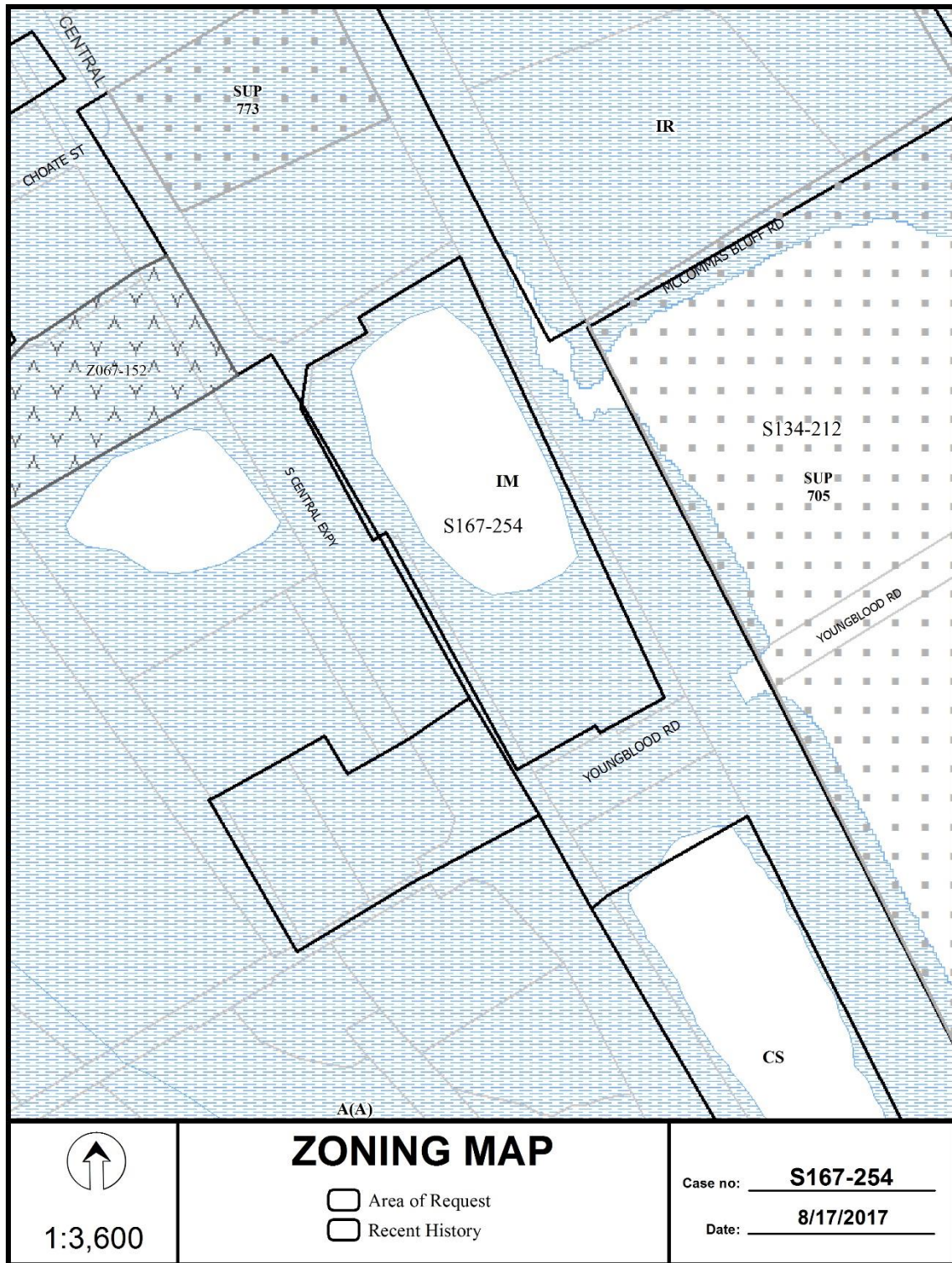
1. S134-212 was a request east of the present request to replat a 2,061.616-acre tract of land containing Lot 1 in City Block A/8003, and all of City Block 8003 and portion of City Block 8002 into one lot on property located at 5555 Youngblood Road. The request was approved August 21, 2014 and has not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

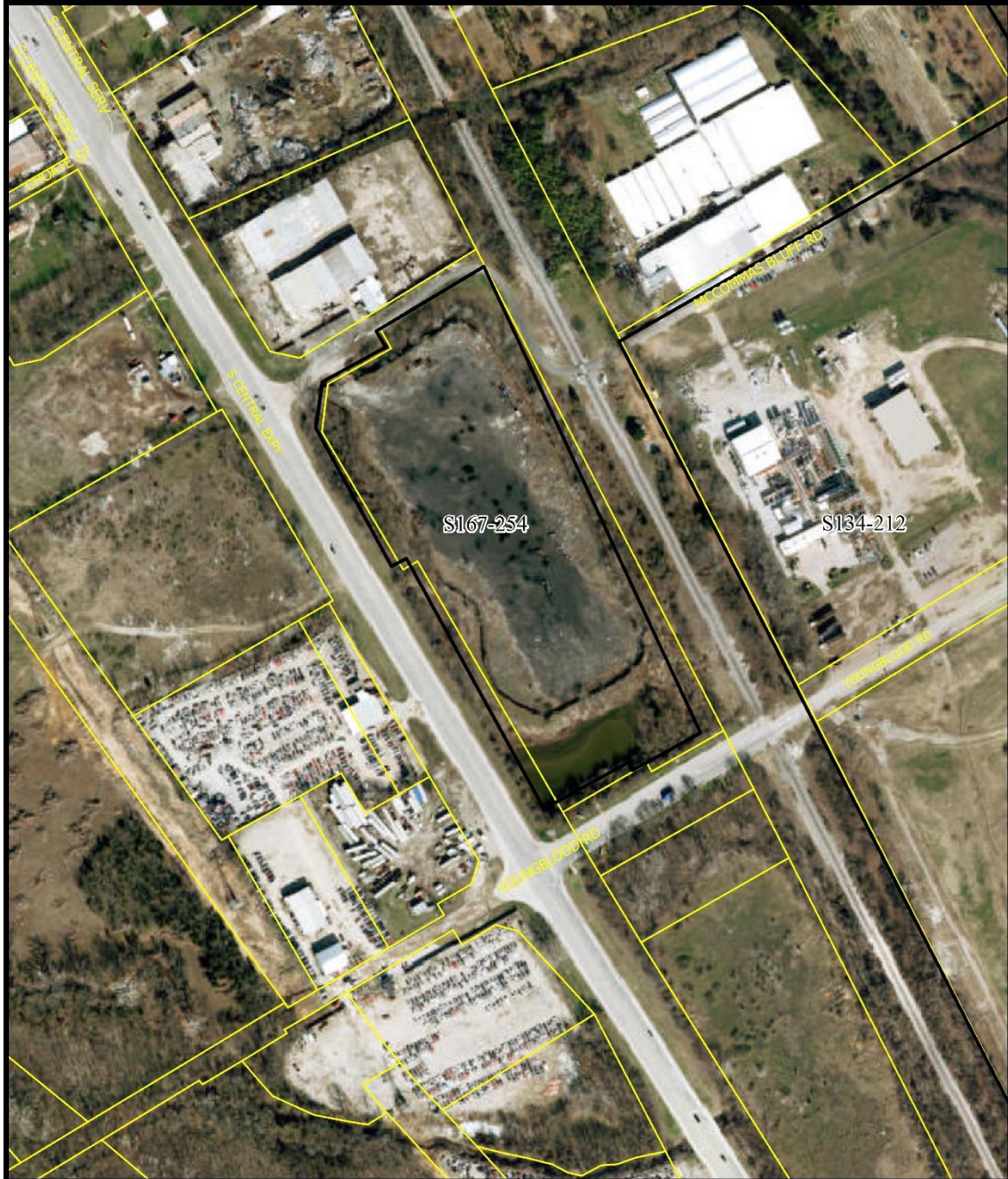
STAFF RECOMMENDATION: The request complies with the requirements of IM Industrial/Manufacturing zoning district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat add note: "TxDOT approval may be required for any driveway modification or new access point(s)."
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. 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. Existing and any proposed water and wastewater easements must be shown and /or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utilities (DWU) easement size 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
26. On the final plat, change "Central Expressway (U.S. Highway No. 75) to "Central Expressway (State Highway No. 310)", Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, identify the property as Lot 1 in City Block A/8007. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





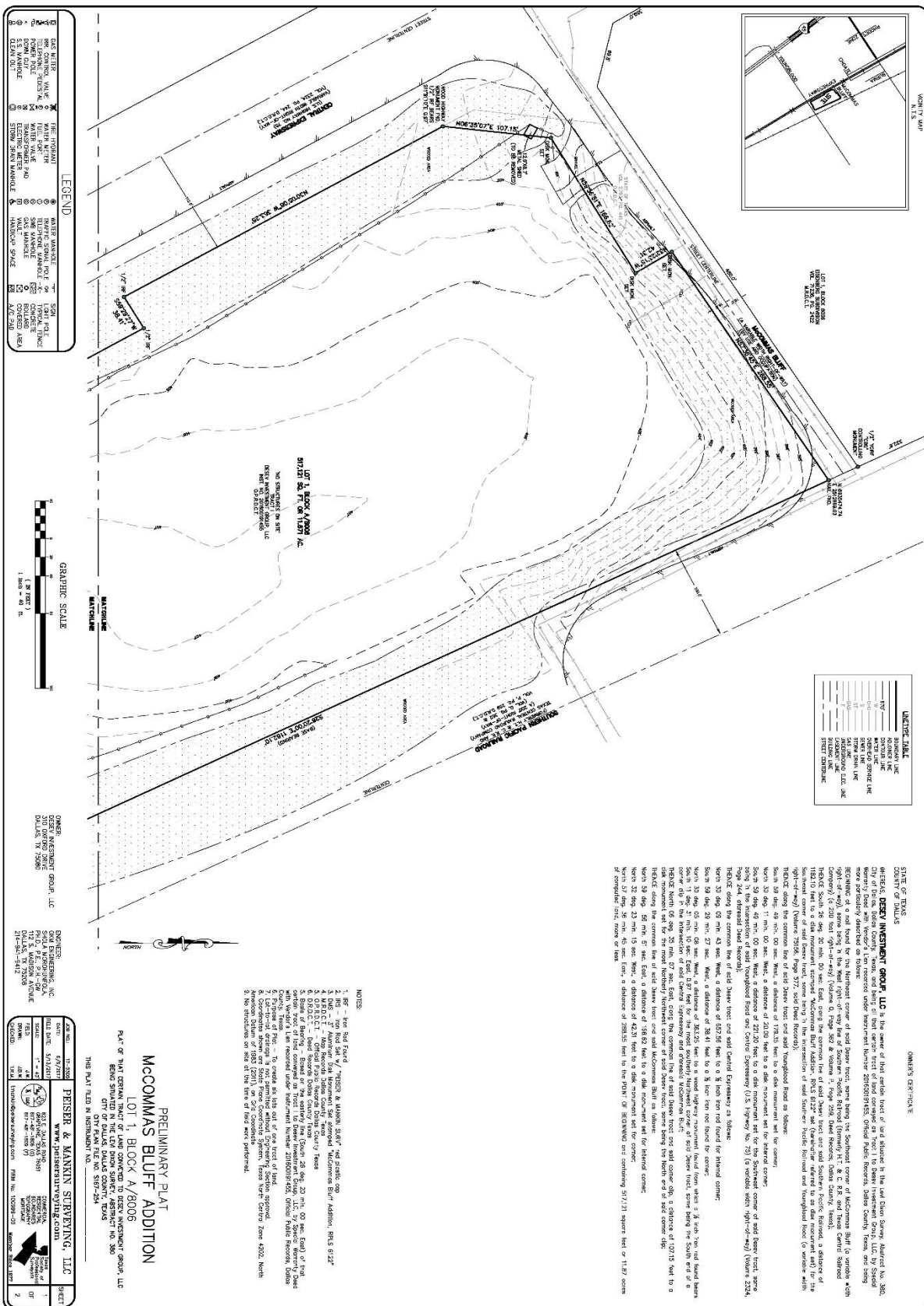
1:3,600

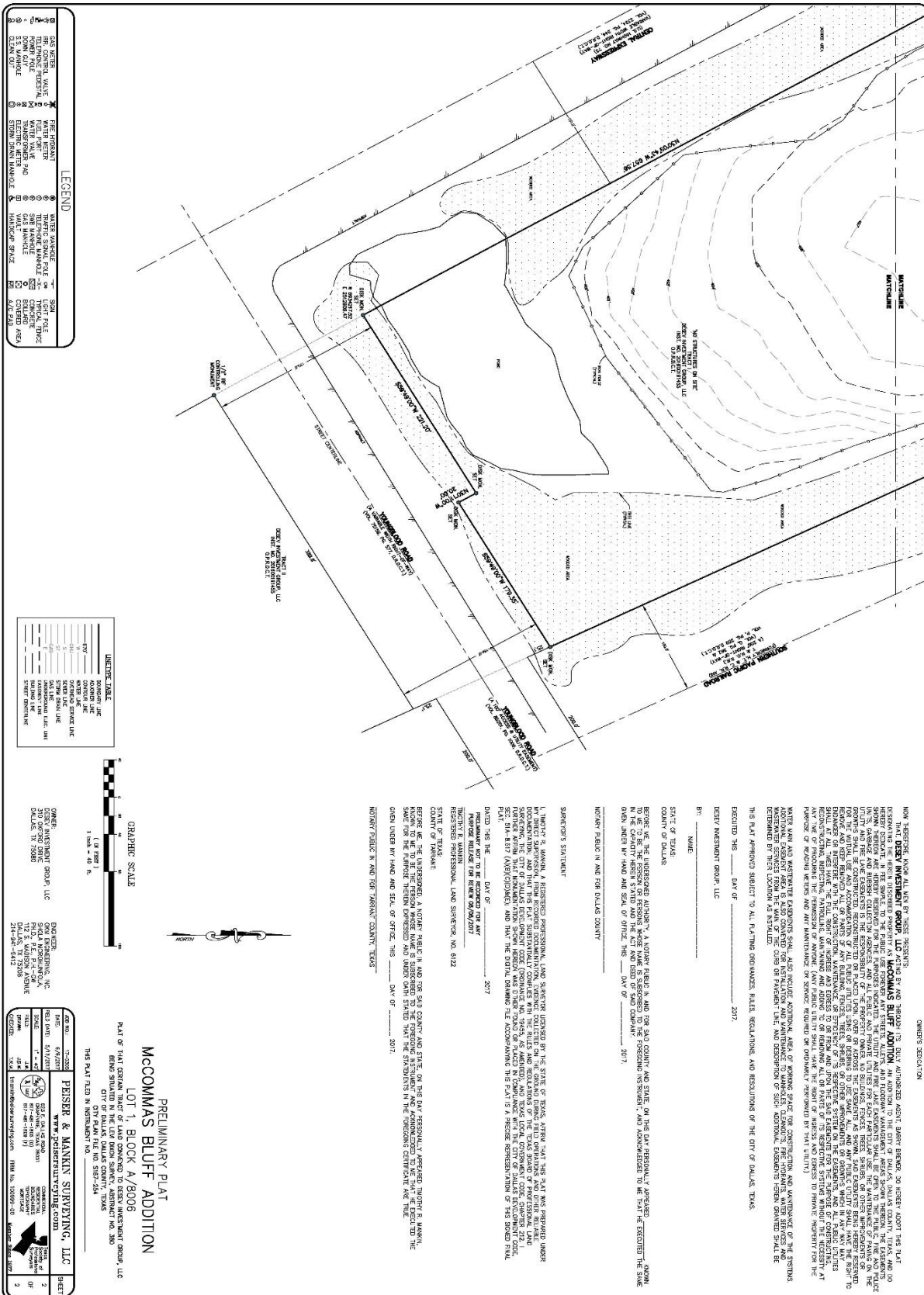
AERIAL MAP

- ☐ Area of Request
☐ Recent History

Case no: **S167-254**

Date: **8/17/2017**





LOCATION: Barry Avenue, between Sidney Avenue and Haskell Avenue**DATE FILED:** August 9, 2017**ZONING:** CS**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST:** 0.424-Acres**MAPSCO:** 46M**APPLICANT/OWNER:** Walfre Vergara Flores

REQUEST An application to replat a 0.424-acre tract of land containing part of Lot 46 in City Block 1450 to create one lot on property located on Barry Avenue between Sidney Avenue and Haskell Avenue.

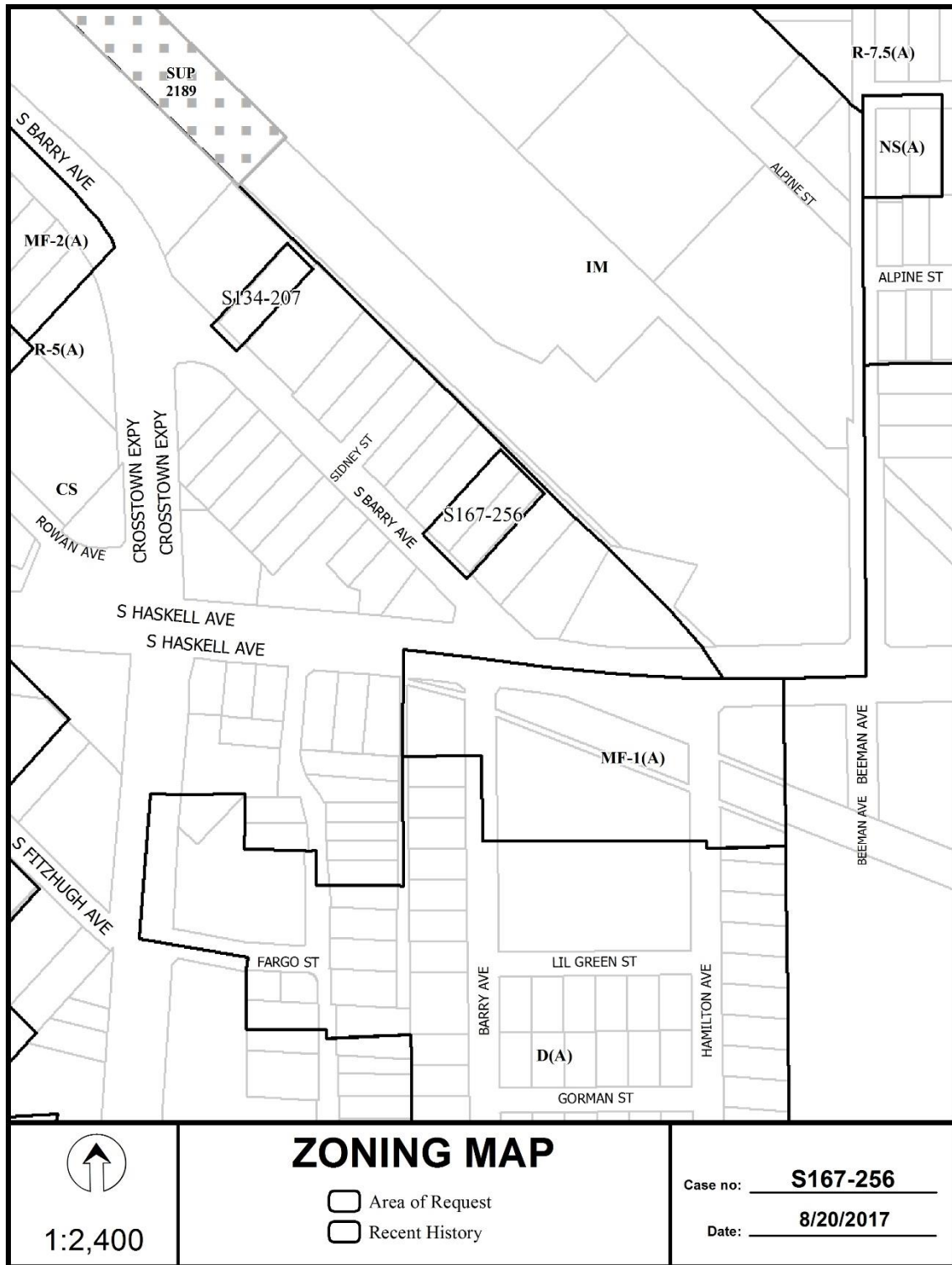
SUBDIVISION HISTORY:

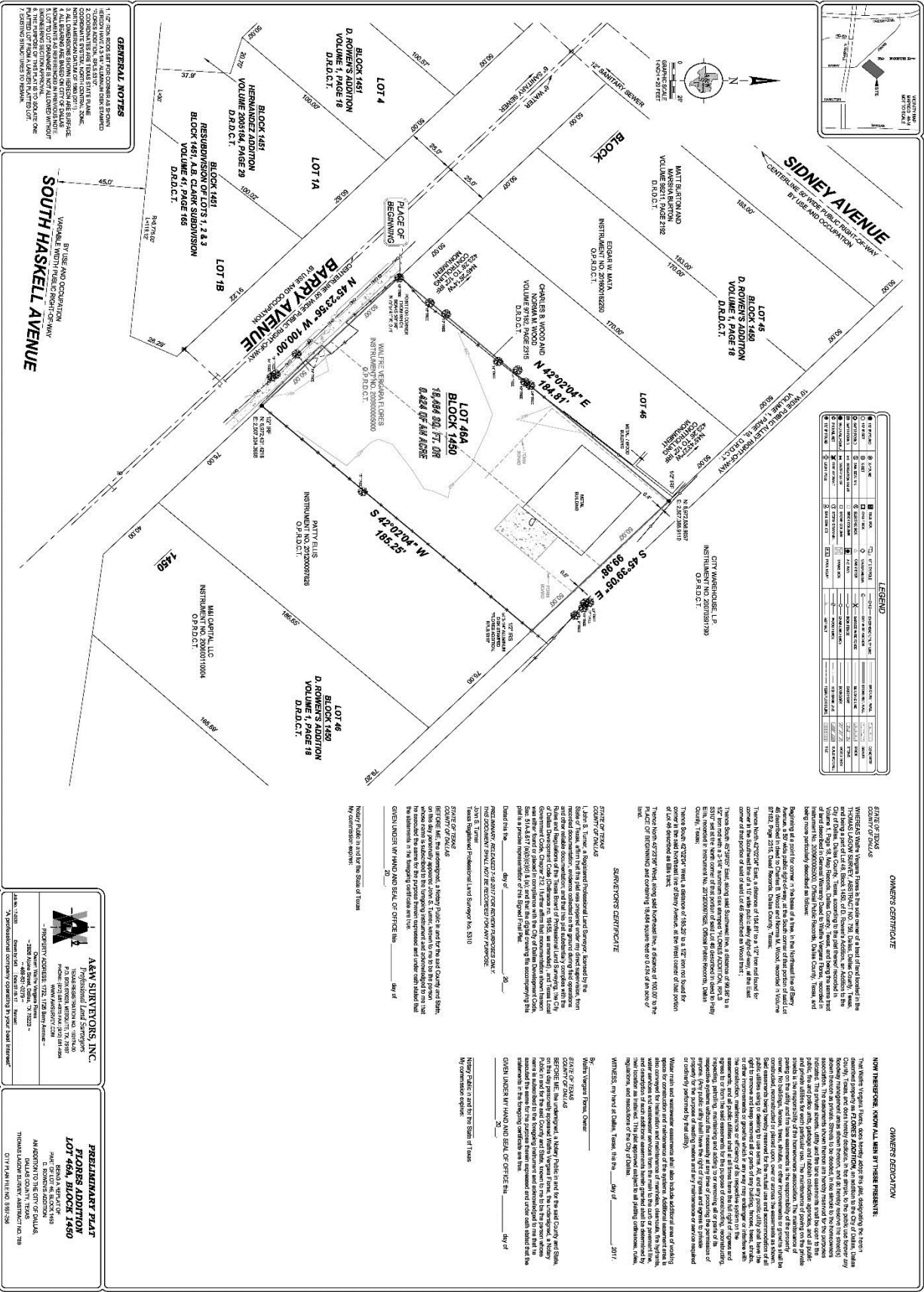
1. S134-207 was a request northwest of the present request to replat a 0.238-acre tract of land containing part of Lot 43 and part of Lot 44 into one lot in City Block 1450 on property located at 1616 S. Barry Avenue. The request was approved August 7, 2014 and has not been recorded.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Provide a detailed lot grading plan prepared by a professional engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
13. On the final plat, dedicate 28 feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Barry Avenue. Section 51A 8.602(c)
14. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
15. On the final plat, chose a new or different addition name. Platting Guidelines
16. On the final plat, show the alley abandonment completed by Ordinance No. 11150.
17. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains- including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
19. Water and wastewater main improvements are required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., room 200, Attention: **Water and Wastewater Engineering**.
20. On the final plat, identify the property as Lot 46A in City Block 1450. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





LOCATION: Lombardy Lane at Geraldine Drive, southeast corner**DATE FILED:** August 10, 2017**ZONING:** PD 957**CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST:** 1.5802-Acres**MAPSCO:** 23U**APPLICANT/OWNER:** Buckner Children and Family Services

REQUEST An application to replat a 1.5802-acre tract of land containing all of Lots 25A, 30, 31, and 32 in City Block 14/5776 to create one lot on property located on Lombardy Lane at Geraldine Drive, southeast corner.

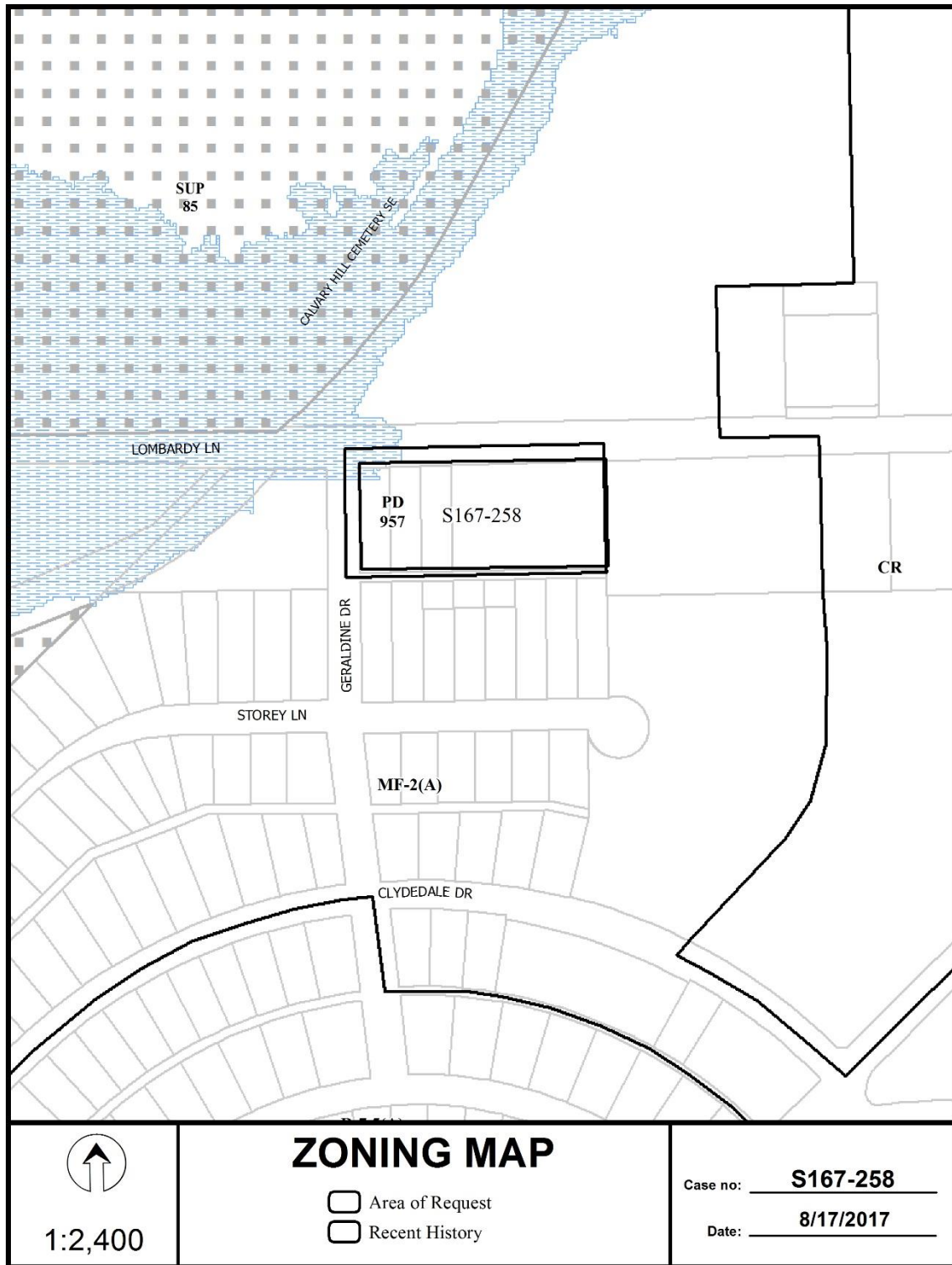
SUBDIVISION HISTORY: There has been no recent platting activity within proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 957; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat, dedicate 28 feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Geraldine Drive. Section 51A 8.602(c)
15. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Lombardy Lane & Geraldine Drive. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Geraldine Drive & the alley. Section 51A-8.602(e),
17. On the final plat, include a note that the site is within the 65 LDN contour of Love Field Airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425
18. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
19. 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
20. 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
21. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
22. 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.

23. 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).
24. 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)
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. On the final plat, identify the property as Lot 25B in City Block 14/5776. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S167-258**

Date: **8/17/2017**

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 7, 2017****FILE NUMBER:** S167-259**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Ross Avenue, St. Paul Street, San Jacinto Street, and Harwood Street**DATE FILED:** August 10, 2017**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 2.007-Acres**MAPSCO:** 45K**APPLICANT/OWNER:** First United Methodist Church Dallas

REQUEST An application to replat a 2.007-acre tract of land containing all of Lot 1 in City Block A/242 to create one 0.239-acre lot and one 1.768-acre lot on property bounded by Ross Avenue, St. Paul Street, San Jacinto Street, and Harwood Street.

SUBDIVISION HISTORY:

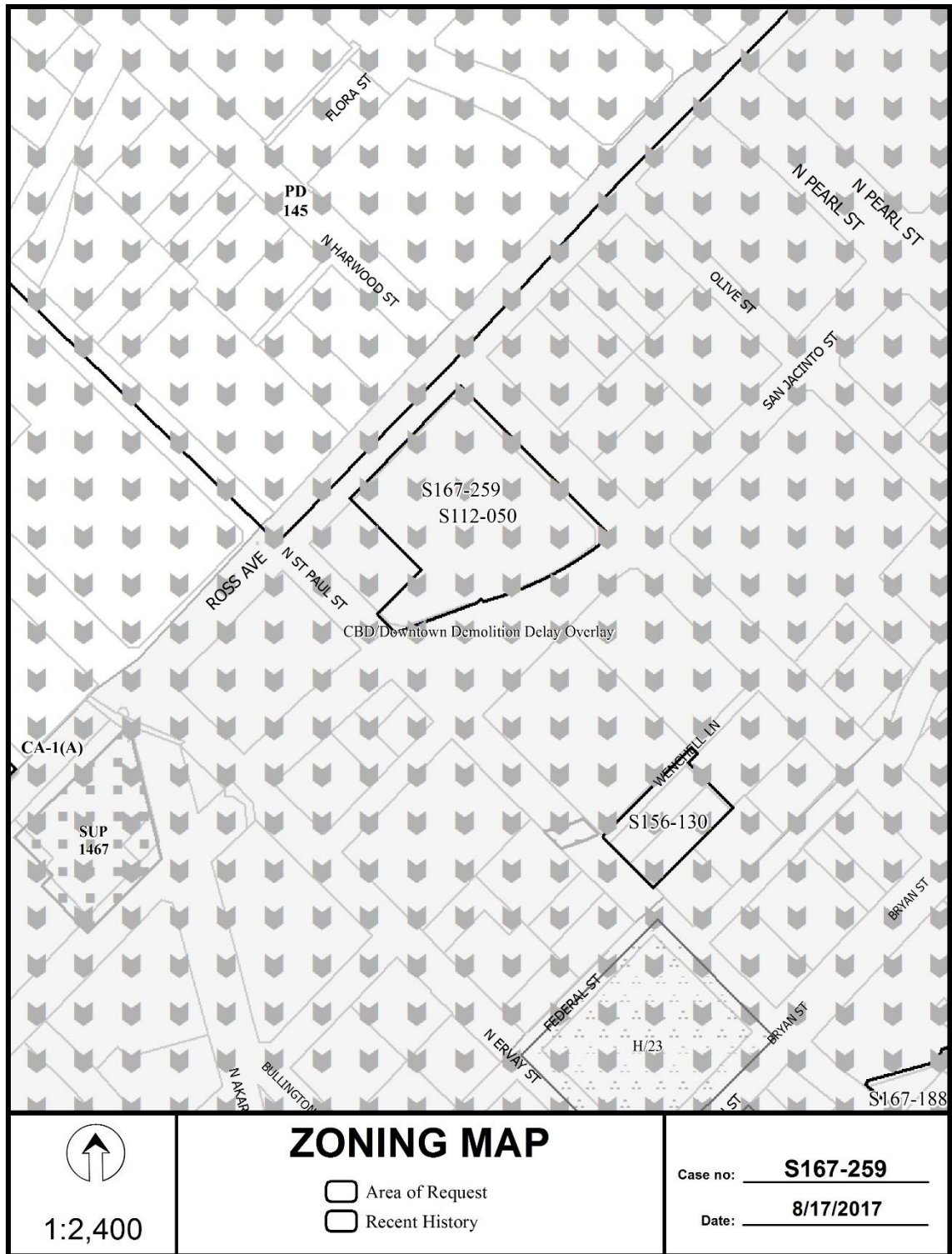
1. S167-188 was a request southeast of the present request to replat a 3.181-acre tract of land containing Part of Lots 4 through 6 in City Block A/478, part of City Block A/478, all of City Block 250, and a closed and vacated portion of Live Oak Street to create one lot on property located on Pacific Avenue between St. Paul Street and Harwood Street. The request was approved June 8, 2017 and has not been recorded.
2. S156-130 was a request southeast of the present request to create a 0.509-acre lot from a tract of land located in City Block 2/243 on property located on St. Paul Street between Federal Street and San Jacinto Street. The request was approved April 7, 2016 and has not been recorded.
3. S112-050 was a request south of the present request to replat a 2.007-acre tract of land in City Block 242 into one lot at 1928 Ross Avenue and bordered by Ross Avenue, Harwood Street San Jacinto Street and St. Paul Street. The request was approved January 5, 2012 and was recorded April 11, 2013.

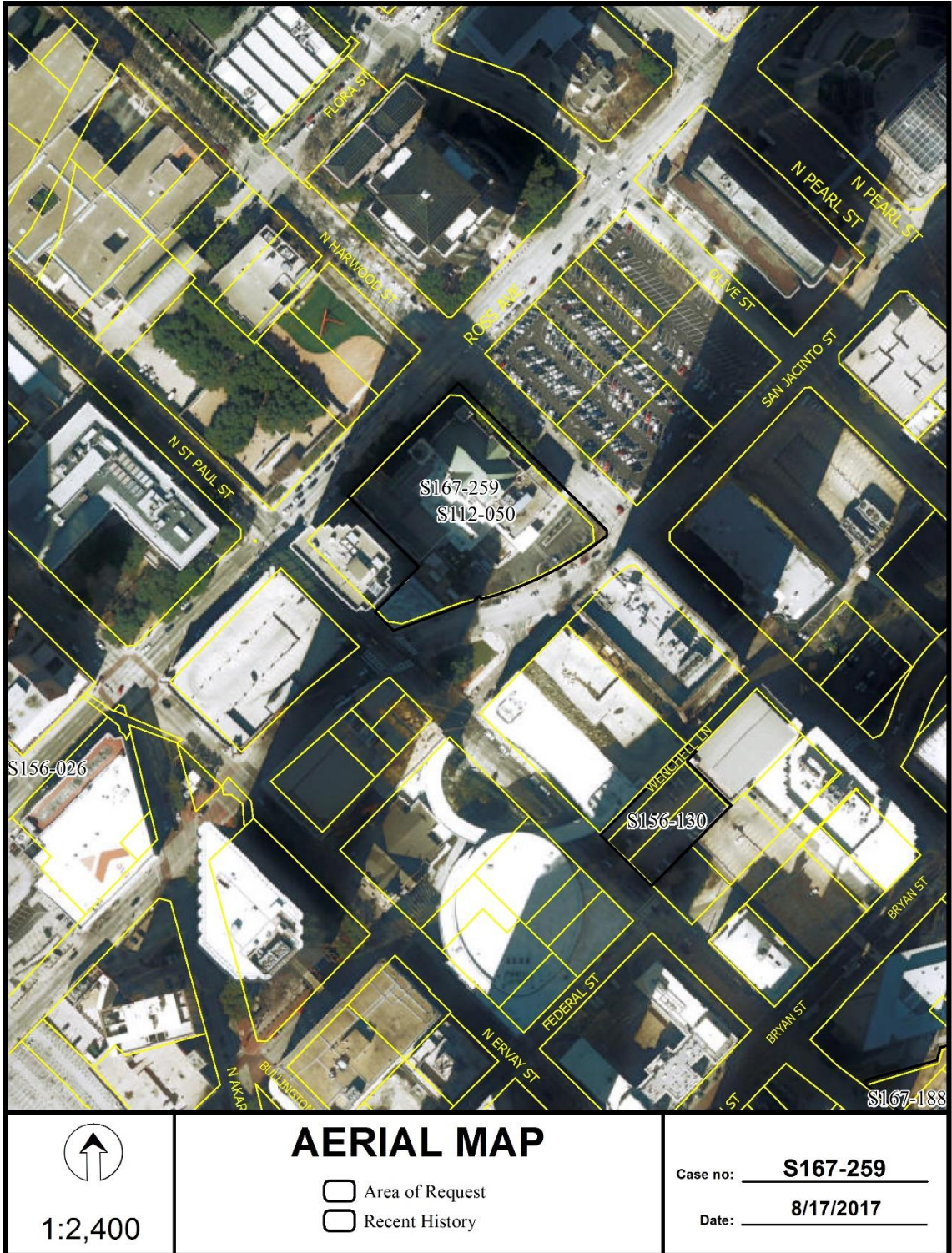
STAFF RECOMMENDATION: The request complies with the requirements of CA-1(A) Central Area zoning district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

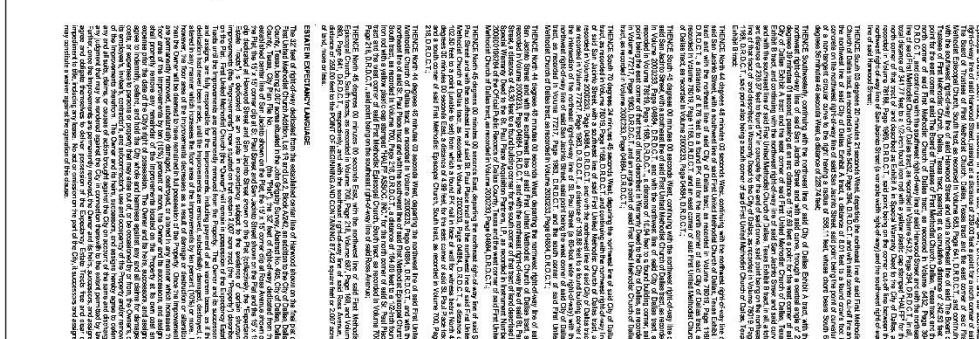
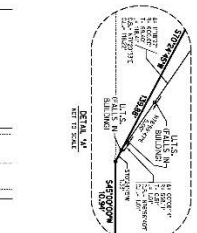
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat, chose a new or different addition name. Platting Guidelines
15. 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**.
16. Water and wastewater main improvement may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., room 200, Attention: **Water and Wastewater Engineering**.

17. New water/wastewater connections in the Central Business District requires engineering approval and a private development contract.
18. On the final plat, use additional street name labels to make the modern alignment of "San Jacinto Street" more clear. Section 51A-8.403(a)(1)(A)(xii).
19. On the final plat, place the name San Jacinto Place in its right-of-way.
20. On the final plat, identify the property as Lot 1A and Lot 1B in City Block A/242. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







LOCATION: 3932 Northwest Highway at Thornberry Lane, if extended**DATE FILED:** August 11, 2017 **ZONING:** PD 787 (Subareas 2, 3, and 4)**CITY COUNCIL DISTRICT: 13 SIZE OF REQUEST: 2.026-Acres MAPSCO: 24W****APPLICANT/OWNER:** GRBK Edgewood, LLC

REQUEST An application to replat part of City Block 5088 to create a 33-lot shared access development with 3 common areas on property located at 3932 Northwest Highway at Thornberry Lane, if extended.

SUBDIVISION HISTORY:

1. S167-110 was a request west of the present request to replat part of City Block 5088 and all of City Block A/5089 to create one 10.27-acre lot on property located at 3932 W. Northwest Highway. The request was approved March 16, 2017 and has not been recorded.

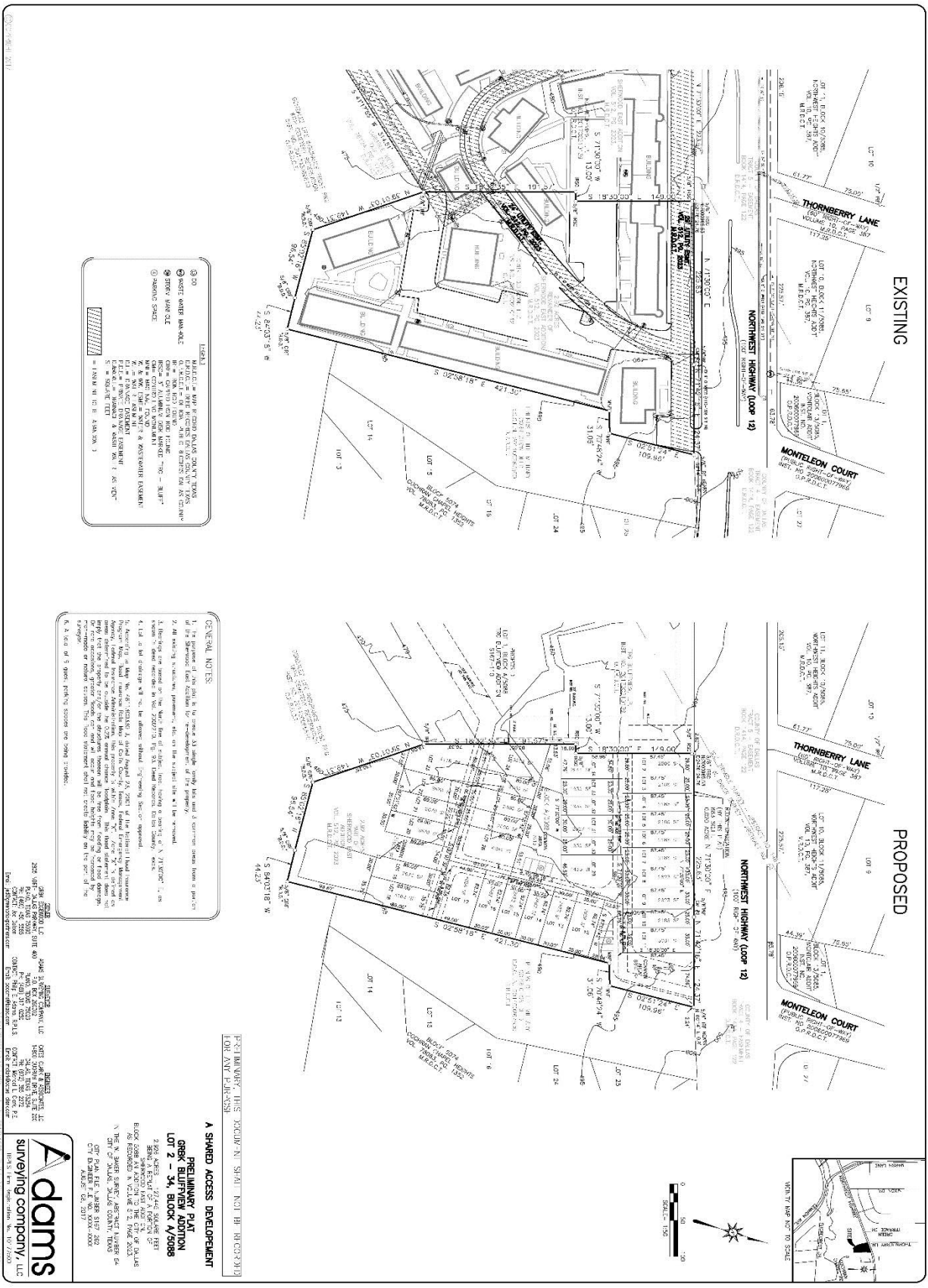
STAFF RECOMMENDATION: The request complies with the requirements of PD 787 (Subareas 2, 3, and 4); therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is 33 with three common areas.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat, dedicate 53.5 feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Northwest Highway. Section 51A 8.602(c)
15. On the final plat, add note: "TxDOT approval may be required for any driveway modification or new access point(s)."
16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines
18. On the final plat, show all additions or tracts of land within 150' of property with recording information. Platting Guidelines
19. On the final plat, show two control monuments. Section 51A-8.617
20. On the final plat, provide TxDOT right-of-way map.
21. On the final plat, provide 3 feet barrier easements at termination points of shared access area easements.
22. 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)

23. 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
24. 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)
25. Prior to submittal of the final plat, the Shared Access Development must meet all the requirements of Section 51A-4.411. Section 51A-4.411(c)
26. 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)
27. 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)
28. 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)
29. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
30. 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 street or City Council approved private street." Section 51A-4.411(d)(3), and 51A-4.411(d) (10)
31. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
32. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
33. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)

34. 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
35. 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)
36. 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.**
37. 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.**
38. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.
39. On the final plat, change "Northwest Highway (Loop 12)" to "Northwest Highway /State Highway Loop No. 12". Sec.51A-8.403(a)(1)(A)(xii). Contact Dallas Street Name Coordinator to determine correct names for the new streets. Sec.51A-8.403. (a) (1) (A) (xiv), Sec. 51A-8.506. (e)
40. On the final plat, an emergency only access point connecting to a fire lane must be provided for a shared access development with one access point in subareas 2 and 3. Section 51P-787.116.1(b)
41. On the final plat, identify the property as Lots 2 through 34 in City Block A/5088. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



LOCATION: Hickory Street between Park Avenue and Ervay Street**DATE FILED:** August 11, 2017 **ZONING:** PD 317 (Subdistrict 1-TR1), (Subdistrict 2A) (Mixed Use Corridor)**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 3.540-Acres****MAPSCO: 45V****APPLICANT/OWNER:** Gano15, LLC

REQUEST An application to replat a 3.540-acre tract of land containing all of Lots 1 through 3 in City Block C/457, all of Lots 1 through 15 in City Block C/917, and a portion of an abandoned alley to create 3 lots ranging in size from 1.045-acres to 1.252-acres on property located at Hickory Street between Park Avenue and Ervay Street.

SUBDIVISION HISTORY:

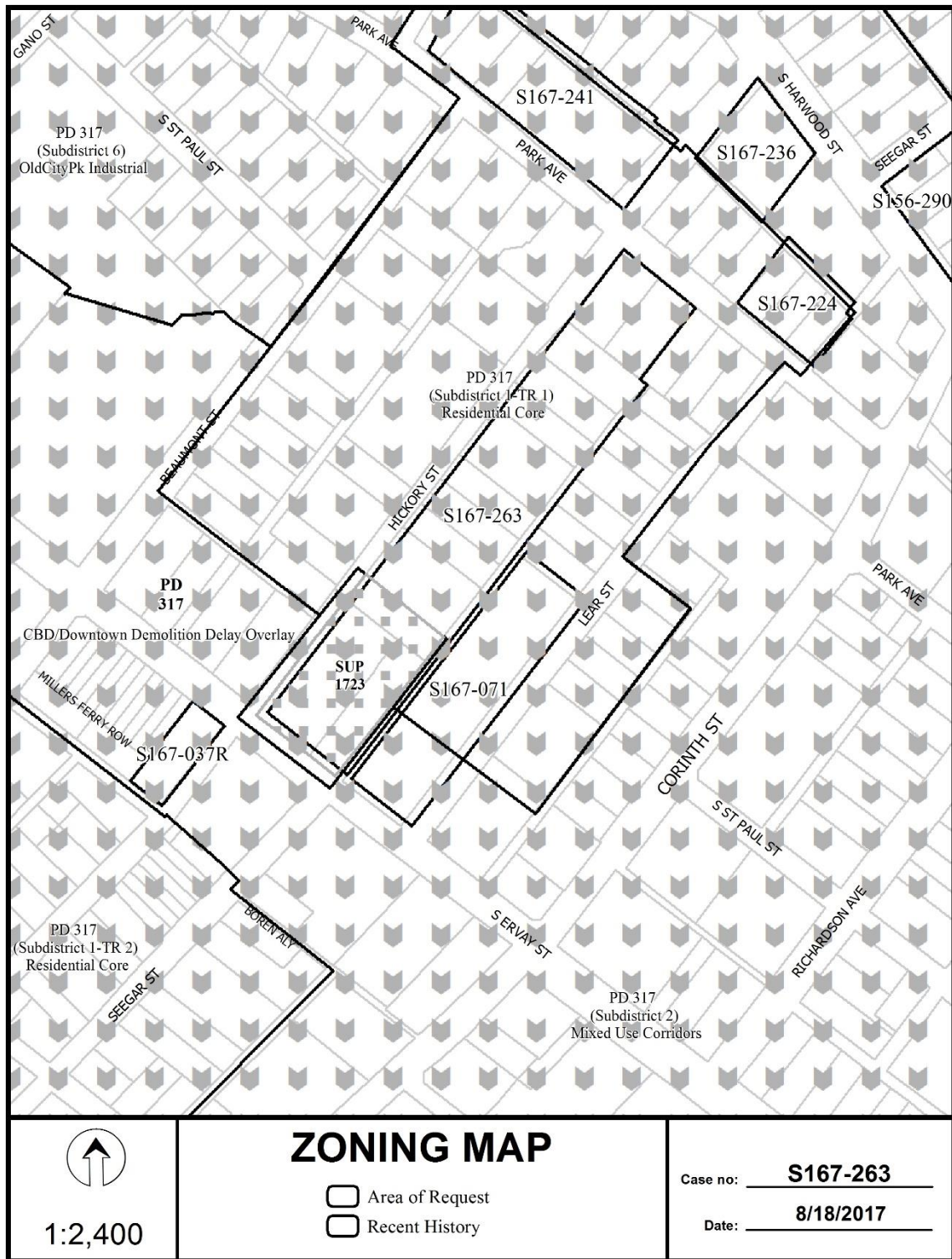
1. S167-241 was a request north of the present request to replat a 1.392-acre tract of land containing all of Lots 10 through 17 in City Block A/459 to create one 0.183-acre lot, and one 1.217-acre lot on property located on Park Avenue, between Hickory Street and Beaumont Street. The request was approved August 17, 2017 and has not been recorded.
2. S167-236 was a request northeast 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.
3. S167-224 was a request northeast 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.
4. S167-071 was a request south 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.
5. S167-037R is a request southwest of the present request to revise a previously approved plat (S167-037) containing the remainder of Lot 5 and all of Lot 6 to create one 0.018-acre lot, and one 0.226-acre lot in City Block B/914 on property located on South Ervay Street at Hickory Street. The request was withdrawn prior to the Plan Commission Hearing.
6. S156-290 was a request northeast of the present request to replat a 0.874-acre tract of land containing part of Lot 7, and all of Lots 8, 9, 10, and 11 in City Block

466 to create one lot on property located on Harwood Street at Corinth Street, north corner. The request was approved October 6, 2016 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 317 (Subdistrict 1-TR1, (Subdistrict 2A) (Mixed Use Corridor); therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is three.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)

12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat, dedicate 28 feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Hickory Street and Park Avenue. Section 51A 8.602(c)
14. On the final plat, dedicate 30 feet right-of-way from the established centerline of Ervay Street. Section 51A 8.602(c)
15. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Hickory Street & Park Avenue. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Ervay Street & Hickory Street. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Ervay Street & the alley. Section 51A-8.602(e),
18. On the final plat, dedicate 7.5 feet from the establish centerline of the alley.
19. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
20. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains- including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering.**
22. Water and wastewater main improvements are required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., room 200, Attention: **Water and Wastewater Engineering.**
23. On the final plat, change "South Ervay Street" to "Ervay Street". Sec.51A-8.403(a)(1)(A)(xii).
24. On the final plat, identify the property as Lots 1A, 7A, and 12A in City Block C/917. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S167-263**

Date: **8/18/2017**

LOCATION: Peeler Street between Manor Way and Haggar Way**DATE FILED:** August 11, 2017**ZONING:** IR**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST: 7.298-Acres****MAPSCO: 34L****APPLICANT/OWNER:** Sewell Corporation

REQUEST An application to replat a 7.298-acre tract of land containing all of Lots 1 and 3 in City Block B/5715, and a part of City Block 5715 to create one 3.621-acre lot and one 3.665-acre lot on property located on Peeler Street between Manor Way and Haggar Way.

SUBDIVISION HISTORY:

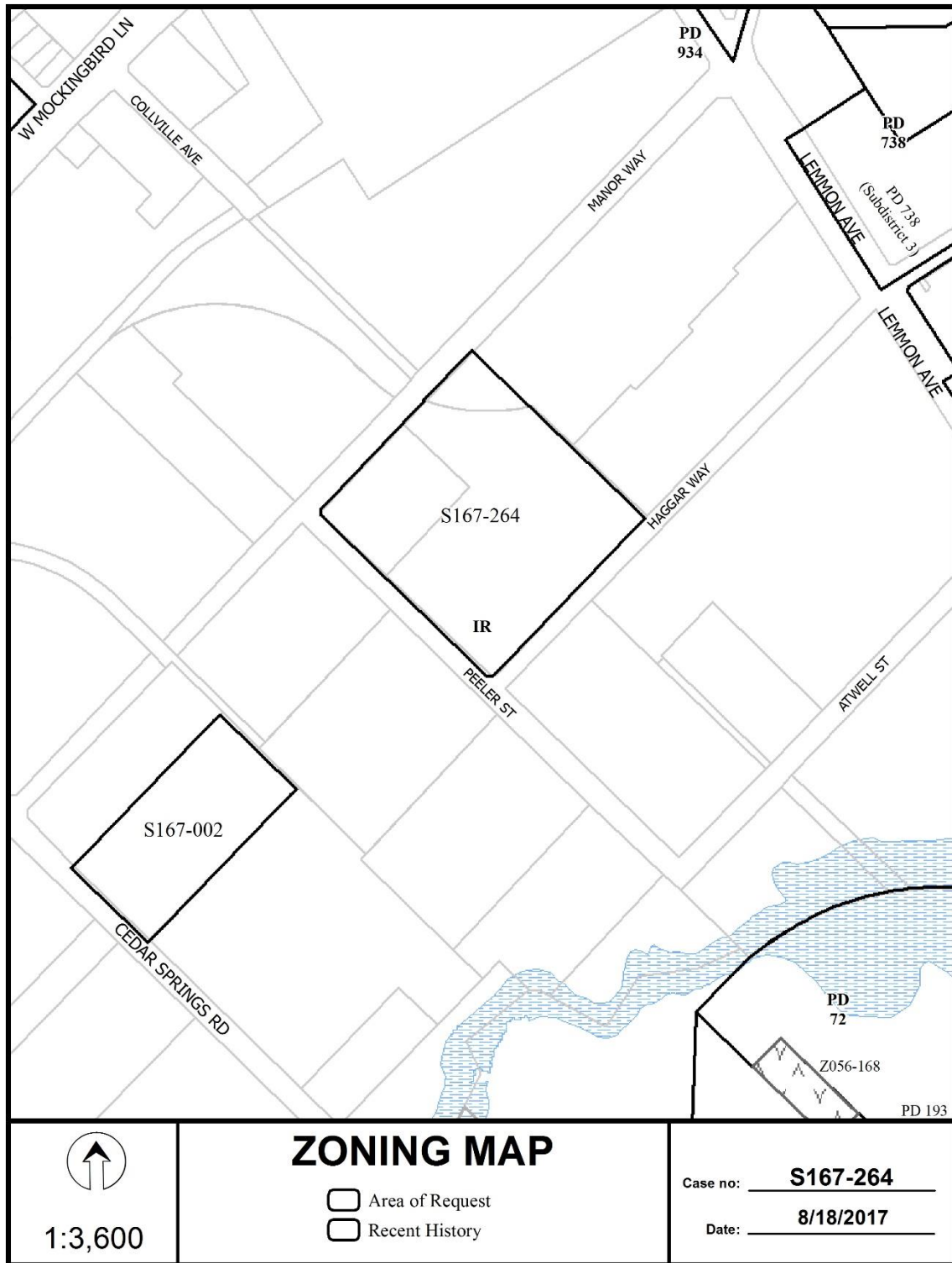
1. S167-002 was a request southwest of the present request to create one 3.106-acre lot from a tract of land in City Block 1/5717 on property located on Cedar Springs Road, southeast of Manor Way. The request was approved November 10, 2016 and has not been recorded.

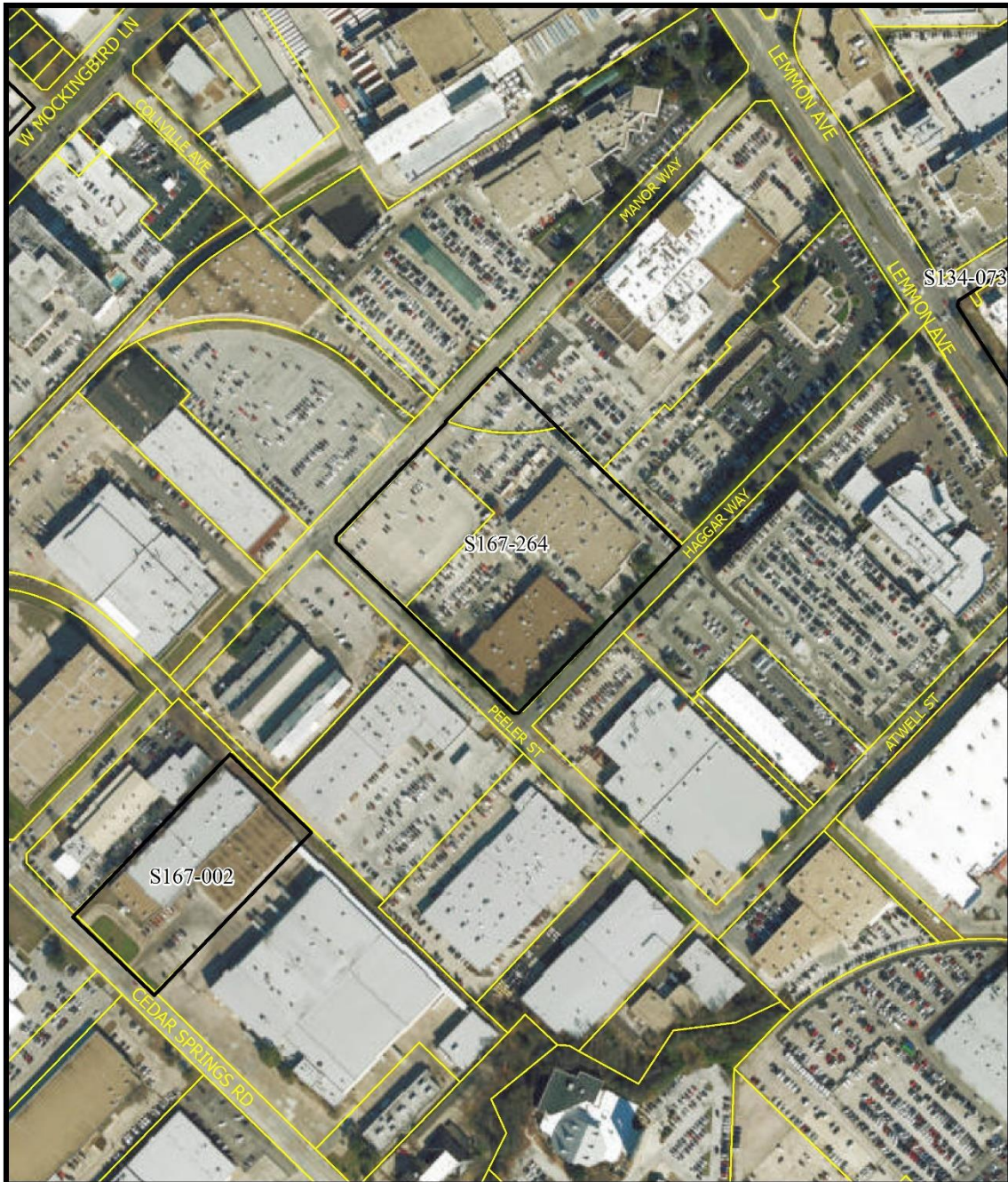
STAFF RECOMMENDATION: The request complies with the requirements of IR Industrial/Research zoning district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat, dedicate 28 feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Haggar Way, Peeler Street and Manor Way. Section 51A 8.602(c)
15. On the final plat dedicate a 10-foot by 10-foot corner clip at the intersection of Haggar Way & Peeler Street. Section 51A 8.602(d)(1)
16. On the final plat dedicate a 10-foot by 10-foot corner clip at the intersection of Peeler Street & Manor way. Section 51A 8.602(d)(1)
17. Comply with 65 LDN Contour Noise requirements.
18. On the final plat, show recording information on all existing easements within 150 feet of property.
19. On the final plat, show all additions or tracts of land within 150' of property with recording information. Platting Guidelines
20. On the final plat, show two control monuments. Section 51A-8.617
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains- including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

22. Water and wastewater main improvements may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., room 200, Attention: **Water and Wastewater Engineering**.
23. Existing and any proposed water and wastewater easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utilities (DWU) easement size 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
24. On the final plat, identify the property as Lot 1A and Lot 1B in City Block B/5715. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





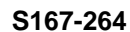
1:3,600

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S167-264**

Date: **8/18/2017**



OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

THE NEW YORK TIMES, 1962, p. 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, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838

WORTH ASSESSING THAT A DEGREE OF HAZARD EXIST TO AN AREA SET FOR CONSIDERATION.

THESE DATA INDICATE THAT THE DAILY MORNINGNESS OF THE STUDY GROUP WAS NOT SIGNIFICANTLY DIFFERENT FROM THE MORNINGNESS OF THE GENERAL POPULATION. THE INTEREST OF THIS STUDY WAS NOT IN THE MORNINGNESS OF THE STUDY GROUP, BUT IN THE INTEREST OF THE STUDY GROUP.

REWS, SCOTT 8809 SE WEST AVE SW CORNER CO., A 0.5 ACRES OF 4.18 FEET IF THE CON OF BECHING.

OWNER'S DEDICATION

[illegible]

WITNESS, MY HAND & CALLAS TEXAS THIS 26th DAY OF _____, 2017

SEWELL CORPORATION

_____ THE _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE ASSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he did so for the purposes and consideration expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2017.

NO ARMY FUELING IN AND FOR THE SALVO EXOS

SURVEYOR'S STATEMENT

DATE OF BIRTH _____ DAY OF _____ 2022.

MEMO OF THE MEMO, 17-13
ITXAS: 17051773 270759004 A3 SURVIVOR NO. 5066

Preliminary
This document shall not be
relied upon for any purpose.
For Review Purposes Only
Issued to US Marshals
Department 10048
August 11, 2017

STATE OF TEXAS
COUNTY OF DALLAS

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY PLAT

SEWELL SERVICES ADDITION
LOTS 1A AND 3A, BLOCK B/5715

RECALL OF ALL OF IT, BLOCK B/9715
OF CAMPBELL TOWNSHIP, ACTION,
RECORDED IN NW 1/4F 97270, PAGE 358, DIRECTLY,
AT 0 10 14, BLOCK B/9715,
OF CAMPBELL TOWNSHIP, ACTION, NO. 2,
RECORDED IN INSTRUMENT NO. 200809135968, OF DIRECTLY,
AND A "OR ON" OF CAMPBELL, 5953 ACRES.
STELL, DONOVAN ON,
RECORDED IN NW 1/4F 207300297270, OF 400.1,
IN THE WILES BRUNNEN SURVEY, 5533 ACRES, NO. 52,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
[21A, ADDS 5 = 1/2888 ADDS 5]

CITY PLAN FILE NO. S167-264
ENGINEERING PLAN NO. 311T

AUGUST 11, 2017

OWNER:	SUBRECTOR:
SENNEL CORPORA CN C/O SENNEL ACTIVEWARE COMPANIES 3800 W. NORTHWEST CORPWA SUITE 400 DALLAS, TEXAS 75220 (972) 922-2231 CONTACT: SCOTT CERNANSON	STANTEC CONSULTING SERVICES INC. 12222 MERIDIAN DRIVE, SUITE 100 DALLAS, TEXAS 75220 PHONE: (972) 991-2011 CONTACT: DAVID A. DE WERT, P.E.

LOCATION: Trippie Street between Lyndon B. Johnson Freeway and Cherry Valley Boulevard

DATE FILED: August 11, 2017

ZONING: IR

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 31.525-Acres

MAPSCO: 75H

APPLICANT/OWNER: GRA GAR, Inc.

REQUEST An application to replat a 31.525-acre tract of land containing all of Lot 1A in City Block B/7609 and part of City Block B/7609 to create one lot on property on Trippie Street between Lyndon B. Johnson Freeway and Cherry Valley Boulevard.

SUBDIVISION HISTORY:

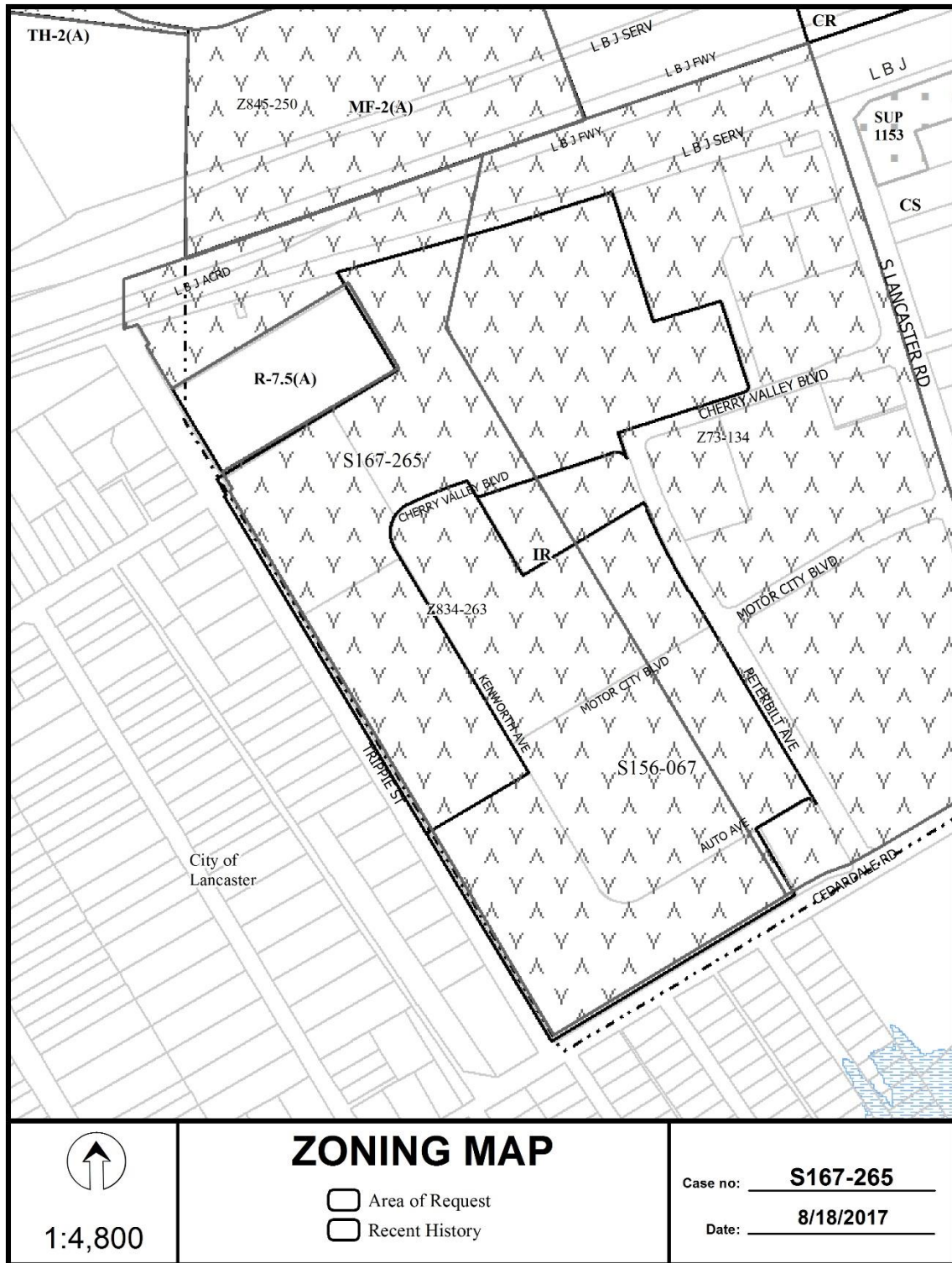
1. S156-067 was a request southeast of the present request to replat a 31.592-acre tract of land containing all of Lot 1 in City Block E/7609, all of Lot 1 in City Block F/7609, and part of City Block B/7609 into three lots on property located at Trippie Street and Cedardale Road, north corner. The request was approved January 21, 2016 and has not been recorded.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat dedicate 30 feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Trippie Street within the City of Dallas. Section 51A 8.602(c)
15. On the final plat, add note: "TxDOT approval may be required for any driveway modification or new access point(s)."
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, provide TxDOT right-of-way map.
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. Existing and any proposed water and wastewater easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utilities (DWU) easement size 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
21. On the final plat, identify the property as Lot 1B in City Block B/7609. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





1:4,800

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S167-265**

Date: **8/18/2017**

LOCATION: Forney Road, west of Prairie Flower Trail**DATE FILED:** August 11, 2017**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT: 7 SIZE OF REQUEST:** 5.349-Acres**MAPSCO:** 47R**APPLICANT/OWNER:** MRBS Partners, LP

REQUEST An application to create a 39-lot subdivision with 5 common areas with lots ranging in size from 0.046-acre to 0.068-acre from a 5.349-acre tract of land in City Block 6128 on property located on Forney Road, west of Prairie Flower Trail.

SUBDIVISION HISTORY:

1. S167-126 was a request at the present request to create a 40-lot subdivision with 4 common areas from a 3.320-acre tract of land in City Block 6128 on property located on Forney Road, west of Prairie Flower Trail. The request was approved March 16, 2017 and was withdrawn August 15, 2017.

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

This plat establishes the lot pattern for the development and it is consistent with the development on the property contiguous on the east which was developed as a Community Unit Development with an R-7.5(A) zoning designation. The request area is 5.35 acres in size and the TH-3(A) District allows a maximum density of 12 units per acre. Condition 10 limits the total number of lots to 39 plus 5 common areas.

The request complies with Section 51A-8.503 and the TH-3(A) requirements, therefore, staff recommends approval subject to compliance with the following conditions:

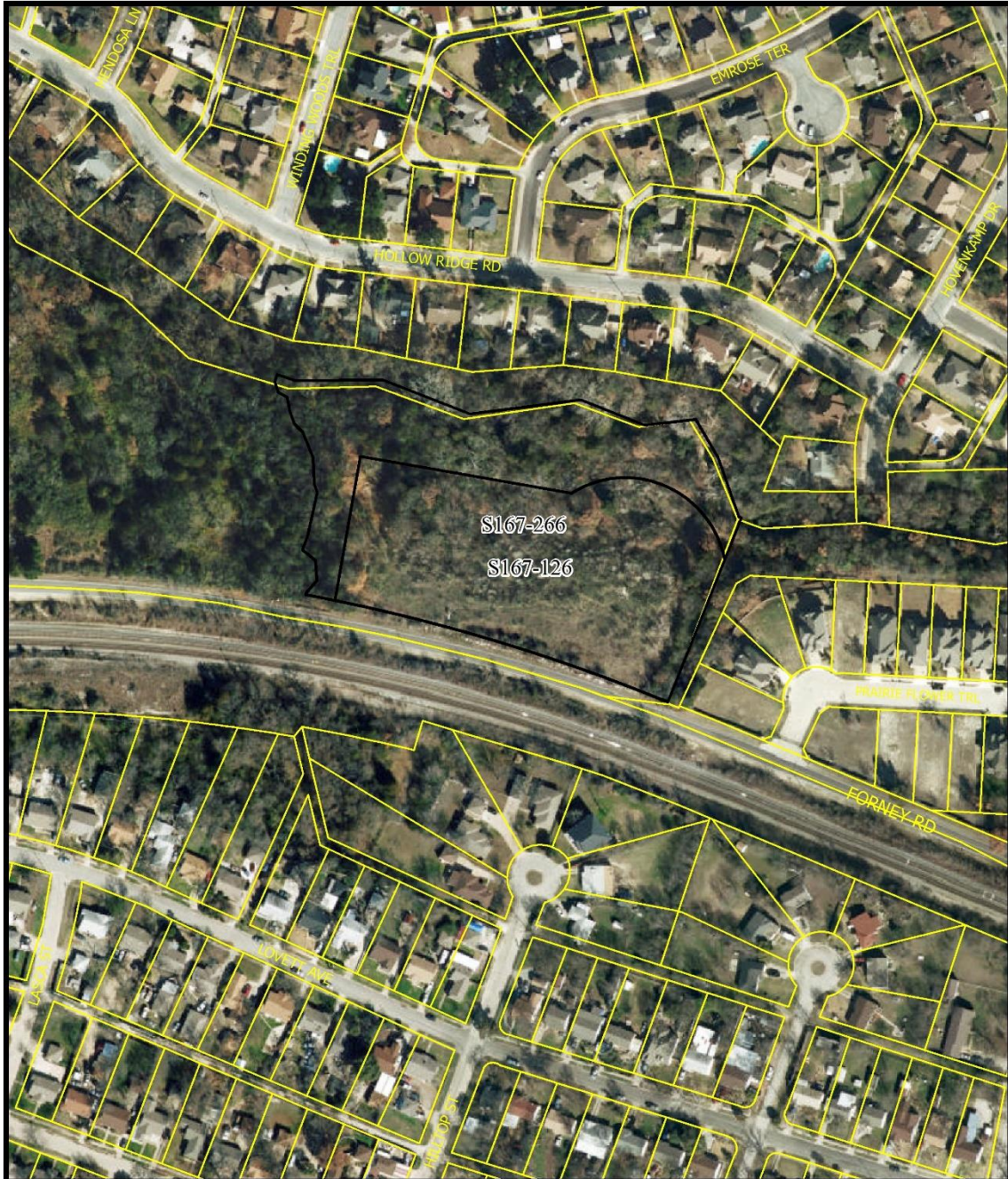
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is 39 with five common areas.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat, dedicate 30 feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Forney Road. Section 51A 8.602(c)
15. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Forney Road & Forney Drive. Section 51A 8.602(d)(1)
16. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
17. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V

18. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
19. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
21. Prior to submission of the final plat set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
24. On the final plat, show the floodway easement.
25. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f)
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains- including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
27. Water and wastewater main 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. Existing and any proposed water and wastewater easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utilities (DWU) easement size 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
29. Prior to final plat, contact the Street Name Coordinator to determine correct names for the new streets; "Forney Drive" is not an acceptable name, as it duplicates the existing "Forney Road". Sec.51A-8.403(a)(1)(A)(xiv), Sec. 51A-8.506. (e)
30. On the final plat, identify the property as Lots1 through 14 and common area E in City Block 18/6128, and Lots 1 through 25 and common areas B through D in City

Block 19/6128. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





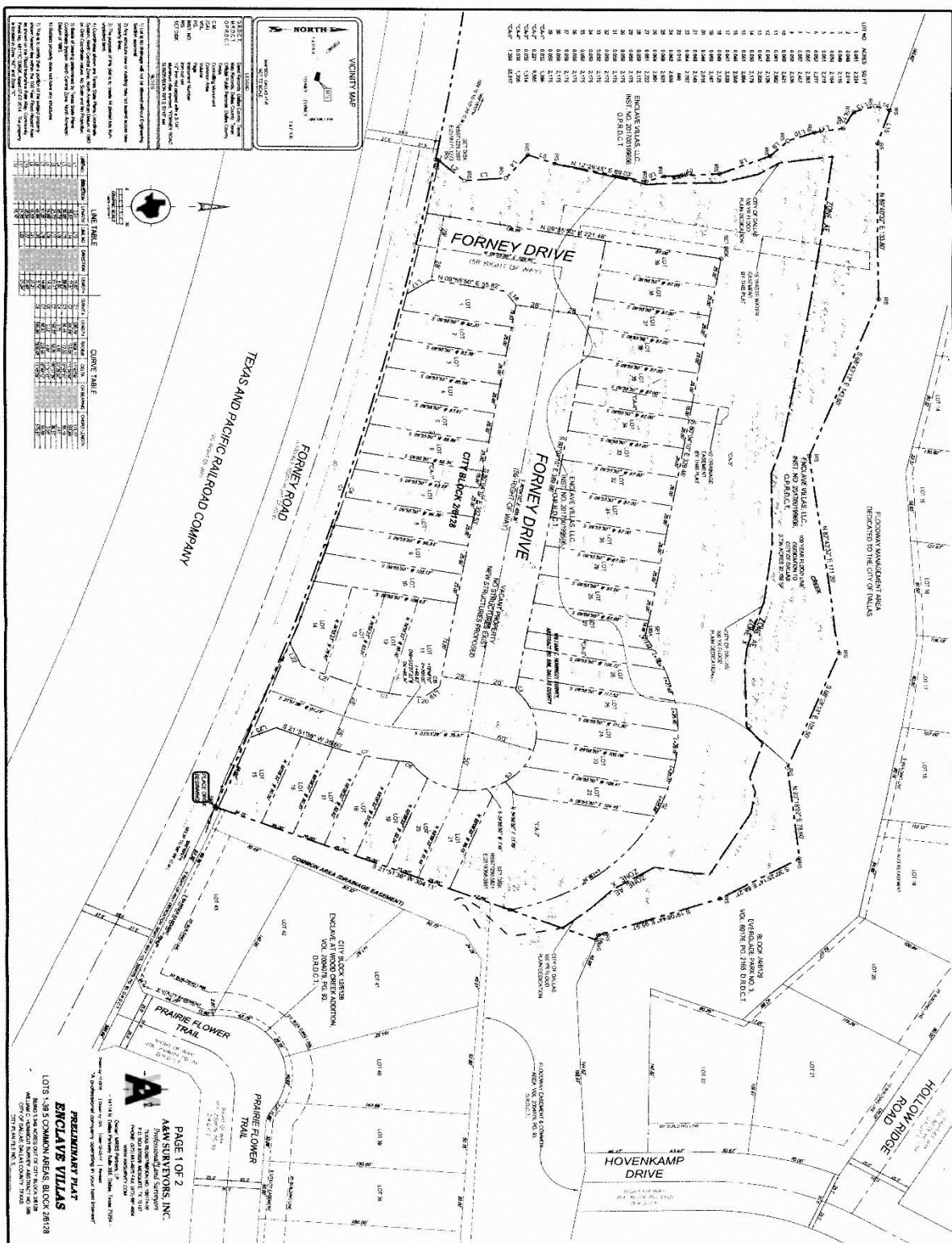
1:2,400

AERIAL MAP

- ☐ Area of Request
☐ Recent History

Case no: S167-266

Date: 8/18/2017



With 2525, Encative Vision, LLC is the new owner of a unit of assets located in the WILLIAM C. ALBRIGHT SUPERV. District No. 466. Carol Dallas, Dallas County, Texas, said before sale of a tract of about 100 acres.

[illegible][illegible][illegible]

and obtain a difference of 18.65 (a 100-point scale) 3.77 standard deviations above the average 18.65/3.77 = 4.95, or 5.0 SD's above the average.

Between 1979 and 1981, the following 100000 men from England, Wales, Scotland, and Norway, the countries of the British Isles, were included in the study: 1) men aged 50 to 69 years; 2) men who were not in the military service; 3) men who were not in the medical or dental services; and 4) men who were not in the police force.

Through the assistance of British Council and a grant from the U.S. National Institutes of Health, the first of the 100000 men (40000) in England, Wales, and Scotland, the "first cohort," was invited to participate.

1. Smith (1994) finds a measure of the "size" of the corporate sector in the United States that is positively correlated with the number of firms per country in a broad cross-section of countries, as well as the size of the country in terms of population and land area.

2. The OECD (1994) report of the OECD Roundtable on the Economics of Globalization, "Trade," "The New South," pp. 11-12, says that the European Union, U.S., and the Asian Pacific Rim of Asia are the three largest trading blocs in the world, with the U.S. and the European Union accounting for 50.2% of international trade, and the Asian Pacific Rim accounting for 24.6% of international trade of Asia.

COUNTY OF DALLAS

[illegible][illegible]

COUNTY OF DALLAS

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

PRELIMINARY 1
ENCLOSURE 111
LOT 15 150 S. ALABAMA
MILWAUKEE, WISCONSIN 53202
OFFICE OF THE CITY CLERK
CITY OF MILWAUKEE, WISCONSIN
JAN 10 1975

LOCATION: Commerce Street between Langford Street and Beckley Avenue**DATE FILED:** August 11, 2017**ZONING:** PD 714 (Subdistrict 1A)**CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST: 4.748-Acres****MAPSCO: 44R****APPLICANT/OWNER:** West Commerce Investments, LLC

REQUEST An application to replat a 4.748-acre tract of land containing all of Lots 1A, 2A, 3A, and 9A in City Block 2/6810; part of Lots 1, 2, 4, and all of Lot 3 in City Block 1/6810; all of Lots 14, 15, 18, 19, and 22 in City Block 2/6810; part of City Block 6809; an abandoned alley in City Block 2/6810; an abandoned alley sight easement on Commerce Street at the alley, and part of Beatrice Street to be abandoned to create one 0.334-acre lot and one 4.414-acre lot on property located on Commerce Street between Langford Street and Beckley Avenue.

SUBDIVISION HISTORY:

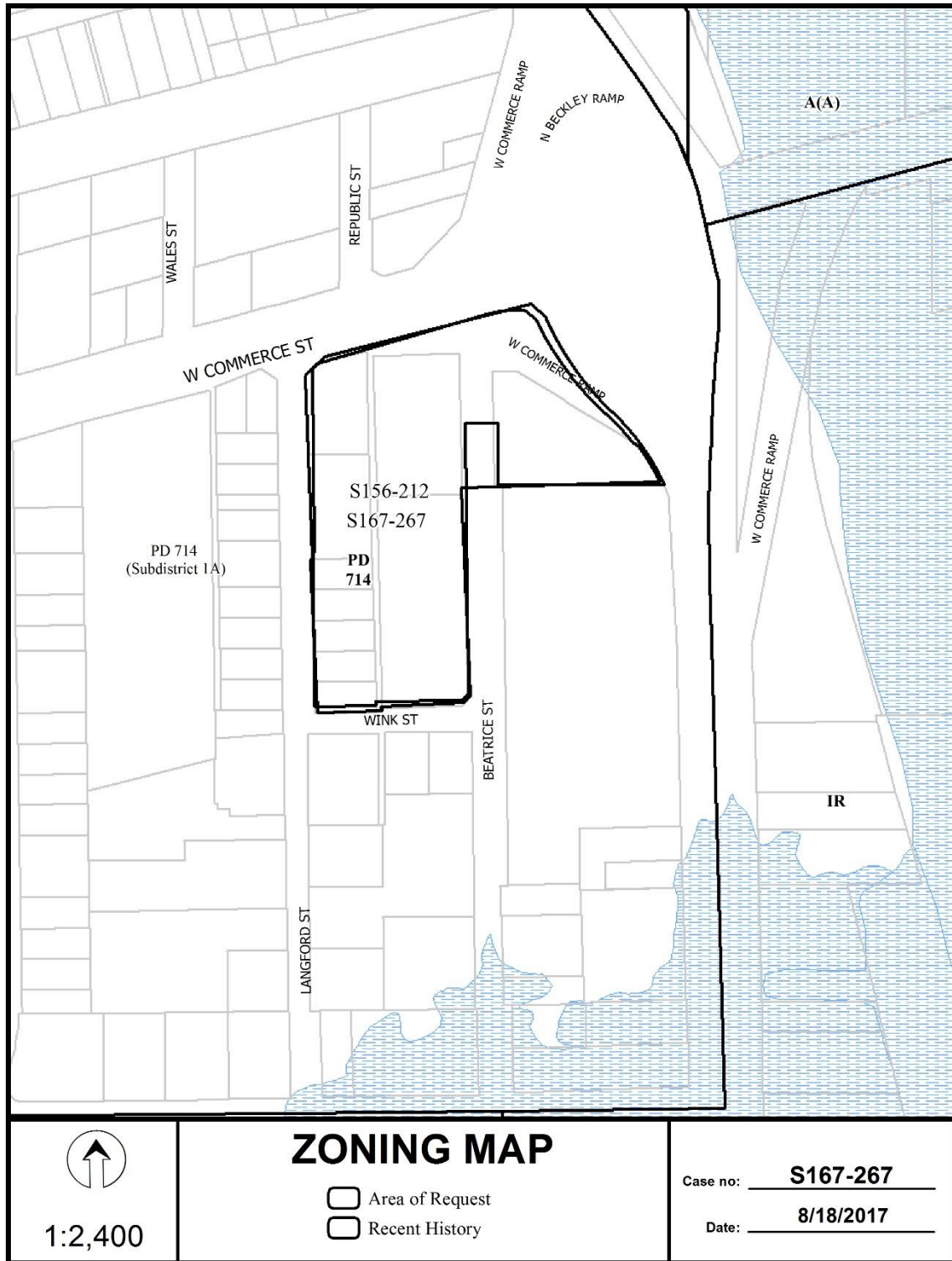
1. S156-212 was a request at the present request to replat a 4.564-acre tract of land containing all of Lots 1A, 2A, 3A, and 9A in City Block 2/6810; part of Lots 1, 2, and 4, and all of Lot 3 in City Block 1/6810; all of Lots 14, 15, 18, 19, and 22 in City Block 2/6810; part of City Block 6809; and abandoned alley in City Block 2/6810; part of abandoned Commerce Street, and part of Beatrice Street; to create one lot on property located on West Commerce Street between Langford Street and Beckley Avenue. The request was approved June 30, 2016 and was withdrawn August 15, 2017.

STAFF RECOMMENDATION: The request complies with the requirements of PD 714 (Subdistrict 1A); therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat, dedicate 28 feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Langford Street, Wink Street, and Beatrice Street. Section 51A 8.602(c)
15. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Langford Street & Wink Street. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Wink Street & Beatrice Street. Section 51A 8.602(d)(1)
17. On the final plat add note: "TxDOT approval may be required for any driveway modification or new access point(s) on Commerce Street."
18. Provide a turn-around per the City of Dallas Standards at the end of Beatrice Street. Section 51A-8.506(b)

19. 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.
20. On the final plat, show two control monuments. Section 51A-8.617
21. 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)
22. 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.**
23. 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.**
24. Existing and any proposed water and wastewater easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utilities (DWU) easement size 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
25. On the final plat, change “Republic Street (formerly Taliaferro Street)” to “Republic Street (formerly Woodrow Street)”, per Commissioner’s Court order 1933-319, Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lots 1A and 3A in City Block 1/6810. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 7, 2017****FILE NUMBER:** S167-268**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Kiest Boulevard, east of B.N. & S.F. Railroad and south of Mar Vista Trail**DATE FILED:** August 11, 2017**ZONING:** CS**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 9.66-Acres**MAPSCO:** 52Y**APPLICANT/OWNER:** Nicholas Q. Lee

REQUEST An application to create one 9.66-acre lot from a tract of land on property located on Kiest Boulevard, east of B.N. & S.F. Railroad and south of Mar Vista Trail.

SUBDIVISION HISTORY:

1. S1123-101 was a request south of the present request to create one lot from a 12.973-acre tract of land in City Block 8018 on property located at the intersection of Kiest Blvd. and Loop 12 (Walton Walker Blvd.). The request was approved March 21, 2013 and was recorded December 5, 2014.

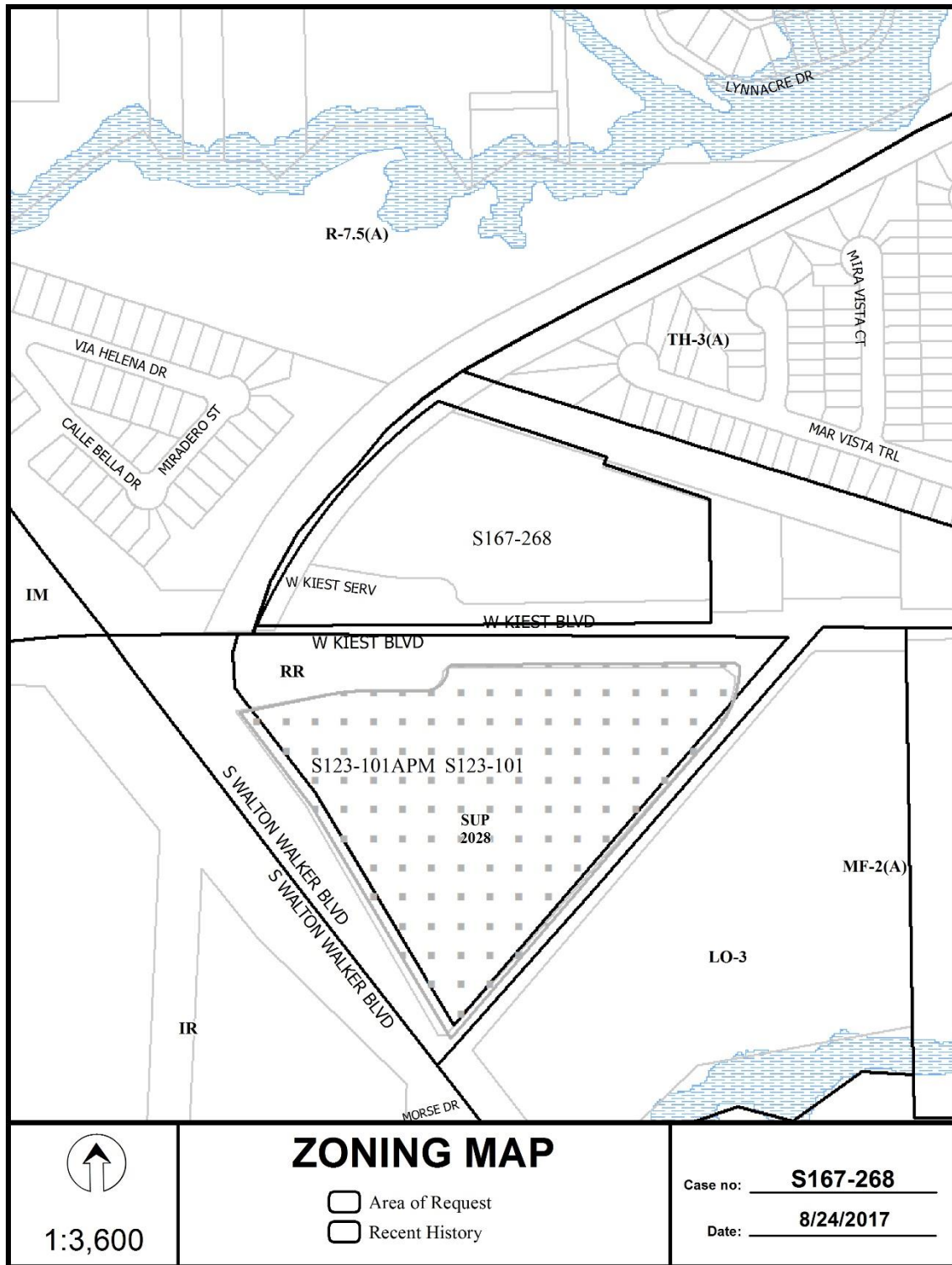
STAFF RECOMMENDATION: The request complies with the requirements of CS Commercial Service zoning district; therefore, staff recommends approval of the request subject to compliance with the following conditions:

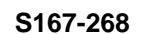
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat, dedicate 50 feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Kiest Boulevard. Section 51A 8.602(c)
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
16. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines
17. On the final plat, show recording information on all existing easements within 150 feet of property.
18. On the final plat, show all additions or tracts of land within 150' of property with recording information. Platting Guidelines
19. On the final plat, chose a new or different addition name. Platting Guidelines
20. On the final plat, show two control monuments. Section 51A-8.617
21. On the final plat, locate location of street easements in volume 71208, page 1001 and Volume 76021, page 767.
22. On the final plat, show the location of the property described in instrument number 201500014634.
23. On the final plat, modify plat scale to 1:40 or the largest practical scale approved by the Director.

24. On the final plat, clarify Kiest Boulevard right-of-way and field measure Kiest Boulevard south right-of-way line.
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 Dallas Water Utilities (DWU) easement size 20 feet for one utility and 25 feet for both water and sewer. Larger diameter or deeper mains may require additional width.
28. On the final plat, show and label "Morse Drive" in its right-of-way and change "W. Kiest Boulevard" to "Kiest Boulevard." Section 51A-8.403(a)(1)(A)(xii).
29. On the final plat, identify the property as Lot 2 in City Block G/6966. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 7, 2017****FILE NUMBER:** S167-269**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** 1705 Ross Avenue between Ashby Street and Carroll Avenue**DATE FILED:** August 11, 2017**ZONING:** PD 298 (Subarea 4)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 1.15-Acres**MAPSCO:** 45D**APPLICANT/OWNER:** Scarsdale Partners, Ross-Carroll, Ltd

REQUEST An application to replat a 1.15-acre tract of land containing part of Lots 1, 2, and 3 in City Block 1/650 to create one lot on property located at 1705 Ross Avenue between Ashby Street and Carroll Avenue.

SUBDIVISION HISTORY:

1. S167-205 was a request northeast of the present request to replat a 3.805-acre tract of land containing all of Lots 15 through 22 in City Block 4/699 and part of Lot 1 in City Block 1/700 to create one lot on property located on Annex Avenue, between San Jacinto Street and Ross Avenue. The request was approved June 22, 2017 and has not been recorded.
2. S167-087 was a request southeast of the present request to replat a 0.3575-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 1/716 to create a 10 lot Shared Access Development on property located on Burlew Street at Scurry Street, east corner. The request was approved February 16, 2017 and has not been recorded.
3. S167-018 was a request south of the present request to replat a 0.5049-acre tract of land containing all of Lots 7 and 8 in City Block 15/646 and a portion of a 15 - foot alley into one lot on property located on San Jacinto Street between Peak Street and Haskell Avenue. The request was approved December 1, 2016 and has not been recorded.
4. S156-259 was a request southwest of the present request to replat a 0.3713-acre tract of land containing all of Lots 12 and 13 in City Block 3/649 on property located on 4222 and 4226 Roseland Avenue, southwest of Peak Street. The request was approved August 16, 2016 and has not been recorded.
5. S156-178 was a request southeast of the present request to was a request west of the present request to create one lot from a 0.680-acre tract of land in City Block 2/648 and City Block 712 on property located on Carroll Avenue east of San Jacinto Street. The request was approved April 21, 2016 and has not been recorded.
6. S 145-209 was a request southwest of the present request to replat a 1.0277-acre tract of land containing all of Lot 4A, and part of Lots 1, 2, 3, and 5 in City Block 2/650 to create one lot on property located on 4301 through 4315 Ross Avenue

between Peak Street and Ashby Street. The request was approved June 22, 2015 and recorded January 22, 2016.

7. S112-181 was a request northeast of the present request to create a 0.8845-acre lot from a tract of land in City Block 1/648 on property located at Ross Avenue and Annex Avenue, south corner. The request was approved September 6, 2012 and recorded May 20, 2013.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 4); therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat, dedicate 28 feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Ashby Street. Section 51A 8.602(c)
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Ashby Street & Ross Avenue. Section 51A 8.602(d)(1)
15. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Carroll Avenue & Ross Avenue. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Ashby Street & the alley. Section 51A-8.602(e),
17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Carroll Avenue & the alley. Section 51A-8.602(e),
18. 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
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains- including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering.**
21. Water 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.**
22. On the final plat, identify the property as Lot 1A in City Block 1/650. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





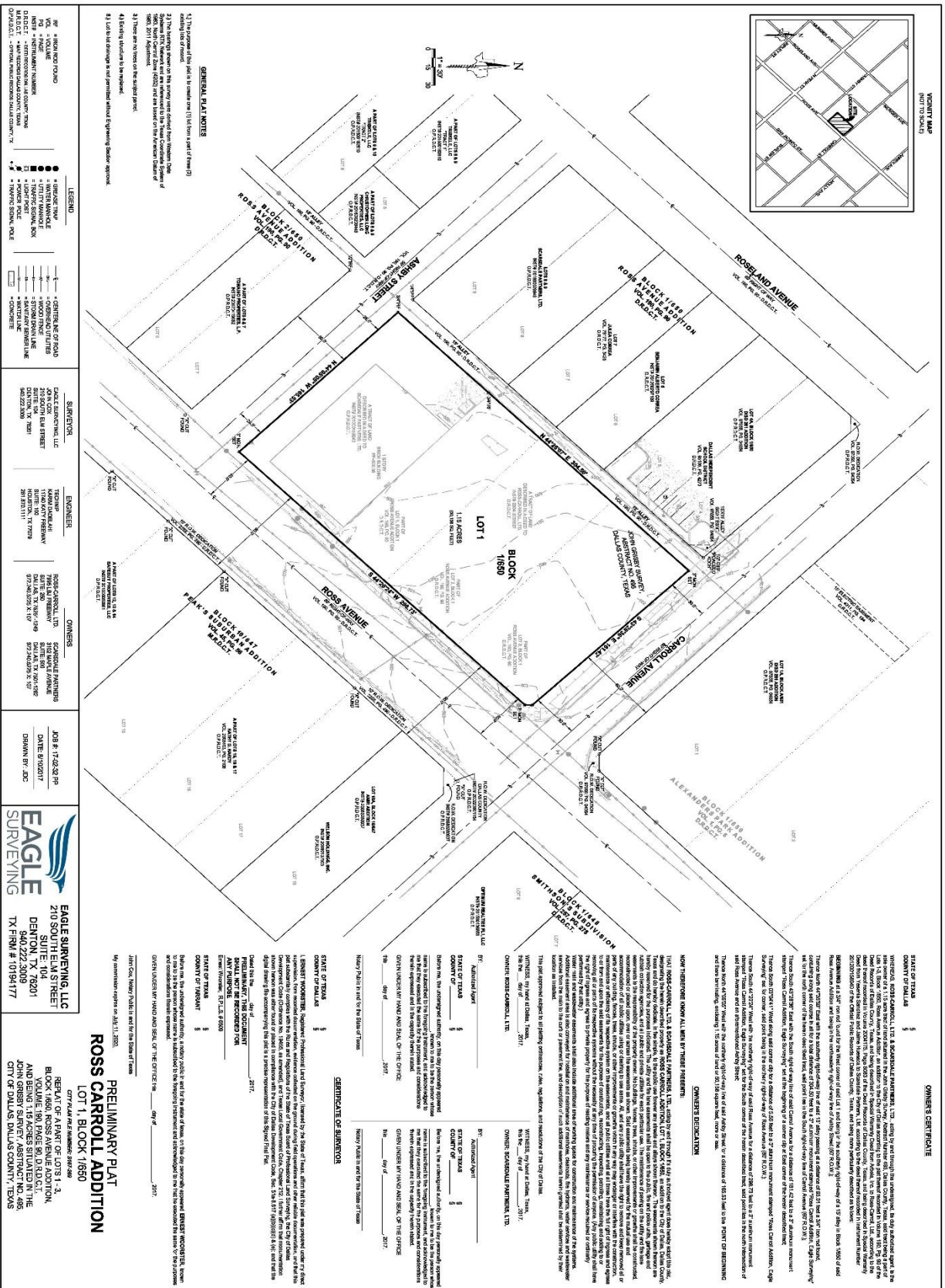
1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S167-269**

Date: **8/18/2017**



LOCATION: Between Olympus Boulevard, Rombauer Road, Bleecker Street, and Wharf Road

DATE FILED: August 14, 2017

ZONING: PD 741 (Subarea A)

CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST: 8.155-Acres MAPSCO: 11AK

APPLICANT/OWNER: CW Shoreline Land, Ltd. and Cypress Waters Land A, Ltd.

REQUEST An application to replat an 8.155-acre tract of land containing all of Lot 1 in City Block D/8466 to create 3 lots ranging in size from 0.660-acre to 6.716-acres on property bounded by Olympus Boulevard, Rombauer Road, Bleecker Street, and Wharf Road.

SUBDIVISION HISTORY:

1. S167-229 was a request north of the present request to replat a 9.221-acre tract of land containing part of Lot 1 in City Block G/8466 to create one 3.338-acre lot and one 3.521-acre lot on property located on Rombauer Road at Byron Bay street, northeast corner. The request was approved August 3, 2017 and has not been recorded.
2. S167-074 was a request southeast of the present request to create three lots ranging in size from 0.524-acre to 7.537-acre from a 9.6605-acre tract of land in City Block H/8644 on property located on Olympus Boulevard and Wharf Road, northeast corner. The request was approved June 16, 2016 and has not been recorded.
3. S167-070 was a request southeast of the present request to create one 8.441-acre lot from a tract of land in City Block 8466 on property located on Cypress Waters Boulevard at Olympus Boulevard southeast corner. The request was approved January 19, 2016 and has not been recorded.
4. S156-203 was a request northwest of the present request to create one 15.717-acre lot from a tract of land in City Block 8466 on property located on Olympus Boulevard at Rombauer Road. The request was approved June 16, 2016 and has not been recorded.
5. S156-137A was a request north of the present request to create four lots ranging in size from 1.3475-acres to 8.1548-acres from a 22.0703-acre tract of land in City Block 8466 on property located north of Hackberry Road and east of Belt Line Road. The request was approved April 7, 2016 and was recorded April 27, 2017.
6. S156-129 is a request south of the present request to create one 8.410-acre lot and one 9.266-acre lot from a 17.676-acre tract of land located in City Block 8466 on property located on Cypress Waters Boulevard at Olympus Boulevard. This request was approved April 7, 2016 and has not been recorded.

7. S145-272 is a request northeast of the present request to create a 1.154-acre lot in City Blocks 8466 and 8467 on property located north and east of Cypress Waters Boulevard and Olympus Boulevard. The request was approved October 1, 2015 and has not been recorded.
8. S145-032 was a request south of the present request to dedicate an 8.192-acre tract of land in part of City Blocks 8463 and 8466 for right-of-way on property located between North Belt Line Road and Cypress Waters Boulevard. The request was approved December 18, 2014 and was recorded June 6, 2016.
9. S134-226 was a request southwest of the present request to create a 10.906-acre tract of land in City Block D/8465 into one lot on property located on Chapel Oaks Drive, west of Scotch Creek Road. The application was approved on September 4, 2014 and recorded March 7, 2016.
10. S134-214A was the first Phase of S134-214 and created 3.263 acres of right-of-way for the extension of Cypress Waters Boulevard. (S134-214 was a request east of the present request to create a 1.154-acre lot in City Blocks 8466 and 8467 for a lift station on property located north and east of the intersection of Cypress Waters Boulevard and Olympus Boulevard. The request was approved October 1, 2015 with Phase A being recorded March 16, 2016.)

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

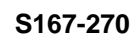
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is three.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
15. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
16. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
17. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
18. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
19. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1),(2), (3), and (4).

20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
21. On the final plat, chose a new or different addition name. Platting Guidelines
22. On the final plat, show two control monuments. Section 51A-8.617
23. On the final plat, clarify Oncor easement, Instrument number 201700184330.
24. 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)
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 are required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., room 200, Attention: **Water and Wastewater Engineering.**
27. On the final plat, identify the property as Lots 1A, 2, and 3 in City Block D/8466. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







LOCATION: Inwood Road at Oriole Avenue, northwest corner**DATE FILED:** August 10, 2017**ZONING:** PD 982**CITY COUNCIL DISTRICT: 2 SIZE OF REQUEST:** 1.020-Acres**MAPSCO:** 34M**APPLICANT/OWNER:** Park Cities Pre-School, LLC

REQUEST An application to replat a 1.020-acre tract of land containing all of Lots 14,15,16, and 17 in City Block C/5697 to create one lot on property located on Inwood Road at Oriole Avenue, northwest corner.

SUBDIVISION HISTORY:

1. S123-099 was a request north of the present request to replat a 0.971-acre tract of land containing all of Lot 7 in City Block 3/4916 into one 0.489-acre lot, and one 0.482-acre lot on property located at 6506 Robin Road at Mockingbird Lane, northeast corner. The request was approved March 21, 2013 and recorded November 27, 2013.

NOTICES: 118 notices were sent to property owners within 200 feet of the property on August 18, 2017.

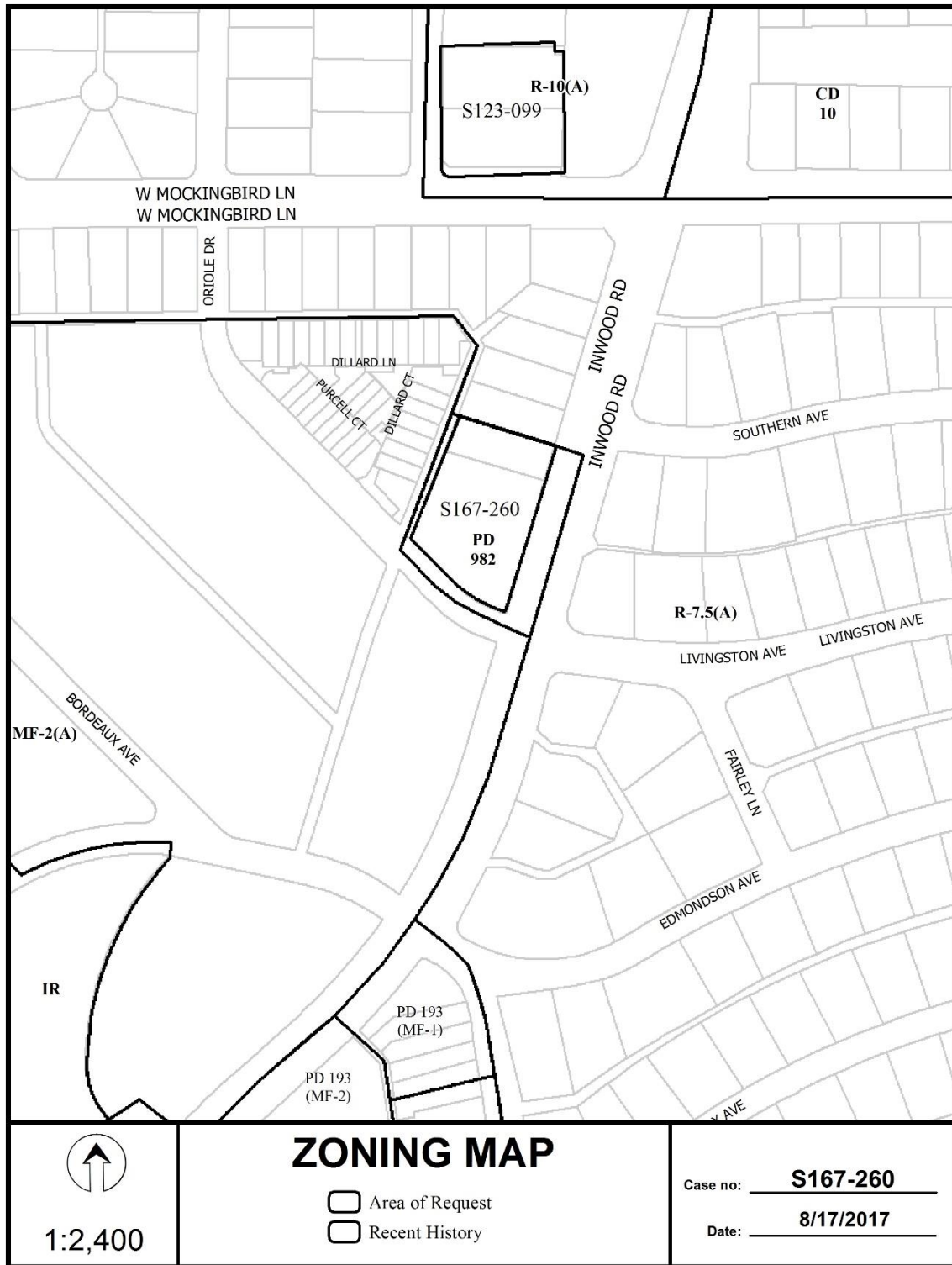
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of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

The request is to replat property that has been utilized as an institutional use for many years. It is a policy of the city that institutional uses generally require greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements of PD 982; therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
14. On the final plat, dedicate 28 feet ROW /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Oriole Avenue. Section 51A 8.602(c)
15. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Inwood Road & Oriole Avenue. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Oriole Avenue & the alley. Section 51A-8.602(e),
17. On the final plat, show two control monuments. Section 51A-8.617

18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains- including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
19. Water main 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. Fire protection is questionable. Check with Dallas Fire review. Fire hydrant installation may be required.
21. On the final plat, change "Oriole Avenue" to "Oriole Drive", as named by plat Sec.51A-8.403(a)(1)(A)(xii).
22. On the final plat, identify the property as Lot 14A in City Block C/5697. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





08/17/2017

Notification List of Property Owners

S167-260

118 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4021 INWOOD RD	PARK CITIES PRE SCHOOL LLC
2	5305 SOUTHERN AVE	BLESSING WILLIAM & ELISABETH ANN
3	5203 LIVINGSTON AVE	LAVIE ROBERT
4	5217 LIVINGSTON AVE	BOOTH ANNETTE
5	5308 SOUTHERN AVE	CROSBIE DARREN BRUCE
6	5304 SOUTHERN AVE	OKEEFE MARY K
7	5206 LIVINGSTON AVE	KERLEY MARGUERITE A
8	5122 W MOCKINGBIRD LN	MAGERS BRUCE TERRY
9	5126 W MOCKINGBIRD LN	CONDON SEAN P &
10	5202 W MOCKINGBIRD LN	MUELLER JOHN R &
11	5208 W MOCKINGBIRD LN	DODD ERNEST WAYNE
12	4100 INWOOD RD	KOELZER RONALD J &
13	4103 INWOOD RD	SCHWARZ CHAD J
14	4031 INWOOD RD	DODSON JULIA ANN
15	4025 INWOOD RD	WITHERS BETTY GANTT
16	6328 ORIOLE DR	PCTH LTD
17	5115 DILLARD LN	SEHAT ALVAN J & SAHHAND C
18	5117 DILLARD LN	ROEVER RICHARD O
19	26 DILLARD LN	HOA PARK CITIES TOWNH INC
20	5119 DILLARD LN	SHU LI
21	5121 DILLARD LN	SISCO DANA & G KIRK
22	5123 DILLARD LN	TOMASO BRUCE NICHOLAS & PATRICIA ANN NOLAN
23	5125 DILLARD LN	SCHOLIN RICHARD J & CATHERINE L
24	5127 DILLARD LN	GIBSON DANA
25	4016 DILLARD CT	VANDIVER WENDY
26	4014 DILLARD CT	ROTNOSKY HEATHER A

08/17/2017

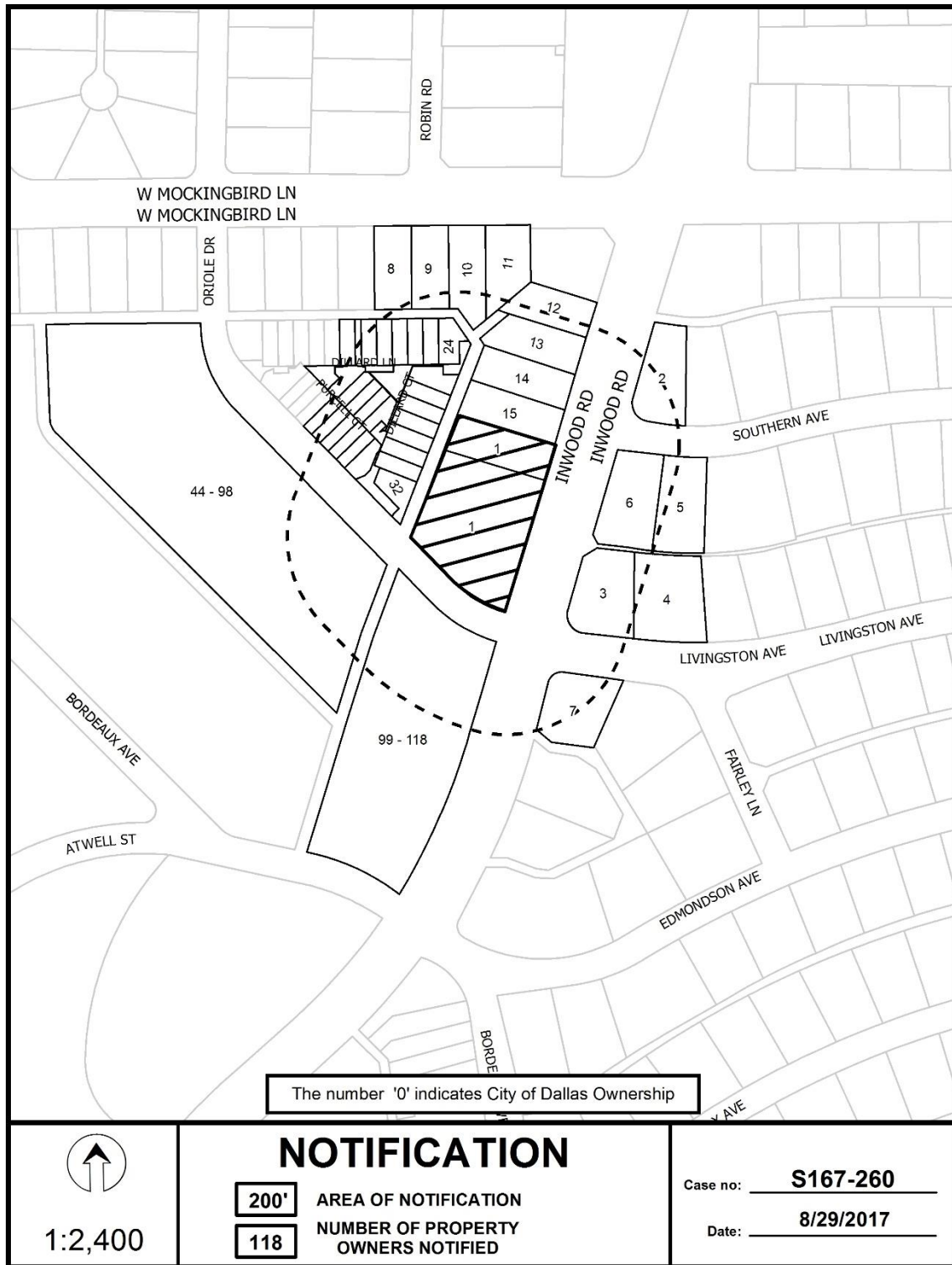
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4012 DILLARD CT	OHERN PETER M & VICTORIA
28	4010 DILLARD CT	DELROSAL KARLA
29	4008 DILLARD CT	STOKER DARREN J
30	4006 DILLARD CT	HOM SUZANNE
31	4004 DILLARD CT	OLSEN PHYLLIS M
32	4002 DILLARD CT	HUSSEY JUSTIN & KATHRYN L
33	6344 ORIOLE AVE	MARTINEZ SUSANA
34	6346 ORIOLE AVE	BOWEN MICHAEL DAVID
35	6348 ORIOLE AVE	BANDY JASON SHAWN &
36	6350 ORIOLE AVE	KESSLER RAYMOND G & WALTRAUT L
37	6352 ORIOLE AVE	ZHU HONG
38	6354 ORIOLE AVE	BLAIR BELINDA B
39	6312 PURCELL CT	MCCARTHY MASOUMEH HASHEMI
40	6310 PURCELL CT	CALHOUN DIONNE L
41	6308 PURCELL CT	BETTY YOUNG FAMILY LTD
42	6306 PURCELL CT	WESTHOFF PAIGE
43	6304 PURCELL CT	RODRIGUE MICHAEL
44	6449 ORIOLE DR	GONZALEZ LIZA MARIE
45	6451 ORIOLE DR	JOHNSON JIM S
46	6453 ORIOLE DR	HOFFMAN KELLY D
47	6455 ORIOLE DR	LANE KELLY K
48	6441 ORIOLE DR	LILES JUDY A
49	6443 ORIOLE DR	BUSH EMMA J
50	6445 ORIOLE DR	HENDRIX CHRIS E
51	6447 ORIOLE DR	FUTRELL L RON JR
52	6401 ORIOLE DR	KELLEY NANCY ANN
53	6403 ORIOLE DR	CURATOLO KELLY
54	6405 ORIOLE DR	GINDRAT TRINA
55	6407 ORIOLE DR	COX JOHN ROBERT
56	6409 ORIOLE DR	WORTHINGTON SUSAN C
57	6411 ORIOLE DR	BERRY RUSSELL

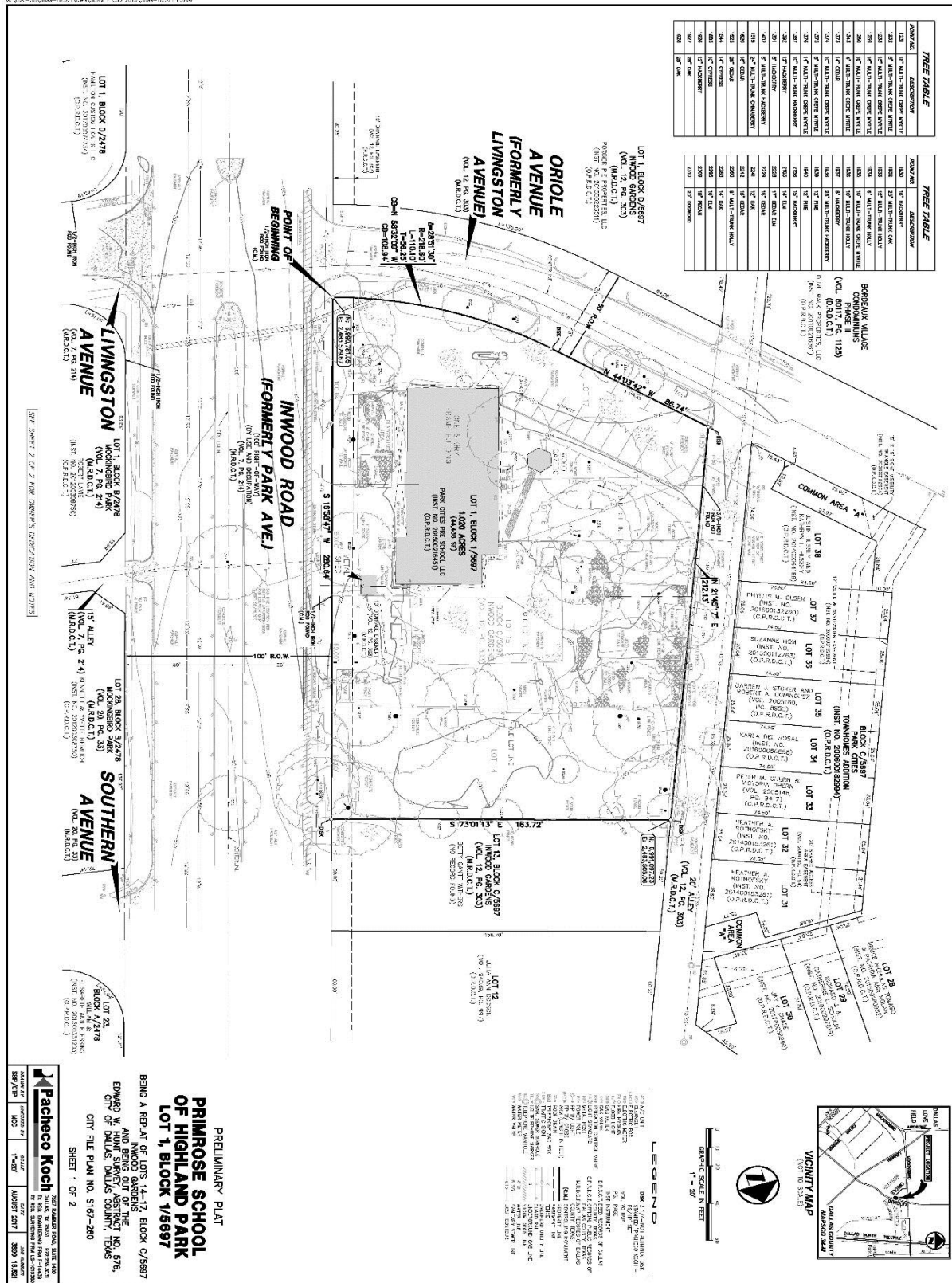
08/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6413 ORIOLE DR	FRAWLEY STEVEN A
59	6415 ORIOLE DR	PASCHAL KYLE K
60	6417 ORIOLE DR	LEWIS BRANDEE YVONNE
61	6419 ORIOLE DR	DANIELSON KEVIN L
62	6421 ORIOLE DR	HOFFMAN KEITH
63	6423 ORIOLE DR	SUAN MCKENZIE LEHUA &
64	6425 ORIOLE DR	MASSAD KELLY
65	6427 ORIOLE DR	DUCHENE ELEANOR A
66	6429 ORIOLE DR	CEVALLOS NICHOLAS D
67	6431 ORIOLE DR	BALDWIN DAVID
68	6433 ORIOLE DR	SMITH JUDY GATHRIGHT
69	6435 ORIOLE DR	WOLFE JOHN & LINDA
70	6437 BORDEAUX AVE	LONDON LISA K & MARIAN J
71	6365 ORIOLE DR	MORRISON M MONICA
72	6367 ORIOLE DR	ALTMAN MARCUS I
73	6369 ORIOLE DR	WANG CYNTHIA
74	6371 ORIOLE DR	OLIVE WALK PPTIES LLC
75	6325 ORIOLE DR	BAKER RAMONA A &
76	6327 BORDEAUX AVE	HARRISON JOSHUA
77	6329 ORIOLE DR	PALERMO JO CAROLE
78	6331 ORIOLE DR	WILSON MICHAEL
79	6333 ORIOLE DR	BELLAMY MARCUS D
80	6335 ORIOLE DR	MCKIE REVOCABLE TRUST
81	6337 ORIOLE DR	SCOTT PAUL T
82	6339 ORIOLE DR	NAUGHTON ELIZABETH A
83	6341 ORIOLE DR	WHEELER ALBERT &
84	6343 ORIOLE DR	WAGNER YVONNE C
85	6345 ORIOLE DR	MARTIN DEBRA D
86	6347 ORIOLE DR	BLACKWELL JANET E
87	6349 ORIOLE DR	ANYZESKI DARLENE M
88	6351 ORIOLE DR	SCHAEFBAUER SUZANNE

08/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6353 ORIOLE DR	LYDAY LESLIE MARVIN
90	6355 ORIOLE DR	MARTIN MEGAN RENEE
91	6357 ORIOLE DR	LOGAN JENNIFER J
92	6359 ORIOLE DR	GRIFFIN LAURA
93	6361 ORIOLE DR	GOODMAN SALLY GLENN
94	6363 ORIOLE DR	DEPAULA STEPHEN D & KAREN
95	6317 ORIOLE DR	LERNER PATRICIA M
96	6319 ORIOLE DR	DAVIS MELISSA
97	6321 ORIOLE DR	MORGAN KRISTY JOAN
98	6323 ORIOLE DR	THORSTENS PAMELA ANN
99	3909 INWOOD RD	BALLAS VICTOR
100	3909 INWOOD RD	SANTANGELO WILLIAM C
101	3909 INWOOD RD	BALLAS VICTOR
102	3913 INWOOD RD	ALFORD LORIEN
103	3913 INWOOD RD	ROARK J FRANK
104	3917 INWOOD RD	PORGIER PIER PROPERTIES LLC
105	3917 INWOOD RD	GEROW DAVID P LIVING TRUST
106	3917 INWOOD RD	KELLER ANTHONY PAUL
107	3917 INWOOD RD	MCWILLIAMS COLBY L
108	3921 INWOOD RD	MILLER TONY & MELISSA A
109	3917 INWOOD RD	WARBINGTON RICK
110	3917 INWOOD RD	WOODWARD ROBERT A
111	3921 INWOOD RD	4T ESTATE INVESTMENTS LLC
112	3925 INWOOD RD	ELLIOTT JOSEPHINE L
113	3925 INWOOD RD	NEALY DEBBRA
114	3929 INWOOD RD	BELL LAUREN T
115	3933 INWOOD RD	BALLAS VICTOR E
116	3933 INWOOD RD	KRUYSHOP KLAAS JR
117	3937 INWOOD RD	SKAUG BRIAN A
118	3937 INWOOD RD	PIERCE SUE HELEN





OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

[illegible]

purpose of reading meters and any maintenance or service required or otherwise performed by that utility).

[illegible]

By: Peck Cities Pro School, LLC

Dr. Noel J. Ridley
Executive Director

STATE OF TEXAS §
COUNTY OF DALLAS §

1000

Notary Public in and for the State of Texas

GENERAL NOTES

1. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone 4 (2002). North American Datum of 1883 (2011). Distances shown here have been subjected to surface by applying the Dallas County TxDOT combined scale factor of 1.0001565506.
2. Lot to lot drainage will not be allowed without engineering section approval.

Comments on site will be d

5. Coordinates given herein are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum 1983 (2011), and values, no scale and no projection.

[illegible]

PRELIMINARY PLAT - PRIMROSE SCHOOL OF HIGHLAND PARK

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 7, 2017****FILE NUMBER:** NC167-005**PLANNER:** Mohammad Bordbar

LOCATION: Maham Road, between North Central Expressway (U.S. Highway 75) and Spring Valley Road, to “Esperanza Road”.

DATE FILED: June 8, 2017

COUNCIL DISTRICT: 11**MAPSCO:** 16L-Q**APPLICANT:** City of Dallas

REQUEST: Consider changing the name of Maham Road, between North Central Expressway (U.S. Highway 75) and Spring Valley Road, to “Esperanza Road”.

SUBDIVISION REVIEW COMMITTEE: The Subdivision Review Committee on August 3, 2017 by a vote of 3 to 1 recommend approval of the proposed street name change of Maham Road, between North Central Expressway (U.S. Highway 75) and Spring Valley Road, to “Esperanza Road”.

STAFF RECOMMENDATION: Staff has no objection to the renaming of Maham Road, between North Central Expressway (U.S. Highway 75) and Spring Valley Road, to “Esperanza Road”.

SUMMARY:

- Notices were sent on August 8, 2017 to 15 property owners notifying them of the proposed street name change. Notification signs were put up on July 14, 2017, and newspaper notice published on August 5, 2017.
- In terms of compliance of the request with Section 51A- 9.304(a)(5) of the Dallas Development Code, staff notes the following: The change of Maham Road to “Esperanza Road” complies with Section 51A- 9.304(a)(5). The name contains 13 characters.

BACKGROUND INFORMATION:**Thoroughfare/Street**

Maham Road

Roadway Status

Local Street

STAFF ANALYSIS:

Street Name Change: In terms of compliance with Section 51A-9.300 of the Dallas Development Code, staff observes the following:

- **Section 51A-9.304(a)(5)** A street name may not contain more than 14 characters providing, however, that the street-type designation may be abbreviated to comply with this requirement. Staff notes the following: The change of Maham Road to “Esperanza Road” complies with Section 51A-9.304(a)(5). The name contains 13 characters.

- **51A-9.305(b)** Hearing before the City Plan Commission. The Notices were sent on August 8, 2017 to 15 property owners notifying them of the proposed street name change. Notification signs were put up on July 14, 2017 and newspaper notice published on August 5, 2017.
- **51A-9.304(g)** Waiver, the city council, by a three-fourths vote of its members may waive any of the standards contained in this section when waiver would be in the public interest and would not impair the public health, safety, or welfare.

Departmental Response: Information on this case was routed to the following entities on June 21, 2017.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	6/22/2017
Atmos Energy	N/R	Police	NR
Building Inspection	7/10/2017	MSS-Traffic Safety	6/27/2017
City Archivist	N/R	Mobility and Street	6/26/2017
City Attorney	N/R	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	N/R
Dallas County Historical Commission	N/R	Texas DOT	N/R
DART	N/R	SD&C_ENG.	6/26/2017
Fire Department	N/R	TXU Electric	N/R
Long Range Planning	NR	US Post Office	7/12/2017
Park and Recreation	7/21/2017	Water Utilities	N/R
DEV-GIS	N/R	CIS	7/7/2017

N/R= No written Response



CITY OF DALLAS

Memorandum

Date: June 1, 2017

TO: T.C. Broadnax, City Manager

Subject: **Street Name Change Request – Maham Road between North Central Expressway (U.S. Highway 75) and Spring Valley Road**

In accordance with the provisions of Section 51A-9.302 of the City of Dallas Development Code, please proceed with the process for the consideration of a street name change of Maham Road to Esperanza Road between North Central Expressway (U.S. Highway 75) and Spring Valley Road.

Council Member Lee M. Kleinman
District 11

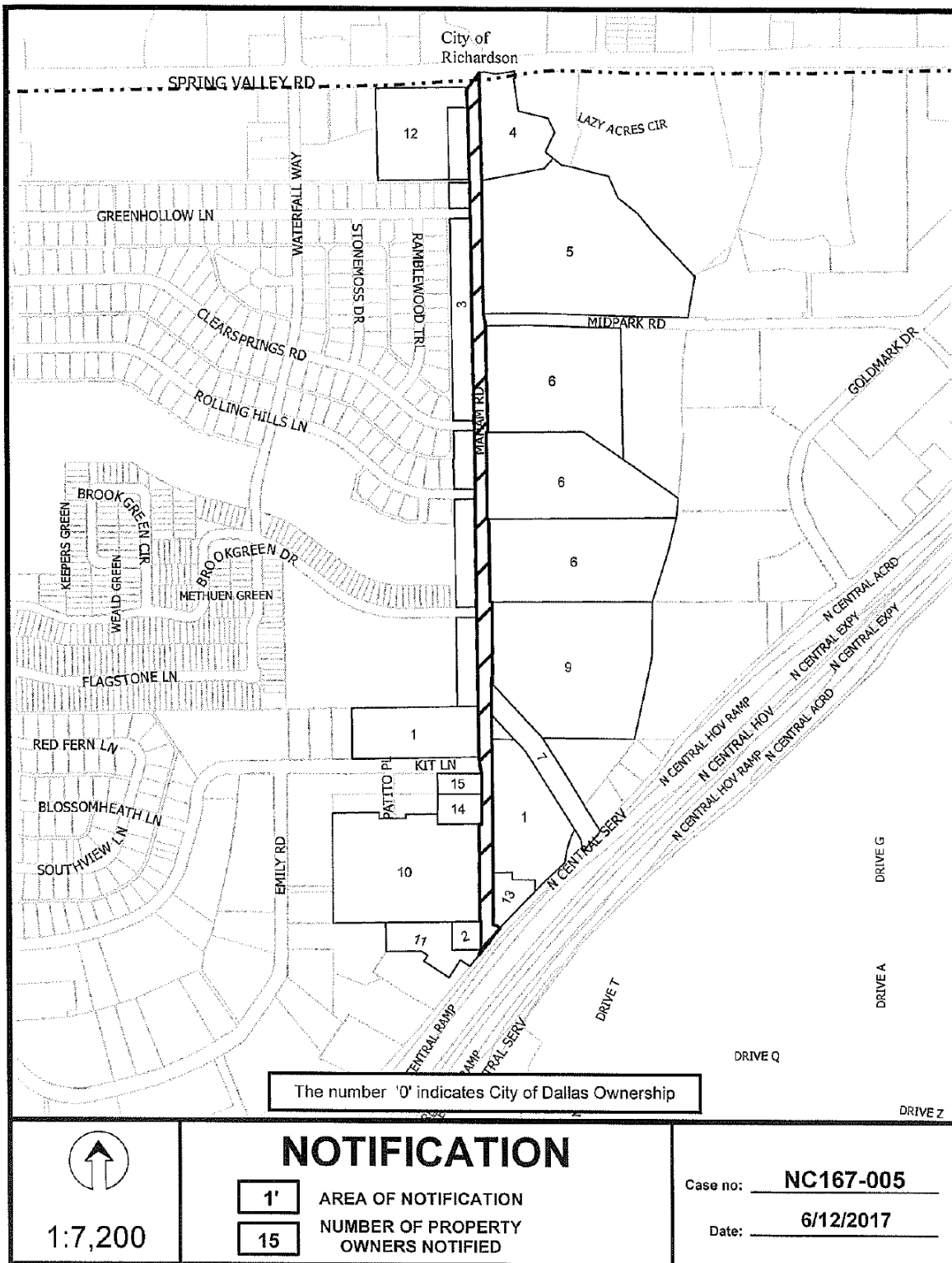
Council Member B. Adam McGough
District 10

Council Member Jennifer S. Gates
District 13

C: Larry Casto, City Attorney
Craig D. Kinton, City Attorney
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizar Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Raquel Favela, Chief of Economic Development
& Neighborhood Services

Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Nadia Chandler Hardy, Chief of Community Services
Jose Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors
Theresa O'Donnell, Chief of Resilience
Jon Fortune, Assistant City Manager

"Dallas, the City that Works: Diverse, Vibrant and Progressive"



06/12/2017

Notification List of Property Owners

NC167-005

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13535 KIT LN	VB ASSOCIATES LP
2	13205 MAHAM RD	CRYSTAL INVESTORS CORP
3	13701 MAHAM RD	TEXAS UTILITIES ELEC CO
4	14016 MAHAM RD	O P M INVESTMENTS LLC
5	13900 MAHAM RD	RICHARDSON ISD
6	13512 MAHAM RD	SPRING HILL INVESTORS LP
7	13329 N CENTRAL EXPY	TEXAS UTILITIES ELEC CO
8	13354 MAHAM RD	VB TRIANGLE LLC
9	13450 MAHAM RD	LINDA VISTA ASSOCIATES LP
10	13233 MAHAM RD	POST MAG2020 I LLC
11	13185 N CENTRAL EXPY	DALLAS OM SAI LLC
12	8282 SPRING VALLEY RD	AMIGOS REAL PTIES I LP
13	13348 N CENTRAL EXPY	BESTWAY HOST LP
14	13333 MAHAM RD	LIEN HI INVESTMENTS LLC
15	13343 MAHAM RD	AARUSHI REAL ESTATE INVESTMENT LLC

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 7, 2017****FILE NUMBER:** NC167-006**PLANNER:** Mohammad Bordbar**LOCATION** Plano Road, between E. Northwest Highway and Forest Lane to “N. Lake Highlands Drive”.**DATE FILED:** June 14, 2017**COUNCIL DISTRICT:** 10**MAPSCO:** 18W, 28A, E, J, N, S, W**APPLICANT:** City of Dallas**REQUEST:** Consider changing the name of Plano Road, between E. Northwest Highway and Forest Lane to “N. Lake Highlands Drive”.**SUBDIVISION REVIEW COMMITTEE:** The Subdivision Review Committee on August 3, 2017 unanimously denied the request.**STAFF RECOMMENDATION:** Staff has no objection to the renaming of Plano Road, between E. Northwest Highway and Forest Lane to “N. Lake Highlands Drive”.**SUMMARY:**

- Notices were sent on August 8, 2017 to 143 property owners notifying them of the proposed street name change. Notification signs were put up on July 14, 2017, and newspaper notice published on August 5, 2017.
- In terms of compliance of the request with Section 51A- 9.304(a)(5) of the Dallas Development Code, staff notes the following: The change of Plano Road to Plano Road, between E. Northwest Highway and Forest Lane to “N. Lake Highlands Drive” dose not Complies with Section 51A- 9.304(a)(5). The name contains 20 characters.

BACKGROUND INFORMATION:**Thoroughfare/Street**

Plano Road

Roadway Status

Principal arterial

STAFF ANALYSIS:**Street Name Change:** In terms of compliance with Section 51A-9.300 of the Dallas Development Code, staff observes the following:

- **Section 51A-9.304(a)(5)** A street name may not contain more than 14 characters providing, however, that the street-type designation may be abbreviated to comply with this requirement. Staff notes the following: The change of Plano Road to “N. Lake Highlands Drive” dose not complies with Section 51A-9.304(a)(5). The name contains 20 characters.
- **51A-9.305(b)** Hearing before the City Plan Commission. The Notices were sent on August 8, 2017 to 143 property owners notifying them of the proposed street name change. Notification signs were put up on July 14, 2017, and newspaper notice published on August 5, 2017.

- **51A-9.304(g)** Waiver, the city council, by a three-fourths vote of its members may waive any of the standards contained in this section when waiver would be in the public interest and would not impair the public health, safety, or welfare.

Departmental Response: Information on this case was routed to the following entities on June 26, 2017.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	6/22/2017
Atmos Energy	N/R	Police	NR
Building Inspection	6/27/2017	MSS-Traffic Safety	6/26/2017
City Archivist	7/07/2017	Mobility and Street	6/26/2017
City Attorney	N/R	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	N/R
Dallas County Historical Commission	N/R	Texas DOT	N/R
DART	N/R	SD&C_ENG.	7/05/2017
Fire Department	N/R	TXU Electric	N/R
Long Range Planning	NR	US Post Office	7/12/2017
Park and Recreation	6/27/2017	Water Utilities	N/R
DEV-GIS	N/R	CIS	7/7/2017

N/R= No written Response

Memorandum

RECEIVED

2017 JUN 14 PM 4:10

CITY SECRETARY
CALLEE MEANS




CITY OF DALLAS


DATE June 12, 2017

TO T.C. Broadnax, City Manager

SUBJECT **Street Name Change Request—Plano Road between Northwest Highway and Forest Lane**

In accordance with the provisions of Section 51A-9.302 of the City of Dallas Development Code, please proceed with the process for the consideration of a street name change of Plano Road between E. Northwest Highway and Forest Lane, to N. Lake Highlands Drive as an extension of this street name currently in existence between Biscayne Blvd. and Northwest Highway. Please note that this is an amended request to the memo dated March 27, 2017 for a street name change request for Plano Road. This request includes consideration of alternative directional prefixes, street type designation, or range of blocks impacted.


B. Adam McGough - D10

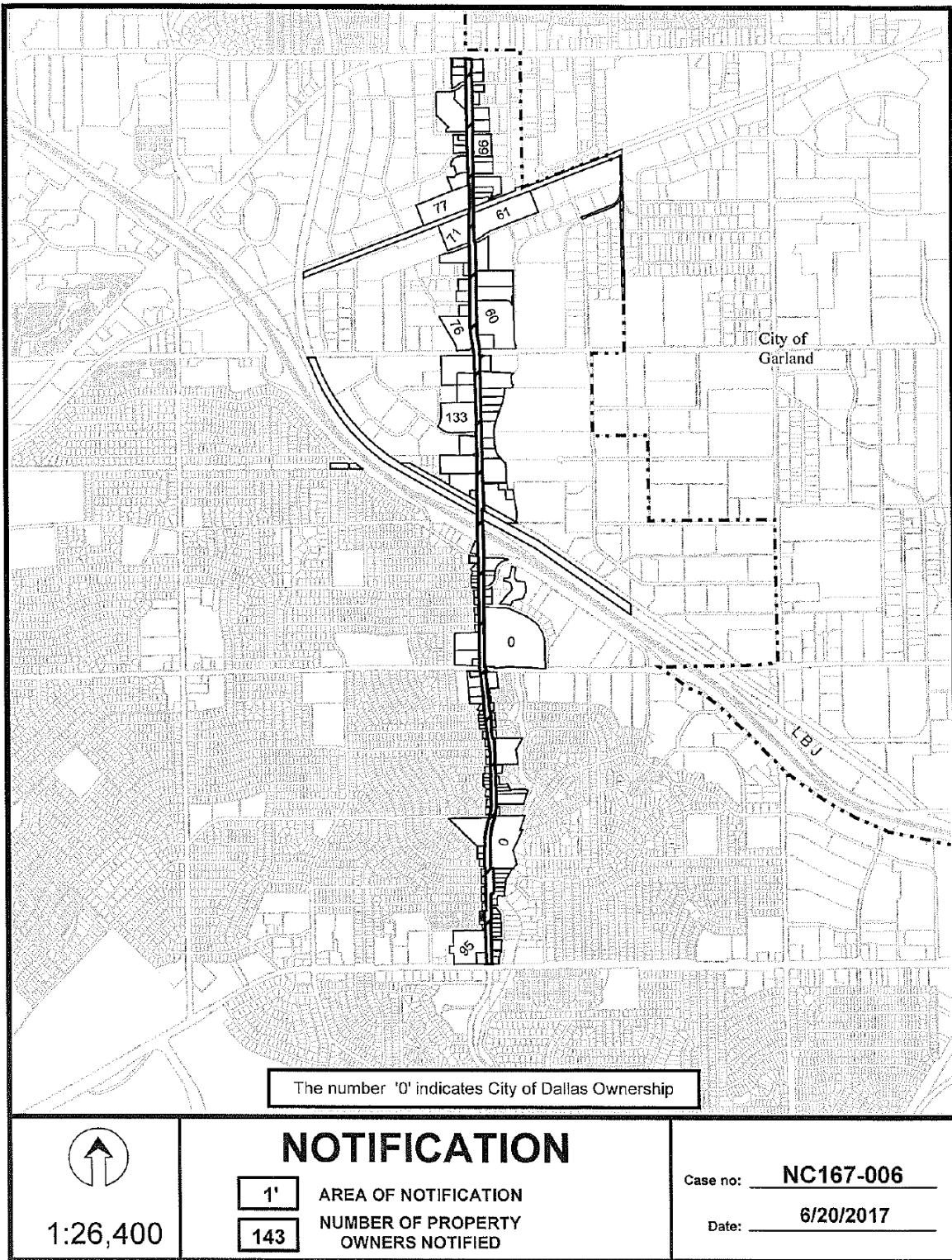

Mark Clayton - D9


Lee Kline - D11

C: Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Theresa O'Donnell, Interim Chief of Economic Development & Neighborhood Services

Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Alan E. Sims, Interim Chief of Community Services
Directors and Assistant Directors

"Dallas, the City that Works: Diverse, Vibrant and Progressive"



06/20/2017

Notification List of Property Owners

NC167-006

143 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10550 MILLER RD	LYNCH HARVEY D & C DENNIS
2	10689 LE MANS DR	FAIRBOURN ADAM DEITRICH JR & JACQUELYNNE
3	10690 LE MANS DR	EWERT SARA D
4	8518 PLANO RD	GARBER DANIEL B REVOCABLE LIVING TRUST
5	8675 LANGDALE CIR	BRACKEN MATTHEW LEE &
6	8655 LANGDALE CIR	MEADOR N SCOTT
7	8647 LANGDALE CIR	JOHNSON PATRICIA E
8	8641 LANGDALE CIR	VASEK JULIAN PRESTON
9	8635 LANGDALE CIR	BEWERNICK ROBERT L
10	8629 LANGDALE CIR	KUN DAVID
11	8838 PLANO PKWY	HARTL DOMINIK
12	8830 PLANO PKWY	DODGE DAVID W & TISHA L
13	8822 PLANO PKWY	VOLKMER CHRISTOPHER J &
14	8816 PLANO PKWY	KELLY BROOKS A & LINDSAY
15	8810 PLANO PKWY	YOUNG BRADLEY T & SUE F
16	8800 PLANO PKWY	PEDIGO PAUL & PATTI
17	8676 LANGDALE CIR	LABARBA MICHAEL J
18	8550 PLANO RD	J M LEE INVESTMENTS LLC
19	8804 LARCHWOOD DR	CHRISTY MARK A JR
20	8805 LIPTONSHIRE DR	HATLER JOHN TERRELL
21	8805 LARCHWOOD DR	KRAMB JAMES M
22	8806 LIPTONSHIRE DR	CARAWAN RUSSELL E
23	8917 PLANO RD	FREEMAN SYDNEE J
24	8927 PLANO RD	SHIHAB MIRIAM
25	10664 LAKE HAVEN DR	ARTIES MICHAEL
26	10627 MCCREE RD	TOURIS GEORGE

06/20/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10660 LORWOOD DR	MIKESELL BENJAMIN & DAMARIS D
28	9231 PLANO RD	VAN SYCKLE JIMMIE DALLAS
29	9225 PLANO RD	POMARA VIRGINIA LEE
30	9221 PLANO RD	BEVIS DORIS K
31	9215 PLANO RD	BANE DEBORAH N & JOHN D
32	10665 LAKE HAVEN DR	NUSSBAUM CATHERINE ANN
33	10674 LAKEMERE DR	PARTIN CATHY
34	10661 LORWOOD DR	STEWART CHARLES W
35	10673 LAKEMERE DR	LOPEZ ANTONIO & AGUEDA A
36	9601 PLANO RD	MATTOX JERRY &
37	10670 LONGMEADOW DR	CONGROVE MICHAEL A &
38	10669 LARCHFIELD LN	COREY DANIEL
39	10673 LARCHFIELD LN	CARLISLE CLIFTON & VICKI
40	10677 LARCHFIELD LN	BILES PHILIP & FELICIA
41	10681 LARCHFIELD LN	TAYLOR STEVEN D
42	10687 LARCHFIELD LN	CAO JOSEPH & NEETA GOLI
43	10691 LARCHFIELD LN	ASHFORD CHARLENE R & JORDAN C
44	9120 PLANO RD	HIGHLANDER SCHOOL INC
45	9400 PLANO RD	SPIRITUAL ASSEMBLY OF THE
46	9644 PLANO RD	KINGSLEY CROSSING JV
47	10701 SHADY DOWNS CT	KIM ANDREW TAEHYUNG
48	10702 SHADY DOWNS CT	IDEN ROBERT M &
49	10701 LONGMEADOW CT	YEAROUT JANIE
50	10704 LONGMEADOW CT	LUNG ZA THIO &
51	10100 PLANO RD	TEXAS UTILITIES ELEC CO
52	10214 PLANO RD	CALATAN ROCKWALL ROAD
53	10460 PLANO RD	WEBB JAMES D III
54	10420 PLANO RD	AH PLANO JOINT VENTURE
55	10500 PLANO RD	INTERNATIONAL STONE
56	10230 PLANO RD	LUMBER SALES INC
57	10310 PLANO RD	TOVEY FAMILY LTD PS THE

06/20/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10440 PLANO RD	STUART PAINT & BODY
59	11050 PLANO RD	BALFOUR ENTERPRISES INC
60	10726 PLANO RD	BBRANDS(MULTI) QRS16-137
61	11100 PLANO RD	CAMERON WM & CO
62	11310 PLANO RD	LOTT LIVING TRUST THE
63	11344 PLANO RD	DELTA SOLVENTS
64	11234 PLANO RD	County of Dallas
65	11740 PLANO RD	WHATABURGER INC
66	11540 PLANO RD	CHESTER MARIE
67	10705 TURBEVILLE RD	WILEY PROPERTY CO
68	11420 PLANO RD	VERRUSCHKA REALTY LLC
69	11550 PLANO RD	LOTT LIVING TRUST THE
70	11620 PLANO RD	SASTRA ENTERPRISES INC
71	11111 PLANO RD	PLANO SS LTD
72	11055 PLANO RD	DALLAS PLUMBING CO
73	10995 PLANO RD	CONE JACK
74	10650 CONTROL PL	SMITHAM FRED A
75	10875 PLANO RD	BOSTICK MARY CAMERON
76	10701 PLANO RD	SECOND COVE PLANO LLC
77	11223 PLANO RD	KIRKLAND LAND COMPANY
78	11401 PLANO RD	PAPPAS HARRIS PROPERTIES LLC
79	11401 PLANO RD	9886 CHARTWELL LLC
80	10215 PLANO RD	ENSERCH CORP
81	10155 PLANO RD	SHORT PARTNERS I LTD THE
82	10650 NEW CHURCH RD	EASON KENNETH D &
83	10025 PLANO RD	NEELY LIVING TRUST THE
84	10642 ESTATE LN	FABER LUCIEN T
85	10647 MAPLERIDGE DR	CAMPBELL MERI ALLISON & WILLIAM BLAKE
86	9906 SPRINGFORD DR	MCCAIN DENNIS &
87	9912 SPRINGFORD DR	DRAKE ERICA V
88	9918 SPRINGFORD DR	CO AUGUSTO C & SUSAN M

06/20/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	9922 SPRINGFORD DR	HAGER LINDA KAYE
90	9926 SPRINGFORD DR	KENYON JON MICHAEL
91	10646 CHESTERTON DR	RIVERS JAMES D JR LF EST
92	10647 CHESTERTON DR	CALDWELL DAVID
93	10648 MAPLERIDGE DR	RAUSCH LEON L & NITA L
94	10695 E NORTHWEST HWY	ACP NORTHVIEW PLAZA LP
95	10677 E NORTHWEST HWY	ACP NORTHVIEW PLAZA LP
96	8616 THORBRUSH PL	WILBOWONE DEVELOPMENT CORP
97	8518 PLANO RD	MILLER HENRY S JR &
98	10705 E NORTHWEST HWY	VRE DALLAS NORTHWEST LLC
99	9015 PLANO RD	LAKE HIGHLANDS METHODIST
100	9625 PLANO RD	HIGHLAND CENTER LTD
101	10690 KINGSLEY RD	SOUTHLAND CORP 25764
102	9609 PLANO RD	SRI REAL ESTATE PROPERTIES
103	10708 ROSE CREEK CT	BLAIR WELDON J & MILDRED
104	10715 ROSE CREEK CT	LEE AZUCENA CO
105	10704 HAVENCREEK CT	PYATT KENNETH N & CONNIE
106	9504 PARK HIGHLANDS DR	ANDERSON LINDA
107	9505 PARK HIGHLANDS DR	BRADY CALVIN H &
108	9938 PLANO RD	FPS RE DALLAS LLC
109	9918 PLANO RD	HUANG LI FENG &
110	10020 PLANO RD	KHALIL NAGY NASSIF
111	9858 PLANO RD	HVEE FOUR LLC
112	9854 PLANO RD	WHITMARSH B A
113	10200 PLANO RD	CALATAN PARTNERS LP
114	10360 PLANO RD	NGUYEN HOLLY &
115	10660 PLANO RD	ABERFELDY PROPERTIES INC
116	10550 PLANO RD	RYMILL INVESTMENT LLC
117	10707 MILLER RD	PEPPERWOOD INC
118	10950 PLANO RD	HOLT TEXAS PROPERTIES INC
119	10870 PLANO RD	QUALITY 1 INVESTMENT CORP

06/20/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	11702 PLANO RD	NORTH TEXAS BELLS INVESTMENTS LLC
121	11660 PLANO RD	DAM 11660 PLANO LLC
122	10825 PLANO RD	GOOLSBY WILLARD J ET AL
123	11529 PLANO RD	NORTH DALLAS HOST LP
124	11535 PLANO RD	MANICKATH MARTIN & ANNIE
125	11779 PLANO RD	SARNA NAOMI
126	11749 PLANO RD	MCDONALDS CORPORATION
127	11701 PLANO RD	FROST NATIONAL BANK THE
128	11651 PLANO RD	2045 FOREST LANE LTD
129	11601 PLANO RD	SVN PARK FOREST DALLAS LLC
130	11501 PLANO RD	MODERN PYRAMIDS INC
131	10601 PLANO RD	ADVENTURE PLUS ENT INC
132	10555 PLANO RD	MORGAN & COLLINS
133	10425 PLANO RD	CATELLUS OPERATING LTD PS
134	10155 PLANO RD	SHORT PARTNERS NO 1
135	10231 PLANO RD	HOOVER JW WHI LP
136	10379 PLANO RD	FLEMING JEFF
137	9707 PLANO RD	DALLAS LUBE VENTURE LLC
138	9711 PLANO RD	CENTURY 9711 LLC
139	9715 PLANO RD	FRETUS INVESTORS DALLAS
140	401 S BUCKNER BLVD	DART
141	401 S BUCKNER BLVD	DART
142	99999 NO NAME ST	KANSAS CITY SOUTHERN RR
143	99999 NO NAME ST	KANSAS CITY SOUTHERN RR

FILE NUMBER: D167-030

DATE FILED: July 7, 2017

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

COUNCIL DISTRICT: 3

MAPSCO: 43-T

SIZE OF REQUEST: ±0.808 acres

CENSUS TRACT: 107.01

MISCELLANEOUS DOCKET ITEM

OWNER: Kaizen Real Estate, Inc.

APPLICANT/REPRESENTATIVE: Kartavya Patel, Triangle Engineering LLC

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

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

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan and landscape plan prior to the issuance of a building permit for each phase of the development. The plan provides for a 4,398 square foot building for a restaurant use and surface parking.

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

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

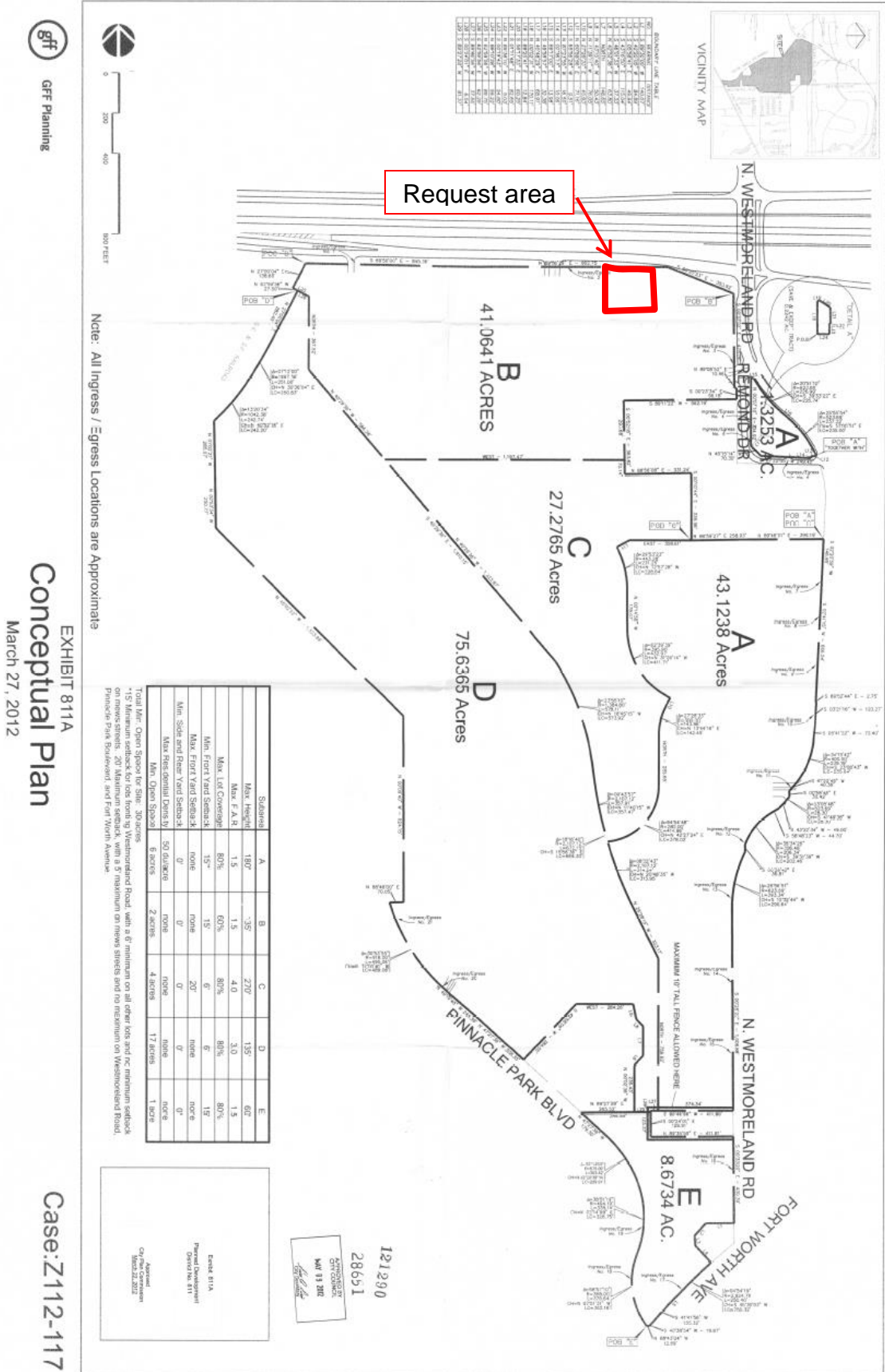
STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

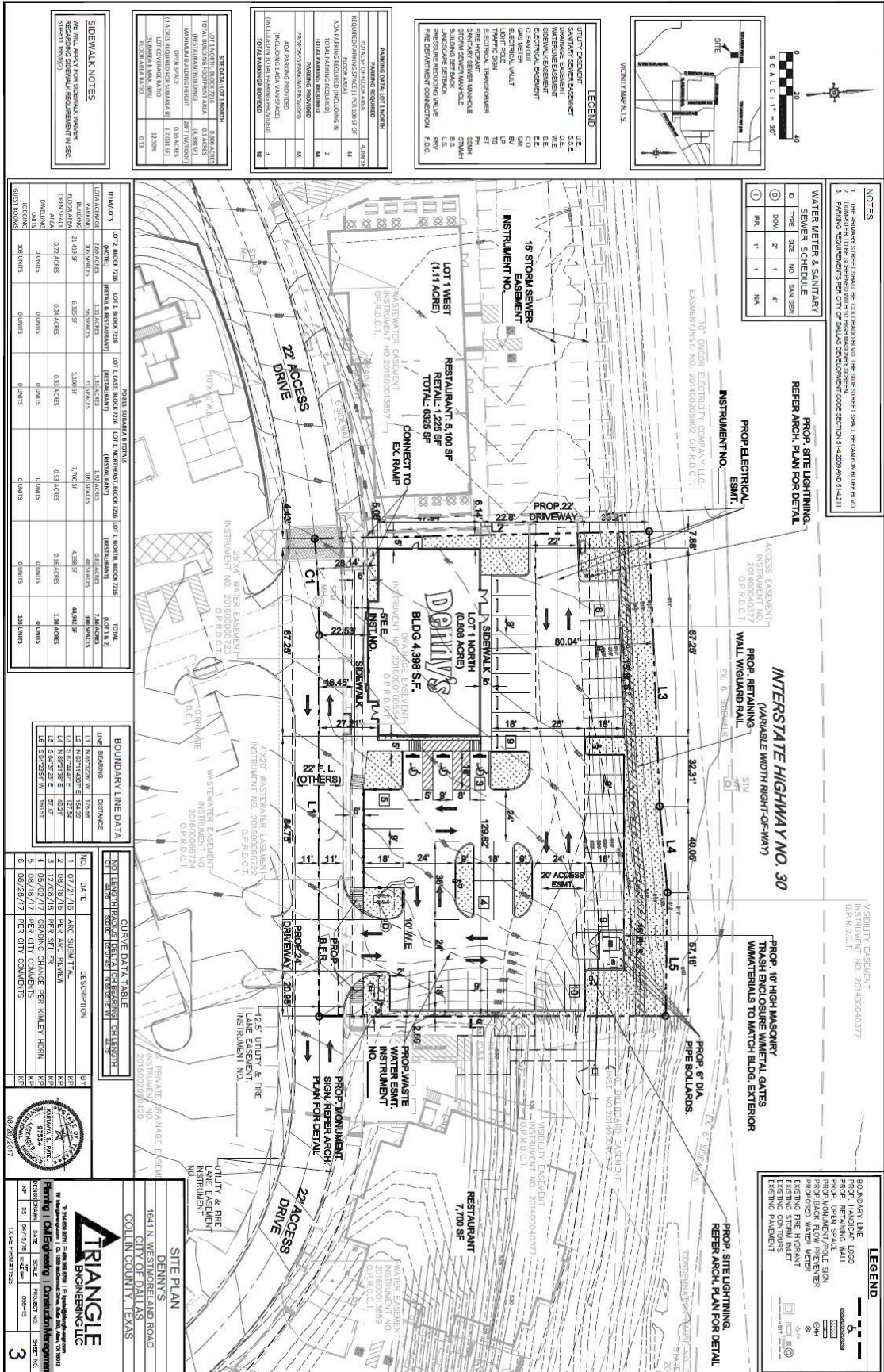
Kaizen Real Estate, Inc.

Syed J. Ahmad, President/Treasurer
Pierre A. LaBauve, Secretary
Lubna Ahmad, Assistant Secretary
Mohammed Khan, Assistant Secretary
Bamidele T. Badiru, Assistant Secretary

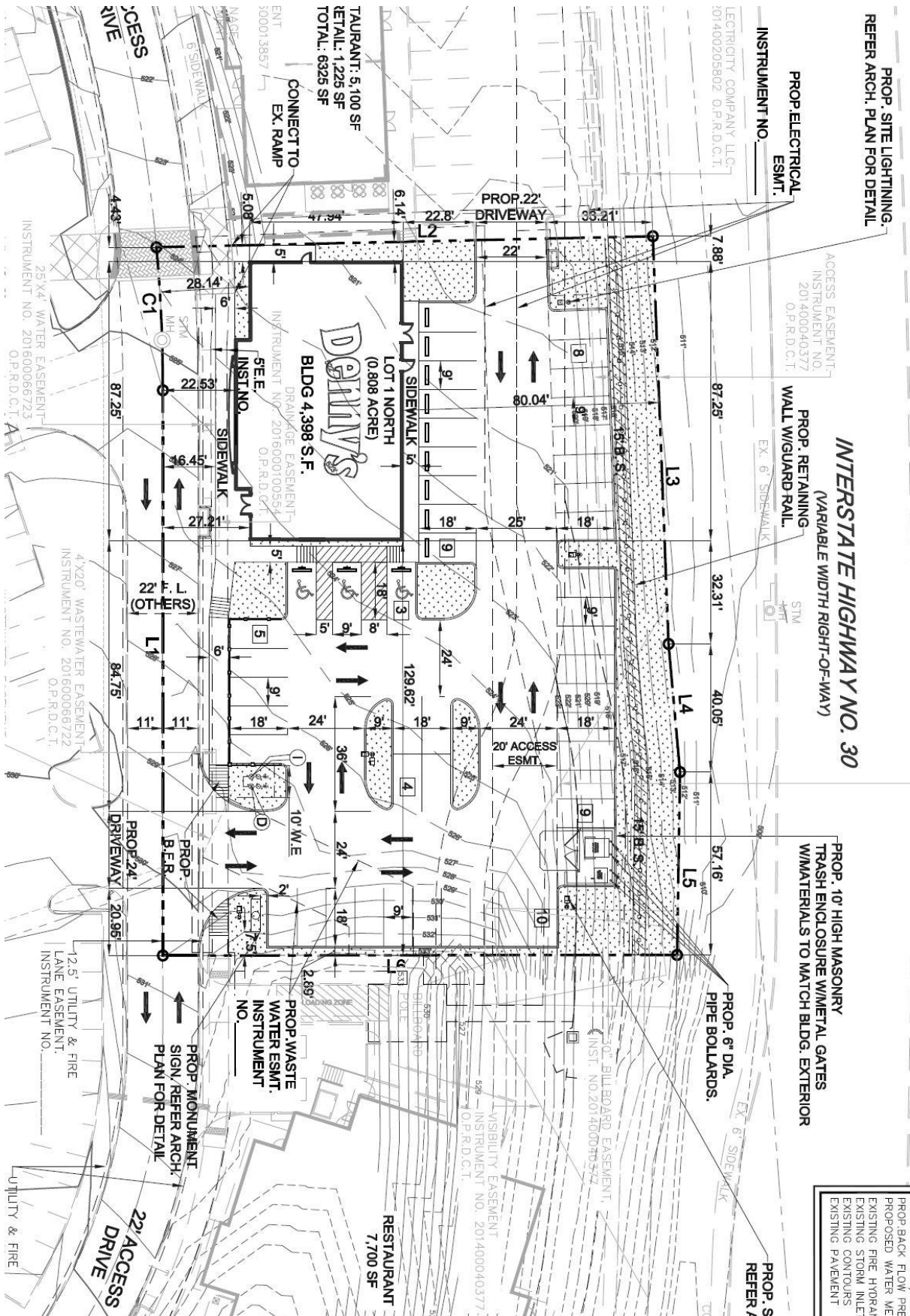
Existing Conceptual Plan



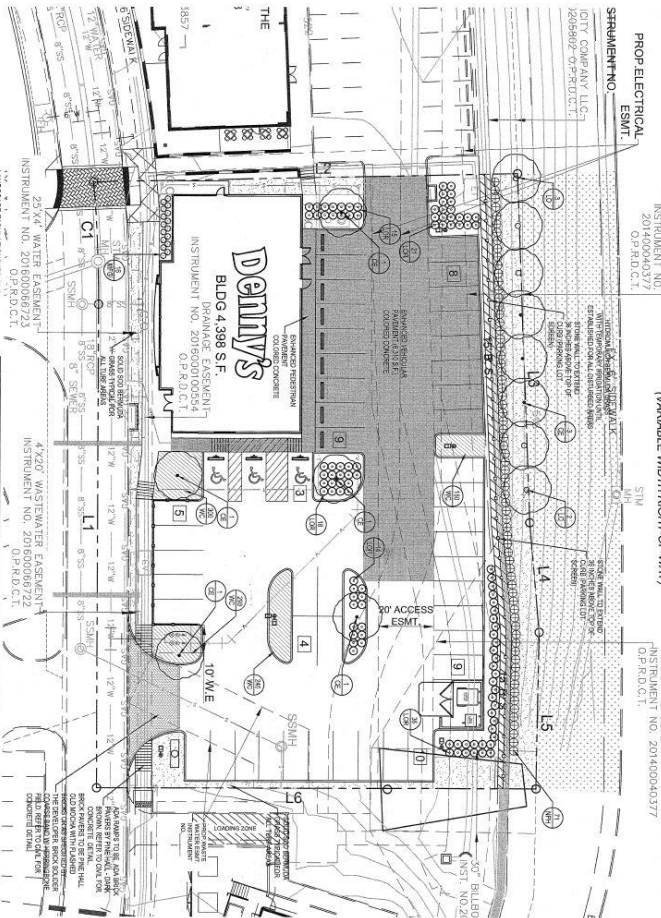
Proposed Development Plan



Enlarged Proposed Development Plan



Proposed Landscape Plan

[illegible][illegible]

--	--

FRANK
KALZ
344
RICH
CON

ENGINEERING
SPECIALISTS
KARLA
TEL: 214-666-1111
TEL: 214-666-1111

ENGINEERING L
DRIVE, SUITE
AS 75013
VINGLE ENCA
09-9271

21C X	LLC IT 200 P.E. BR.COM
----------	---------------------------------

AA
2220
M
CONTA

SURVEILLANCE
W SURVIVE
 P.O. BOX
 GUS THO
 RESOLITE,
 CT SCOTT
 (972) 66

YORK
 HOBBS, INC.
 870029
 MASSON P
 TX 75150
 P. ANDER
 -4975

<p> ID. SON </p>	<p> NOM </p>
---	--------------------------------

[illegible]

BOUNDS	
JUNE	BEARS
L1	N 85.3
L2	N 03.1
L3	S 87.4
L4	N 89.2
L5	S 84.3
L6	S 04.2

	ING	E
72°26' W	1	
74°30' E	1	
74°47' E	1	
71°38' E	4	
77°23' E	5	
73°54' W	1	

776.69'	776.69'
554.99'	554.99'
427.54'	427.54'
40.21'	40.21'
62.17'	62.17'
60.51'	60.51'

[illegible]

WAT	
ID	
D	
I	

TYPE	S
DCM	
IPPL	

SIZE	NO.
2"	1
1"	1

	SAN SEV
	4"
	N/A

--	--	--	--

2 9

ALL LANDS UNDERGRASS INCLUDE IN ALL LAMN OTHERS	

LA
1641 N. ...
COLL

...THE 100% AIR-
BORNE RADIATION
THE SENSOR.

SHAPPE PLANNING'S
CORELAN
DALLAS
UNITY, TEXAS

AN
SHALL
UNLESS

	C		
--	---	--	--

[illegible]

HYPOPHYSAL NOTES

1. HYPOTHALAMUS AND PITUITARY GLANDS FORM HYPHYSAL GLANDS. LADIES CONNECTED BY STALK, SEPARATELY, HAVE LOGICAL, AHEAD TO BE HYPHYSAL GLANDS. HYPHYSAL GLANDS ARE COMPOSED OF 2 PARTS: 1. PITUITARY, AND 2. HYPOTHALAMUS. HYPHYSAL GLANDS ARE COMPOSED OF 2 PARTS: 1. PITUITARY, AND 2. HYPOTHALAMUS.
2. HYPHYSAL GLANDS ARE COMPOSED OF 2 PARTS: 1. PITUITARY, AND 2. HYPOTHALAMUS. HYPHYSAL GLANDS ARE COMPOSED OF 2 PARTS: 1. PITUITARY, AND 2. HYPOTHALAMUS.
3. HYPHYSAL GLANDS ARE COMPOSED OF 2 PARTS: 1. PITUITARY, AND 2. HYPOTHALAMUS. HYPHYSAL GLANDS ARE COMPOSED OF 2 PARTS: 1. PITUITARY, AND 2. HYPOTHALAMUS.
4. HYPHYSAL GLANDS ARE COMPOSED OF 2 PARTS: 1. PITUITARY, AND 2. HYPOTHALAMUS. HYPHYSAL GLANDS ARE COMPOSED OF 2 PARTS: 1. PITUITARY, AND 2. HYPOTHALAMUS.

GENERAL LAMIN NOTES

1. LAMIN: LAMIN IS A TYPE OF LAMIN. LAMIN IS A TYPE OF LAMIN. LAMIN IS A TYPE OF LAMIN.
2. LAMIN: LAMIN IS A TYPE OF LAMIN. LAMIN IS A TYPE OF LAMIN. LAMIN IS A TYPE OF LAMIN.
3. LAMIN: LAMIN IS A TYPE OF LAMIN. LAMIN IS A TYPE OF LAMIN. LAMIN IS A TYPE OF LAMIN.
4. LAMIN: LAMIN IS A TYPE OF LAMIN. LAMIN IS A TYPE OF LAMIN. LAMIN IS A TYPE OF LAMIN.

CURVE DATA TABLE					
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	44.76	500.00'	05:07.48°	N 88:06:18" W	44.75'

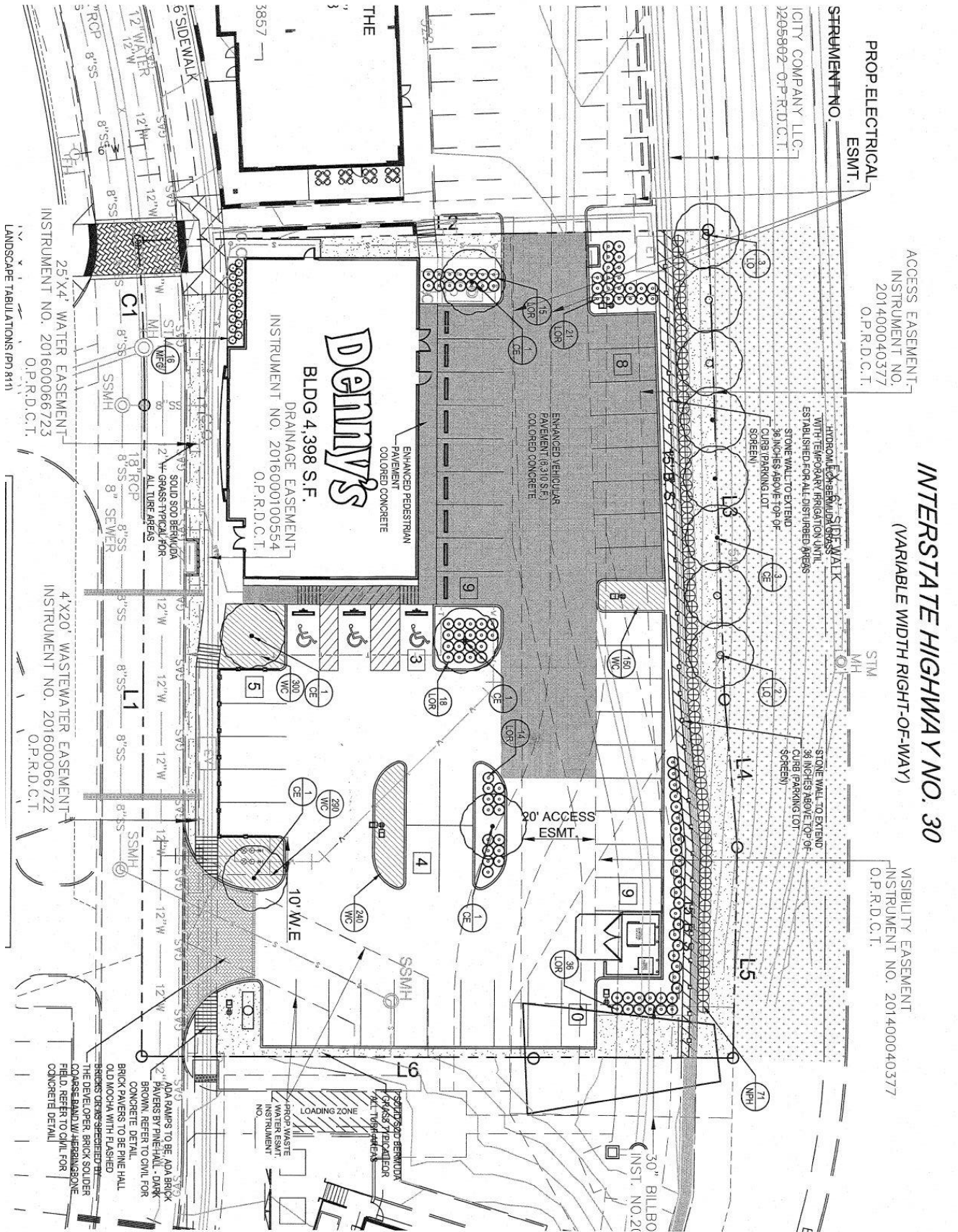
1	05/27/16	1st CITY SUB
2	08/26/16	2nd SUBMITT
3	06/20/17	SITE PLAN
4	08/18/17	CITY COMMEN

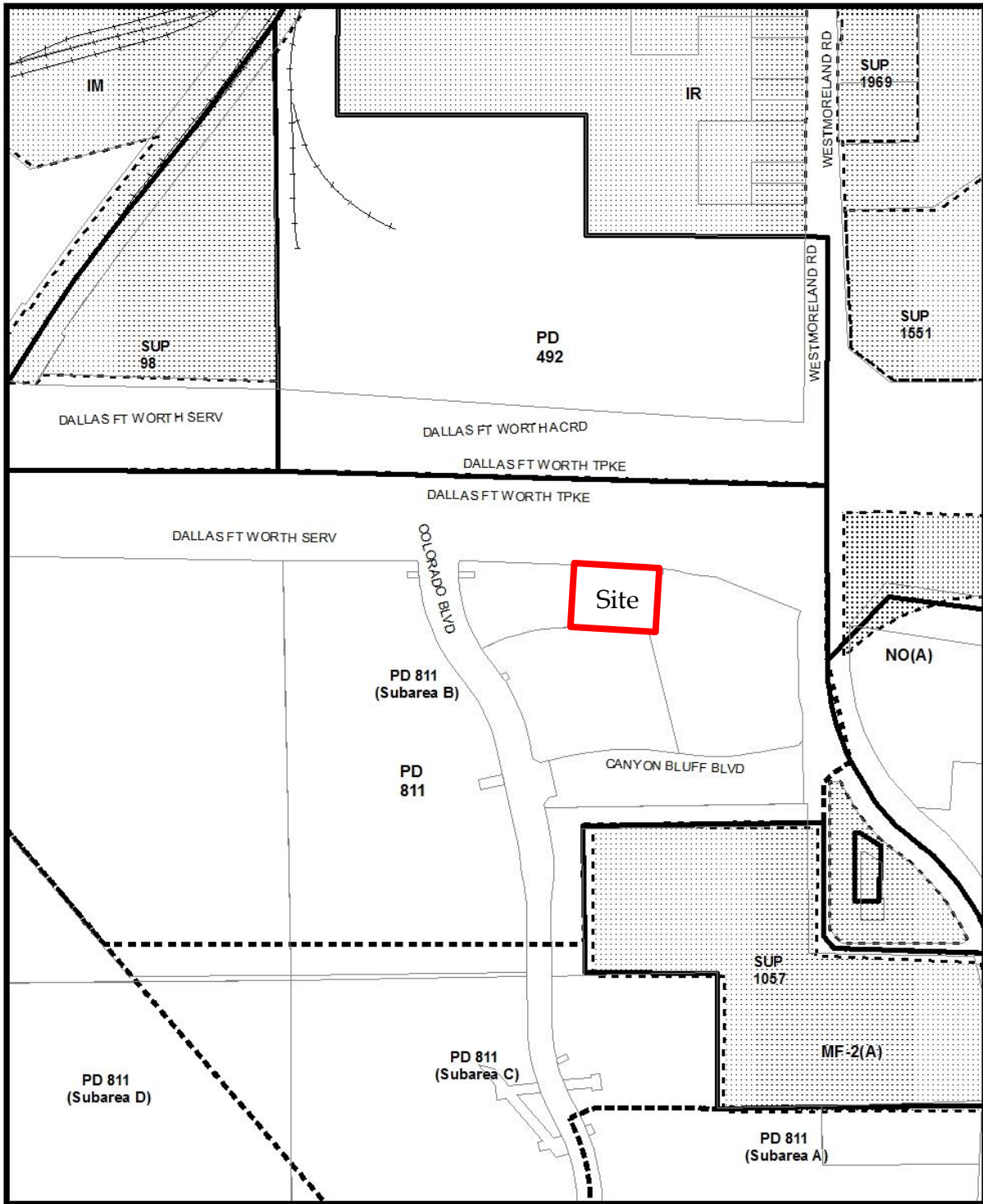
	METAL	KP
	AL	KP
	TS	KP
		KP

ENGINEERING LLC
 714.609.9271 • 650.950.4709 • info@cmengineering.com
www.cmengineering.com | 1355 Independence Creek Suite 200, Aliso Viejo, CA 92653

LANDSCAPE PLAN
DENNY'S
1641 N. WESTMORELAND ROAD
CITY OF DALLAS
COLLIN COUNTY, TEXAS

Enlarged Proposed Landscape Plan





 1:3,600

Zoning Map

Printed Date: 7/19/2017



 1:3,600

Aerial Map

Printed Date: 7/19/2017

FILE NUMBER: M167-040

DATE FILED: July 27, 2017

LOCATION: Western corner of South Akard Street and Griffin Street

COUNCIL DISTRICT: 2

MAPSCO: 45-Q

SIZE OF REQUEST: 1.966 acres

CENSUS TRACT: 204.00

MISCELLANEOUS DOCKET ITEM

APPLICANT: Verizon Wireless

OWNER: TEOF Hotel LP

REPRESENTATIVE: Peter Kavanagh, Zone Systems

REQUEST: An application for a minor amendment to the site plan for Specific Use Permit No. 2057 for a tower/antenna for cellular communication on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District.

SUMMARY: On December 11, 2013, the City Council passed Ordinance No. 29215 which established Specific Use Permit No. 2057 for a tower/antenna for cellular communication on property at the above referenced location.

The applicant has requested consideration of a minor amendment to the site plan to relocate one roof antenna from the south corner of the building to the west corner of the building, relocate the equipment cabinet, and mount antennas on racks behind the existing parapet to improve coverage while maintaining the architectural design of the existing structure.

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

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

TEOF Hotel LP

John P. Greenan, Board Member

Eliot Shavin, Board Member

Andrew Foster, Board Member

Proposed Site Plan



© 2007 The Authors
Journal compilation © 2007 Blackwell Publishing Ltd

WIRELESS COMMUNICATION FACILITY

JUNE, 2013

August 10, 1991

SPECIFIC USE FENWILL 2001

Enlarged Proposed Site Plan



Shift
equipment
cabinet south

Antennas
mounted on
rack behind
parapet



* Distance from top of parapet to top of antenna = 7.5"

Existing Site Plan

[illegible]

TELEPHONE COMMUNICATION FACILITY

JUNE 2013

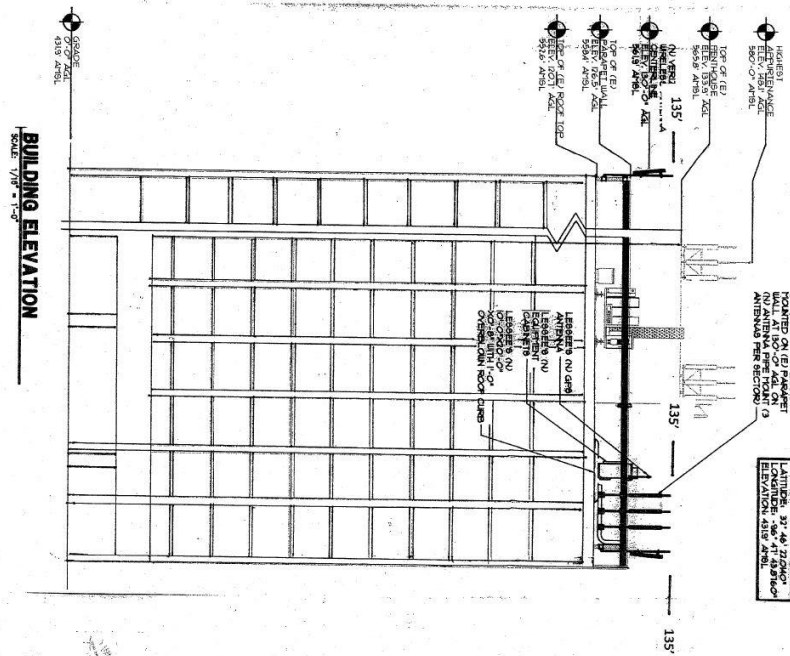
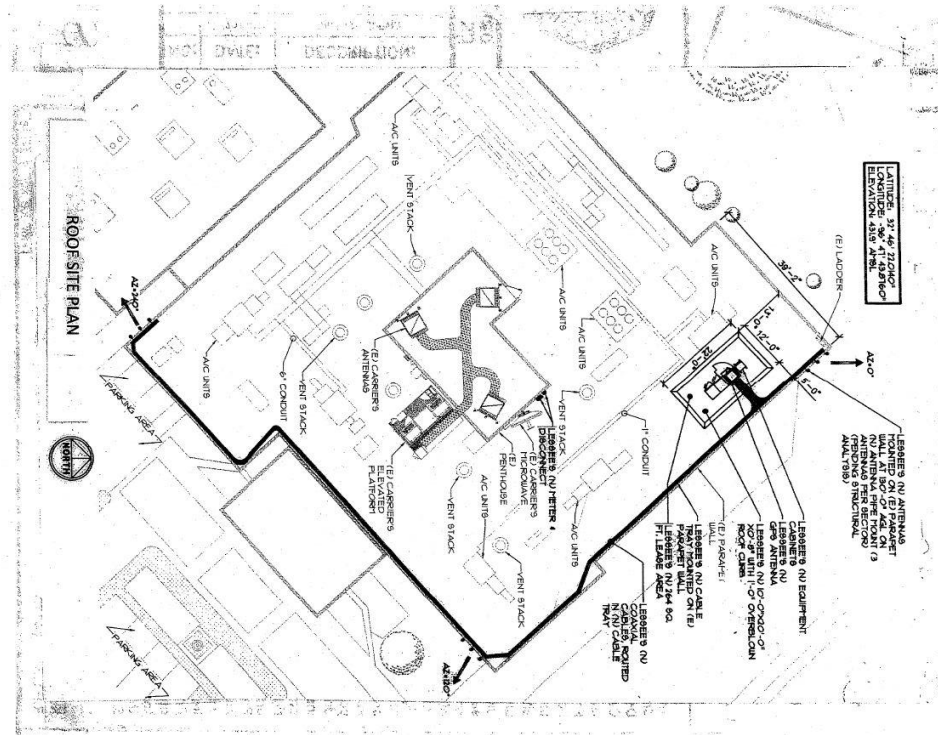
CT 307

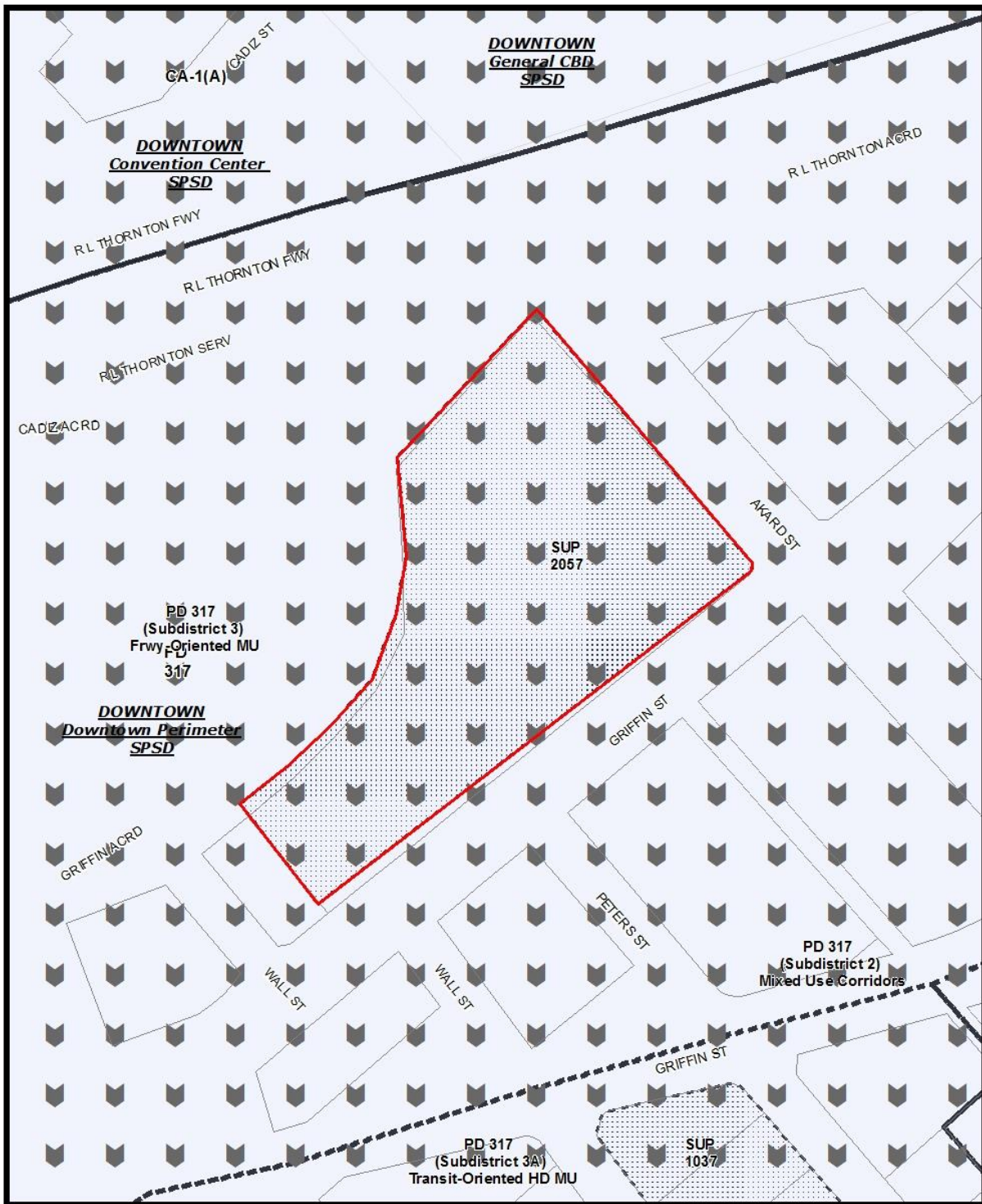
On Security

City Plan Committee
October 24, 2013

010 001 1

Enlarged Existing Site Plan

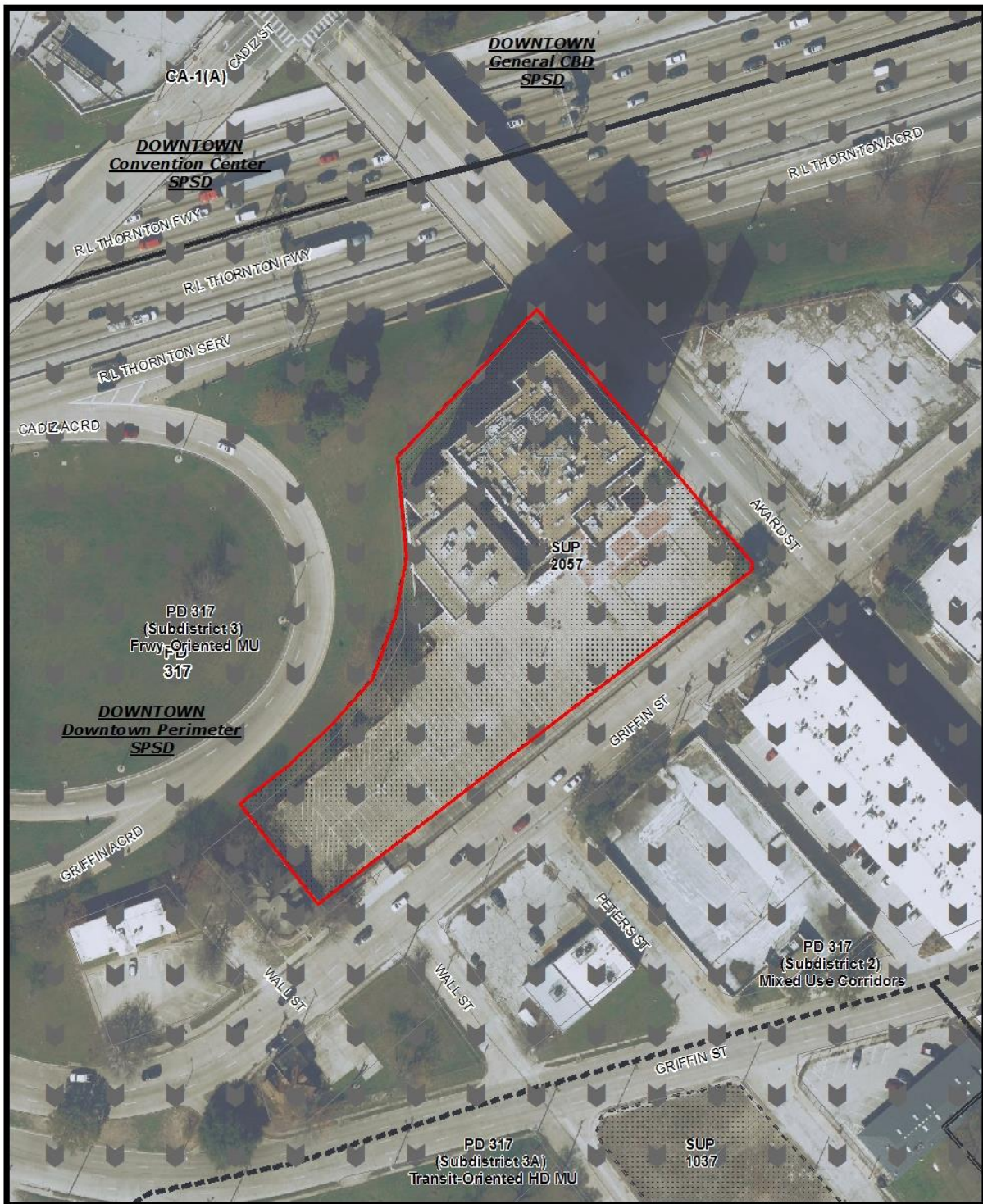




1:1,200

Zoning Map

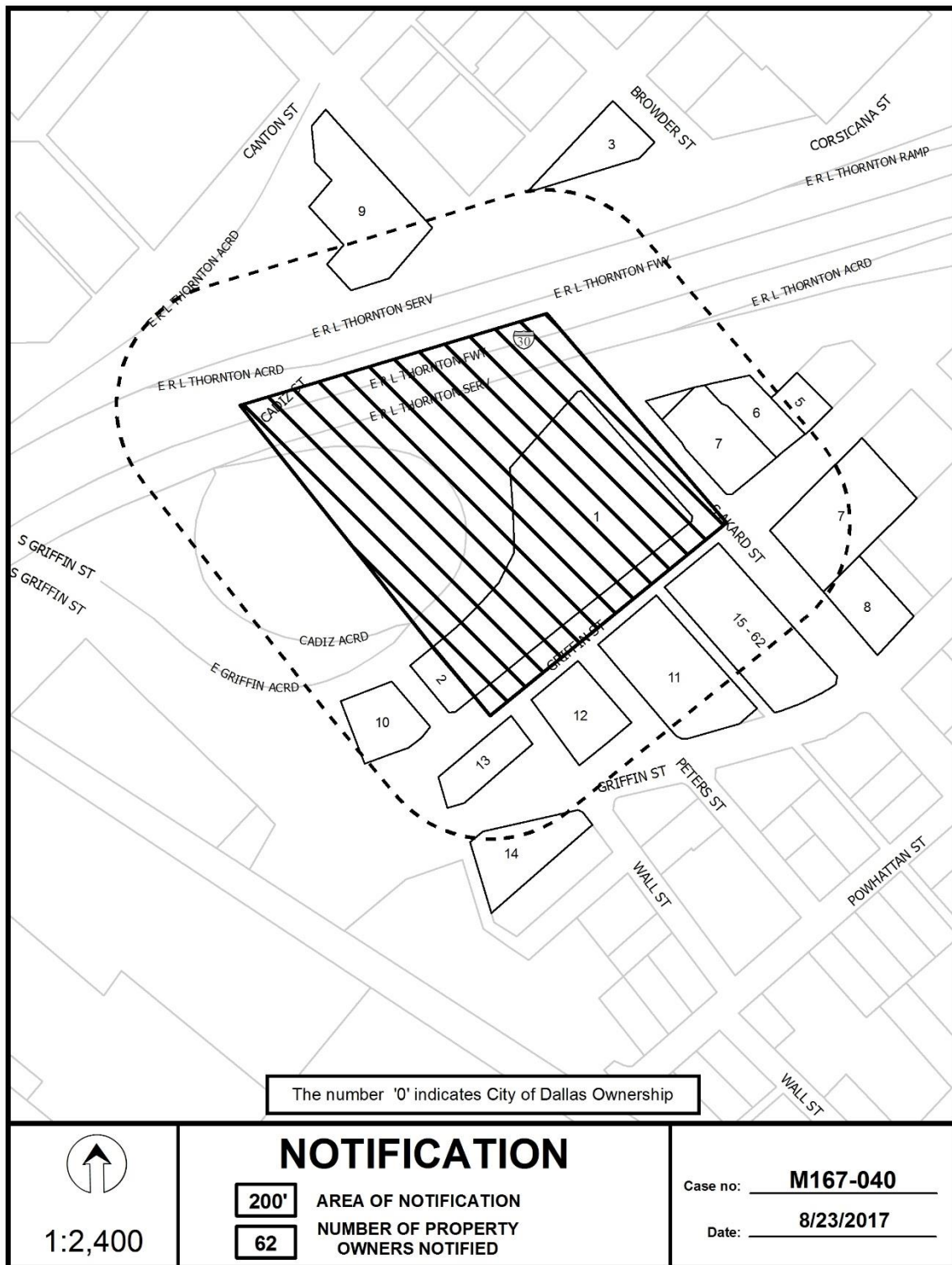
Printed Date: 8/23/2017



1:1,200

Aerial Map

Printed Date: 8/23/2017



08/23/2017

Notification List of Property Owners

M167-040

62 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1011 S AKARD ST	TEOF HOTEL LP
2	1201 W GRIFFIN ST	DE DIEGO ARMANDO
3	907 BROWDER ST	EAGLES NEST CHURCHES INC
4	1000 S AKARD ST	FAULKNER INV CO LTD
5	1413 N GRIFFIN ST	TIME WARNER CABLE DALLAS
6	1407 N GRIFFIN ST	VOGEL ALCOVE
7	1018 S AKARD ST	M A FAMILY INVESTMENTS LTD
8	1108 S AKARD ST	COOK PAUL D
9	811 S AKARD ST	YELED VENTURE LTD
10	1075 W GRIFFIN ST	EJAZ INVESTMENT GROUP INC
11	1112 PETERS ST	1901 HARWOOD LLC
12	1204 W GRIFFIN ST	JAHAN SEBASTIAN ENTERPRISE LLC
13	1100 W GRIFFIN ST	BALLAS VICTOR E
14	1111 WALL ST	TRUSTEES OF THE DE IRREVOCABLE DYNASTY TR
15	1111 S AKARD ST	JM1111 LLC
16	1111 S AKARD ST	BAINES ROBERT E
17	1111 S AKARD ST	REED THOMAS MARK
18	1111 S AKARD ST	HYMAN TIMOTHY
19	1111 S AKARD ST	ROBINSON TYLER LEE
20	1111 S AKARD ST	CHICKEN FRIED ASSETS LLC
21	1111 S AKARD ST	COTTER VICTORIA ANN
22	1111 S AKARD ST	BAYER CHRISTOPHER
23	1111 S AKARD ST	BROCK JOE R
24	1111 S AKARD ST	DUBLE KENNETH BRYAN &
25	1111 S AKARD ST	GRANDEY CHAD EDWARD
26	1111 S AKARD ST	BILLINGS TINA

08/23/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1111 S AKARD ST	DUKE DAVID A
28	1111 S AKARD ST	RIVERA JOEL I & MELINA L AGUIRRE
29	1111 S AKARD ST	REISMAN MARK L
30	1111 S AKARD ST	FAULKNER JULIE A
31	1111 S AKARD ST	BASS PAUL R
32	1111 S AKARD ST	ANDERSON THOMAS I
33	1111 S AKARD ST	MENDEZ ROBERT G
34	1111 S AKARD ST	WATSON RICHARD D
35	1111 S AKARD ST	KEARNEY DAVID W
36	1111 S AKARD ST	BELL FREDERICK M &
37	1111 S AKARD ST	CAMPBELL SHAWNEILLE Y
38	1111 S AKARD ST	PHILIP SIMI SUSAN & BINOJ K PETER
39	1111 S AKARD ST	KELLY PATRICK J
40	1111 S AKARD ST	DESSOUKY SHIMAA Y
41	1111 S AKARD ST	HAMILTON JANE HOPE
42	1111 S AKARD ST	BLAZIN MICHAEL J
43	1111 S AKARD ST	SANCHEZ JAY P &
44	1111 S AKARD ST	CUELLAR CATHERINE & PAUL C WILLIAMS
45	1111 S AKARD ST	WEN HOWARD
46	1111 S AKARD ST	POWELL GORDON C & JANE A
47	1111 S AKARD ST	ACOSTA RAUL A
48	1111 S AKARD ST	KLEIN ROBERT &
49	1111 S AKARD ST	RODRIGUEZ ALANA
50	1111 S AKARD ST	MILLER PAUL
51	1111 S AKARD ST	FOSTER GREGORY R & DEANN
52	1111 S AKARD ST	AUTREY JAMES MICHAEL
53	1111 S AKARD ST	INMAN KENDALL A
54	1111 S AKARD ST	NEAR JESSICA
55	1111 S AKARD ST	PAKZAD MINA
56	1111 S AKARD ST	WANG LISA C
57	1111 S AKARD ST	JAMES JEFFREY

08/23/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1111 S AKARD ST	SANDOVAL DAVID E
59	1111 S AKARD ST	HASSENFLU STEPHEN
60	1111 S AKARD ST	CURRY KEVIN
61	1111 S AKARD ST	PATTERSON RONEKA J
62	1111 S AKARD ST	REED THOMAS M

FILE NUMBER:	Z167-131(OTH)	DATE FILED:	November 9, 2016
LOCATION:	North corner of Turtle Creek Boulevard and Gillespie Street		
COUNCIL DISTRICT:	14	MAPSCO:	45-B
SIZE OF REQUEST:	Approx. 1.24 acres	CENSUS TRACT:	5.00

REPRESENTATIVE: Robert Baldwin

APPLICANT/OWNER: Piedmont Park Place, LP

MISCELLANEOUS DOCKET ITEM:

Extension of the six-month time period for scheduling a zoning request for City Council.

On March 16, 2017, the City Plan Commission recommended approval of an application for a Planned Development Subdistrict for O-2 Subdistrict uses, subject to a development plan and conditions including the 7.5-foot encroachment into the side yard setback on the northeast part of the building to accommodate the existing parking garage entrance but not including the applicant's other requested conditions including the restaurant by right and encroachment into the front yard setback on property zoned an O-2 Office Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District, on the north corner of Turtle Creek Boulevard and Gillespie Street.

The Dallas Development Code states that a request for a zoning change may not be held for longer than six months from the date of the Commission's action without being scheduled for a City Council hearing. Furthermore, the Commission shall review a zoning request that has not been scheduled within six months of the Commission's action to determine whether a time extension should be granted for a specified period or whether the application should be terminated and declared null and void.

The delay in forwarding this request to the City Council has been attributed to the efforts by the representative to obtain an official interpretation of a limited use versus a street level use as it pertains to the restaurant. The definition of each use is on page 2.

Staff recommends an extension of two months to allow the item to be placed on the October 25, 2017, City Council agenda.

Staff Recommendation: Approval of a two-month extension period.

The O-2 Office Subdistrict within Planned Development District No. 193 allows a restaurant without drive-in or drive-through service use as a limited use or as a street level use if alcohol is served.

1. Limited Uses must: 1) be primarily for the service of the occupants of a building; 2) be contained entirely within the main building; 3) have not exterior public entrance except through the general building entrances; and 4) have no exterior advertising or signs.

2. Street Level Uses, in an O-2 Subdistrict, an additional street-level use is allow for a restaurant with alcoholic beverages and/or entertainment subject to the following conditions: 1) no additional use may have a floor area greater than 2,000 square feet; 2) the aggregate floor area of retail uses and the additional uses listed in Subdivision (c)(2) of Sec. 51P-193.110 on a street level of a building may not exceed 50 percent of the aggregate floor area of all uses on the street level.

Therefore, the applicant will be allowed to have a restaurant as long as it complies with the abovementioned requirements for either a limited use or a street level use.

CPC ACTION:
March 16, 2017

Motion: It was moved to recommend **approval** of a Planned Development Subdistrict for O-2 Subdistrict uses, subject to a development plan and conditions including the 7.5-foot encroachment into the side yard setback on the northeast part of the building to accommodate the existing parking garage entrance and not include all other applicant's requested conditions including the restaurant by right and encroachment into the front yard setback on property zoned an O-2 Office Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District, on the north corner of Turtle Creek Boulevard and Gillespie Street.

Maker: Ridley

Second: Rieves

Result: Carried: 14 to 0

For: 14 - Anglin, Rieves, Houston, Davis, Shidid,
Anantasomboon, Mack, Jung, Housewright,
Schultz, Peadon, Murphy, Ridley, Tarpley

Against: 0

Absent: 1 - Haney

Vacancy: 0

Notices: Area: 500 Mailed: 98

Replies: For: 2 Against: 24

Speakers: For: Rob Baldwin, 3904 Elm St., Dallas, TX, 75226
Against: Nancy Allen, 2801 Turtle Creek Blvd., Dallas, TX, 75219

Officers and Partners

Piedmont Park Place, LP

Officers (Elected annually by the BOD as of 05/12/15):

Donald A. Miller, CFA	Chief Executive Officer and President
Robert E. Bowers	Chief Financial Officer, Executive Vice President
Thomas A. McKean	Associate General Counsel and Corporate Secretary
Laura P. Moon	Senior Vice President and Chief Accounting Officer
Raymond L. Owens	Executive Vice President - Capital Markets
Carroll A. "Bo" Reddic, IV	Executive Vice President - Real Estate Operations, Assistant Secretary
Robert K. Wiberg	Executive Vice President – Mid-Atlantic Region and Head of Development
Thomas R. Prescott	Executive Vice President – Midwest Region
Joseph H. Pangburn	Executive Vice President – Southwest Region
Wilson G. Stone	Senior Vice President
C. Brent Smith	Senior Vice President
George M. Wells	Senior Vice President
Kevin Fossum	Senior Vice President
Ken Mulrane	Senior Vice President
Edward H. Guilbert III	Senior Vice President and Treasurer
Damian J. Miller, CFA	Senior Vice President

**CPC Recommended Conditions
Proposed PD conditions**

Division S-____. PD Subdistrict ____.

SEC. S-____.101. LEGISLATIVE HISTORY.

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

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property located at the northwest corner of Turtle Creek Boulevard and Gillespie Street. The size of PD Subdistrict ____ is 1.24 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-____.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-____A: development plan.

SEC. S-____.105. DEVELOPMENT PLAN.

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

SEC. S-____.106. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted in this subdistrict are those main uses permitted in the 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.

CPC Recommendation:

~~(b) The following main uses are permitted right
-- Restaurant without drive-in service.~~

Applicant's request:

(b) The following main uses are permitted right
-- Restaurant without drive-in service.

SEC. S-____.107. ACCESSORY USES.

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

SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.

(a) In general. Except as provided, the yard, lot, and space regulations for the O-2 Office Subdistrict apply.

CPC Recommendation:

(b) Setback encroachments. The following structures are permitted to encroach into the required setbacks.

~~(1) Raised (not at street level) open-air patio with awning or roof at street level. Maximum encroachment is 12' 3" into the required front yard on Gillespie Street.~~

(2) Covered stairwell shown on the development plan to access underground parking garage.

~~(3) Landscaping walls and retaining walls no more than four feet in height.~~

Applicant's Request:

(b) Setback encroachments. The following structures are permitted to encroach into the required setbacks.

(1) Raised (not at street level) open-air patio with awning or roof at street level. Maximum encroachment is 12' 3" into the required front yard on Gillespie Street.

(2) Covered stairwell shown on the development plan to access underground parking garage.

(3) Landscaping walls and retaining walls no more than four feet in height.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking and loading requirements for each use.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.111. LANDSCAPING.

(a) Landscaping and screening must be provided in accordance with Part I of this article.

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

SEC. S-____.112. SIGNS.

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

SEC. S-____.113. ADDITIONAL PROVISIONS.

(a) Outdoor speakers are prohibited in the patio area.

(b) 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.

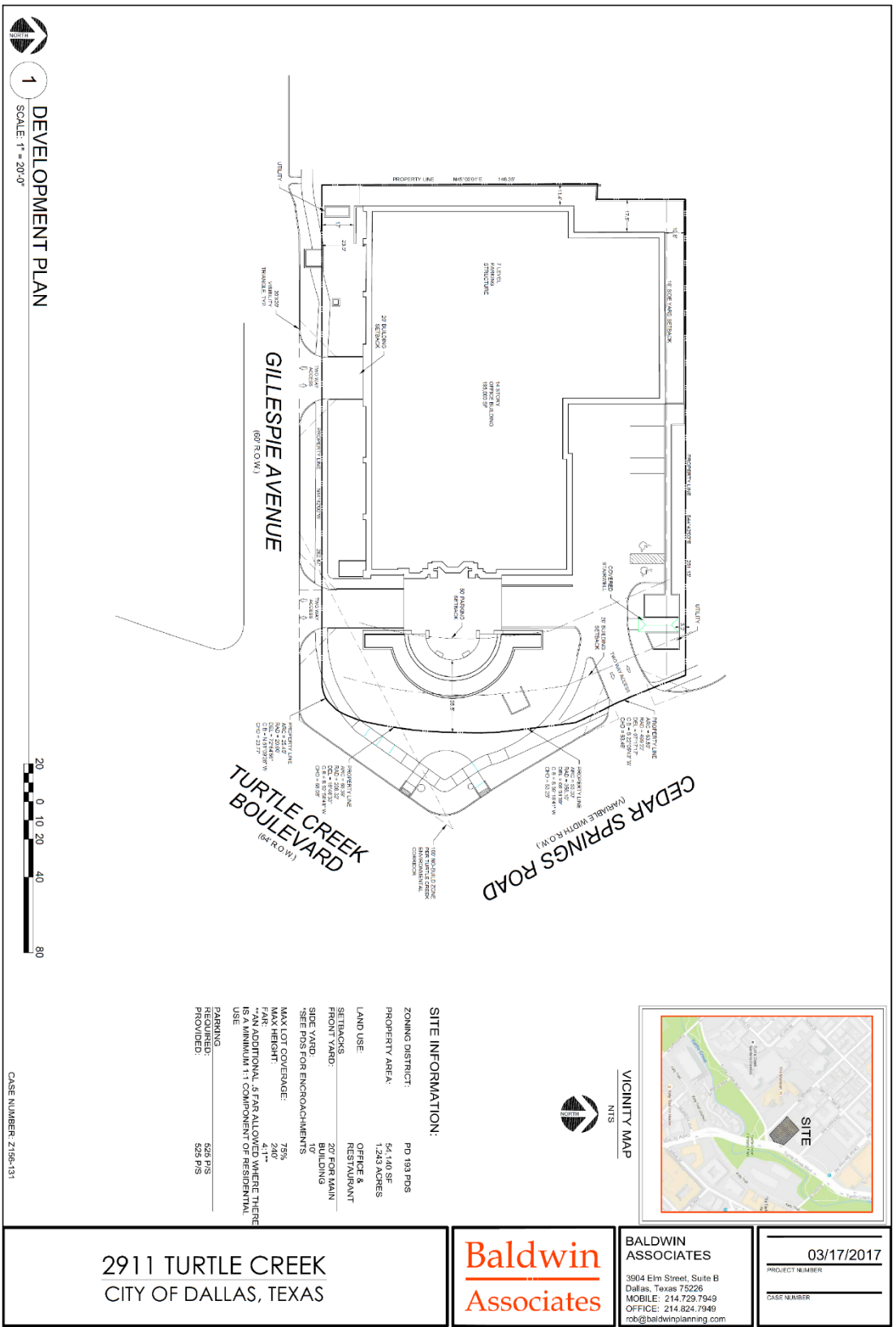
(c) Development and use of the Property must comply with Part I of this article.

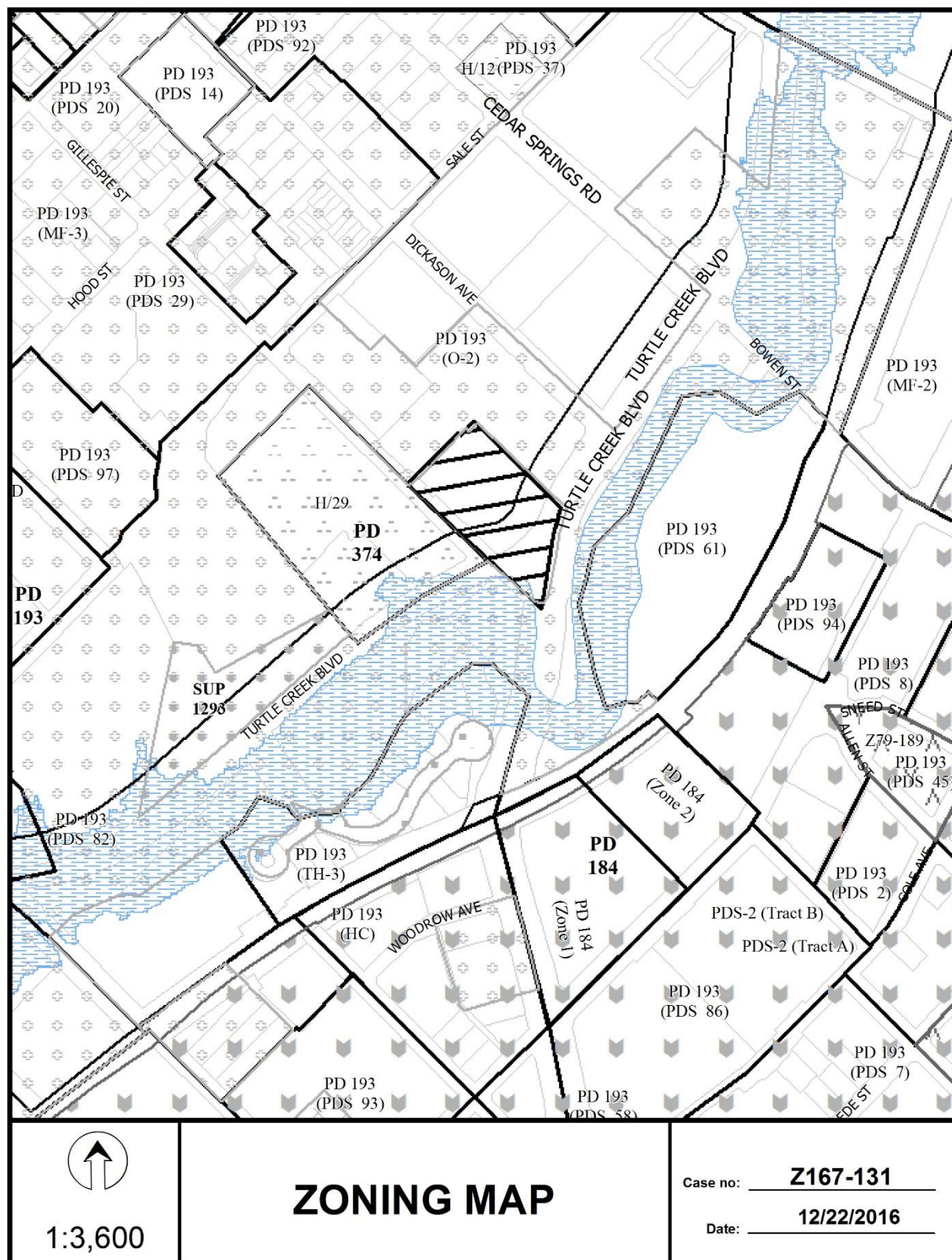
SEC. S-____.114. COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED DEVELOPMENT PLAN





FILE NUMBER: W167-008**DATE FILED:** June 15, 2017**LOCATION:** Northwest line of Capitol Avenue, southwest of North Henderson Avenue**COUNCIL DISTRICT:** 2**MAPSCO:** 36 S, W**SIZE OF REQUEST:** Approx. 0.685 acres**CENSUS TRACT:** 9.00**MISCELLANEOUS DOCKET ITEM:****APPLICANT:** Rob Baldwin**OWNER:** Larkspur Capitol Avenue, LP and Larkspur Cap Ave II, LLC

REQUEST: An application for a waiver of the two-year waiting period to submit an application for a zoning change on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses.

SUMMARY:

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

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

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

Staff Recommendation: Denial

Previous CPC Action: CPC held this case under advisement on July 20, 2017, and August 3, 2017.

W1167-008

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z156-202

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

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

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

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

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

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

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

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


Applicant's Signature

Larkspur Capitol Avenue LP &
Larkspur Cap Ave II LLC

By:  Carl Anderson, Co-President

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

RECEIVED BY
JUN 15 2017

Date Received
Fee: \$300.00

Larkspur

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

November 20, 2015

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

Re: Letter of Authorization

Dear Ms. Dean:

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

Thank you for your assistance with this matter.

Best regards,

Larkspur Capitol Avenue LP, a Texas
limited partnership

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

By: 

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

List of Officers

Larkspur Capitol Avenue LP

General Partner: Larkspur Capitol Avenue GP LLC

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



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

November 20, 2015

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

Re: Letter of Authorization

Dear Ms. Dean:

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

Thank you for your assistance with this matter.

Best regards,

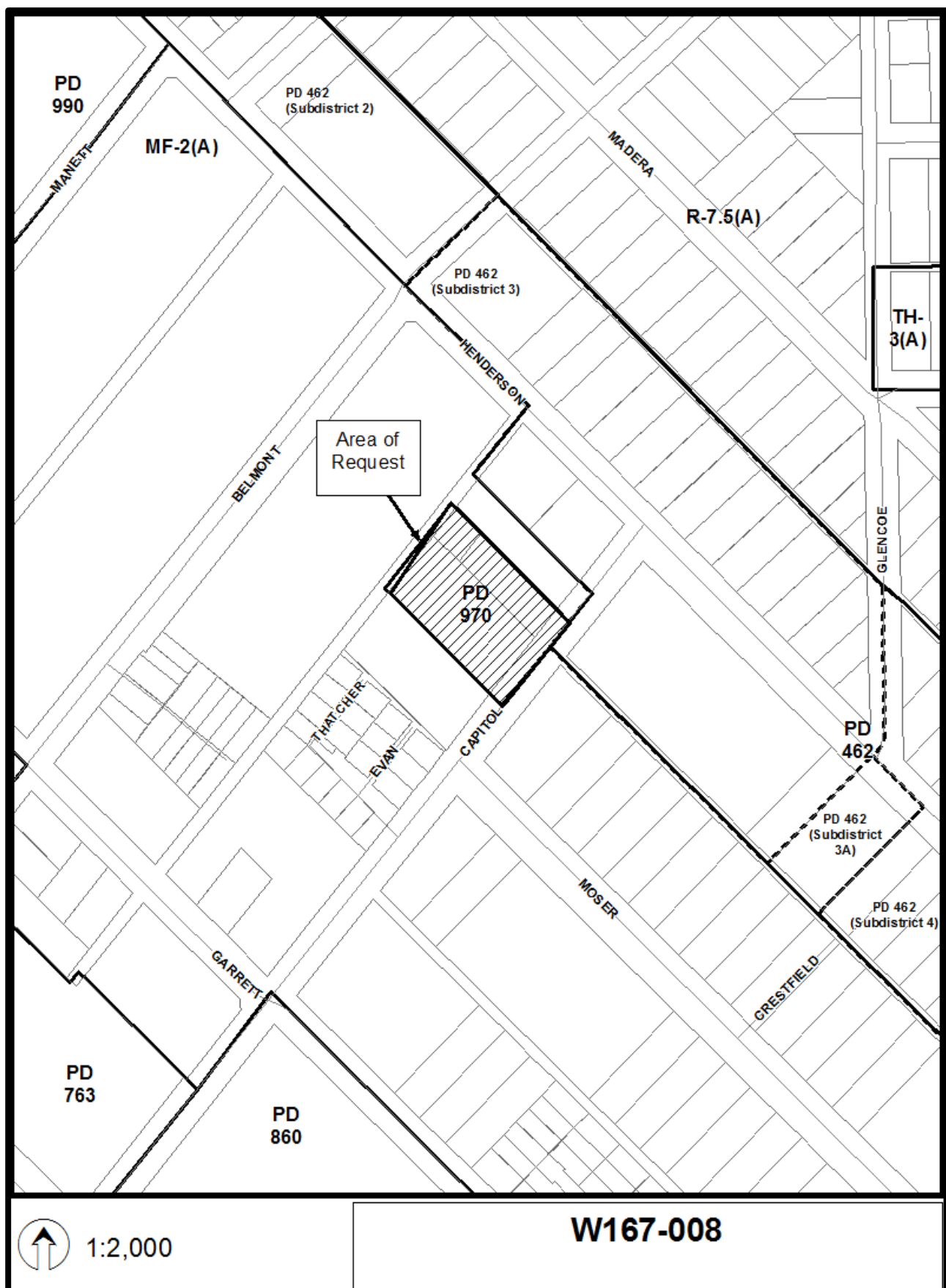
Larkspur Cap Ave II LLC, a Texas limited
liability company

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

List of Officers

Larkspur Cap Ave II LLC

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



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

DOWNTOWN GENERAL CBD

CASE NUMBER: 1707190015

DATE FILED: July 19, 2017

LOCATION: 310 South Houston St (north elevation) **SIZE OF REQUEST:** 193 square ft

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Kristy Smith, Sign Manufacturing & Maintenance Corporation

TENANT: Courtyard Marriott

OWNER: Equity Hotel Group LLC

REQUEST: An application for a Certificate of Appropriateness for a 193 square foot upper level flat attached sign (north elevation).

SUMMARY: The applicant will construct a lower level flat attached sign which will read "COURTYARD Marriott."

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

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 *upper level sign area* of the north elevation totals 2,400 square feet.
- The total effective area of all signs 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 2,420 sq. ft. X 30% = 720 square feet. The proposed sign is 193 square feet, which is less than 30 percent.
- The proposed sign will be located on the north elevation, approximately 135 feet above grade at the 13th floor.
- 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 two 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]

Case Number: 1707190015

List of Officers

Dilipkumar”Danny” Patel and Bipin Hira

SSDAC action:

August 8, 2017

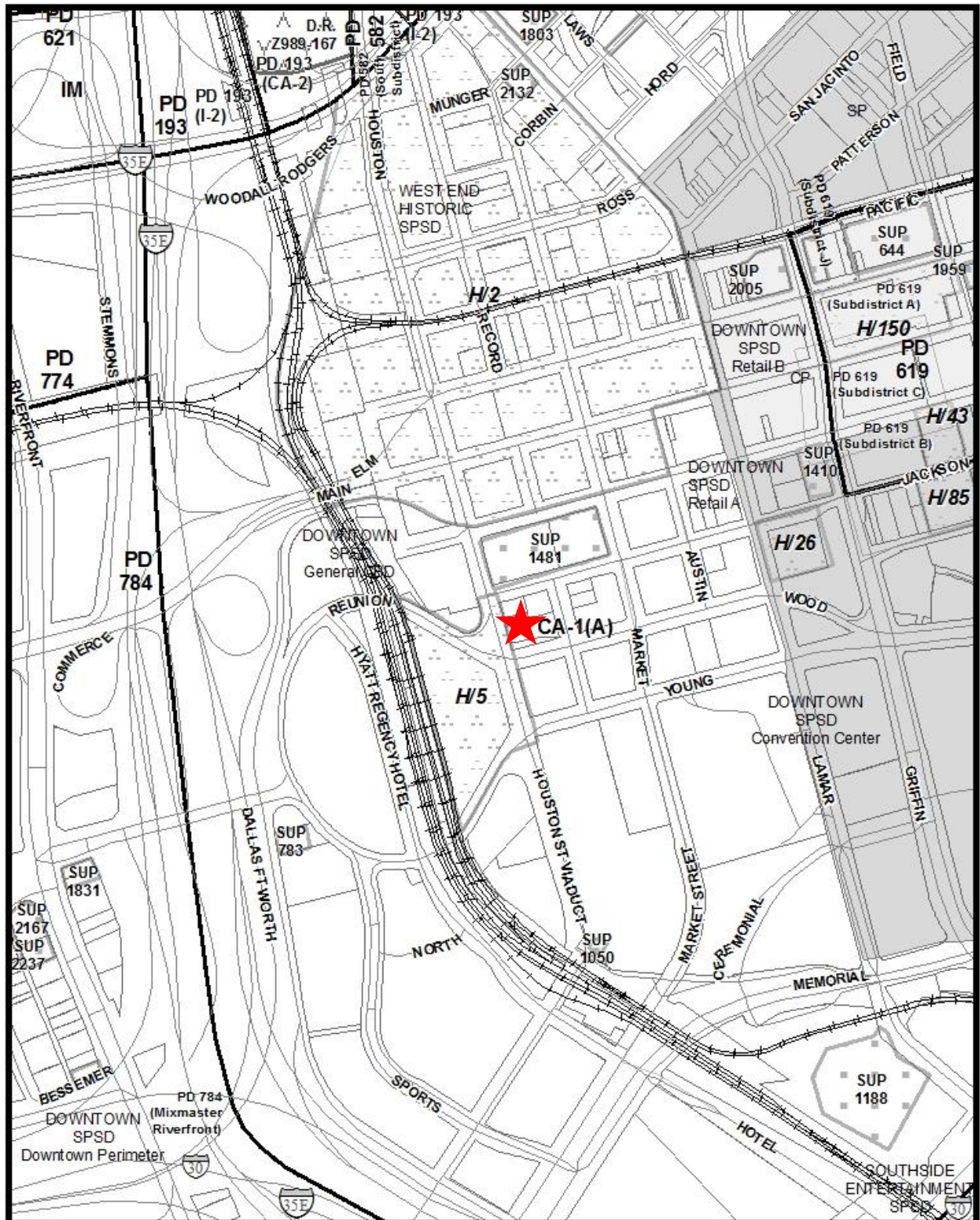
MOTION: It was moved to approve a 193-square-foot upper level attached sign at 310 South Houston Street (north elevation).

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

For: – Peadon, Dumas, Webster, Hardin

Against: 0
Absent: 0
Conflict: 0 –

Speakers – Kristy Smith, Signs Manufacturing & Maintenance Corporation.

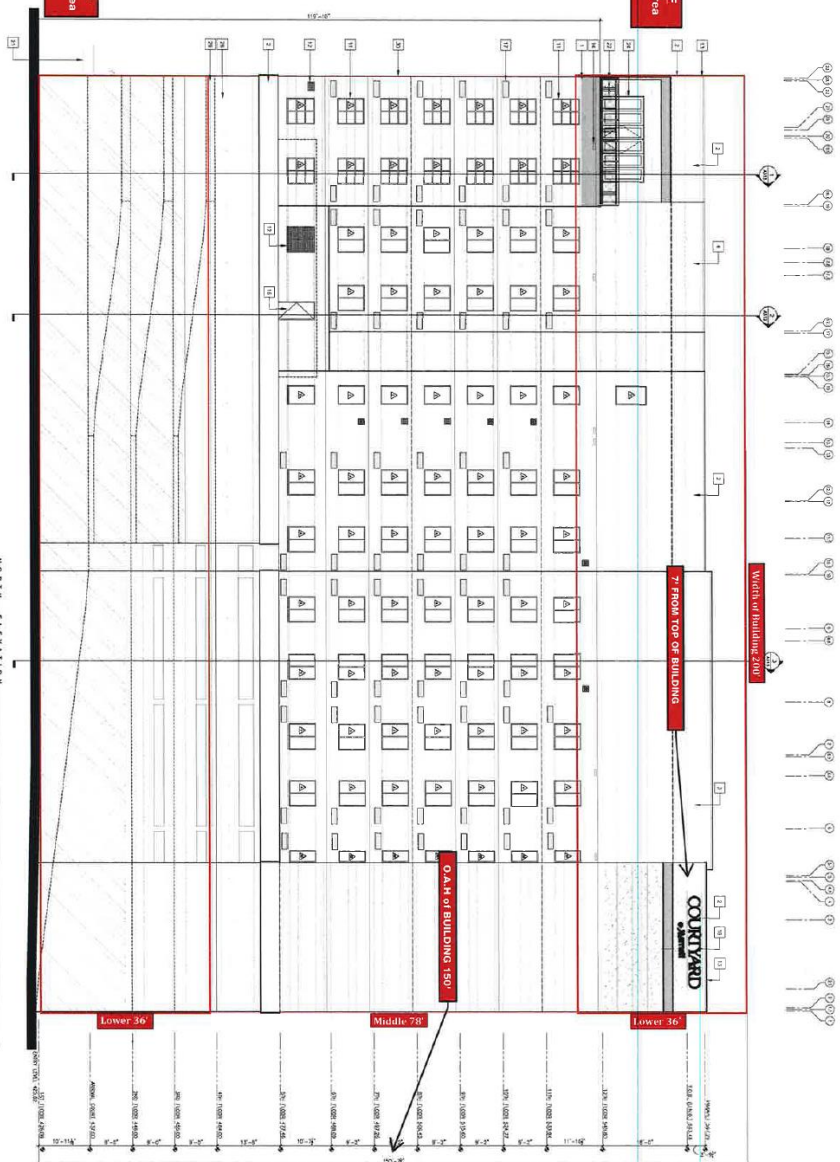


1:6,000

1707191058
Downtown Central CBD

Lower Level Sign Area: $36' \text{ H} \times 200' \text{ L} = 7200 \text{ S.F.}$
Max Effective Area is 30% of Lower Level Sign Area
= 2160 S.F.

Upper Level Sign Area: $36' \text{ H} \times 200' \text{ L} = 7200 \text{ S.F.}$
Max Effective Area is 30% of Upper Level Sign Area
 $= 2160 \text{ S.F.}$

[illegible]

193.84 S.F.

COURTYARD
Marriott

GRADING: B, 1981
GRADE: 2ND

[illegible]

COURTYARD
Martelli
310 SOUTH HOUSTON ST.
DALLAS, TX 75202

EQUITY HOTEL
GROUP, LLC
P.O. BOX 1018
LITHIA SPRINGS, GA
30122



444 8732 7907 570041
CARROLLS WILL, GM 20040
720 863 0000 FAX
720 822 9152 FAX

W|L|A
WINFORD
LINDSAY
ARCHITECT

A203



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

DOWNTOWN GENERAL CBD

CASE NUMBER: 1707190016

DATE FILED: July 19, 2017

LOCATION: 310 South Houston St (east elevation) **SIZE OF REQUEST:** 193 square ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Kristy Smith, Sign Manufacturing & Maintenance Corporation

TENANT: Courtyard Marriott

OWNER: Equity Hotel Group LLC

REQUEST: An application for a Certificate of Appropriateness for a 193 square foot upper level flat attached sign (east elevation).

SUMMARY: The applicant will construct a lower level flat attached sign which will read "COURTYARD Marriott."

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

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 *upper level sign area* of the north elevation totals 1,200 square feet.
- The total effective area of all signs 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 1,200 sq. ft. X 30% = 360 square feet. The proposed sign is 193 square feet, which is less than 30 percent.
- The proposed sign will be located on the north elevation, approximately 135 feet above grade at the 13th floor. Signage will be constructed of 37-inch illuminated channel letters.
- 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 two 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]

Case Number: 1707190016

List of Officers

Dilipkumar”Danny” Patel and Bipin Hira

SSDAC action:

August 8, 2017

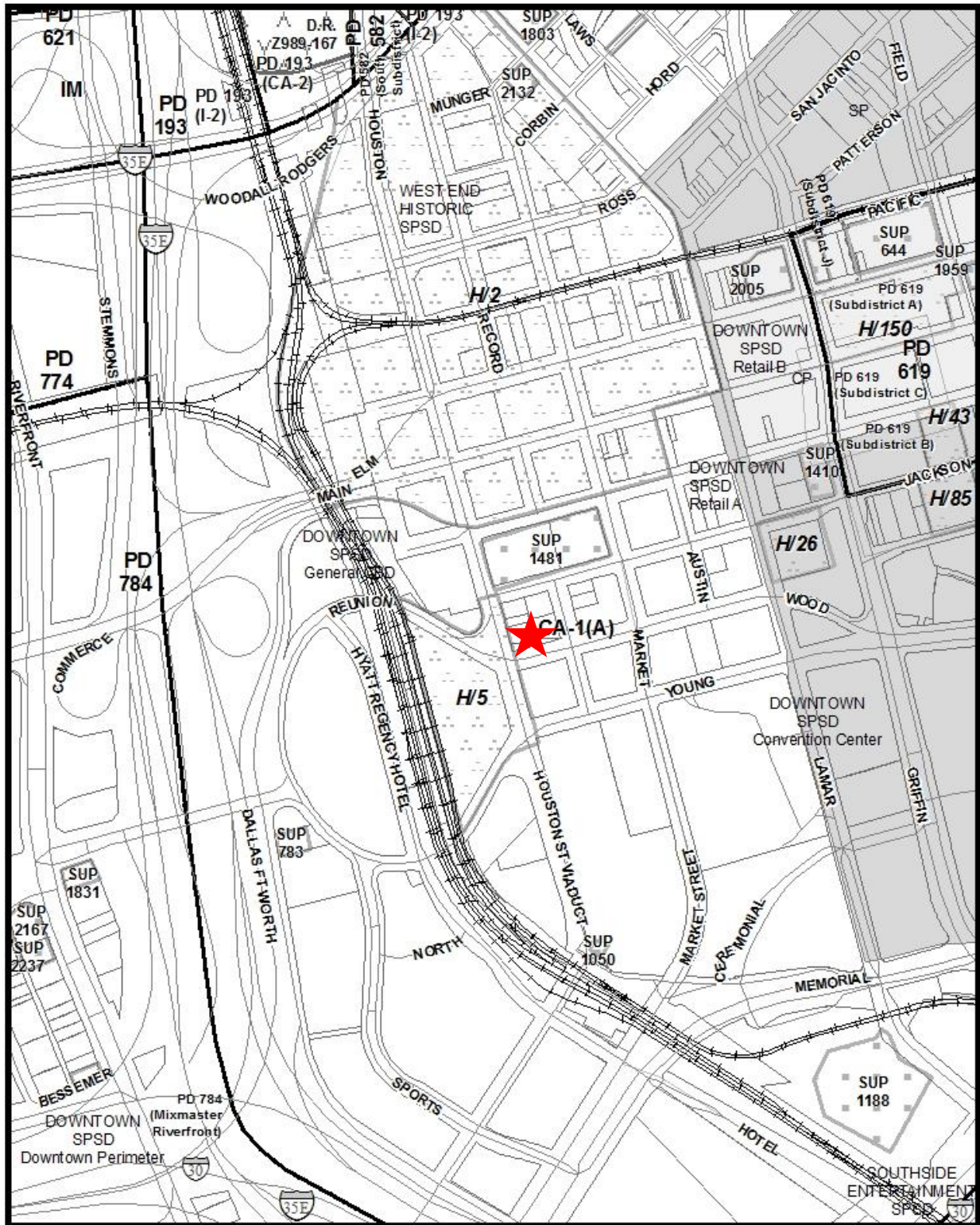
MOTION: It was moved to **approve** a 193-square-foot upper level attached sign at 310 South Houston Street (east elevation).

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

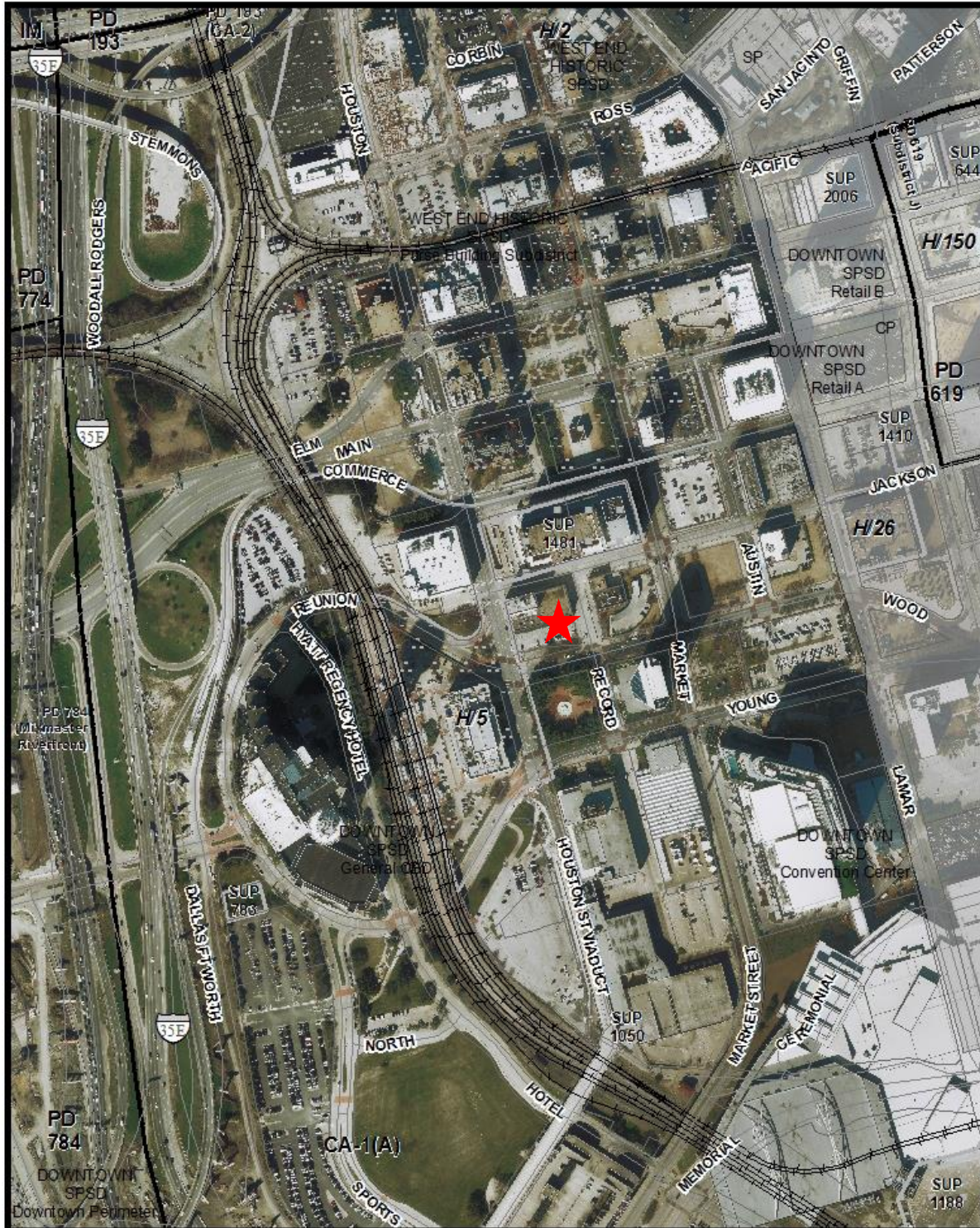
For: – Peadon, Dumas, Webster, Hardin

Against: 0
Absent: 0
Conflict: 0

Speakers – Kristy Smith, Signs Manufacturing & Maintenance Corporation.



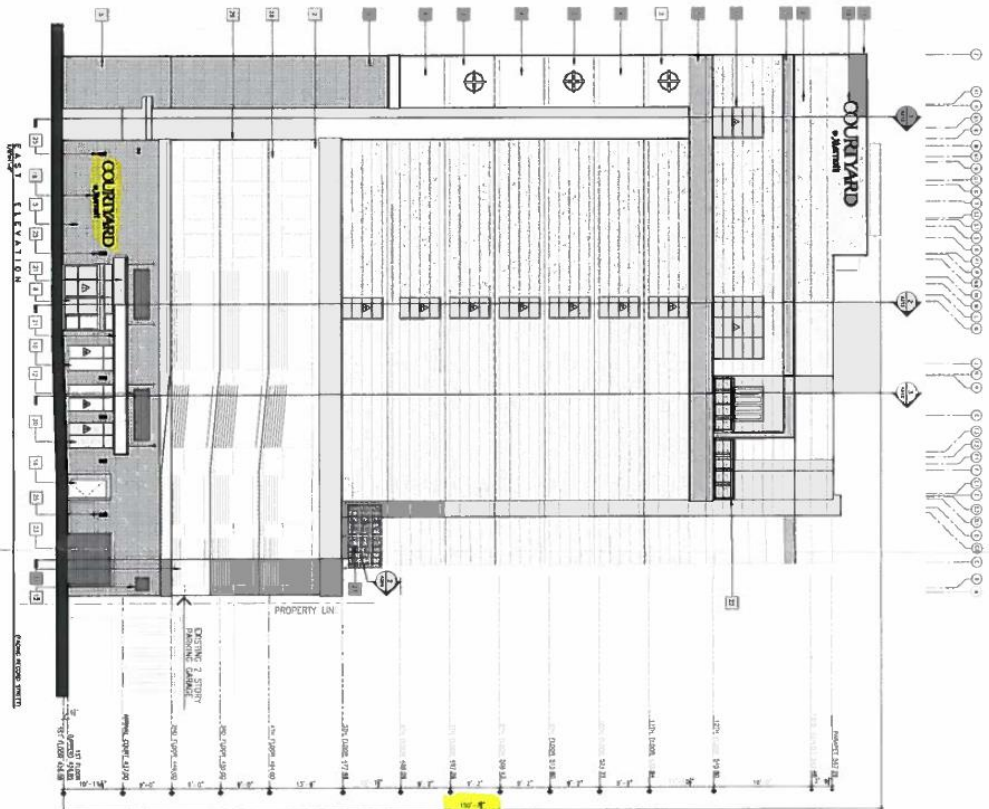
1707190016
Downtown Central CBD



 1:4,800

1707190016
Downtown Central CBD



[illegible]

WILIA WINTER ARCHITECT		OWNER EQUITY HOTEL GROUP, LLC P.O. BOX 1015 LINDA SPRINGS, GA 30122	
		PROJECT COURTYARD 215 S. HUNTERTON ST. SUITE 101, THUNDERBOLT BUILDING, THUNDERBOLT 30122	
SECTION EAST ELEVATION		PROJECT NO. 210040	
SCALE: 1/8" = 1'-0" DATE: 12/15/2017 DRAWN BY: DW		CHECKED BY: DW	
PROJECT NO. 210040		SCALE: 1/8" = 1'-0" DATE: 12/15/2017 DRAWN BY: DW	
EAST ELEVATION		PROJECT NO. 210040	
			

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

DOWNTOWN GENERAL CBD

CASE NUMBER: 1707190017

DATE FILED: July 19, 2017

LOCATION: 310 South Houston St (west elevation) **SIZE OF REQUEST:** 193 square ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

MAPSCO: 45-P

APPLICANT: Kristy Smith, Sign Manufacturing & Maintenance Corporation

TENANT: Courtyard Marriott

OWNER: Equity Hotel Group LLC

REQUEST: An application for a Certificate of Appropriateness for a 193 square foot upper level flat attached sign (west elevation).

SUMMARY: The applicant will construct an upper level flat attached sign which will read "COURTYARD Marriott."

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 *upper level sign area* of the north elevation totals 1,200 square feet.
- The total effective area of all signs 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 1,200 sq. ft. X 30% = 360 square feet. The proposed sign is 193 square feet, which is less than 30 percent.
- The proposed sign will be located on the north elevation, approximately 135 feet above grade at the 13th floor. Signage will be 37 inch illuminated channel letters.
- 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 two 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]

Case Number: 1707190017

List of Officers

Dilipkumar”Danny” Patel and Bipin Hira

SSDAC action:

August 8, 2017

MOTION: It was moved to **approve** a 193-square-foot upper level attached sign at 310 South Houston Street (west elevation).

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

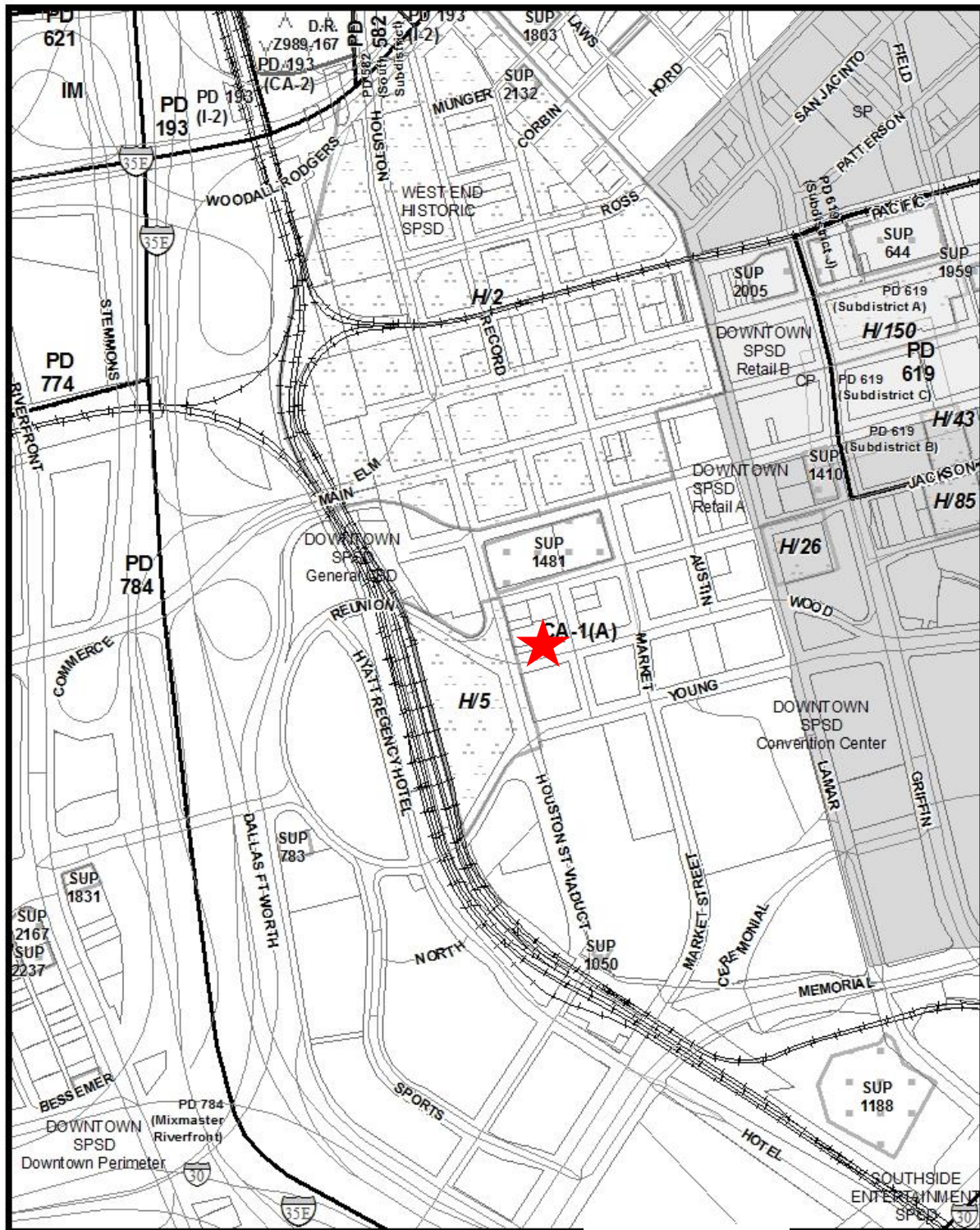
For: – Peadon, Dumas, Webster, Hardin

Against: 0

Absent: 0

Conflict: 0

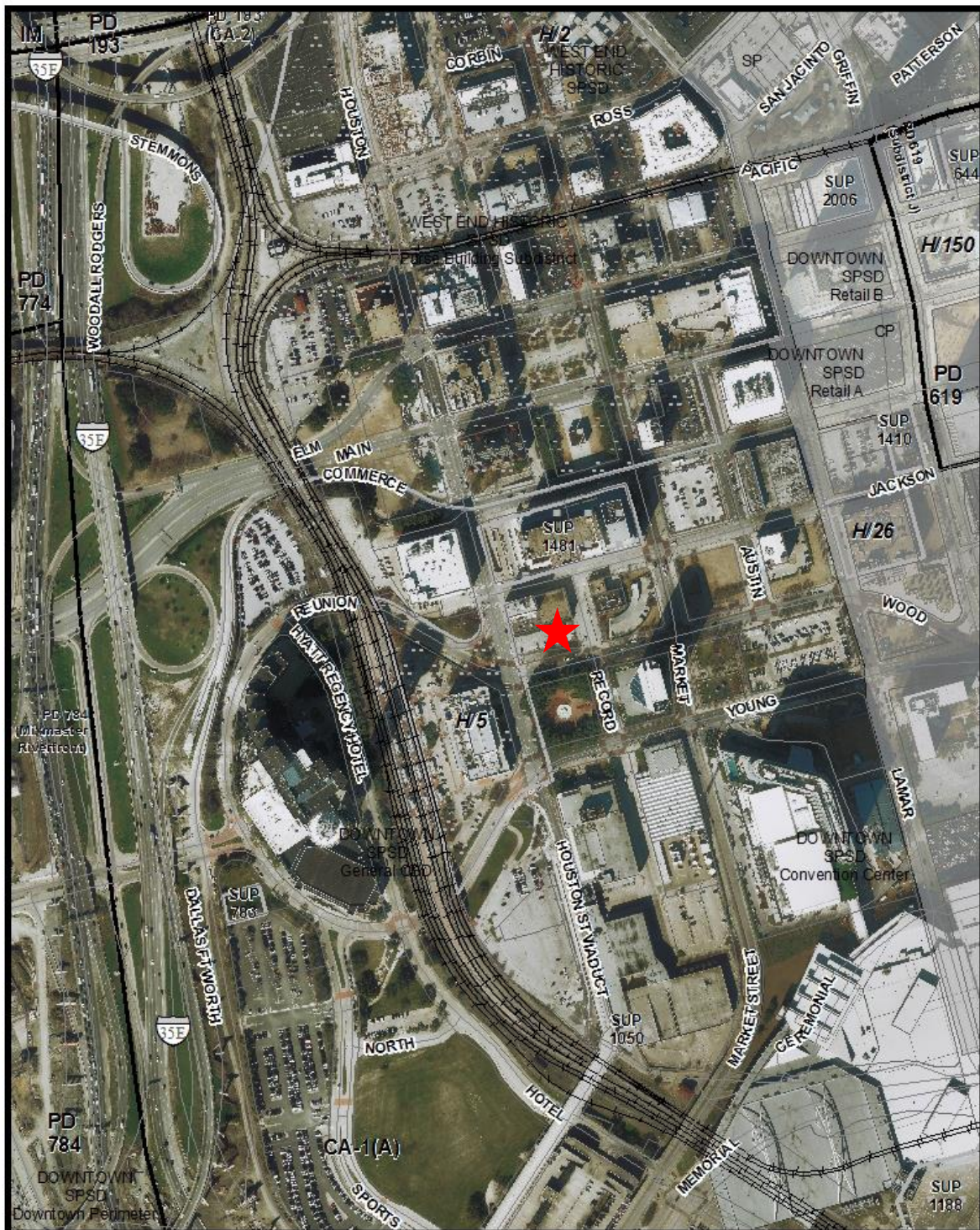
Speakers – Kristy Smith, Signs Manufacturing & Maintenance Corporation.



1:6,000

1707190017

Downtown Central CBD



1:4,800

1707190017
Downtown Central CBD





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

CASE NUMBER: 1707180012

DATE FILED: July 18, 2017

LOCATION: 2101 North Pearl Street (north elevation) **SIZE OF REQUEST:** 105 square ft.

COUNCIL DISTRICT: 14

ZONING: PDS No. 117, PD No. 193

MAPSCO: 45-F

APPLICANT: Bobby Nichols, Chandler Signs

TENANT: Price Waterhouse Coopers

OWNER: TC Uptown Associates LLC

REQUEST: An application for a Certificate of Appropriateness for a 105 square foot upper level attached sign (north elevation).

SUMMARY: The applicant will construct an illuminated attached sign which will read "pwc" with a logo.

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 105 square feet. It will be located on the northern elevation, approximately 250 feet above grade. Signage will be white LED-illuminated channel letters with a white face and multicolor logo.
- 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. *"pwc" 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 11, the sign will project approximately 10 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 1.7% 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.*

SSDAC action:

August 8, 2017

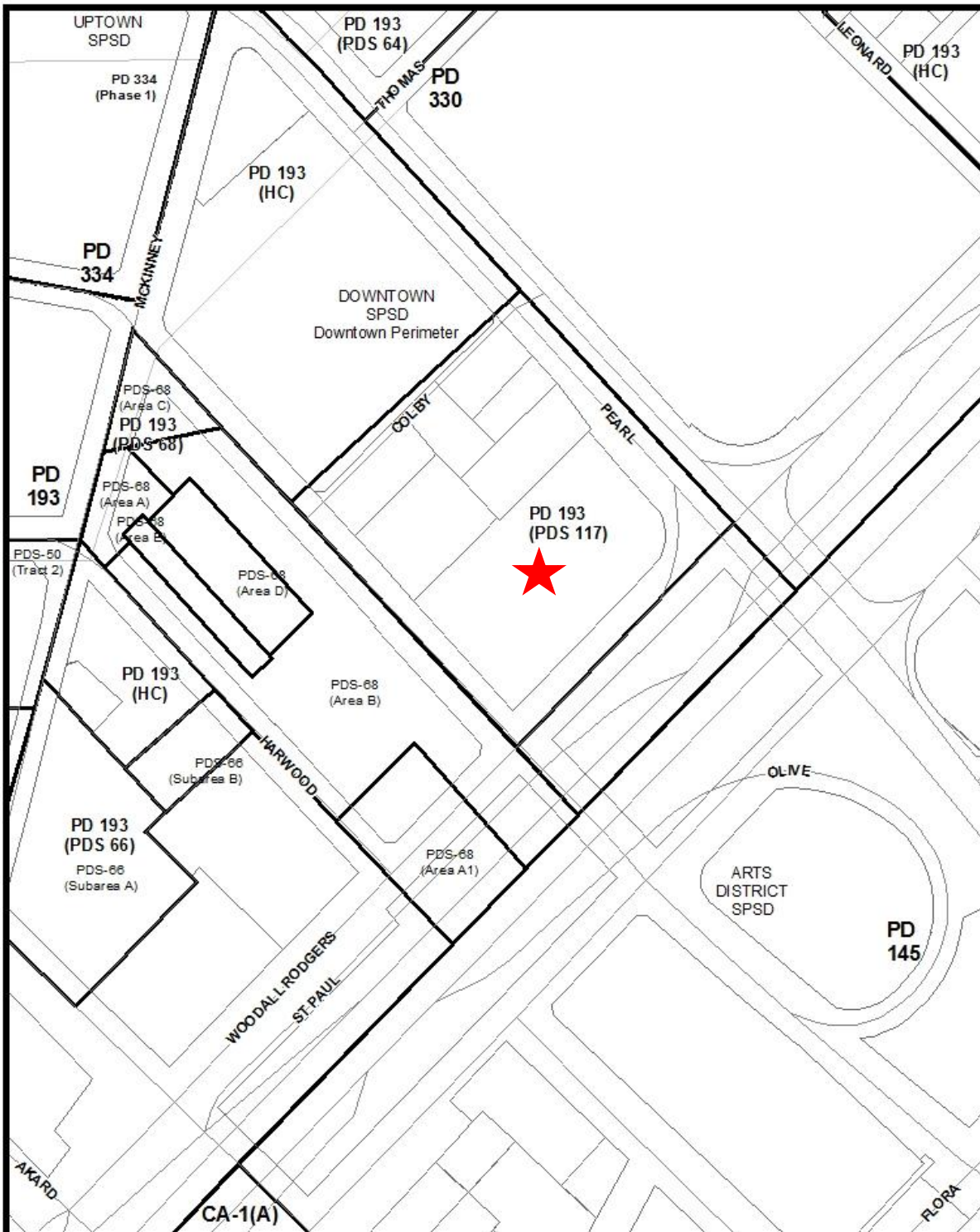
MOTION: It was moved to **approve** a 105-square-foot upper level attached sign at 2101 North Pearl Street (2121 Woodall Rodgers Freeway) (north elevation).

Maker: Dumas
Second: Murphy
Result: Carried: 3 to 0

For: – Peadon, Dumas, Webster

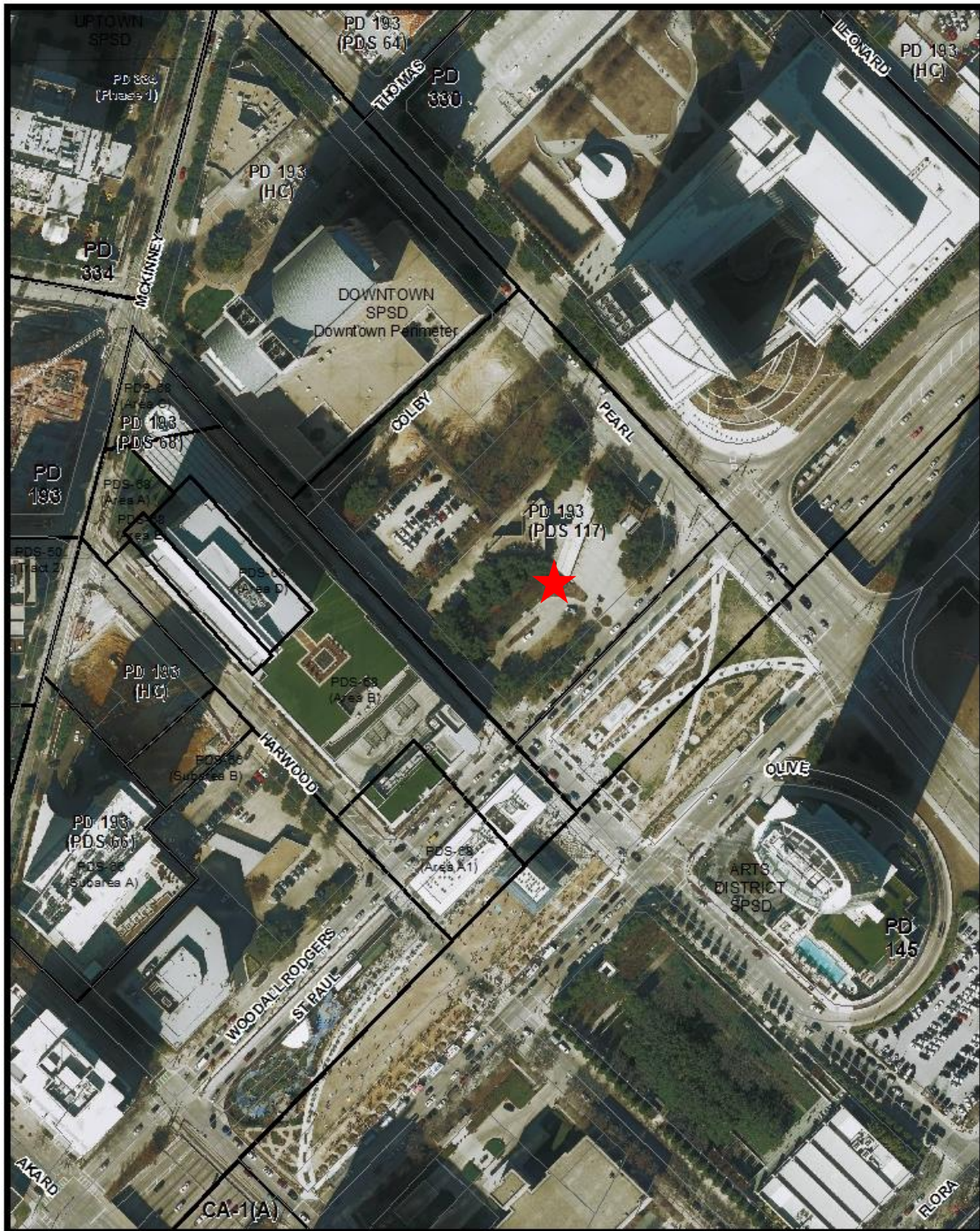
Against: 0
Absent: 0
Conflict: 1 – Hardin

Speakers – Matt Houston, Chandler Signs



1:2,100

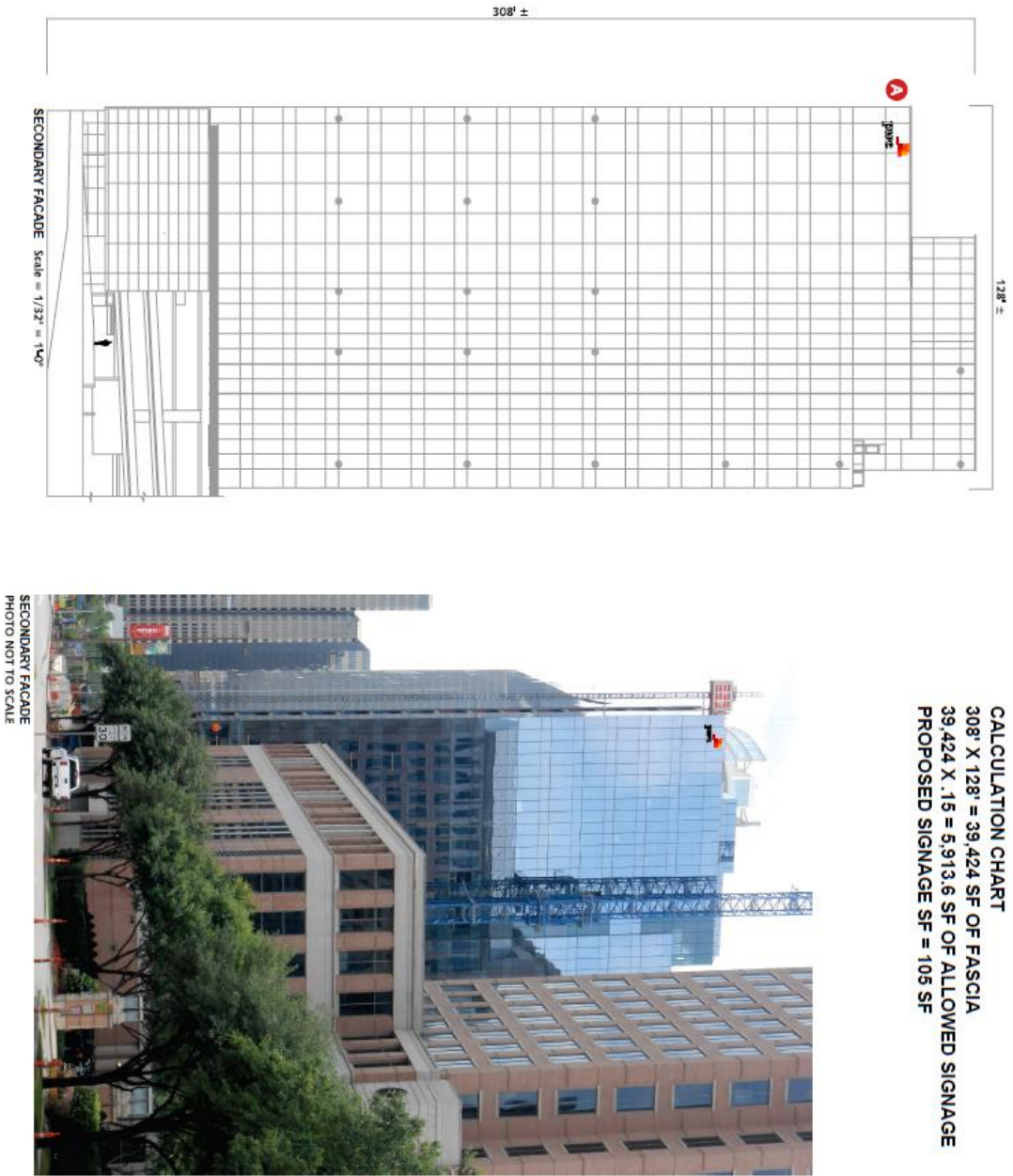
1707180012
Downtown Perimeter



1:2,100

1707180012
Downtown Perimeter

Proposed Sign (north elevation)



CALCULATION CHART
308' X 128' = 39,424 SF OF FASCIA
39,424 X .15 = 5,913.6 SF OF ALLOWED SIGNAGE
PROPOSED SIGNAGE SF = 105 SF

Design #
0394694d

Sheet 1 of 12

Client
PWC

Account
2121 N. PEARL ST
DALLAS, TX

Rep. Matt Wilson

Designer RMS

Date 3-29-17

Approved / Date

Checked / Date

Drawn / Date

Reviewed / Date

Project / Date

Location / Date

Notes

Final Electrical Connection by Customer

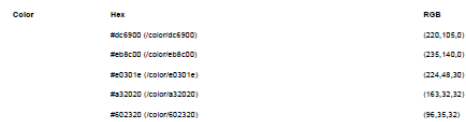
Chandler Signs
11000 West Loop South, Suite 100
Dallas, Texas 75240
Phone: (214) 343-1111
Fax: (214) 343-1112
Email: info@chandler-signs.com
Website: www.chandler-signs.com

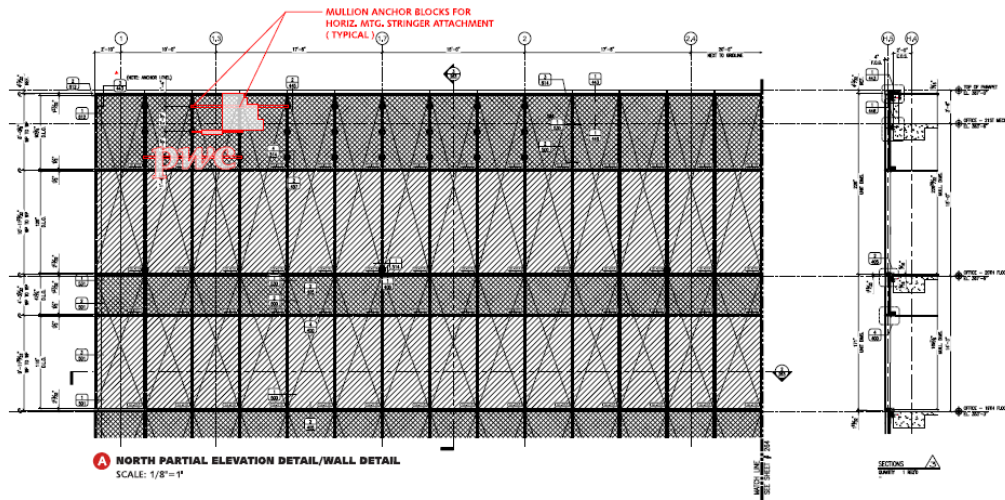
Client
PWC
2121 N. Pearl St.
Dallas, TX 75201
Phone: (214) 343-1111
Fax: (214) 343-1112
Email: info@chandler-signs.com
Website: www.chandler-signs.com

Project
Signage for PWC
308' X 128' FASCIA
105 SF SIGNAGE

Location
2121 N. Pearl St.
Dallas, TX 75201

Notes
This project is for the PWC building at 2121 N. Pearl St. in Dallas, TX. The sign is for the north elevation of the building. The sign is for the PWC building at 2121 N. Pearl St. in Dallas, TX. The sign is for the north elevation of the building. The sign is for the PWC building at 2121 N. Pearl St. in Dallas, TX. The sign is for the north elevation of the building.

[illegible]



pwc

Design #
0394669a4

Sheet 4 of 12

Client
PWC

Address
2121 N. PEARL ST.
DALLAS, TX

Account Rep. Matt Wilson
Designer RMS
Date 3-29-17

Approval / Date

Checked
Signed
Estimated
As
Engineering
Reviewed

Revision / Date

1.1 ADD 05-16-17 add sign
1.2 ADD 05-16-17 add wall detail
1.3 ADD 05-16-17 add photo
1.4 ADD 05-16-17

Chandler Signs
800-800-8000
chandler-signs.com

Headquarters
1001 N. Main St., Suite 100
Dallas, TX 75202
214-400-0000

San Antonio
1001 N. Main St., Suite 100
San Antonio, TX 78202
214-400-0000

West Coast
1001 N. Main St., Suite 100
West Coast, TX 75202
214-400-0000

Midwest
1001 N. Main St., Suite 100
Midwest, TX 75202
214-400-0000

Florida
1001 N. Main St., Suite 100
Florida, TX 75202
214-400-0000

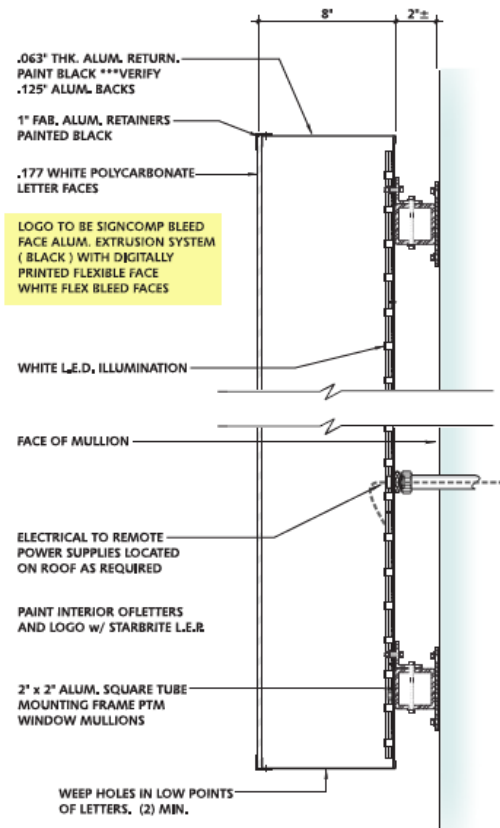
Georgia
1001 N. Main St., Suite 100
Georgia, TX 75202
214-400-0000

South Texas
1001 N. Main St., Suite 100
South Texas, TX 75202
214-400-0000

This drawing is the property of
Chandler Signs, L.L.C.
It is loaned to the client for use only and
must be returned to Chandler Signs, L.L.C.

**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**

The client certifies to the undersigned
that the electrical connection to the sign
has been made in accordance with the
National Electrical Code (NEC) and the
local electrical code.



A B L.E.D. LETTER SECTION | MOUNTING OPTION 1
NOT TO SCALE
VERIFY ALL SIZES PRIOR TO FABRICATION
MULLION TO BE THRU BOLTED FOR ATTACHMENT
BACK SIDE OF MULLION TO BE ACCESSIBLE FOR
SIGN INSTALLATION
SWING STAGE INSTALLATION



Design #	0394669ar4
Sheet	7 of 12
Client	PWC
Address	2121 N. PEARL ST. DALLAS, TX
Account Rep.	Matt Wilson
Designer	RMS
Date	3-29-17
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date	
R1 RPT 05.16.17 rev. also	
R2 RPT 05.16.17 add wall detail	
R3 RPT 06.29.17 add photos	
R4 SDM 07.17.17	

Chandler Signs
Brand Design. Signs. More.

chandlersigns.com

National Headquarters
2007 West 10th
Tulsa, OK 74103
(918) 482-2200 Fax (918) 482-2204

San Antonio
13314 San Pedro Ave. Ste. #100
San Antonio, TX 78216
(214) 482-2200 Fax (214) 482-2204

West Coast
10000 Broadway Plaza Dr. Suite 100
Tampa, FL 33610
(813) 944-1100 Fax (813) 944-1101

West Coast
10000 Broadway Plaza Dr. Suite 100
Tampa, FL 33610
(813) 944-1100 Fax (813) 944-1101

Florida
2004 South 10th Street
Tampa, FL 33610
(813) 944-1100 Fax (813) 944-1101

Georgia
11 West Peachtree Street
Atlanta, GA 30303
(404) 525-1100 Fax (404) 525-1101

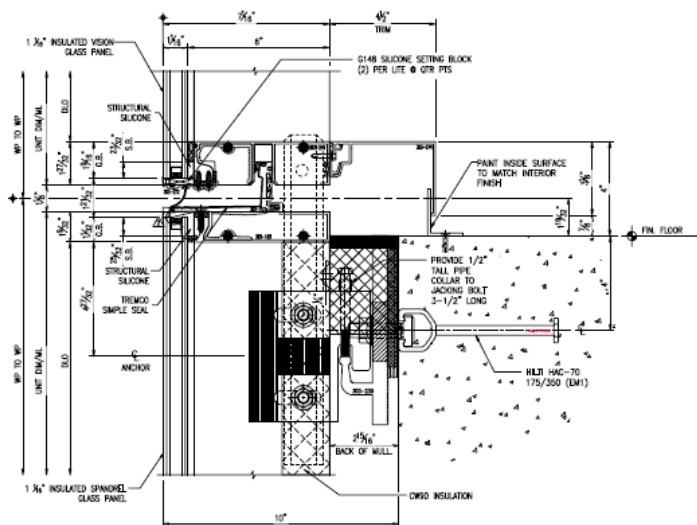
South Texas
100 West 10th Street
Tulsa, OK 74103
(918) 482-2200 Fax (918) 482-2204

This drawing is the property of
Chandler Signs, L.L.C.
All rights to the art for reproduction are
reserved by Chandler Signs, L.L.C.

**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**

UL

UL LISTED COMPONENTS ARE REQUIRED FOR
A SIGNIFICATION WITH A UL LISTED SIGN OF THE
MANUFACTURER OF THE SIGN. THE SIGN MUST
BE INSTALLED IN ACCORDANCE WITH THE
MANUFACTURER'S INSTRUCTIONS.



A NORTH - TYPICAL WALL DETAIL
SCALE: 1/4"=1'

UPPER ATTACHMENT

**MULLION TO BE THRU BOLTED FOR ATTACHMENT
BACK SIDE OF MULLION TO BE ACCESSIBLE FOR
SIGN INSTALLATION**



Design #

039466946A

Sheet

8 of 12

Client

PWC

Address

2121 N. PEARL ST.
DALLAS, TX

Account Rep.

Matt Wilson

Designer

RMS

Date

3-29-17

Approval / Date

Client

Sales

Estimating

AI

Engineering

Landlord

Revisions / Date

R1 RVP 25, 16.17 rev size

R2 RVP 25, 16.17 add wpi detail

R3 RVP 25, 16.17 add photos

R4 1700H 47, 17.17

Chandler Signs
Real Signs Right Now

chandler signs.com

National Headquarters
 1001 E. 17th Ave.
 Suite 200 • Denver, CO 80202
 303-733-0200 • Fax 303-733-0666

San Antonio
 13714 San Pedro Ave., Suite #900
 San Antonio, TX 78216
 214-346-0000 • Fax 214-346-0000

West Coast
 10200 Jewelridge Rd., Suite 110
 Torrance, CA 90503
 760-784-1100 • Fax 760-784-0333

Northeast US
 100 Maple Avenue, Suite 200
 Springfield, MA 01104
 401-739-0051 • Fax 401-739-0051

Florida
 10564 Seashell Rd. Suite 200
 Jacksonville, FL 32217
 904-766-1100 • Fax 904-766-1710

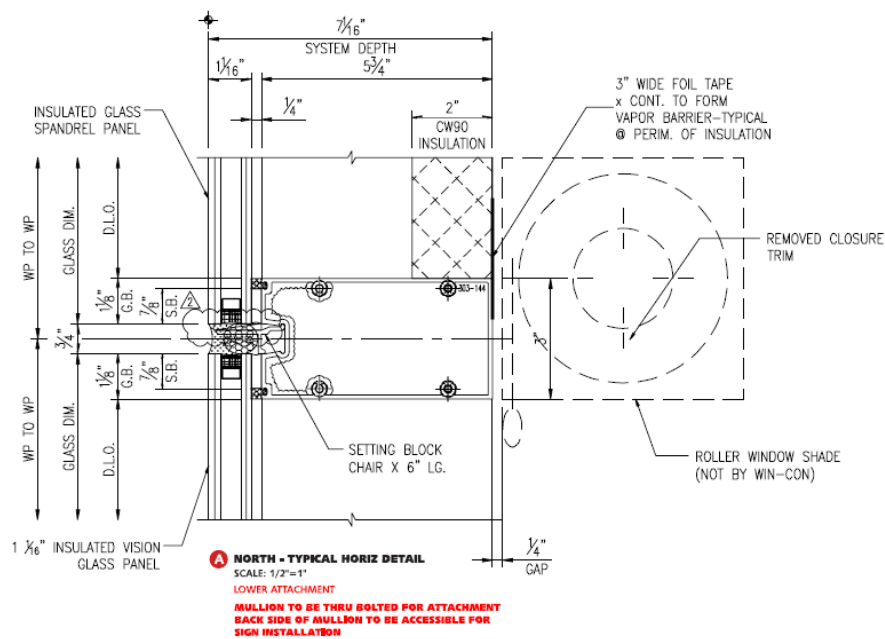
Georgia
 211 Walnut Hill Rd. Suite 100
 Marietta, GA 30066
 770-576-7000 • Fax 770-576-8770

South Texas
 400 W. 12th, Suite 200A
 Houston, TX 77010
 281-464-0000 • Fax 281-464-0000

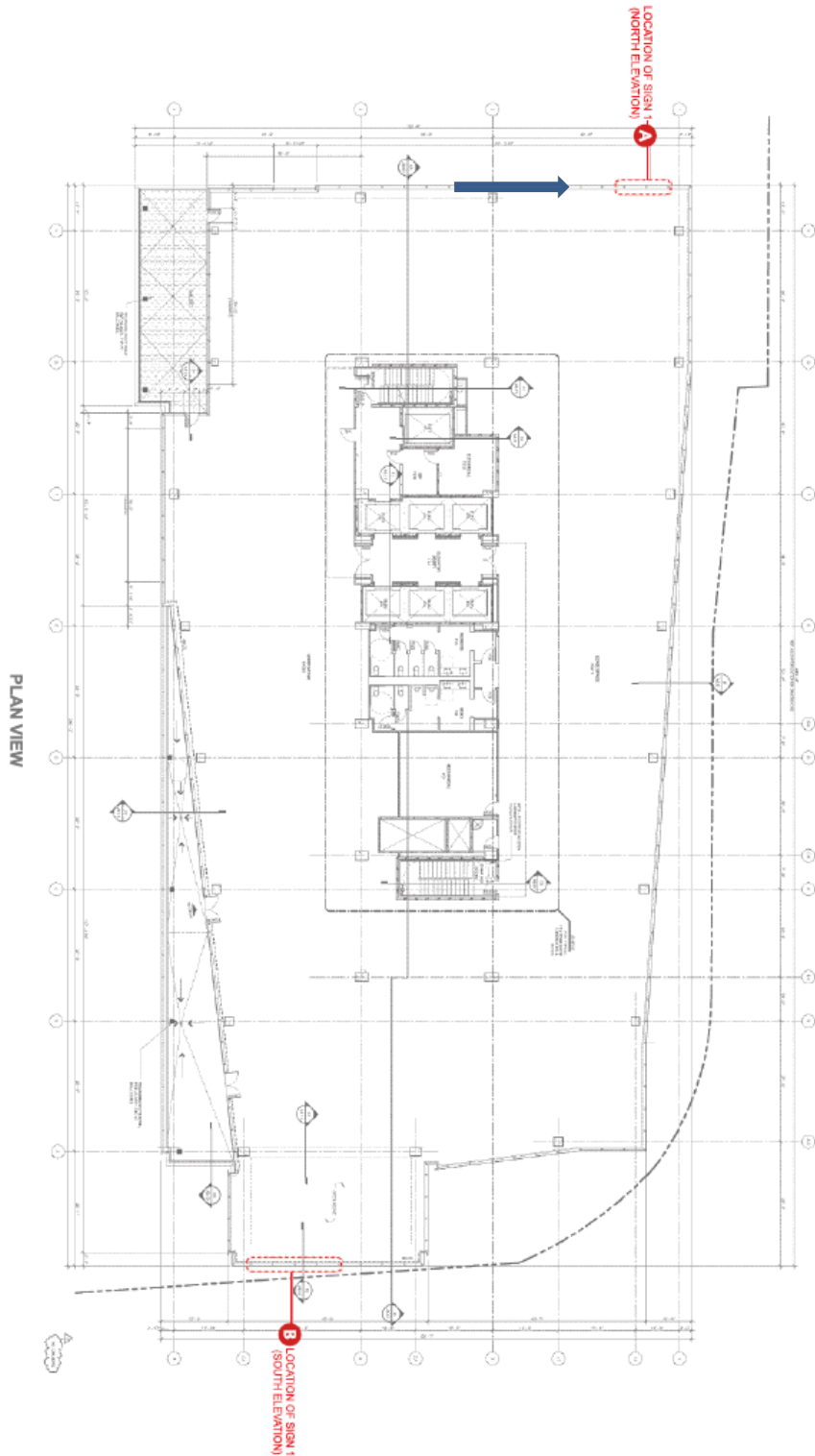
*This drawing is the property of
 Chandler Signs, L.P., L.P.*

All rights to use for reproduction are reserved.





	
Design # 03946294r4	
Client Sheet 9 of 12	
Address 2121 N. PEARL ST. DALLAS, TX	
Account Rep. Matt Wilson	Designer RMS
Date 3-29-17	
Approval / Date	
Client	Approved
Comments	
Explanations	
Revisions	
Revision / Date 1. 3/29/17 10:17 AM 2. 3/29/17 10:17 AM 3. 3/29/17 10:17 AM 4. 3/29/17 10:17 AM 5. 3/29/17 10:17 AM 6. 3/29/17 10:17 AM 7. 3/29/17 10:17 AM 8. 3/29/17 10:17 AM 9. 3/29/17 10:17 AM 10. 3/29/17 10:17 AM 11. 3/29/17 10:17 AM 12. 3/29/17 10:17 AM 13. 3/29/17 10:17 AM 14. 3/29/17 10:17 AM 15. 3/29/17 10:17 AM 16. 3/29/17 10:17 AM 17. 3/29/17 10:17 AM 18. 3/29/17 10:17 AM 19. 3/29/17 10:17 AM 20. 3/29/17 10:17 AM 21. 3/29/17 10:17 AM 22. 3/29/17 10:17 AM 23. 3/29/17 10:17 AM 24. 3/29/17 10:17 AM 25. 3/29/17 10:17 AM 26. 3/29/17 10:17 AM 27. 3/29/17 10:17 AM 28. 3/29/17 10:17 AM 29. 3/29/17 10:17 AM 30. 3/29/17 10:17 AM 31. 3/29/17 10:17 AM 32. 3/29/17 10:17 AM 33. 3/29/17 10:17 AM 34. 3/29/17 10:17 AM 35. 3/29/17 10:17 AM 36. 3/29/17 10:17 AM 37. 3/29/17 10:17 AM 38. 3/29/17 10:17 AM 39. 3/29/17 10:17 AM 40. 3/29/17 10:17 AM 41. 3/29/17 10:17 AM 42. 3/29/17 10:17 AM 43. 3/29/17 10:17 AM 44. 3/29/17 10:17 AM 45. 3/29/17 10:17 AM 46. 3/29/17 10:17 AM 47. 3/29/17 10:17 AM 48. 3/29/17 10:17 AM 49. 3/29/17 10:17 AM 50. 3/29/17 10:17 AM 51. 3/29/17 10:17 AM 52. 3/29/17 10:17 AM 53. 3/29/17 10:17 AM 54. 3/29/17 10:17 AM 55. 3/29/17 10:17 AM 56. 3/29/17 10:17 AM 57. 3/29/17 10:17 AM 58. 3/29/17 10:17 AM 59. 3/29/17 10:17 AM 60. 3/29/17 10:17 AM 61. 3/29/17 10:17 AM 62. 3/29/17 10:17 AM 63. 3/29/17 10:17 AM 64. 3/29/17 10:17 AM 65. 3/29/17 10:17 AM 66. 3/29/17 10:17 AM 67. 3/29/17 10:17 AM 68. 3/29/17 10:17 AM 69. 3/29/17 10:17 AM 70. 3/29/17 10:17 AM 71. 3/29/17 10:17 AM 72. 3/29/17 10:17 AM 73. 3/29/17 10:17 AM 74. 3/29/17 10:17 AM 75. 3/29/17 10:17 AM 76. 3/29/17 10:17 AM 77. 3/29/17 10:17 AM 78. 3/29/17 10:17 AM 79. 3/29/17 10:17 AM 80. 3/29/17 10:17 AM 81. 3/29/17 10:17 AM 82. 3/29/17 10:17 AM 83. 3/29/17 10:17 AM 84. 3/29/17 10:17 AM 85. 3/29/17 10:17 AM 86. 3/29/17 10:17 AM 87. 3/29/17 10:17 AM 88. 3/29/17 10:17 AM 89. 3/29/17 10:17 AM 90. 3/29/17 10:17 AM 91. 3/29/17 10:17 AM 92. 3/29/17 10:17 AM 93. 3/29/17 10:17 AM 94. 3/29/17 10:17 AM 95. 3/29/17 10:17 AM 96. 3/29/17 10:17 AM 97. 3/29/17 10:17 AM 98. 3/29/17 10:17 AM 99. 3/29/17 10:17 AM 100. 3/29/17 10:17 AM 101. 3/29/17 10:17 AM 102. 3/29/17 10:17 AM 103. 3/29/17 10:17 AM 104. 3/29/17 10:17 AM 105. 3/29/17 10:17 AM 106. 3/29/17 10:17 AM 107. 3/29/17 10:17 AM 108. 3/29/17 10:17 AM 109. 3/29/17 10:17 AM 110. 3/29/17 10:17 AM 111. 3/29/17 10:17 AM 112. 3/29/17 10:17 AM 113. 3/29/17 10:17 AM 114. 3/29/17 10:17 AM 115. 3/29/17 10:17 AM 116. 3/29/17 10:17 AM 117. 3/29/17 10:17 AM 118. 3/29/17 10:17 AM 119. 3/29/17 10:17 AM 120. 3/29/17 10:17 AM 121. 3/29/17 10:17 AM 122. 3/29/17 10:17 AM 123. 3/29/17 10:17 AM 124. 3/29/17 10:17 AM 125. 3/29/17 10:17 AM 126. 3/29/17 10:17 AM 127. 3/29/17 10:17 AM 128. 3/29/17 10:17 AM 129. 3/29/17 10:17 AM 130. 3/29/17 10:17 AM 131. 3/29/17 10:17 AM 132. 3/29/17 10:17 AM 133. 3/29/17 10:17 AM 134. 3/29/17 10:17 AM 135. 3/29/17 10:17 AM 136. 3/29/17 10:17 AM 137. 3/29/17 10:17 AM 138. 3/29/17 10:17 AM 139. 3/29/17 10:17 AM 140. 3/29/17 10:17 AM 141. 3/29/17 10:17 AM 142. 3/29/17 10:17 AM 143. 3/29/17 10:17 AM 144. 3/29/17 10:17 AM 145. 3/29/17 10:17 AM 146. 3/29/17 10:17 AM 147. 3/29/17 10:17 AM 148. 3/29/17 10:17 AM 149. 3/29/17 10:17 AM 150. 3/29/17 10:17 AM 151. 3/29/17 10:17 AM 152. 3/29/17 10:17 AM 153. 3/29/17 10:17 AM 154. 3/29/17 10:17 AM 155. 3/29/17 10:17 AM 156. 3/29/17 10:17 AM 157. 3/29/17 10:17 AM 158. 3/29/17 10:17 AM 159. 3/29/17 10:17 AM 160. 3/29/17 10:17 AM 161. 3/29/17 10:17 AM 162. 3/29/17 10:17 AM 163. 3/29/17 10:17 AM 164. 3/29/17 10:17 AM 165. 3/29/17 10:17 AM 166. 3/29/17 10:17 AM 167. 3/29/17 10:17 AM 168. 3/29/17 10:17 AM 169. 3/29/17 10:17 AM 170. 3/29/17 10:17 AM 171. 3/29/17 10:17 AM 172. 3/2	



Design #
03946594/4

Sheet
12 of 12

Client
PWC

Address
2121 N. PEARL ST.
DALLAS, TX

Account Mgr.
Matt Wilson

Designer
RMS

Date
3-29-17

Project / Title
PWC

Client
PWC

Design
PWC

Engineering
PWC

Landscaping
PWC

Review / Date
R1 03/29/17 10:17 AM
R2 03/29/17 10:17 AM
R3 03/29/17 10:17 AM
R4 03/29/17 10:17 AM
R5 03/29/17 10:17 AM

Chandler Signs
10000 Preston Road, Suite 100
Dallas, TX 75242
Phone: 972.392.1111
Fax: 972.392.1112
Email: info@chandler-signs.com
Website: www.chandler-signs.com

Final Electrical Connection by Customer

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

CASE NUMBER: 1707180013

DATE FILED: July 18, 2017

LOCATION: 2101 North Pearl Street (south elevation) **SIZE OF REQUEST:** 453 square ft.

COUNCIL DISTRICT: 14 **ZONING:** PDS No. 117, PD No. 193 **MAPSCO:** 45-F

APPLICANT: Bobby Nichols, Chandler Signs

TENANT: Price Waterhouse Coopers

OWNER: TC Uptown Associates LLC

REQUEST: An application for a Certificate of Appropriateness for a 453 square foot upper level attached sign (south elevation).

SUMMARY: The applicant will construct an illuminated attached sign which will read "pwc" with a logo.

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 453 square feet. It will be located on the southern elevation, approximately 250 feet above grade. Signage will be white LED-illuminated channel letters with a white face and multicolored logo.
- 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. *“pwc” 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 13, the sign will project approximately 10 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 10.8% 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.*

SSDAC action:

August 8, 2017

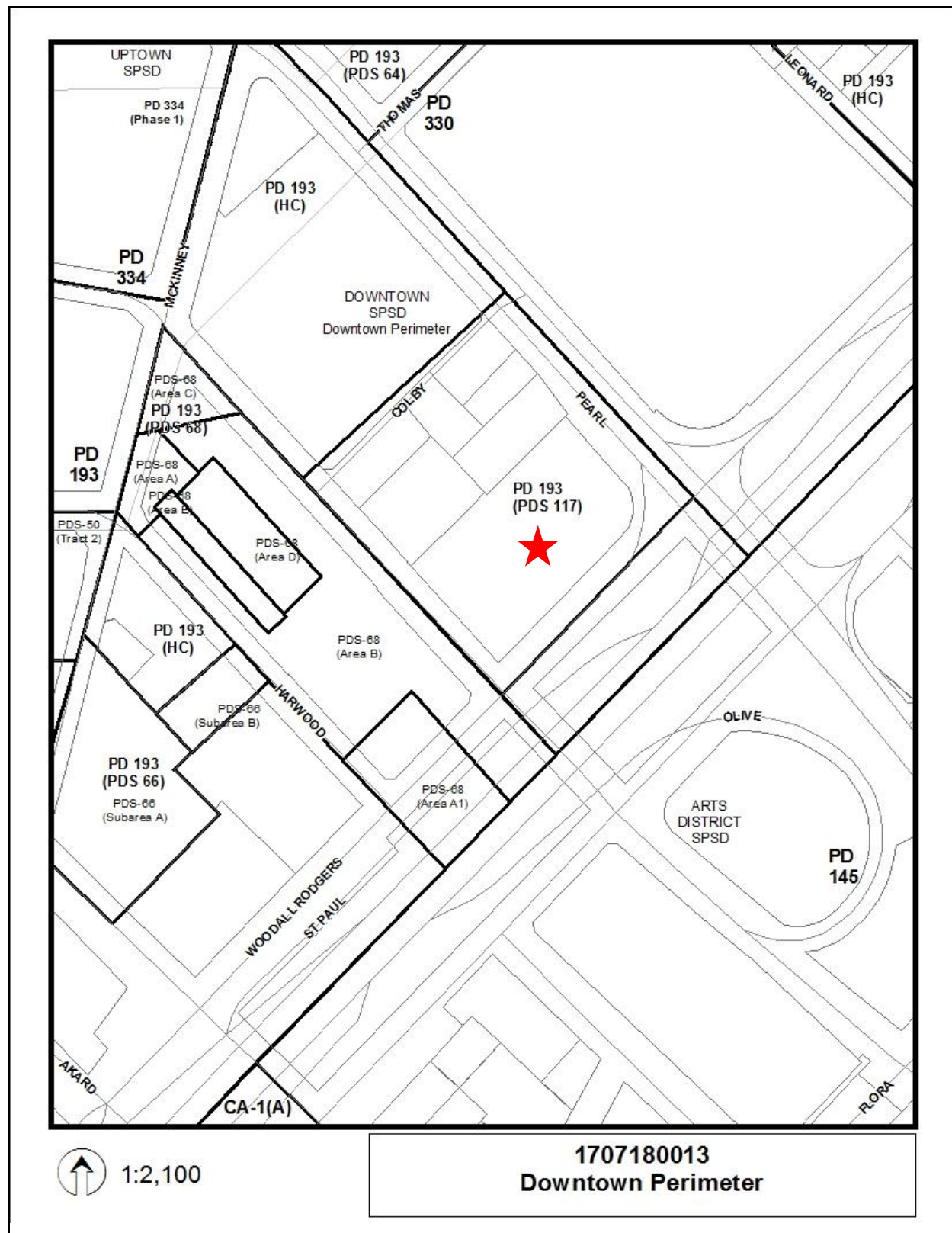
MOTION: It was moved to **approve** a 453-square-foot upper level attached sign at 2101 North Pearl Street (2121 Woodall Rodgers Freeway) (south elevation).

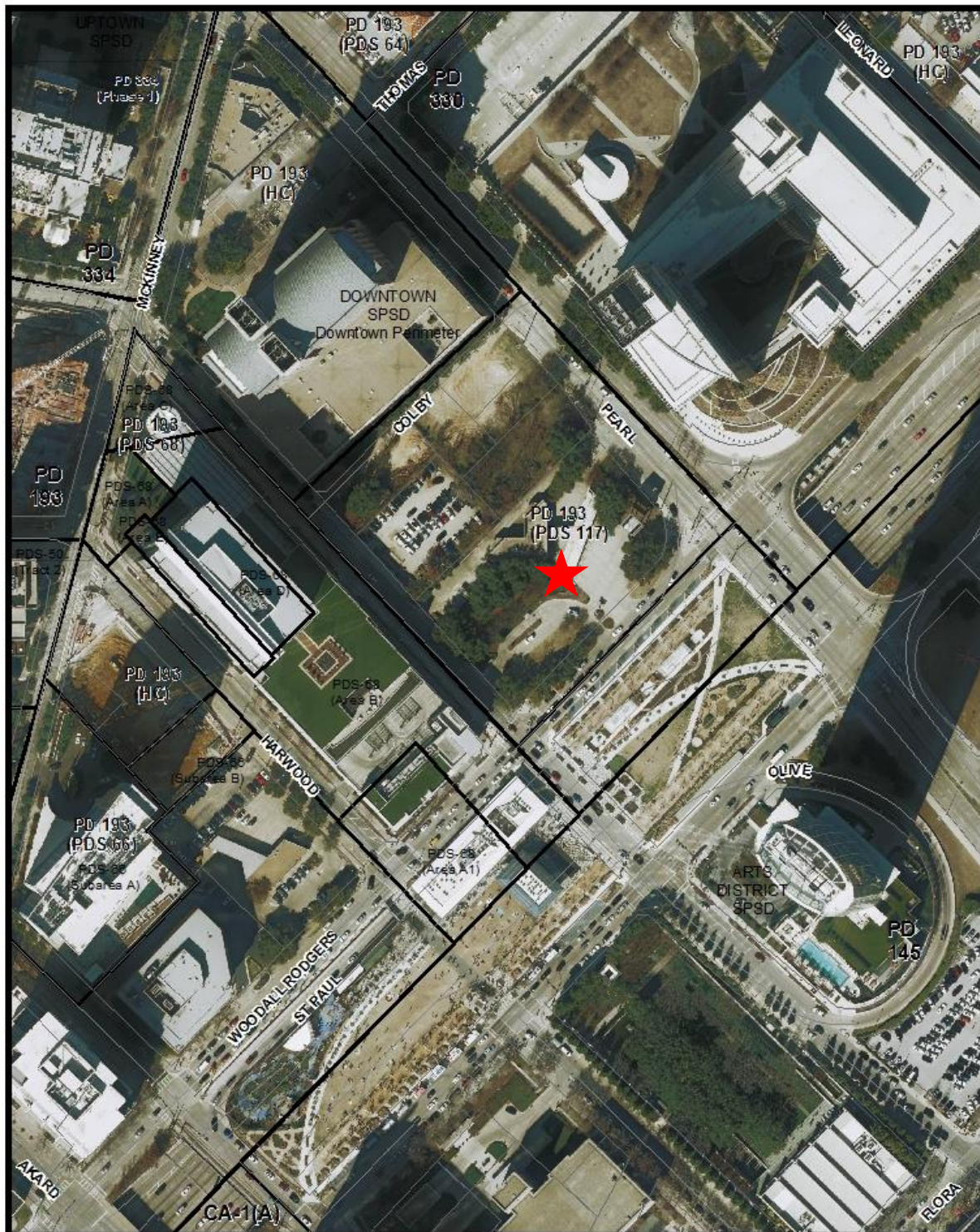
Maker: Dumas
Second: Murphy
Result: Carried: 3 to 0

For: – Peadon, Dumas, Webster

Against: 0
Absent: 0
Conflict: 1 – Hardin

Speakers – Matt Houston, Chandler Signs

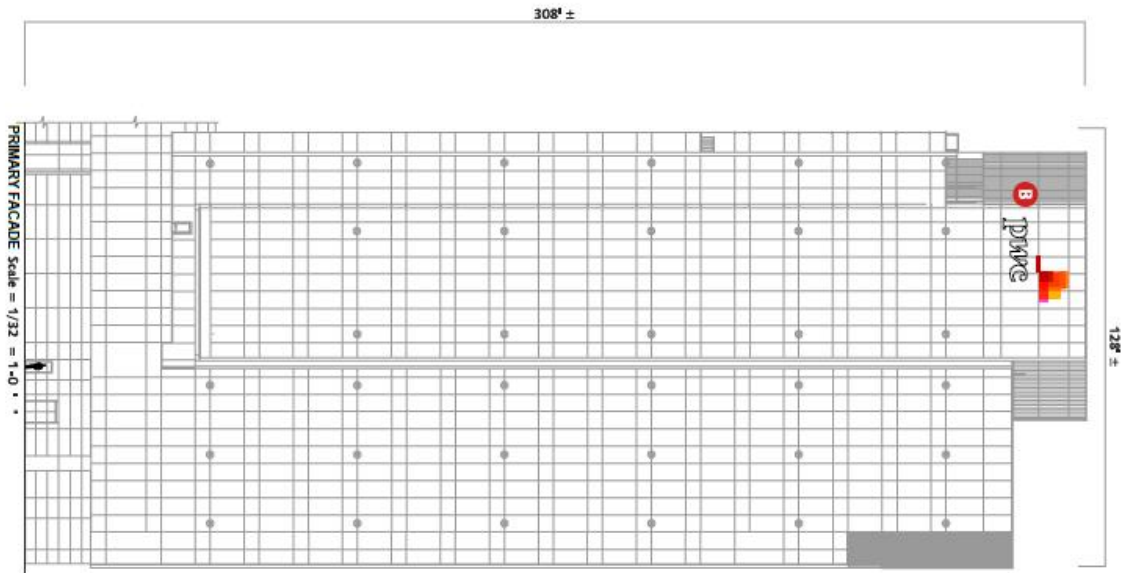




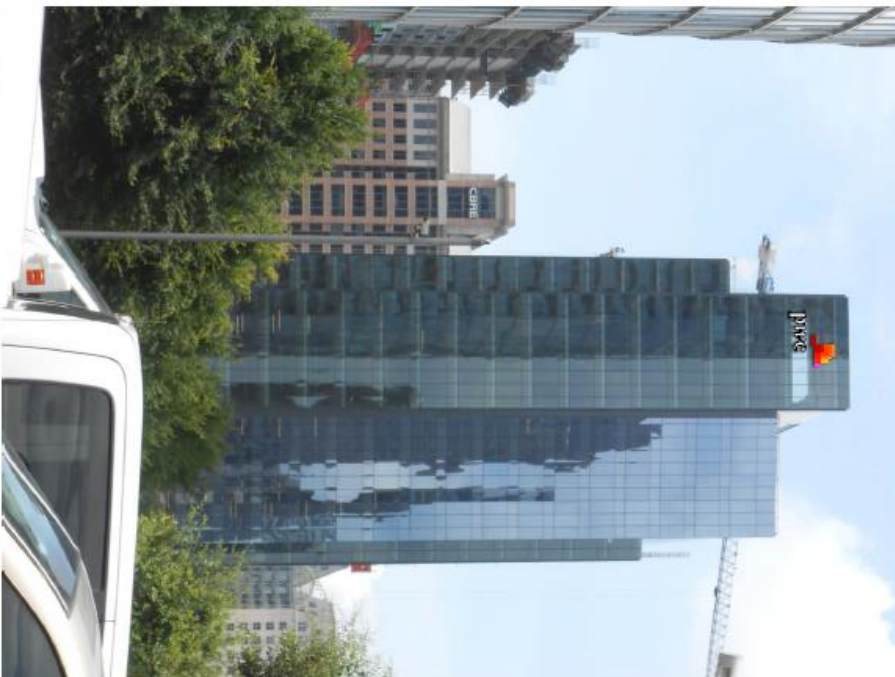
1:2,100

1707180013
Downtown Perimeter

Proposed Sign (south elevation)



CALCULATION CHART
308' X 128' = 39,424 SF OF FASCIA
39,424 X .15 = 5,913.6 SF OF ALLOWED SIGNAGE
PROPOSED SIGNAGE SF = 639 SF








PRIMARY FACADE
PHOTO NOT TO SCALE

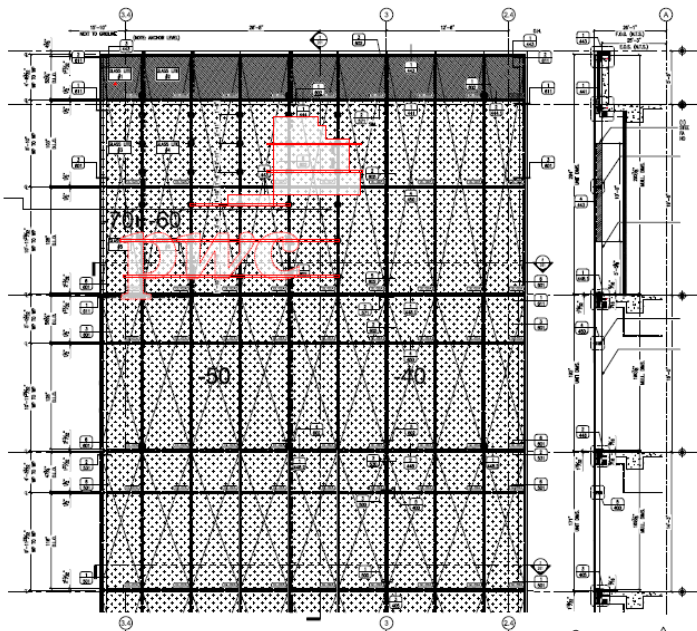
Design # 039465944											
Sheet 2 of 12	Client PWC										
Address 2121 N. PEARL ST. DALLAS, TX											
Account Rep. Matt Wilcox	Designer RMW										
Date 3-29-11											
Approval / Date <table border="1"> <tr> <td>Client</td> <td> [Signature] 3/29/11 </td> </tr> <tr> <td>Design</td> <td> [Signature] 3/29/11 </td> </tr> <tr> <td>Estimating</td> <td> [Signature] 3/29/11 </td> </tr> <tr> <td>Engineering</td> <td> [Signature] 3/29/11 </td> </tr> <tr> <td>Landlord</td> <td> [Signature] 3/29/11 </td> </tr> </table>		Client	[Signature] 3/29/11	Design	[Signature] 3/29/11	Estimating	[Signature] 3/29/11	Engineering	[Signature] 3/29/11	Landlord	[Signature] 3/29/11
Client	[Signature] 3/29/11										
Design	[Signature] 3/29/11										
Estimating	[Signature] 3/29/11										
Engineering	[Signature] 3/29/11										
Landlord	[Signature] 3/29/11										
Revised / Date 1.1 02-06-11 1:17 PM RMW 1.2 02-06-11 1:17 PM RMW 1.3 02-06-11 1:17 PM RMW 1.4 02-06-11 1:17 PM RMW 1.5 02-06-11 1:17 PM RMW 1.6 02-06-11 1:17 PM RMW 1.7 02-06-11 1:17 PM RMW 1.8 02-06-11 1:17 PM RMW 1.9 02-06-11 1:17 PM RMW 1.10 02-06-11 1:17 PM RMW 1.11 02-06-11 1:17 PM RMW 1.12 02-06-11 1:17 PM RMW 1.13 02-06-11 1:17 PM RMW 1.14 02-06-11 1:17 PM RMW 1.15 02-06-11 1:17 PM RMW 1.16 02-06-11 1:17 PM RMW 1.17 02-06-11 1:17 PM RMW 1.18 02-06-11 1:17 PM RMW 1.19 02-06-11 1:17 PM RMW 1.20 02-06-11 1:17 PM RMW 1.21 02-06-11 1:17 PM RMW 1.22 02-06-11 1:17 PM RMW 1.23 02-06-11 1:17 PM RMW 1.24 02-06-11 1:17 PM RMW 1.25 02-06-11 1:17 PM RMW 1.26 02-06-11 1:17 PM RMW 1.27 02-06-11 1:17 PM RMW 1.28 02-06-11 1:17 PM RMW 1.29 02-06-11 1:17 PM RMW 1.30 02-06-11 1:17 PM RMW 1.31 02-06-11 1:17 PM RMW 1.32 02-06-11 1:17 PM RMW 1.33 02-06-11 1:17 PM RMW 1.34 02-06-11 1:17 PM RMW 1.35 02-06-11 1:17 PM RMW 1.36 02-06-11 1:17 PM RMW 1.37 02-06-11 1:17 PM RMW 1.38 02-06-11 1:17 PM RMW 1.39 02-06-11 1:17 PM RMW 1.40 02-06-11 1:17 PM RMW 1.41 02-06-11 1:17 PM RMW 1.42 02-06-11 1:17 PM RMW 1.43 02-06-11 1:17 PM RMW 1.44 02-06-11 1:17 PM RMW 1.45 02-06-11 1:17 PM RMW 1.46 02-06-11 1:17 PM RMW 1.47 02-06-11 1:17 PM RMW 1.48 02-06-11 1:17 PM RMW 1.49 02-06-11 1:17 PM RMW 1.50 02-06-11 1:17 PM RMW 1.51 02-06-11 1:17 PM RMW 1.52 02-06-11 1:17 PM RMW 1.53 02-06-11 1:17 PM RMW 1.54 02-06-11 1:17 PM RMW 1.55 02-06-11 1:17 PM RMW 1.56 02-06-11 1:17 PM RMW 1.57 02-06-11 1:17 PM RMW 1.58 02-06-11 1:17 PM RMW 1.59 02-06-11 1:17 PM RMW 1.60 02-06-11 1:17 PM RMW 1.61 02-06-11 1:17 PM RMW 1.62 02-06-11 1:17 PM RMW 1.63 02-06-11 1:17 PM RMW 1.64 02-06-11 1:17 PM RMW 1.65 02-06-11 1:17 PM RMW 1.66 02-06-11 1:17 PM RMW 1.67 02-06-11 1:17 PM RMW 1.68 02-06-11 1:17 PM RMW 1.69 02-06-11 1:17 PM RMW 1.70 02-06-11 1:17 PM RMW 1.71 02-06-11 1:17 PM RMW 1.72 02-06-11 1:17 PM RMW 1.73 02-06-11 1:17 PM RMW 1.74 02-06-11 1:17 PM RMW 1.75 02-06-11 1:17 PM RMW 1.76 02-06-11 1:17 PM RMW 1.77 02-06-11 1:17 PM RMW 1.78 02-06-11 1:17 PM RMW 1.79 02-06-11 1:17 PM RMW 1.80 02-06-11 1:17 PM RMW 1.81 02-06-11 1:17 PM RMW 1.82 02-06-11 1:17 PM RMW 1.83 02-06-11 1:17 PM RMW 1.84 02-06-11 1:17 PM RMW 1.85 02-06-11 1:17 PM RMW 1.86 02-06-11 1:17 PM RMW 1.87 02-06-11 1:17 PM RMW 1.88 02-06-11 1:17 PM RMW 1.89 02-06-11 1:17 PM RMW 1.90 02-06-11 1:17 PM RMW 1.91 02-06-11 1:17 PM RMW 1.92 02-06-11 1:17 PM RMW 1.93 02-06-11 1:17 PM RMW 1.94 02-06-11 1:17 PM RMW 1.95 02-06-11 1:17 PM RMW 1.96 02-06-11 1:17 PM RMW 1.97 02-06-11 1:17 PM RMW 1.98 02-06-11 1:17 PM RMW 1.99 02-06-11 1:17 PM RMW 1.100 02-06-11 1:17 PM RMW											



Color	Hex
	#dc690d (/color/dc690d)
	#eb8c00 (/color/eb8c00)
	#e0301e (/color/e0301e)
	#a32020 (/color/a32020)
	#602320 (/color/602320)

```
RGB
(220,105,0)
(235,140,0)
(224,48,30)
(163,32,32)
(96,35,32)
```

		Design #	
		03246694d	
Sheet		S of 12	
Client		PWC	
2121 N. PEARL ST.		DALLAS, TX	
Account	Matt Wilson		
Designer	Ramon		
Date	3-29-17		
Approved / Info			
Client			
Trainer			
Utilities			
Art			
Construction			
Landscape			
Restrictions / Date			
8:30 AM-5:00 PM, 7-10 PM only			
8:30 AM-5:00 PM, 7-10 PM only			
8:30 AM-5:00 PM, 7-10 PM only			
N/A (Other) 07-17-17			
			
chandlersigns.com			
National Headquarters	11111 W. 14th St. Suite 100 Dallas, TX 75244-1111		
San Antonio	11111 W. 14th St. Suite 100 Dallas, TX 75244-1111		
West Coast	11111 W. 14th St. Suite 100 Dallas, TX 75244-1111		
Midwest East	11111 W. 14th St. Suite 100 Dallas, TX 75244-1111		
Florida	11111 W. 14th St. Suite 100 Dallas, TX 75244-1111		
Georgia	11111 W. 14th St. Suite 100 Dallas, TX 75244-1111		
Texas	11111 W. 14th St. Suite 100 Dallas, TX 75244-1111		
			
			
			



B SOUTH PARTIAL ELEVATION DETAIL/WALL DETAIL
SCALE: 1/8"=1'

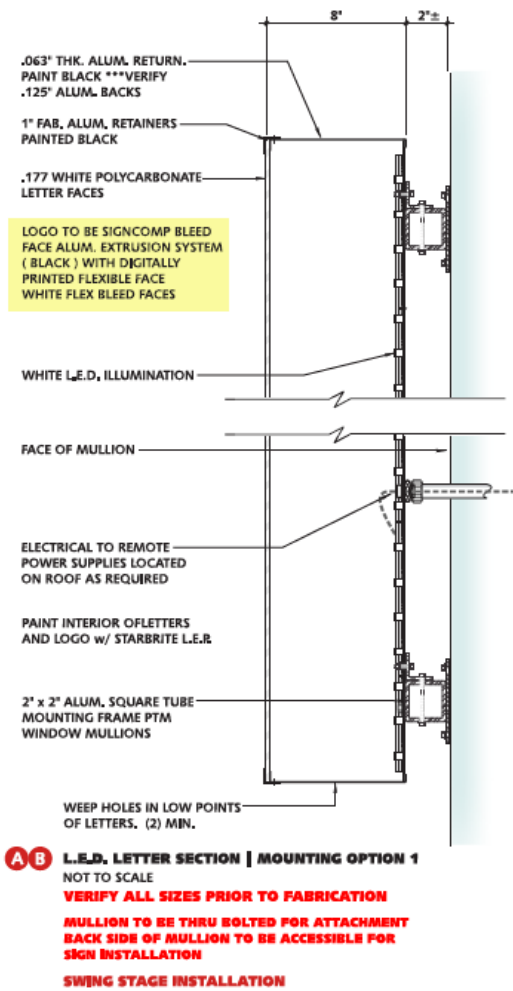
pwc


Design # 0294669ar4
Sheet 6 of 12
Client PWC
Address 2121 N. PEARL ST.
DALLAS, TX
Account Rep. Matt Wilson
Designer RMH
Date 3-29-17
Project/Job

Division / Date
S.I. RPT 89, 96, 17, 2017
S.I. RPT 89, 96, 17, 2017
S.I. RPT 89, 96, 17, 2017
S.I. RPT 89, 96, 17, 2017

Chandler Signs
chandler-signs.com
National
Houston, TX
San Antonio
West Coast
Midwest
Florida
Georgia
South Texas

FINAL ELECTRICAL CONNECTION BY CUSTOMER





Design #
0394669a-4

Sheet

7 of 12

Client
PWC

Address
2121 N. PEARL ST.
DALLAS, TX

Account Rep.
Matt Wilson

Designer
RM5

Date **3-29-17**


Approval / Date

Client
Sales
Estimating
Art
Engineering
Landlord

☐
☐
☐
☐
☐
☐

Revision / Date

R1 R2P 05.10.17 rev size
R2 R2P 05.10.17 add wall detail
R4 R2P 05.10.17 add photos
R4 SPAN 05.17.17


Smart Digital Signs Now
chandlersigns.com

National
 800-762-7878
 214-382-2244

San Antonio
 11519 N. Loop West, Ste. #1500
 San Antonio, TX 78240
 214-382-2244

West Coast
 3229 Jamboree Blvd., Suite 200
 Glendale, CA 91201
 818-241-1111

Northeast US
 840 Foster Avenue, Suite 200
 Glenview, IL 60025
 847-439-3211


Florida
 11000 NW 11th Ave, Suite 100
 Miami, FL 33150
 305-581-1111

Georgia
 11 West Peach Street
 Atlanta, GA 30303
 404-524-1111

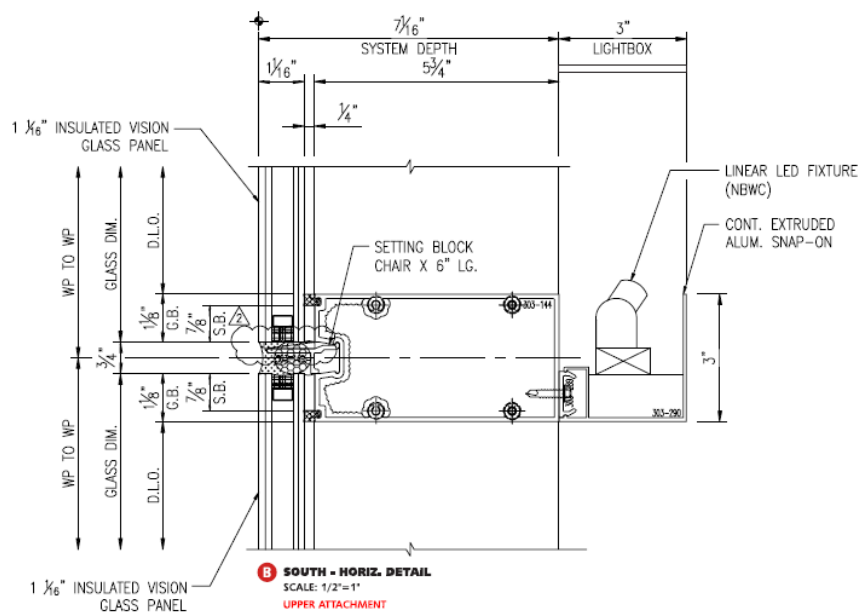
South Texas
 246, Box 126, 288 Owens Drive
 Houston, TX 77058
 281-960-0610



This drawing is the property of
 Chandler Signs, L.L.P. All
 rights to the use for signs are
 reserved by Chandler Signs, L.L.P.

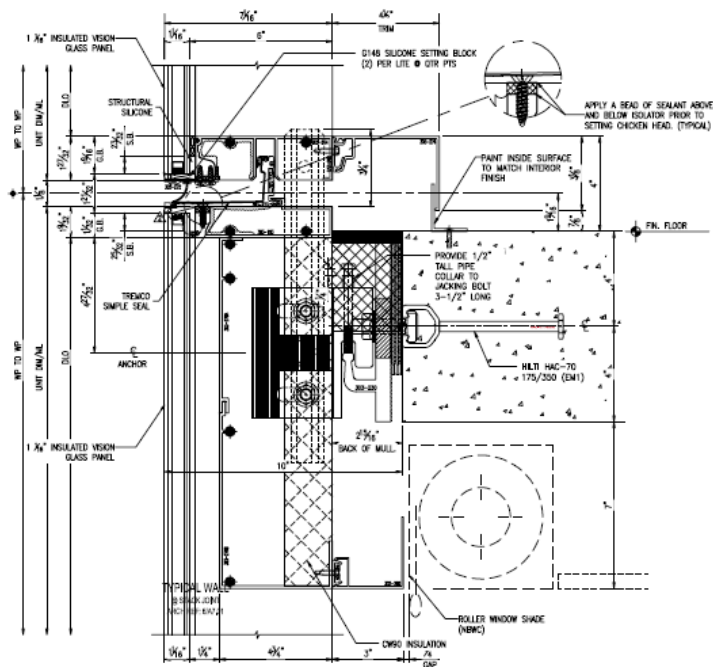
**FINAL ELECTRICAL
 CONNECTION BY
 CUSTOMER**



THIS SIGN IS CERTIFIED TO UL LISTED 1243
 AND IS CONSTRUCTION OF THE SIGN SHALL BE
 ACCORDING TO THE SIGNAGE MANUFACTURER'S
 INSTRUCTIONS. THE SIGNAGE MANUFACTURER
 SHALL BE RESPONSIBLE FOR THE SIGNAGE
 INSTALLATION. A SIGNAGE MANUFACTURER
 SHALL BE RESPONSIBLE FOR THE SIGNAGE
 INSTALLATION.



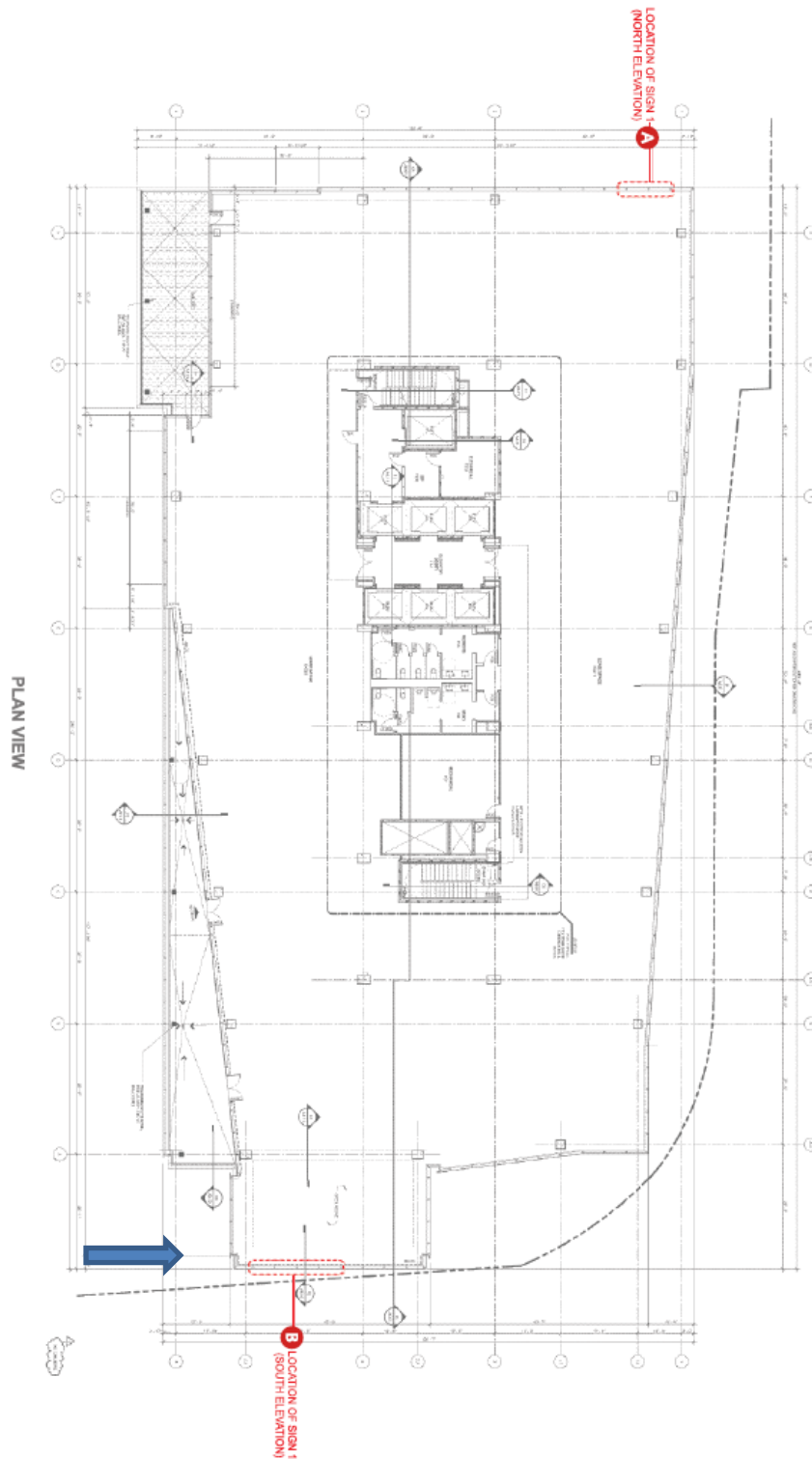
		Design # 0394669-4	
		Sheet 10 of 12	
Client PWC 1121 N. PEARL ST. DALLAS, TX		Contract RM5	
		Account Rep. Matt Wilson	
Designer RM5		Date 3-29-17	
		Approval / Date	
Client Title _____ Name _____ Company _____ Address _____ Landmark _____		Revision / Date R1 039 06 12 17 new size R2 039 07 17 add wall detail R3 039 08 17 add photo R4 039 08 17 17	
 chandler-signs.com			
National Headquarters 10000 W. Sunset Blvd. Suite 100 Los Angeles, CA 90024 Tel: 310.408.9300		San Antonio 10000 W. Sunset Blvd. Suite 100 San Antonio, TX 78203 Tel: 214.343.8888	
West Coast 10000 W. Sunset Blvd. Suite 100 Los Angeles, CA 90024 Tel: 310.408.9300		Midwest US 10000 W. Sunset Blvd. Suite 100 Los Angeles, CA 90024 Tel: 310.408.9300	
Florida 10000 W. Sunset Blvd. Suite 100 Los Angeles, CA 90024 Tel: 310.408.9300		Georgia 10000 W. Sunset Blvd. Suite 100 Los Angeles, CA 90024 Tel: 310.408.9300	
South Texas 10000 W. Sunset Blvd. Suite 100 Los Angeles, CA 90024 Tel: 310.408.9300		US & Canada 10000 W. Sunset Blvd. Suite 100 Los Angeles, CA 90024 Tel: 310.408.9300	



B SOUTH - WALL DETAIL
SCALE: 1/4"=1'
LOWER ATTACHMENT



Design #		03946694r	
Sheet		11 of 12	
Client		PWC	
Address		2121 N. PEARL ST. DALLAS, TX	
Account Rep.	Matt Wilson		
Designer	RMS		
Date	3-25-17		
Approved / Date			
Client			
Sales			
Estimating			
Job Cost			
Engineering			
Revision / Date			
R1 RPT 09.16.17 rev size R2 RPT 09.16.17 add wall detail R3 RPT 09.16.17 add photos R4 DMD 09.16.17			
 Chandler Signs chandlersigns.com			
National Headquarters	1000 West 10th Street Fort Worth, Texas 76104-2004		
San Antonio	11201 San Antonio Ave., Ste. #100 San Antonio, TX 78240		
West Coast	1000 West 10th Street, Suite 1000 Fort Worth, Texas 76104-2004		
Portland Ore	885 N. Main Street, Suite 200 Portland, Oregon 97207-3202		
Florida	State Street 3rd Floor Tampa, Florida 33602-1146		
Phoenix	1000 West 10th Street, Suite 1000 Fort Worth, Texas 76104-2004		
Georgia	2700 Peachtree Road, Suite 200 Atlanta, Georgia 30329		
South Texas	1000 West 10th Street, Suite 1000 Fort Worth, Texas 76104-2004		
All signs to be installed by Chandler Signs, L.L.C. All signs to be removed by Chandler Signs, L.L.C.			
FINAL ELECTRICAL CONNECTION BY CUSTOMER			



Customer PWC Address 2121 N. PAUL ST. DALLAS, TX		Order #/Date 11-14-2017 / 11-14-2017 12-02-2017 / 12-04-2017 12-05-2017 / 12-05-2017 12-05-2017 / 12-05-2017 12-05-2017 / 12-05-2017	
Account Acct. MATT WILSON Designer RAM		Approved / Date 3-26-17	
Sheet 12 of 12		Project / Date 11-14-2017 / 11-14-2017 12-02-2017 / 12-04-2017 12-05-2017 / 12-05-2017 12-05-2017 / 12-05-2017 12-05-2017 / 12-05-2017	
Customer Signature [Signature]		Customer Stamp [Stamp]	
Customer Address 2121 N. PAUL ST. DALLAS, TX		Customer Phone (214) 555-1234	
Customer Email matt.wilson@pwc.com		Customer Fax (214) 555-1234	
Customer Notes No drawing to be provided as the drawing is already provided to the customer.		Customer Comments No drawing to be provided as the drawing is already provided to the customer.	

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

CASE NUMBER: 1706260002

DATE FILED: June 26, 2017

LOCATION: 603 Munger (roof top)

SIZE OF REQUEST: 97.91 square feet

COUNCIL DISTRICT: 14

ZONING: CA-1(A) - H/2

MAPSCO: 46-J, K

APPLICANT: Julie Ratcliff, KReed & Company (Representative)

OWNER: Granite Properties, Inc.

REQUEST: An application for a Certificate of Appropriateness for two 97.91 square-foot roof signs (east and west elevations).

SUMMARY: The applicant will apply two black vinyl signs with the logo which will read "FACTORY SIX 03; EST. 1903."

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located within the West End Historic Sign District.
- The request is for two *roof signs*, which are signs that are attached by sign supports to the roof of a building.
- The Landmark Commission granted a certificate of appropriateness for the signs on April 3, 2017, since the building is located within the West End Historic District.
- The Landmark Commission approved painted signs. In the initial application for the sign CA, the applicant indicated the signs would be vinyl. After discussion with staff, the applicant amended the sign CA application to have painted signs. The signs will be painted black.
- Construction of the roof sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Section 51A-7.1005(a) and (j):
 - (a) Attached signs in general.
 - (1) Attached signs must be securely attached.
 - (j) Roof signs.
 - (1) Only buildings having six or more stories may have roof signs. [the building has eight stories]
 - (2) No more than one roof sign may be located above each façade. [the east and west façade have one sign each].
 - (3) No roof sign may be erected on a roof:
 - (A) lower than the sixth story ceiling; [the signs are above the sixth floor]
 - (B) that is not the main roof of a building; or
 - (C) of a penthouse.
 - (4) A roof sign and its sign supports may not be located within four feet of a parapet wall or the outer edge of a building. [the signs are more than four feet from the edge of the building]
 - (5) The sign supports for a roof sign must consist of open, exposed metal framing. The metal must be painted, coated, or of a material that will not rust or corrode. [The water towers are atop open metal frames.]

(6) No roof sign may project above the roof more than one-fourth of the building height. [not applicable]

(7) The effective area of a roof sign may not exceed 800 square feet. [the sign is 97.91 square feet]

<p>List of Officers Granite Properties, Inc.</p>

Michael Dardick – CEO

Greg Fuller – President and COO

Bill Brown – Chief Investment Officer

David Cunningham – Sr. Director of Development

Sheryl Troiani - - Assistant Corporate Secretary and Sr. Director of Accounting

SSDAC action:

August 8, 2017

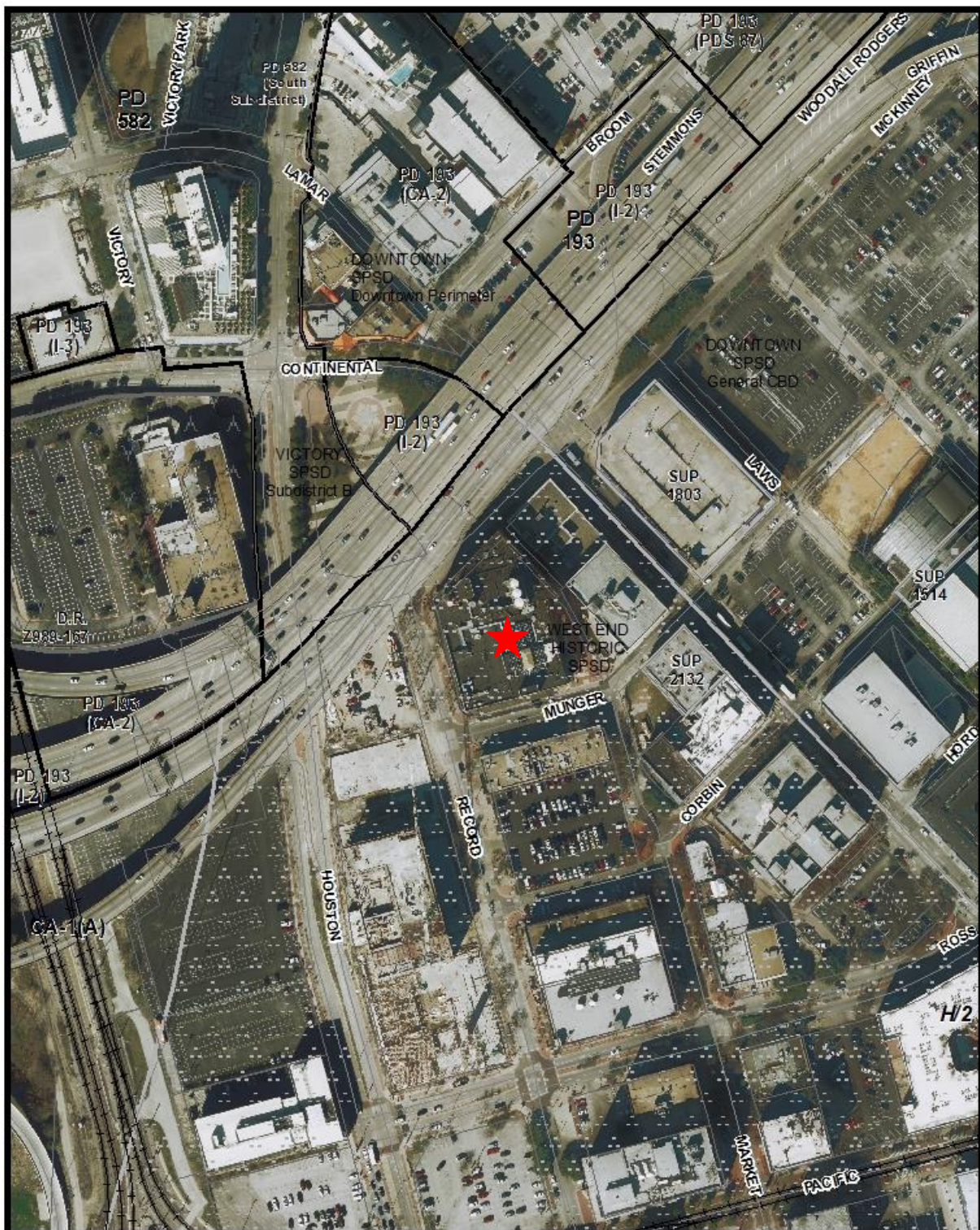
MOTION: It was moved to approve two, 97.91-square-foot roof signs at 603 Munger Avenue. (east and west elevations).

Maker: Webster
Second: Hardin
Result: Carried: 3 to 0

For: – Peadon, Webster, Hardin

Against: 0
Absent: 0
Conflict: 1 – Dumas

Speaker – Julie Ratcliff with KReed and Company



1:2,400

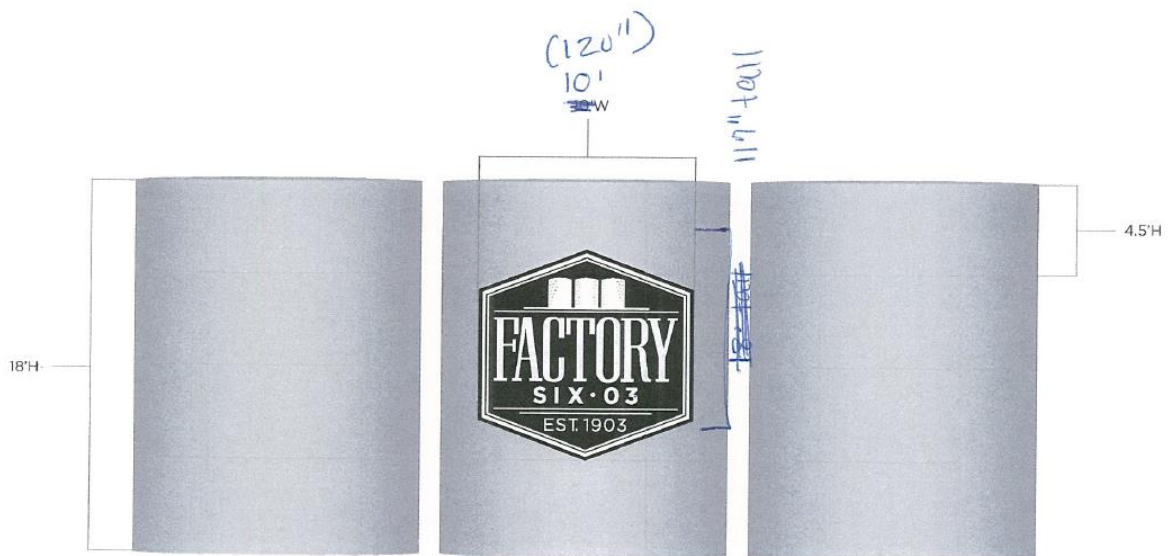
CA No. 1706260002
West End Historic Sign District

k-reed+company

FactorySix03 Tank Mockup
Tank/Logo Specs



k-reed + company | 7007 Twin Hills Avenue | Dallas, TX 75231 | 214.373.9390 | kreed.net

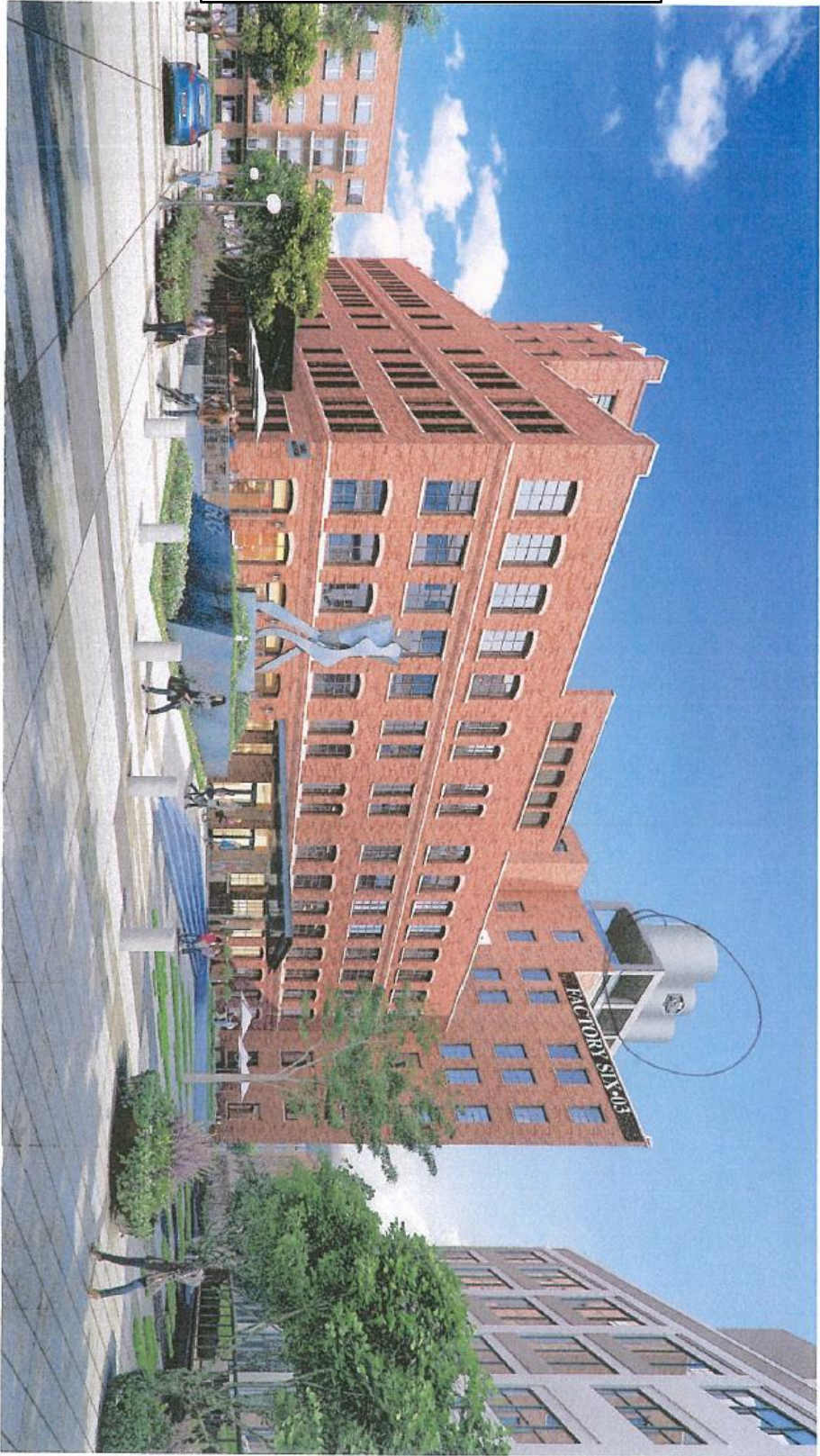


Proposed Sign (west elevation)



kreed + company | 7007 Twin Hills Avenue | Dallas, TX 75231 | 214.373.9390 | kreed.net

Proposed Sign (east elevation)



k.reed+company

FactorySix03 Tank Mockup
East Face

k.reed + company | 7007 Twin Hills Avenue | Dallas, TX 75231 | 214.373.9390 | kreed.net

<p style="text-align: center;">Landmark Commission Certificate of Appropriateness</p>

Certificate of Appropriateness

April 3, 2017

Standard	April 3, 2017	PLANNER:	Liz Casso
FILE NUMBER:	CA167-320(LC)	DATE FILED:	March 2, 2017
LOCATION:	603 MUNGER AVE	DISTRICT:	West End Historic District
COUNCIL DISTRICT:	14	MAPSCO:	45-J, 45-K
ZONING:	CA-1(A)	CENSUS TRACT:	0021.00

APPLICANT: Granite Properties Inc.**REPRESENTATIVE:****OWNER:** MARKET STREET DEV LTD

The Landmark Commission decision is: Approved with Conditions

Information regarding requests:

- 1) Install two painted signs on center water tank.

Approve

Conditions: Approve drawings dated 3/14/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(g) for painted applied signs on Type B facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) Install painted sign on east elevation.

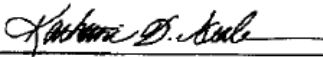
Approve with Conditions

Conditions: Approve drawings dated 3/14/17 with the condition that the copyright "R" may not be included in the signage design, and with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(f) for painted applied signs on Type A facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 3) Install two linear upright light fixtures under proposed east elevation painted sign.

Approve

Conditions: Approve drawings dated 3/14/17 with the finding the proposed work meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

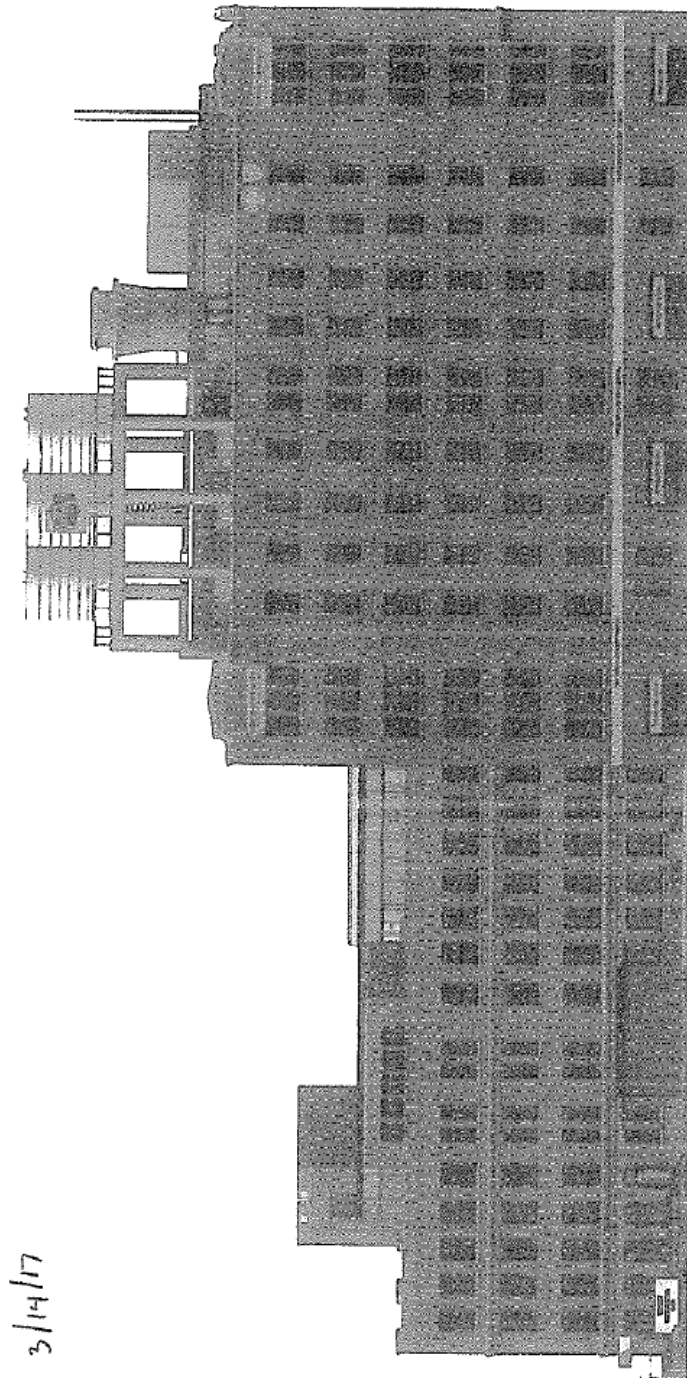


Landmark Commission Chair

April 3, 2017

Date

Please take any signed drawings to Building Inspection for permits.



3/14/17

Request #1 and #2 – Proposed East Elevation

CA167-320(LC)

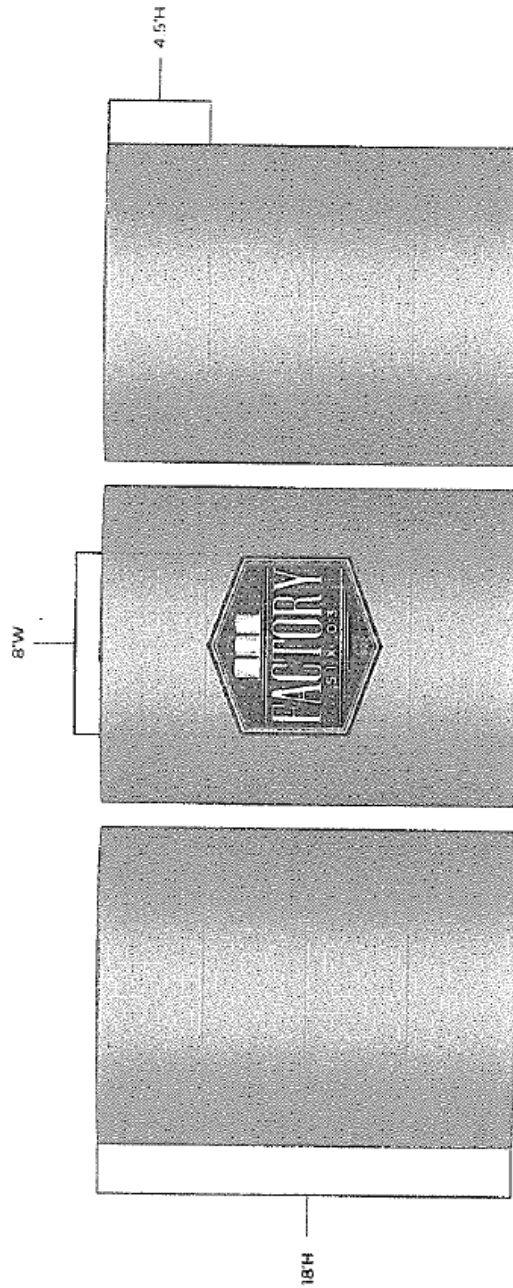
C17-21

APPROVED BY

APR 10 2017

Sustainable Development & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS

FactorySix03 Tank Markup
Tank/Logo Specs



Request # 1 – Proposed Painted Water Tank Sign

CA167-320(LC)

C17-18

APPROVED BY

APR 10 2017

Sustainable Development & Construction
Long Range Planning
CERTIFICATE OF APPROPRIATENESS

3/14/17
KREED AND COMPANY

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

CASE NUMBER: 1707120012

DATE FILED: July 12, 2017

LOCATION: 805 Elm Street (east elevation)

SIZE OF REQUEST: 552 square ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A) - H/2

MAPSCO: 46-K, P

APPLICANT: Simon Dunn, Antioch Church

OWNER: Antioch Church

REQUEST: An application for a Certificate of Appropriateness for a 552 square-foot painted applied sign on Type B facade (east elevation).

SUMMARY: The applicant will paint a sign on the east façade which will read "ANTIOCH CHURCH."

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located within the West End Historic Sign District.
- The request is for a *painted applied sign on a Type B facade*, which is sign painted directly on to the exterior façade of a building, not including doors and windows on a façade with a total window area comprising less than 30 or more than 50 percent of the total façade area.
- The Landmark Commission granted a certificate of appropriateness for the sign on May 1, 2017, since the building is located within the West End Historic District.
- Construction of the painted applied sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Section 51A-7.1005(a) and (g):

(a) Attached signs in general.

(4) Except for a painted applied sign or a marquee sign, no attached sign may exceed 30 square feet in effective area unless it is:

(A) Attached to a building having more than six stories [the sign will be a painted applied sign]; or

(B) At least 36 feet above grade. [the sign will be a painted applied sign]

(g) Painted applied signs on Type B facades.

(1) No painted applied sign on a Type B façade may contain more than eight words consisting of characters exceeding four inches in height. Words consisting of characters four or less inches in height may be used without limit. [the sign consists of two words]

(2) No more than 60 percent of a Type B façade may be covered by painted applied signs. [the sign is three percent of the facade].

List of Officers



Officers:

Mark Brand, President

Darrell Fletcher, Vice President

John Salas, Secretary/Treasurer

SSDAC action:

August 8, 2017

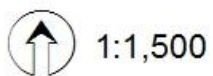
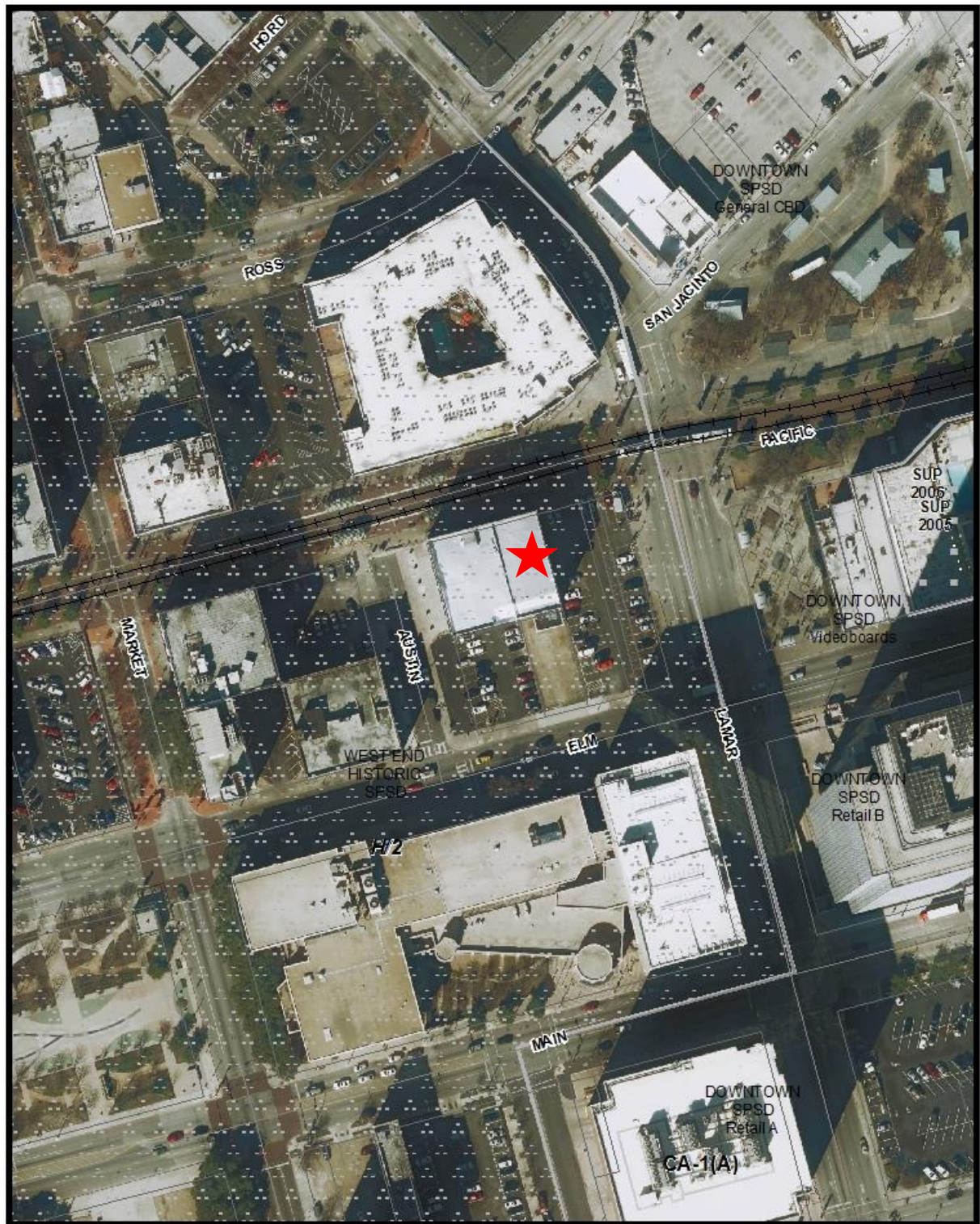
MOTION: It was moved to **approve** a 552-square-foot painted sign at 805 Elm Street. (east elevation).

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

For: 4 – Peadon, Dumas, Hardin, Webster

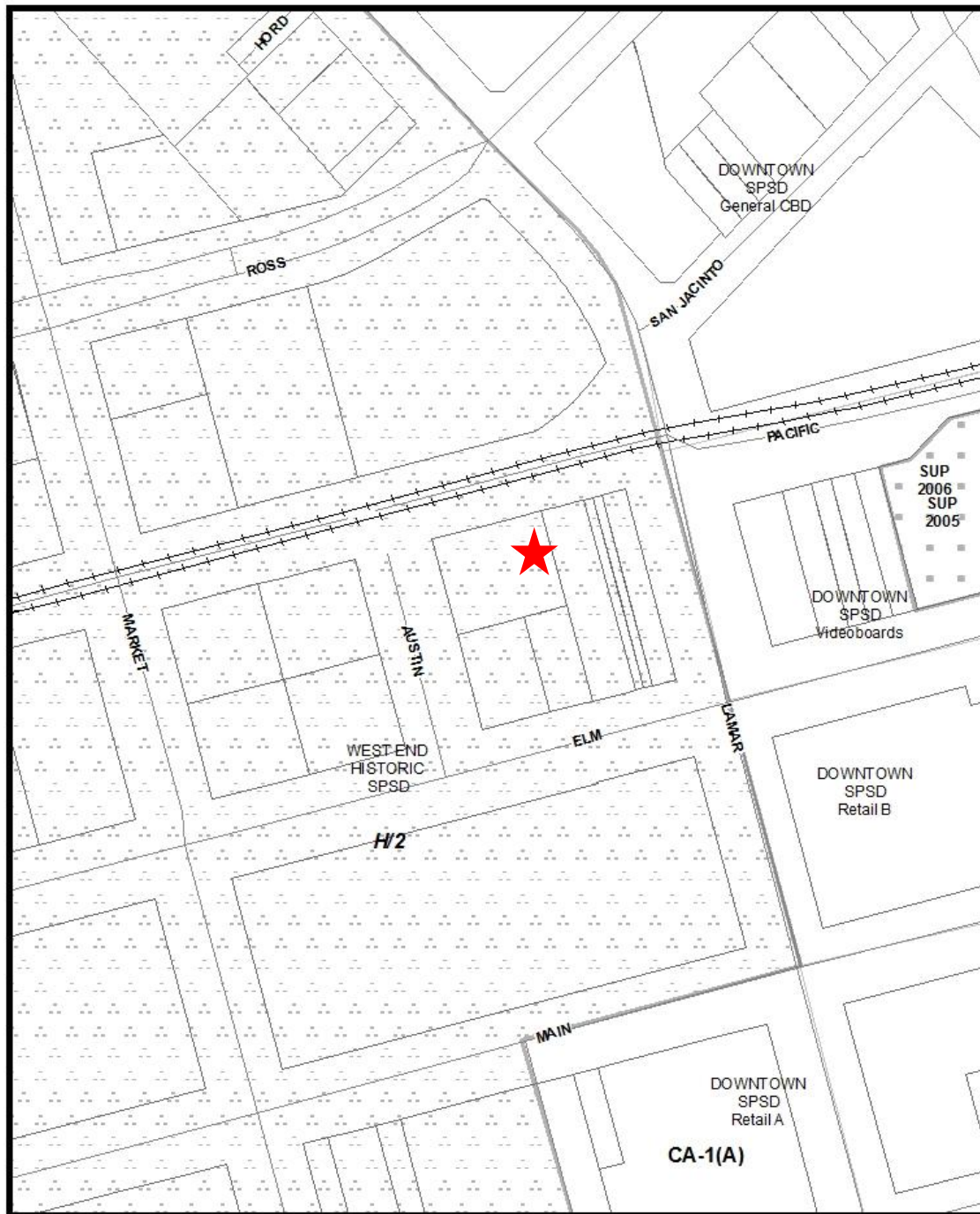
Against: 0
Absent: 0
Conflict: 0

Speaker – Simon Dunn with Antioch Church



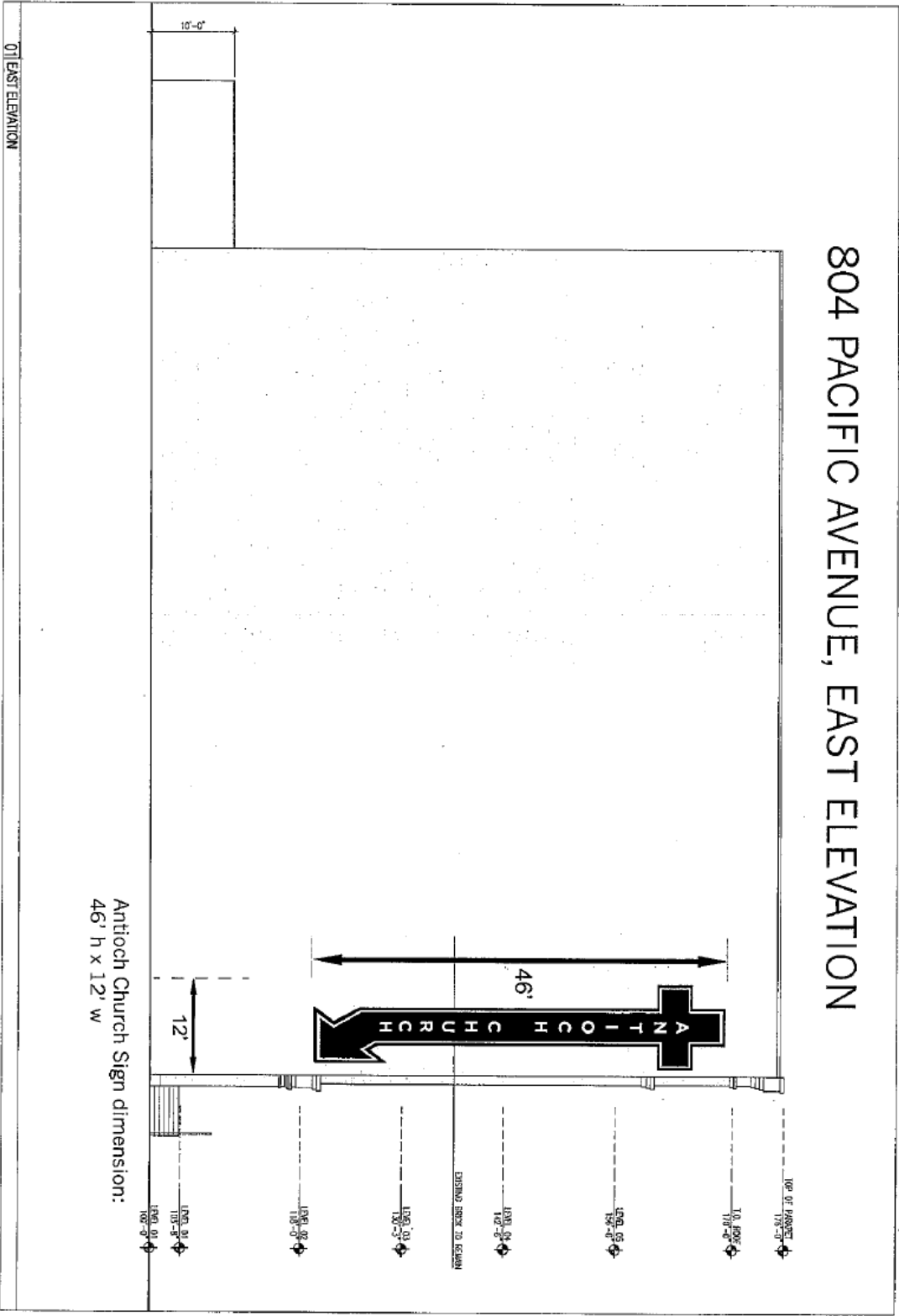
CA No. 1707120012
West End Historic Sign District

Proposed Sign (east elevation)



1:1,500

CA No. 1707120012
West End Historic Sign District



**Landmark Commission Certificate
of Appropriateness**

Certificate of Appropriateness

May 1, 2017

Standard May 1, 2017

FILE NUMBER: CA167-403(LC)

LOCATION: 805 ELM ST

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

PLANNER: Liz Casso

DATE FILED: April 6, 2017

DISTRICT: West End Historic District

MAPSCO: 45-P, 45-K

CENSUS TRACT: 0031.01

APPLICANT: Antioch Church

REPRESENTATIVE:

OWNER: PCB PROPERTIES LLC

The Landmark Commission decision is: Approved

Information regarding requests:

- 1) Install two painted signs on the east elevation.

Approve

Conditions: Approve drawings dated 4/12/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(g) for painted applied signs on Type B facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

- 2) Install two painted signs on the south elevation.

Approve

Conditions: Approve drawings dated 4/12/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(g) for painted applied signs on Type B facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).



Landmark Commission Chair

May 1, 2017

Date

Please take any signed drawings to Building Inspection for permits.

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

CASE NUMBER: 1707120013

DATE FILED: July 12, 2017

LOCATION: 805 Elm Street (south elevation)

SIZE OF REQUEST: 552 square ft.

COUNCIL DISTRICT: 14

ZONING: CA-1(A) - H/2

MAPSCO: 46-K, P

APPLICANT: Simon Dunn, Antioch Church

TENANT/OWNER: Antioch Church

REQUEST: An application for a Certificate of Appropriateness for a 552 square-foot painted applied sign on Type B facade (south elevation).

SUMMARY: The applicant will paint a sign on the south façade which will read "ANTIOCH CHURCH."

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located in the West End Historic Sign District.
- The request is for a *painted applied sign on a Type B facade*, which is sign painted directly on to the exterior façade of a building, not including doors and windows on a façade with a total window area comprising less than 30 or more than 50 percent of the total façade area.
- The Landmark Commission granted a certificate of appropriateness for the sign on May 1, 2017, since the building is located in the West End Historic District.
- Construction of the painted applied sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per Section 51A-7.1005(a) and (g):

(a) Attached signs in general.

(4) Except for a painted applied sign or a marquee sign, no attached sign may exceed 30 square feet in effective area unless it is:

(A) Attached to a building having more than six stories [the sign will be a painted applied sign]; or

(B) At least 36 feet above grade. [the sign will be a painted applied sign]

(g) Painted applied signs on Type B facades.

(1) No painted applied sign on a Type B façade may contain more than eight words consisting of characters exceeding four inches in height. Words consisting of characters four or less inches in height may be used without limit. [the sign is comprised of two words].

(2) No more than 60 percent of a Type B façade may be covered by painted applied signs. [the sign is three percent of the facade].

List of Officers



Officers:

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

SSDAC action:

August 8, 2017

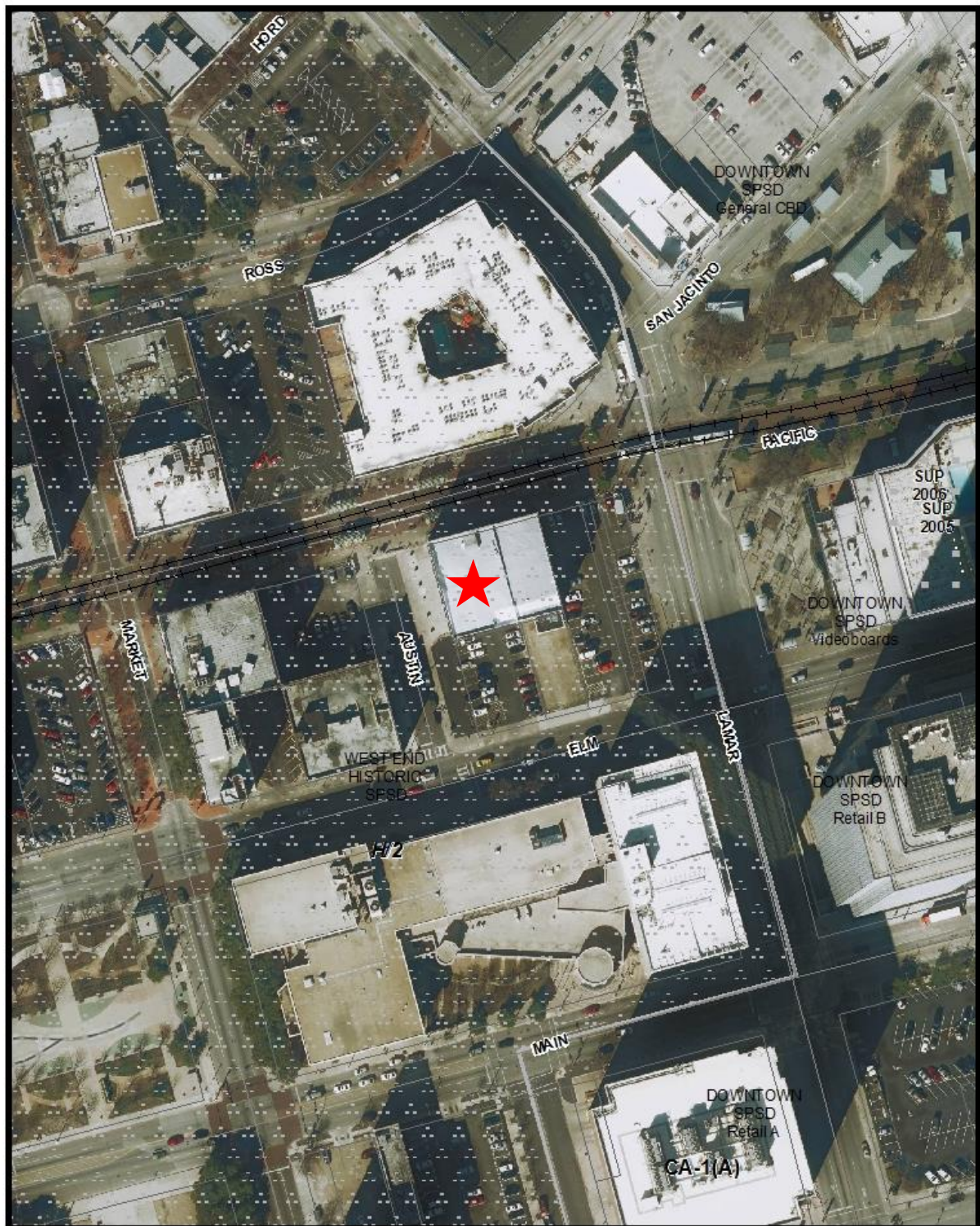
MOTION: It was moved to **approve** a 552-square-foot painted sign at 805 Elm Street. (south elevation).

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

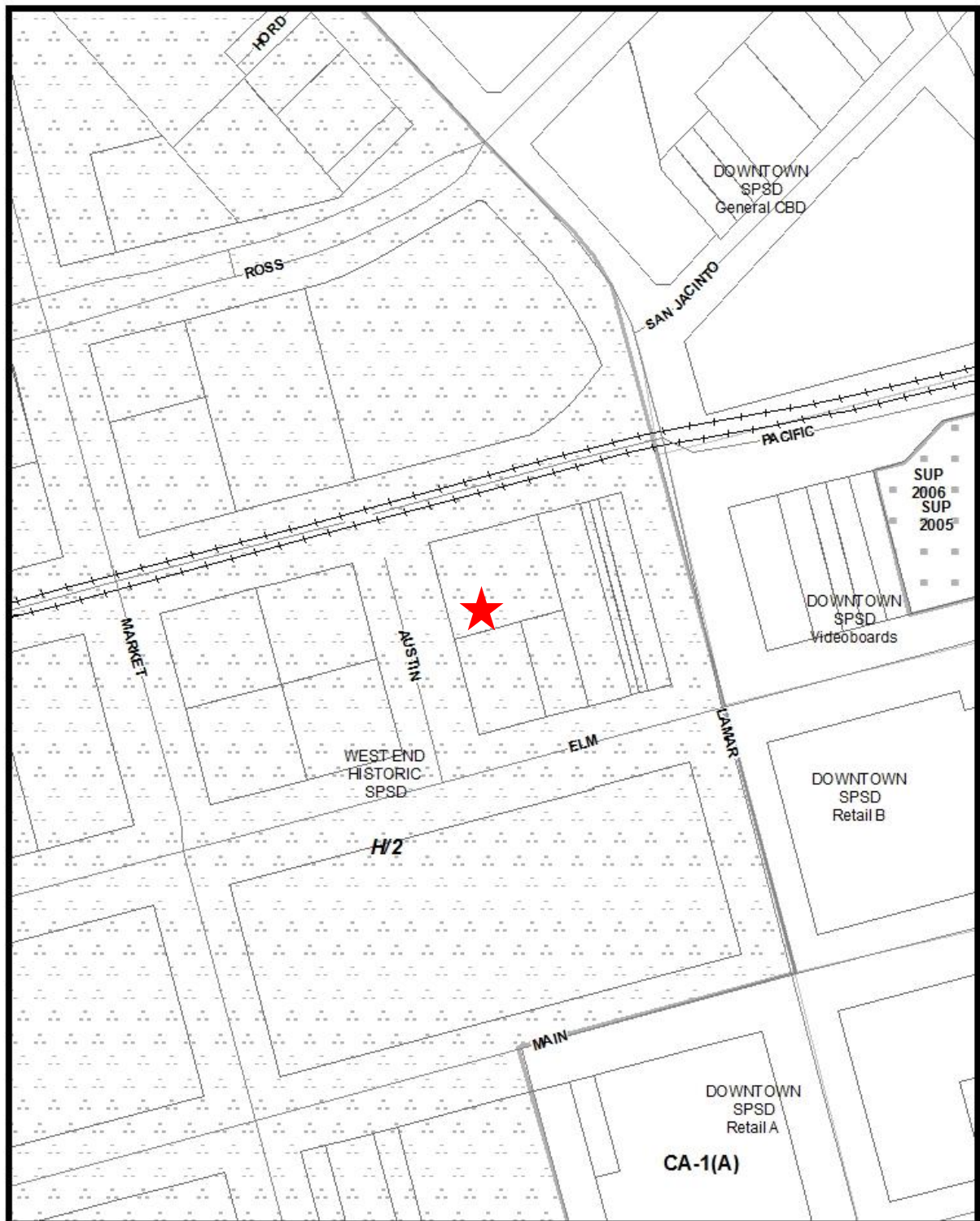
For: 4 – Peadon, Dumas, Hardin, Webster

Against: 0
Absent: 0
Conflict: 0

Speaker – Simon Dunn with Antioch Church



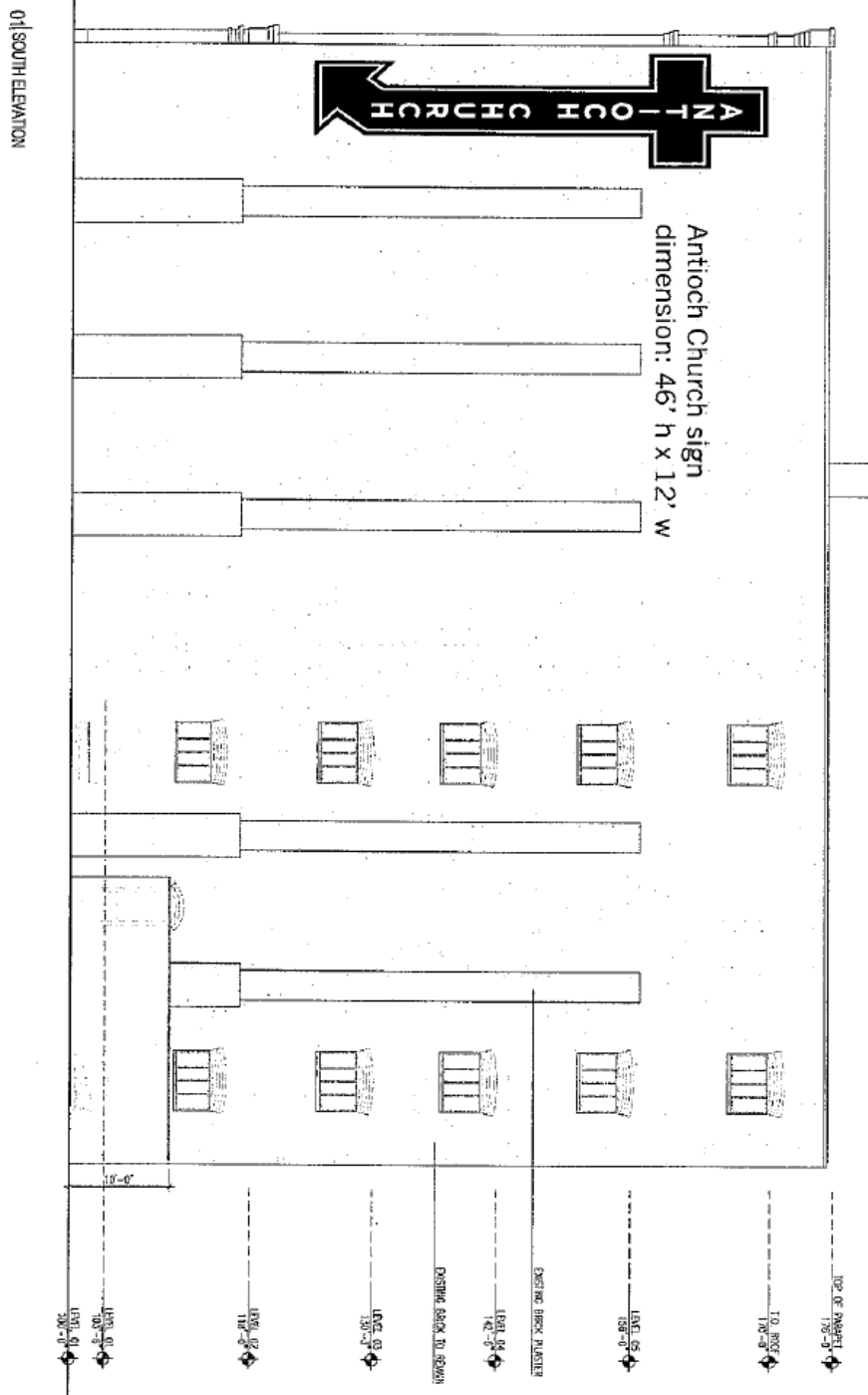
CA No. 1707120013
West End Historic Sign District



CA No. 1707120013
West End Historic Sign District

Proposed Sign (south elevation)

804 PACIFIC AVENUE, SOUTH ELEVATION



**Landmark Commission Certificate
of Appropriateness**

Certificate of Appropriateness

May 1, 2017

Standard May 1, 2017

FILE NUMBER: CA167-403(LC)

LOCATION: 805 ELM ST

COUNCIL DISTRICT: 14

ZONING: CA-1(A)

PLANNER: Liz Casso

DATE FILED: April 6, 2017

DISTRICT: West End Historic District

MAPSCO: 45-P, 45-K

CENSUS TRACT: 0031.01

APPLICANT: Antioch Church

REPRESENTATIVE:

OWNER: PCB PROPERTIES LLC

The Landmark Commission decision is: Approved

Information regarding requests:

1) Install two painted signs on the east elevation.

Approve

Conditions: Approve drawings dated 4/12/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(g) for painted applied signs on Type B facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).

2) Install two painted signs on the south elevation.

Approve

Conditions: Approve drawings dated 4/12/17 with the finding the proposed work is consistent with preservation criteria Section 5.6 that states proposed signs must be consistent with regulations in Division 51A7.1000, Section 51A-7.1005(g) for painted applied signs on Type B facades, and meets the standards in City Code Section 51A-4.501(g)(6)(C)(i).



Landmark Commission Chair

May 1, 2017

Date

Please take any signed drawings to Building Inspection for permits.

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

DEEP ELLUM/NEAR EAST SIDE

CASE NUMBER: 1707170005

DATE FILED: July 17, 2017

LOCATION: 2645 Commerce Street (south elevation)

SIZE OF REQUEST: 26.7square ft.

COUNCIL DISTRICT: 2

ZONING: PD No. 269 (Tract A)

MAPSCO: 46-M

APPLICANT: Kristy Smith, Signs Manufacturing & Maintenance Corp.

TENANT: Dots Hop House & Cocktail Courtyard

OWNER: Asana Partners

REQUEST: An application for a Certificate of Appropriateness for a 26.7 square-foot projecting attached sign (south elevation).

SUMMARY: The applicant will construct an illuminated projecting attached sign which will read "DOTS, Hop House & Cocktail Courtyard, Deep Ellum, Texas."

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 *projecting attached sign*, which is an attached sign projecting 18 inches or more from a building.
- 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 south building façade is the only building façade facing public right-of-way. The total area of the south building façade is 1,000 square feet. The maximum effective area of all signs combined on the premise is approximately 1,000 sq. ft. X 10% = 100 square feet. The proposed sign is 26.7 square feet.
- Signage will be constructed of a steel frame with aluminum faces and plastic letters. Glass neon will be around the edge. The sign will be mounted on the front of the building (south elevation), approximately 15 feet above grade.
- Construction of the projecting attached sign is in accordance with SPSP 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 six feet, six 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 eight feet, six inches from the back of the street curb].

(2) Although not required, the use of three-dimensional projecting attached signs is encouraged [The proposed sign is a projecting attached sign but is not three-dimensional].

List of Officers

Asana Partners:

Terry S. Brown - Managing partner
Jason Tompkins - Managing Partner
Sam E. Judd - Managing Partner

Dot's Hop House:

Jeff Brightwell
John Delaney
Paul Williams
John Williams

SSDAC action:

August 8, 2017

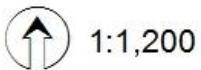
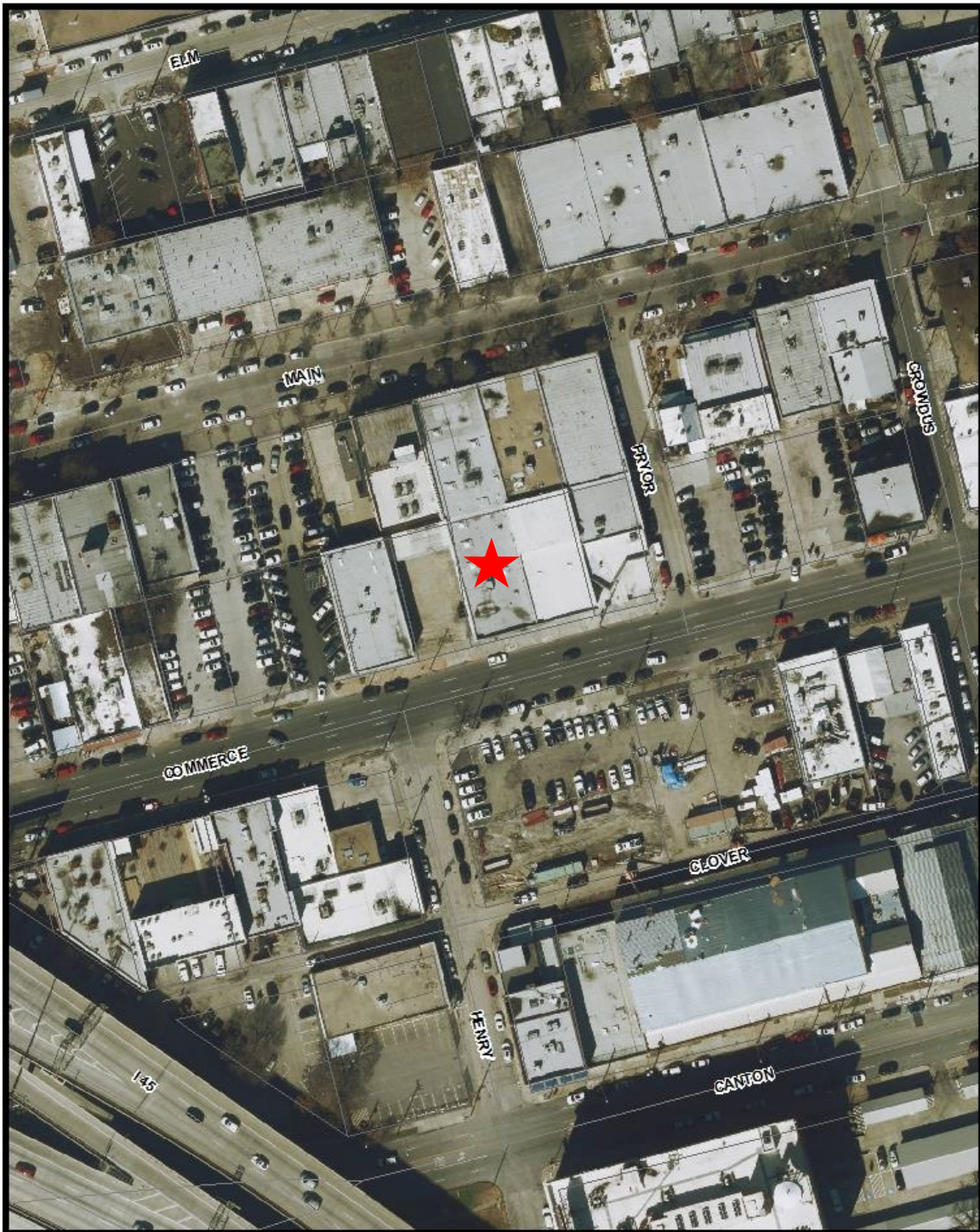
MOTION: It was moved to **approve** a 26.7-square-foot projecting attached sign at 2645 Commerce Street (south elevation).

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

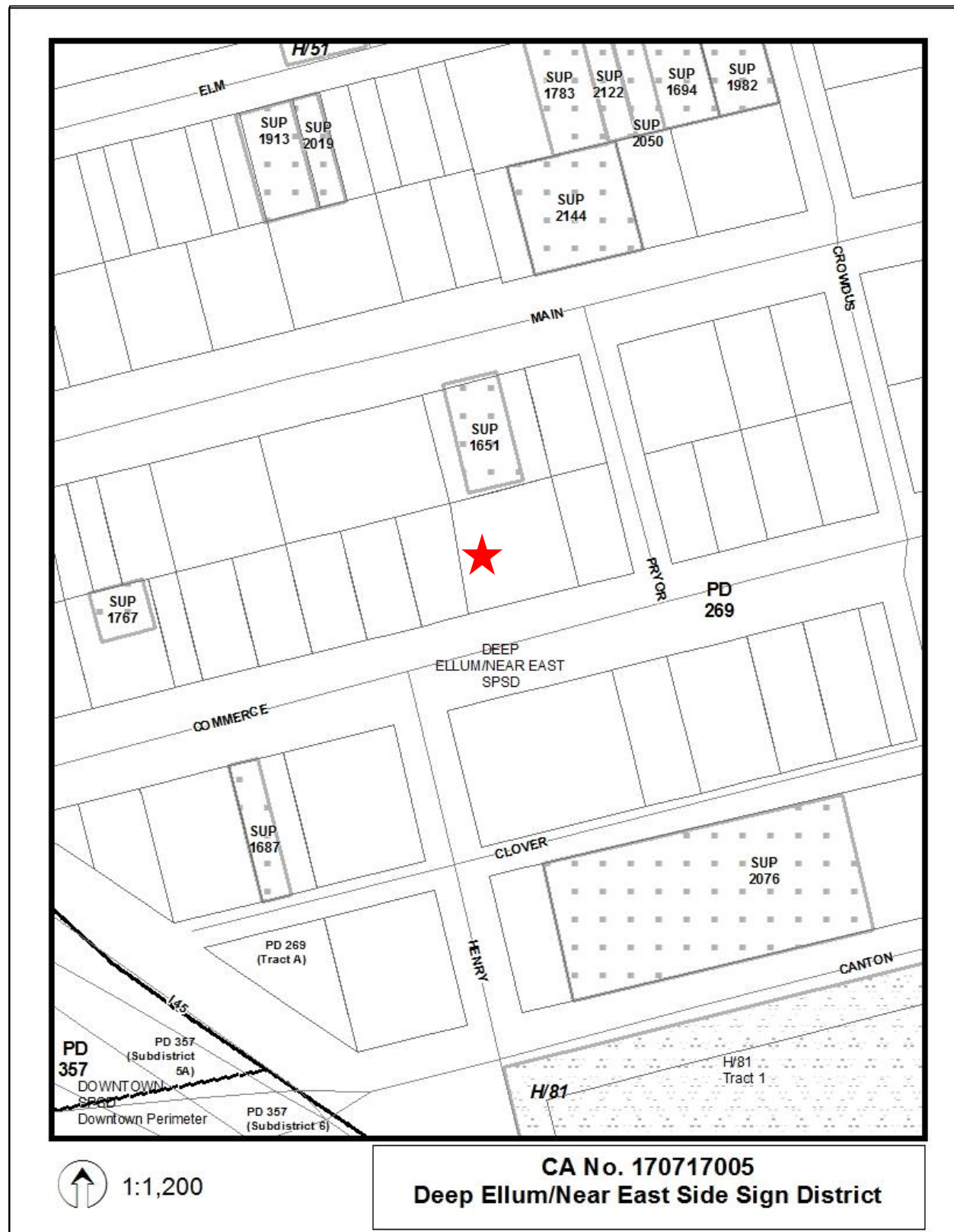
For: 4 – Peadon, Dumas, Hardin, Webster

Against: 0
Absent: 0
Conflict: 0

Speaker – Kristy Smith with Signs Manufacturing and
Maintenance Corporation



CA No. 170717005
Deep Ellum/Near East Side Sign District



Proposed Sign (south elevation)

signs manufacturing Corporation		(214) 339-2227 (817) 861-1234 (972) 850-3300 fax: (214) 339-9987	Dots 2645 Commerce Dallas TX
Representative:		Customer Approval:	

11.2 in 67.6 in 61 in

50' Store Front

5' 1" H x 5' 6" W = 28 S.F.

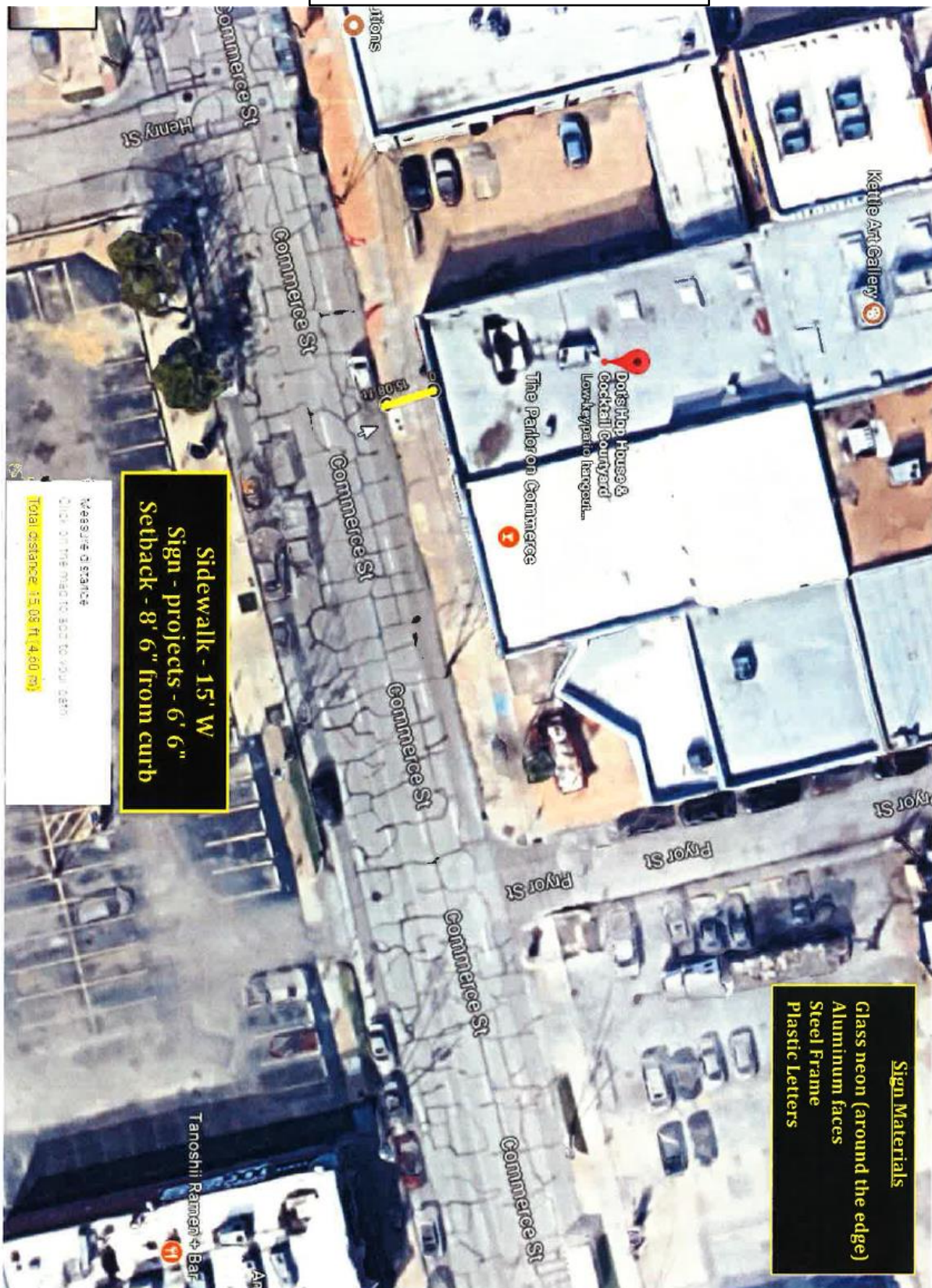
15' above grade

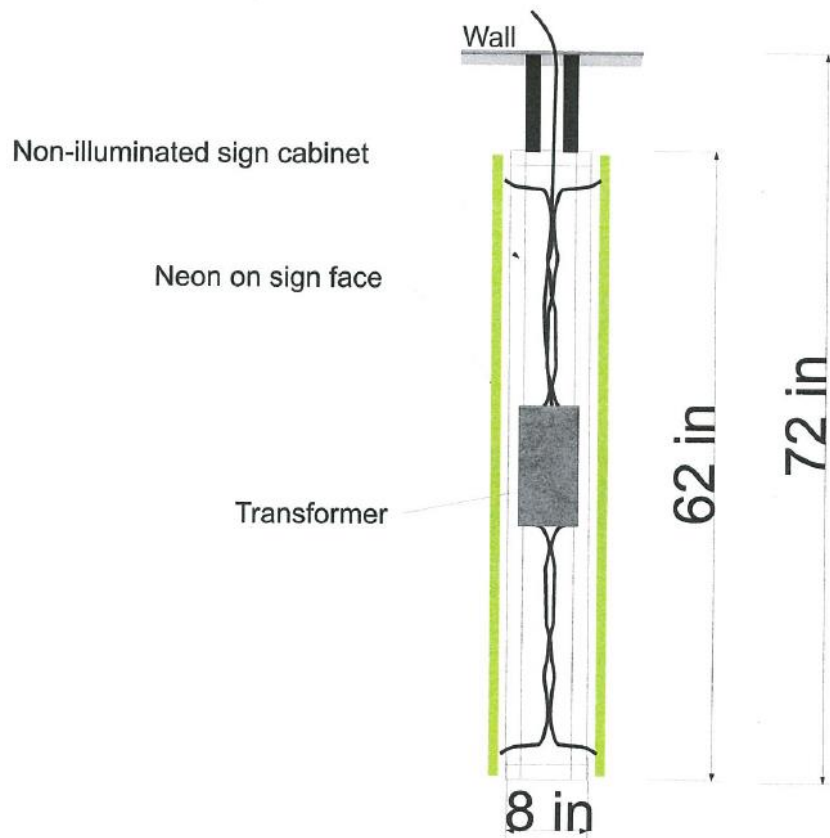
ART:fs

THIS IS A PRELIMINARY DRAWING. SOME DETAILS MAY BE MODIFIED IN PRODUCTION.

©2017 Signs Manufacturing Corp. - THIS DESIGN CREATED IN CONNECTION WITH THIS PROJECT BEING PLANNED FOR YOU, IS THE EXCLUSIVE PROPERTY OF SIGNS MANUFACTURING CORP., AND CANNOT BE COPIED, EXHIBITED OR SHOWN TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE AUTHORIZED, WRITTEN CONSENT OF SIGNS MANUFACTURING CORPORATION. Licensed to fabricate, install and service signs by the State of Texas under license: TSCL 18015, TSCL 18016, TECL 17503

Proposed Sign (south elevation)





TOP VIEW

**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, August 3, and August 17, 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.

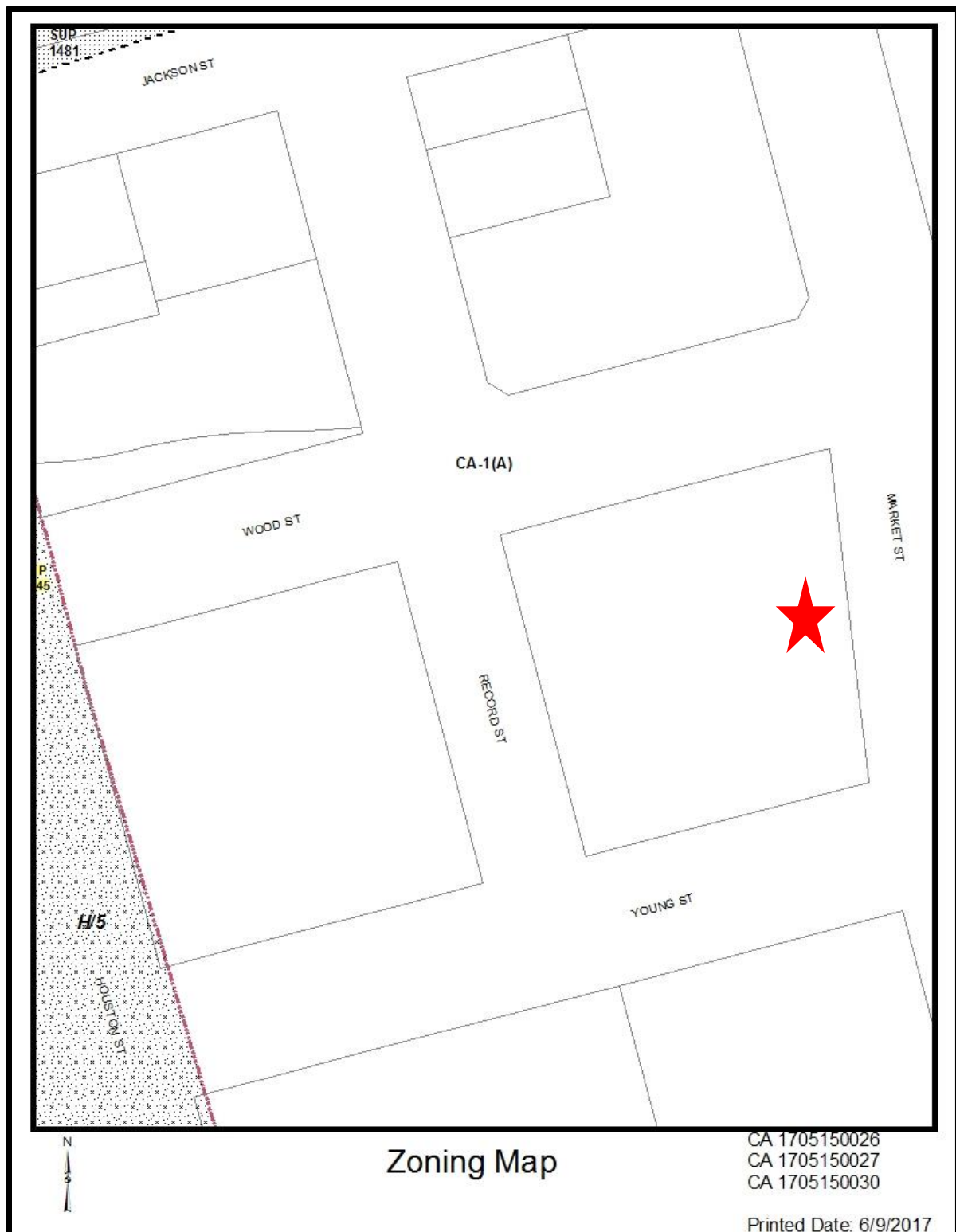
BACKGROUND:

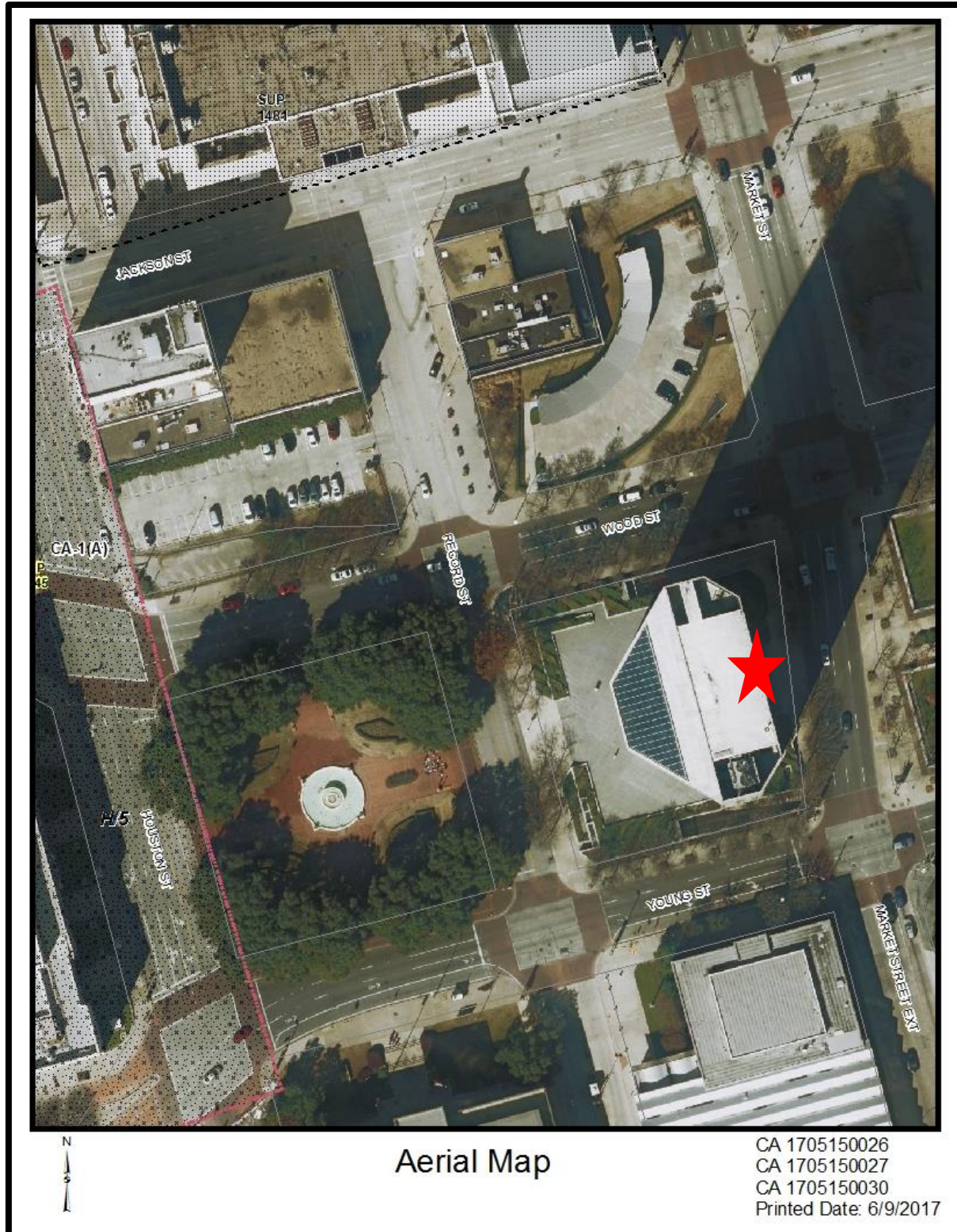
- The subject site is located in the Downtown (General CBD) SPSP.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of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

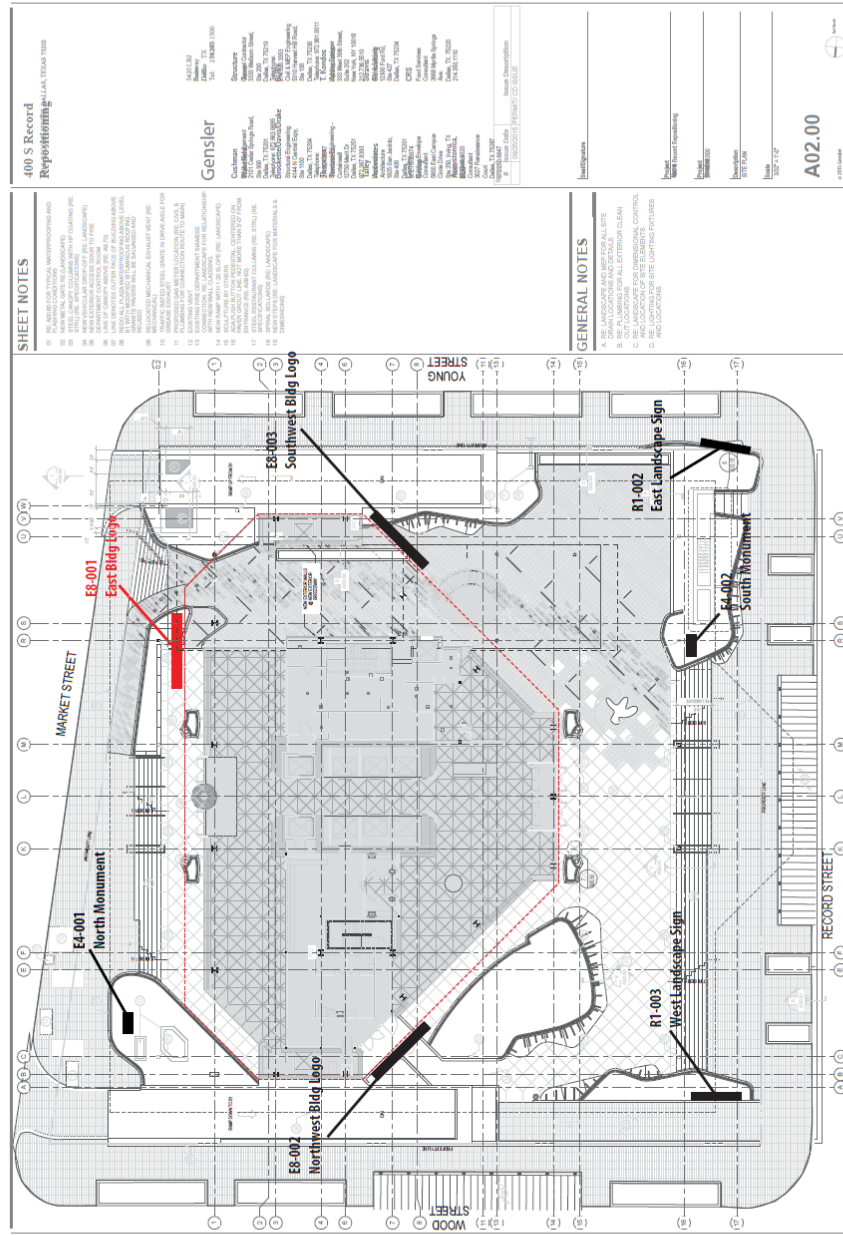
(A) Each upper level flat attached sign may have a maximum of eight words that contain any character of a height equal to or exceeding four inches. [The sign contains three words, three individual channel letters and a logo graphic]

(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]





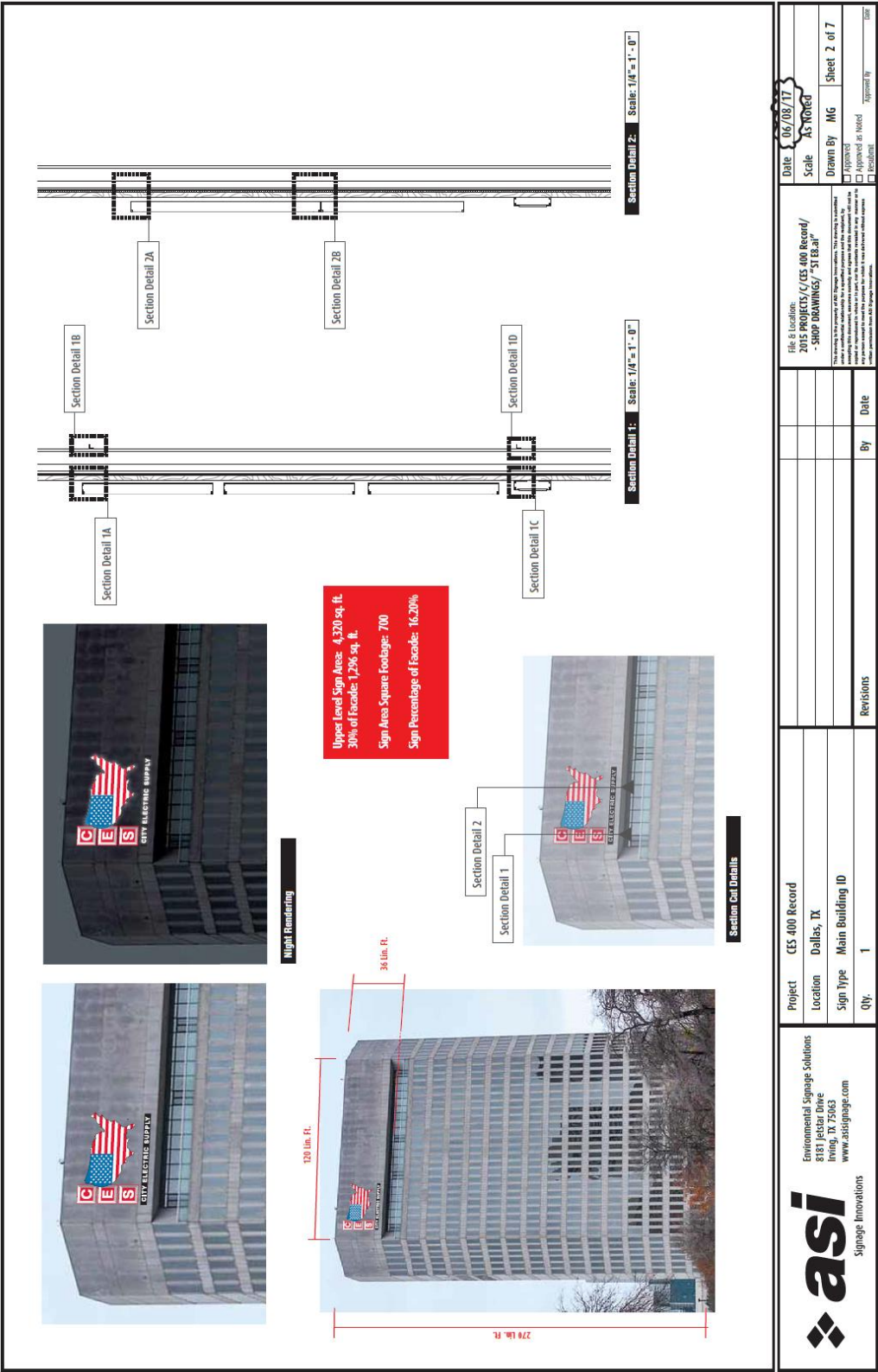
Overall Signage Layout



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

asi
Signage Innovations

East Elevation E8-001



**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

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

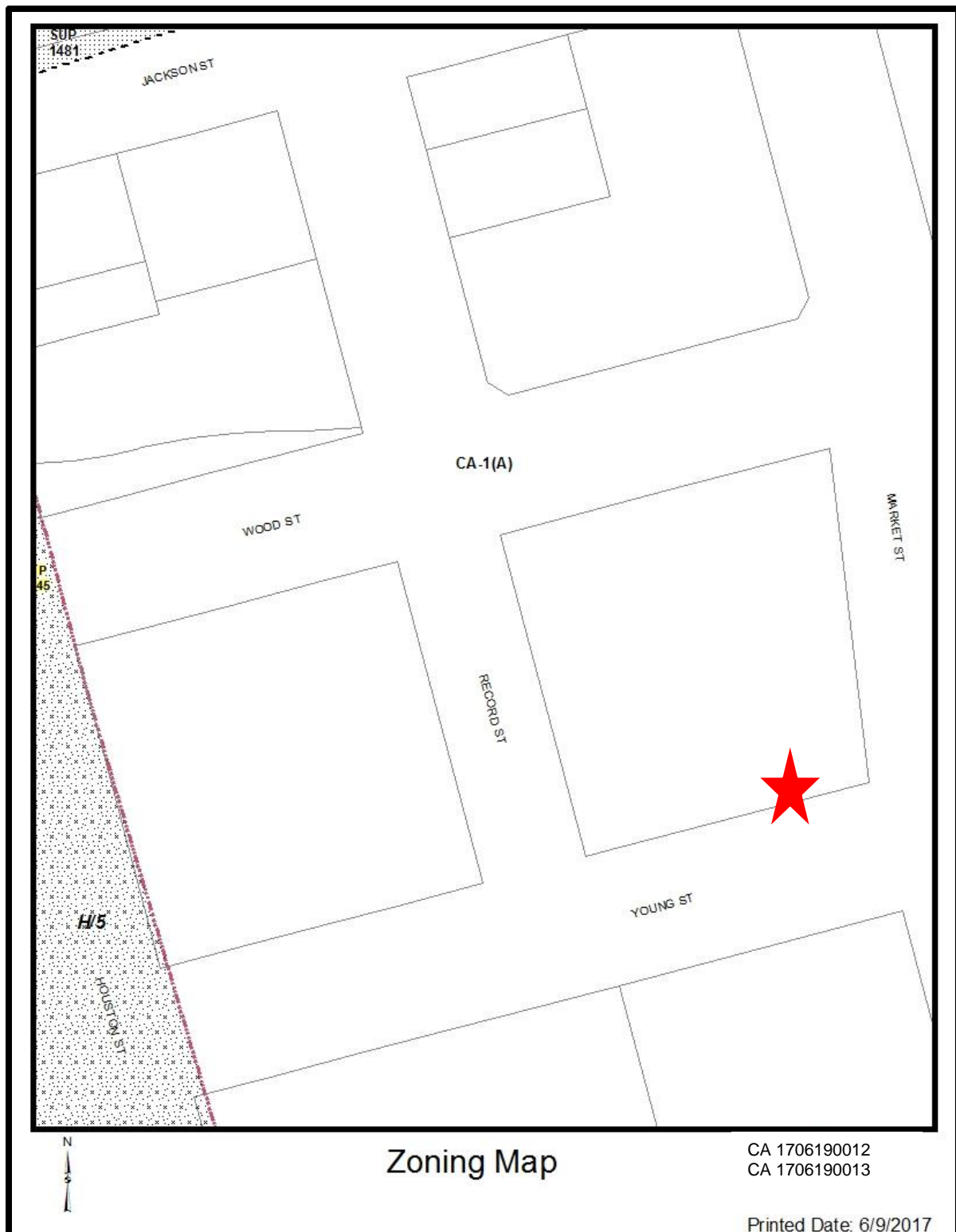
BACKGROUND:

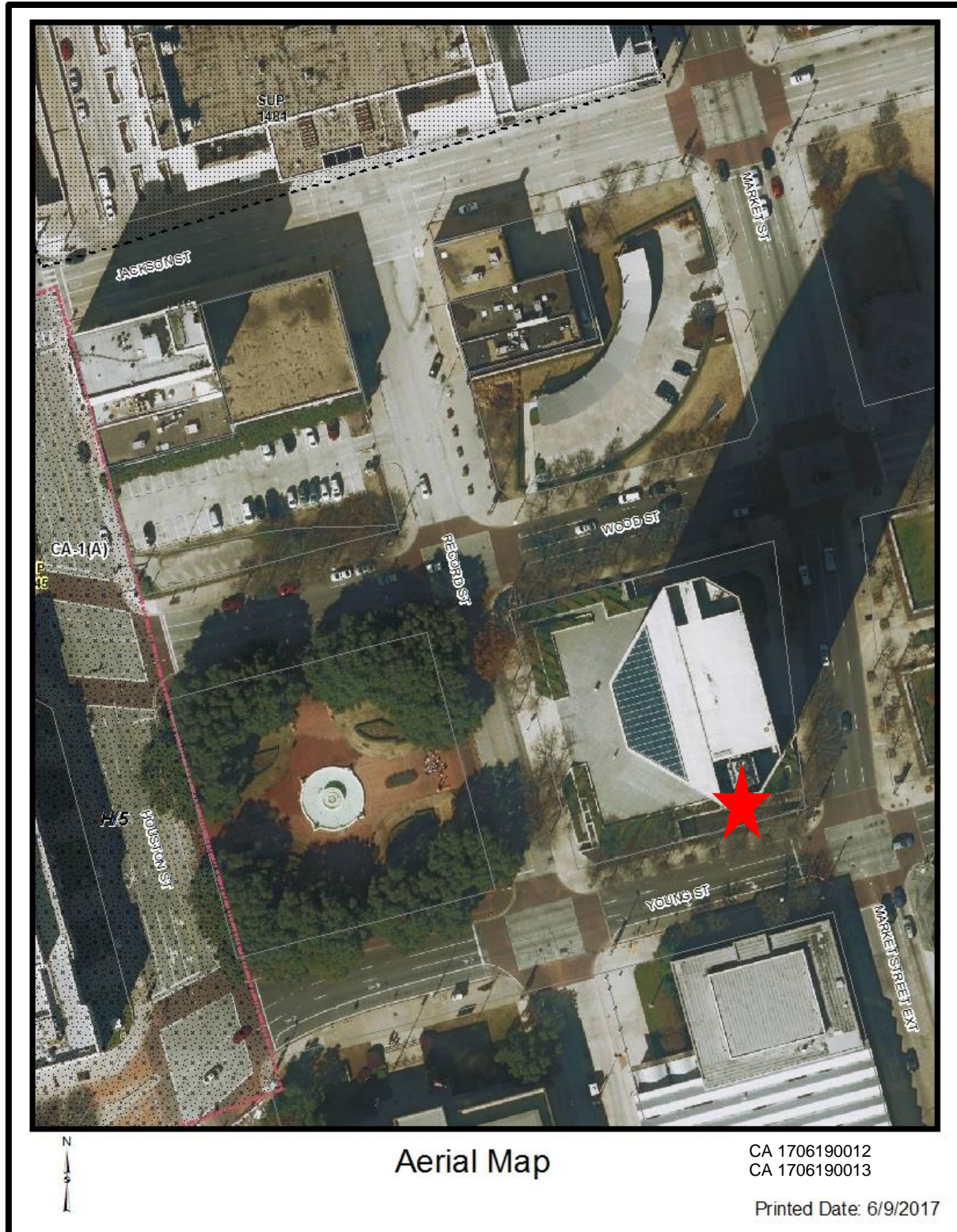
- The subject site is located in the Downtown (General CBD) SPSD.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of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

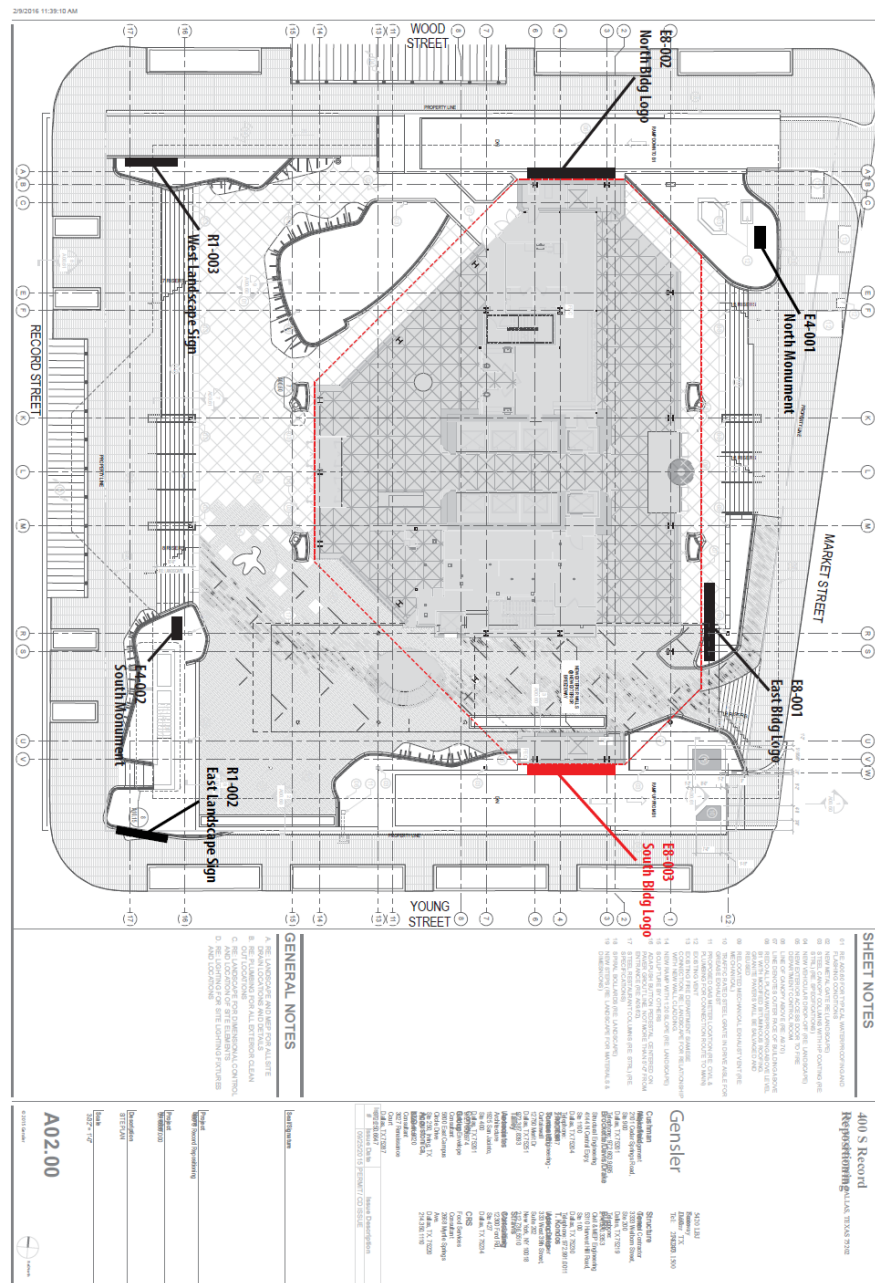




Overall Signage Layout



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



Sign Details

Material Description:
Fabricated aluminum building logo.

Material Type:
☐ Clear Glass Acrylic
☐ PS5 Matte Acrylic
☐ Non-Glare Acrylic
☐ Polycarbonate
☒ Other - Aluminum
☐ Screen Print
☐ Backlit Digital
☒ Vinyl Digital
☐ Hologram
☐ Vinyl Graphics

Image Colors:
☒ PMS 3015C Blue (printed)
☐ PMS 186C Red (printed)
☐ Gray Gradient (printed)
☐ #732B White Acrylic

Background Colors / Finishes:
☐ Tinted 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 City of Dallas is not responsible for the design or construction of any sign. The sign is intended for informational purposes only. The sign is not to be used for any other purpose. The sign is not to be used for any other purpose. The sign is not to be used for any other purpose.

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

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

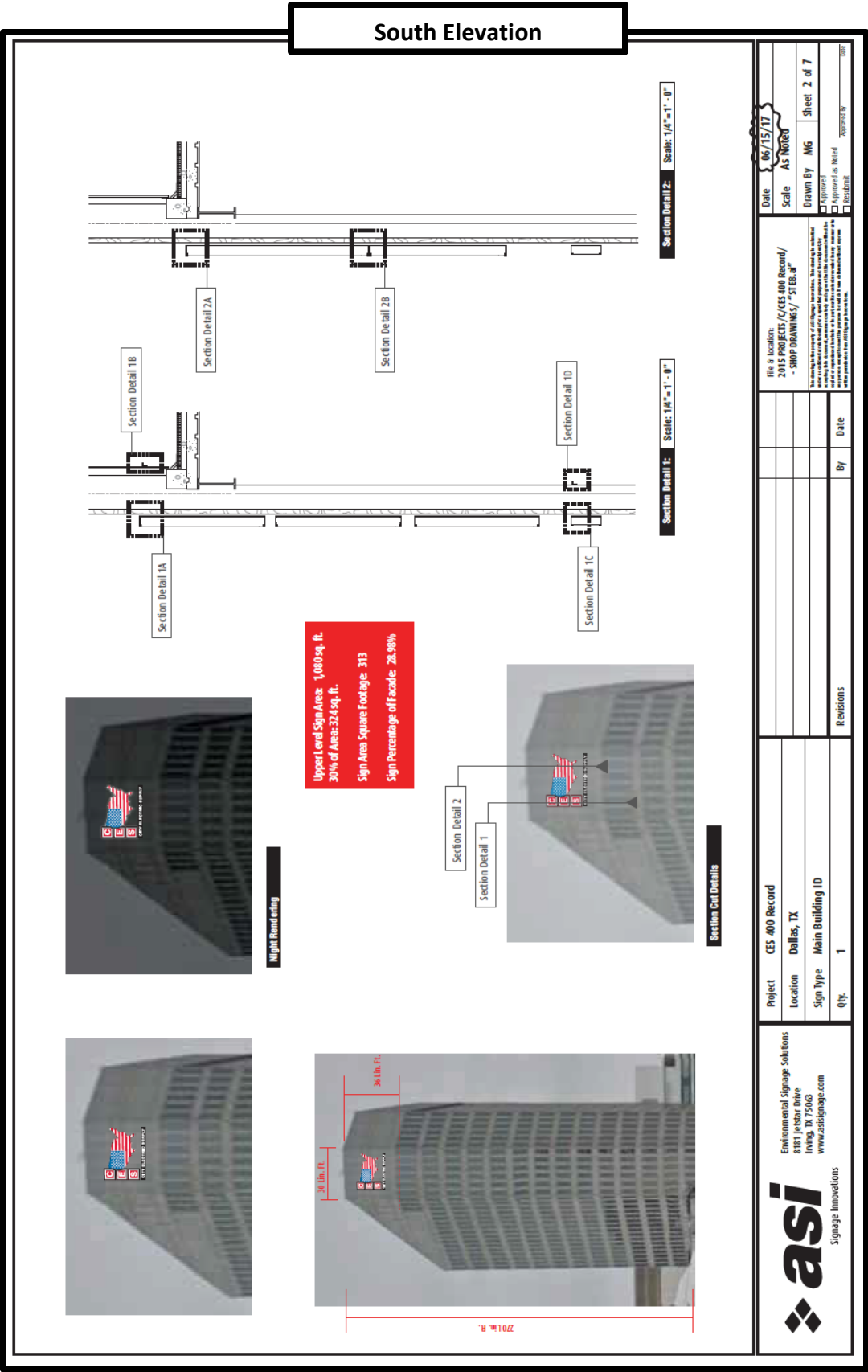
Revisions:

By	Date

Sign Type E8-003 - Qty. 1
(South Elevation)

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

File & Location:
 2015 PROJECTS / CES 400 Record /
 - SHOP DRAWINGS - "SIES"



**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

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

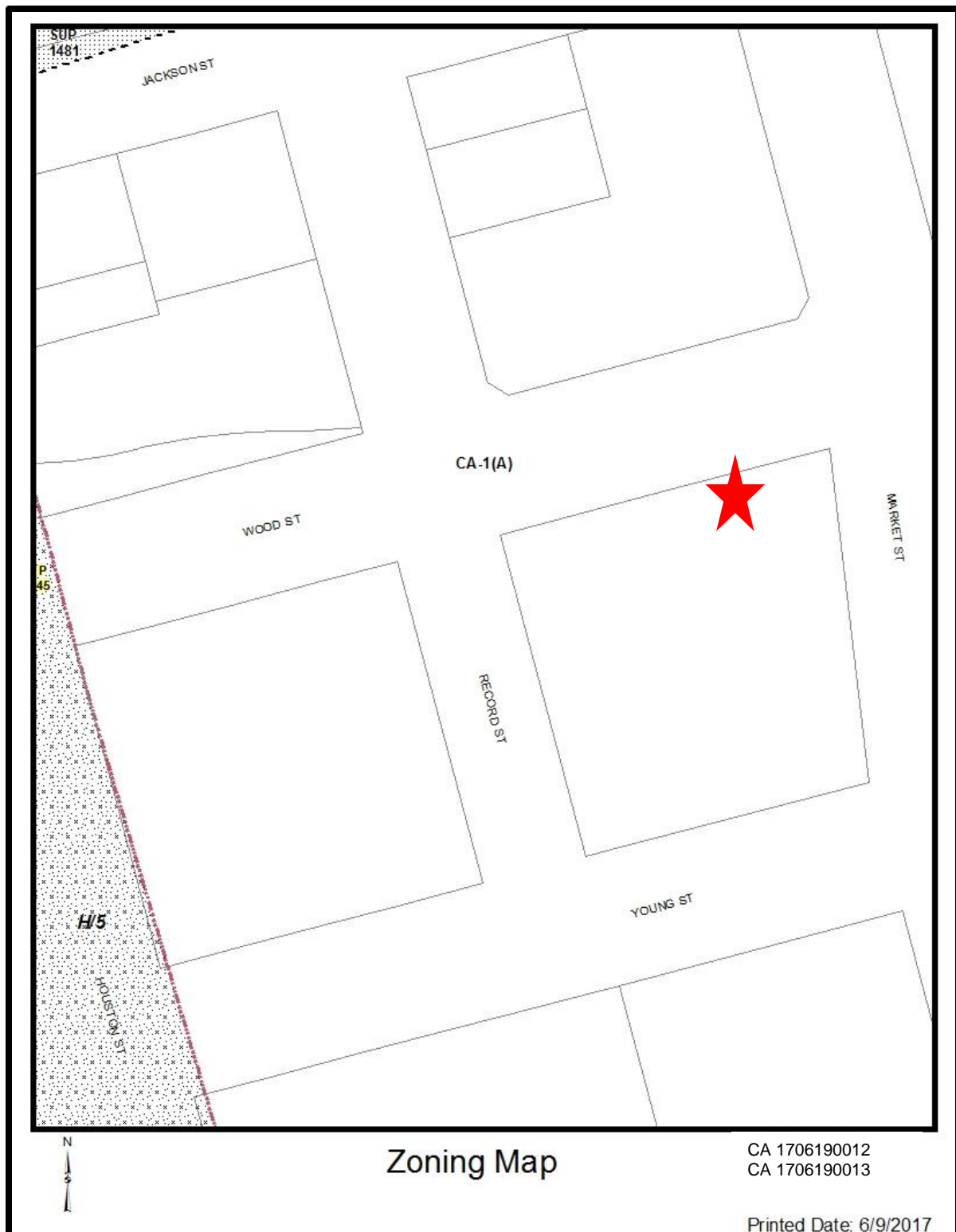
BACKGROUND:

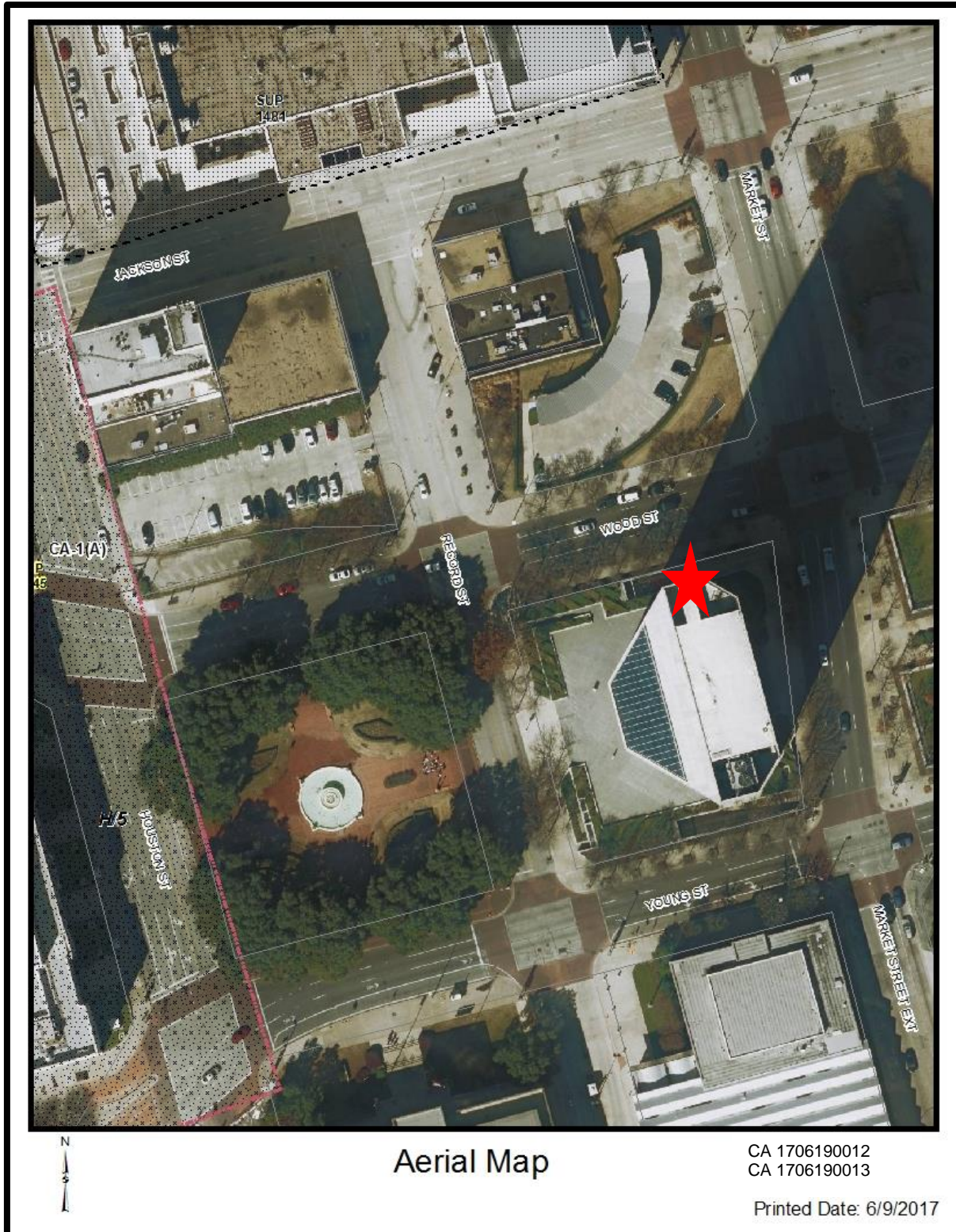
- The subject site is located in the Downtown (General CBD) SPSD.
- The request is for an *upper level sign*, which is an attached sign wholly situated within the upper level sign area. The *upper level sign area* is the portion of a facade more than 36 feet above grade and within the top 12 feet of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



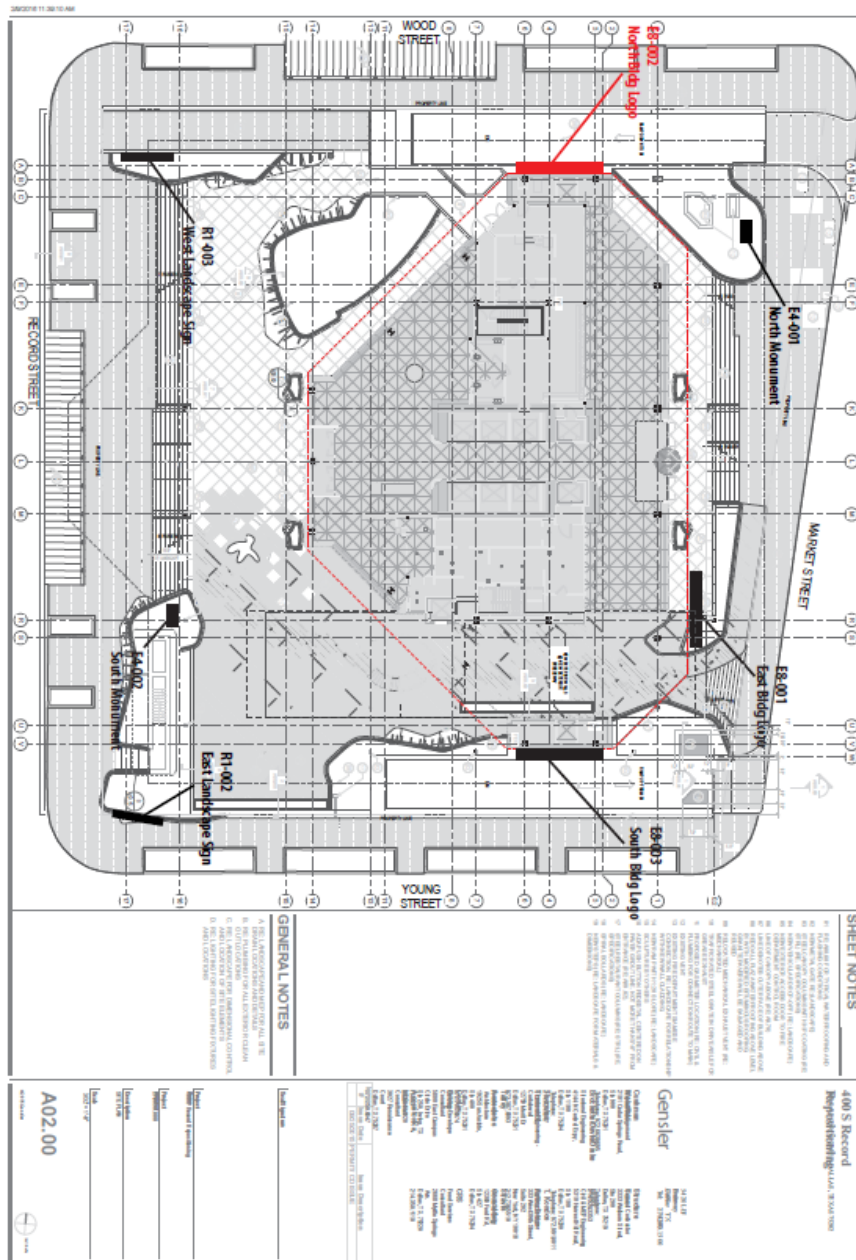


Overall Signage Layout



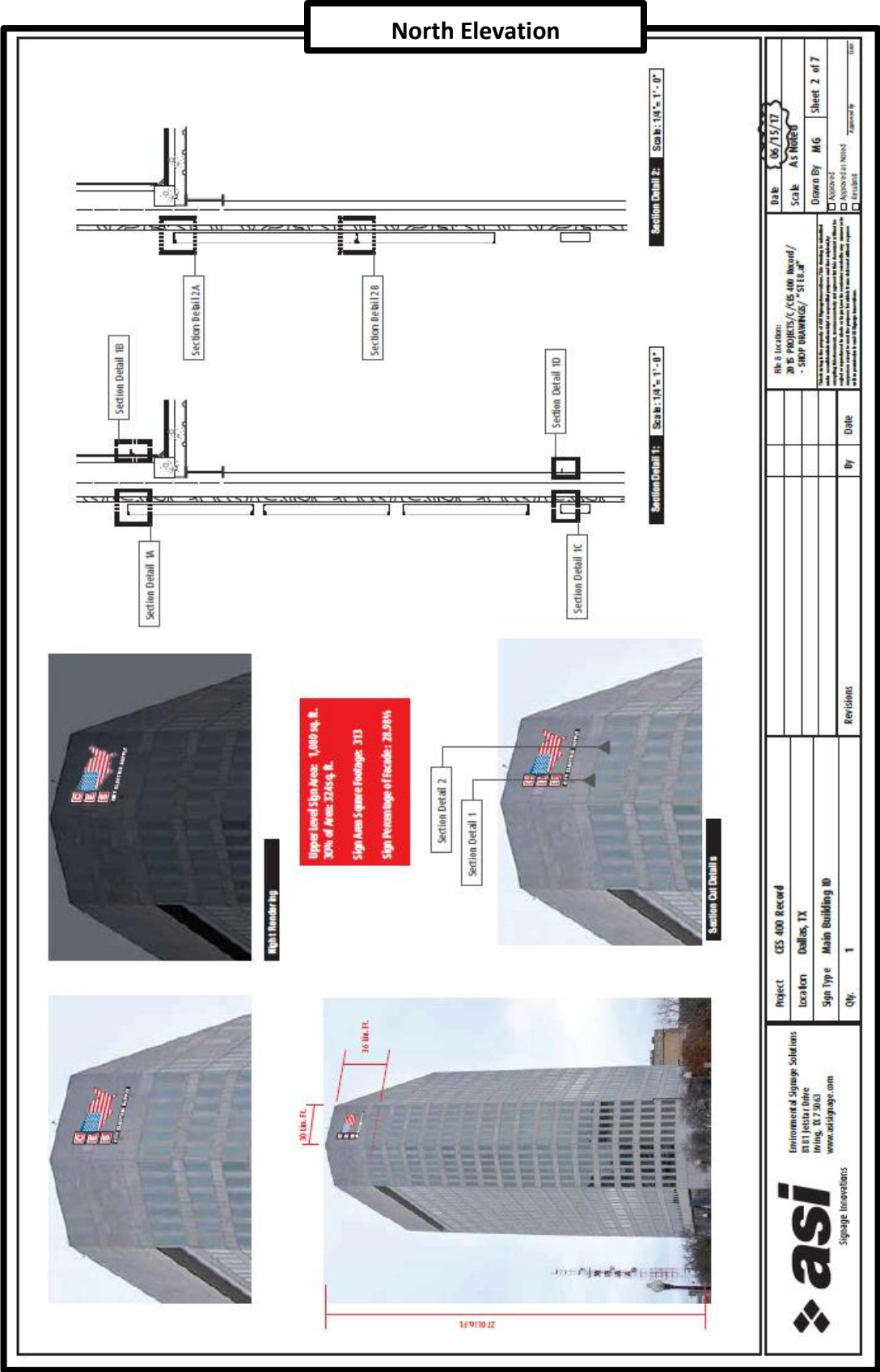
Signage Innovations

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



Sign Details

[illegible]



FILE NUMBER: SPSPD167-003 **DATE INITIATED:** May 16, 2017

LOCATION: East of South Akard Street, between Commerce Street and Jackson Street (208 South Akard Street)

COUNCIL DISTRICT: 14 **MAPSCO:** 45P

SIZE OF REQUEST: Approx .83 acres **CENSUS TRACT:** 31.01

APPLICANT: David Lambert

OWNER: IEP Dallas, LLC

TENANT: AT&T

REPRESENTATIVE: Judy Laube

REQUEST: An application for a new subdistrict within the Downtown Retail A Special Provision Sign District (SPSD) to allow a middle level attached sign to exceed a maximum effective area of 500 square feet at 208 South Akard Street (east elevation).

SUMMARY: The purpose of this request is to increase the effective area of middle level flat attached sign associated with an office use in the Downtown Retail A SPSPD. The applicant is proposing to install a 784-square-foot middle level attached sign at 208 South Akard Street. The sign will be erected on the east elevation of the building, facing Browder Street.

SSDAC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The proposed amendment is for a new subdistrict within the Downtown Retail A Special Provision Sign District (SPSD) to increase the maximum effective area of a middle level attached sign at 208 South Akard Street (east elevation).
- A middle level sign is an attached sign wholly or partially situated within the middle level sign area.
- Currently, the maximum effective area for a middle level flat attached sign in the Downtown Retail A SPD is 500 square feet. The applicant is proposing a maximum 784-square-foot middle level flat attached sign.
- The increased effective area of the middle level flat attached sign would only be applicable to the newly created subdistrict within the Downtown Retail A SPD.

STAFF ANALYSIS:

The existing property is zoned Subdistrict B within Planned Development District No. 619. The surrounding properties are also zoned PDD No. 619. The request site is developed with a building commonly known as Whitacre Tower that is primarily used for office space. The adjacent land uses include office, retail and multifamily residential.

The applicant's proposal is for a 28-foot by 28-foot (784 square feet) middle level flat attached sign. The proposed sign will be erected on the east elevation of the building, facing Browder Street. The area of request is within the Downtown Retail A SPD, which limits the maximum effective area of middle level flat attached signs to 500 square feet.

Given the height of the building, the applicant has indicated that a sign at the allowable square footage of 500 square feet would look disproportionate to the façade upon which it would be erected. Thus, at 784 square feet, the proposed larger sign would fill the space better and look more balanced when compared to the existing building elements.

Staff is recommending approval of the proposed request.

List of Officers

	Officer Last Name	Officer First Name
1	ANTHONY	COREY
2	ARISON	JONI
3	ARNOLDI	MELISSA
4	ARROYO	THADDEUS
5	ARSENAULT	ROBERT (RG)
6	BALCERZAK	ED
7	BARILLARI	ED
8	BARTON	JAMIE
9	BENTLEY	BRAD
10	BIRY	JENNIFER
11	BLASE	BILL
12	BLOODWORTH	VERONICA
13	BOLTON	CHARLIE
14	BOWLING	MICHAEL
15	BOYER	ERIC
16	BRADLEY	JEFF
17	BURNS	BRAD
18	BYRD	BRUCE
19	CALI	LEN
20	CARPENTER	RAY
21	CARTER	FIONA
22	CHICOINE	GERRY
23	CHOW	ANNE
24	CHRISTOPHER	DAVID
25	COFFEY	MIKE
26	COKER	MEL
27	COLLINS	MARK
28	CONDIT	DAVID
29	CRUMB	PATRICK
30	DEROVANESSIAN	HENRY
31	DEVEREUX	FRED
32	DIAL	DEBBIE
33	DONOVAN	JOHN
34	DREXEL	BILL
35	DRILLING	EDWARD
36	DWYER	JOHN
37	FETE	DAN
38	FINK	LORI
39	FINNEGAN	JOHN
40	FLORES	JUAN
41	FUETSCH	ANDRE
42	GOEKE	GEORGE
43	GONCALVES	TONY
44	GOSWITZ	PHIL
45	HAGUE	BILL
46	HARTMAN	MICHAEL
47	HARVEY	THOMAS

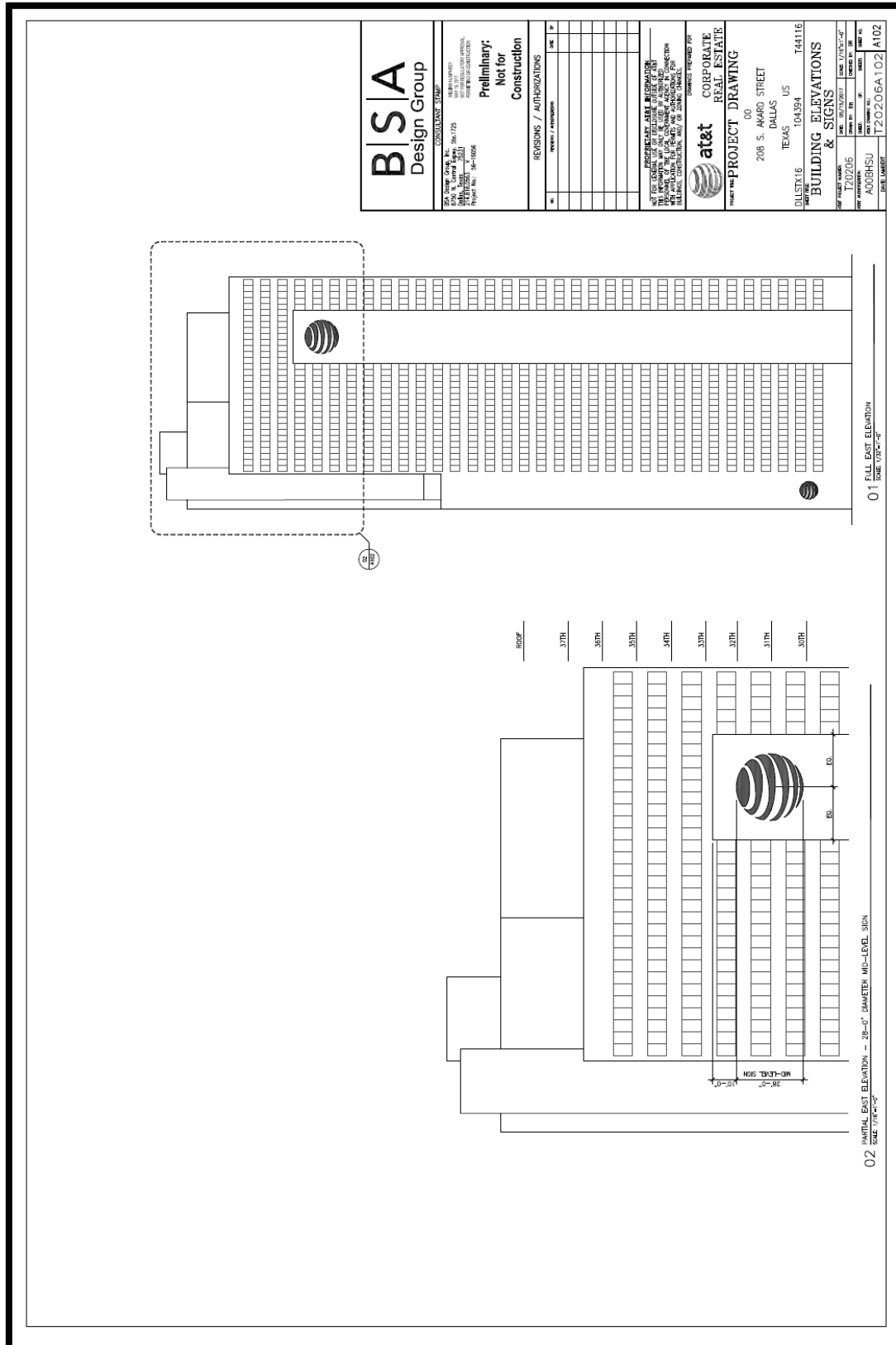
	Officer Last Name	Officer First Name
48	HERMOND	RUDY
49	HIRONAKA	FRANK
50	HODGES	STEVE
51	HOGG	BILL
52	HUBBARD	RICK
53	HUBER	BILL
54	HUNTLEY	DAVID
55	HYDE	ROGER
56	INGLE	ABHI
57	IRWIN	JOHN
58	JOHNSON	SUSAN
59	JONES	NICK
60	JONES	VICKI
61	JULES	FRANK
62	KAPOOR	KAY
63	KATIBEH	MO
64	KEATHLEY	TOM
65	KERTZ	JERRIE
66	KING	KELLY
67	LA SCHIAZZA	PAUL
68	LAKE	CHARLENE
69	LAWSON	DAVID
70	LEAHY	BILL
71	LEAHY	TIM
72	LEE	LORI
73	LEMINH	TAM
74	LEWIS	JEFF
75	LIPARI	SAL
76	LOEB	ERIC
77	LONG	CHRIS
78	LUDGOOD	GARY
79	LURIE	GLENN
80	MAIR	SCOTT
81	MARIS	STACEY
82	MARSH	JOAN
83	MARSHALL	CYNT
84	MARTINE	CATHY
85	MATHERS	TODD
86	MCATEE	DAVID
87	MCCORCLE	BROOKS
88	MCELFRESH	JEFF
89	MCGAW	STEVE
90	MCKONE	TIM
91	MCNEELY	KEN
92	MEZA	JIM
93	MOORE	TOM
94	NAVA	CARMEN

List of Officers

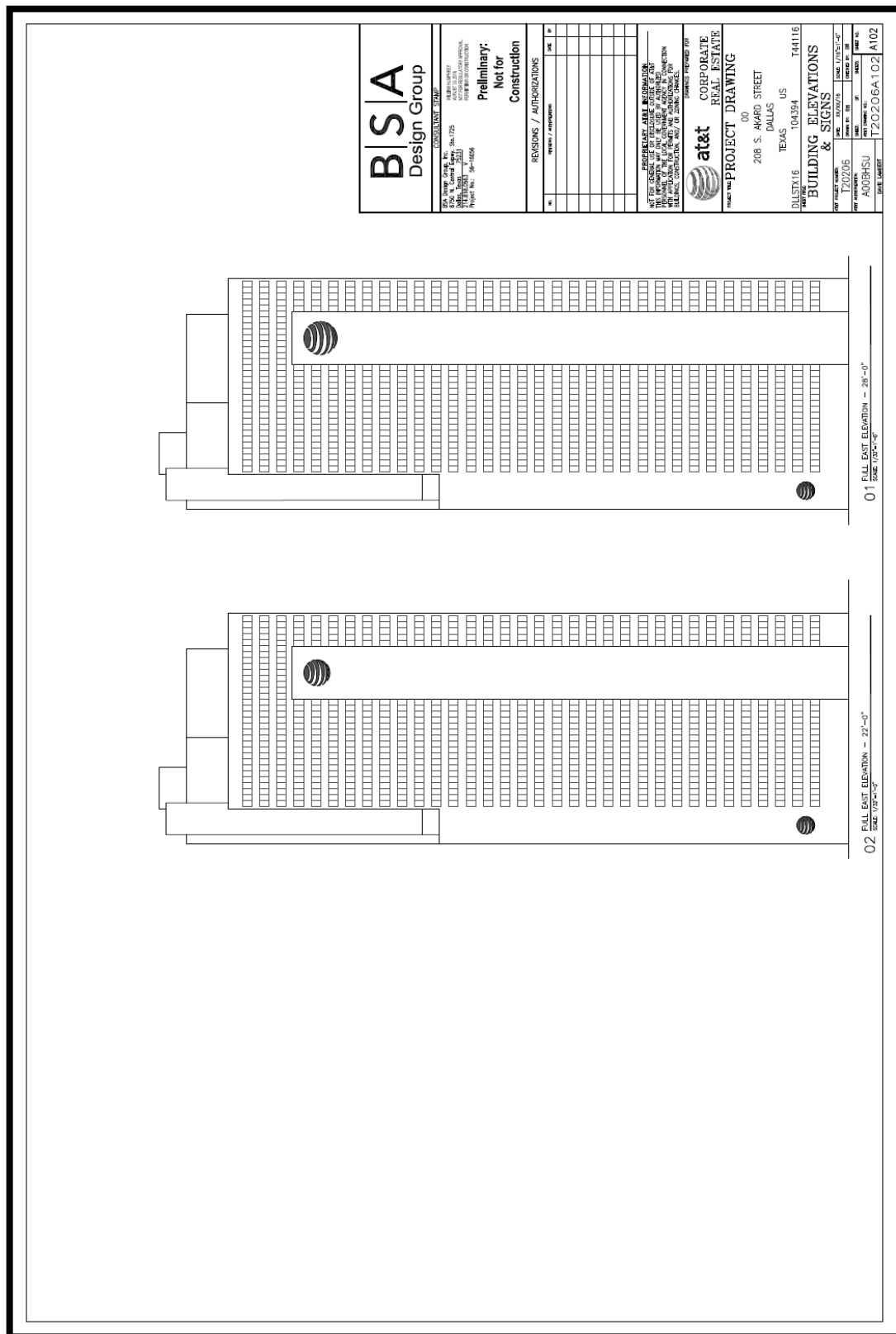
	Officer Last Name	Officer First Name
95	NEROD	RICK
96	NICHOLS	DAVE
97	NILSON	VICTOR
98	O'CONNOR	JOHN
99	O'HERN	BILL
100	OSTAPOW	TERESA
101	PACEWICZ	ROMAN
102	PALASE	FRANK
103	PALMER	JOHN
104	PARISIAN	PAM
105	PARKER	ALEX
106	PATEL	RASESH
107	PENROSE	CHRIS
108	PETERSEN	KEVIN
109	PRIEBE	LEANN
110	PURBOO	WAYNE
111	QUINN	BOB
112	REINSORF	ANDREW
113	RICE	CHRIS
114	ROBERTSON	JENIFER
115	ROCHA	LUIZ (BAP)
116	RODEWALD	APRIL
117	RODRIGUEZ	ENRIQUE
118	ROSENBAUM	PAUL
119	ROYSE	MARK
120	RUZICKA	LARRY
121	SAMBAR	CHRIS
122	SAXENA	SORABH
123	SCHLEYER	MARK
124	SHAY	BRIAN
125	SHIBLEY	ANDY
126	SMITH	SCOTT
127	SOLOMON	LARRY
128	STANKEY	JOHN
129	STEPHENS	JOHN
130	STEPHENS	PAUL
131	STEPHENSON	RANDALL
132	STINE	STEVE
133	SUMMERS	JON
134	SYNHORST	TOM
135	THERIVEL	LAURENT
136	THUN	ROB
137	VAN BUSKIRK	JENNIFER
138	VIOLA	MIKE
139	WALSH	DAN
140	WARD	JOHN
141	WELDAY	RICK

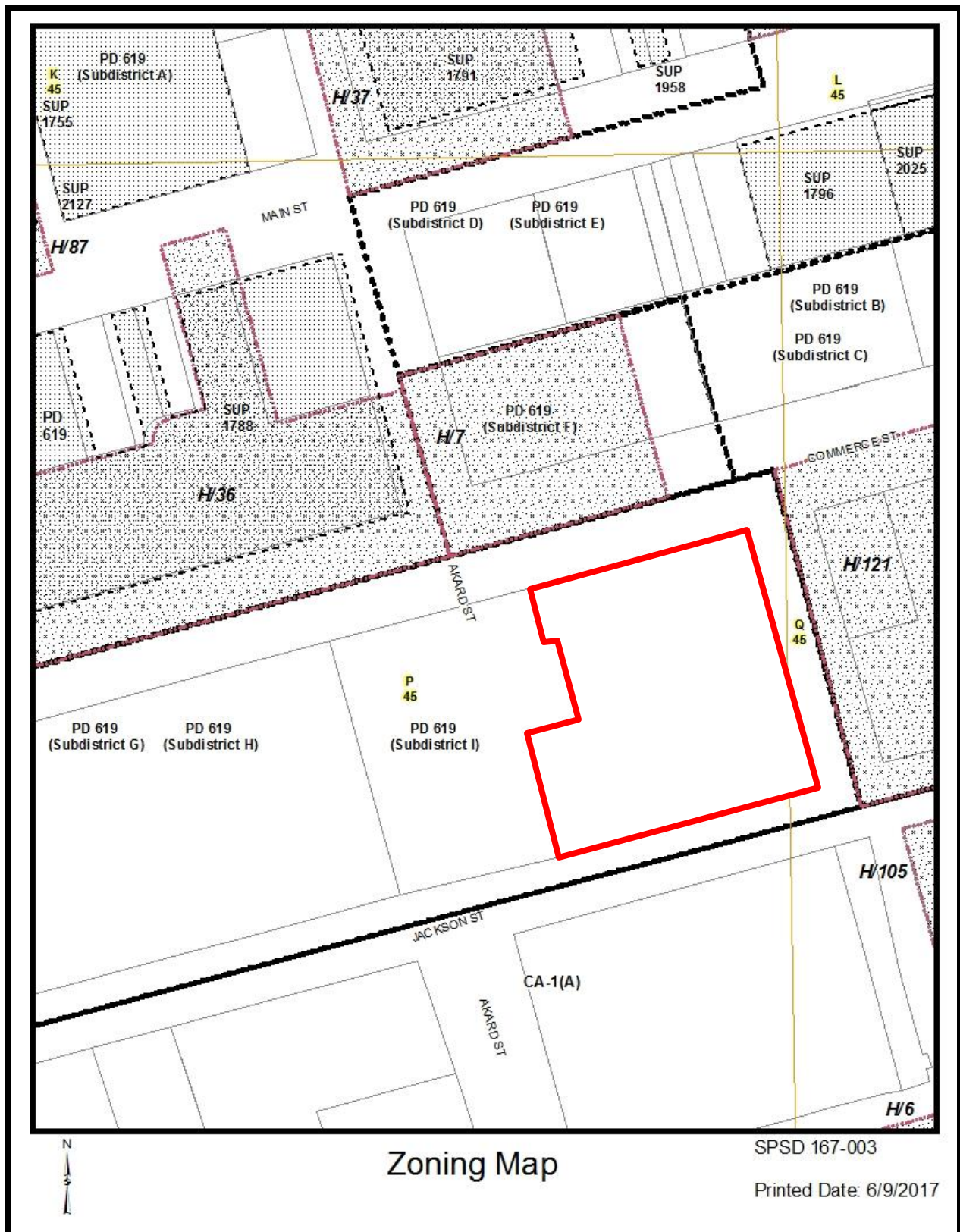
	Officer Last Name	Officer First Name
142	WIEBOLDT	GREG
143	WILLIAMS	XAVIER
144	WITTROCK	MIKE
145	YORK	DAN

Proposed Sign Elevation



Allowable Sign Area vs. Proposed Sign Area





FILE NUMBER: Z145-310(DL)

DATE FILED: February 25, 2015

LOCATION: Generally bounded by a Texas Utility Easement on the northeast, Cedar Crest Boulevard on the east, both sides of East 11th Street on the south, Corinth Street on the west, and a DART right-of-way on the northwest.

COUNCIL DISTRICT: 4

MAPSCO: 55B, 55C, 55D, 55F, 55G,
and 55H

SIZE OF REQUEST: Approx. 128 acres

CENSUS TRACT: 89.00

REQUEST: A City Council authorized hearing to determine proper zoning on property zoned an IR Industrial Research District, a CS Commercial Service District, a P(A) Parking District, an R-5(A) Single Family District, a CR Community Retail District, and an RR Regional Retail District with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for the development of appropriate retail uses (located adjacent to single family), office, commercial and multifamily residential uses in combination on single or contiguous building sites; to protect and maintain the existing single family neighborhood; to promote pedestrian activity; and to provide guidelines to ensure compatible new development and renovation.

STAFF RECOMMENDATION: Approval of a Planned Development District on the north side of East 11th Street, between Cedar Crest Boulevard and Corinth Street and the south side of East 11th Street, between Avenue B and Corinth Street, subject to conditions; approval of an NS(A) Neighborhood Service District, an R-5(A) Single Family District, a TH-1(A) Townhouse District, and a CR Community Retail District; and no change to the P(A) Parking District and the R-5(A) Single Family District on the south side of East 11th Street, between Avenue F and Dubois Avenue.

BACKGROUND INFORMATION:

- On February 25, 2015, City Council authorized a public hearing to determine proper zoning on the area of request. Concern had been expressed about the intensity of the development allowed by the current zoning which is mainly IR Industrial Research District and the proximity to single family development and Moore Park.
- In September 2015, the Office of Environmental Quality (OEQ) was requested by the City Manager's Office to consider a Municipal Setting Designation (MSD) for the 11th Street Corridor. An MSD is a City ordinance which restricts the use of groundwater beneath a property for potable use if the property has groundwater contamination in excess of drinking water standards. The designation (if necessary) provides a less expensive and faster alternative to the existing State environmental regulations regarding the investigation and cleanup of contaminated by certifying that designated groundwater at the property is not used as potable water and is prohibited from future use as potable water. The first phase is environmental due diligence including subsurface soil and groundwater testing to determine if an MSD is appropriate for the area.
- On March 24, 2016, the City held a neighborhood meeting to gather input from community members on the possibility of rezoning properties located in the authorized area. Approximately, 30 people attended.
- On April, 2016, the Steering Committee was appointed by the City Council Member.
- Between May 16, 2016, and March 2, 2017, Sustainable Development and Construction staff met with Steering Committee members during nine meetings to discuss proposed zoning district changes for the area.
- On May, 2016, OEQ oversaw the environmental screening and limited subsurface testing activities. The environmental screening and limited subsurface investigations were completed in May 2016. Subsurface investigation and sampling points were located to address concerns discovered during the environmental screening phase and determined no new chemical impacts in groundwater were found.
- In June, 2016, after discussion with the City Manager's Office and the City Council Member, it was determined MSD project activities would cease and an MSD ordinance for the 11th Street corridor will not be pursued further.
- On March 2, 2017, as part of the City Plan Commission Bus Tour, the City Plan Commission toured the authorized hearing area.

- On April 20, 2017, the Sustainable Development and Construction staff held a neighborhood meeting to review the proposed zoning changes with the community. Notices for the meeting were sent to all property owners within the authorized area. The meeting was attended by 25 people.

Zoning History:

- Z167-197** On May 10, 2017, City Council approved an application to rezone a property at 308 Bonnie View from R-5(A) to MF-1(A).
- Z167-291** On May 3, 2017 a zoning change was filed to rezone a property located at 310 Avenue L from D(A) to CR. The case is on hold, pending the disposition of the authorized hearing.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
East 11 th Street	Community Collector	60 ft.
East 8 th Street	Local	Unknown
Corinth Street	Principal Arterial	100 ft.
Cedar Crest Boulevard	Principal Arterial	100 ft.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	IR, CR, CS, P(A), RR, and R-5(A)	Undeveloped, Vacant, Industrial, Auto Related, Retail, Church, Park, and Single family
North	IR, IM & PD No. 383	Industrial, Flood Plain, and DART station and R-O-W
South	R-5(A)	Single family
East	RR and PD No. 812	Undeveloped, Multi-family, Commercial
West	IM, CR	Industrial, Park, Warehouse

Comprehensive Plan:

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

The proposed Special Purpose District and additional straight zoning district changes support the following goals and policies in the forwardDallas! Comprehensive Plan.

Economic Element

Goal 2.1: Engage in strategic economic development

Policy 2.2.1: Focus economic development efforts on revitalization of the Trinity River Corridor.

Implementation Measure 2.2.1.2: Develop and implement design guidelines and land use regulations that foster appropriate growth and development in key Trinity River Corridor Areas.

Implementation Measure 2.2.1.4: Support new residential and commercial developments that strengthen connections between the Trinity River Corridor and Downtown and the surrounding urban core neighborhoods.

The proposed PD supports this goal and policy in that the subdistricts foster appropriate land uses, development types, and development scales in the plan area, which is located in the Trinity River Corridor.

Policy 2.2.2: Maximize development opportunities around DART stations.

Policy 2.2.2.1: Work with DART to develop mixed-use zoning districts to maximize transit oriented development at the most appropriate locations within one-quarter to one-half mile of DART stations.

Goal 2.5: Foster a city of great neighborhoods

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

Implementation Measure 2.5.1.1: Ensure neighborhoods have access to high-quality public amenities and services such as parks, schools and libraries.

Implementation Measure 2.5.1.2: Support efforts to maintain distinctive identities of existing neighborhoods and ensure high-quality development of new neighborhoods.

Environment Element

Goal 6.1 Protect Dallas Water Quality and Watersheds

Policy 6.1.1: Develop and implement storm water management practices

Implementation Measure 6.1.1.7: Consider shared parking and other parking reduction strategies to minimize unnecessary paved areas.

Goal 6.5: Provide access to parks, open spaces, and recreational opportunities

Policy 6.5.2 Implement the citywide trails master plan.

Implementation Measure 6.5.2.3: Inventory unimproved public rights-of-way citywide and identify areas that could be used for trails and/or public facilities.

Implementation Measure 6.5.2.4: Inventory existing trails and public access along the Trinity River Corridor and identify opportunities to link existing trails through new connections or by establishing new trails.

Land Use Element

Goal 1.1 Align land use strategies with economic development priorities

Policy 1.1.1: Implement the Trinity River Corridor Plan.

Policy 1.1.2: Focus on Southern Sector development opportunities.

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

Policy 1.1.4: Capitalize on transit oriented development opportunities.

Implementation Measure 1.1.4.1: Maximize development opportunities around DART stations.

Implementation Measure 1.1.4.4: Use land use regulations to define the appropriate mix and density of uses and appropriate transitions to adjacent areas. The range of regulatory measures should reflect the need for various scale and densities in transit centers.

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.

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 4.2.2.6: Create new zoning districts and amend existing districts to encourage new projects to provide enhanced pedestrian and bike amenities such as wider sidewalks, trees, pedestrian lighting, safe bike routes and bike racks.

Urban Design Element

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1: Promote pedestrian-friendly streetscapes.

Implementation Measure 5.1.1.1: Amend the Dallas zoning and plat regulations to establish pedestrian and transit oriented districts with urban design standards for walkability that encourage enhanced pedestrian amenities. These standards need to accommodate automobile dependent activities such as trash pickup and deliveries.

Implementation Measure 5.1.1.3: Apply urban design tools in pedestrian or transit oriented districts when approving zoning cases and when developing Area Plans.

Land Use Plans:

Trinity River Corridor Comprehensive Land Use Plan

The Trinity River Corridor Comprehensive Land Use Plan (Plan) was adopted on March 9, 2005 and revised on December 9, 2009. The Plan is a tool for individuals and organizations that make decisions affecting the Trinity River Corridor by establishing the general principles that will direct preparation of detailed plans for smaller parts of this large area. The plan provides guidance about the appropriate land uses and development patterns for the corridor.

Study Area #10: Skyline Heights

A substantial portion of the authorized area is located within the Skyline Heights study area (Area #10). The Land Use Opportunity Plan for the Skyline Heights study area supports the retention and enhancement of the Skyline Heights neighborhood. Additionally, the plan depicts two types of development. South of East 11th Street, the plan uses the Residential Neighborhood Infill designation to reflect and retain the existing neighborhood. The plan envisions retail and commercial uses along Cedar Crest Boulevard and residential/multi-family at the intersection of East 11th Street and Corinth.

The proposed planned development district is consistent with these goals as no changes are proposed to the existing R-5(A) Single Family District (located south of East 11th Street). In fact, one of the goals of PD is to create opportunities for low scale retail development north of East 11th Street that provides services for these single family areas. Additionally, the PD proposes mixed uses and larger scale developments at the intersections of East 11th Street and Corinth Street and at East 11th Street and Cedar Crest Boulevard, which is also consistent with the vision of the plan.

Urban Design Principles

The Trinity River Corridor Comprehensive Land Use Plan also provides guidance on appropriate urban design (i.e., the location, mass and form of buildings, paved surfaces, landscaping and other urban features). Some urban design concerns are: protecting key view corridors so new development does not block important vistas of the Dallas Skyline, the Trinity River and landmarks such as signature bridges; avoiding a “wall of buildings” that limits views along the river greenbelt edge; and establishing riverfront development patterns that encourage new investment and redevelopment while protecting views from properties located further from the river’s edge.

The proposed planned development district is consistent with these goals as maximum structure heights and stories are limited in varying degrees throughout the PD, with taller maximum structure heights being allowed toward Corinth Street and Cedar Crest Boulevard. Additionally, urban form setbacks are proposed in some subdistricts to prevent a wall of buildings.

Leveraging and Improving Neighborhood Connections (LINC Dallas)

In June, 2012, the City Design Studio held charrettes with stakeholders in six focus areas as part of a larger community-based urban design initiative, called “Leveraging and Improving Neighborhood Connections” or LINC. The area of request is located in the Cedar Creek focus area (Area E), however, due to a lack of interest at that time, the City did not move forward on any effort to create or adopt an area plan for the Cedar Creek area.

Nevertheless, some of the objectives from the June 2012 LINC charrette for Area E are furthered by the proposed Special Purpose District. These include the following:

- Recreating 11th Street as a walkable mixed-use retail and residential street;
- Capitalizing on views from Cedar Crest Boulevard and 11th Street with new mixed use development;
- Providing walkable green connections from Skyline Heights across 11th Street to Moore Park and the Great Trinity Forest; and
- Developing retail spaces to attract quality retailers, including healthy grocers.

Additionally, the discussions allowed the community to note the opportunities as well as some of the challenges in the area. Some of the opportunities pointed out by residents, stakeholders, and business owners during the discussions that are applicable to the authorized area include:

- Views of downtown;
- Small scale development opportunities;
- Mixed use development opportunity near the DART station;
- Opportunity for improved park connections;
- Potential for an anchor development opportunity near Cedar Crest Boulevard; and
- The potential for retail/service uses along East 11th Street.

Some of the challenges pointed out by residents, stakeholders, and business owners during the discussions that are applicable to the authorized area include:

- Poor sidewalks and lack of sidewalks along East 11th and East 8th Streets;
- The type of land uses along the north side of East 11th Street; and
- Drug activity in the Skyline Heights neighborhood

STAFF ANALYSIS:

General overview:

Development in the area is made more complicated by the flood plain designation which covers the majority of the authorized area. To build in a flood plain requires approval of a fill permit under Section 51A-4.505 of the Dallas Development Code in addition to other approvals (e.g., building permits). However given the continuing improvements to building technologies and the ongoing discussion about levee extensions, it is in the best interest of the community and the city as a whole to plan for the future development of the area.

Currently, the area of request is predominately an Industrial Research District. Additional areas are zoned a CS Commercial Service District, an RR Regional Retail District, and a CR Community Retail District. Of particular concern is the location of a CS Commercial Service and IR Industrial Research Districts and the allowed uses in proximity to single family areas zoned an R-5(A) Single Family District and within the flood plain.

Overall, the objectives of the steering committee centered around restricting those uses that were not regarded as appropriate to be near single family residences (the Skyline Heights neighborhood is located on the south side of East 11th Street); lowering the overall maximum heights (especially across from single family) while allowing for taller maximum heights near Corinth Street and Cedar Crest Boulevard; and trying to encourage retail and personal service uses on the north side of East 11th Street.

The proposal includes the creation of a Planned Development District with six subdistricts and four areas of straight zoning district changes. The area of request is smaller than the authorized area in that it does not include the R-5(A) Single Family District areas (south of East 11th Street) and the areas proposed for straight zoning district changes.

Subdistricts in the PD are intended to foster appropriate land uses and development types, including: providing for mixed-use areas within ¼ mile of the Corinth DART station and at the intersections of East 11th Street and Corinth Street and East 11th and Cedar Crest Boulevard; maintaining the existing R-5(A) Single Family District (south of East 11th Street); providing view protections (in the form of building height limits); allowing for parking reductions for projects with proximity to light-rail stations (with the provision of pedestrian amenities, such as enhanced sidewalks and pedestrian street lamps); and creating opportunities for low scale, pedestrian friendly, developments

across from the existing R-5(A) Single Family District. Currently, much of the area of request is lacking sidewalks. To address this, the PD proposes minimum streetscape and sidewalk standards. However, given the limited right-of-way, more weight was given to having a wider landscape buffer strip (five feet wide) and a standard sidewalk width (three feet wide). A wider landscape buffer strip will allow for a larger planting area for the required street trees.

PD Subdistrict 1:

Subdistrict 1 is generally located between the DART right-of-way on the north, East 11th street on the south, and 8th Street on the east, and Corinth Street on the west. The subdistrict also includes some parcels south of East 11th Street. The majority of Subdistrict 1 is currently zoned an IR Industrial Research District; however, portions adjacent to Corinth Street and the DART right-of-way are zoned an RR Regional Retail District and a CR Community Retail District.

Subdistrict 1, because it is within a ¼ mile of the 8th and Corinth DART station, is proposed to be a mixed-use district. Proposed regulations for Subdistrict 1 include some form-based standards, such as: a minimum required street frontage; a minimum parking setback; minimum and maximum building setbacks for main buildings; a maximum blank façade area; and restrictions on the location of ground story primary entrances. Together these standards are intended to ensure that new buildings help define the public space (such as, the sidewalk and the street). For instance, the minimum required street frontage will ensure that at least 70 percent of a main building's street façade is located within the area created by the minimum and maximum front yard setbacks. The maximum blank façade area will ensure that pedestrians are not faced with blank building facades and surfaces. Finally, the restriction on the location of ground story entrances will ensure that entrances to new buildings will face the street.

PD Subdistrict 2:

Subdistrict 2 includes Moore Park, portions of the Santa Fe Trestle Trail, and Texas Utility Easements. The entire subdistrict is located within a flood plain area. The proposal removes these areas from the current zoning of an IR Industrial Research District and places them in their own subdistrict with a more appropriate mix of main uses, accessory uses, and maximum heights.

PD Subdistrict 3:

Subdistrict 3 is located on both sides of Rockefeller Boulevard and along East 8th Avenue. The subdistrict includes some of the existing commercially zoned property in the district in addition to the existing non-conforming single family properties located along Rockefeller. The area is currently zoned IR Industrial Research and CS Commercial Service Districts. Much of Subdistrict 3 is located in the flood plain. As such, no new residential uses will be allowed. New development should strengthen the existing residential neighborhoods (located south of East 11th Street) via the provision of necessary goods and services and be pedestrian friendly. To that end, the proposed

regulations for Subdistrict 3 are intended to encourage new development that is walkable and pedestrian friendly. Proposed regulations include form-based standards, such as: a minimum street frontage; a minimum parking setback (applies to all subdistricts); minimum and maximum building setbacks for main buildings; a maximum blank façade area; and restrictions on the location of ground story primary entrances.

PD Subdistrict 4 and 5:

Subdistrict 4 and Subdistrict 5 are located north of East 11th Street between Avenue J and Cedar Crest Boulevard, and south of Big Cedar Creek and the Texas Utility easement and are included as the area may be levee protected in the future. Currently, the majority of these subdistricts are located within a flood plain area. Subdistricts 4 and 5 are currently zoned an IR Industrial Research District. These subdistricts are also proposed to be mixed-use districts, however because of their location further from the 8th and Corinth DART station, they are treated more traditionally with respect to front yard setbacks.

PD Subdistrict 6:

After the Steering Committee meetings concluded and upon further evaluation, it was determined that an area along the north side of East 11th Street, between Bonnie View Road and Avenue J, originally intended to be in Subdistrict 3, should become its own subdistrict. Unlike the remainder of Subdistrict 3, the area is largely outside of the flood plain and it could support residential uses, specifically multifamily could be allowed on a second-floor or above in this area with other uses and regulations remaining the same as Subdistrict 3.

The area is currently zoned IR Industrial Research and CS Commercial Service Districts. Higher intensity uses such as those allowed in these districts are not generally intended to be located in areas of low and medium density residential development and because Subdistrict 6 is located across East 11th street from single family homes, new development should strengthen the existing residential neighborhoods via the provision of necessary goods and services and be pedestrian friendly. To that end, the proposed regulations for Subdistrict 6 are intended to encourage new development that is low rise, mixed-use, walkable, and pedestrian friendly. Proposed regulations include form-based standards, such as: a minimum street frontage; a minimum parking setback (applies to all subdistricts); minimum and maximum building setbacks for main buildings; a maximum blank façade area; and restrictions on the location of ground story primary entrances.

General Zoning Changes in the Authorized Area

The proposal includes four additional zoning district changes within the authorized area, but outside of the proposed PD. The first area of individual zoning district changes removes a CS Commercial Service District and an R-5(A) Single Family District (located south of East 11th Street on both sides of Bonnie View) The CS Commercial Service District is being replaced as it is adjacent to R-5(A) Single Family District and the individual parcel zoned R-5(A) Single Family district is being replaced as it is

immediately adjacent to MF-1(A). Both zoning districts are being replaced by an NS(A) Neighborhood Service District. The proposed NS(A) Neighborhood Service District is intended to accommodate convenience retail shopping, services and professional offices that serve and are compatible in scale and intensity with adjacent residential uses.

The next area of individual zoning district changes replaces a CS Commercial Service District with an R-5(A) Single Family District. CS Commercial Service Districts involve outside storage, service and display and are not intended to be located in areas of low density residential development. The R-5(A) Single Family District is intended to allow for single family development in the unlikely event the existing church sells the property.

The next area of individual zoning district changes involves an area south of East 11th Street and east of Dubois Avenue that is currently zoned a CR Community Retail District. This area is adjacent to an R-5(A) Single Family District (on the west across Dubois Avenue) and immediately north of a D(A) Duplex District and is proposed to be changed to a TH(A)-1 Townhouse Zoning to provide a transition to the adjacent commercial zoning districts along the south side of East 11th Street.

The last proposed individual zoning district change involves a parcel located south of East 11th Street at the intersection of Cedar Crest Boulevard. This area is currently zoned a CR Community Retail District and a CS Commercial Service District. The proposed change is to replace the CS Commercial Service District with a CR Community Retail District, thereby making the entire area a CR Community Retail District. Given the recent Cedar Crest Bridge gateway improvements (completed in 2015), removing the CS Commercial Service District (which allows outside storage, service and display) will allow for the development of visually compatible uses.

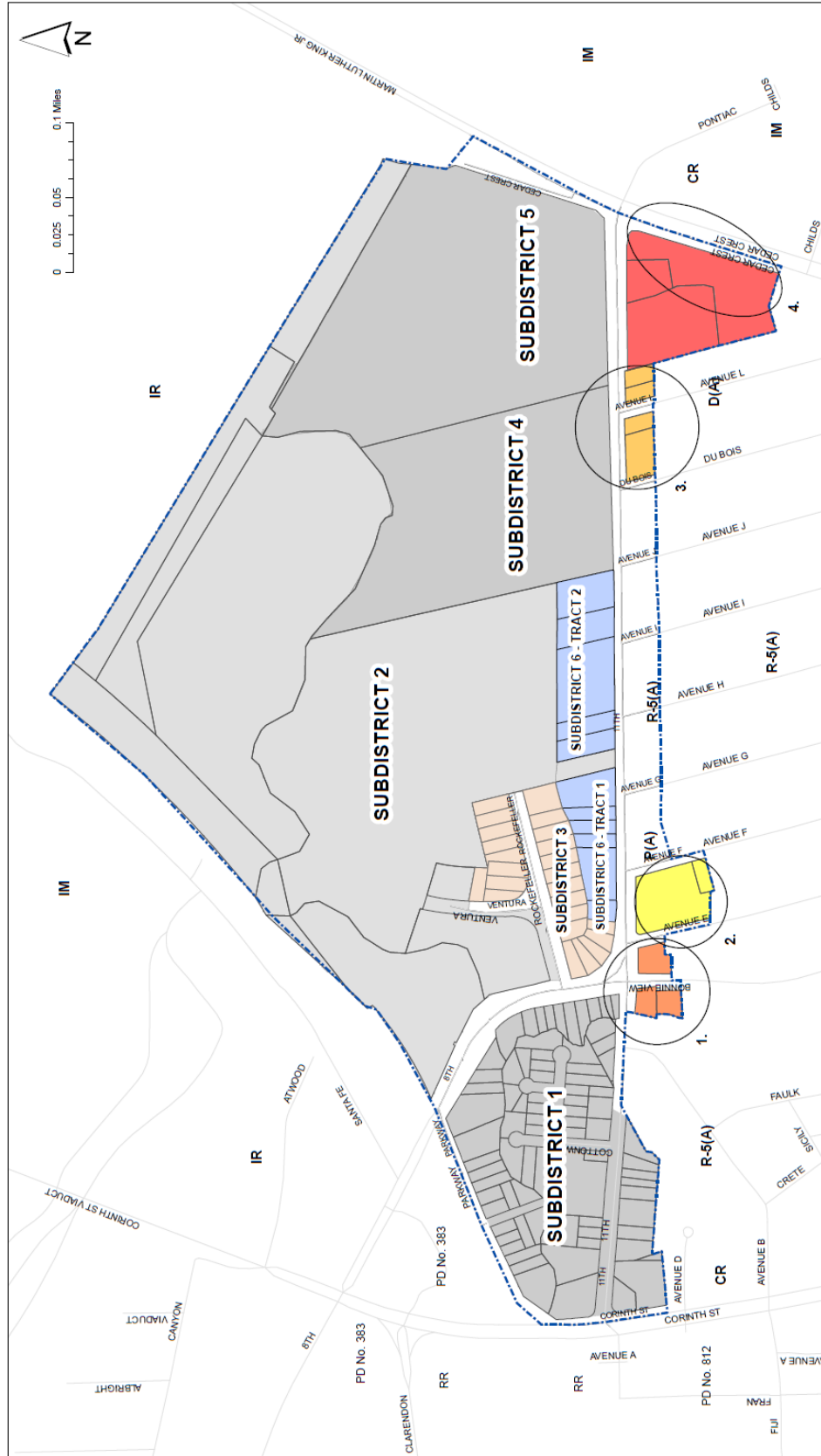
Moore Park

Moore Park is a 24.6 acre community park located along East 8th Street within the proposed PD's Subdistrict 2. Moore Park provides opportunities for active recreation, and serves as an access point to the Santa Fe Trestle Trail and the Trinity Skyline Trail. Community Parks are intended to serve users within a one to two mile radius; however, access to Moore Park is limited to entrances located off of East 8th Street and Rockefeller Boulevard. Additional pedestrian access is needed and desired by the community, especially for residents located south of East 11th Street.

Dallas' Park and Recreation Department could capitalize on the Moore Park spur that connects the park to the north side of East 11th Street (between Avenue G and Avenue H) to create an additional pedestrian entrance to the park.

A pedestrian entrance that connects Moore Park to East 11th Street could potentially include: a paved pedestrian walkway/pathway into the park; sidewalk along East Eleventh Street (as necessary); pedestrian lighting; bollards to prevent unauthorized vehicle access; and pedestrian seating.

Proposed Cedar Crest Planned Development Subdistricts and Proposed Straight Zoning District Changes



- Authorized Boundary**

Proposed PD Subdistricts are Labeled Subdistrict 1 - 6.
See PD for Proposed Subdistrict Regulations
- KEY TO STRAIGHT ZONING CHANGES**

1. NS(A)	2. R-5(A)
3. TH-1(A)	4. CR
- PROPOSED STRAIGHT ZONING CHANGES**

 1. CS Commercial Service and R-5(A) to NS(A) Neighborhood Service
 2. CS Commercial Service to R-5(A) Single Family
 3. CR Community Retail to TH-1(A) Townhouse
 4. CS Commercial Service to CR Community Retail

“ARTICLE ____.

PD ____.

The Cedar Crest Special Purpose District.

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

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

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

PD ____ is established on property generally bounded by a Texas utility easement and the DART right-of-way on the on the northeast and northwest, East 11th Street on the south, Cedar Crest Boulevard on the east, and Corinth Street on the west. The size of PD _____ is approximately____ acres.

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

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

(1) BAIL BOND OFFICE means an office for the issuance, brokerage, or procurement of bail bonds, whether as an accessory use or a main use.

(2) BLANK FACADE AREA means the portion of the exterior of a building’s street facade that does not include windows or doors. Blank facade area is measured horizontally. For purposes of determining blank facade area: for corner lots with a frontage on 8th Street, 8th Street is the street facade and for corner lots with a frontage on Rockefeller Boulevard, Rockefeller Boulevard is the street facade.

(3) ENHANCED PAVEMENT means any permeable or non-permeable decorative pavement material intended for pedestrian or vehicular use. Examples of enhanced pavement include brick or stone pavers, grass pavers, exposed aggregate concrete, and stamped and stained concrete.

(4) ENHANCED SIDEWALKS are sidewalks made of enhanced pavement intended for pedestrian use and approved by the building official.

(5) ENHANCED PEDESTRIAN AMENITIES means improvements in an enhanced pedestrian amenities area that are intended to increase the attractiveness of the area and the comfort of pedestrians. These amenities may be provided by property owners to take advantage of reduced parking requirements.

(6) **ENHANCED PEDESTRIAN AMENITIES AREA** means the area located between the street facade of a building and the edge of the curb but not more than 30 feet from the curb. Enhanced pedestrian amenities may not be located within the three-foot unobstructed sidewalk width.

(7) **FLOOD CONTROL PUMP STATION** means a utility or governmental installation used specifically for storm water flood protection.

(8) **GROUND STORY AREA** means the area of a building located on the ground story in Subdistrict 3 that has a minimum depth of 25 feet measured inward from the street facade and extends a minimum of 50 percent of the length of the street facade. For purposes of determining required Ground Story Area: for corner lots with a frontage on 8th Street, 8th Street is the street facade and for corner lots with a frontage on Rockefeller Boulevard, Rockefeller Boulevard is the street facade.

(9) **MAJOR MODIFICATION** means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more. With regard to streets and sidewalks, **MAJOR MODIFICATION** means reconstruction, alteration, or renovation that exceeds 50 percent of the surface area of that street or sidewalk segment located adjacent to a property.

(10) **MASSAGE ESTABLISHMENT** means a massage establishment as defined by Chapter 455 of the Texas Occupation Code, as amended.

(11) **NEW CONSTRUCTION** means construction of a main structure that did not exist as of the date of the establishment of this special purpose district. With regard to streets and sidewalks, **NEW CONSTRUCTION** means construction of a street or sidewalk that did not exist as of the date of the establishment of this planned development district.

(12) **STREET FACADE** means any facade that faces a lot line that abuts a public right-of-way along East 11th Street, East 8th Street, Avenue E, Rockefeller Blvd., or Ventura Drive as applicable. For corner lots with a frontage on 8th Street, 8th Street is the street facade and for corner lots with a frontage on Rockefeller Boulevard, Rockefeller Boulevard is the street facade.

(13) **STREET FRONTAGE** means that portion of the street facade of a building that must be located within the area between the minimum and the maximum front yard setback area, expressed as a percentage of total facade width.

(14) **UPPER STORY** means any story above the ground story.

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

(c) For purposes of interpreting Chapter 51A, this district is considered to be a non-residential zoning district.

(d) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps.

SEC. 51P- _____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ____A: district and subdistricts map.

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

(a) A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work that constitutes new construction or a major modification in this district. A development plan is not required to be approved by the city plan commission before the issuance of any building permit to authorize any work on a public park, playground, or golf course.

(b) At least 30 days prior to filing an application for a development plan, the applicant must provide a copy of the application and any plans to the Skyline Heights Neighborhood Association. A copy of the application and plans must be mailed certified mail to the Skyline Heights Neighborhood Association, C/O Greater Emmanuel Baptist Church, 2110 East 11th Street Dallas, TX 75203. The applicant must submit the certified mail receipt with the application for a development plan.

SEC. 51P- _____.106. CREATION OF SUBDISTRICTS.

PD ____ is divided into five subdistricts, as shown on Exhibit ____A.

SEC. 51P- _____.107. SUBDISTRICT REGULATIONS.

(a) Subdistricts 1, 4, and 5 (Mixed Use Districts).

(1) In general. Single or multiple uses may be developed on a site in subdistricts 1, 4, and 5; however, in order to encourage a mixture of uses and promote innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel, density bonuses and, in some instances, increases to the maximum structure height are awarded to developments that qualify as mixed use projects, as defined in Subsection (a)(2). If a development does not qualify as an MUP, it is limited to the base dwelling unit density, floor area ratio, and maximum structure height. When a development qualifies as an MUP, it earns a higher maximum dwelling unit density, floor area ratio and, in some instances, a greater maximum structure height. The exact increments of increase vary depending on the number and mix of use

categories and the subdistrict that the MUP is in. For more information regarding the exact increments of increase, consult the yard, lot, and space regulations in this section.

(2) Qualifying as a mixed use project. To qualify as a MIXED USE PROJECT (MUP) for purposes of this section, a development must contain uses in two or more of the following categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

USE CATEGORIES	
Use Category	% of Total Floor Area
Office	15 percent
Residential	15 percent
Retail and personal service	10 percent

(3) Phases. If an MUP is constructed in phases:

- (A) the first phase must independently qualify as an MUP under Subsection (2); and
- (B) each subsequent phase combined with all previous phases already completed or under construction must also qualify as an MUP under Subsection (2).

(4) Multiple building sites.

(A) An MUP may consist of two or more building sites if they are developed under an approved unified development plan. The plan must be:

- (1) signed by or on behalf of all of the owners of the properties involved;
- (2) approved by the building official; and
- (3) filed in the deed records of the county where the Property is located.

(B) When an MUP consists of multiple building sites, its development standards and off-street parking and loading requirements are calculated by treating the multiple building sites as one building site.

(5) Main uses permitted. The following uses are the only main uses permitted.

(A) Agricultural uses.

-- Crop production.

(B) Commercial and business service uses.

-- Catering service.

-- Custom business services.

-- Electronics service center.

-- Labor hall. [SUP]

-- Medical or scientific laboratory. [SUP]

(C) Institutional and community service uses.

-- Adult day care facility.

-- Child-care facility.

-- Church.

-- College, university or seminary.

-- Community service center. [SUP]

-- Convalescent and nursing homes, hospice care, and related institutions.

[RAR]

-- Hospital. [SUP]

-- Library, art gallery, or museum.

-- Open-enrollment charter school or private school. [SUP]

-- Public school other than an open-enrollment charter school. [RAR]

(D) Miscellaneous uses.

-- Attached non-premise sign. [SUP]

-- Carnival or circus (temporary). [By special authorization of the building official.]

-- Temporary construction or sales office.

(E) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center.
- Office. *[Bail bond office use is prohibited.]*

(F) Recreation uses.

- Private recreation center, club, or area.

(G) Residential uses.

- Multifamily.
- Retirement housing.

(H) Retail and personal service uses.

- Animal shelter or clinic without outside runs. *[RAR]*
- Business school.
- Commercial amusement (outside). *[SUP]*
- Commercial parking lot or garage. *[RAR]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more. *[By*

SUP in subdistrict 4 and 5, only]

- Motor vehicle fuelling station. *[SUP]*
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishments and Massage schools are prohibited]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[DIR]*

- Temporary retail use.
- Theater. *[By SUP in subdistrict 4 and 5, only]*

(I) Transportation uses.

- Transit passenger shelter.

(J) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities. *[SUP or RAR may be required. See Section [51A-4.212\(4\)](#).]*
- Police or fire station.
- Post office.
- Pump Station. *[Operated by Trinity Watershed Management in Subdistrict 4 and Subdistrict 5, only]*
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[See Section [51A-4.212\(10.1\)](#).]*
- Utility or government installation other than listed. *[SUP]*

(K) Wholesale, distribution, and storage uses.

- Mini-warehouse. *[SUP]*
- Recycling drop-off container. *[See Section [51A-4.213\(11.2\)](#).]*
- Recycling drop-off for special occasion collection. *[See Section [51A-4.213\(11.3\)](#).]*

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

(A) The following accessory use is not permitted:

- Private stable.

(B) The following accessory use is permitted by SUP only:

-- Accessory helistop.

(C) An SUP may be required for the following accessory use:

-- Accessory medical/infectious waste incinerator. [See Section

[51A-4.217\(3.1\).](#)]

(7) Form-based Standards in Subdistrict 1:

(A) Primary entrances for a ground story area use. For new construction or major modifications, main uses located in the ground story area of a building must have their primary entrances facing the lot line that abuts the adjacent public right-of-way (East 11th Street, East 8th Street, or Avenue E, as applicable). For purposes of this paragraph, facing means parallel to, or within 45 degrees of being parallel to, the lot line that abuts the adjacent public right-of-way. This paragraph does not apply to structures that assist in the growing of vegetation and food crops for crop production but does apply to structures used for the on-site sale of vegetation or food crops produced.

(B) Blank facade area. For new construction or major modifications, the maximum length of blank facade area allowed on the street facade of any building is 20 linear feet. This paragraph does not apply to structures that assist in the growing of vegetation and food crops for crop production but does apply to structures used for the on-site sale of vegetation or food crops produced.

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

(A) Front yard.

(i) Subdistrict 1.

(aa) Minimum front yard. Minimum front yard setback is 5 feet.

(bb) Maximum front yard. Except as provided in this romanette , maximum front yard setback is 10 feet.

(cc) Urban form setback. An additional front yard setback of one foot for each two feet in height above 50 feet is required for that portion of a structure above 50 feet in height, up to a total setback of 15 feet.

(dd) Required Street Frontage. A minimum of 70 percent of the street facade of a main building must be located within the minimum front yard setback and the maximum front yard setback.

(ii) Subdistricts 4 and Subdistrict 5. Minimum front yard is 15 feet.

(B) Side yard.

(i) Except as provided in this subparagraph, no minimum side yard. If a side yard is provided, it must be a minimum 5 feet.

(ii) Subdistrict 1 and Subdistrict 5. In Subdistricts 1 and Subdistrict 5, an additional side yard setback of one foot for each two feet in height above 50 feet is required for that portion of a structure above 50 feet in height, up to a total setback of 15 feet.

(C) Rear yard.

(i) No minimum rear yard.

(9) Dwelling unit density. Maximum dwelling unit density is as follows:

MAXIMUM DWELLING UNIT DENSITY (dwelling units per net acre)		
Base (No MUP)	MUP with Mix of 2 Categories	MUP with Mix of 3 Categories
15	20	25

(10) Floor area ratio.

(A) Floor area ratio. Maximum floor area ratio (FAR) varies according to the following chart depending on whether the development is a mixed use project :

[Note: Column I is the base FAR, which applies when there is no MUP. Column II (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” Column III (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. Column IV (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two other use categories.]

	I	II	III	IV
Use Categories	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res) Res + 1	MUP=3 (with Res) Res + 2
Office	0.8	0.85	0.9	0.95
Residential	0.8	---	0.95	0.95
Retail and personal	0.4	0.5	0.5	0.6
TOTAL	0.8	0.9	1.0	1.1

(B) The maximum floor area ratio for projects not involving office, residential, and retail and personal service uses is 0.75 for all uses combined.

(11) Height.

(A) Maximum height.

(i) Subdistrict 1 and Subdistrict 5. Unless further restricted under Paragraph (B), the maximum structure height is as follows:

MAXIMUM STRUCTURE HEIGHT SUBDISTRICT 1 AND SUBDISTRICT 5		
Base (No MUP)	MUP with Mix (No Retail)	MUP (with Retail)
30 FT	50 FT	80 FT

(ii) Subdistrict 4. Unless further restricted under Paragraph (B), the maximum structure height is 45 feet.

(B) 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: the following structures may project a maximum of 12 feet above the slope or a maximum of 12 feet above the maximum structure height, whichever is less:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.

- (iv) Tank designed to hold liquids.
- (v) Ornamental cupola or dome.
- (vi) Skylights.
- (vii) Clerestory.
- (viii) Visual screen which surround roof mounted mechanical equipment.
- (ix) Chimneys and vent stacks.
- (x) Parapet wall, limited to a height of four feet.

(C) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section [51A-4.412](#).) For purposes of this paragraph, OPENING means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(12) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(13) Lot size. No minimum lot size.

(14) Stories.

(A) Except as provided in this paragraph, maximum number of stories above grade is:

- (i) two when the maximum structure height is 30 feet.
- (ii) three when the maximum structure height is 45 feet.
- (iii) three and one-half when the maximum structure height is 50 feet.
- (iv) five when the maximum structure height is 80 feet.

(B) No maximum number of stories for parking structures. However, parking structures must comply with the height regulations.

(15) Blank facade area in Subdistrict 1. The maximum length of blank facade area allowed on the ground story of a street facade is 20 linear feet.

(b) Subdistrict 2 (Moore Park).

(1) Main uses permitted. The following uses are the only main uses permitted in Subdistrict 2:

(A) Agricultural uses.

--Crop production. *[A dwelling unit is not permitted.]*

(B) Utility and Public Service Uses.

--Local utilities. *[SUP or RAR may be required. See Section [51A-4.212\(4\).](#)]*

--Utility or government installation other than listed. *[SUP]*

--Pump Station. *[Operated by Trinity Watershed Management]*

(C) Recreation Uses.

--Public park, playground, or golf course. *[See Section 51A-4.208(3)]*

(2) 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 community center (private).

--Accessory pathological waste incinerator.

--Accessory medical/ infectious waste incinerator.

--Accessory helistop.

--Accessory outside display of merchandise.

--Amateur communication tower.

--Day home.

--Home occupation.

--Private stable.

(3) 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. If there is a conflict between this paragraph and Division 51A-4.400, this paragraph controls.

(A) Front yard. Minimum front yard is 15 feet.

- (B) Side and rear yard. No minimum side and rear yard.
- (C) Floor area ratio. No maximum floor area.
- (D) Height. Maximum structure height is 45 feet. Maximum structure height does not apply to athletic field lights or driving range netting used for a Public park, playground, or golf course.
- (E) Lot coverage. Maximum lot coverage is 45 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (F) Lot size. No minimum lot size.
- (G) Stories. Maximum number of stories above grade is three.

(c) Subdistrict 3 and Subdistrict 6.

(1) Permitted ground story area uses. The following are the only main uses permitted in the ground story area:

- (A) Agricultural uses.
None permitted.
- (B) Commercial and business service uses.
None permitted.
- (C) Institutional and community service uses.
None permitted.
- (D) Miscellaneous uses.
None permitted.
- (E) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office. *[Bail bond office use is prohibited.]*
- (F) Recreation uses.
 - Public park, playground, or golf course.

(G) Retail and personal service uses.

- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside runs. *[RAR]*
- Animal shelter or clinic with outside runs. *[SUP may be required.]*

See Section [51A-4.210\(b\)\(2\).](#)

- Business school.
- Car wash. *[RAR]*
- Convenience store with drive-through. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Outside sales. *[SUP]*
- Personal service uses. *[Massage establishments and Massage schools are prohibited]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Temporary retail use.
- Theater.

(H) Transportation uses.

None permitted.

(I) Utility and public service uses.

--Local utilities. *[SUP or RAR may be required. See Section [51A-4.212\(4\).](#)]*

--Police or fire station.

--Post office.

--Utility or government installation other than listed. *[SUP]*

(J) Wholesale, distribution, and storage uses.

None permitted.

(2) The following uses are the only main uses permitted in any portion of a building or structure outside of the ground story area:

(A) Agricultural uses.

--Crop production. *[A dwelling unit is not permitted.]*

(B) Commercial and business service uses.

--Catering service.

--Custom business services.

--Custom woodworking, furniture construction, or repair.

--Electronics service center.

--Job or lithographic printing. *[RAR]*

--Labor hall. *[SUP]*

(C) Institutional and community service uses.

--Adult day care facility.

--Child-care facility.

(D) Miscellaneous uses.

--Attached non-premise sign. *[SUP]*

--Temporary construction or sales office.

(E) Office uses.

--Financial institution without drive-in window.

--Medical clinic or ambulatory surgical center.

--Office. *[Bail bond office use is prohibited.]*

(F) Recreation uses.

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

(G) Residential Uses.

- Multifamily *[Allowed as a second-floor use in Subdistrict 6, only].*

(H) Retail and personal service uses.

- Ambulance service. *[RAR]*
- Animal shelter or clinic without outside runs. *[RAR]*
- Animal shelter or clinic with outside runs. *[SUP may be required.]*

See Section [51A-4.210\(b\)\(2\).](#)

- Business school.
- Car wash. *[RAR]*
- Convenience store with drive-through. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick or building materials sales yard. *[RAR]*
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Outside sales. *[SUP]*
- Personal service uses. *[Massage establishments and Massage schools are prohibited]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Restaurant with drive-in or drive-through service. *[SUP]*
- Swap or buy shop. *[SUP]*
- Taxidermist.
- Temporary retail use.

--Theater.

(I) Transportation uses.

--Transit passenger shelter.

(J) Utility and public service uses.

--Commercial radio or television transmitting station. [SUP]

--Electrical substation.

--Local utilities. [SUP or RAR may be required. See Section [51A-4.212\(4\)](#).]

--Police or fire station.

--Post office.

--Radio, television or microwave tower. [RAR]

--Tower/antenna for cellular communication. [See Section [51A-4.212\(10.1\)](#).]

--Utility or government installation other than listed. [SUP]

(K) Wholesale, distribution, and storage uses.

--Contractor's maintenance yard. [RAR]

--Mini-warehouse.

--Office showroom/warehouse.

--Recycling drop-off container. [See Section [51A-4.213 \(11.2\)](#).]

--Recycling drop-off for special occasion collection. [See Section [51A-4.213 \(11.3\)](#).]

--Warehouse. [RAR]

(3) Primary entrances for ground story area uses. For new construction or major modifications, main uses located in the ground story area of a building must have their primary entrances facing the lot line that abuts the adjacent public right-of-way (East 11th Street, East 8th Street, or Avenue E, as applicable). For purposes of this paragraph, facing means parallel to, or within 45 degrees of being parallel to, the lot line that abuts the adjacent public right-of-way. This paragraph does not apply to structures that assist in the growing of vegetation and food crops for crop production but does apply to structures used for the on-site sale of vegetation or food crops produced.

(4) Blank facade area. The maximum length of blank facade area allowed on the street facade of any building is 20 linear feet. This paragraph does not apply to structures that assist in the growing of vegetation and food crops for crop production but does apply to structures used for the on-site sale of vegetation or food crops produced.

(5) Accessory uses.

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

(B) The following accessory uses are not permitted:

- Accessory community center (private).
- Accessory helistop.
- Accessory medical/ infectious waste incinerator
- Accessory pathological waste incinerator
- Amateur communication tower
- Home occupation.
- Private stable.

(6) Yard, lot, and space regulations.

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

(A) Front yard.

- (i). Minimum front yard is five feet.
- (ii). Maximum front yard is 10 feet.
- (iii). A minimum of 70 percent of the street facade of a main building must be located within the minimum front yard setback and the maximum front yard setback.

(B) Side yard. No minimum side yard.

(C) Rear yard. The minimum rear yard is five feet.

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

- (i) 0.5 for office; and
- (ii) 0.75 for all other uses combined.

(E) Height.

(i) Maximum height. Unless further restricted under this subparagraph, the maximum structure height in Subdistrict 3 is 30 feet. The board may not grant a special exception to the maximum structure height in Subdistrict 3.

(ii) 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: the following structures may project a maximum of 12 feet above the slope or a maximum of 12 feet above the maximum structure height, whichever is less:

- (i) Elevator penthouse or bulkhead.
- (ii) Mechanical equipment room.
- (iii) Cooling tower.
- (iv) Tank designed to hold liquids.
- (v) Ornamental cupola or dome.
- (vi) Skylights.
- (vii) Clerestory.
- (viii) Visual screen which surround roof mounted mechanical equipment.
- (ix) Chimneys and vent stacks.
- (x) Parapet wall, limited to a height of four feet.

(F) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A), or MF-2(SAH) district may penetrate or be located above a residential proximity slope originating in that district. (See Section [51A-4.412](#).) For purposes of this paragraph, the term "opening" means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(G) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(H) Lot size. No minimum lot size.

(I) Stories.

(i) Except as provided in this paragraph, the maximum number of stories above grade is two.

(ii) No maximum stories for parking structures. However, parking structures must comply with the height regulations of Subparagraph (E).

SEC. 51P- ____ .108. OFF-STREET PARKING, LOADING AND BICYCLE PARKING.

(a) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking 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) Parking Setback. All off-street parking (including off-street parking structures) for new construction or major modifications shall be set back a minimum 15 feet from any property line that abuts East 11th Street, East 8th Street, or Avenue E. The board of adjustment may not grant a special exception to the required parking setback.

(c) Bicycle parking. Consult bicycle parking regulations in Division 51A-4.330 for bicycle parking requirements.

SEC. 51P- ____ .109. OFF-STREET PARKING REDUCTIONS.

(a) Parking reduction for proximity to light-rail stations. The off-street parking requirement for uses located within one-half of a mile (2,640 feet) of a light-rail station may be reduced by 10 percent if enhanced pedestrian amenities are provided in accordance with this subsection.

(1) All of the following enhanced pedestrian amenities must be provided to qualify for the off-street parking reduction:

(A) Enhanced sidewalks. Enhanced sidewalks are sidewalks made of any permeable or non-permeable decorative pavement intended for pedestrian use and approved by the building official. Examples of enhanced sidewalks include, but are not limited to, brick or stone pavers and stamped and stained concrete. Except as provided in this section, sidewalks must be constructed in accordance with Chapter 51A-8.606 and the Paving Design Manual.

(i) Location of Enhanced sidewalks. Enhanced sidewalks must be provided along the entire length of a property's frontage with a street façade. Enhanced sidewalks may be located on private property or in the public right-of-way provided that all private licensing requirements of the city code and charter are met. In no case may the enhanced sidewalks be located more than 30 feet from the curb. Enhanced sidewalks must meet the minimum widths required in

sec. 51p- ____ .113., streetscape and sidewalk standards.

(B) Pedestrian Street Lamps. A minimum of one pedestrian street lamp per every 75 feet of street frontage must be provided. Pedestrian street lamps must have a minimum clearance of nine feet above a sidewalk and a maximum height of 15 feet. Light fixtures must be cut-off type luminaries that direct lighting downward. Pedestrian street lamps may not be located in a visibility triangle as defined in Section 51A-4.602.

(i) Pedestrian street lamps must be located within the enhanced pedestrian amenities area, but may not be located within the three-foot unobstructed sidewalk width. In no case may the enhanced pedestrian amenities be located more than 30 feet from the curb. Pedestrian Street Lamps may be located on private property or in public right-of-way provided that all private licensing requirements of the city code and charter are met.

(C) Awnings. Awnings must be provided over at least 50 percent of all the doors and windows located on the ground story of a street facade. Awnings must have a minimum height of seven feet and a maximum height of 14 feet. For purposes of this paragraph, awning height is the vertical distance between the ground or pavement directly beneath the awning and the lowest point of the awning.

(2) Enhanced pedestrian amenities must:

(A) not be placed in a manner that impedes the movements of pedestrians on a sidewalk;

(B) not be placed in any visibility triangle; and

(C) be completely installed prior to the issuance of the certificate of occupancy.

(b) Parking reduction for on-street parking. Except as provided in this subsection, on-street parking spaces (that are immediately adjacent to a site and located on the same side of the street) may be counted toward the off-street parking requirement of the use adjacent to the on-street parking space. To receive credit, parking spaces must be marked per city regulations and must be approved by the director of the mobility and street services department.

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

(2) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that 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 ($8/24=1/3$). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

(3) If the director of mobility and street services determines that on-street parking in the street right-of-way abutting the use, approved in accordance with Section 51P-____.109(b), has become a traffic hazard and prohibits the on-street parking or the right-of-way is acquired for public works use, the on-street parking credit will be treated as a delta credit.

SEC. 51P- ____ .110. LANDSCAPE REGULATIONS.

(a) In general. Except as provided in this section, landscaping must be provided in accordance with Article X, as amended.

(1) Native, drought-adaptive, and non-invasive plant materials must be used..

(b) Street trees. For new construction or major modifications, one small tree must be provided for every 40 feet of street frontage along East 11th Street, East 8th Street, Avenue E, Rockefeller Boulevard, and Ventura Drive. Street trees must be provided within 30 feet from the projected street curb. Required street trees may be located on private property or in the public right-of-way provided that all licensing requirements of the city code and charter are met.

(c) Planting area requirements. For each small tree installation, a minimum of 36 inches of soil depth and 25 square feet of surface area (total of 75 cubic feet) must be provided. The building official may waive the minimum planting area requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the affected plant materials.

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

SEC. 51P- ____ .111 TREE PRESERVATION, REMOVAL, AND REPLACEMENT.

(a) In general.

(1) Except as provided in this section, tree preservation, removal, and replacement must comply with Article X, as amended.

(b) Great Trinity Forest Management Fund.

(1) In lieu of payments to the reforestation fund, payments may be made into a special city account known as the Great Trinity Forest Management Fund as a means of alternative compliance with the tree replacement requirements.

(2) The amount of payment is calculated using the formula in Article X for payments to the reforestation fund.

(3) The director of Trinity Watershed Management shall administer the fund to maintain planned forest vegetation management projects on public land within the Great Trinity Forest.

SEC. 51P- ____ .112. SCREENING REGULATIONS.

(a) Screening of off-street surface parking.

(1) Except as provided in this section, the provisions of Section 51A-4.301(f), “Screening Provisions for Off-Street Parking,” apply to off-street parking in this district.

(2) Screening provided for off-street parking pursuant to this section may be counted as one of the design standards required in Section 51A-10.126.

(3) Off-street parking must be screened from view from East 11th Street, East 8th Street, and/or Avenue E. Screening must extend along the entire street frontage of the surface parking lot, exclusive of driveways and access ways at points of ingress or egress, openings for pedestrian access, and visibility triangles.

(A) Screening must be a minimum 36-inch-tall wall that is constructed of brick, stone, concrete masonry (split face block only; no smooth block), concrete, or a combination of these materials. Required screening may not have more than 10 square inches of openings in any given square foot of surface area. The board may not grant a special exception to the height requirements for screening around off-street surface parking.

(B) A landscape area must be provided between the required screening wall and the adjacent right-of-way, but immediately adjacent to the screening wall. The landscape area must be a minimum of three feet in width with a minimum soil depth of 24 inches, and must extend the length of the screening, excluding driveways used for ingress or egress and openings for pedestrian access. The landscaping area must be planted with a combination of evergreen and deciduous vegetation, including ground covers, and shrubs. Shrubs must be planted at a minimum of 24 inches on center over the entire length of the landscape area, with at least one shrub per twenty square feet of landscape area

(C) Off-street parking that is located entirely behind a building or structure, or that is located underground, is considered to be screened for the purposes of this subsection.

(b) Off-street parking structures. All permanent parking structures must be concealed in a building with a facade that is similar in appearance to the facade of the main non-parking building for which the parking is accessory. At least 12 percent of the surface area of a parking structure's street facade (including openings, if any) must be covered with the same material used predominately on the first story of the main non-parking building. Openings in the parking structure's street facade may not exceed 52 percent of the total street facade area.

(c) Loading spaces. Off-street loading spaces must be screened with a minimum six-foot-tall sight-obscuring fence so they are not visible from East 11th Street, East 8th Street, or Avenue E.

(d) Dumpsters and garbage storage areas.

(1) All dumpsters and garbage storage areas must be screened on all four sides with a minimum six-foot-tall solid fence. Only one side may be a gate.

(2) Screening materials must compliment the materials and colors used on the main building. Chain link fences may not be used as screening material.

(3) Each panel of a garbage storage area gate must have a pin that can be inserted into a sleeved hole in the ground to allow the gate to be held open during garbage collection.

(e) Roof-mounted equipment. Roof-mounted mechanical equipment must be screened or set back so it is not visible from a point five feet, six inches above grade at the Property line. Screening materials must compliment the materials and colors used on the main building. Chain link fences may not be used as screening material.

SEC. 51P- _____.113. STREETSCAPE AND SIDEWALK STANDARDS.

(a) Sidewalks required. Except as otherwise provided in this article, the standards, provisions, and requirements of the Dallas City Code, as amended, apply to all sidewalks. The street and sidewalk standards of this subsection apply only to new construction or a major modification.

(1) All sidewalks must be designed and constructed to be barrier-free to the handicapped, and in accordance with the construction requirements contained in the Paving Design Manual and the Standard Construction Details of the City of Dallas.

(2) New sidewalks provided to comply with this subsection must meet the unobstructed width standards specified below.

(3) No certificate of occupancy may be issued for new construction or a major modification until sidewalks are provided in accordance with this section.

(4) An existing sidewalk may be used to comply with this section if it meets the construction standards and the minimum unobstructed widths.

(b) Minimum sidewalk widths and minimum landscape buffer widths. New sidewalks located along the north side of East 11th Street (between Corinth Street and Cedar Crest Boulevard); along the south side of East 11th Street (excluding the area between Avenue F and Dubois Avenue); along the south side of East 11th Street (between Avenue F and Dubois Avenue); and along East 8th Street and Avenue E must have:

- (1) a minimum unobstructed width of three feet; and
- (2) a minimum five-foot-wide landscape buffer strip.

(c) Waiver of sidewalks. The requirement for sidewalks may not be waived by the director or building official.

SEC. 51P- _____.114. DESIGN REQUIREMENTS.

(a) Non-residential use transparency.

(1) Windows and public entrances on the ground story must be maintained clear of all items that would obstruct a clear view into a non-residential use. This includes, but is not limited to, print advertisements, shelving, merchandise (including any outside display), and

interior or exterior window coverings. The unobstructed line of sight must extend, at a minimum, from three feet above the ground to at least six feet above the ground.

(2) Security bars, guards, blinds, and similar materials are prohibited from covering windows and public entrances during the hours of operation for a use. Security bars, guards, blinds, and similar materials may be used to cover windows and public entrances during non-business hours.

(b) Reflective glass. Reflective glass may not be used on the first story of a facade facing East 11th Street. The reflectance of glass used on the second story may not exceed 15 percent. The reflectance of glass used on stories above the second story may not exceed 27 percent. For purposes of this subsection, reflectance is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(c) Building materials. Synthetic stucco and E.I.F.S (Exterior Insulated Finish Systems) may not be used as exterior building cladding in this District.

SEC. 51P- _____.115. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) In general. See Article VI.

SEC.51P-_____.116 SIGNS.

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

(b) Signs may not be located on a roof or project over a building.

SEC. 51P- _____.117. ADDITIONAL PROVISIONS.

(a) Accessory outside display of merchandise. This use may not:

(1) extend more than four feet, horizontally, from the Street Façade of a main building or structure; or

(2) reduce the unobstructed width of any sidewalk to less than three feet; or

(3) obstruct any off-street parking spaces; or

(4) be placed in the public right-of-way without a licence.

(b) Accessory outside sales. This use may not:

(1) extend more than four feet, horizontally, from a street facade of a main building or structure; or

(2) reduce the unobstructed width of any sidewalk to less than five feet; or

(3) obstruct any off-street parking spaces; or

(4) be placed in the public right-of-way without a license; or

(5) occur more than three days during any given calendar month.

(c) Accessory outside storage. This use may not:

(1) be placed in a required front yard; or

(2) be placed between the street facade of a main building or structure and a lot line that abuts a public street.

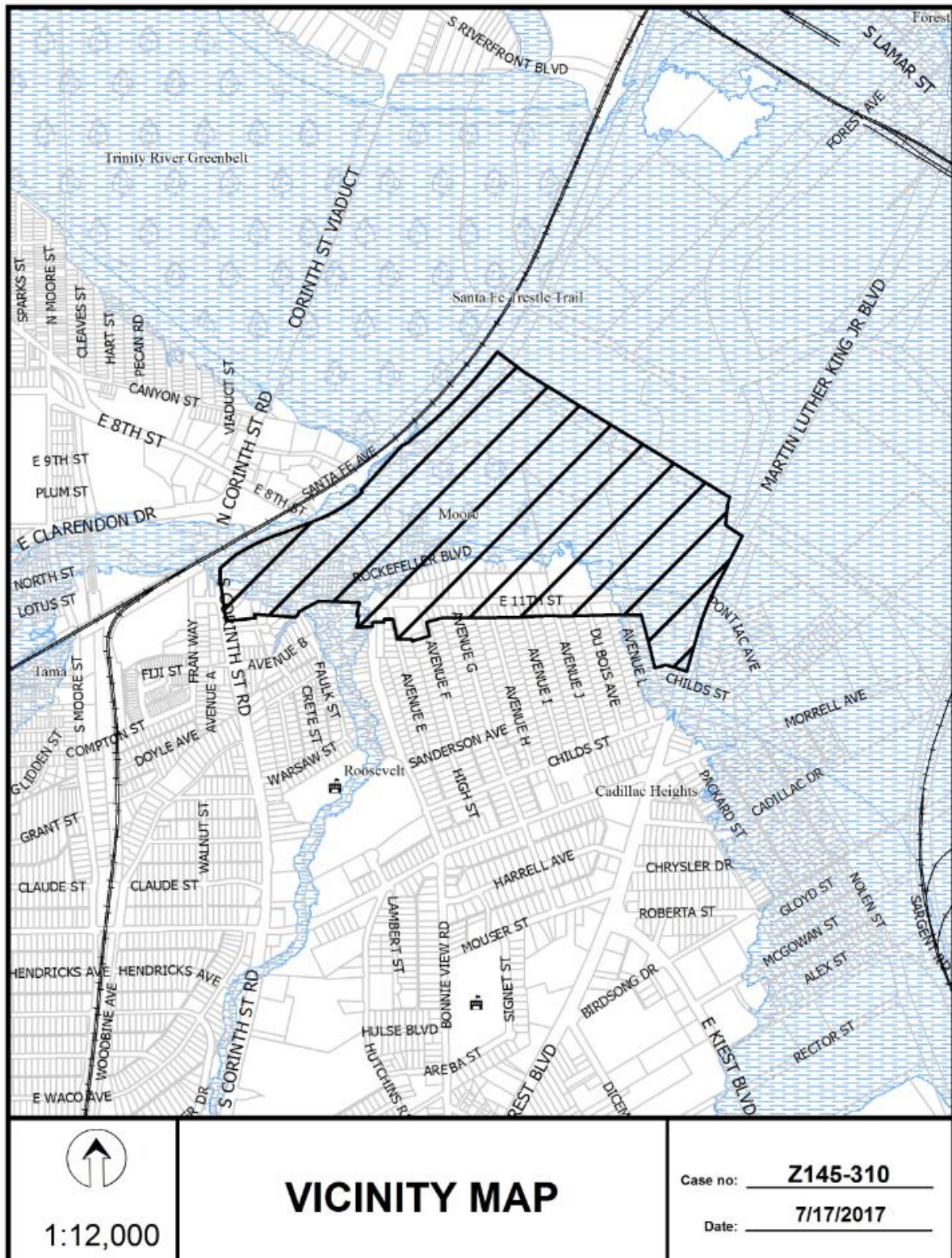
(d) The Property must be properly maintained in a state of good repair and neat appearance.

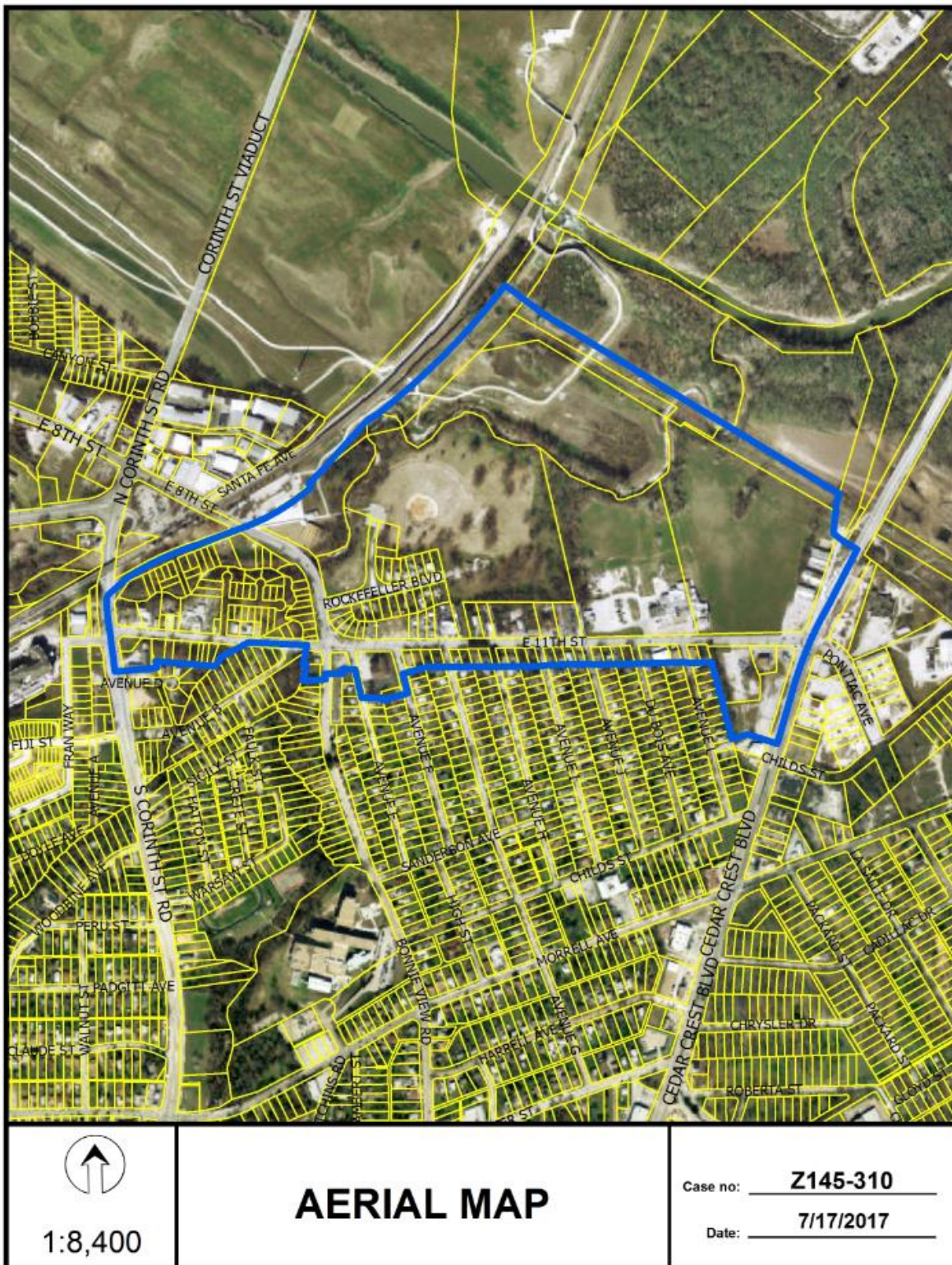
(e) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

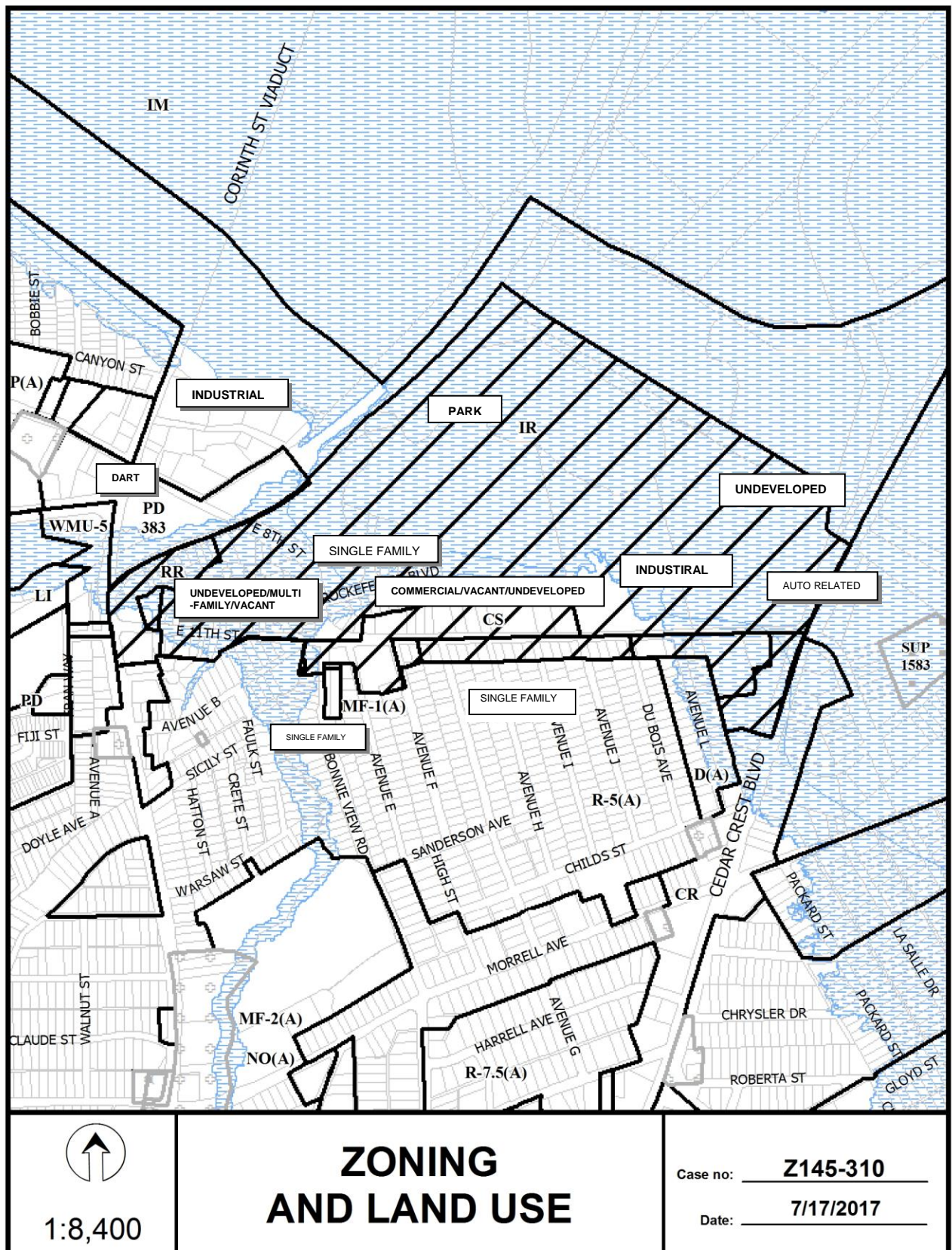
SEC. 51P-____.118. COMPLIANCE WITH CONDITIONS.

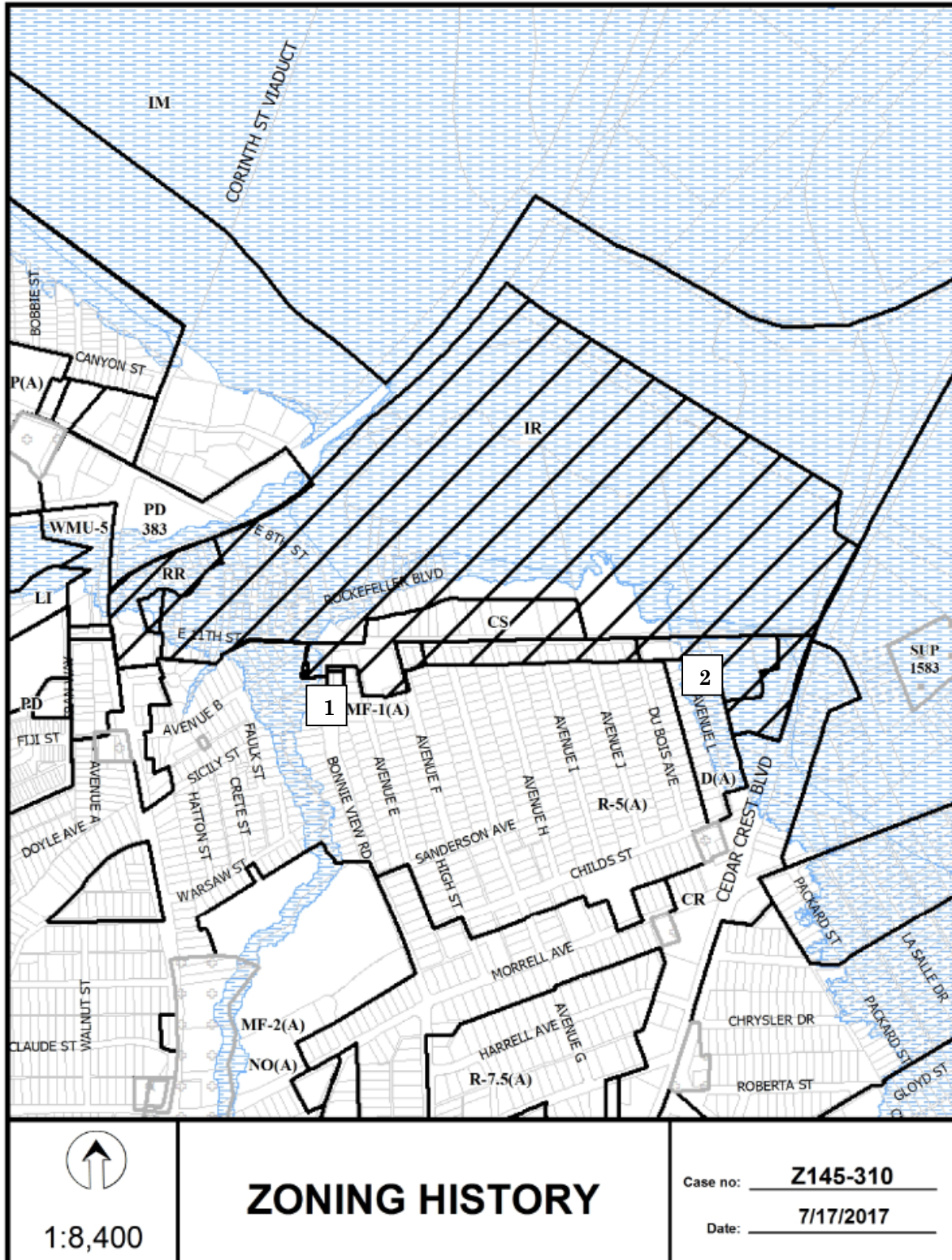
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

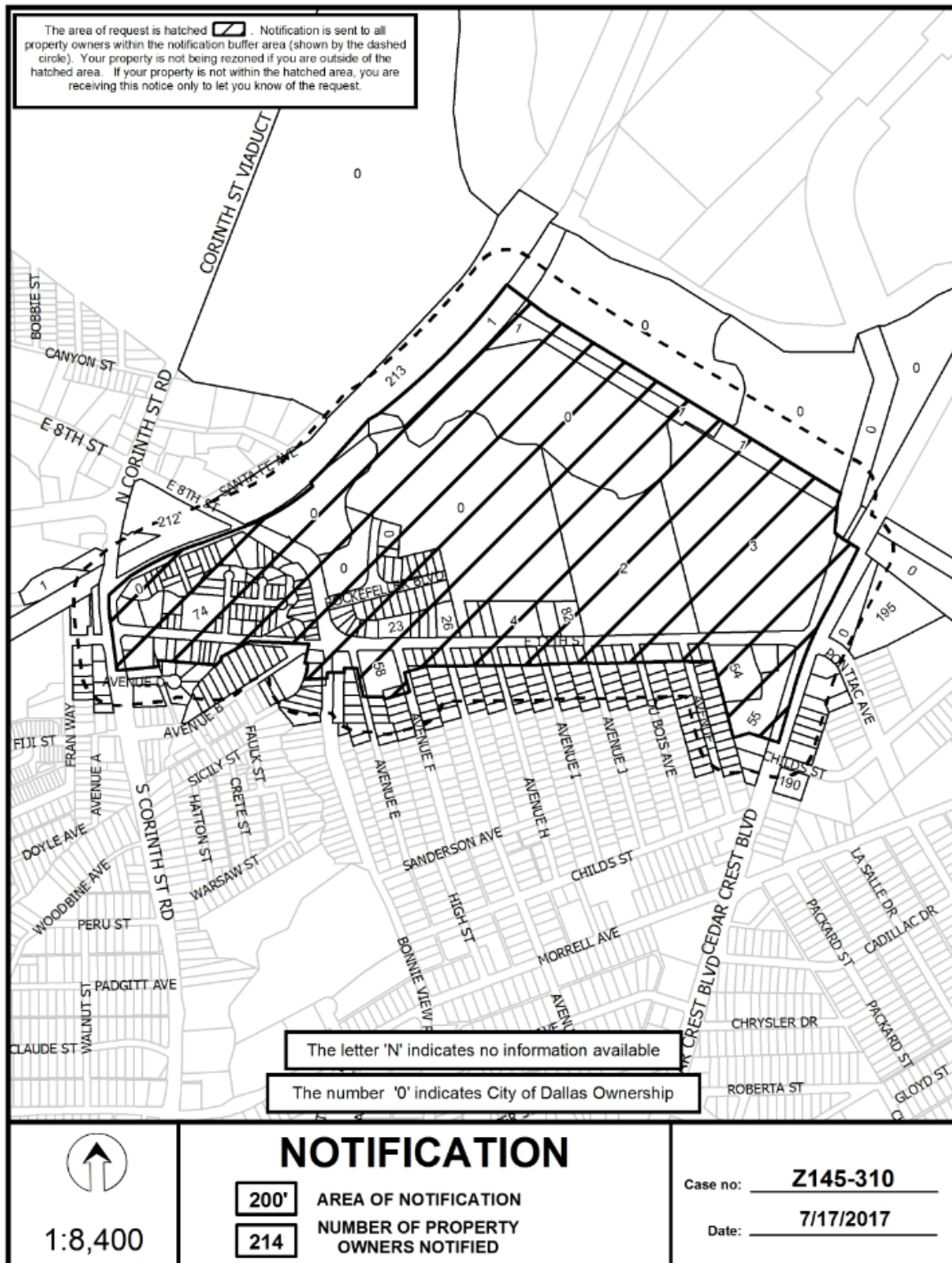
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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











07/17/2017

Notification List of Property Owners***Z145-310******214 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	560 MARTIN LUTHER KING JR BLVD	TEXAS UTILITIES ELEC CO
2	2807 E 11TH ST	COLUMBIA PACKING OF
3	3443 CEDAR CREST BLVD	ONDRUSEK W J
4	2507 E 11TH ST	BALLAS VICTOR
5	2321 E 11TH ST	GRANADOS ANTONIO
6	2317 E 11TH ST	CHECKERED ENTERPRISES LP
7	2215 ROCKEFELLER BLVD	PINKSTON MARY ANN EST OF &
8	2231 ROCKEFELLER BLVD	HAYES GEORGE & ALLIE
9	2219 ROCKEFELLER BLVD	PONCE MARIO ARTURO &
10	2227 ROCKEFELLER BLVD	GREER ORA LEE
11	2203 ROCKEFELLER BLVD	ROSS EVA LIFE ESTATE
12	2207 ROCKEFELLER BLVD	POWELL BOBBIE
13	2223 ROCKEFELLER BLVD	THORNTON JOHNNIE STENCER EST OF
14	2211 ROCKEFELLER BLVD	RAMIREZ JESUS & TERESA
15	114 VENTURA DR	ROSS EVA LIFE ESTATE
16	2226 ROCKEFELLER BLVD	GARNICA CLEMENTE &
17	2003 E 8TH ST	WOODARD BOBBIE
18	2007 E 8TH ST	LOCKETT BOBBIE JEAN
19	2011 E 8TH ST	SCOTT BARBARA A WHITE
20	2015 E 8TH ST	TOPLETZ INVESTMENTS
21	2019 E 8TH ST	DELEON JOSE
22	2103 E 11TH ST	DELEON JOSE
23	2111 E 11TH ST	RDC IRREVOCABLE TRUST
24	2205 E 11TH ST	LEWIS OTIS
25	2215 E 11TH ST	POWELL TERRANCE
26	2219 E 11TH ST	GRANADOS ANTONIO

07/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2222 ROCKEFELLER BLVD	DIAZDELEON HERMENEGILDO
28	2218 ROCKEFELLER BLVD	MEDEL LUZ DEL RAYLO
29	2214 ROCKEFELLER BLVD	MURPHY BENTON
30	2210 ROCKEFELLER BLVD	RAMIREZ ANTONIA G
31	2206 ROCKEFELLER BLVD	CRUMP MRS HENRY ESTATE OF
32	2202 ROCKEFELLER BLVD	IVD FINANCIAL LP
33	2122 ROCKEFELLER BLVD	BUTLER STEVEN
34	2118 ROCKEFELLER BLVD	JERNIGAN ANNIE LOU COX
35	2114 ROCKEFELLER BLVD	SMITH DONALD EST OF
36	306 AVE F	GREATER EMANUEL
37	2214 E 11TH ST	BADGER MARY M
38	2306 E 11TH ST	RODRIGUEZ DANNY
39	2310 E 11TH ST	SALDIVAR FAMILY 1 LP
40	2402 E 11TH ST	LOUD IMOGENE
41	2404 E 11TH ST	MCKINNEY BRENDA J
42	2410 E 11TH ST	SCHNEIDER MARIA
43	2414 E 11TH ST	HILLMAN EMMA EST OF
44	2502 E 11TH ST	GARZA JULIO
45	2506 E 11TH ST	MALDONADO HECTOR E
46	2510 E 11TH ST	HAYDEN SARAH EST OF
47	2514 E 11TH ST	MARTINEZ JOEL
48	2602 E 11TH ST	JONES GERALDINE
49	2606 E 11TH ST	MONTGOMERY HOMER &
50	2610 E 11TH ST	WILLIAMS DIANA
51	2614 E 11TH ST	COVERALL MANAGEMENT ASSOC
52	2702 E 11TH ST	PERSLEY BILLY RAY
53	2714 E 11TH ST	CARTER DOZIER
54	2808 E 11TH ST	PUGH PROPERTIES LLC
55	3333 CEDAR CREST BLVD	STARLIGHT BETHEL
56	2908 11TH ST	WILLIAMS LEE M &
57	310 AVE L	REEVES GROUP LTD

07/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2100 E 11TH ST	GREATER EMMANUEL BAPTIST
59	319 AVE F	GREATER EMANUEL BAPT CH
60	1906 E 8TH ST	LAWRENCE HAROLD J
61	311 BONNIE VIEW RD	MOODY VIRGIL
62	234 S CORINTH ST RD	DELAGARZA DAVID
63	260 S CORINTH ST RD	BLACKMAN JOHN B &
64	218 S CORINTH ST RD	MCDONALD BETTY SUE
65	1825 E 11TH ST	WILLIAMS HENRY L
66	1815 E 11TH ST	QUADSHIP INC
67	1716 E 11TH ST	CHISM FAMOUS
68	1720 E 11TH ST	HAYDEN TOM AND
69	1712 E 11TH ST	JOHNSON LORA
70	1714 E 11TH ST	KEYSTONE STAR HOMES INC
71	1727 AVE B	ADIA PARTNERSHIP LLC
72	1623 E 11TH ST	CARR CLYDE
73	1627 E 11TH ST	CARR CLYDE B
74	1711 E 11TH ST	POUNDERS STANLEY &
75	1615 E 11TH ST	MCCOMBS PHYLLIS R
76	1618 PARKWAY AVE	FLOWERS CRANFORD
77	1622 PARKWAY AVE	CANYON O C & DELMA
78	211 CHANEY ST	MCDONALD W G
79	1714 PARKWAY AVE	MILES W L
80	1716 PARKWAY AVE	DAZZO JON &
81	1822 E 8TH ST	PALISH LISA &
82	2519 E 11TH ST	CORIA CORPORATION INC
83	334 AVE F	GREATER EMMANUEL BAPTIST
84	330 AVE F	ROBINSON EDWARD &
85	326 AVE F	ROBERSON CLARENCE JR
86	322 AVE F	MCFALL MARY
87	318 AVE F	AMADOR ROGELIO & CRISTINA
88	314 AVE F	DUEÑAS OTILIO &

07/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	310 AVE F	MARTINEZ YESENIA
90	311 AVE G	HAWTHORNE NATHANIEL JR &
91	315 AVE G	ZUNIGA FABIAN
92	319 AVE G	ZUNIGA ALBERTO P
93	323 AVE G	JOHNSON MYRTLE MARIE
94	327 AVE G	JOHNSON MYRTLE M
95	331 AVE G	VILLASENOR MARIA SILVA &
96	326 AVE G	GRANADOS ANTONIO &
97	322 AVE G	SANDLE EASTER NELL
98	318 AVE G	DUNN BETTY RAMBO ESTATE OF
99	314 AVE G	MCILVEEN GARLAND III
100	311 AVE H	LEFFALLHAU ESTRELLITA
101	315 AVE H	GUERRERO CARLOS J
102	319 AVE H	BUCHANAN JUANITA S
103	323 AVE H	ORNELAS NOLBERTO
104	327 AVE H	CHERRY JOHNSON WILLIE J
105	326 AVE H	THOMAS EDDIE & SHELVA J
106	322 AVE H	STREET CAPITAL RENTAL LLC
107	318 AVE H	FUENTAS IRMA L
108	314 AVE H	WRIGHT VIRDEL
109	310 AVE H	MCNEAL GREGORY
110	311 AVE I	EQUITY TRUST CO CUSTODIAN
111	315 AVE I	SHARP LEONOR MARTINEZ &
112	319 AVE I	POUNDERS STANLEY G
113	323 AVE I	HAYES LINDA S
114	327 AVE I	EDWARDS LILLIE
115	328 AVE I	CRUZ JOSE MANUEL LARES &
116	324 AVE I	FLORES BARTOLO &
117	320 AVE I	GABRIEL BLANCH
118	316 AVE I	ROBINSON NORMA GEAN COIT
119	310 AVE I	TERRY RUBY J TR &

07/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	311 AVE J	GREEN EMERSON &
121	315 AVE J	ORNELASJUAREZ SILVIA
122	319 AVE J	SMITH MARY L
123	323 AVE J	LIGHTS MARY ALLEN EST OF
124	327 AVE J	DRAWHORN OTHELLA
125	200 FRAN WAY	LIBERTY BAPTIST CHURCH
126	229 AVE A	SPHINX DEVELOPMENT CORPORATION
127	215 S CORINTH ST RD	SDC MIXED DEVELOPMENT LLC
128	301 S CORINTH ST RD	SDC SACHSE SENIOR VILLAS LLC
129	315 AVE A	SPHINX DEVELOPMENT CORP
130	303 AVE A	SDC SACHSE SENIOR VILLAS LLC
131	326 AVE J	KNIGHT FRANCES
132	322 AVE J	WISNER JIMMY
133	314 AVE J	MOORE LILLIE MAE
134	310 AVE J	CLARK SANDRAL
135	311 DU BOIS AVE	TAI WILLIAM
136	315 DU BOIS AVE	QUILANTAN JOSE L
137	319 DU BOIS AVE	WOOD SISTERS MINOR TR THE
138	323 DU BOIS AVE	TREJO JOSE REYES &
139	327 DU BOIS AVE	WASHINGTON DEWEY
140	326 DU BOIS AVE	HERNANDEZ BENJAMIN
141	322 DU BOIS AVE	NOBLES MARY
142	318 DU BOIS AVE	FISHER BRANDY
143	314 DU BOIS AVE	PORTILLO INVESTMENTS LLC
144	310 DU BOIS AVE	DEPAZ FELIPE
145	311 AVE L	LOCHE MICHAEL A
146	315 AVE L	LOCHE MICHAEL
147	323 AVE L	PETRASH JACK R &
148	327 AVE L	DALLAS NEIGHBORHOOD
149	403 AVE L	ROBINSON FANNIE
150	405 AVE L	WILSON LILLIAN D ET AL

07/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	409 AVE L	ARTEAGA JOSE LUIS
152	415 AVE L	PORTILLO MIGUEL
153	423 AVE L	VILLANUEVA CRESENCIO R &
154	503 AVE L	TAYLOR BEVERLY K
155	510 AVE L	TIRE ASSETS LLC
156	422 AVE L	STARLIGHT BETHEL BAPT CH
157	418 AVE L	TAMEZ GUMARO L III
158	412 AVE L	ZUNIGA EFRAIN
159	410 AVE L	WASHINGTON ARICE WILLIAMS
160	406 AVE L	WARDEN OPHELIA
161	324 AVE L	MAZZMANIA LP
162	320 AVE L	BRAVO NEREIDA
163	316 AVE L	REYES JOSE SR &
164	3163 CEDAR CREST BLVD	STARLIGHT BETHEL BAPTIST CHURCH
165	3151 CEDAR CREST BLVD	GUALIE ALMAZ
166	3131 CEDAR CREST BLVD	ALEMAYEHU AMAHA
167	332 BONNIE VIEW RD	BREWER & SONS HOMES
168	339 AVE E	GEIGER PATTI L
169	343 AVE E	SERRATO DOLORES SOLIS
170	342 AVE E	CHEATHAM JAMES M ET AL
171	338 AVE E	SOLORZANO DIANA EVELIN
172	323 AVE F	DAVIS BOBBY
173	327 AVE F	HOUSTON CECIL ESTATE
174	331 AVE F	HERNANDEZ JUAN
175	335 AVE F	HENDERSON JOHNNIE MAE ESTATE OF
176	339 AVE F	HERNANDEZ JUAN & MERCED HERNANDEZ GRANADOS
177	308 BONNIE VIEW RD	308 BVIEW LLC
178	335 AVE E	MORENO GLORIA CHAVEZ & ISRAEL

07/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
179	327 AVE E	POUNDERS STANLEY ETAL
180	324 AVE E	GREATER EMMANUEL BAPTISH CHURCH
181	328 AVE E	TRUSTEES OF GREATER
182	332 AVE E	SCOTT TERESIA
183	315 BONNIE VIEW RD	NORTH AMERICAN ACCEP CORP
184	13 BONNIE VIEW RD	E T I MANAGEMENT CO INC
185	319 BONNIE VIEW RD	GOLDEN GATE FUNERAL HOME
186	323 BONNIE VIEW RD	MEDINA BENNY
187	327 BONNIE VIEW RD	MCCULLOUGH C J ESTATE OF
188	331 BONNIE VIEW RD	RAMIERZ RAY
189	333 BONNIE VIEW RD	JOHNSON MARY WILLIAMS
190	3146 CEDAR CREST BLVD	FRANCIS STANLEY E
191	528 PONTIAC AVE	FALCON TRANSIT INC
192	3224 CEDAR CREST BLVD	FAWAZ FAWZIEH
193	3214 CEDAR CREST BLVD	FAWAZ FAWZIEH
194	3342 CEDAR CREST BLVD	HOLLINS LEON
195	519 PONTIAC AVE	TEXAS BY PRODUCTS ET AL
196	302 CORINTH ST	SDC SACHSE SENIOR VILLAS LLC
197	1601 AVE D	HERNANDEZ JUAN
198	1809 AVE B	MUNOZ ANA LAURA
199	1739 AVE B	MARTINEZ JUAN MARTIN
200	1735 AVE B	BOLDEN CEDRIC
201	1731 AVE B	ZUGASTI GERARDO
202	1721 AVE B	YOLANDA CUELLAR
203	1719 AVE B	CUELLAR YOLANDA
204	1711 AVE B	MCELROY JOSEPH III TR
205	1715 AVE B	KINGDOM OF GOD CHURCH
206	1802 AVE B	HERNANDEZ CAYETANO
207	1810 AVE B	SWANN J A & S A
208	1619 AVE D	MARTINEZ ALVARO
209	1623 AVE D	WILSON DAWNA
210	1625 AVE D	WILSON DAWNA

Z145-310(DL)

07/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
211	1624 AVE D	CHANG HENRY
212	1803 E 8TH ST	DALLAS AREA RAPID TRANSIT
213	555 2ND AVE	DART
214	555 2ND AVE	DART

Planner: Sarah May**FILE NUMBER:** Z167-333(SM) **DATE FILED:** June 26, 2017**LOCATION:** Southeast line of Bernal Drive, east of Palacios Avenue**COUNCIL DISTRICT:** 6 **MAPSCO:** 42 L**SIZE OF REQUEST:** Approx. 0.52 acres **CENSUS TRACT:** 106.01

OWNER: Salvador Rodarte**APPLICANT:** Martina Micaela Peña**REPRESENTATIVE:** Audra Buckley, Permitted Development**REQUEST:** An application for a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District.**SUMMARY:** The applicant proposes to operate a child-care facility within the existing facility on the property. The applicant intends to care for approximately 30 children on Monday through Friday, between the hours of 6:00 a.m. to 6:30 p.m.**STAFF RECOMMENDATION:** Approval for a five-year period, subject to a site plan and conditions.

BACKGROUND INFORMATION

- The existing church building was constructed in 1950, according to Dallas Central Appraisal District Records.
- The most recent certificate of occupancy was issued on February 18, 2010 for a church use.

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

1. **Z123-290:** On August 13, 2014, the City Council approved Planned Development District No. 923 for R-5(A) Single Family District uses and a child-care facility; community service center; and private recreation center, club, or area.

Thoroughfares/Streets:

Street	Type	Explanation	Proposed ROW
Bernal Drive	Minor Arterial	Standard-4 lanes-divided	80 ft.

Traffic:

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

COMPREHENSIVE PLAN:

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

LAND USE ELEMENT

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. Dallas is a city of great neighborhoods. To attract new families and maintain existing stable neighborhoods, residents must take pride in and feel confident in investing in their neighborhoods over the long term. Existing neighborhoods require public and private investment and attention to maintain their desirability as places to live. New neighborhoods must be pedestrian-friendly, have a sense of community and exhibit long-term viability.

The proposed child-care facility will provide an amenity to the neighborhood to attract new families and maintain the existing neighborhood.

Land Use:

	Zoning	Land Use
Site	R-5(A)	Church
North	R-5(A)	Single Family
South	R-5(A)	Single Family
East	R-5(A)	Single Family
West	R-5(A); NS(A) and DR No. Z023-230	Single Family; Personal services with surface parking

STAFF ANALYSIS:

Land Use Compatibility:

The request site is surrounded by single family uses and R-5(A) zoning. The request site contains a church building and decomposed surface parking lot in the rear. An abandoned rail way separates the site from single family structures to the southeast and a 150-foot wide right-of-way, formerly called Ledbetter Drive and now named Bernal Drive, separates the site from single family structures to the northwest.

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

established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

Staff recommends approval because 1) the site's adjacent rights-of-way provide a physical separation from the majority of single family neighbors, 2) the small scope of the proposed child-care facility limits the potential impact upon surrounding properties, and 3) because the proposed condition of a five-year approval period will allow an opportunity for staff to reevaluate the use and determine if it is not harmonious with adjacent properties.

Parking:

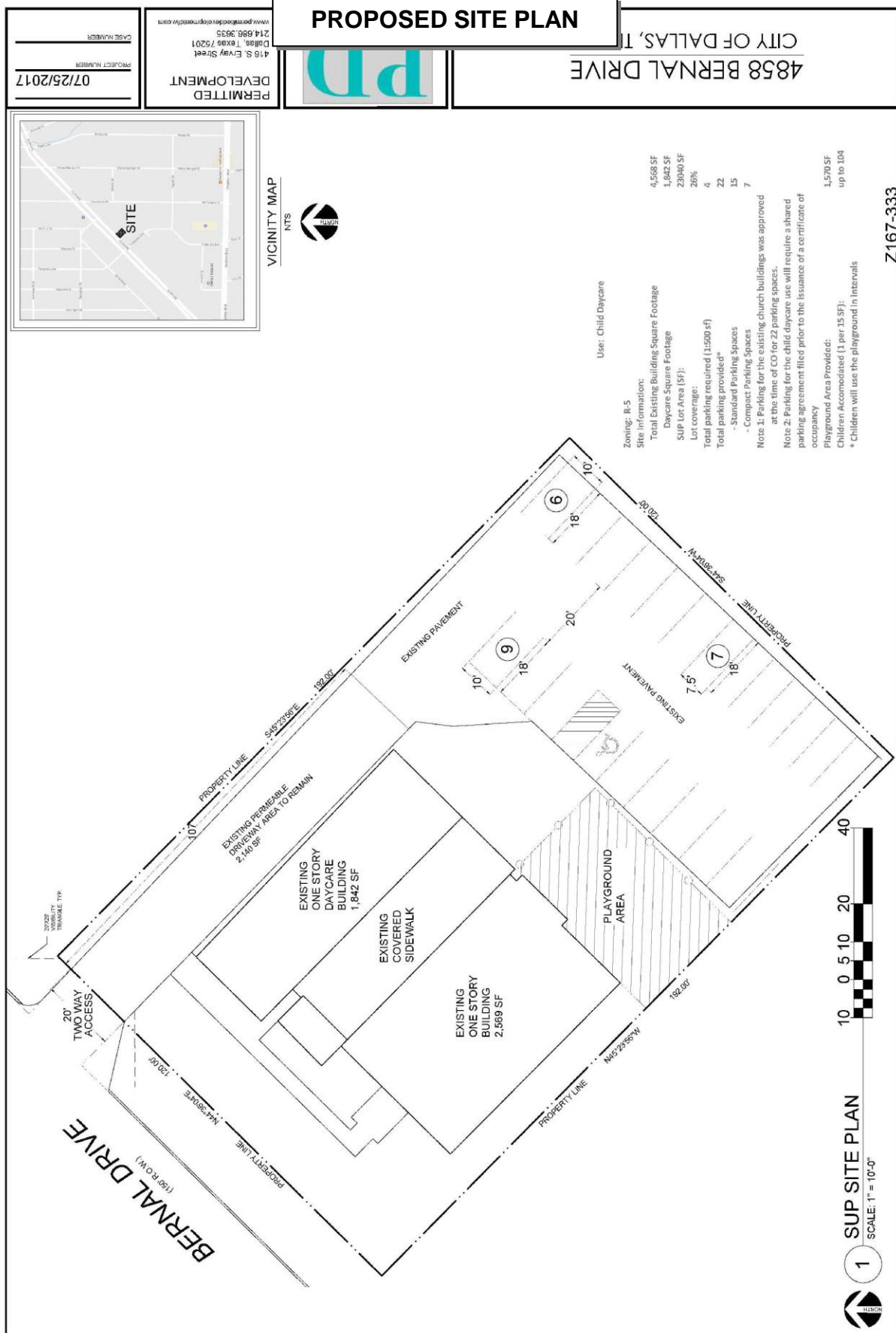
Pursuant to §51A-4.200 of the Dallas Development Code, a child-care facility requires one off-street parking space for each 500 square feet of floor area. The applicant is proposing a 1,842 square foot child-care facility, which will require four parking spaces. Although 22 spaces will be provided on the request site, as depicted on the proposed site plan the parking requirement will be further reviewed at the time of permitting. A parking agreement for alternate hours may be required due to the fact that a church is located on the same site.

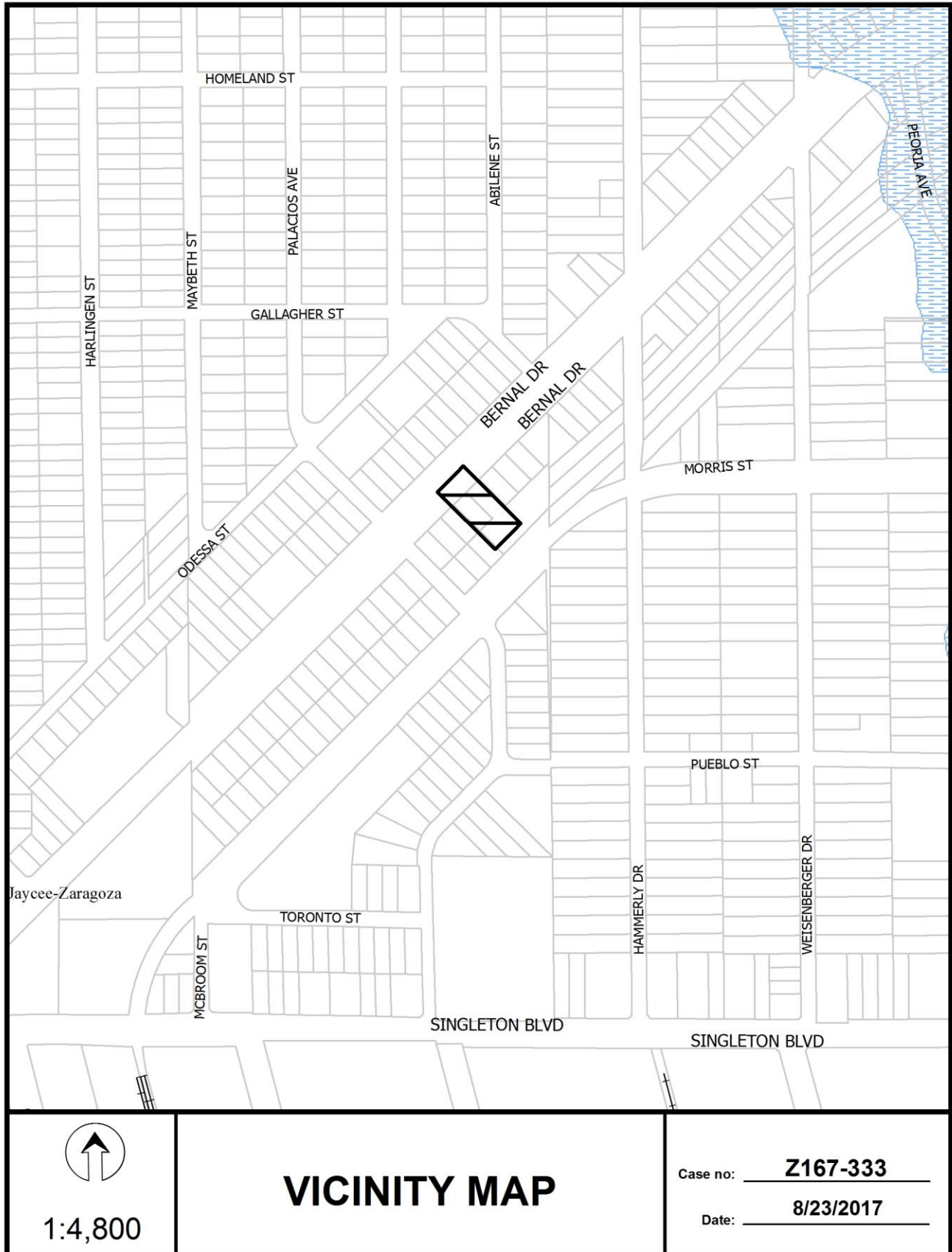
Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements as the addition of non-permeable surface area (the paving of the gravel driveway) is less than 2,000 square feet.

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a child-care facility.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT. This specific use permit expires on _____ (five years from the passage of the Ordinance).
4. FENCING: The outdoor play area must be enclosed by a minimum four-foot-high fence in the location shown on the attached site plan.
5. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. and 6:30 p.m., Monday through Friday.
6. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulation, and with all ordinances, rules, and regulations of the City of Dallas.





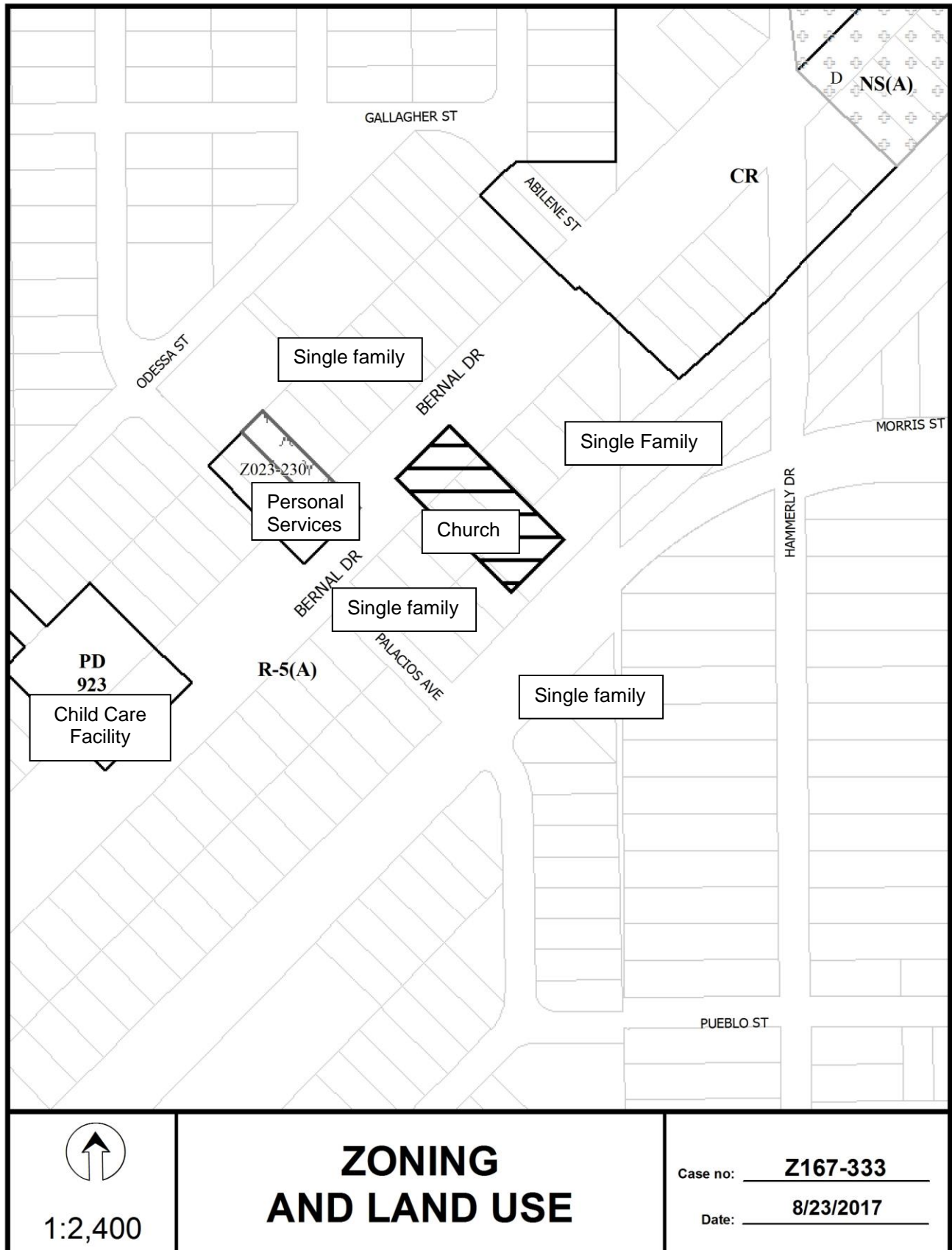


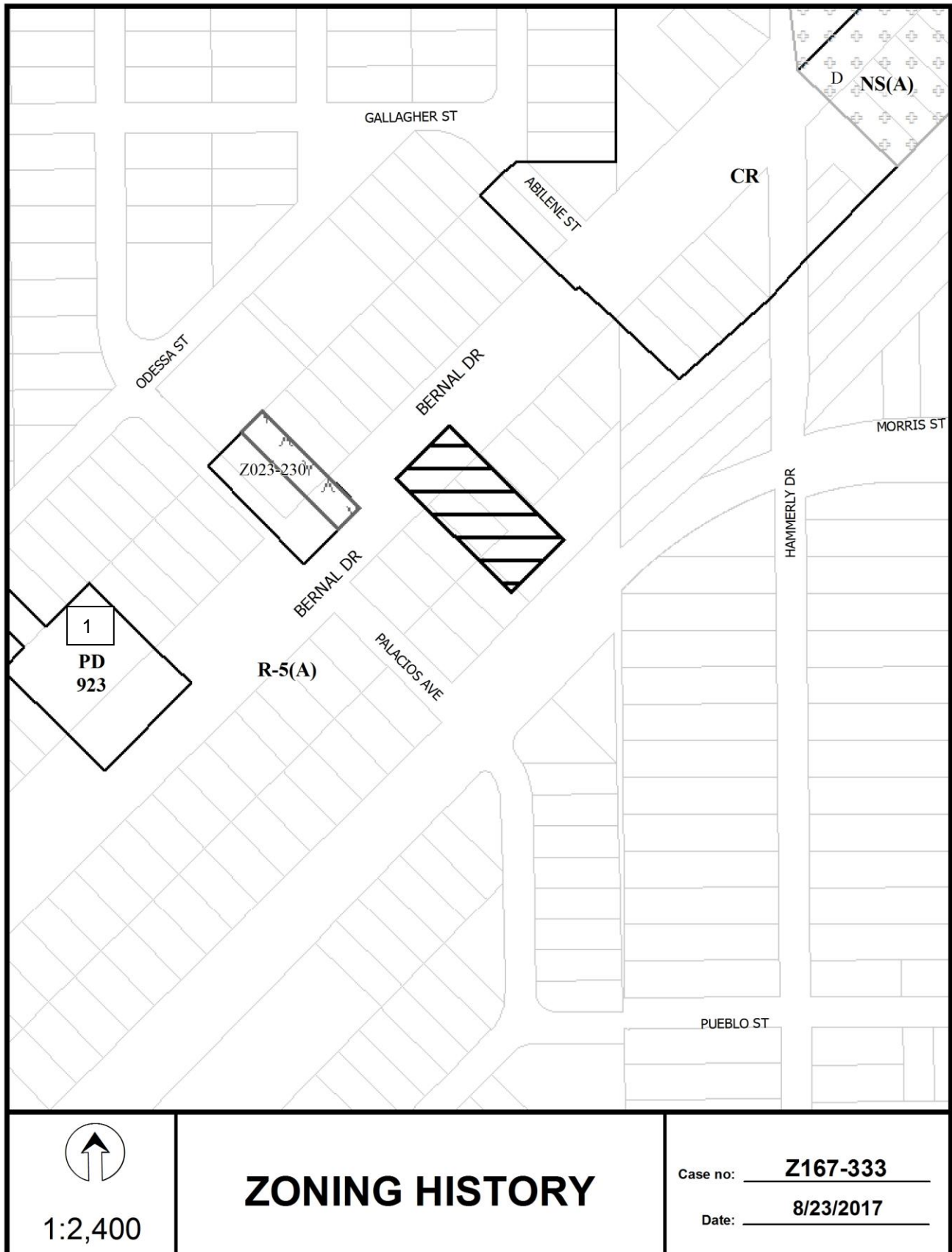
1:2,400

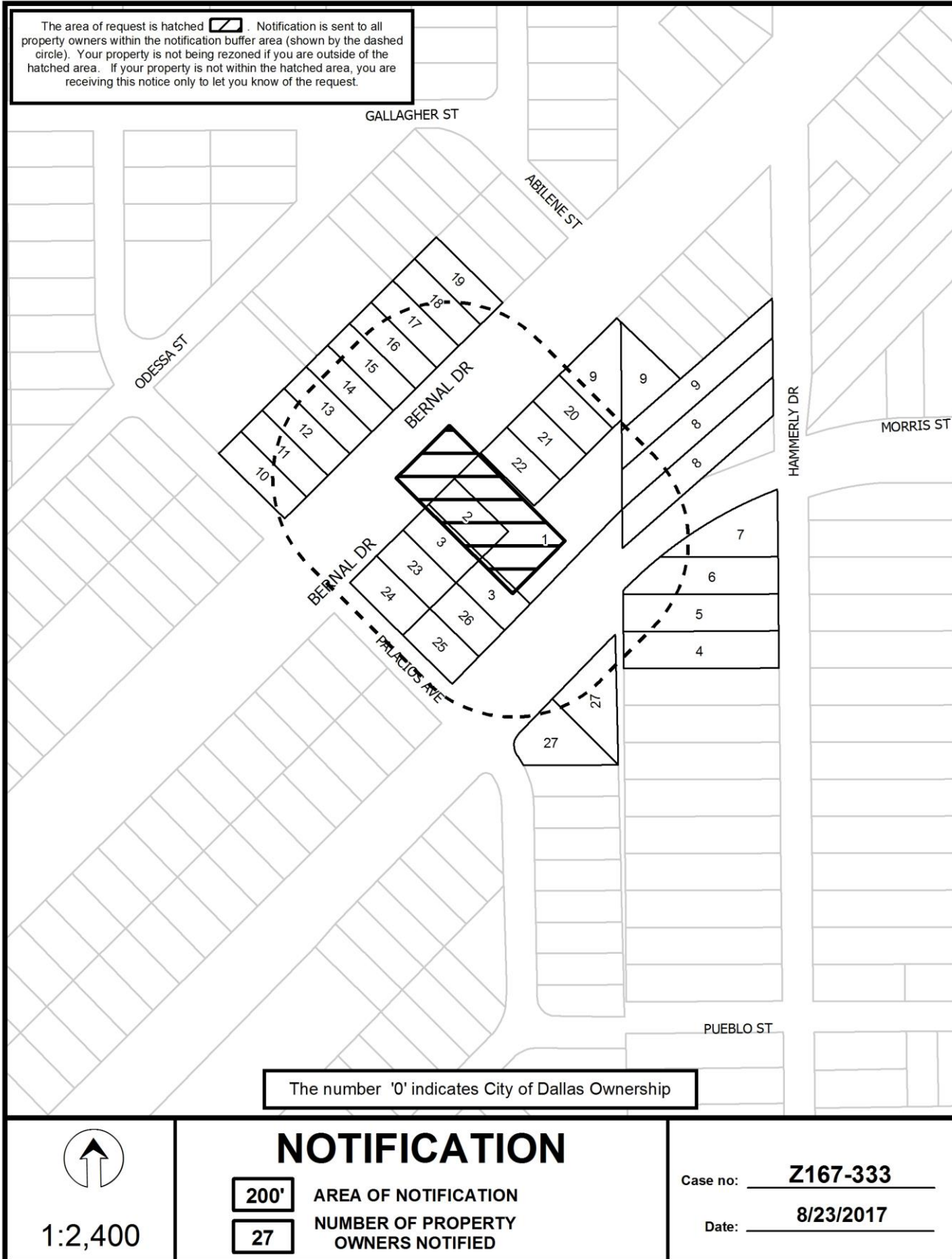
AERIAL MAP

Case no: Z167-333

Date: 8/23/2017







08/23/2017

Notification List of Property Owners
Z167-333

27 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4858 BERNAL DR	LLUVIAS DE GRACIA
2	4858 BERNAL DR	LLUVIA DE GRACIA
3	4868 BERNAL DR	ISLAS FLORENTINA
4	3313 HAMMERLY DR	ESQUIVEL CESAR MUNOZ &
5	3317 HAMMERLY DR	PINTOR JESSE ESTATE OF
6	3323 HAMMERLY DR	ESPINO MARCELINO & ALICIA
7	3327 HAMMERLY DR	ALONZO TITO ESTATE &
8	3403 HAMMERLY DR	LOPEZ LETICIA
9	3413 HAMMERLY DR	ORNELAS CESAR
10	4889 BERNAL DR	GAMEZ MACRINA V
11	4885 BERNAL DR	GAMEZ MACRINA VARA
12	4881 BERNAL DR	CORREA MARIA ARACELI
13	4877 BERNAL DR	GUTIERREZ VENANCIO &
14	4873 BERNAL DR	CRESPO JUAN F
15	4869 BERNAL DR	MORADO MONICO L & MARIA G
16	4865 BERNAL DR	YANEZ LETICIA
17	4861 BERNAL DR	YANEZ SALOMON
18	4857 BERNAL DR	ROSALES HENRY J
19	4853 BERNAL DR	BARAJAS JOHNNY
20	4844 BERNAL DR	CARDOZA MARK
21	4848 BERNAL DR	MUNOZ JOSE ADAN &
22	4854 BERNAL DR	FRIAS MACRINA
23	4874 BERNAL DR	MARTINEZ SANTOS SR &
24	4876 BERNAL DR	CANTU ANDY &
25	4857 MORRIS ST	CANTU NICOLASA
26	4853 MORRIS ST	BARTO DEAN A
27	4838 MCBROOM ST	ESQUIVEL CESAR

Planner: Sarah May**FILE NUMBER:** Z167-335 (SM)**DATE FILED:** October 7, 2016**LOCATION:** South line of North Stemmons Freeway, east of Medical District Drive.**COUNCIL DISTRICT:** 6**MAPSCO:** 44-B**SIZE OF REQUEST:** Approx. 0.668 acres**CENSUS TRACT:** 100.00

APPLICANT: Rhima Investments**OWNER:** RIG Properties, LLC**REPRESENTATIVE:** Mohammad Khatib**REQUEST:** An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an MU-3 Mixed Use District.**SUMMARY:** The applicant proposes to use the existing unoccupied structure on the site for a vehicle display, sales, and service use. Deed restrictions being volunteered would prohibit certain uses permitted in the RR Regional Retail District and prohibit outdoor vehicle display.**STAFF RECOMMENDATION:** Approval

BACKGROUND:

- The site is developed with a one-story 16,000 square foot building that was originally constructed in 1966 and is currently vacant. The rear of the property contains a 3,250 square foot addition that was constructed in 1972.
- The last certificate of occupancy was issued in 2011 for a retail business.
- The applicant proposes to allow for the adaptive reuse of the existing structure on the site for a vehicle display, sales, and service use.
- The existing MU-3 Mixed Use District allows for an auto service center which is defined as a facility for servicing or minor mechanical repair of motor vehicles. However, it prohibits vehicle engine repair or maintenance and vehicle display, sales, or service.
- The surrounding area is predominately comprised of retail, office, hotel, and medical uses, with few warehouse and business services uses located in the vicinity.
- The applicant is volunteering deed restrictions in an effort to minimize any potential negative impacts of the proposed use on the adjacent properties.

Zoning History: There have been three zoning cases in the vicinity in the last five years.

1. **Z134-243:** On October 8, 2014, the City Council approved Planned Development District No 925 for MU-3 Mixed Use District uses.
2. **Z123-174:** On April 10, 2103, the City Council approved Planned Development District No. 882 for MU-3 Mixed Use District uses.
3. **Z123-126:** On February 27, 2013, the City Council approved an MU-1 Mixed District on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Stemmons Freeway	Interstate	Varies

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.

STAFF ANALYSIS:

Southwestern Medical District Area Plan:

The request site is within the Stemmons Corridor – Southwestern Medical District Area Plan, adopted June 2010. The Plan identifies the request site as being in the Business Center or Corridor Development Block. On page 47 of the Plan it states,

The Business Center or Corridor development block is intended to accommodate major employment and shopping destinations located along major freeways or major arterials. The vision for the Business Center or Corridor areas is similar to that of commercial and office centers, accessible to automobile traffic via high-volume roadways. Given the prominent location along the North Stemmons Freeway the majority of areas designated within this development block are generally built at a high intensity, appropriate for development such as multi-story office towers. The overall vision for the Business Center or Corridor Development Block is that it be solely commercial in nature with no residential development.

The request is consistent with the area plan as the RR Regional Retail District is consistent with the vision for the Business Center or Corridor development block.

Comprehensive Plan:

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

Economic Element

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

Surrounding Land Uses:

	Zoning	Land Use
Site	MU-3	Vacant structure
North	PDD No. 925, SUP No. 1773, MU-3	Hospital
East	MU-3	Office and medical clinic
South	IR	Public Park – Trinity Strand Trail
West	MU-3	Retail and hotel

Land Use Compatibility:

The request site is currently zoned an MU-3 Mixed Use District and is improved with an unoccupied one-story building. Surrounding properties include a hospital to the north of North Stemmons Freeway, an office building to the east, and a retail use to the west of the area of request. The Trinity Strand Trail is located to the south of the property but is not directly accessible from the area of request. The adjacent properties to the east and west are also zoned an MU-3 Mixed Use District.

The applicant proposes to utilize the existing vacant structure on the site for a showroom and sales office for luxury cars which is classified in the Dallas Development Code as a *vehicle display, sales, and service* use, and is prohibited in the MU-3 Mixed Use District. The applicant therefore requests a zoning change to the RR Regional Retail District, the only retail district to allow this use.

The following list of land uses, which are allowed in the existing MU-3 Mixed Use District, will become prohibited should the requested rezoning to the RR Regional Retail District be approved:

- | | |
|--|---|
| • Community service center* | • Office showroom warehouse |
| • Crop production* | • Pawn shop* |
| • Duplex | • Residential hotel |
| • Gas drilling and production* | • Retirement housing |
| • General merchandise or food store 100,000 square feet or more* | • Sand, gravel or earth sales |
| • Group residential facility | • Temporary concrete or asphalt batching plant* |
| • Mini-warehouse | • Recycling buy-back center* |
| • Motor vehicle fueling station* | • Recycling collection center* |
| • Multifamily | • Recycling drop-off container* |
| | • Recycling drop-off for special occasion collection* |

* This use is allowed in RR District; however it is prohibited by proposed deed restriction.

In an effort to lessen the intensity of the proposed RR District, the applicant has volunteered deed restrictions that will exclude the following RR District uses that are currently prohibited in the MU-3 District.

- | | |
|--|--|
| • Ambulance service | • Building repair and maintenance shop |
| • Animal shelter or clinic with outside runs | |

- Commercial bus station and terminal
- Home improvement center, lumber, brick or building materials sales yard
- Outside sales

The proposed request to allow a vehicle display, sales, and service use, the Dallas Development Code also provides additional protective measures to lessen the impact of the use by prohibiting inoperable or wrecked motor vehicles from remaining outside on the premises for more than 24 hours. The applicant has also offered a restriction to prohibit outdoor vehicle display in the front 30 feet of the property.

Staff recommends approval of the zoning request because the proposed zoning district, constrained by volunteered deed restrictions that will prohibit potentially undesirable uses, provides an opportunity for the adaptive reuse of a vacant structure.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
MU-3 – existing Mixed Use-3	15'	20' adjacent residential OTHER: No Min.	No max.	270'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	High density retail, office, hotel, and/or multifamily residential
RR – proposed Regional Retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office

Parking:

Parking will be provided according to the Dallas Development Code.

Landscaping:

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

List of Property Owner's Partners, Principles and Officers



RIG Properties, LLC
EIN: 38-3707811
Ownership Structure

June, 1st, 2017

Subject Property:
2461 N. Stemmons Fwy
Dallas, Texas 75027

List of all company (LLC) partners, principles and officers.

1.	Motaz Rhima 700 Lake Carillon Ln. Southlake, Texas 76092
2.	Mohamed Rhima 103 Clear Lake Cr. Southlake, Texas 7602
3.	None



Motaz Rhima
Managing Partner
RIG Properties, LLC.
Motaz@RIGcorp.com
p. 817-808-6622

Z167-335

1875 N. INTERSTATE 35E, CARROLLTON, TEXAS 75006 | FAX: 1-800-327-2434

List of Applicant's Partners, Principles and Officers



Rhima Investments, Inc
EIN: 75-2943105
Ownership Structure

June, 1st, 2017

Subject Property:
2461 N. Stemmons Fwy
Dallas, Texas 75027

List of all corporation partners, principles and officers.

1.	Motaz Rhima 700 Lake Carillon Ln. Southlake, Texas 76092
2.	None
3.	None



Motaz Rhima

President

Rhima Investments, Inc.

D/B/A eCarOne and Alfa Romeo of Dallas

Motaz@eCarOne.com

p. 817-808-6622

Z167-335

1875 N. INTERSTATE 35E, CARROLLTON, TEXAS 75006 | FAX: 1-800-327-2434

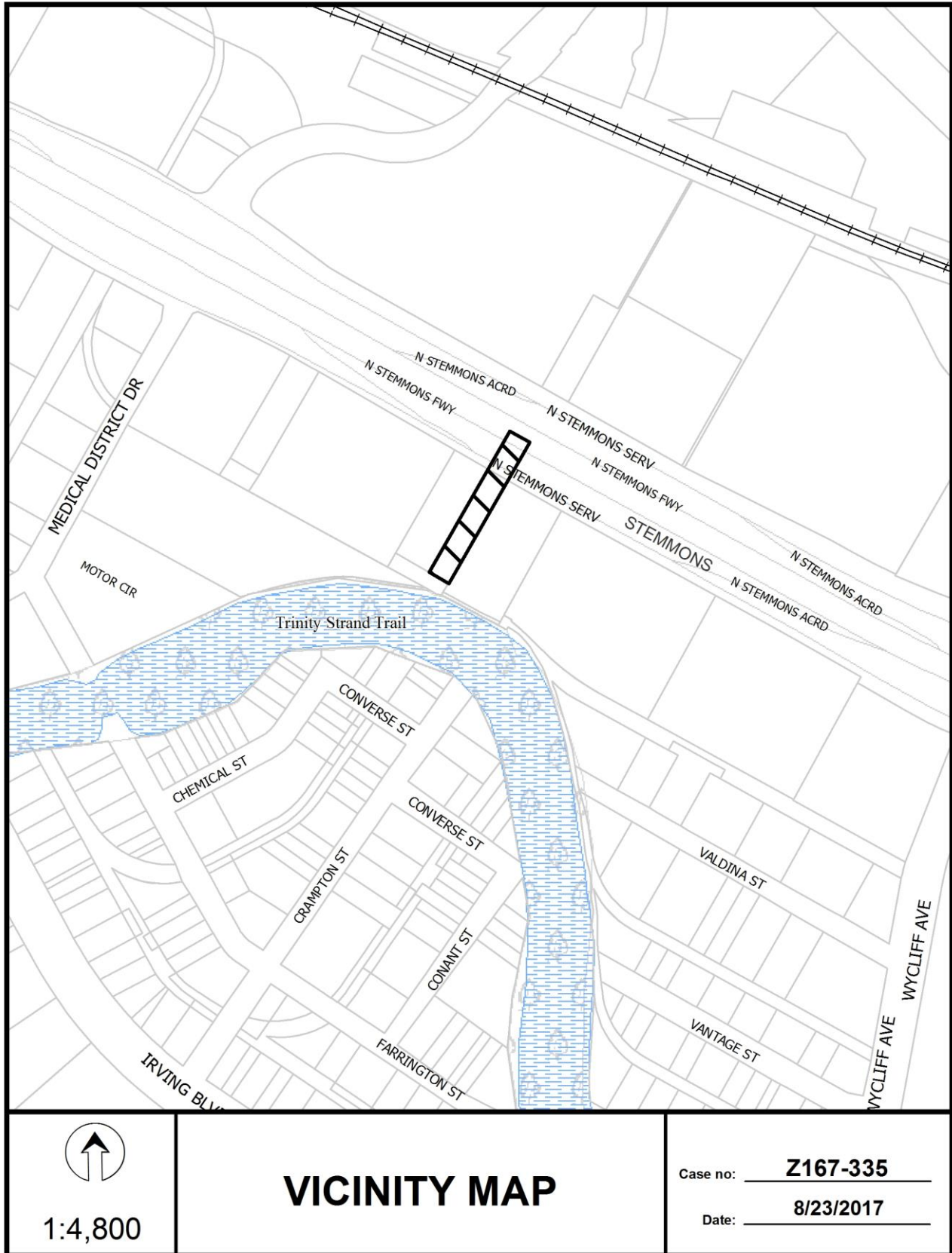
Volunteered Deed Restrictions

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

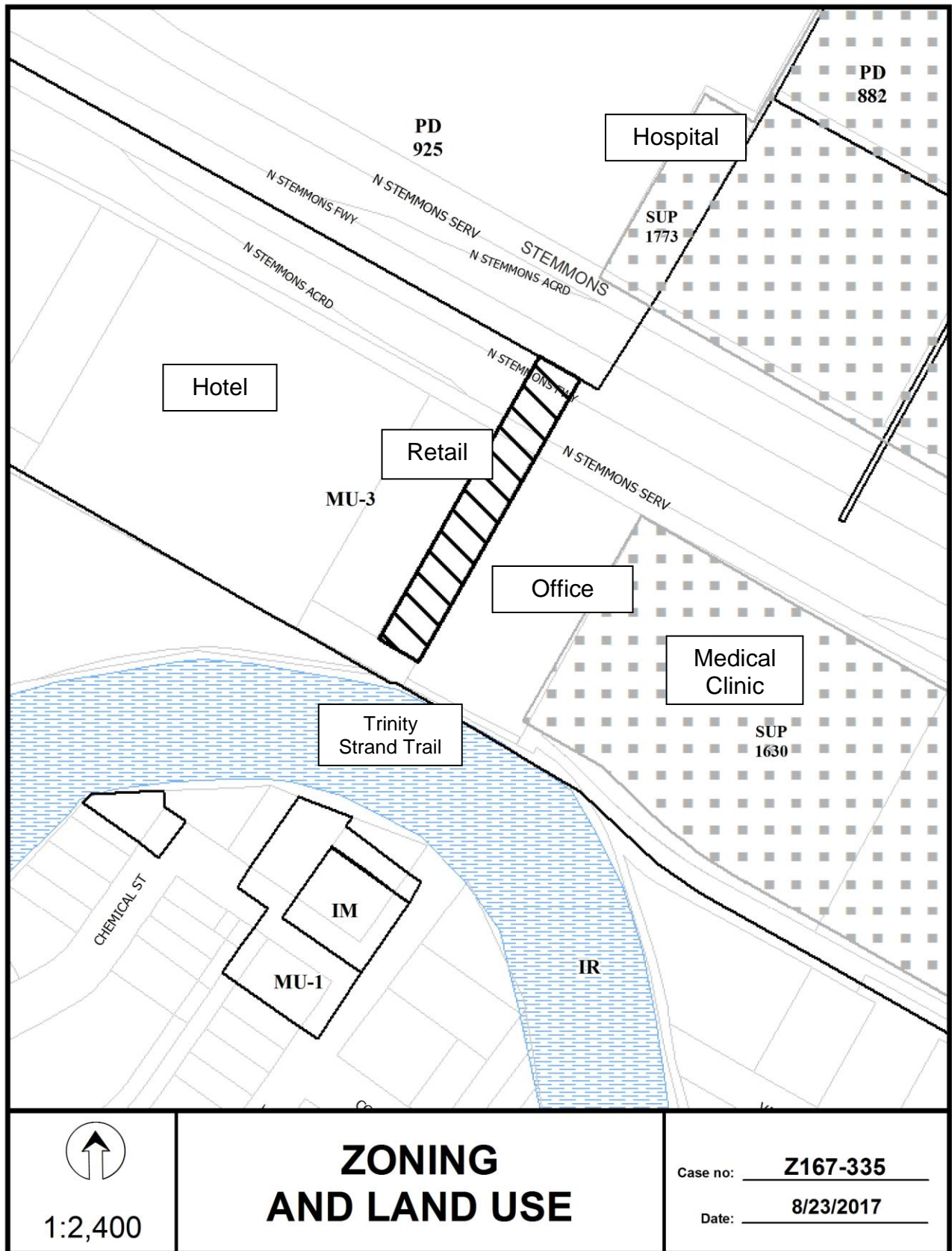
(1) The following uses are prohibited:

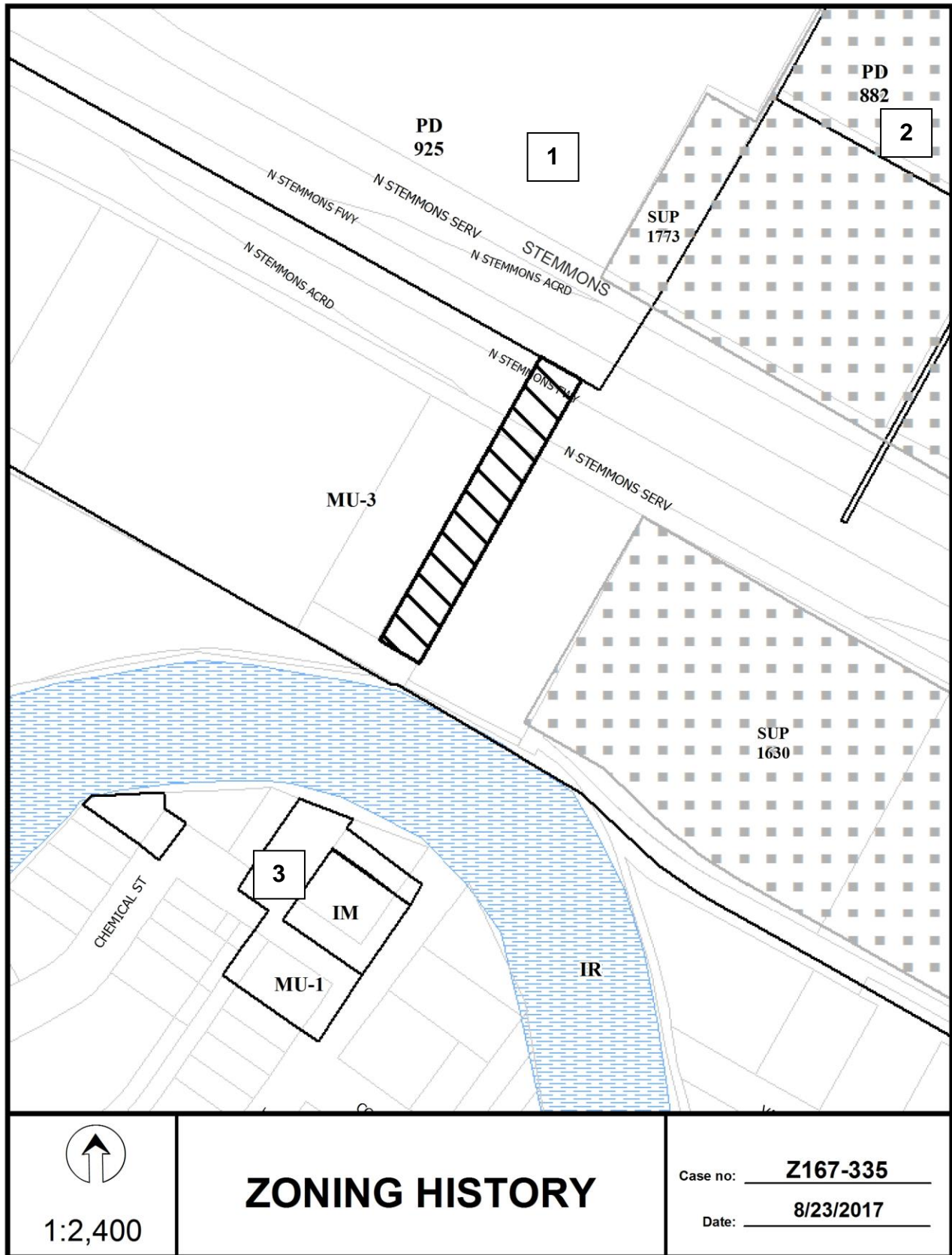
- Ambulance service.
- Animal shelter or clinic with outside runs.
- Building repair and maintenance shop.
- Commercial bus station and terminal.
- Community service center.
- Crop production.
- Gas drilling and production.
- General merchandise or food store 100,000 square feet or more.
- Home improvement center, lumber, brick or building materials sales yard.
- Mini-warehouse.
- Motor vehicle fueling station.
- Outside sales.
- Pawn shop.
- Recycling buy-back center.
- Recycling collection center.
- Recycling drop-off container.
- Recycling drop-off for special occasion collection.
- Temporary concrete or asphalt batching plant.

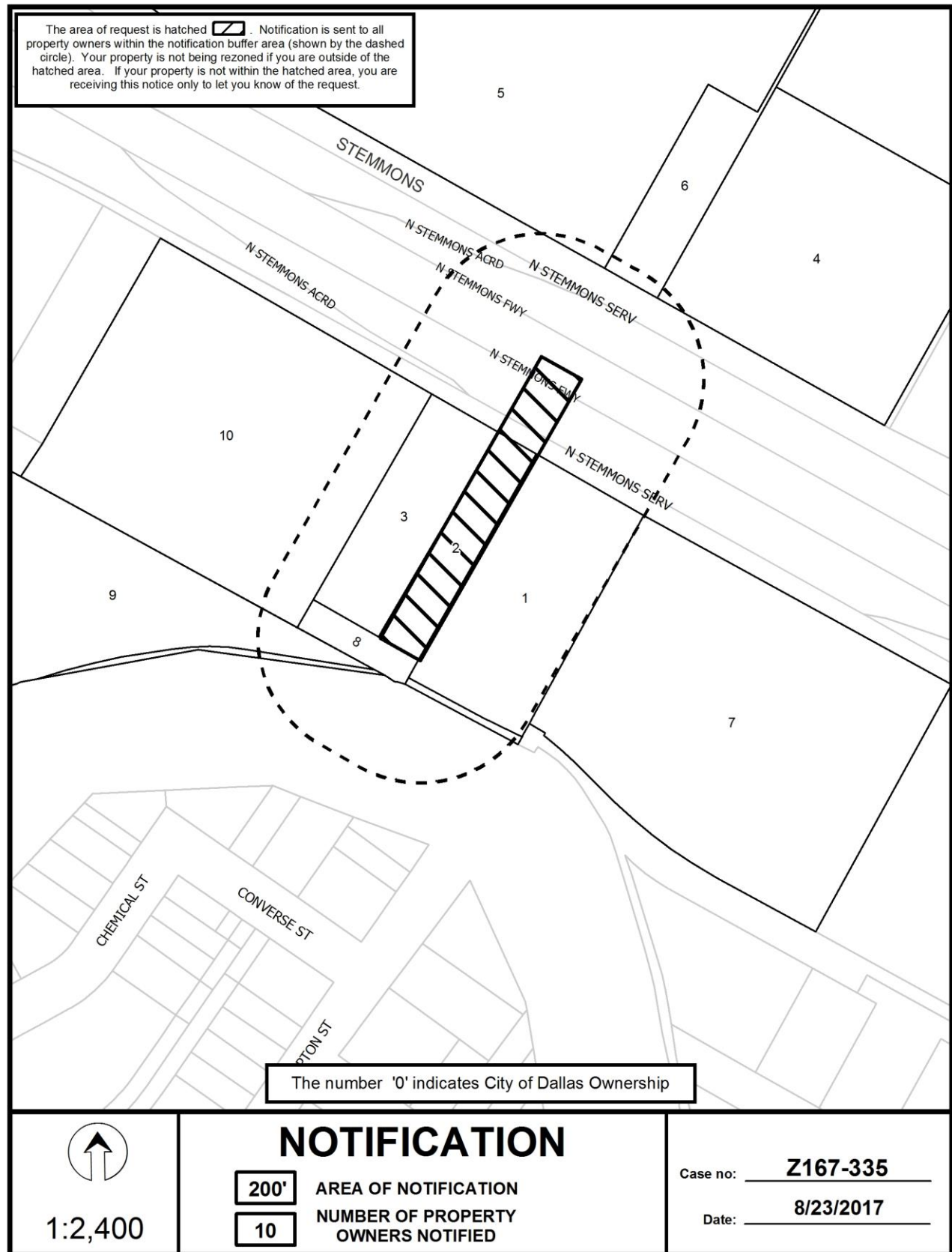
(2) For vehicle display, sales and service uses, outdoor display of vehicles is prohibited within 30 feet of the North Stemmons Freeway right-of-way.











08/23/2017

Notification List of Property Owners

Z167-335

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2451 N STEMMONS FWY	LANDED LUCKY LP
2	2461 N STEMMONS FWY	GOYEN PPTIES FAMILY LP
3	2475 N STEMMONS FWY	PINK FAMILY PARTNERSHIP
4	2320 N STEMMONS FWY	MARKET CENTER LAND LP
5	2350 N STEMMONS FWY	CHILDRENS MEDICAL CENTER OF DALLAS
6	2320 N STEMMONS FWY	CHILDRENS MEDICAL CENTER OF DALLAS
7	2365 N STEMMONS FWY	County of Dallas
8	1300 MEDICAL DISTRICT DR	PWP JOINT VENURE
9	1358 MEDICAL DISTRICT DR	MOSHER STEEL CO OF LA INC
10	2493 N STEMMONS FWY	CNL HOTEL INVESTORS INC

FILE NUMBER: Z167-341(WE) **DATE FILED:** July 11, 2017**LOCATION:** North line of Kimsey Drive, northeast of Maple Avenue**COUNCIL DISTRICT:** 2 **MAPSCO:** 44-H**SIZE OF REQUEST:** Approx. 7,500 sq. ft. **CENSUS TRACT:** 4.06

APPLICANT: Ruben Bravo**OWNER:** Candice Rubin / 2033 ECL Ltd.**REPRESENTATIVE:** Peter Kavanagh
Zone Systems, Inc.**REQUEST:** An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.**SUMMARY:** The purpose of this request is to allow the applicant to develop one 4-unit multifamily structure on the property.**STAFF RECOMMENDATION:** Approval

BACKGROUND INFORMATION:

- The request site is undeveloped.
- The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit multifamily structure.
- The surrounding land uses primarily consist of single family uses to the southeast and northeast of the site, with a multifamily use to the northwest. The property southwest of the site is developed with an office use.

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

1. Z167-304 On August 23, 2017, the City Council approved an MF-2(A) Multifamily on property zoned an IR Industrial Research District. will consider this case.
2. Z167-305 On August 23, 2017, the City Council approved an MF-2(A) Multifamily on property zoned an IR Industrial Research District. will consider this case.
3. Z167-223 On June 28, 2017, the City Council approved an MF-2(A) Multifamily District in lieu of the requested Planned Development District on property zoned an IR Industrial Research District.
4. Z145-208 On June 10, 2015, the City Council approved a Planned Form District and to repeal Shopfront Overlay No. 2 on property zoned a WMU-8 Walkable Mixed Use District (not shown on map).
5. Z145-172 On October 28, 2015, the City Council approved an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.
6. Z123-339 On March 26, 2014, City Council approved a Planned Development District for MF-2(A) Multifamily District uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Kimsey Drive	Local	50 ft.	50 ft.

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

Land Use:

	Zoning	Land Use
Site	IR	Undeveloped
Northeast	IR	Single Family
Southeast	IR	Single Family
Northwest	MU-2 w/DR	Multifamily
Southwest	IR	Office

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR - existing Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
MF-2(A) - proposed Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family

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

The request site is located within an area of the city where the development pattern has transitioned from a mix of light and heavy industrial (inside) uses with scattered single-family uses to primarily multifamily uses, with pockets of medical related office uses. Although Kimsey Drive is zoned an IR Industrial Research District several multifamily uses exist. Therefore, extending the MF-2(A) District by one parcel should not create a negative impact on the adjacent properties. On August 23, 2017, the City Council approved two zoning applications for MF-2(A) Multifamily District uses on Kimsey Drive.

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

Land Use Element

Goal 1.1 Align land use strategies with economic development priorities

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

Economic Element

Goal 2.1 Promote balanced growth

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

Urban Design

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Neighborhood Plus

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

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

Stemmons Corridor - Southwestern Medical District Area Plan:

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

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

STAFF ANALYSIS:

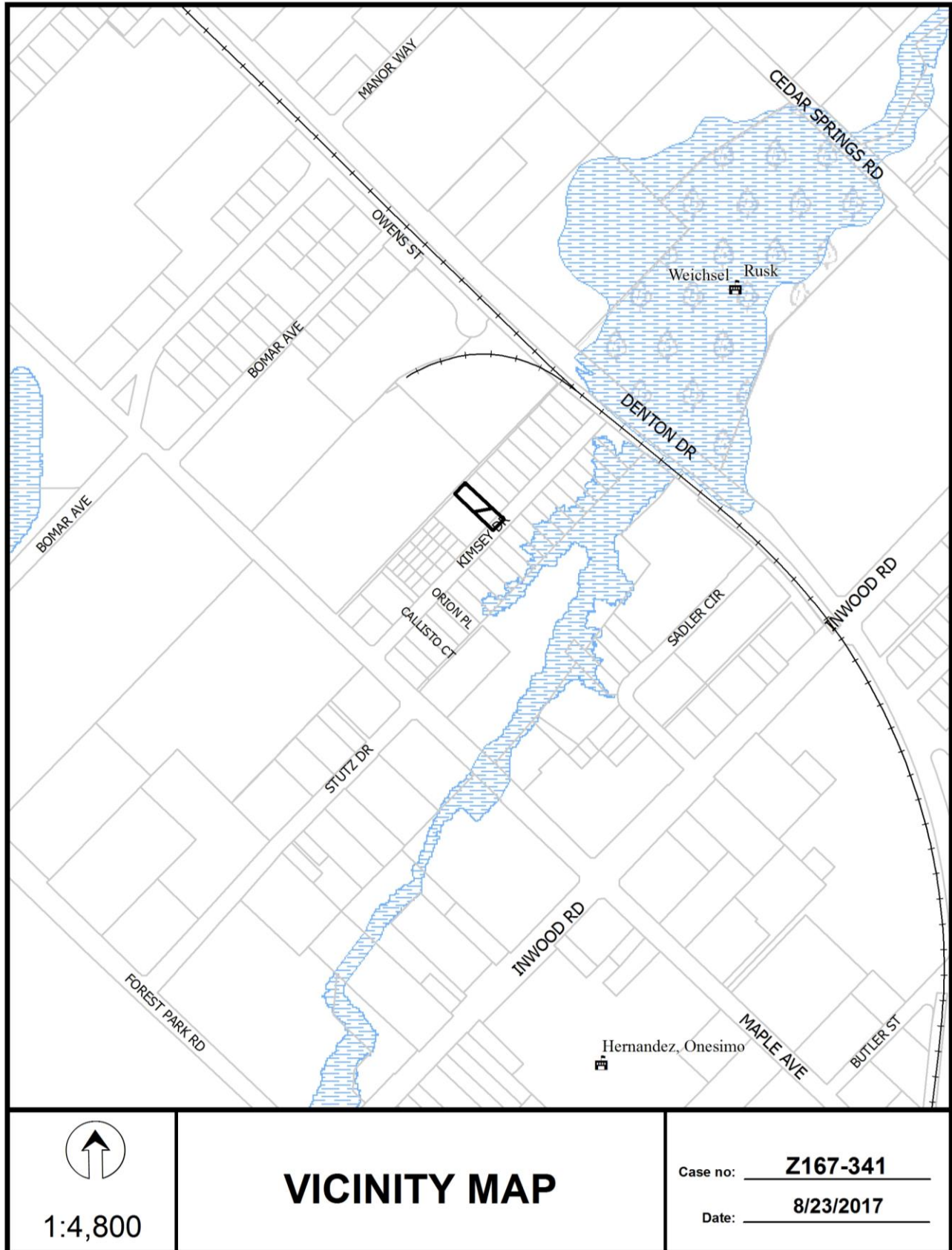
Land Use Compatibility: The 7,500-square foot site is currently undeveloped. The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit structure consisting of two bedrooms per unit with attached two-car garages. Per the representative, the proposed structure will reflect a townhouse-style design similar to the new construction on the corner of Maple Avenue and Kimsey Drive. Kimsey Drive is developed with a mix of light industrial/office uses, single family uses, and newly constructed multifamily uses. The area further northwest and southwest of the request site along Maple Avenue between Bomar Avenue and Stutz Drive, have been predominately redeveloped with multifamily uses. Developments of light and heavy industrial (inside) uses with scattered single-family uses had been predominate prior to 2003. The site is within a half-mile walking distance of the Inwood DART rail station. Thus, the need for these multifamily developments as additional housing options arise due in part to the proximity of the DART rail station and the UT Southwestern Medical campus.

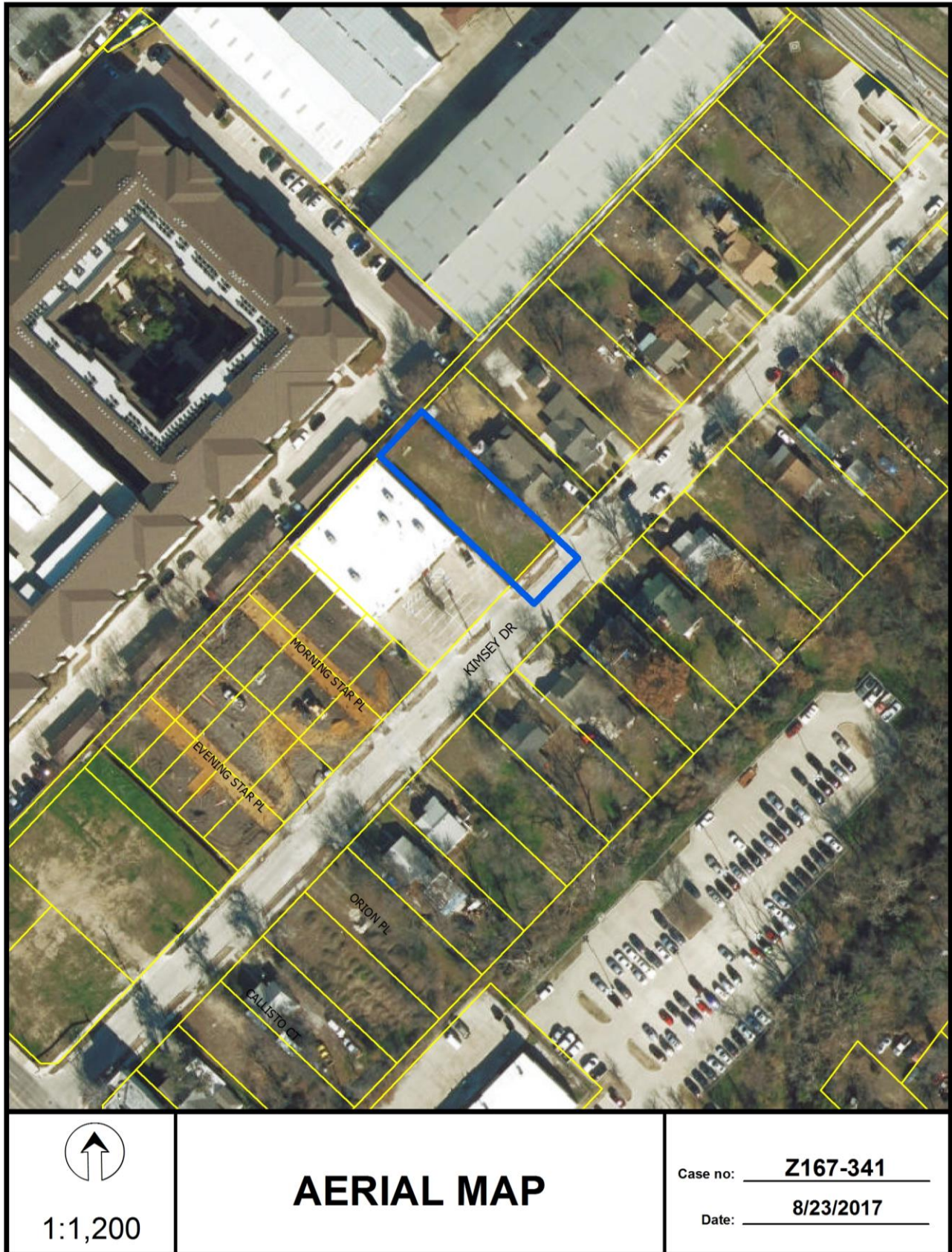
The surrounding land uses primarily consist of single family uses to the southeast and northeast of the site, with a multifamily use to the northwest. The property southwest of the site is developed with an office use.

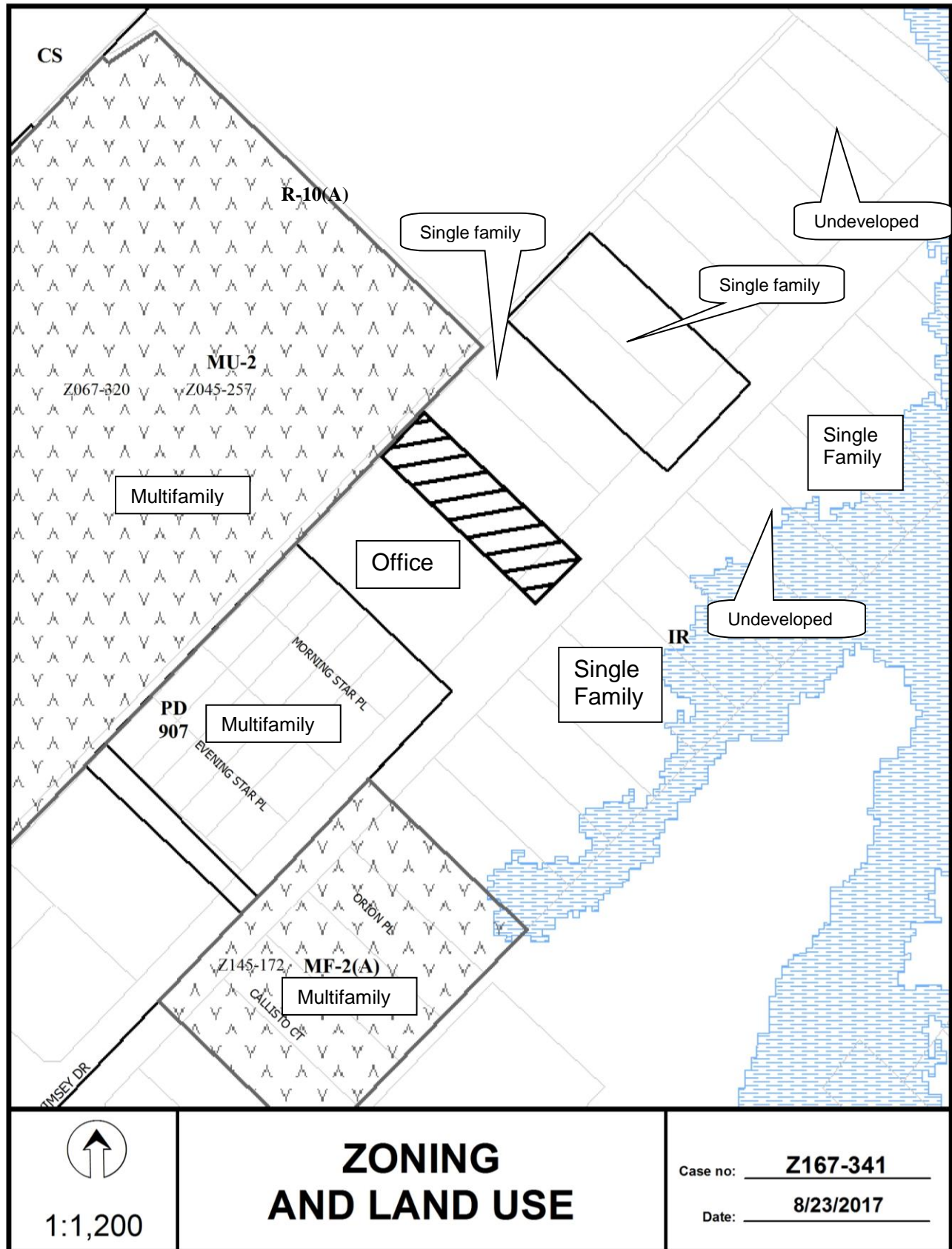
Landscaping: Landscaping will be in accordance to the landscaping requirements in Article X, as amended.

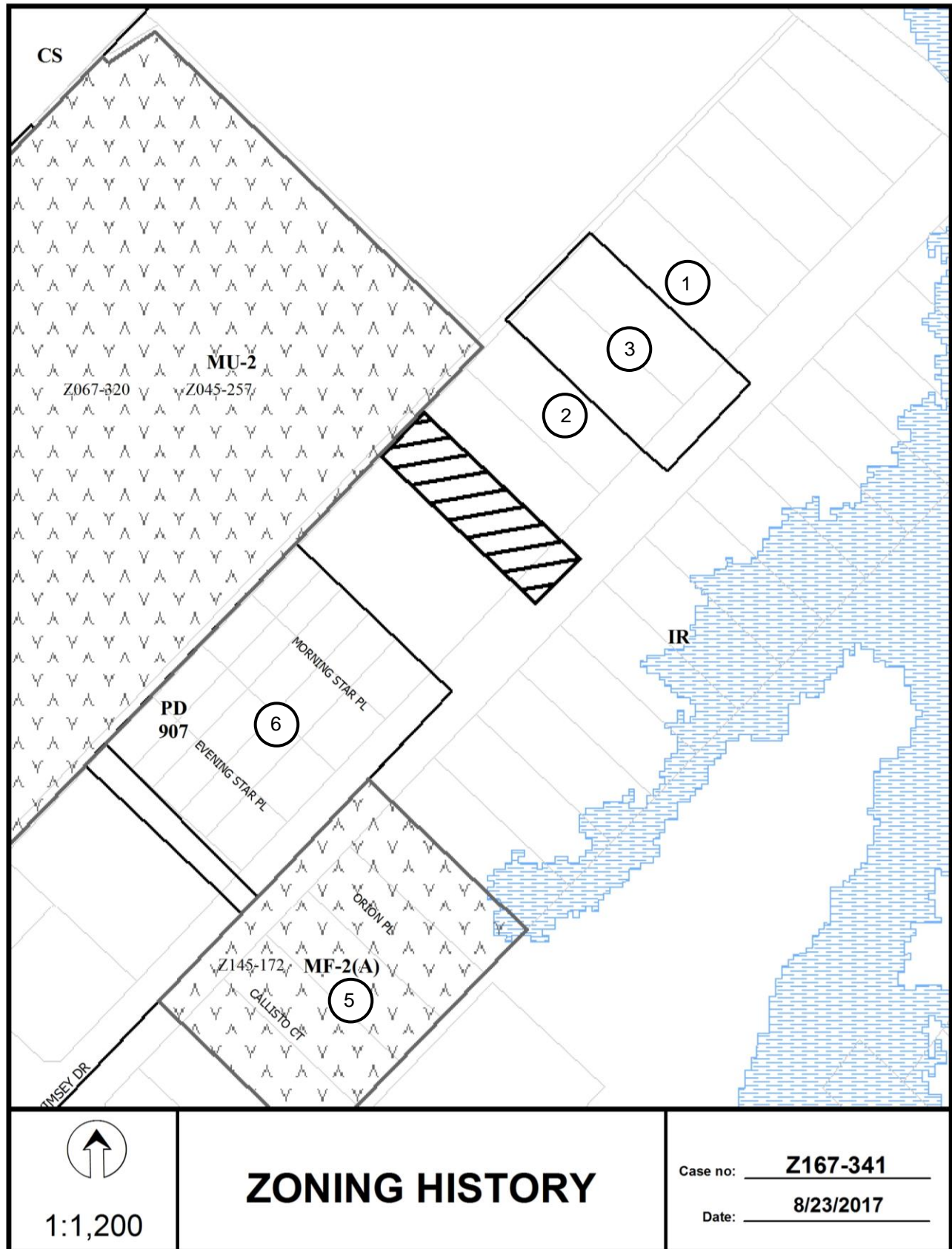
LIST OF OFFICERS
2033 ECLTD

- Candace Rubin
- Louis Lebowitz









Notification List of Property Owners

Z167-341

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2619 KIMSEY DR	RUBIN CANDACE &
2	2602 KIMSEY DR	PERKINS JANIE L
3	2606 KIMSEY DR	COPELAND D K
4	2610 KIMSEY DR	MADISON KIMSEY TLD
5	2614 KIMSEY DR	SOLIS MARTHA M
6	2618 KIMSEY DR	HEED CYNTHIA LOUISE
7	2622 KIMSEY DR	MARTINEZ ALEXANDER C &
8	2626 KIMSEY DR	MACMAHON PAUL
9	2702 KIMSEY DR	PATTERSON DAVID C ETAL
10	2706 KIMSEY DR	PORTILLO SOCORRO H LIFE ESTATE
11	2623 KIMSEY DR	VASQUEZ ALICIA GLAFIRA
12	2627 KIMSEY DR	ALDAPE GABRIELA
13	2703 KIMSEY DR	MADISON KIMSEY LTD
14	2707 KIMSEY DR	MADISON KIMSEY LTD
15	2711 KIMSEY DR	PECINA DAGOBERTO &
16	5760 MAPLE AVE	ADLER PROPERTY CO LLP
17	5917 MORNING STAR PL	WEEKLEY HOMES LLC
18	2611 KIMSEY DR	WINE MAISON LLC
19	6025 OWENS ST	CALVARY BEN
20	6008 MAPLE AVE	AMLI 6008 MAPLE AVENUE LLC

Planner: Warren F. Ellis**FILE NUMBER:** Z167-342(WE) **DATE FILED:** July 12, 2017**LOCATION:** North line of Alta Avenue, west of Greenville Avenue**COUNCIL DISTRICT:** 14 **MAPSCO:** 36-W**SIZE OF REQUEST:** Approx. 8,975 Sq. ft. **CENSUS TRACT:** 10.02

APPLICANT: FC Alta, LLC aba/Feed Company**OWNER:** Lowgreen PS Ltd.**REPRESENTATIVE:** Sameer Patel, Partner**REQUEST:** An application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 for CR Community Retail District Uses with an MD-1 Greenville Avenue Modified Delta Overlay District.**SUMMARY:** The applicant proposes to continue the operation of the restaurant [Feed Company] after midnight.**STAFF RECOMMENDATION:** Approval for a three-year period, subject to conditions.

BACKGROUND INFORMATION:

- On September 13, 2011, the City Council approved Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three year period.
- On October 8, 2014, the City Council approved a renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service for a three year period.
- The ±8,975-square foot request site is developed with a ±3,207-square foot structure which currently has a certificate of occupancy, issued on March 18, 2010, for a restaurant without drive-in or drive-through service.
- The restaurant without drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PDD No. 842, a Specific Use Permit for late hours is required in order for the establishment to operate after midnight.
- The request site is surrounded by a bar, restaurant, and parking to the north; restaurants, bars and surface parking to the east; a restaurant with drive-through service and a masonic lodge use to the south; and parking and a restaurant use to the west.
- No new construction is proposed by this application.
- The site lies within the Area 3 portion of Modified Delta Overlay No. 1.

Zoning History:

There have been approximately five zoning cases in the area over the past five years. The majority of the cases requested a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment limited to a restaurant without drive-in or drive-through use. During this time period several cases were for renewals of SUP for a late-hour establishment.

1. Z123-262 On August 28 2013, the City Council approved a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.

2. Z134-177 On July 24, 2014, the City Council approved a renewal of Specific Use Permit No. 1879 for a late-hours establishment limited to a bar, lounge or tavern on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
3. Z134-204 On August 13, 2014, the City Council approved an amendment to and the renewal of Specific Use Permit No. 2044 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
4. Z134-262 On October 8, 2014, the City Council approved a renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
5. Z156-300 On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Alta Avenue	Local	50 ft.	50 ft.

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

Land Use:

	Zoning	Land Use
Site	PDD No. 842	Restaurant without drive-through service
North	PDD No. 842	Retail, Restaurant
South	PDD No. 842	Restaurant, Masonic Lodge
East	PDD No. 842	Retail, Restaurant, surface parking
West	PDD No. 842	Restaurant, surface parking

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 842	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

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.

STAFF ANALYSIS:

Land Use Compatibility: The 8,975-square-foot request site is developed with an approximate 3,207-square-foot structure which currently has a certificate of occupancy, issued on March 18, 2010, for a restaurant without drive-in or drive-through service and SUP No. 1903 for late hours establishment.

The main uses permitted in PDD No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. PDD No. 842 is intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods. In order to operate certain uses between midnight and 6:00 a.m., the land use becomes a late-hours establishment and a Specific Use Permit is required. The owner or operator must obtain a certificate of occupancy for a late-hours establishment, before operating after 12:00 a.m. (midnight).

A late-hours establishment is defined in PDD No. 842 as a retail and personal service use that operates between 12 a.m. (midnight) and 6 a.m. The PD gives additional criteria for evaluating a request for a specific use permit:

- (e) Factors to be considered for a specific use permit for a late-hours establishment. The city plan commission and city council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

- (1) the number of citations issued by police to patrons of the establishment;
- (2) the number of citations issued by police for noise ordinance violations by the establishment;
- (3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;
- (4) the number of Texas Alcoholic Beverage Code violations of the establishment; and
- (5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

The Dallas Police Department has provided responses to these criteria, which follow later in this report.

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.

Landscaping: Landscaping will in accordance to the landscaping requirements in Article X, as amended. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

Off-street parking: Pursuant to §51A-4.210, a restaurant requires one (1) space per 100 square feet of floor area. Therefore, the ±3,207-square foot restaurant requires 32 spaces. As depicted on the site plan, 9 spaces will be provided onsite. The applicant owns the adjacent property to the west of the request site and utilizes the lot for restaurant parking. The required 32 spaces must be provided onsite and/or through a parking agreement. The applicant has a parking agreement filed with the Building Official in order to meet the required parking for the restaurant.

Police Department:

The Dallas Police Department has report that nine violations have occurred during the periods between June 2014 and June 2017, as outlined below:

Date	Violation
6/6/2017	11B - BURG OF BUS
7/10/2017	11V - BURG MOTOR VEH
6/11/2017	09 - THEFT
10/11/2015	58 – ROUTINE INVESTIGATION
1/13/2016	40 – OTHER
8/24/2015	31 - CRIMINAL MISCHIEF
6/4/2014	6X - MAJOR DIST (VIOLENCE)
12/17/2014	09 - THEFT
11/24/2014	07 - MINOR ACCIDENT

LIST OF OFFICERS

List of Partners/Principles/Officers

- Sameer Patel, Partner
- Patrick Bruce, Partner
- Anthony Rivera, Partner
- Kalpana Patel, Partner
- Peter Pena, Partner
- Patrick Pena, Partner
- Jena Collier, Partner
- Catherine Collier, Partner

Lowgreen PS LTD

Corporate Address:

- 2800 N Henderson Ave Ste 200
Dallas, TX 75206

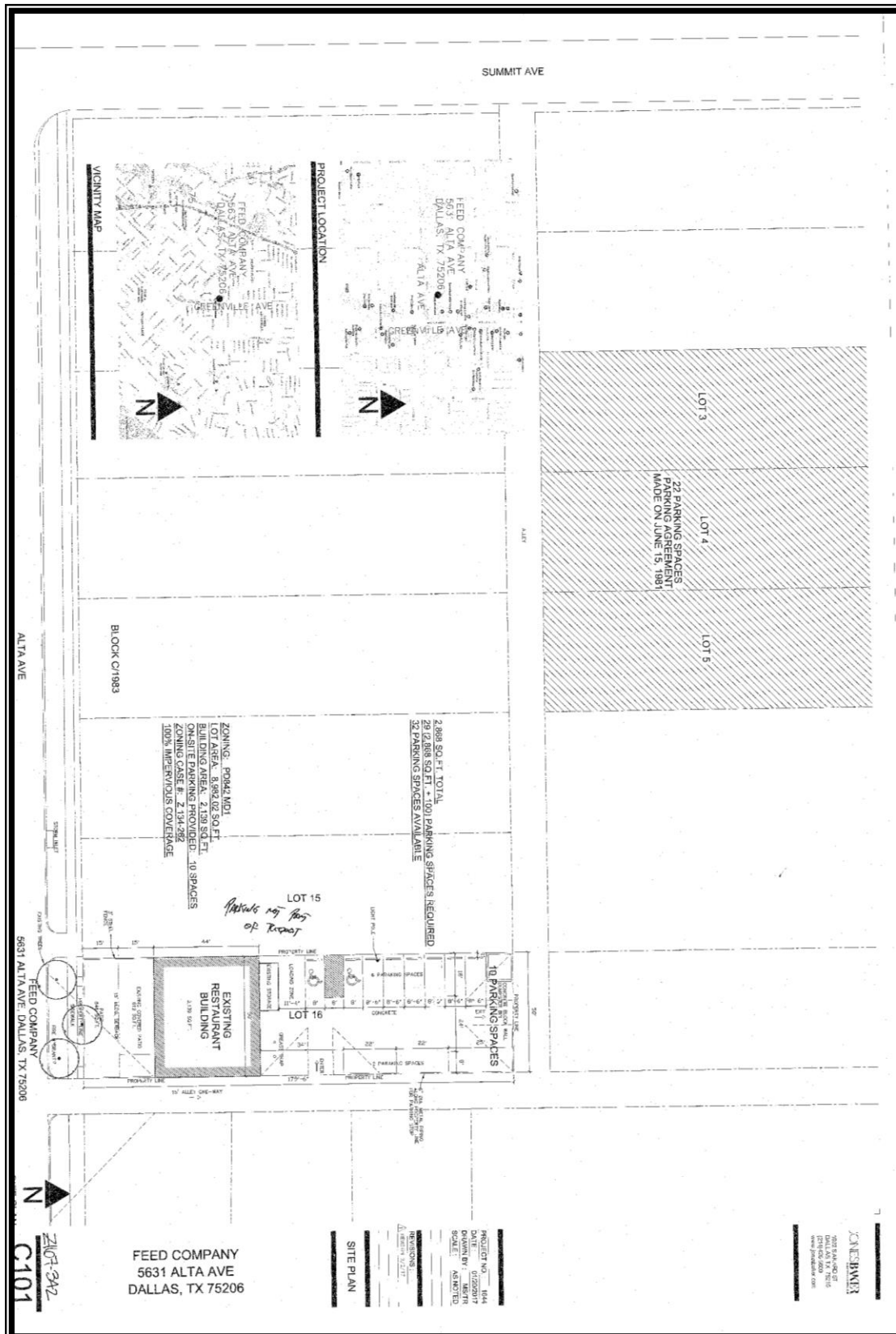
List of Partners/Principles/Officers

- Marc Andres
- Roger Andres
- Shula Netzer

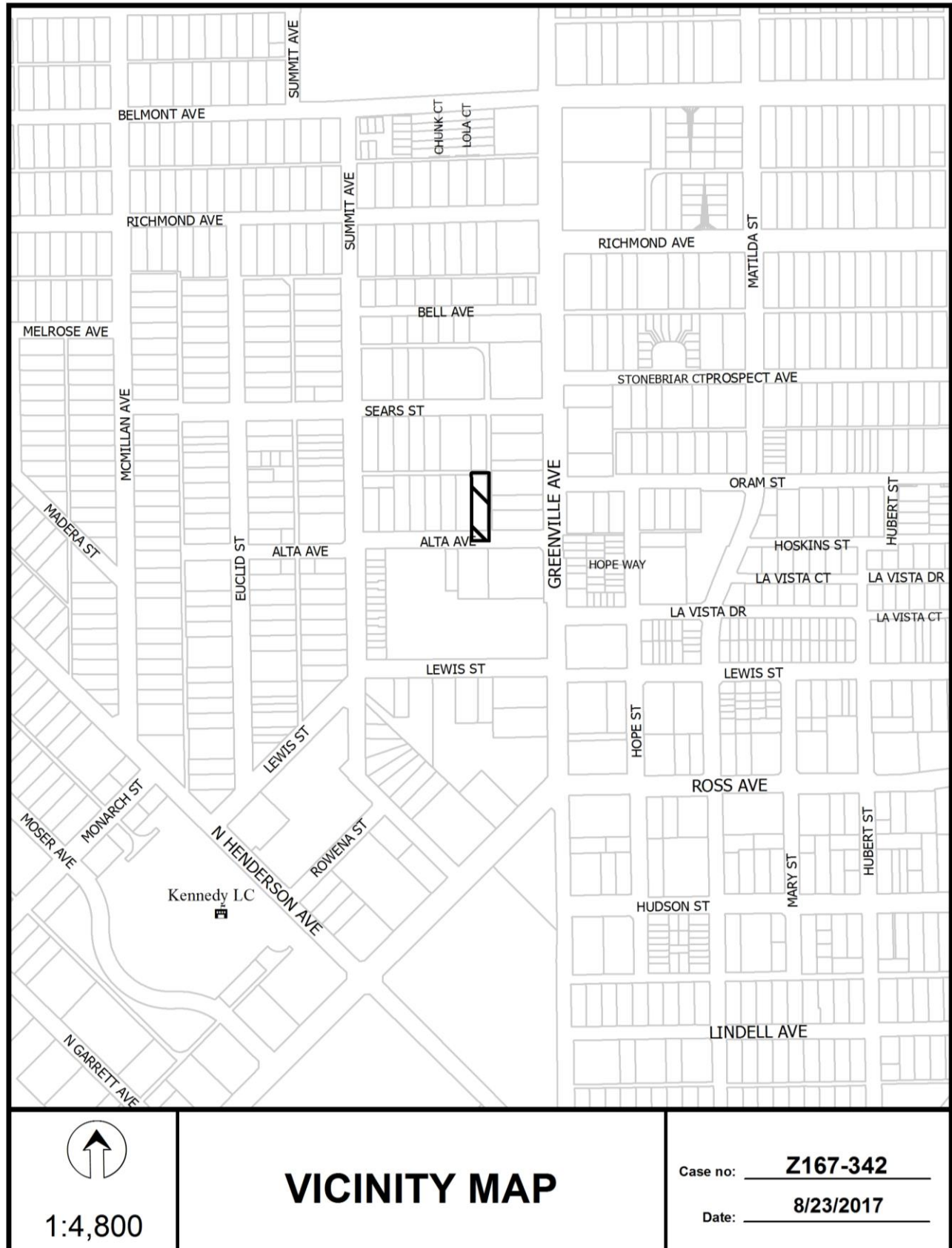
PROPOSED SUP CONDITIONS

1. **USE:** The only use authorized by this specific use permit is a late-hours establishment limited to a restaurant without drive-in or drive-through service.
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 [~~October 8, 2017~~] (three year from date of passage of this ordinance).
4. **CERTIFICATE OF OCCUPANCY:** The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).
5. **FLOOR AREA:** Maximum floor area is 3,207 square feet.
6. **HOURS OF OPERATION:** The late-hours establishment limited to a restaurant without drive-in or drive-through service may only operate between 12:00 a.m. (midnight) and 3:00 a.m., Monday through Sunday. No new customers may enter the restaurant without drive-in or drive-through service after 3:00 a.m., and all customers must leave the Property by 4:30 a.m.
7. **OUTDOOR SPEAKERS:** Use of outdoor speakers on the Property is prohibited.
8. **PARKING:** Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.
9. **MAINTENANCE:** The Property must be properly maintained in a state of good repair and neat appearance.
10. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations and with all ordinances rules and regulations of the City of Dallas,

EXISTING SITE PLAN

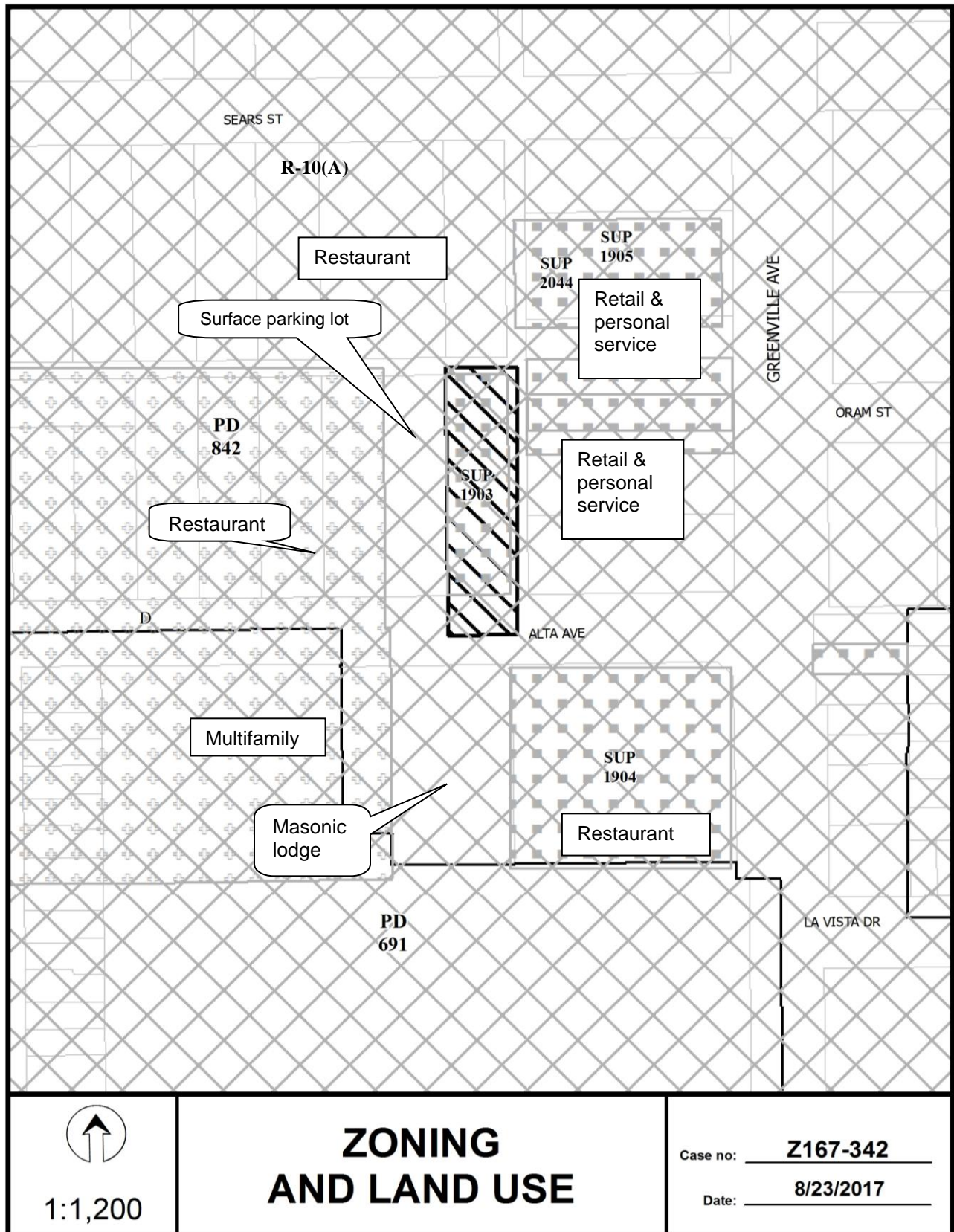


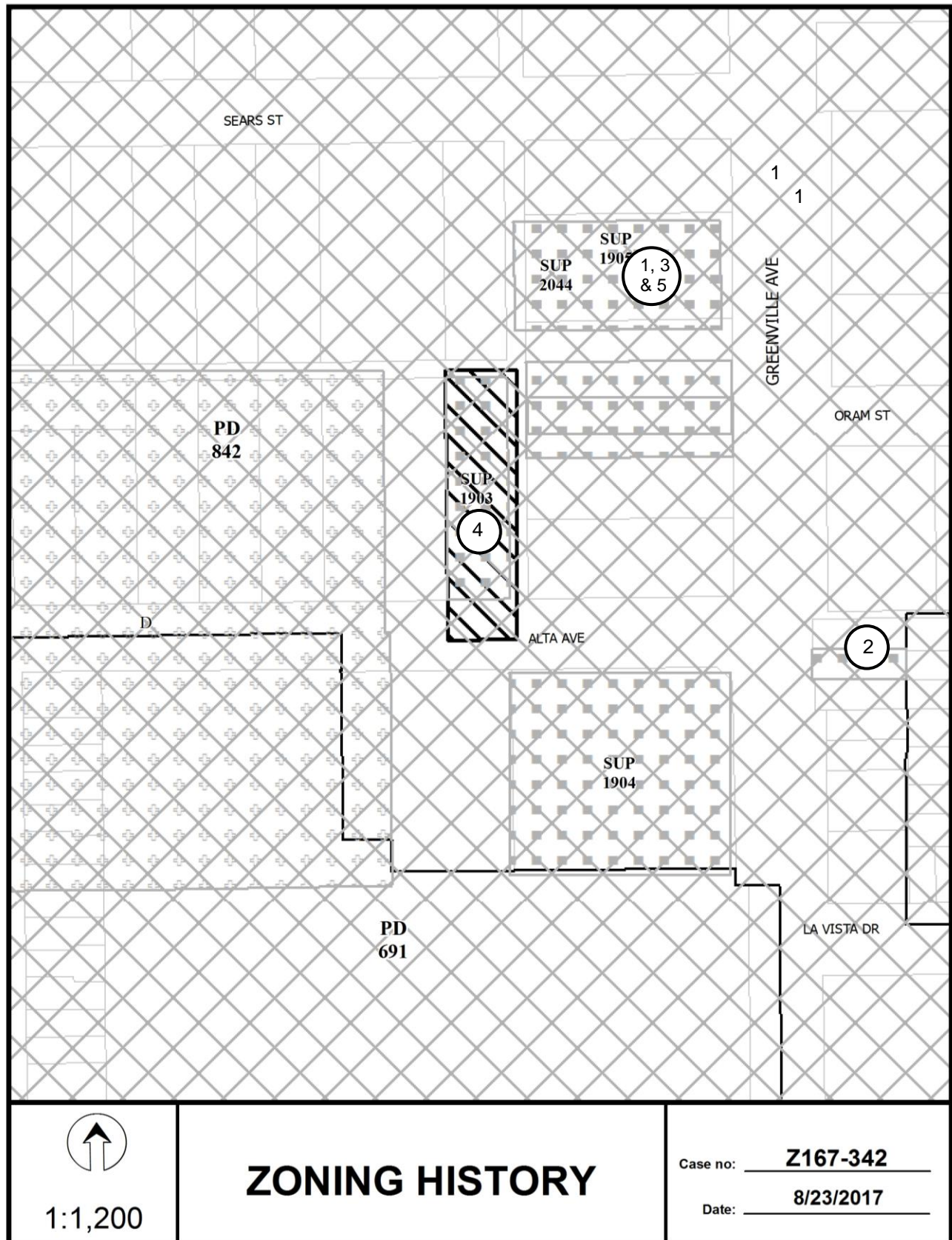
Z167-342(WE)

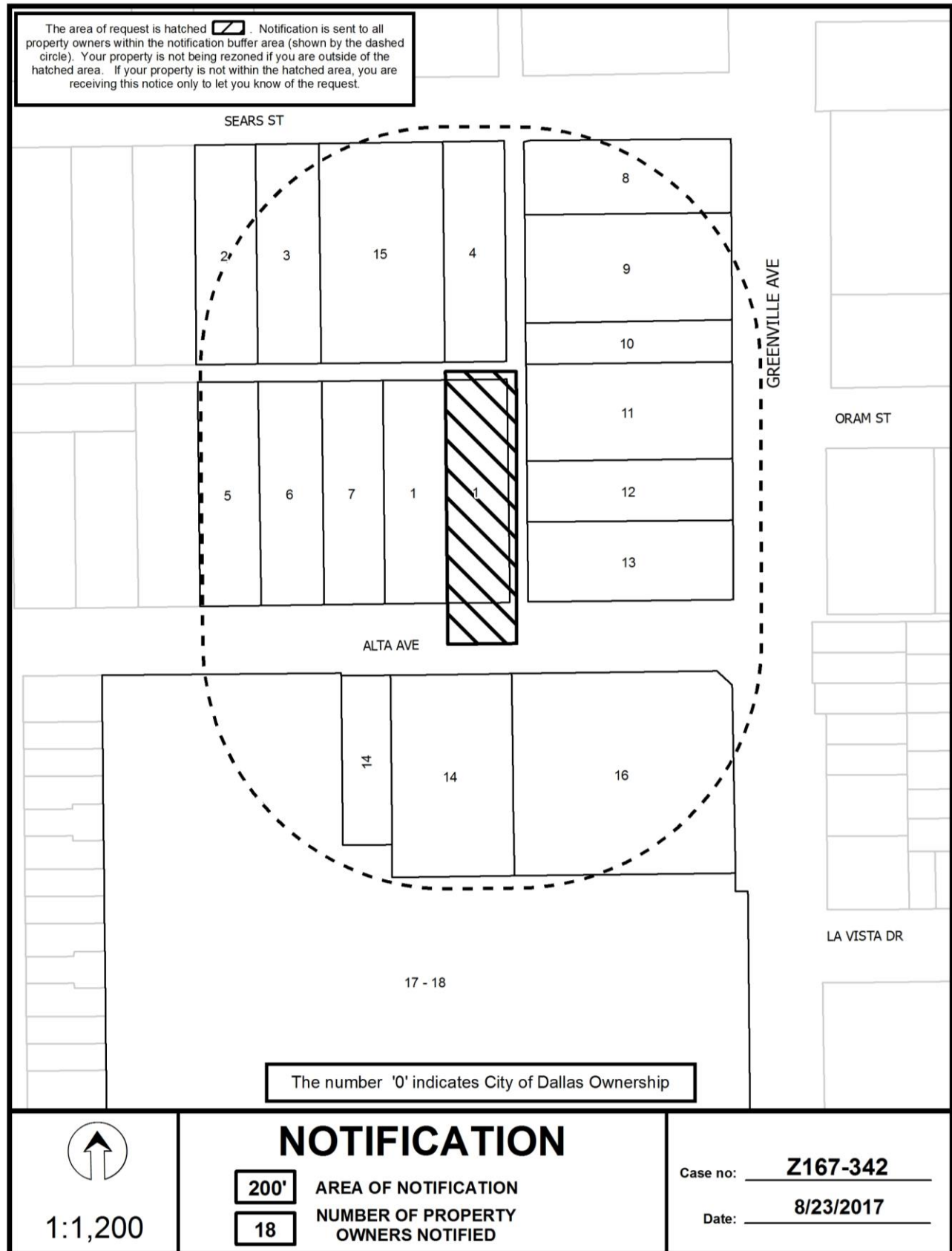


Z167-342(WE)









Notification List of Property Owners

Z167-342

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5627 ALTA AVE	LOWGREEN PS LTD
2	5614 SEARS ST	GREENVILLE HOLDINGS INC
3	5618 SEARS ST	GREENVILLE HOLDINGS CO
4	5628 SEARS ST	ANDRES FAMILY TRUSTS
5	5615 ALTA AVE	THACKER RICHARD E
6	5619 ALTA AVE	THACKER RICHARD E JR
7	5623 ALTA AVE	GREENWAYSEARS LP
8	1931 GREENVILLE AVE	GREENWAY SEARS LP
9	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
10	1917 GREENVILLE AVE	WORLD WIDE FOOD INC
11	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
12	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
13	1903 GREENVILLE AVE	LOWGREEN PS
14	5626 ALTA AVE	LATORRE ROBERT INC
15	5622 SEARS ST	5624 SEARS STREET LTD
16	1827 GREENVILLE AVE	LOWGREEN PS
17	1811 GREENVILLE AVE	EGW GREENVILLE INVESTMENTS LP
18	1811 GREENVILLE AVE	GREENWAY GREENVILLE LP

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.

On August 17, 2017, the City Plan Commission held this case under advisement to September 7, 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.

~~71~~

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 West Commerce Street at 1:50 linear feet, exclusive of driveways and visibility triangles. These pedestrian amenities may be located within public rights-of-way.

(f) Environmental performance standards. See Article VI.

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

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

Omitted for brevity.

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

Omitted for brevity.

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

Omitted for brevity.

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

Omitted for brevity.

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

Omitted for brevity.

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

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

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

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

SEC. 51P-714.114. LANDSCAPING.

Omitted for brevity.

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

(a) In general.

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

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

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

(b) Street standards.

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

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

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

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

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

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

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

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

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

(c) Sidewalk standards.

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

(2) *Omitted for brevity.*

SEC. 51P-714.116. SCREENING REGULATIONS.

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

(b) Parking lots.

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

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

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

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

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

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

SEC. 51P-714.118. ARCHITECTURAL DESIGN STANDARDS.

(a) Purpose.

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

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

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

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

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

(D) enhance the character and environment for pedestrians.

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

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

(2) Buildings containing only residential uses.

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

(d) Building orientation.

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

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

(e) Entrances.
Omitted for brevity.

(f) Facades.
Omitted for brevity.

(g) Fences and walls.
Omitted for brevity.

(h) Materials.
Omitted for brevity.

(i) Roofs.
Omitted for brevity.

(j) Story dimensions.
Omitted for brevity.

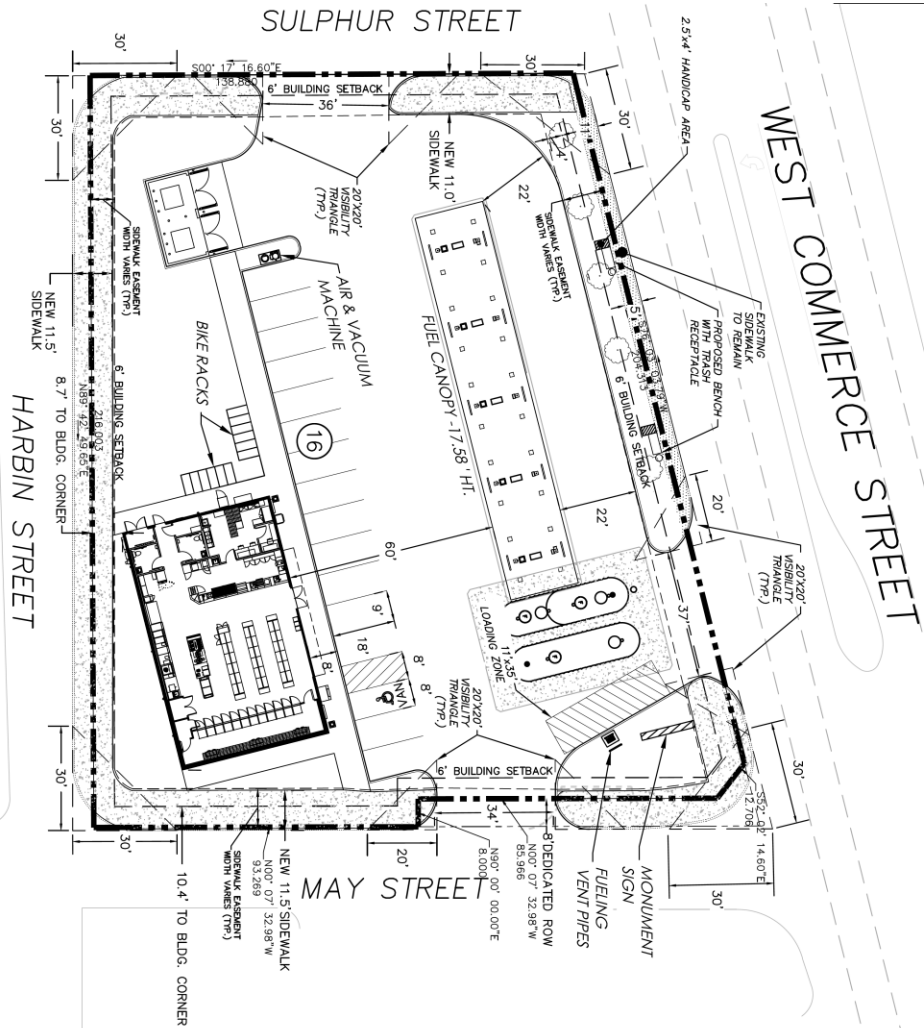
SEC. 51P-714.119.
Omitted for brevity.

ADDITIONAL PROVISIONS.

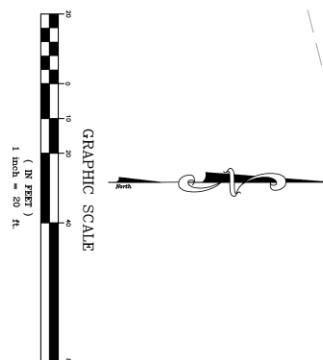
SEC. 51P-714.120.
Omitted for brevity.

COMPLIANCE WITH CONDITIONS.

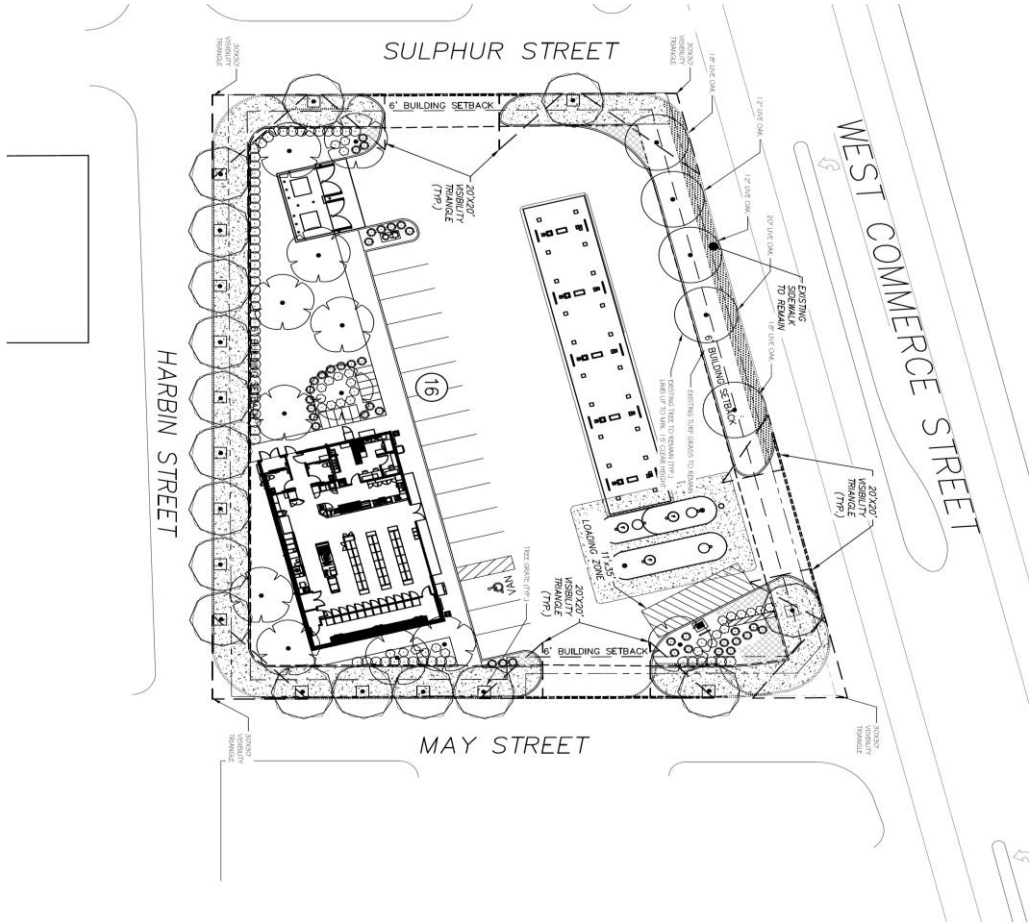
PROPOSED DEVELOPMENT PLAN



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
FOR REDUCTION OF 2 PARKING SPACES	1

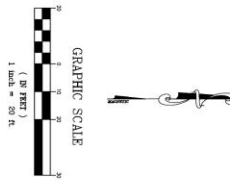
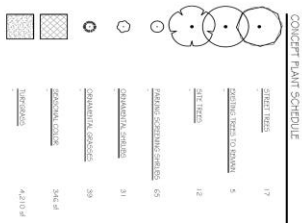


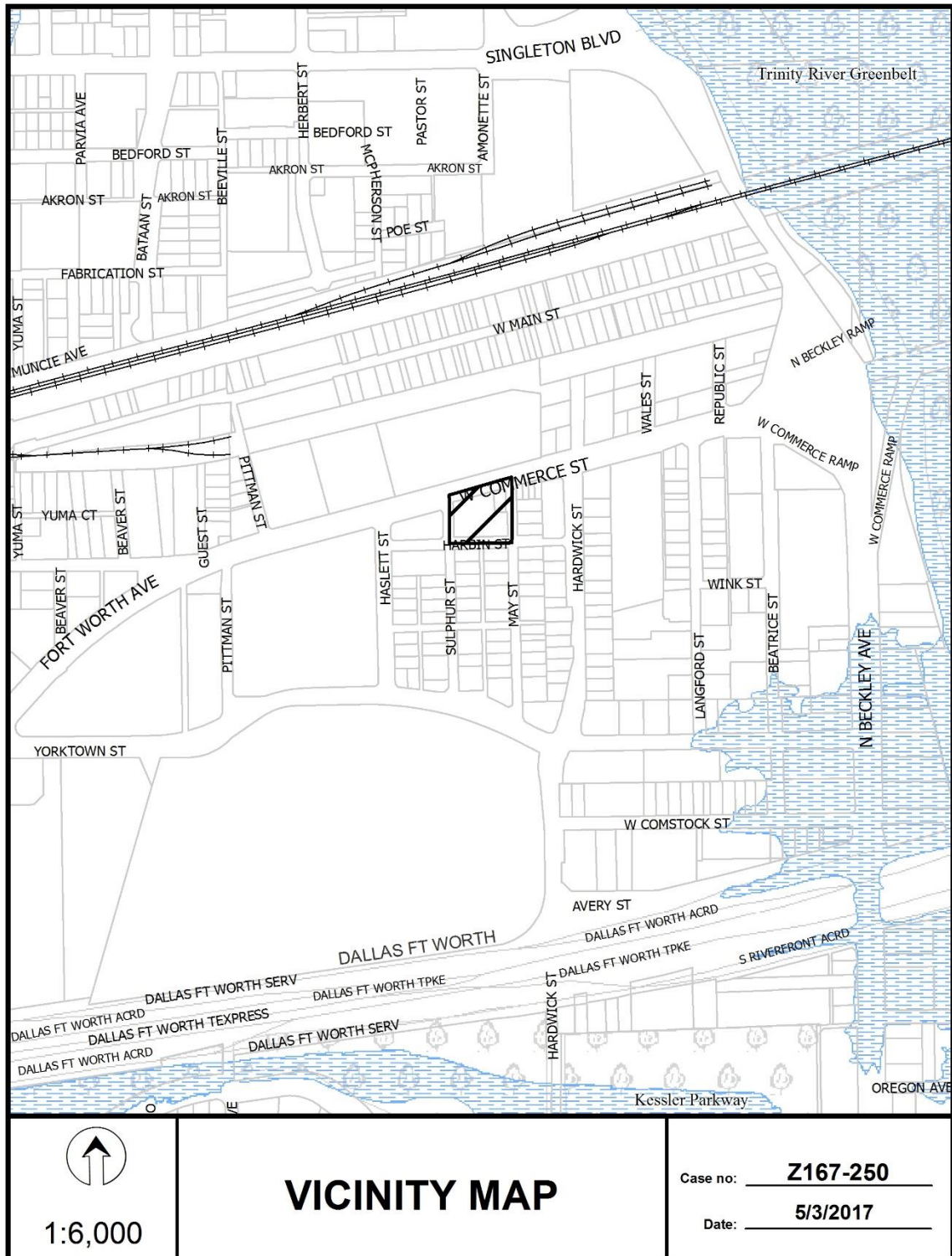
PROPOSED LANDSCAPE PLAN



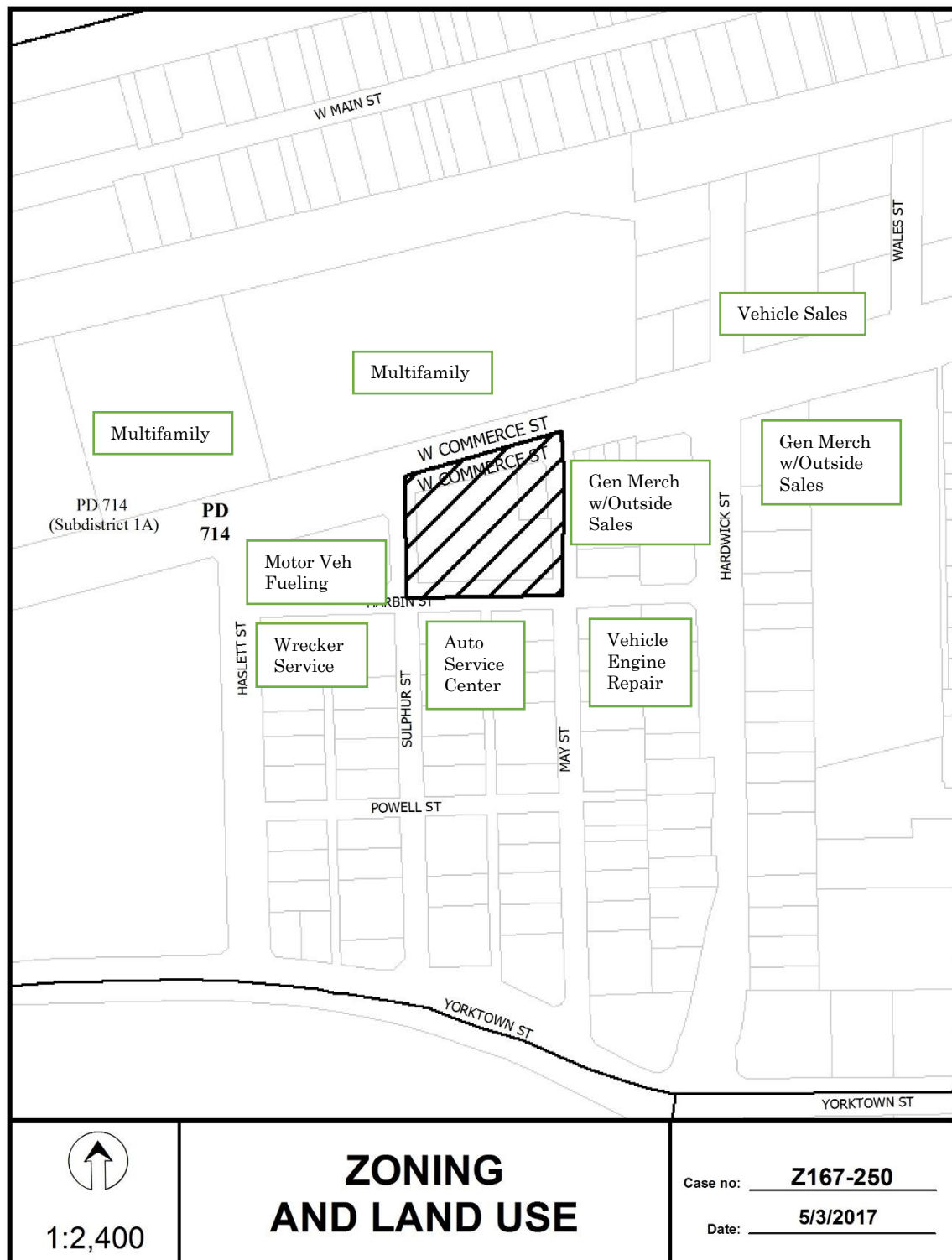
CITY REQUIREMENTS		REQ.	PROV.
SITE TREES	1" CAL. TREE SPACING 10' X 10' (10' MIN. 8' TREES MIN.)	12	12
	34" MIN. 1' 30" MIN. 1' 10" TREES		
PARKING AREA LANDSCAPE	EVERY PARKING SPACE SHALL BE LOCATED WITHIN 17' OF THE TRUNK OF A LANDSCAPE TREE		PROVIDED
STREET TREES	PARKING AREA SHALL BE LOCATED WITHIN 17' OF THE TRUNK OF A LANDSCAPE TREE		
	1" CAL. TREE PER 30' OF FRONTAGE AND SHALL BE PROVIDED IN THREE SPACES		
LANDSCAPE TREES	1" CAL. TREE PER 30' OF FRONTAGE AND SHALL BE PROVIDED IN THREE SPACES	7	8
	1" CAL. TREE PER 30' OF FRONTAGE AND SHALL BE PROVIDED IN THREE SPACES	0	0
LANDSCAPE TREES	1" CAL. TREE PER 30' OF FRONTAGE AND SHALL BE PROVIDED IN THREE SPACES	0	0
	1" CAL. TREE PER 30' OF FRONTAGE AND SHALL BE PROVIDED IN THREE SPACES	0	0
TREES PERMANENT	1" CAL. TREE PER 30' OF FRONTAGE AND SHALL BE PROVIDED IN THREE SPACES	0	0
	1" CAL. TREE PER 30' OF FRONTAGE AND SHALL BE PROVIDED IN THREE SPACES	0	0

- GENERAL LANDSCAPE NOTES
- ALL PLANTING SHALL BE DONE WITHIN 10 DAYS OF APPROVAL. PLANTING SHALL BE DONE IN THE SPRING OR FALL.
 - THE LANDSCAPE FOR THE BUILDING SHALL BE PROVIDED AS NOTED IN THE PLAN AND THE LANDSCAPE FOR THE PARKING AREA SHALL BE PROVIDED AS NOTED IN THE PLAN.
 - THE CITY OF CHICAGO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE.
 - THE CITY OF CHICAGO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE.











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:	Z156-237(WE)	DATE FILED:	March 24, 2016
LOCATION:	South line of West Northwest Highway, east of Lemmon Avenue		
COUNCIL DISTRICT:	13	MAPSCO:	23Z, 24W
SIZE OF REQUEST:	Approx. 0.891 acres	CENSUS TRACT:	73.02

APPLICANT /OWNER QuikTrip Corporation

REPRESENTATIVE: Tonya Meier and Matthew Sanderson,
Gray Reed & McGraw, PC

REQUEST: An application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District.

SUMMARY: The purpose of this request is to allow for the development of general merchandise or food store and a fueling station to be developed on the site. The applicant is requesting several modifications to the landscaping regulations. The applicant is in discussions with the City's Park and Recreation Department to use the adjacent undeveloped tract of land for additional surface parking. The adjacent park land is not a part of this request.

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

PREVIOUS CPC ACTION: On June 2, 2016, CPC held this case under advisement to August 4, 2016, at the request of the applicant. The City Plan Commission subsequently held under advisement on the following dates: August 4, 2016; October 6, 2016; November 10, 2016; January 19, 2017; March 16, 2017; and April 27, 2017.

BACKGROUND INFORMATION:

- On December 3, 2015, the Park and Recreation Board authorized a public hearing to be held on February 10, 2016, to discuss a portion of the Bachman Creek Greenbelt. A portion of the Greenbelt is proposed to be developed with surface parking.
- On April 27, 2016, the City Council held this action item under advisement indefinitely regarding the Park and Recreation Board's authorized public hearing for a portion of the Bachman Creek Greenbelt and maintenance agreement for the request site [QuikTrip].
- The applicant has redesigned the site to incorporate a one-story, general merchandise or food store with a fueling station and the required off-street parking spaces on site. The original request to incorporate a portion of the Bachman Creek Greenbelt for surface parking is no longer a part of this request.
- The applicant is requesting to modify the landscape requirements due to the size of the site.

Zoning History: There has been one zoning case in the area within the past five years.

1. Z123-338 On January 8, 2014, the City Council approved a Planned Development for mixed uses on property zoned an MU-1 Mixed Use District, on the south side of West northwest Highway, east of Lemmon Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
W. Northwest Highway	Principal Arterial	100 ft.	100 ft.

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

COMPREHENSIVE PLAN: The 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 Plan identifies the request site as being on the outer perimeter edge of an Urban Neighborhood Building Block.

LAND USE ELEMENT:**GOAL 1.2** Promote desired development.

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

Land Use Compatibility: The request site is currently developed with a personal service use. The applicant is requesting a Planned Development District for CR Community Retail uses to allow for a reduction in the landscape requirements for a proposed 5,773 square foot general merchandise or food store with a fueling station. A general merchandise or food store greater than 3,500 square feet is permitted by right in a CR Community Retail District.

The proposed Planned Development District for a CR Community Retail District will not have a negative performance impact on the surrounding community-retail serving uses. A CR Community Retail District is to provide for “development of community-serving retail, personal service and office uses at a scale and intensity compatible with residential communities. The proposed general merchandise or food store greater than 3,500 square feet with a fueling station is a permitted use in the CR Community Retail District. The nearest residential use is approximately 336 feet east of the proposed development.

In addition, the applicant is seeking City Council approval to use the adjacent lot that is owned by the City of Dallas. The adjacent lot is not part of the request. However, if the City Council approves the use of the adjacent lot, the lot will be used for additional off-street parking for the proposed use and for individuals seeking to use the Bachman Lake Park.

	Zoning	Land Use
Site	CR	Restaurant
North	CR, SUP No. 1596	Auto Related uses, Retail
South	CR	Undeveloped, parkland
East	CR	Retail & personal service
West	CR	Undeveloped

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
PDD for CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping must be provided as shown on the attached landscape plan. Due to the site's configuration, the landscape requirements for site trees and street trees will not be in compliance with Article X. Below is a comparison chart that shows the differences between Article X requirements and the applicant's proposal. In addition, there is an underground utility easement that runs along West Northwest Highway and as a result could affect the type of plant materials (i.e., street trees) that may be installed.

REQUIRED ORDINANCE	PROVIDED
PROTECTED TREE MITIGATION - REPLACEMENT TREES MUST EQUAL, IN CALIPER, THE CALIPER OF PROTECTED TREES REMOVED. (ASSUME NO MITIGATION AT PRELIM) REFER TO DEMO SHEET	EXISTING TREES TO REMAIN = ALL NO NEW TREES PLANTED FOR MITIGATION
SITE TREES – 10 REQUIRED: ONE 2" CALIPER TREE PER 4,000 S.F. OF LOT AREA WITH MINIMUM OF 4 TREES. NO ONE SPECIES MAY CONSTITUTE MORE THAN 30% OF REPLACEMENT TREES. 38,768.73 S.F. / 4,000 S.F. = 9.69 (10) TREES	13 PROVIDED
STREET TREES – 4 REQUIRED: MUST HAVE ONE 3" CALIPER TREE PER 50' OF STREET FRONTAGE WITH A MINIMUM OF 2 TREES. LEMMON AVENUE = 0' / 50' = 0 TREES NORTHWEST HIGHWAY = 159' / 50' = 3.18 (4) TREES	1 PROVIDED
PARKING LOT TREES - ALL REQUIRED PARKING SPACES MUST BE LOCATED WITHIN 120' OF THE TRUNK OF A LARGE CANOPY TREE. PARKING LOT TREES MAY NOT BE PLANTED CLOSER THAN 2.5' TO THE PAVED PORTION OF THE PARKING LOT.	MEETS CODE
DESIGN STANDARDS - MUST PICK TWO. 1. SCREENING OF OFF STREET PARKING 2. ENHANCED PEDESTRIAN WALKWAYS	MEETS CODE 1) ENHANCED PEDESTRIAN WALKWAY (SCORED & STAINED CONCRETE) CONCRETE TO BE STAINED WITH SCOFIELD REVIVE STAIN USING COLOR WESTWOOD BROWN: STAMPED CONCRETE

Parking: The off-street parking requirement for a general merchandise or food store with a fuel station is one space per 200 square feet of floor area plus two spaces for the fueling station. Based on the proposed 5,773 square-foot buildable floor area, the applicant is required to provide 31 parking spaces, as depicted on the proposed development plan.

LIST OF OFFICERS

QuikTrip Corporation

ELECTION OF OFFICERS RESOLUTION

RESOLVED: That the persons as set out below are elected to the office set below their names, said officers to begin their term at the beginning of the 2015-2016 fiscal year, May 2, 2015.

Name and Title

Chester E. Cadieux III
Chairman of the Board/ President/ Chief Executive Officer

Stuart C. Sullivan
Vice President – Finance/ Chief Financial Officer

Charles L. Barton
Vice President – Marketing

Julie L. Brockmeier
Vice President – Petroleum Supply & Transportation

Stephen R. Fater
Vice President – Corporate Treasurer

Timothy O. Heuback
Vice President – Store Operations

Gina L. Hitz
Vice President – Information Services/ Chief Information Officer

Andrew C. Houdashelt
Vice President – Food

James A. Kubala
Vice President – Operations Systems

Ronald S. Jeffers
Vice President – Operations/Human Resources

James D. Marchesano
Vice President – Store Development

PROPOSED PDD CONDITIONS

ARTICLE.

PDD.

SEC. 51P- .101. LEGISLATIVE HISTORY.

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

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

PD ____ is established on property generally located on the South line of W. Northwest Highway, east of Lemmon Avenue. The size of PD ____ is approximately 0.891 acres.

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

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

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

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

SEC. 51P- 103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____A: development plan.

(2) Exhibit ____B: landscaping plan.

SEC. 51P- .104. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit __) before the issuance of any building permit to authorize work on the Property. If there is a conflict between the text of this article and the approved development plan, the text of this section controls.

SEC. 51P- .105. MAIN USES PERMITTED.

The uses permitted in this district are the same as those permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in the Dallas Development Code. For example, a use permitted in the CR Community Retail District by specific use permit (SUP) only is permitted in this PD by SUP only. A use subject to development impact review (DIR) in the CR Community Retail District is subject to DIR in this PD, etc.

SEC. 51P- .106. ACCESSORY USES.

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

SEC. 51P- .107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as otherwise provided in this section, the yard, lot, and space regulations for a CR Community Retail District apply in this district.

SEC. 51P- .108. OFF-STREET PARKING.

(a) Consult the use regulations (Division 51A-4.200) for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally.

SEC. 51P- .109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- .110. LANDSCAPING.

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

SEC. 51P- .111. SIGNS.

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

SEC. 51P- .112. ACCESS.

Ingress and egress must be provided as shown on the development plan.

SEC. 51P- .113. ADDITIONAL PROVISIONS.

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

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

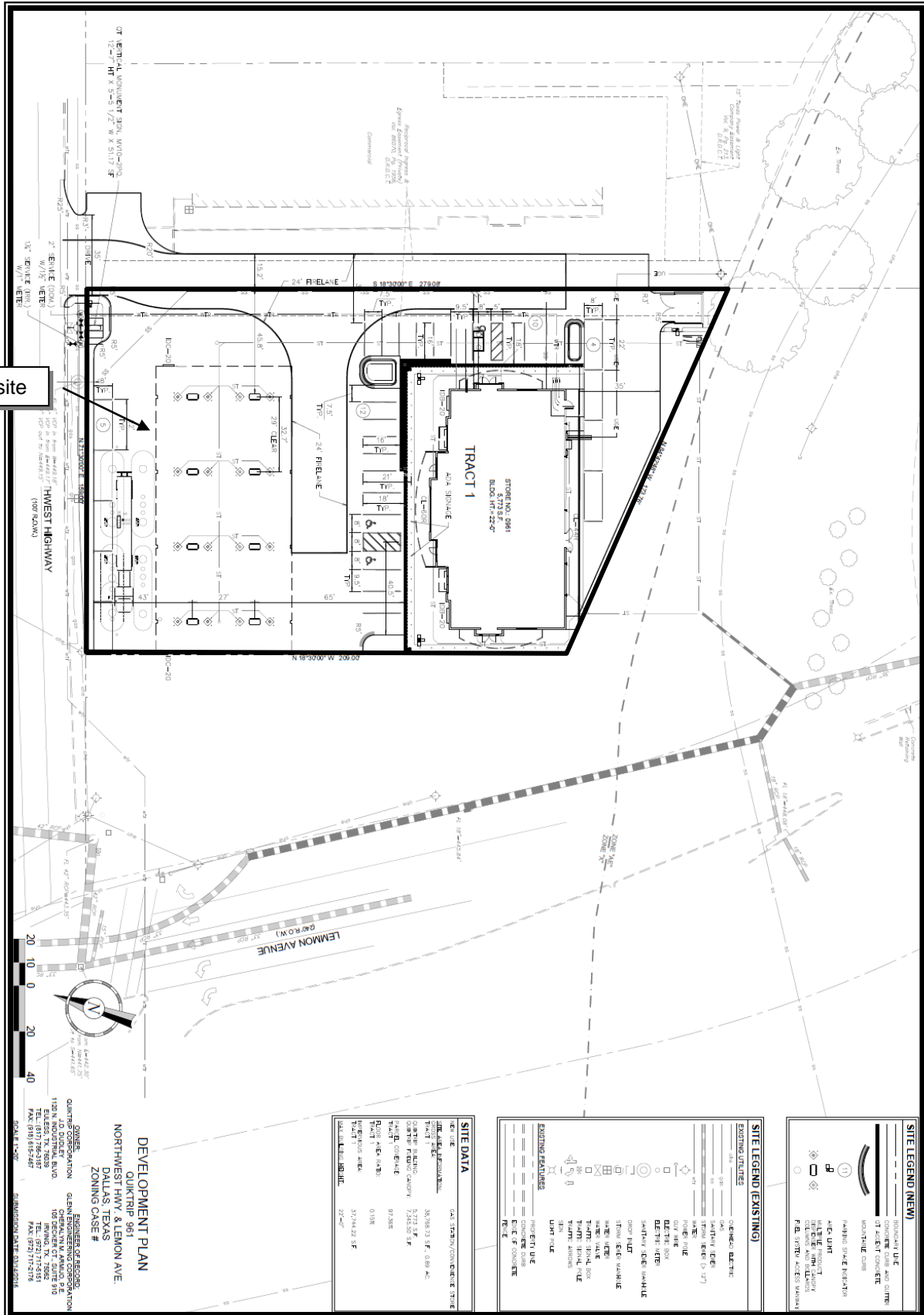
SEC. 51P- .114. COMPLIANCE WITH CONDITIONS.

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

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

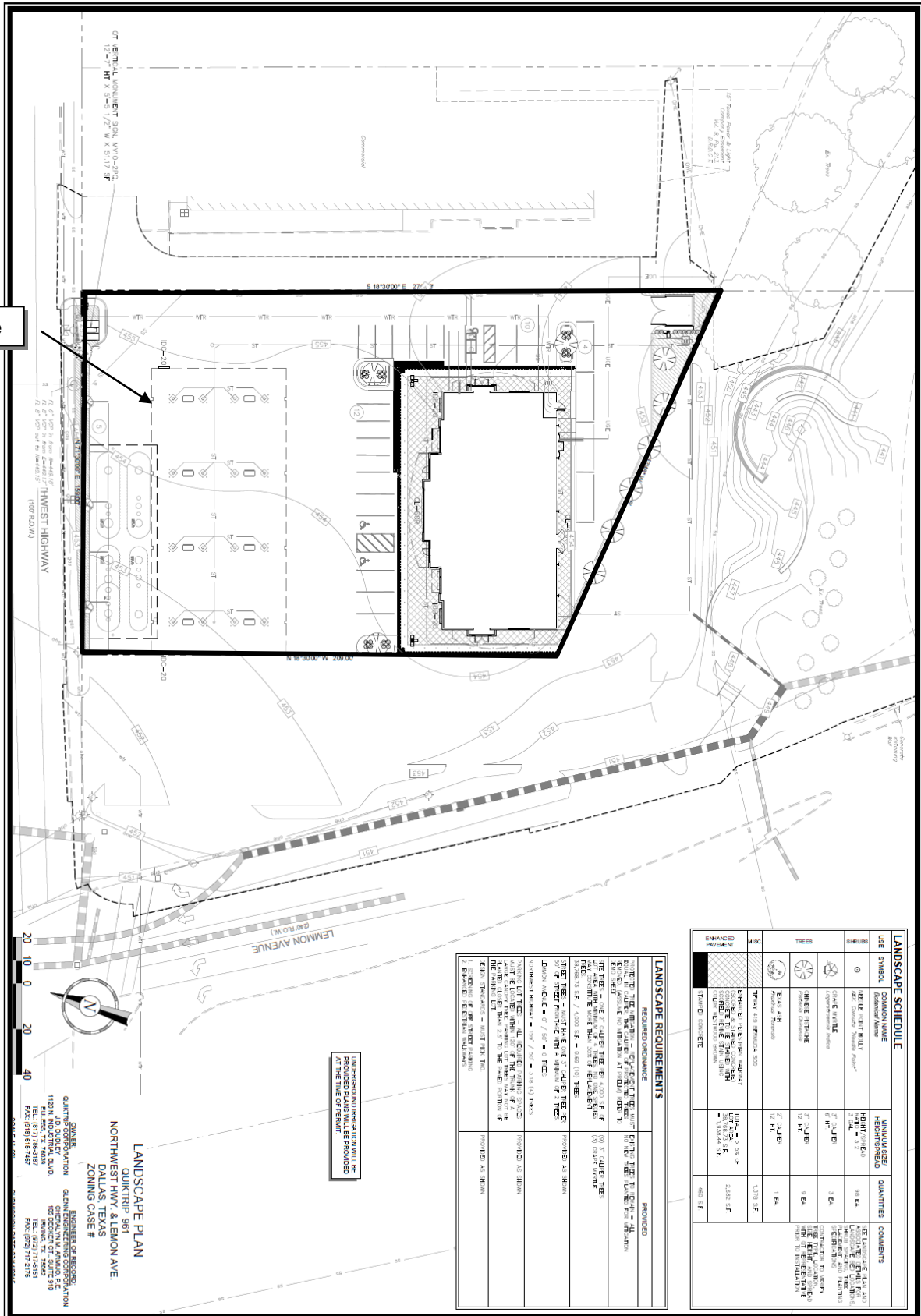
PROPOSED DEVELOPMENT PLAN

Request site

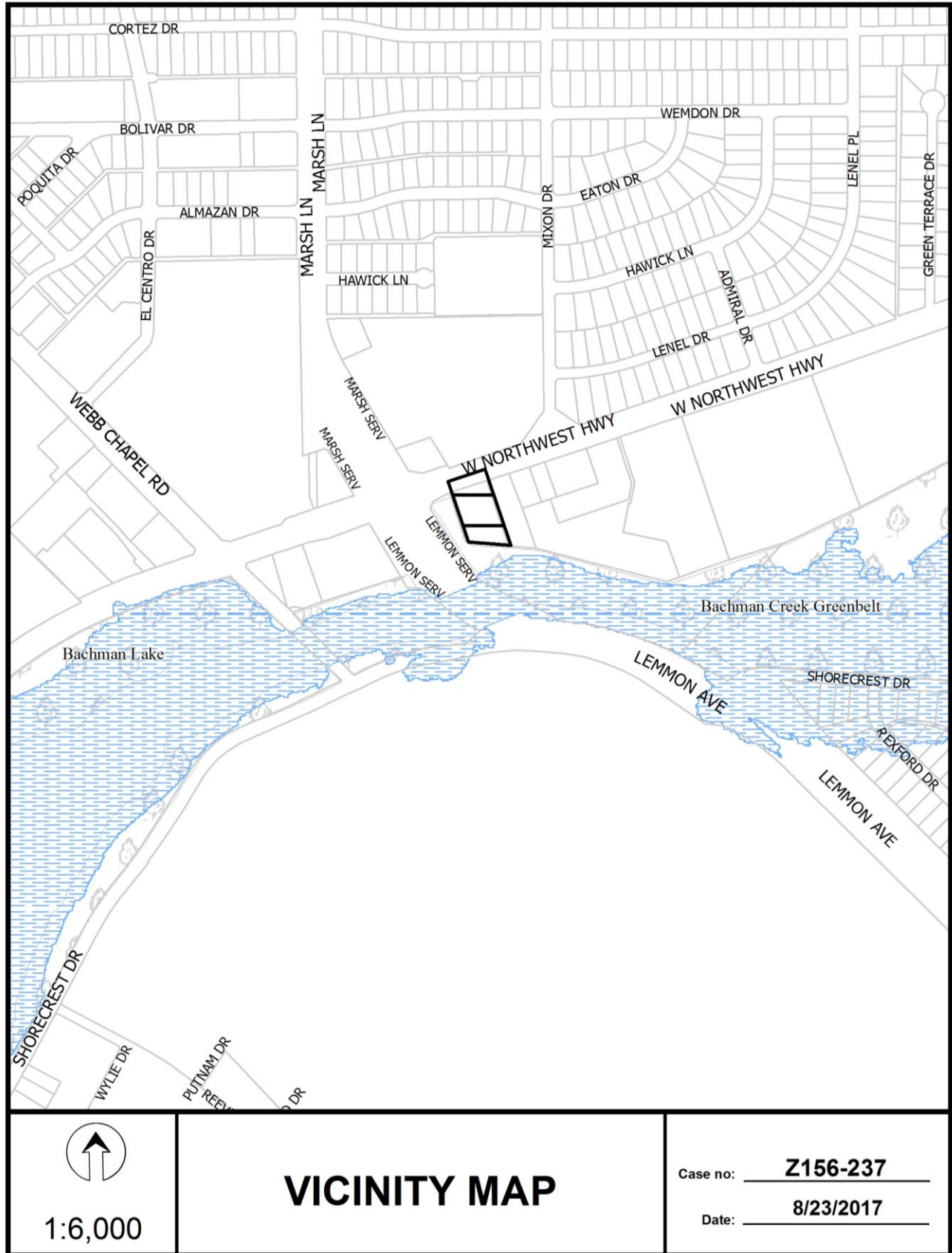


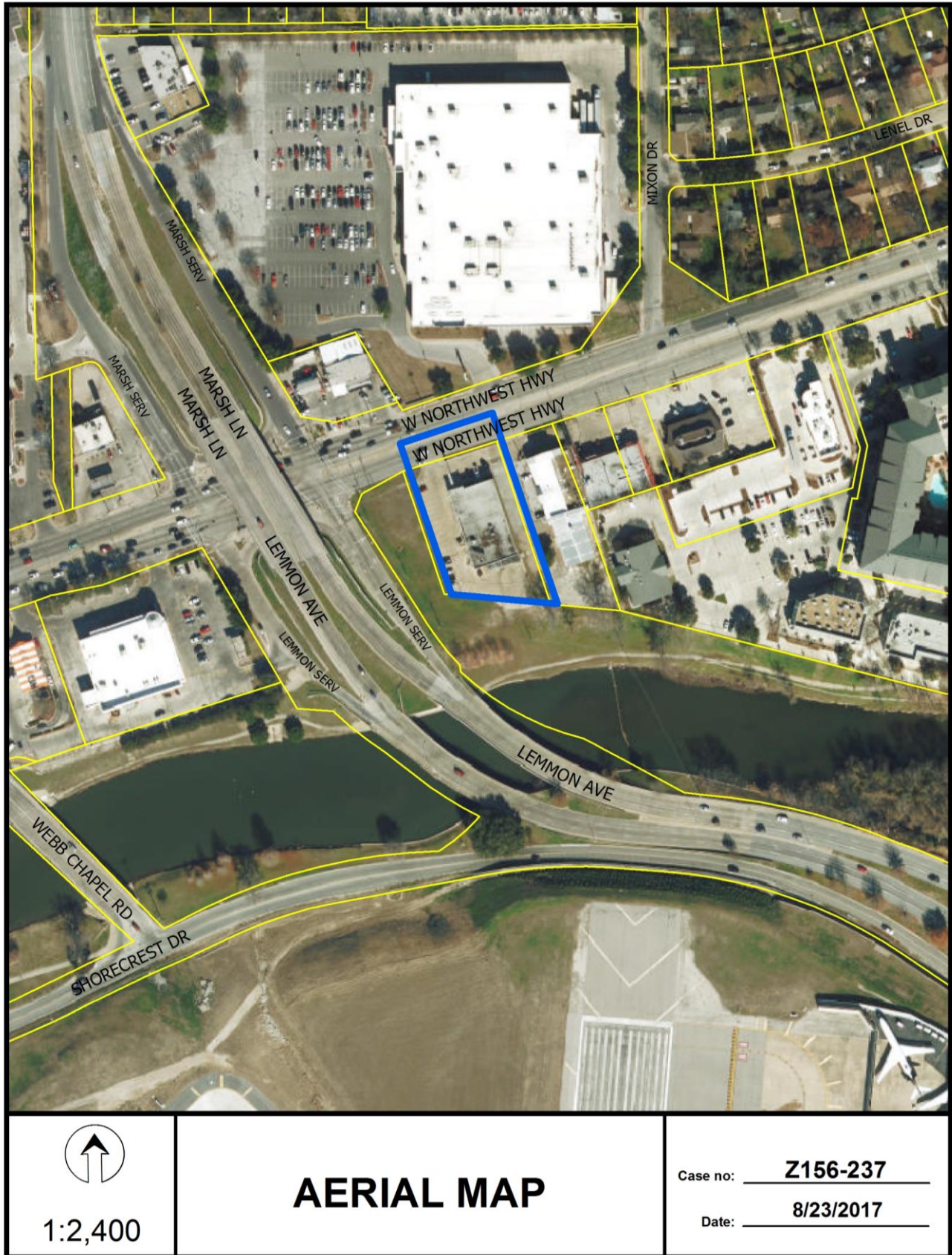
PROPOSED LANDSCAPE PLAN

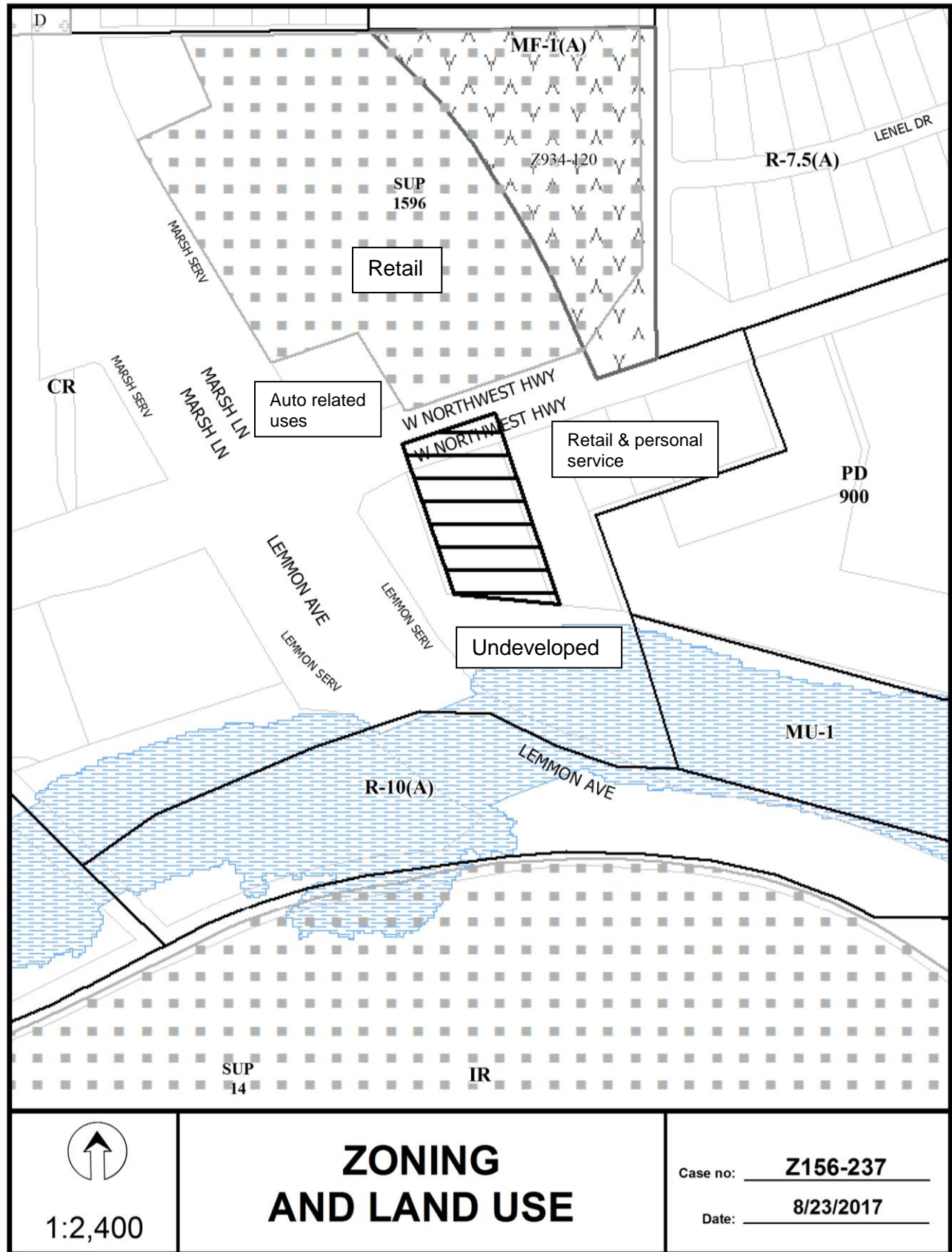
Request site

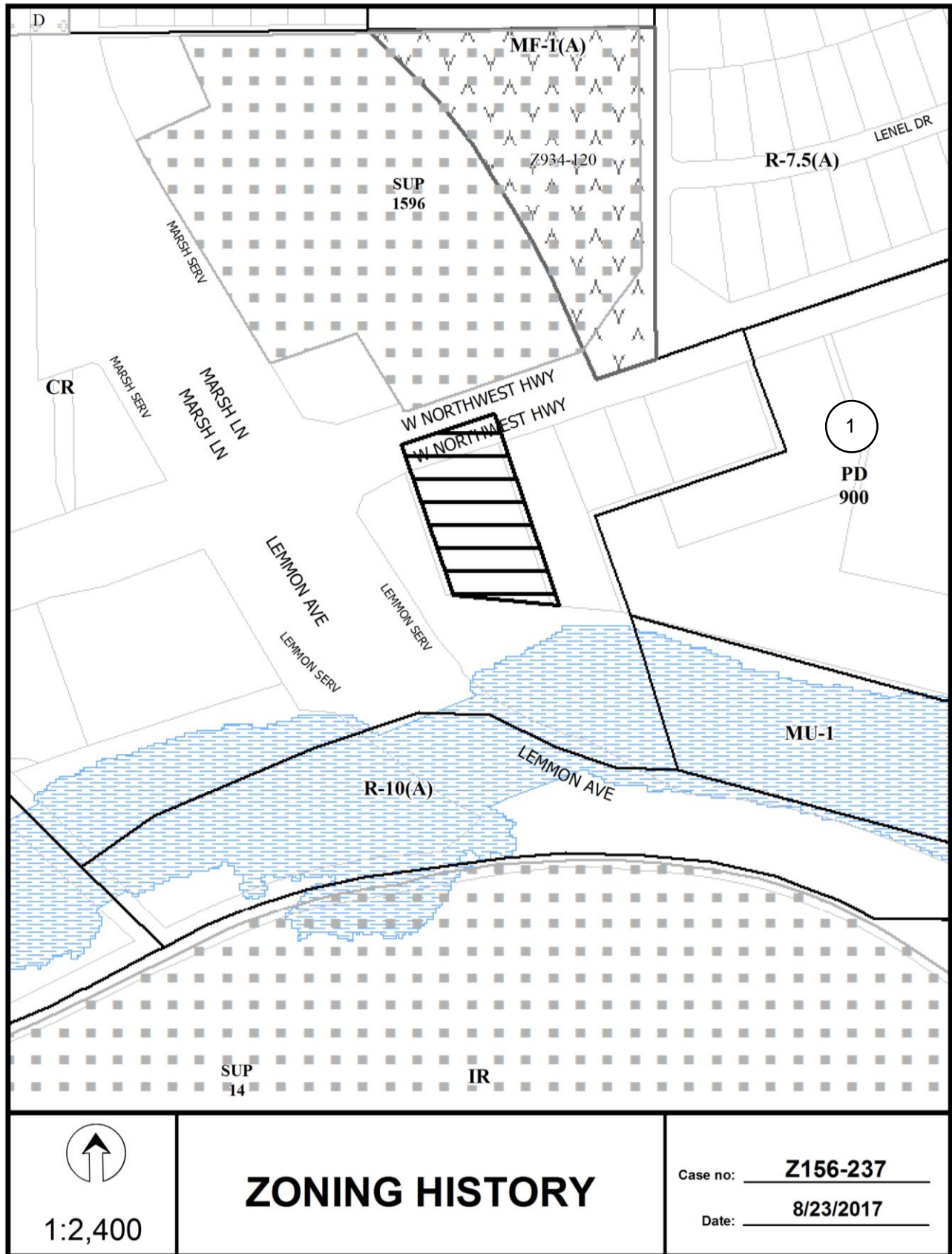


Z156-237(WE)



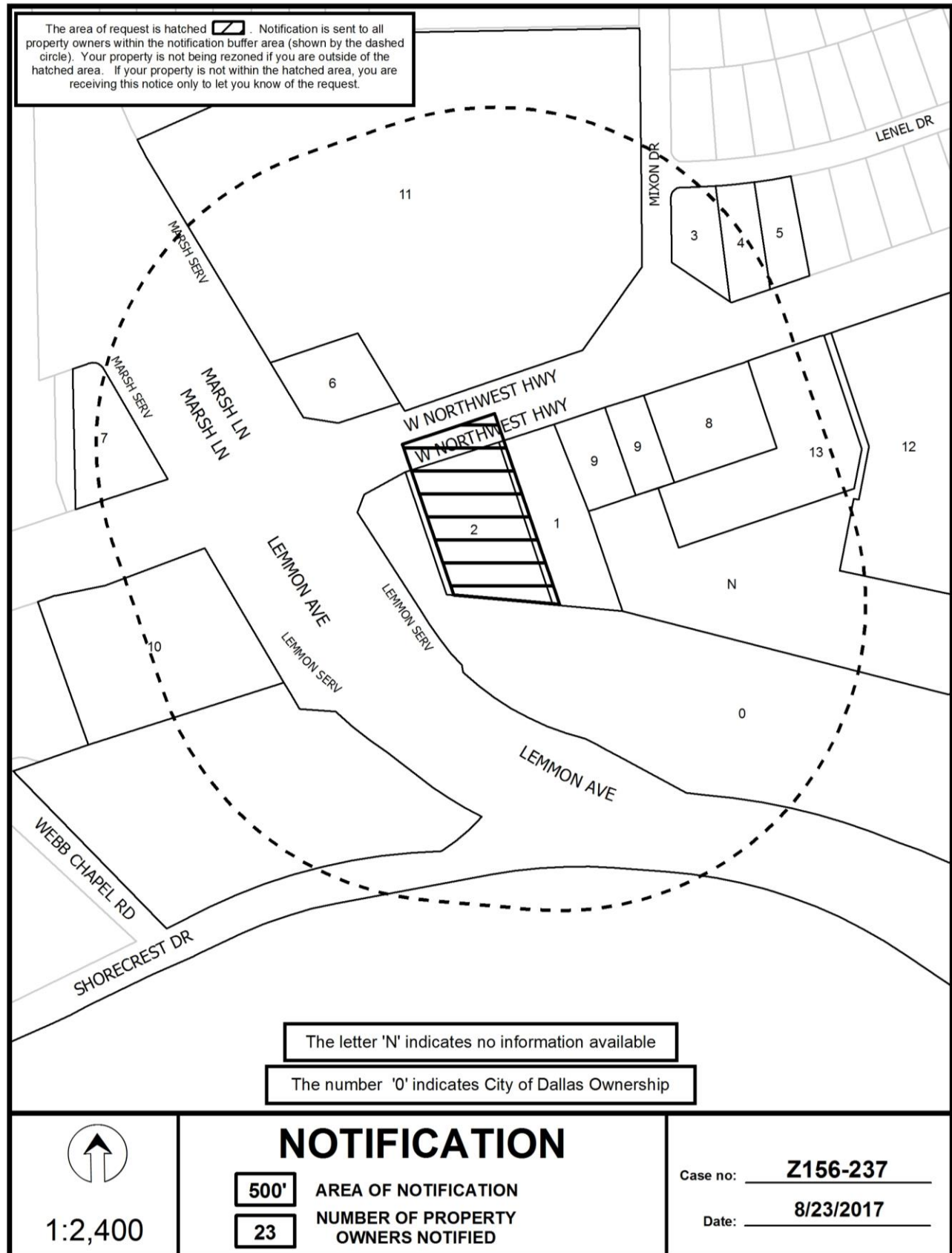






ZONING HISTORY

Case no: Z156-237
Date: 8/23/2017



Notification List of Property Owners

Z156-237

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3750 W NORTHWEST HWY	ADMIRAL FLAG INC
2	3740 W NORTHWEST HWY	QUIKTRIP CORPORATION
3	3804 LENEL DR	LEON GILBERTO &
4	3808 LENEL DR	CUTLER JOSEPH G & SALLY P
5	3812 LENEL DR	SMITS PETER &
6	3767 W NORTHWEST HWY	LEAL PROPERTIES LTD
7	3733 W NORTHWEST HWY	RED BIRD I-20 CORP
8	3780 W NORTHWEST HWY	CARROLL CONCERNS LTD PS
9	3760 W NORTHWEST HWY	INTERRANTE INTERESTS LTD
10	3714 W NORTHWEST HWY	WALGREEN CO
11	9440 MARSH LN	DAYTON HUDSON CORP
12	3840 W NORTHWEST HWY	BRE PIPER MF BLUFFVIEW TX LLC
13	3820 W NORTHWEST HWY	BRE PIPER MF BLUFFVIEW RETAIL TX LLC
14	2702 LOVE FIELD DR	SOUTHWEST AIRLINES CO
15	8020 DENTON DR	JACKS AUTO SUPPLY
16	7212 HERB KELLEHER WAY	HERTZ RENT A CAR
17	7020 HERB KELLEHER WAY	AVIS RENT A CAR
18	3407 HAWES AVE	TUCKER BLAKE C
19	8333 LEMMON AVE	SOUTHWESTERN BELL
20	8611 LEMMON AVE	BUSINESS JET CENTER
21	3250 LOVE FIELD DR	MLT DEVELOPMENT
22	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY
23	7366 CEDAR SPRINGS	ENTERPRISE HOLDINGS

FILE NUMBER: Z167-239(WE)

DATE FILED: March 6, 2017

LOCATION: Northwest corner of Commerce Street and Manila Road

COUNCIL DISTRICT: 6

MAPSCO: 43-Q

SIZE OF REQUEST: Approx. 1.715 acres

CENSUS TRACT: 205.00

REPRESENTATIVE: Peter Kavanagh, Zone Systems

APPLICANT/OWNER: Samuel Ramos

REQUEST: An application to renew Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District.

SUMMARY: The applicant is proposing to continue the operation of a concrete batch plant on the property.

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

PREVIOUS ACTION: On June 22, 2017, the City Plan Commission reconsidered a previous action that was taken on June 8, 2017, to deny the application without prejudice. On July 20, 2017, the City Plan Commission held this case under advisement until September 7, 2017.

BACKGROUND INFORMATION:

- The applicant's request for a renewal of SUP No. 1624 will permit the continued operation of the concrete batch plant. There are no changes to the conditions except for the time period proposed by the applicant. The applicant is in compliance with the site plan.
- On May 24, 2006, Specific Use Permit No. 1624 was approved for a five-year period with eligibility for one additional five-year period. The City Council approved two additional renewals of SUP No. 1624 between May 2006 and June 2011. On June 11, 2014, the City Council approved a renewal of SUP No. 1624 for a three year period. SUP No. 1624 expires on June 11, 2017.
- In June 2014, staff's recommendation for a three year period was to allow for the opportunity to re-evaluate the continued compatibility of the land use with the surrounding area and compliance with the SUP conditions.
- Staff continues to recommend a defined time period to allow an opportunity to re-evaluate the continued compatibility of this land use with the surrounding general area and compliance with the SUP conditions
- The City's Office of Environmental Quality has not found any violations at the request site.
- The site/landscape plan depicts one proposed structure, a 10-foot by 10-foot batch room, material storage bins, two silos, a water pit, and parking spaces. The site abuts an existing rail corridor; however, the applicant does not anticipate utilizing it.

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

1. Z112-267 On June 11, 2014, the City Council approved a renewal of Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District. [request site]
2. Z145-115 On June 10, 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
W. Commerce Street	Local	80 ft.
Manilla Street	Local	70 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and has no objections.

STAFF ANALYSIS:

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

LAND USE ELEMENT:

GOAL 1.2 Promote desired development.

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

The existing concrete batching plant is a vital part of the industrial fabric that allows specific materials to be processed and transported to various locations throughout the City. The request site is consistent with the *forwarddallas! Comprehensive Plan* because the Plan identifies the area as Industrial Area. The request site is located within an industrial area and is contiguous to several undeveloped tracts of land and industrial/warehouse uses that are in an IR zoning District.

Land Use Compatibility: The site is developed with a concrete batch plant that contains an outside manufacturing area and material storage, a batch room and a water pit. The applicant's request for a renewal of SUP No. 1624 will allow for the batch plant to continue operating on site. The SUP conditions require that all maneuvering area for trucks be paved as a dust control measure.

The area is generally developed with a mix of industrial uses with the majority of the heavy industrial uses developed on property north of the site and south of Singleton Boulevard. The balance of the area is developed with inside industrial uses, inclusive of warehouse/distribution uses. In June 2015, the City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on the adjacent property.

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

The equipment and materials are placed in the site's interior to avoid any safety issues that are associated with the operation of the facility. The SUP conditions provide measures to mitigation any adverse effects of the request site. Staff recommends a defined time period to allow an opportunity to re-evaluate the continued compatibility of this land use with the surrounding general area and compliance with the SUP conditions.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
IR Industrial Research	15'	0'/30'	NA	200'	80%	Proximity Slope Does not apply	Research & development, light industrial, office

Parking: The Dallas Development Code requires off-street parking to be provided for a temporary concrete or asphalt batching plant use at two spaces. While the existing development requires two spaces, 12 spaces are provided as shown on the attached site plan.

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

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use for a concrete batch plant.
2. SITE/LANDSCAPE PLAN: Use and development of the Property must comply with the attached site/landscape plan.

Staff's Recommendation

- | |
|---|
| 3. <u>TIME LIMIT:</u> This specific use permit automatically terminates on [June 11, 2017] (three-years from the passage of this ordinance). |
|---|

Applicant's Proposal

- | |
|--|
| 3. <u>TIME LIMIT:</u> This specific use permit expires on [June 11 2017], five years from the passage of this ordinance but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.) |
|--|

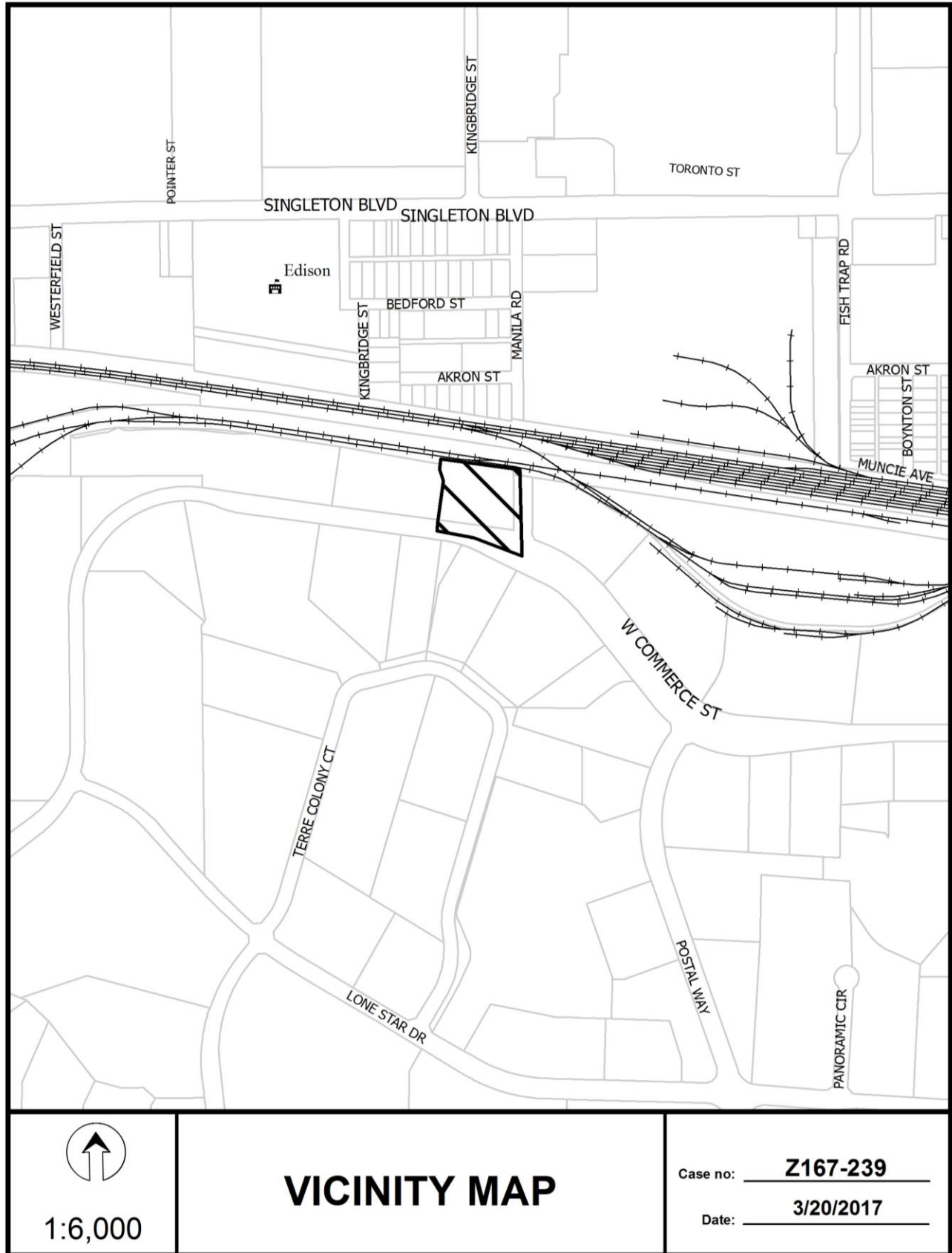
4. LANDSCAPING: Landscaping must be provided as shown on the attached site/landscape plan.

5. GROUND AND DUST CONTROL:

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

- i. All on-site travelways and maneuvering lanes must be paved, watered, and swept as necessary to achieve maximum control of dust emissions.
- ii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.
- iii. Spillage of materials must be cleaned up and contained or dampened within thirty minutes after the spillage so that emissions from wind erosion and vehicle traffic are minimized.

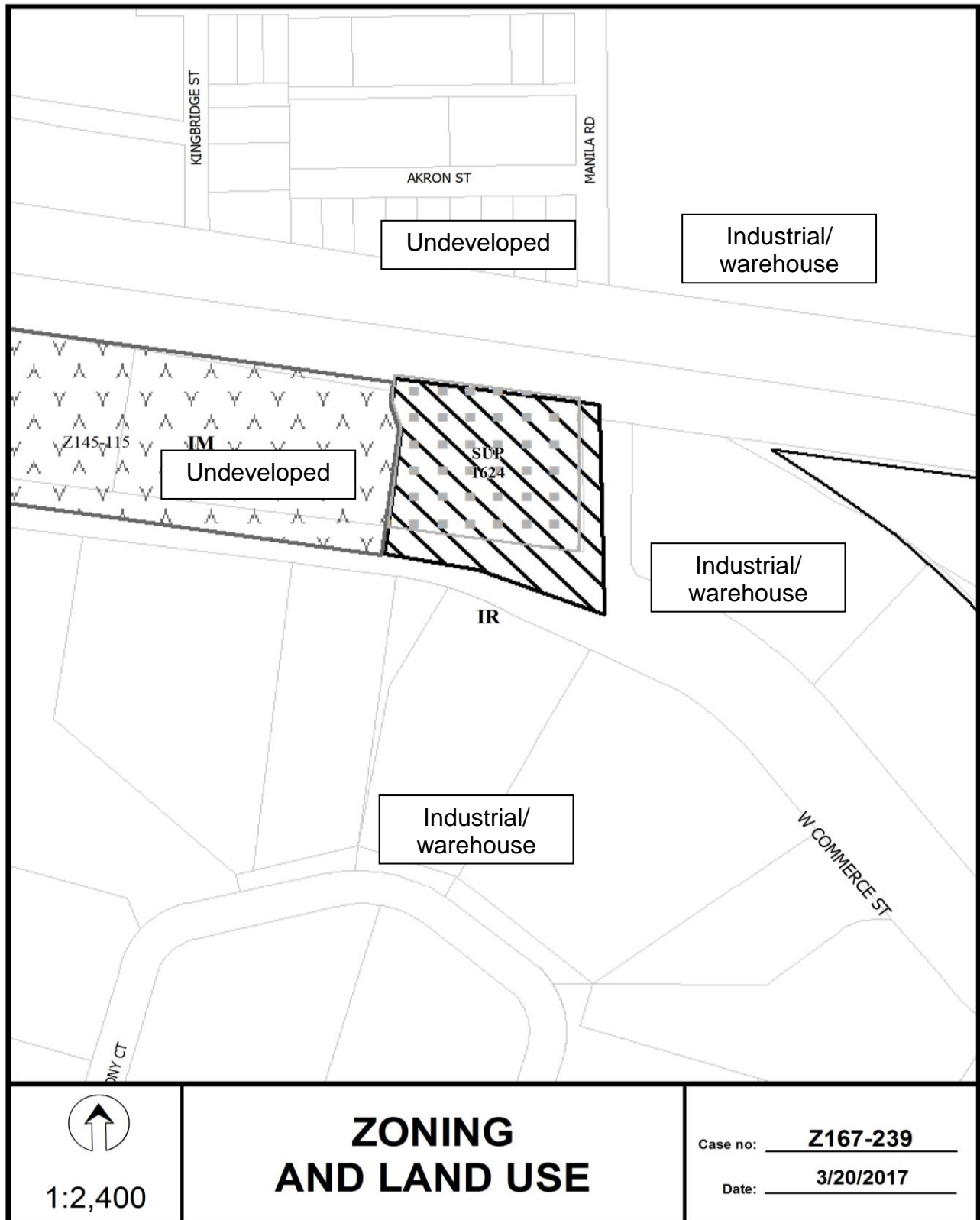
- iv. During operations, all stockpiles must be sprinkled with water or chemicals to eliminate visible dust emissions.
 - B. Prior to the issuance of a certificate of occupancy, a written ground and dust control plan that reflects existing and proposed infrastructure needed to comply with 4(A)(i) through 4(A)(iv) must be delivered to the director of the office of environmental quality and the director of sustainable development and construction.
6. OFF-STREET PARKING: Off-street parking must be provided in the locations shown on the attached site/landscape plan.
 7. OUTSIDE MATERIALS STORAGE: Outside storage of materials is permitted only in bins that are screened on three sides by solid walls with a minimum height of ten feet.
 8. ROAD REPAIR: The operator, or its successor or assigns, is responsible for repairing holes or other surface damages on Manila Road caused by operation of the concrete batch plant. The road repairs must conform to City of Dallas standards as approved by the director of public works and transportation.
 9. SCREENING: A minimum six-foot-high solid screening fence must be maintained and located as shown on the attached site/landscape plan.
 10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

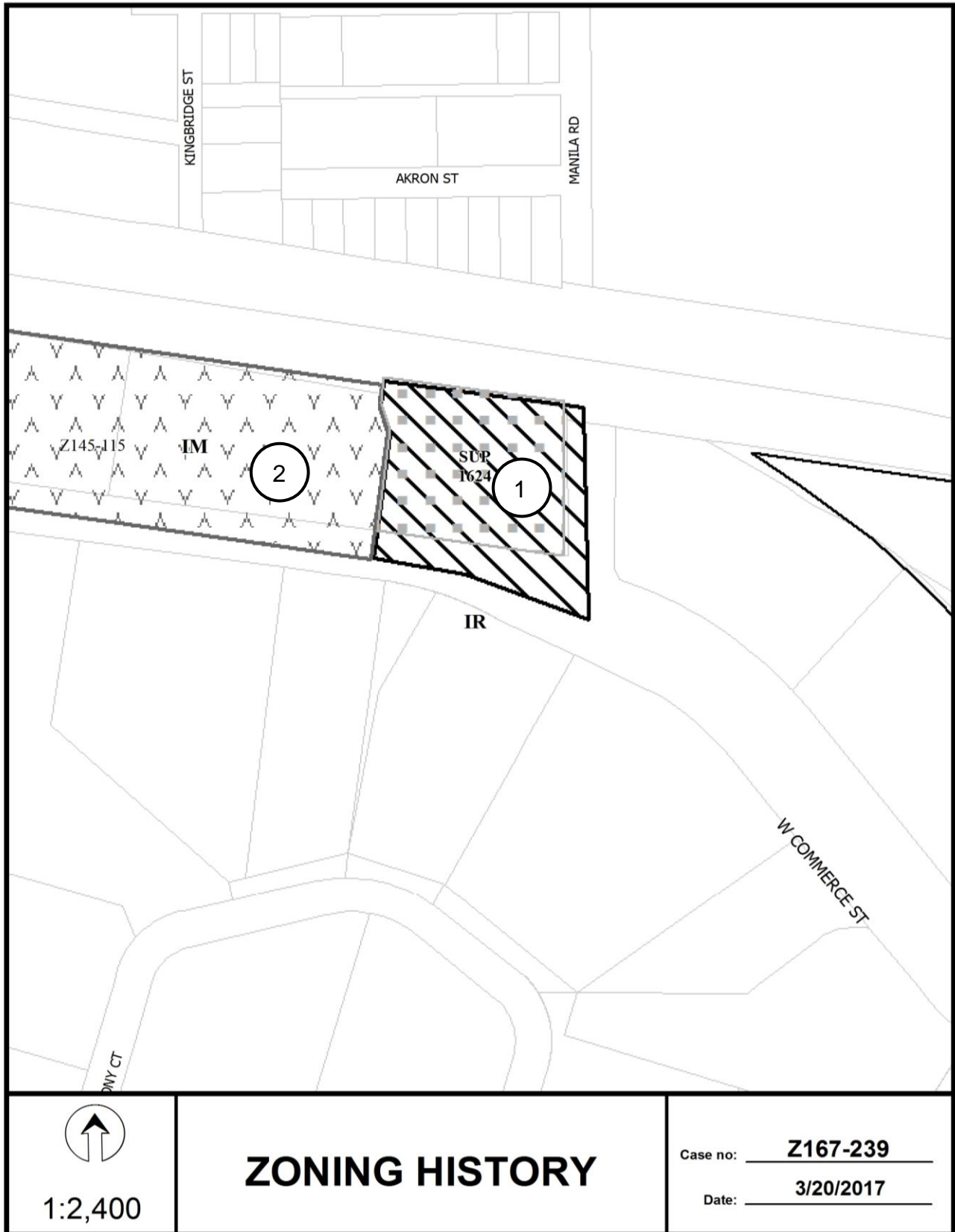


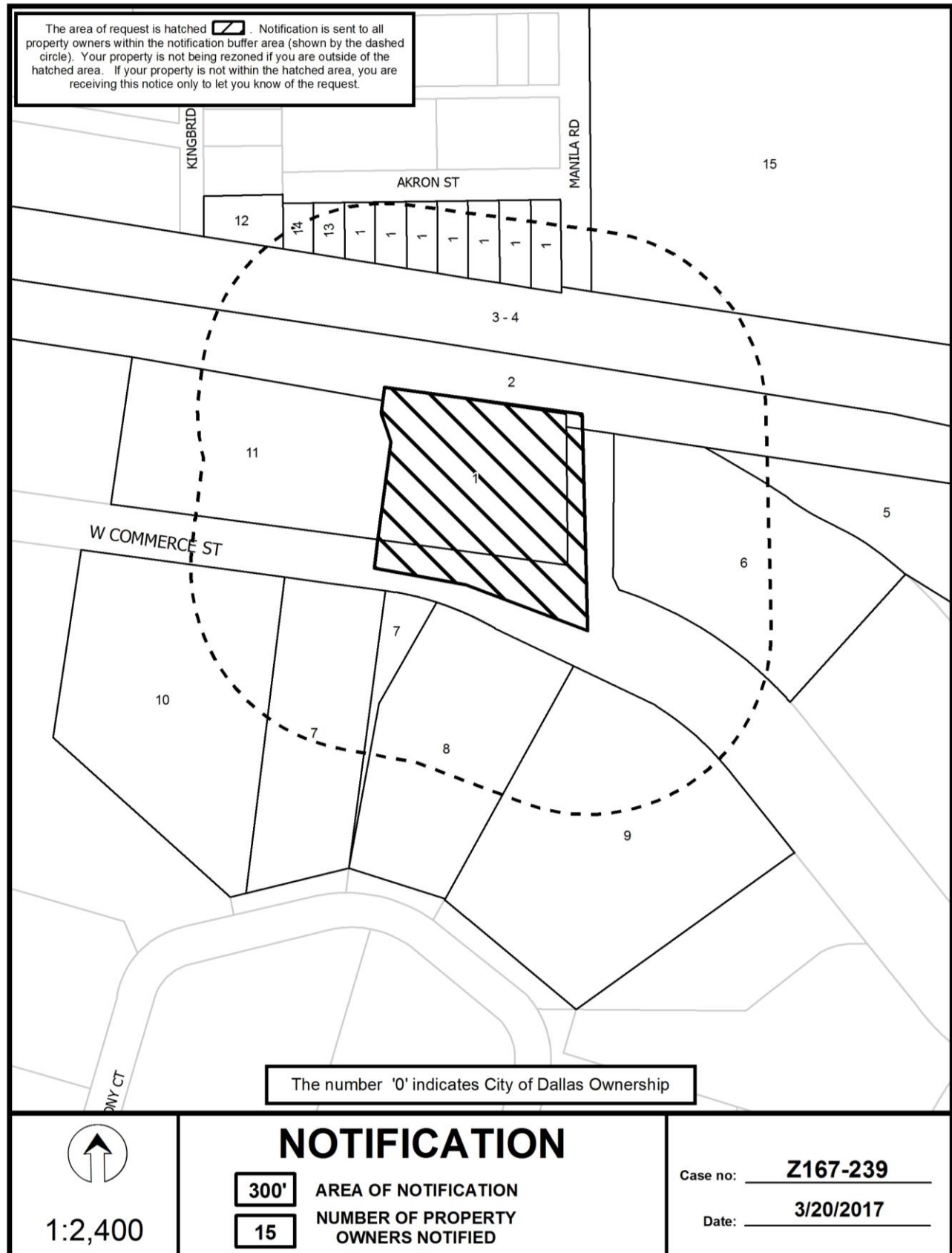
Z167-239(WE)



Warehouse







Notification List of Property Owners

Z167-239

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2802 AKRON ST	RAMOS SAMUEL
2	2300 AL LIPSCOMB WAY	BNSF RAILWAY
3	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
4	9999 NO NAME ST	UNION PACIFIC RR CO
5	1801 LONE STAR DR	LONE STAR IND INC
6	2565 W COMMERCE ST	CLEMTEX HOLDING INC
7	2700 W COMMERCE ST	ARAIZA JUAN J
8	2570 W COMMERCE ST	2570 W COMMERCE LLC
9	2556 W COMMERCE ST	REMINGTON DEV CO &
10	2772 W COMMERCE ST	4815 VICKSBURG LLC
11	2800 W COMMERCE ST	DALLAS GARLAND & NE RR
12	2706 KINGBRIDGE ST	CORTEZ CLEMENTINA
13	2830 AKRON ST	BLANK COLE
14	2834 AKRON ST	BROOKS REX
15	2600 SINGLETON BLVD	BUILDING MATERIALS CORP

FILE NUMBER: Z167-240(JM)

DATE FILED: March 6, 2017

LOCATION: On the southwest corner of Parry Avenue and Bank Street and on the northeast corner of Gurley 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 August 17, 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 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

ARTICLE 486.

PD 486.

SEC. 51P-486.101. LEGISLATIVE HISTORY.

PD 486 was established by Ordinance No. 23272, passed by the Dallas City Council on September 24, 1997. Ordinance No. 23272 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23272; 26042; 27356)

SEC. 51P-486.102. PROPERTY LOCATION AND SIZE.

PD 486 is established on property generally bounded by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue. The size of PD 486 is approximately ~~7.527~~ **7.693** acres. (Ord. Nos. 23272; 26042; 27356; 28115; 28692)

SEC. 51P-486.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 486A: conceptual plan.
- (2) Exhibit 486B: Tract 1a development/landscape plan.
- (3) Exhibit 486C: Tract 2 development plan.
- (4) Exhibit 486D: Tract 1c development plan.
- (5) Exhibit 486E: Tract 1b development plan.
- (6) Exhibit 486F: Tract 1 development plan. (Ord. Nos. 28115; 28692)

SEC. 51P-486.104.

CONCEPTUAL PLAN AND DEVELOPMENT PLAN.

(a) Conceptual plan.

- (1) Development and use of the Property must comply with the conceptual plan (Exhibit 486A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.
- (2) This district is divided into Tracts 1, 1a, 1b, 1c, 1d, and 2 as shown on the conceptual plan.
- (3) Ingress and egress points must be provided as shown on the conceptual plan.

(b) Development plan.

- (1) For Tract 1d, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of the article controls. The six month requirement in Paragraph 51A-4.702(c)(4) to submit the development plan does not apply.
- (2) For Tract 1a, development and use of the Property must comply with the Tract 1a development/landscape plan (Exhibit 486B). If there is a conflict between the text of this article and the Tract 1a development/landscape plan, the text of this article controls.
- (3) For Tract 1c, development and use of the Property must comply with the Tract 1c development plan (Exhibit 486D). If there is a conflict between the text of this article and the Tract 1c development plan, the text of this article controls.
- (4) For Tract 2, development and use of the Property must comply with the Tract 2 development plan (Exhibit 486C). If there is a conflict between the text of this article and the Tract 2 development plan, the text of this article controls.
- (5) For Tract 1b, development and use of the Property must comply with the Tract 1b development plan (Exhibit 486E). If there is a conflict between the text of this article and the Tract 1b development plan, the text of this article controls.
- (6) For Tract 1, development and use of the Property must comply with the Tract 1 development plan (Exhibit 486F). If there is a conflict between the text of this article and the Tract 1 development plan, the text of this article controls. (Ord. Nos. 23272; 26042; 27356; 27573; 28115; 28692)

SEC. 51P-486.105.

MAIN USES PERMITTED.

- (a) Tracts 1, 1a, 1b, 1d, and 2. The following uses are the only main uses permitted:

- Child-care facility.
- Community service center. *[The community service center use may include a residential component to house on-site managers/counselors employed by the community service center.]*
- Office.
- Police station.
- Private school or open-enrollment charter school. *[SUP]*
- Public school. *[SUP]*

(b) Tract 1c. The following use is the only main use permitted:

- Retirement housing.
- (Ord. Nos. 23272; 26042; 27356; 28115)

SEC. 51P-486.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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 51A4.217.

(b) The following accessory uses are not permitted:

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

(Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard.

(1) Tracts 1, 1a, and 1b. Except as provided in this paragraph, no minimum front yard. Minimum front yard along Gurley Avenue is 25 feet.

(2) Tract 1c. No minimum front yard on Gurley Avenue. Minimum front yard on Bank Street is seven feet.

(3) Tract 1d. No minimum front yard.

- (4) Tract 2. No minimum front yard.
- (b) Side and rear yard.
 - (1) Tracts 1, 1a, 1b, 1d, and 2. Minimum side and rear yard is:
 - (A) 10 feet where adjacent to or directly across an alley from a single-family or duplex use; and
 - (B) no minimum in all other cases.
 - (2) Tract 1c. Minimum side yard on Gurley Avenue is five feet and minimum side yard on Bank Street is 23 feet.
- (c) Floor area ratio. No maximum floor area ratio.
- (d) Height.
 - (1) 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 originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) 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.
 - (2) Maximum height. Unless further restricted under Paragraph (1), maximum structure height is 36 feet.
- (e) Lot coverage.
 - (1) Tracts 1, 1a, 1b, 1c, and 1d. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
 - (2) Tract 2. Maximum lot coverage is 70 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
- (f) Lot size. No minimum lot size.
- (g) Stories.
 - (1) Tracts 1, 1a, and 1d. Maximum number of stories is two.
 - (2) Tract 1b. Maximum number of stories is one.
 - (3) Tract 1c. Maximum number of stories is two.
 - (4) Tract 2. No maximum number of stories. (Ord. Nos. 23272; 26042; 27356; 27573; 28115)

SEC. 51P-486.108. OFF-STREET PARKING AND LOADING.

- (a) For the community service center use, off-street parking must be provided at a ratio of one parking space for each 450 square feet of floor area. Parking may be provided in the required yards.
- (b) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements.
- (c) Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street loading generally.
- (d) For purposes of this section, Tracts 1, 1a, 1b, 1c, 1d, and 2 are considered one lot. (Ord. Nos. 23272; 26042; 27356; 27573)

SEC. 51P-486.109. FENCING.

Fencing may be provided in the required yards and may not exceed nine feet in height. Solid fencing is not required. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.111. LANDSCAPING.

- (a) Except as provided in this section, landscaping and tree preservation must be provided in accordance with Article X.
- (b) For Tract 1a, landscaping must comply with the Tract 1a development/landscape plan.
- (c) For purposes of this article, an artificial lot is the land area that includes any new building footprint and a minimum of 25 feet around the building footprint. The artificial lot does not require public street frontage. Artificial lots can contain an aggregate land area exceeding 50 percent of the total land area contained in the district.
- (d) A landscape plan that meets the following requirements must be submitted with each application for a building permit on the Property:
 - (1) One site tree, with a minimum caliper of three inches must be provided for each 4,000 square feet of land area, or fraction thereof.
 - (2) Surface parking spaces may not be located more than 120 feet from the trunk of a large tree.
 - (3) A minimum of two design standards must be provided as outlined in Section 51A-10.126, as amended.

- (e) Plant material must be maintained in a healthy, growing condition. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.113. ADDITIONAL PROVISIONS.

- (a) Maintenance. The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Compliance with laws. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Pavement markings. Pavement markings must be provided at all pedestrian crossings.
- (d) Driveway approaches. Driveway approaches may not be located at street intersections or at established pedestrian crossings. (Ord. Nos. 23272; 26042; 27356)

SEC. 51P-486.114. GENERAL REQUIREMENTS.

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. Permeable surface materials such as porous asphalt, porous concrete, and block or grass pavers may be used in lieu of traditional paving materials in pedestrian areas and in low-volume, low-speed vehicular areas such as parking areas, driveways, alleys, and parking stalls.
- (b) The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23272; 26042; 27356)



Proposed Tract 1a Development Plan

TRACT 1 SITE INFORMATION

ZONING: PD 486

LOT AREA: 1.58 ACRES

BUILDING AREA: 10,587 SF

BUILDING 1: 8,200 SF

BUILDING 2: 2,147 SF

BUILDING 3: 240 SF

IMPERVIOUS COVERAGE: 36%

LOT COVERAGE (BUILDING): 15%

FLOOR AREA RATIO: 0.15

SETBACKS:

10' SIDE/REAR YARD ALONG RESIDENTIAL

25' FRONT YARD ALONG GURLEY AVE

STRUCTURE HEIGHT:

BUILDING 1: 20'-8"

BUILDING 2: 15'-3"

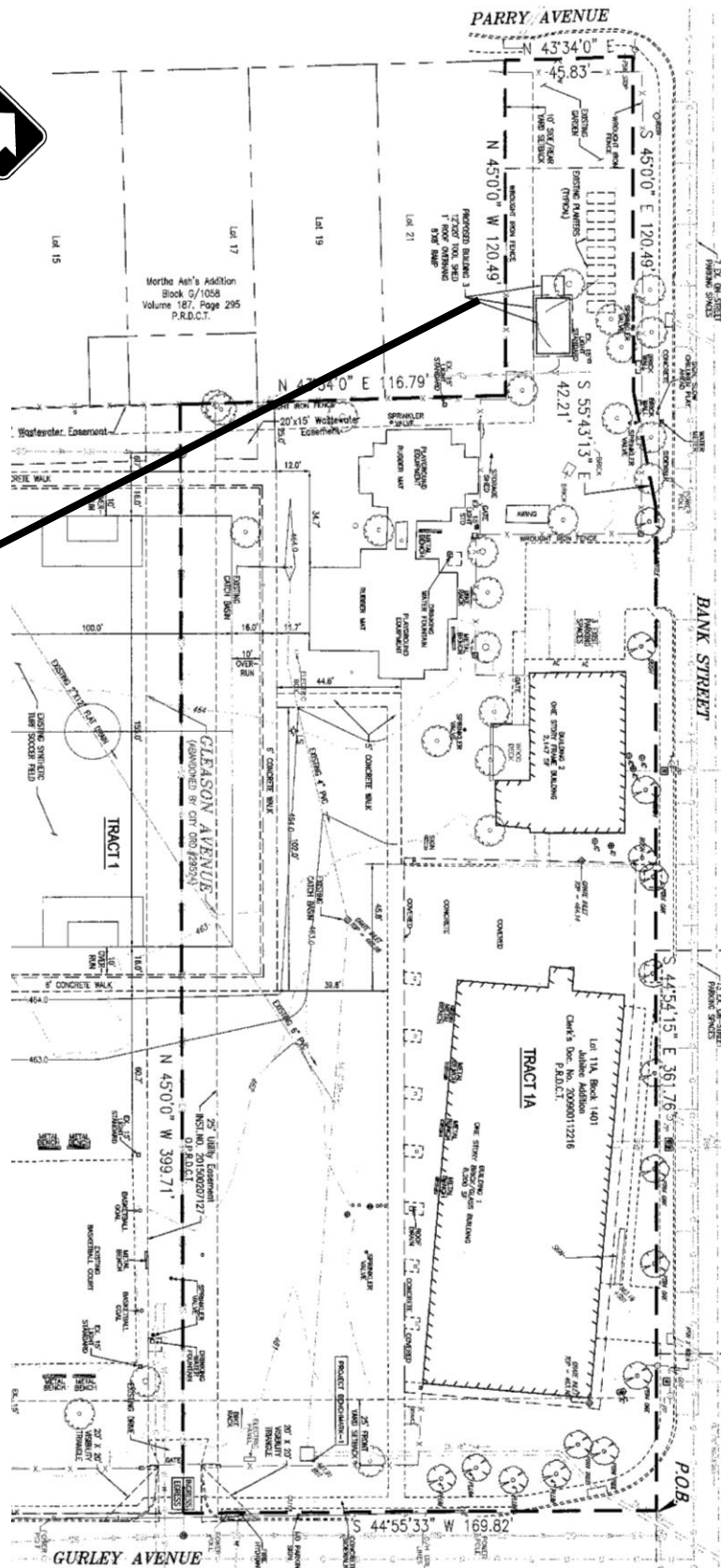
BUILDING 3: 10'-9"

PARKING REQUIRED: 1/450 SF = 23

PARKING PROVIDED: 23*

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

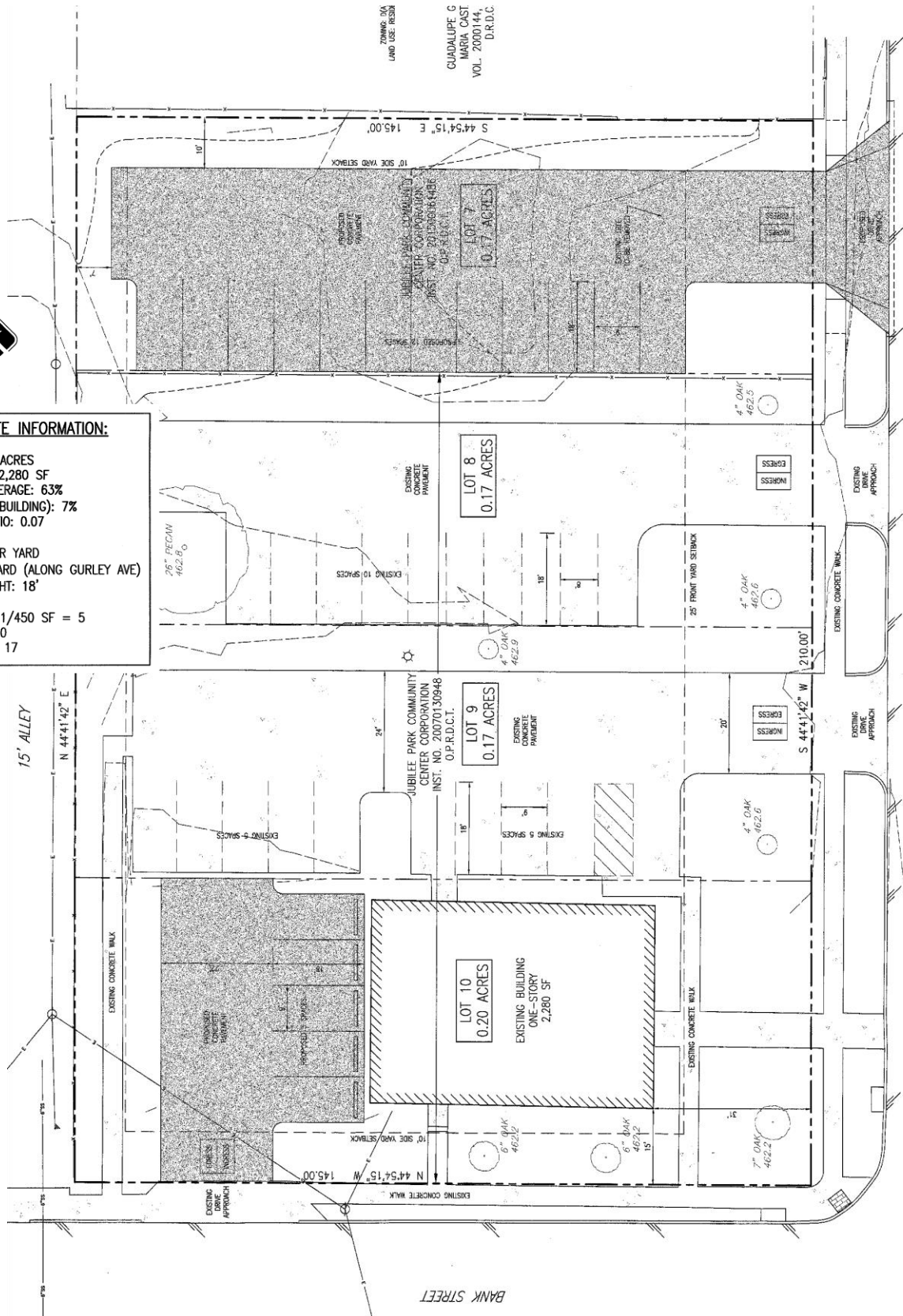
**Amendment for new
12' by 20' tool shed.**



Proposed Tract 1b Development Plan

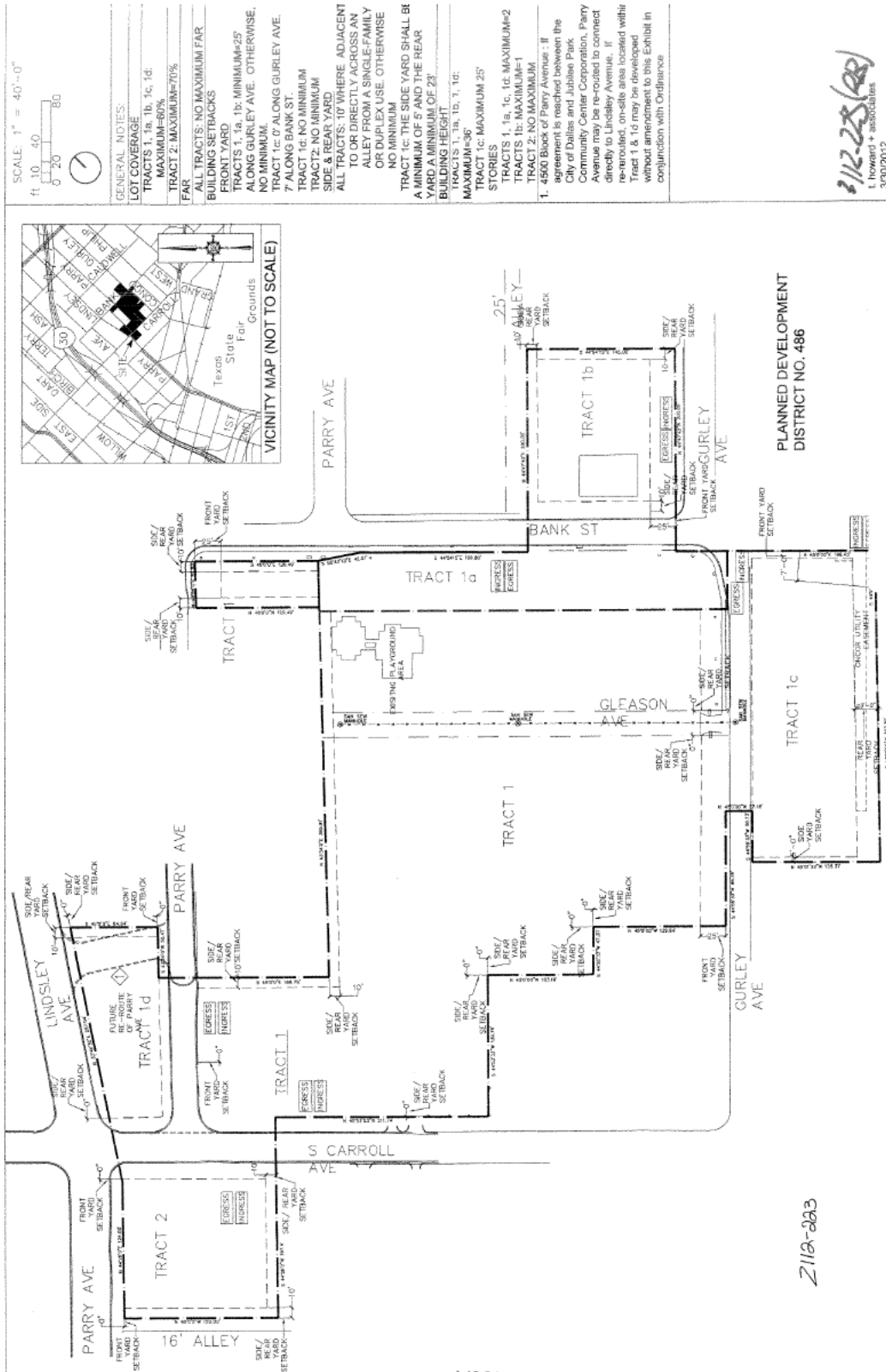
TRACT 1B SITE INFORMATION:

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



Existing Conceptual Plan

CONCEPTUAL PLAN

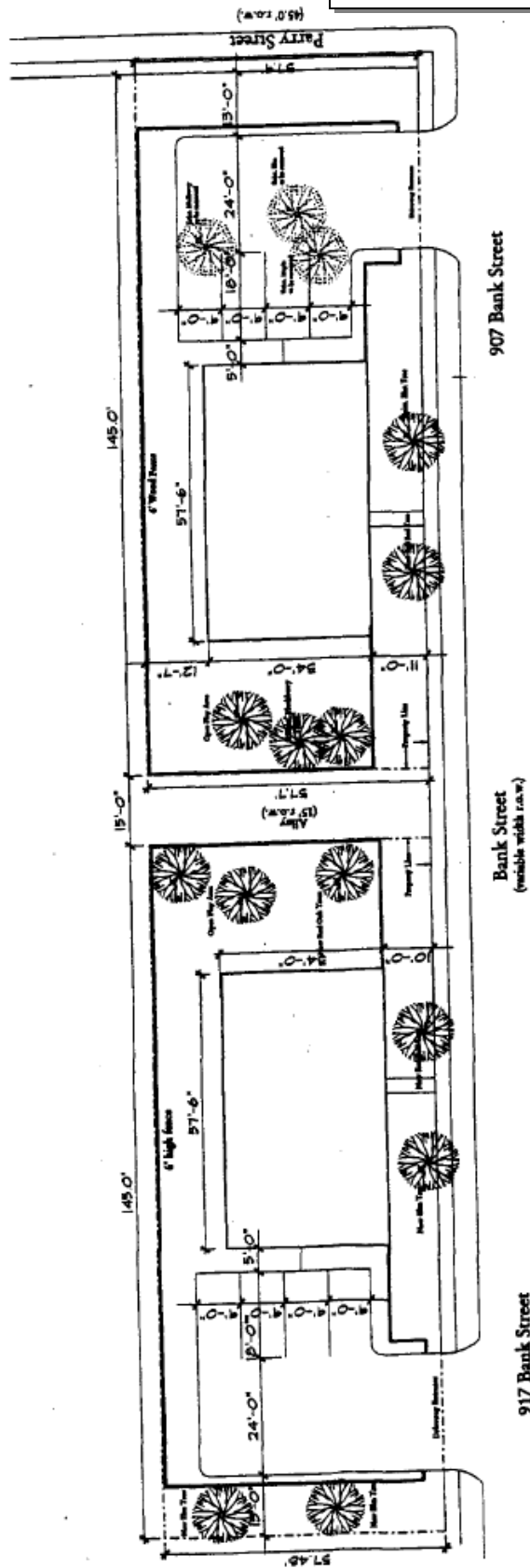


Approved
City Plan Commission
June 7, 2012

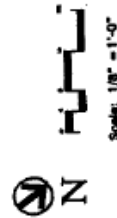
Planned Development

Exhibit 486A

**Existing Tract 1a
Development Plan**



**TRACT 1a
Development/Landscape Plan**



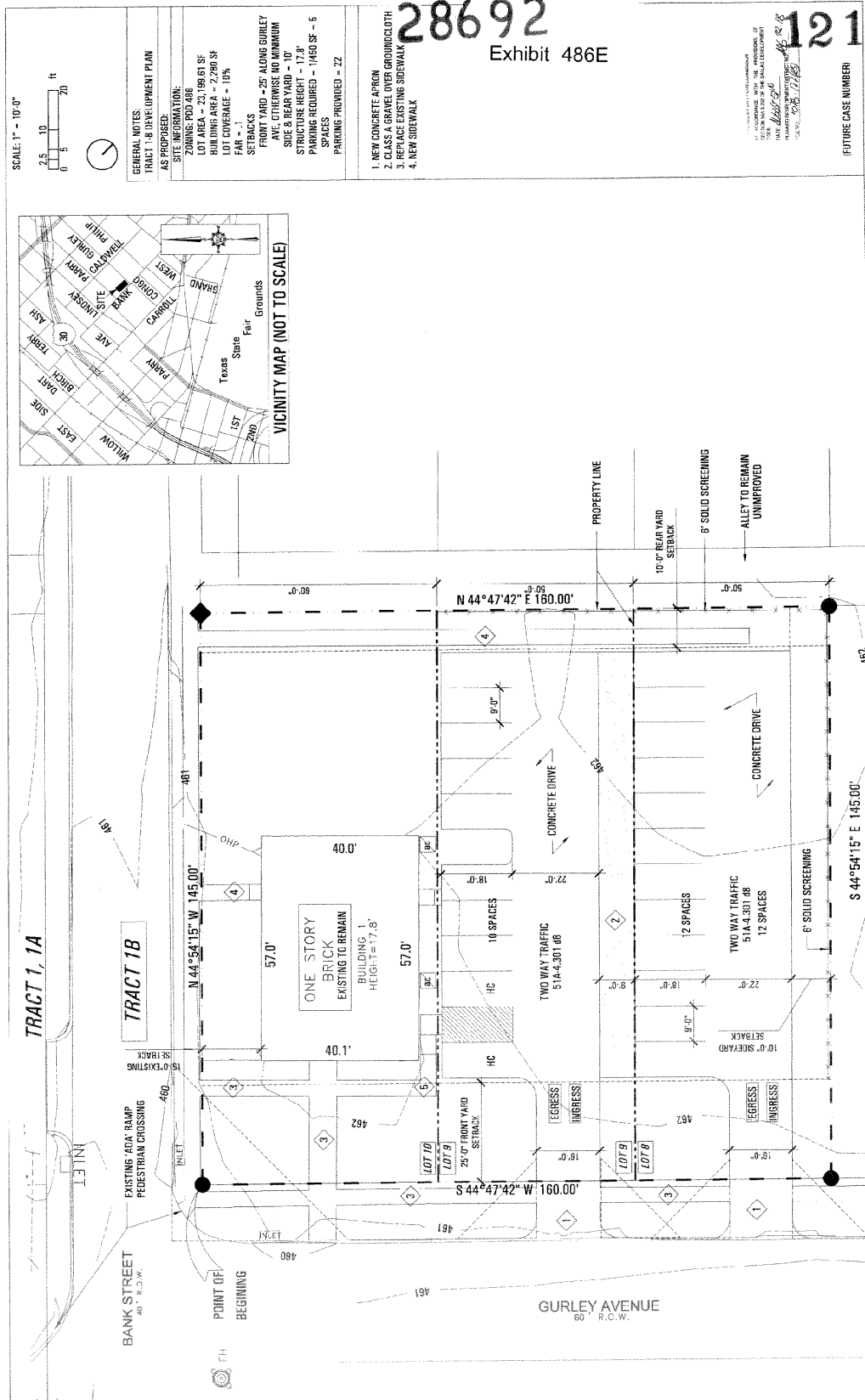
28692
Exhibit 486E

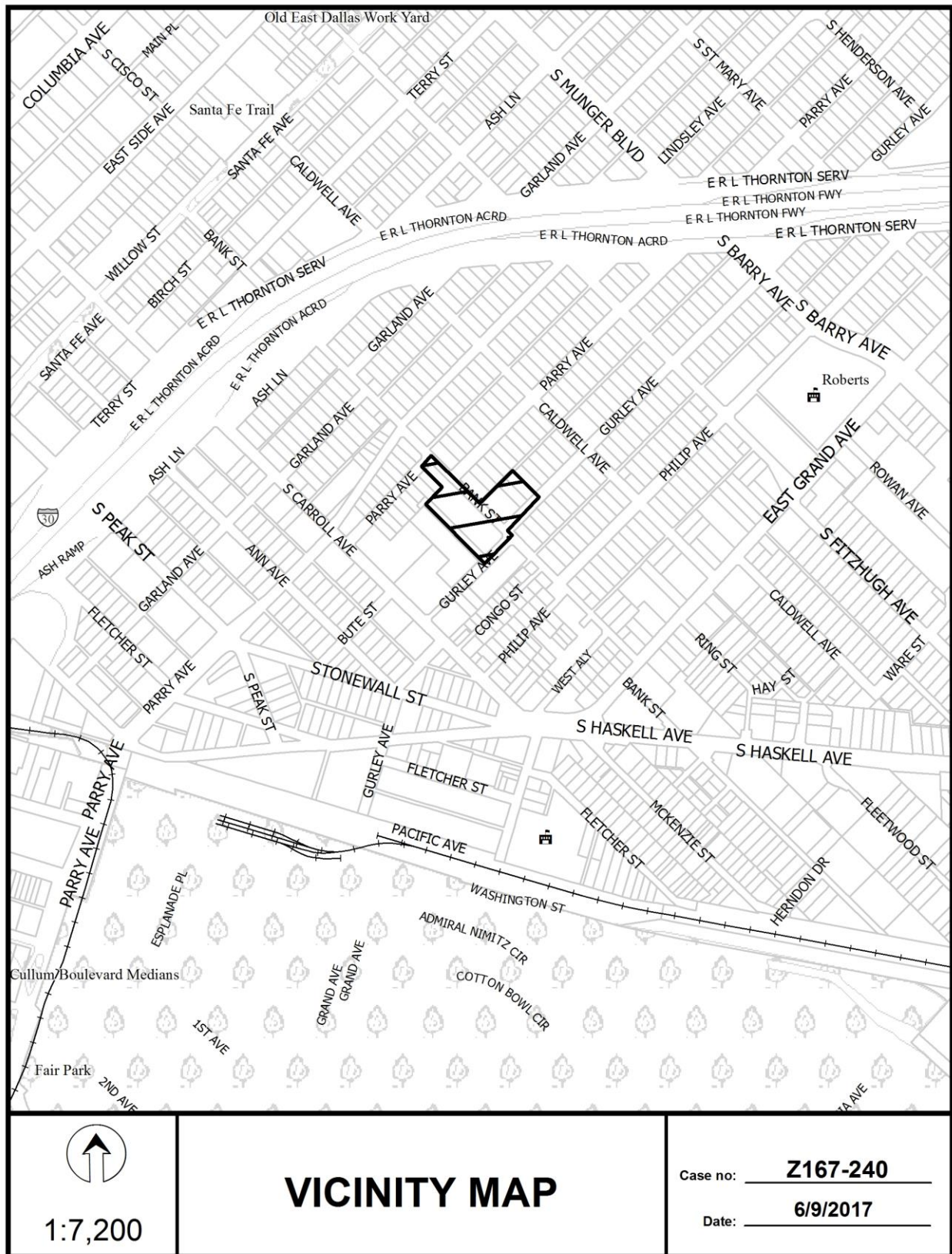
(FUTURE CASE NUMBER)

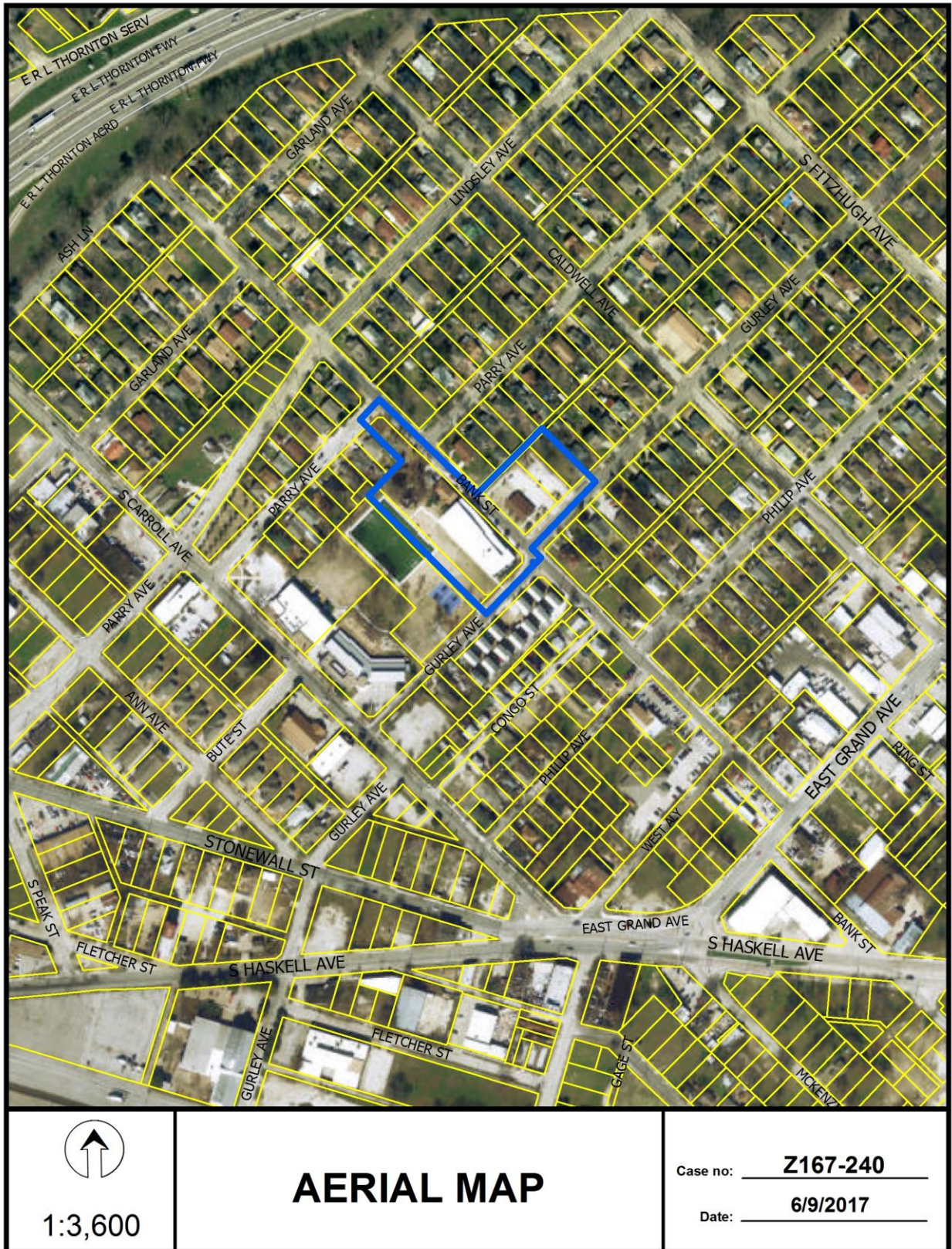
brownarchitects

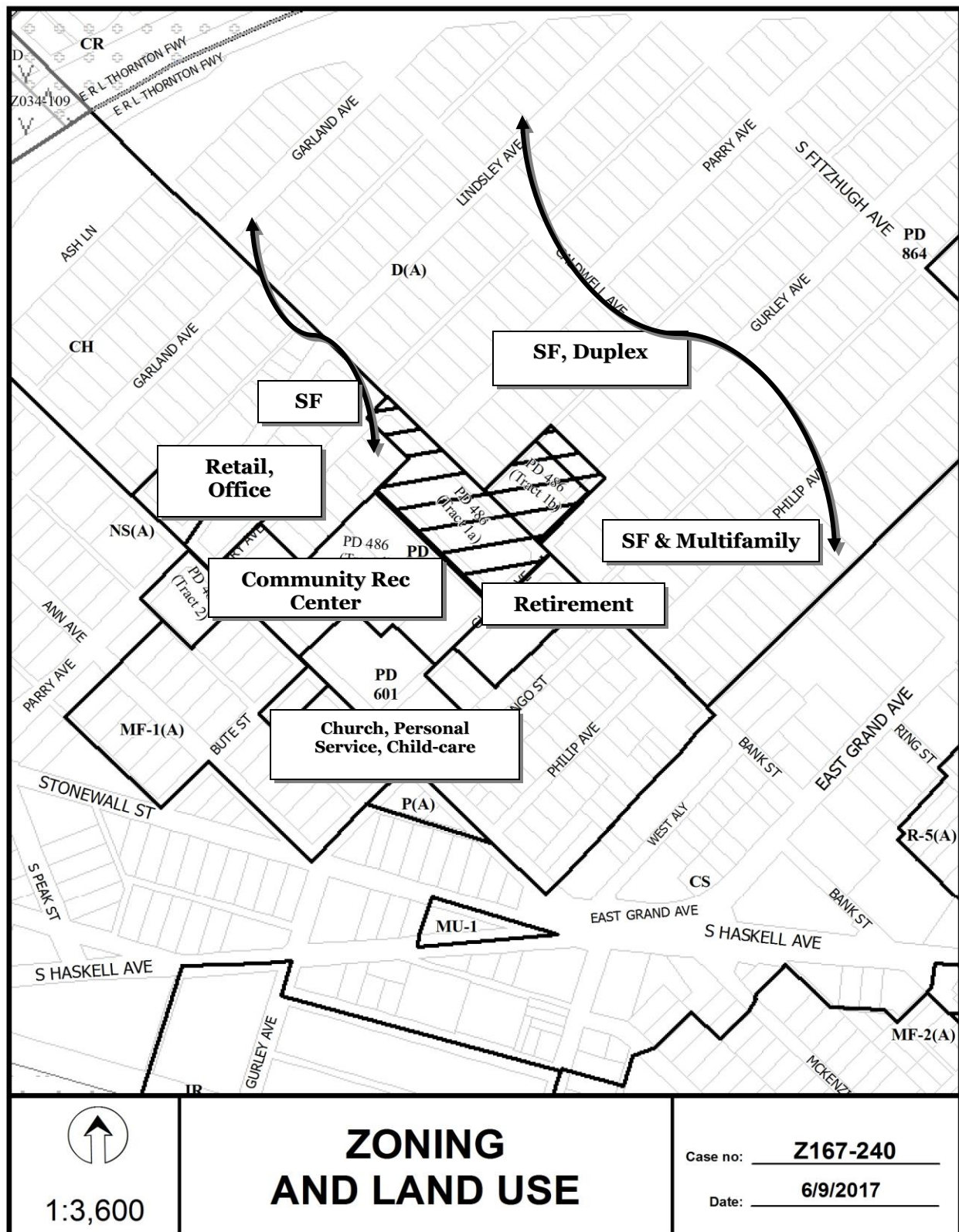
ts

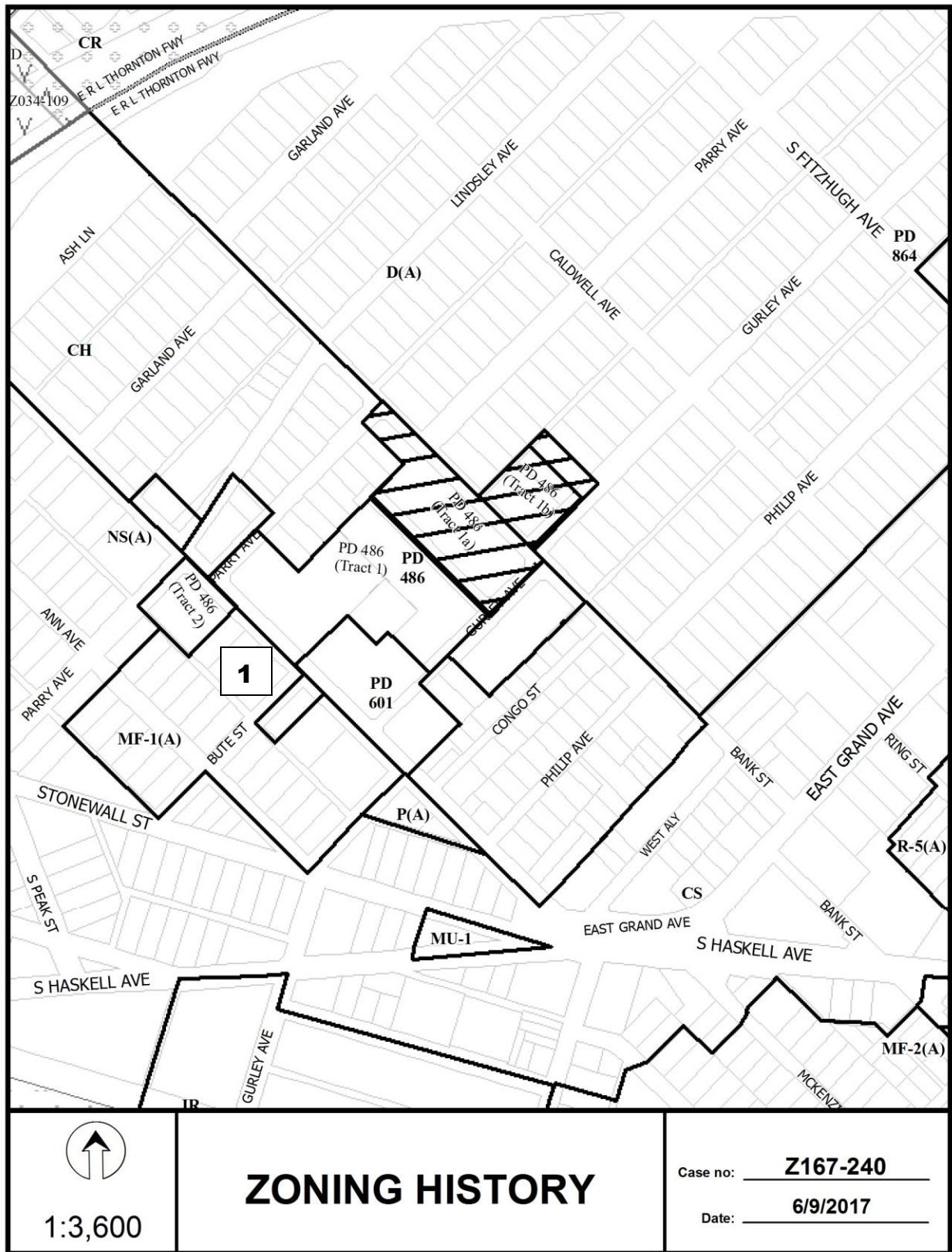
DEVELOPMENT PLAN FOR TRACT 1-B

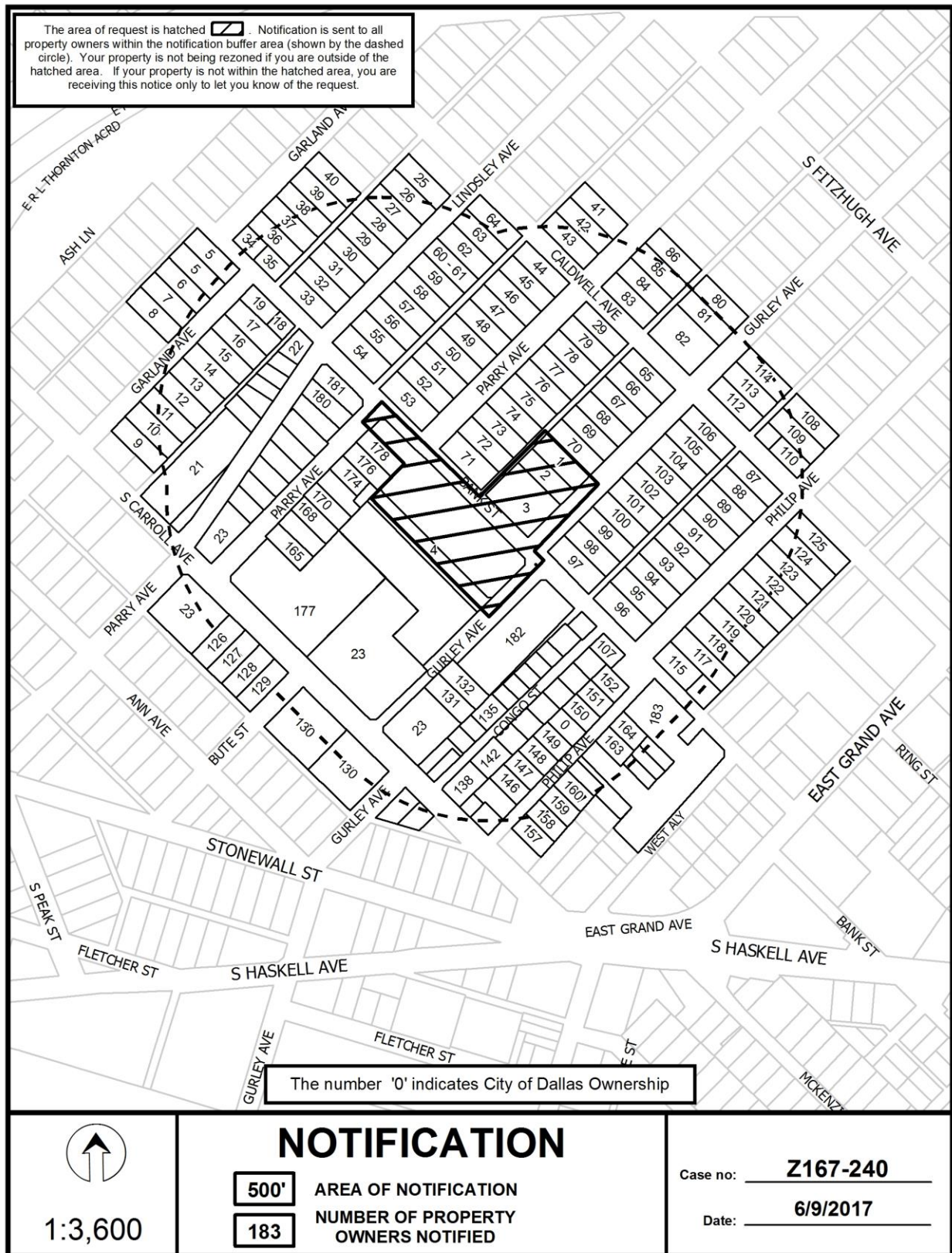












06/09/2017

Notification List of Property Owners***Z167-240******183 Property Owners Notified***

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

06/09/2017

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

06/09/2017

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

06/09/2017

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

06/09/2017

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

06/09/2017

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

Z167-240(JM)

06/09/2017

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

FILE NUMBER: Z167-303(JM)

DATE FILED: May 17, 2017

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

COUNCIL DISTRICT: 8

MAPSCO: O-9

SIZE OF REQUEST: ±3.587 acres

CENSUS TRACT: 202.00

REPRESENTATIVE: Tailim Song % Tailim Song Law Firm

APPLICANT/OWNER: Walter Huerta

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

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

STAFF RECOMMENDATION: Approval of an IR Industrial Research District; and approval of a Specific Use Permit for a three-year period, subject to a site plan, a landscape plan, and staff's recommended conditions.

PRIOR CPC ACTION: On August 3, 2017, the City Plan Commission held this item under advisement to allow for submittal of revised site and landscape plans.

BACKGROUND INFORMATION:

- The request is for a zone change and SUP to allow a concrete batch plant. The site is undeveloped and contains approximately 3.587 acres of land.
- The site plan depicts one proposed office structure (616 sq. ft.), two cement silos up to 50 feet in height, a dust collector, elevated storage, conveyor belt, hopper, sand storage, and parking spaces. The overall outside floor area for the industrial use is 8,618 square feet.
- A proposed landscape plan provides a 15-foot landscape buffer along a portion of the northwest property line and all along Simpson Stuart Road. A 10-foot landscape buffer of existing plant material will provide some relief from residential adjacency buffering requirements for a nonresidential building site adjacent to an agricultural district.
- The proposed IR Industrial Research District would add a variety of uses concentrated in the commercial service and industrial categories, while removing the residential use capacity found in the existing A(A) Agricultural District.

Zoning History:

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

Thoroughfares/Streets:

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

Land Use:

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

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and has no objections.

STAFF ANALYSIS:

Comprehensive Plan:

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

LAND USE ELEMENT:

GOAL 1.2 Promote desired development.

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

The concrete batching plant is a vital part of the industrial fabric that allows specific materials to be processed and transported to various locations throughout the City. The request site is consistent with the *forwarddallas! Comprehensive Plan* because the Plan identifies the area as Industrial Area. The request site is located within a transitional area and is contiguous to several agricultural tracts of land and industrial/warehouse uses that are in an IR Industrial Research District.

Land Use Compatibility:

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

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

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

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

Development Standards:

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

Parking:

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

Landscaping & Screening:

Landscaping must be provided in accordance with the landscape plan. While there are no immediately adjacent residential uses to the site, Article X defines residential adjacency to include the A(A) Agricultural District. The proposed use is required to provide a 10-foot wide perimeter landscape buffer in combination with a minimum six-foot-tall solid screening fence along the three sides of the property facing the agricultural zoning. However, in lieu of these residential adjacency requirements, the applicant is requesting to install an eight-foot-high solid screening fence in the locations shown on the proposed landscape plan. Additionally, the proposed landscape plan provides a 10-foot landscape buffer of existing plant material which will provide some relief from residential adjacency buffering requirements for a nonresidential building site adjacent to an agricultural district. The site will also have a 15-foot landscape buffer along a portion of the northwest property line and all along Simpson Stuart Road in addition to the same solid eight-foot fence. This includes screening of the proposed parking spaces with shrubbery.

STAFF PROPOSED SUP CONDITIONS

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

Staff's Recommendation:

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

Applicant's Request:

3. TIME LIMIT: This specific use permit expires on _____ [three-years from the passage of this ordinance], but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal.

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

5. GROUND AND DUST CONTROL:

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

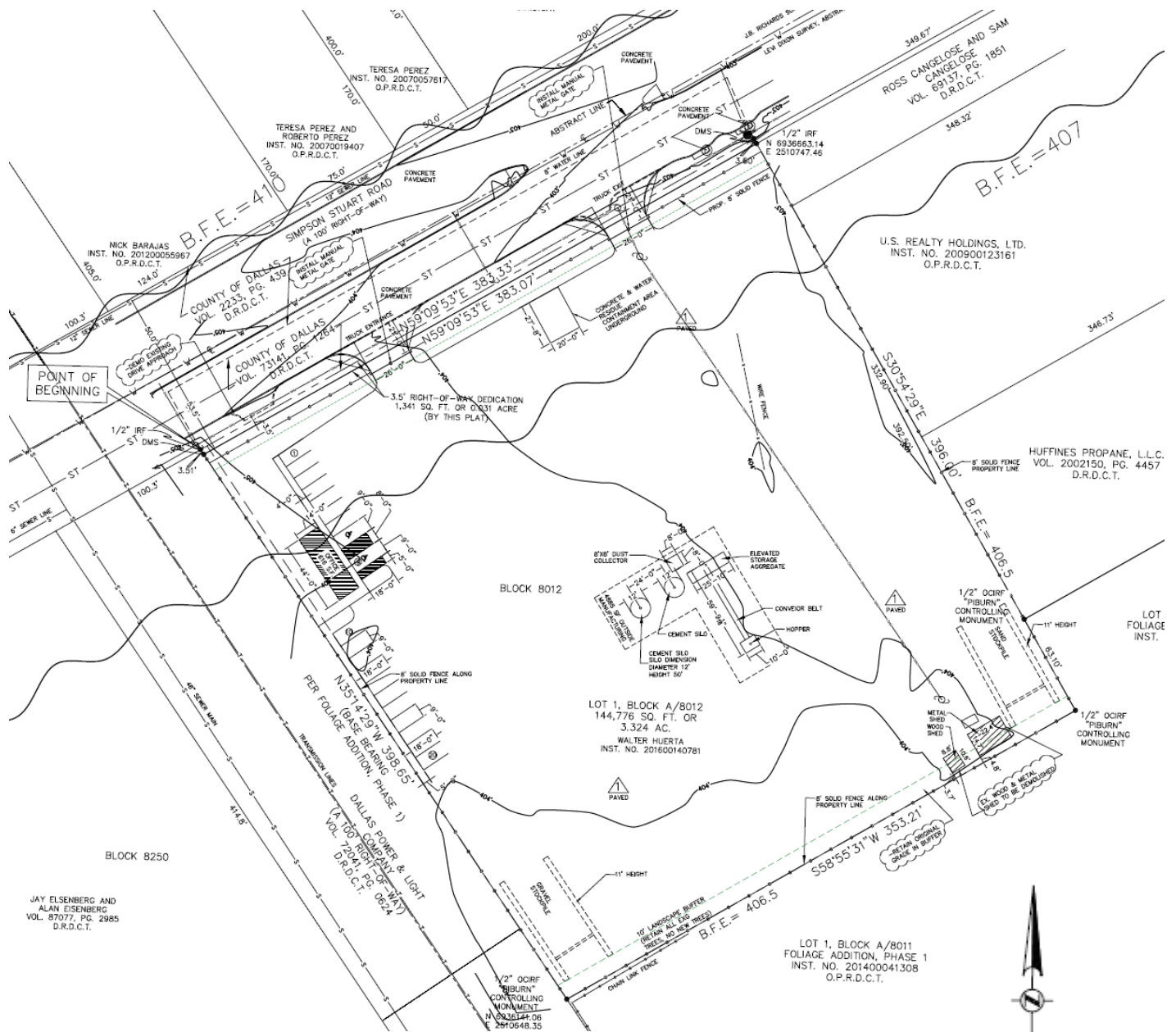
- i. All permanent roads or vehicular maneuvering areas must be paved, watered, and vacuum swept as necessary to achieve maximum control of dust emissions.
- ii. To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.
- iii. Spillage of materials must be cleaned up and contained or dampened within 30 minutes after the spillage so that emissions from wind erosion and vehicle traffic are minimized.
- iv. During operations, all stockpiles must be sprinkled with water or chemicals to eliminate visible dust emissions.

B. Prior to the issuance of a certificate of occupancy, a written ground and dust control plan that reflects existing and proposed infrastructure needed to comply with 4(A)(i) through 4(A)(iv) must be delivered to the director of the office

of environmental quality and the director of sustainable development and construction.

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

PROPOSED SITE PLAN

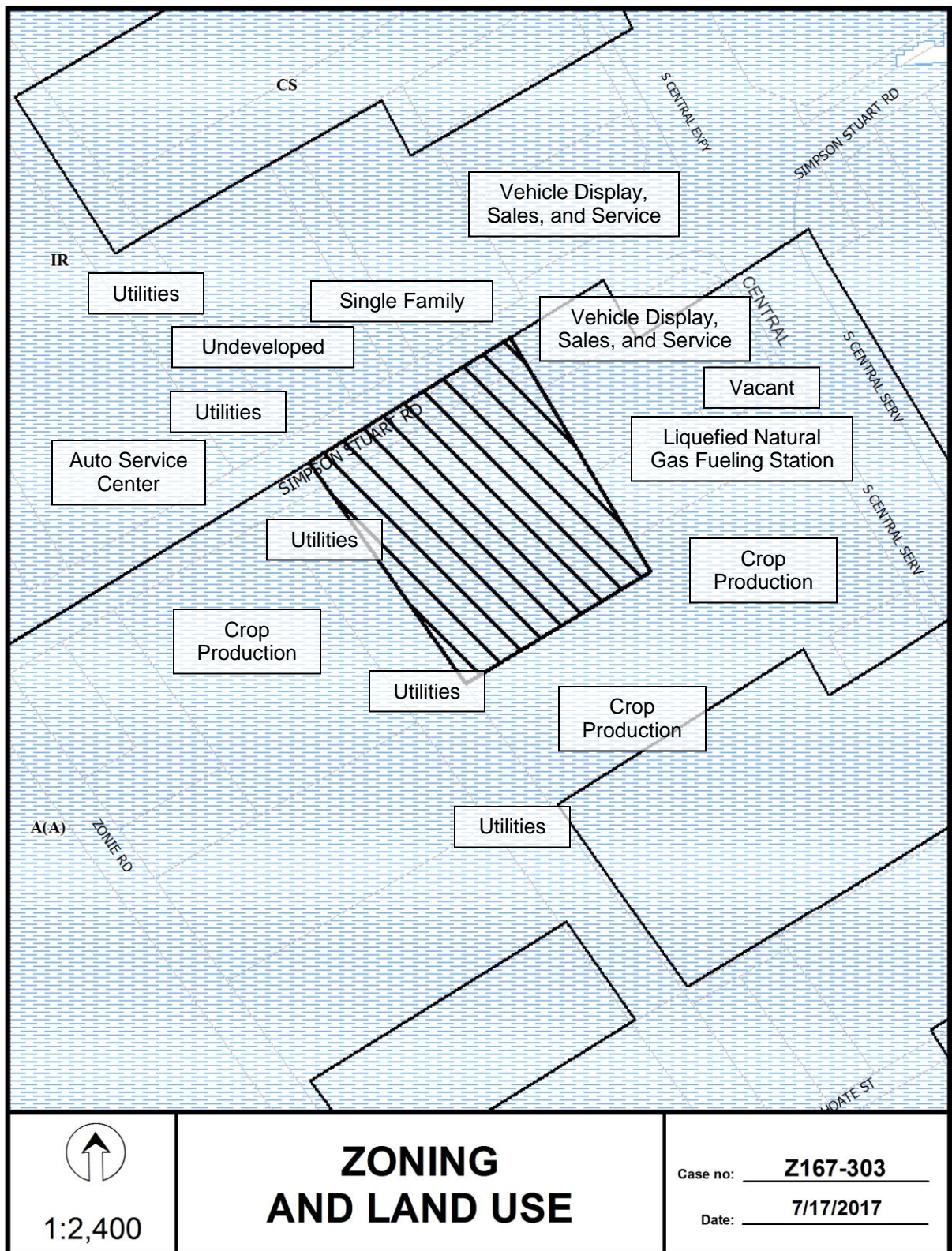


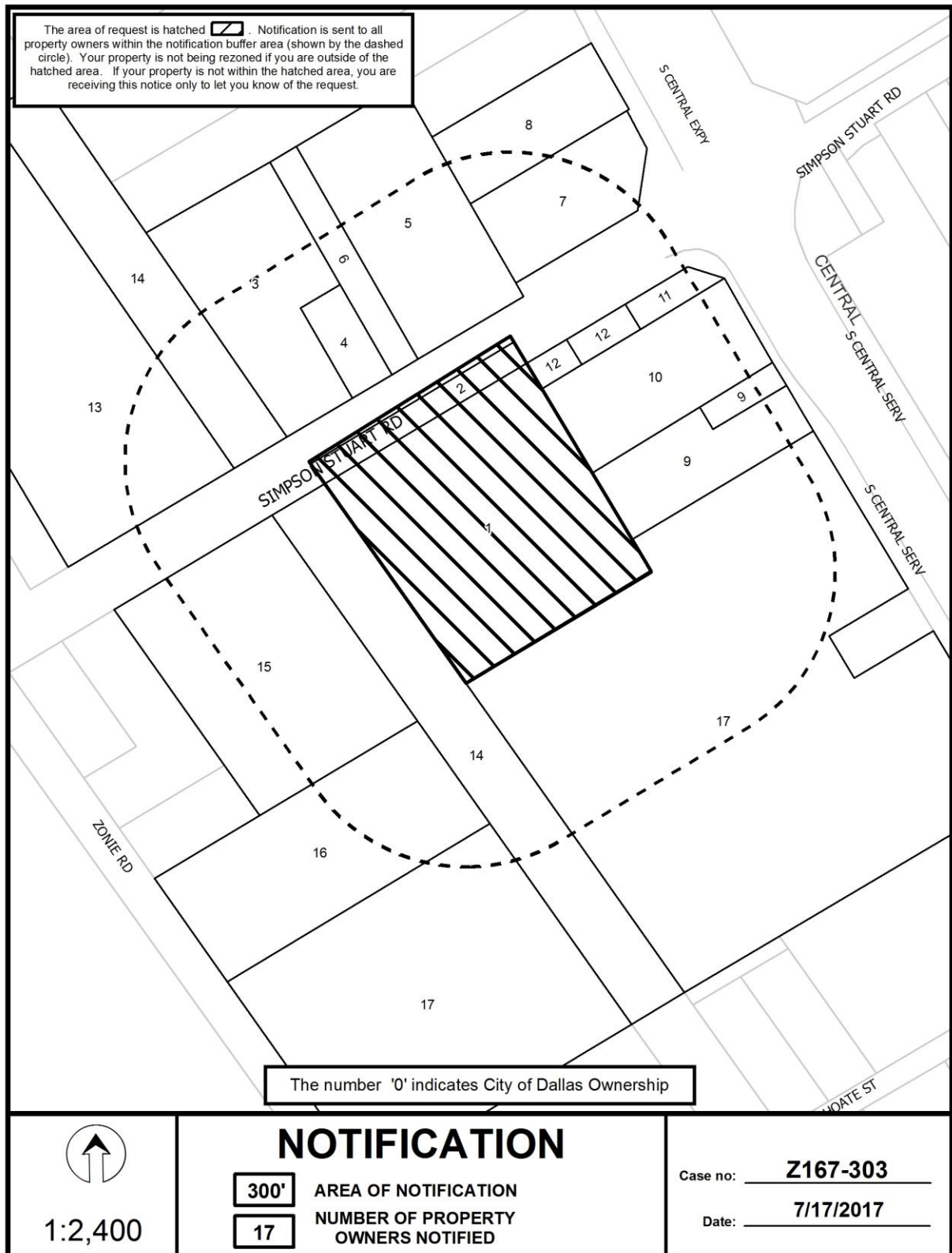
SITE DATA		
USE	TOTAL SQ.FT.	REQUIRED PARKING SPACES
INDUSTRIAL OUTSIDE (CONCRETE BATCH PLANT) 1 SPACE PER 600 SQ.FT.	8,618 SQ.FT.	14
OFFICE SPACE 1 SPACE PER 333 SQ.FT.	616 SQ.FT.	2
TOTAL PARKING PROVIDED	20 SPACES (16 REQUIRED)	
TOTAL LOT AREA	144,746 SQ.FT. (3,324 Ac)	











07/17/2017

Notification List of Property Owners

Z167-303

17 Property Owners Notified

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

FILE NUMBER: Z167-120(SM)

DATE FILED: October 24, 2016

LOCATION: Southwest corner of West 10th Street and South Brighton Avenue

COUNCIL DISTRICT: 1

MAPSCO: 54E

SIZE OF REQUEST: Approx. 0.39 acres

CENSUS TRACT: 52.00

APPLICANT/ OWNER: Gordon Ip, sole member of 1900 W. 10th Street LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Planned Development District for an R-7.5(A) Single Family District and multifamily uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to renovate the existing rectory building for multifamily uses.

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

BACKGROUND INFORMATION

- The area of request is developed with a vacant two-story, 4,985 square-foot masonry building. According to Dallas Central Appraisal District records, the building was originally constructed in 1975 as a rectory for the church, which is located to the east, across South Brighton Avenue.
- The church transferred the deed to the current property owner on April 4, 2016, according to Dallas Central Appraisal District Records.

Zoning History: There have been three recent zoning cases in the vicinity in the last five years.

1. **Z145-197:** On June 10, 2015, the City Council approved an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District.
2. **Z156-240:** On September 14, 2016, the City Council renewed Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions on property zoned CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.
3. **Z123-343:** On May 28, 2014, the City Council approved an Historic Overlay for Sunset High School on property zoned Planned Development District No. 409.

Thoroughfare/Streets:

<u>Thoroughfare/Street</u>	<u>Designation</u>	<u>ROW</u>
W 10 th Street	Local	110' ROW
S Brighton Ave	Local	60' ROW

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

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 1.3 Provide equitable opportunities for Dallas residents

Policy 1.3.1 Create housing opportunities throughout Dallas.

The City must ensure affordable, quality rental housing and investments in multifamily housing. Using creative financing options will help create higher standards of living for all Dallas residents.

ECONOMIC ELEMENT

Goal 2.1 Promote Balanced Growth

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.

Land Use Compatibility:

	Zoning	Land Use
Site	R-7.5(A)	Vacant
North	R-7.5(A)	Single Family
East	R-7.5(A)	Church with surface parking
South	R-7.5(A)	Single Family
West	R-7.5(A); NO(A)	Single Family; Medical Clinic

The request site contains a vacant two-story, 4,985 square-foot masonry building. It was originally constructed in 1975 as a rectory for the church located across South Brighton Avenue, according to Dallas Central Appraisal District records and the

applicant. The request site is also on a corner lot and shares its southern property line with an existing 16-foot alley. The applicant proposes to remodel the existing building for a multifamily use.

Surrounding uses primarily consist of single family uses to the north and south. To the west of the request site are single family uses with a medical clinic located further beyond. The single family uses to the north are separated by a wide street with a median, and the single family uses to the south are separated by a gravel alley. A church and surface parking is located to the east of the request site, across South Brighton Avenue.

The applicant proposes to limit the multifamily use to the existing building; therefore, in the event the existing building is demolished, a new multifamily building could not be erected. Because the request restricts multiple family uses to the existing building and because it is located on West 10th Street, which also contains other nonresidential uses, staff supports the request to allow multiple family uses.

Development Standards:

DISTRICT	SETBACKS		Minimum lot size	Dwelling unit density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) - Existing Single Family	25'	5' for SF 10'/15' for other	1 Dwelling Unit/ 7,500 sq. ft.	No maximum	30'	45%	Single family
Staff's recommended PDD [R-7.5(A) based]	25'	5' for SF 10'/15' for other	No minimum	5	30'	45%	Single family; Multifamily in original structure only
Applicant requested PDD [MF-2(A) based]	15'	10'/15'	No minimum	7	30'	60%	Single family; Multifamily in original structure only

The applicant requests three primary modifications to the existing development standards. First, the applicant has requested to reduce the front yard setback from 25 feet to 15 feet with further encroachments as listed in the proposed conditions. Second, the applicant has requested that the maximum lot coverage be increased to that of the MF-2(A) Multifamily District which allows a maximum 60 percent lot coverage.

Staff does not recommend approval of these two requests because the addition of structures in front of the existing facade would disrupt the continuity of the block on both West 10th Street and South Brighton Avenue. Instead, staff recommends the site be

restricted to the existing development standards of the R-7.5(A) Single Family District, with the exception of minimum lot size and dwelling unit density. Additionally, since the request restricts multiple family uses to an original building, new construction will be restricted to uses that are not multifamily.

Finally, the applicant has requested a maximum of seven units on the property. Staff does not recommend the applicant's request of seven units on the site because it would increase the parking demand on site. Parking for seven units on site could be detrimental to surrounding properties because there are only two viable ways to provide adequate parking for seven units on site: 1) grant alley access, which would likely be disruptive to adjacent properties, or 2) remove the mature trees to provide access by a driveway off of South Brighton Avenue. Instead, staff recommends restricting the dwelling unit density to a maximum of five units in order to reduce the required number of off-street parking spaces. This in turn will lessen the negative impact that the development will have on the existing trees that are located on the subject site.

Parking:

The request site contains two mature canopy trees in the rear of the property. Staff and the applicant have proposed conditions in an effort to preserve these trees. If these trees did not exist on the property, it would be much easier to have the proposed multifamily use comply with all existing parking requirements of the Dallas Development Code. Therefore, staff and the applicant have recommended modifications to the parking requirements of the Dallas Development Code.

The following Dallas Development Code conditions most effect how off-street parking is applied to this property.

1. Vehicular access is prohibited from parking lots in multifamily zoning districts to alleys that abut single family zoning districts¹.
2. The owner of a parking lot that serves a multifamily use is required to screen the parking area from a contiguous single family use or vacant lot when located in a single family district².
3. Off-street parking for residential uses must be located behind the front yard setback line (of which the request site has two front yards—one on West 10th

¹ See subsection (a)(13) of Section 51A-4.301 of the Dallas Development Code.

² See subsection (f)(1) of Section 51A-4.301 of the Dallas Development Code.

Street and the other on South Brighton Avenue) in residential districts except the MF-3(A) and MF-4(A) districts³.

4. Tandem parking—one space directly behind another—is not allowed⁴.
5. A minimum of one parking space per bedroom is required for multifamily uses⁵.

The applicant has proposed a total of 13 parking spaces on site to serve seven units, which equates to approximately two spaces per unit: two of which will be two bedroom units and the remaining five units will be one bedroom units. Of these 13 proposed parking spaces, 11 are head-in parking spaces that enter directly from the alley and two are tandem spaces that would access the property from West 10th Street. In an effort to provide 13 parking spaces, the applicant has requested a waiver to the first four Dallas Development Code provisions listed above that protect adjacent single family properties.

Staff recommends denial of the applicant's proposed plan and conditions because they violate protections to adjacent single family properties and therefore recommends an alternative set of conditions. First, staff recommends relief to minimum parking requirements at a ratio of one space per unit in order to allow the adaptive reuse of the structure. Because staff also recommends limiting the number of dwelling units to five (in contrast to the applicant request of seven), staff's recommended parking requirement is five parking spaces. For comparison, one parking space per unit is the parking requirement for single family uses in R-7.5(A), R-5(A), and TH districts and therefore staff's recommendation of one space per unit would be consistent with the surrounding properties. Second, relief to the minimum parking requirements for a multifamily use in the original structure would 1) allow for the reduction of parking surface which could potentially increase the likelihood of the survival of the existing trees in the rear of the site, 2) maintain the provision of a solid screening fence to shield the adjacent single family use from headlights; and 3) prohibit access to the abutting single family alley for head-in parking spaces.

Landscaping:

The request refers to Article X landscape standards with the exception that a residential landscaping buffer is not required for an original building. Staff recommends approval because it would allow the adaptive reuse of the existing building.

³ See subsections (b)(2) and (b)(3) of Section 51A-4.301 of the Dallas Development Code.

⁴ See subsection (d) of Section 51A-4.301 of the Dallas Development Code.

⁵ See subsection (b)(5)(C) of Section 51A-4.209 of the Dallas Development Code.

PROPOSED PDD 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 Tenth Street and Brighton Avenue. The size of PD ____ is approximately 0.40 acre.

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) MAJOR MODIFICATION means reconstruction of an original building or an expansion of floor area of an original building by a minimum of 25 percent.

(2) NEW CONSTRUCTION means construction of a main structure that is not an original building.

(3) 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.

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

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

SEC. 51P- ____ .104. EXHIBIT.

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

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

(a) For a multifamily use, 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- ____ .107. MAIN USES PERMITTED.

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

(b) The following main use is permitted by right when located within an original building:

-- Multifamily.

SEC. 51P- ____ .108. ACCESSORY USES.

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

SEC. 51P- ____ .109. YARD, LOT, AND SPACE REGULATIONS.

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

Staff recommended:

- (a) Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.
- (b) Maximum number of dwelling units is 5.
- (c) No minimum lot size.

Applicant requested:

- (a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.
- (b) Multifamily.
 - (1) Front yard.
 - (A) Except as provided in this paragraph, minimum front yard is 15 feet.
 - (B) Awnings and canopies may encroach up to eight feet into the required front yard. Stoops and decks may encroach up to 10 feet into the required front yard.
 - (2) Density. Maximum number of dwelling units is 7.
 - (3) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
 - (4) Lot size. No minimum lot size.

SEC. 51P- _____.110. OFF-STREET PARKING AND LOADING.

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

Staff recommended:

(b) <u>Multifamily</u> . A minimum of one parking space per dwelling unit is required.
--

Applicant requested:

(b) Multifamily.

(1) Ingress to and egress from the alley access is allowed in the location shown on the development plan. Screening of parking from the alley is not required.
--

(2) Parking is allowed in the Brighton Street front yard in the area shown on the development plan.

(3) Resident parking may be tandem.

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

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

(b) For an original building, a residential landscape buffer is not required.

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

SEC. 51P- _____.113. SIGNS.

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

SEC. 51P- _____.114. ADDITIONAL PROVISIONS.

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

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

SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

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

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

Staff's Recommended Development Plan



VICINITY MAP

NTS



SITE DATA TABLE

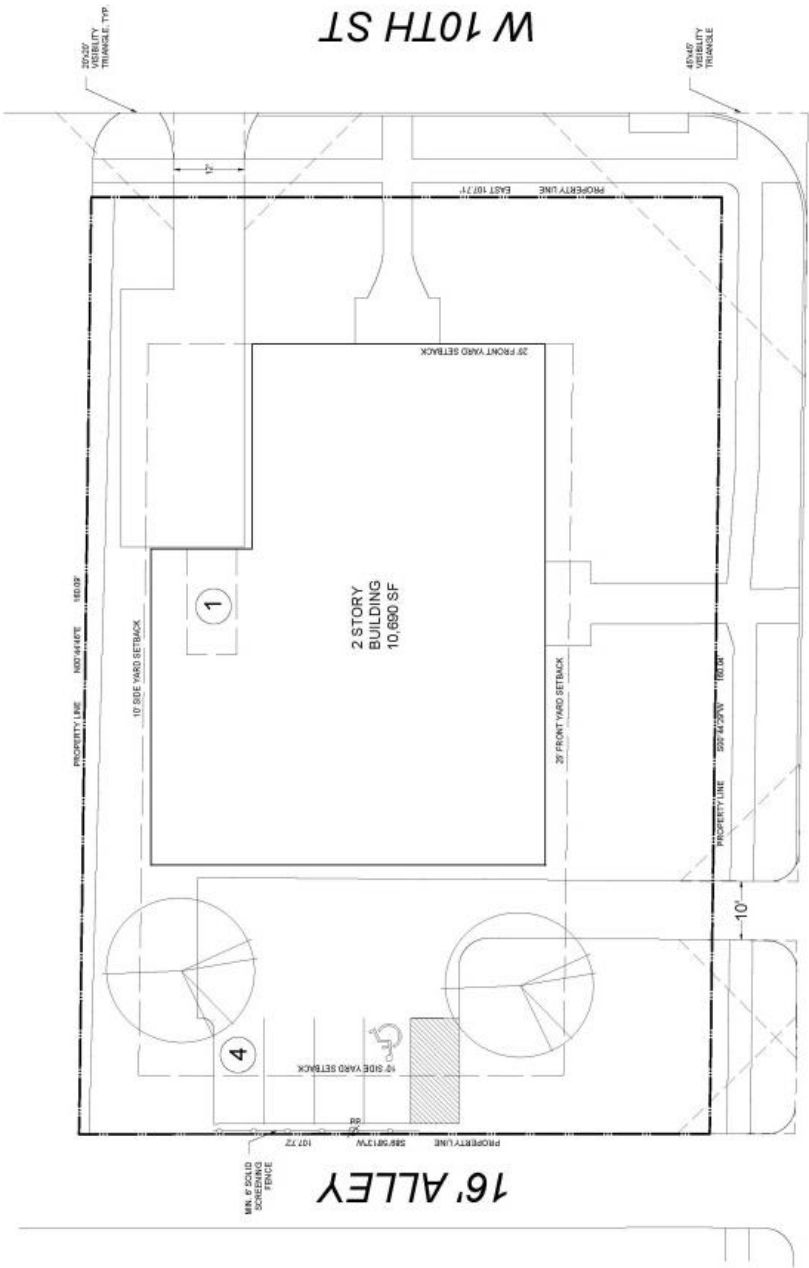
ZONING DISTRICT

1000 W. 10th St

PO

TOTAL SITE AREA	12,240 SF	0.40 AC
LAND USE	MULTIFAMILY	
TOTAL FLOOR AREA	10,690 SF	
TOTAL DENSITY	5 UNITS	
	REQ./MAX.	(PROVIDED)
BUILDING HEIGHT	36 FT	
BUILDING FOOTPRINT	SUBJECT TO	
LOT COVERAGE	APPROX. 29%	
	REQ./MAX.	30%
	SETBACKS	
FRONT SETBACK	25 FT	(PROVIDED)
REAR SETBACK	25 FT	
SIDE SETBACK	LOFT	
	N/A	
	PARKING	
PARKING/1 PER UNIT	REQ.	(PROVIDED)
HANDICAP PARKING	5	
GUEST PARKING	NO	
ADDITIONAL	N/A	
TOTAL PARKING	5	5

NOTE: BKE PARKING LOCATION TO BE DETERMINED



BRIGHTON AVE.



VICINITY MAP

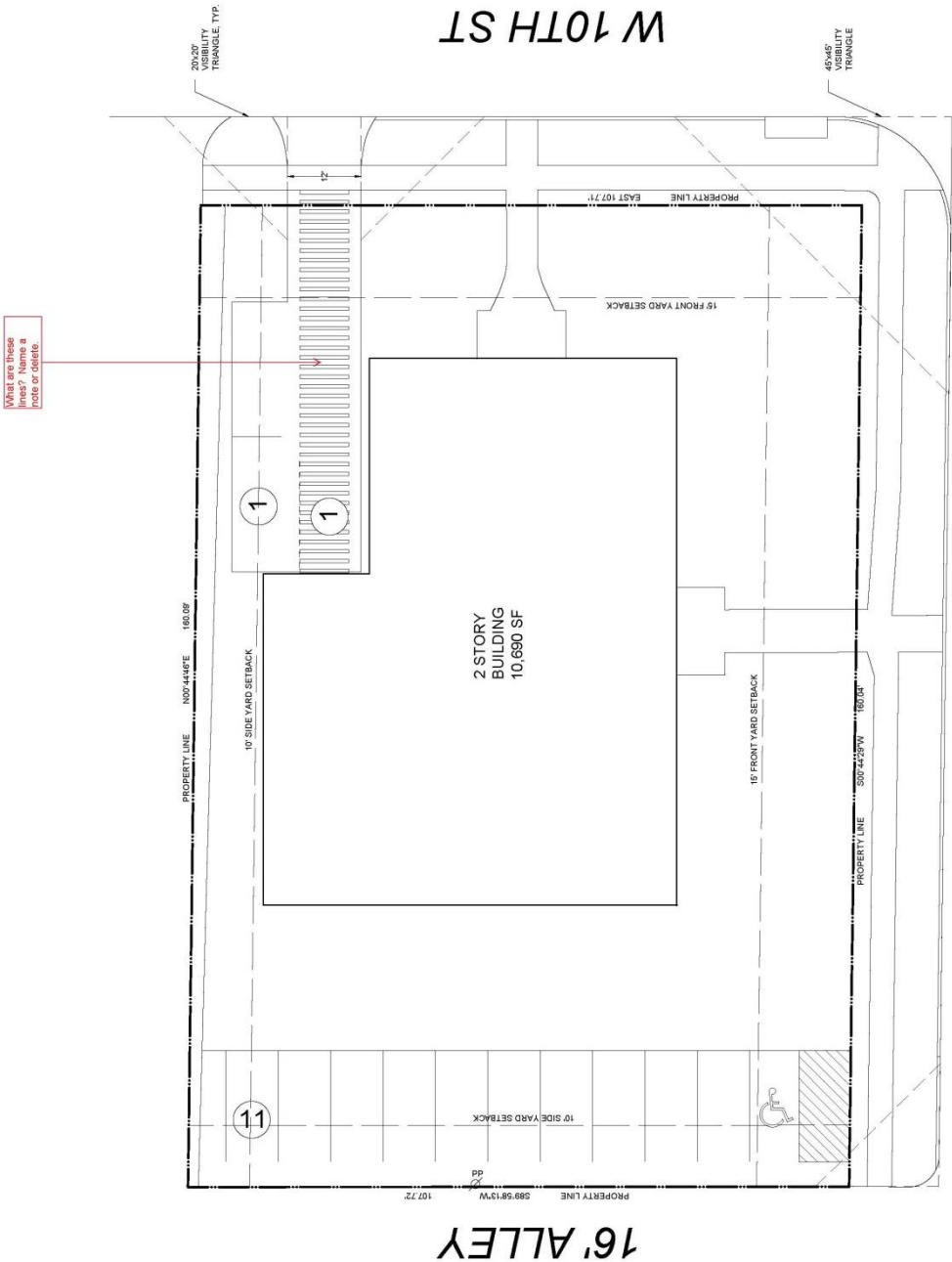
NTS



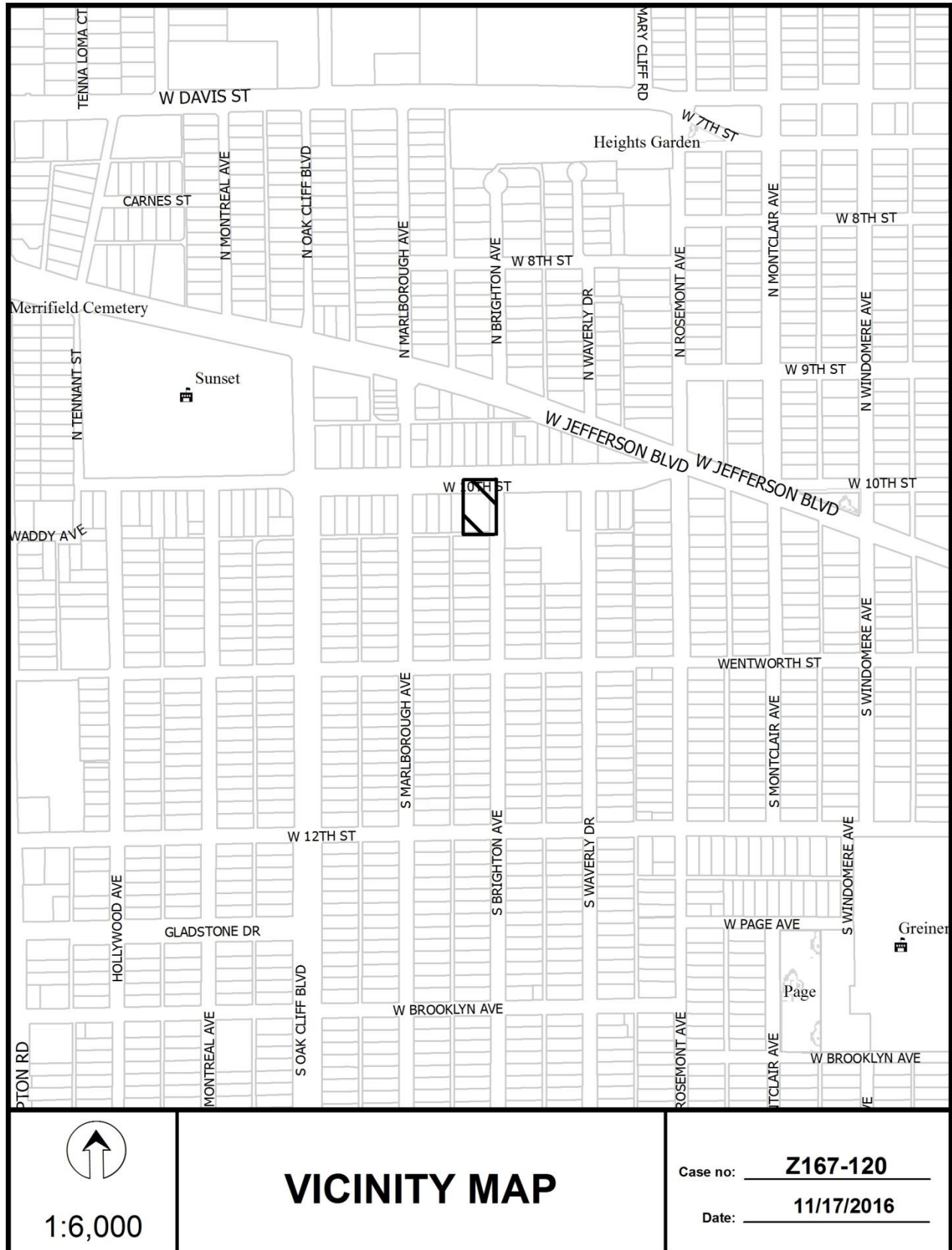
SITE DATA TABLE
ZONING DISTRICT PD
1900 W. 10th St

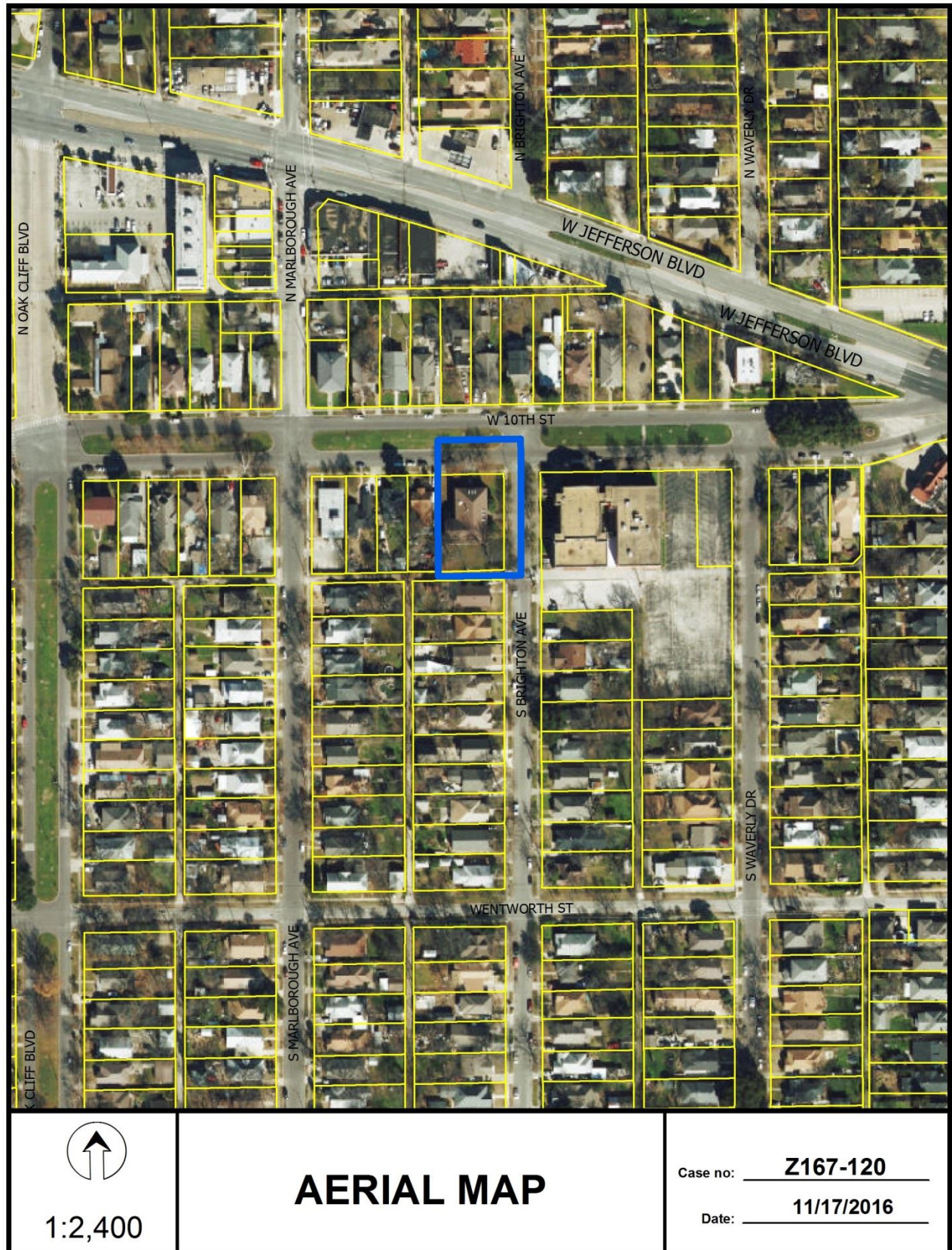
TOTAL SITE AREA	17,240 SF	0.40 AC
LAND USE	MULTIFAMILY	
TOTAL FLOOR AREA	10,690 SF	
TOTAL DENSITY	7 UNITS	
	REQ./MAX.	PROVIDED
BUILDING HEIGHT	36 FT	
BUILDING STORIES	SUBJECT TO RPS	26
LOT COVERAGE	NO MAX	2
	60%	31%
	SETBACKS	
FRONT SETBACK	REQ./MIN.	PROVIDED
SIDE SETBACK	15 FT	15 FT
REAR SETBACK	10 FT	10 FT
	N/A	N/A
	PARKING	
PARKING (1 PER BEDROOM)	REQ.	PROVIDED
HANDICAP PARKING	9	12
	1	1
GUEST PARKING	NO	
	ADDITIONAL	N/A
TOTAL PARKING	9	13

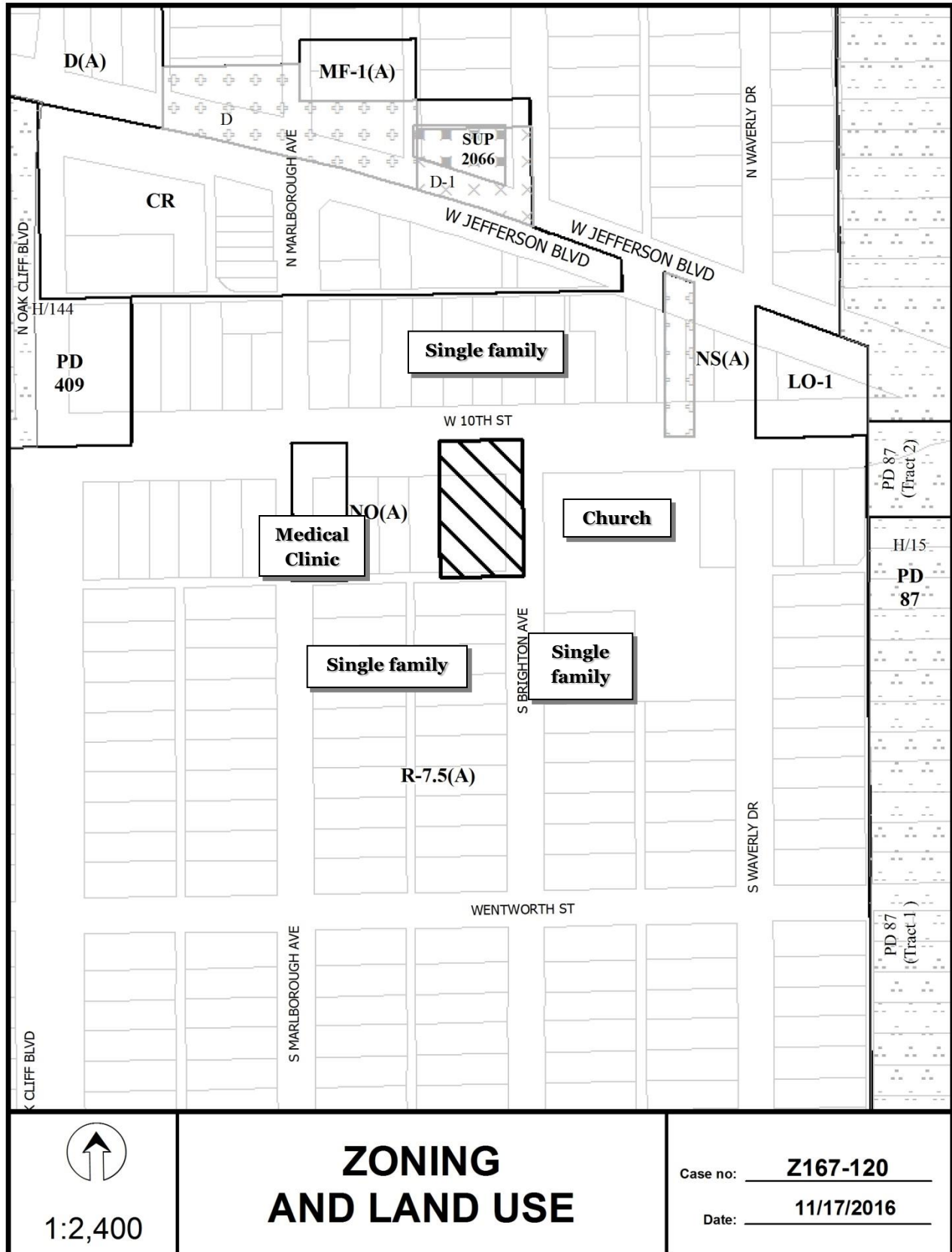
NOTE: BIKE PARKING LOCATION TO BE DETERMINED

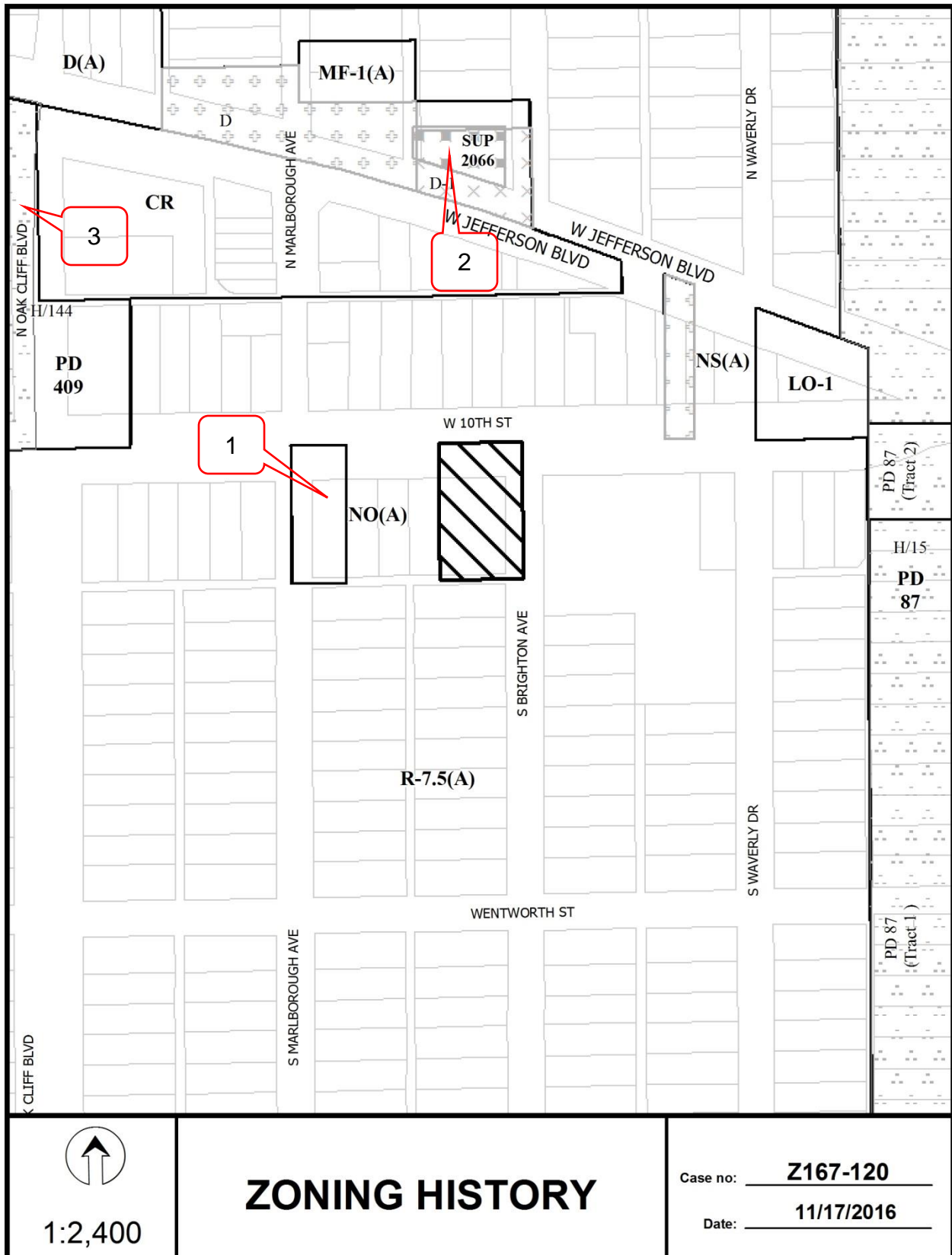


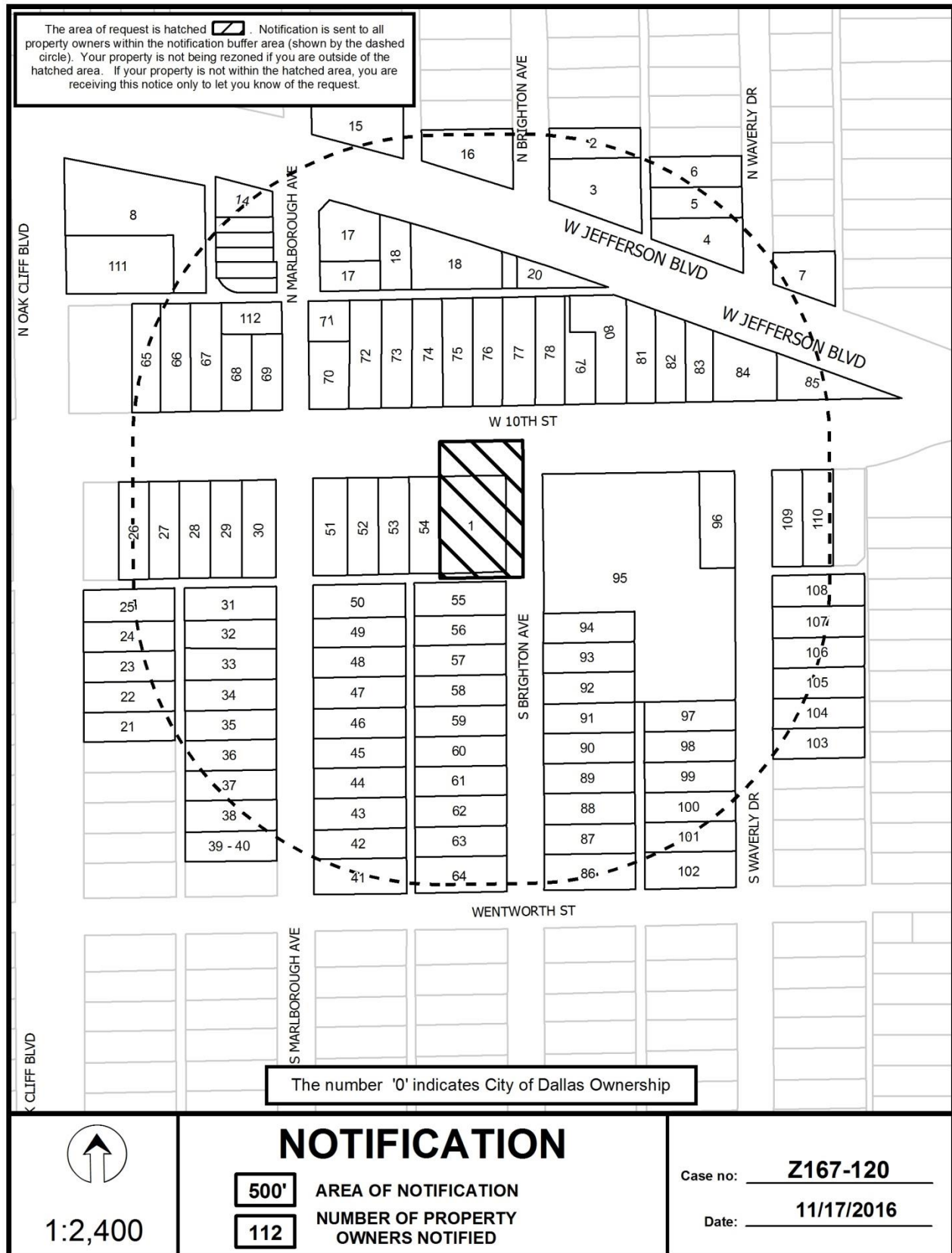
BRIGHTON AVE.











11/16/2016

Notification List of Property Owners***Z167-120******112 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1900 W 10TH ST	1900 W 10TH STREET LLC
2	208 N BRIGHTON AVE	TAYLOR STEPHANIE S
3	204 N BRIGHTON AVE	ALLEN DONALD LEE
4	207 N WAVERLY DR	DEARING NANCY C WONDERS
5	211 N WAVERLY DR	WILSON MIRANDA ANGER
6	215 N WAVERLY DR	CORRALL DANYTZA P
7	202 N WAVERLY DR	CRUZ JOSE & EDITH R
8	2010 W JEFFERSON BLVD	IGLESIA DEL DIOS VIVO
9	117 N MARLBOROUGH AVE	TENIENTE BRENDA
10	119 N MARLBOROUGH AVE	JC LEASING LLP
11	121 N MARLBOROUGH AVE	SALA THOMAS W
12	123 N MARLBOROUGH AVE	GUETA PPTIES LLC
13	125 N MARLBOROUGH AVE	GULF COAST BANK
14	127 N MARLBOROUGH AVE	HORRELLS CLEANERS LLC
15	1919 W JEFFERSON BLVD	SAMUEL PETER & SUSHEILA
16	1909 W JEFFERSON BLVD	BARAKAT MOE
17	108 N MARLBOROUGH AVE	BALLAS VICTOR
18	1916 W JEFFERSON BLVD	BALLAS VICTOR &
19	1900 W JEFFERSON BLVD	NOLAN PATRICK & ROSE ANNA
20	1836 W JEFFERSON BLVD	VA CAPITAL LLC
21	206 S OAK CLIFF BLVD	ARRIAGA ALBERTO & LIDIA SANCHEZ
22	202 S OAK CLIFF BLVD	COUCH KEDRIC
23	124 S OAK CLIFF BLVD	JACINTO MARISSA
24	116 S OAK CLIFF BLVD	BAUTISTA ALFONSO & SUZANNA
25	114 S OAK CLIFF BLVD	GARZA SOCORRO S &
26	2018 W 10TH ST	MARROQUIN JESUS S

11/16/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2014 W 10TH ST	VARELAS DOMINGO & THERESA
28	2010 W 10TH ST	RUBIO PATRICIA
29	2006 W 10TH ST	SOSA JACOBA
30	2000 W 10TH ST	WILEY KELLY
31	115 S MARLBOROUGH AVE	LUNA JUAN ANTONIO &
32	119 S MARLBOROUGH AVE	CERDA MARY
33	121 S MARLBOROUGH AVE	HERNANDEZ FLORINDA
34	125 S MARLBOROUGH AVE	SOTO MARIA GUADALUPE
35	201 S MARLBOROUGH AVE	ORNELAS DAVID
36	205 S MARLBOROUGH AVE	ORNELAS MANUEL H
37	209 S MARLBOROUGH AVE	BAKER BETTY JO
38	219 S MARLBOROUGH AVE	NEEL KATHERINE E
39	223 S MARLBOROUGH AVE	EDWARDS DIANNE KYLE
40	223 S MARLBOROUGH AVE	KYLE DIANNE
41	220 S MARLBOROUGH AVE	THORNTON KIMBERLY THOMPSON
42	216 S MARLBOROUGH AVE	HERNANDEZ JOSE OMERO &
43	212 S MARLBOROUGH AVE	GASTON GEARY
44	208 S MARLBOROUGH AVE	MUSGRAVE JIMMY
45	206 S MARLBOROUGH AVE	GARCIA CYNTHIA L
46	200 S MARLBOROUGH AVE	TAYLOR KRISTAN LEIGH & ARCADI PALERM
47	126 S MARLBOROUGH AVE	DOWDY DANA MICHELLE
48	120 S MARLBOROUGH AVE	GONZALEZ NOEMI
49	118 S MARLBOROUGH AVE	MARTINEZ JESSICA ANN &
50	116 S MARLBOROUGH AVE	ANGUIANO JOSE
51	1922 W 10TH ST	VALADEZ JAVIER A
52	1918 W 10TH ST	VELA ERNESTO H &
53	1912 W 10TH ST	SOTO JESUS
54	1910 W 10TH ST	CEDILLO APOLONIO &
55	115 S BRIGHTON AVE	BROOKS JAN R
56	119 S BRIGHTON AVE	GUILLEN MARIA B
57	121 S BRIGHTON AVE	CHACON MANUEL

11/16/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	125 S BRIGHTON AVE	LEIJA DELORES G
59	201 S BRIGHTON AVE	CARMONA JUAN C
60	205 S BRIGHTON AVE	GONZALEZ ALEX &
61	209 S BRIGHTON AVE	LAWS AMY C
62	213 S BRIGHTON AVE	SANCHEZ GRIMALDO &
63	217 S BRIGHTON AVE	RODRIGUEZ ROBERTO &
64	223 S BRIGHTON AVE	GONZALES EBODIO P ETAL
65	2017 W 10TH ST	LINAREZ DANIEL & MARY L
66	2015 W 10TH ST	IGLESIA DD VIVO COLUMNA
67	2009 W 10TH ST	IGLESIA DEL DIOS VIVO
68	2007 W 10TH ST	COLLINS PATRICIA G
69	2001 W 10TH ST	WARE SAHARA
70	1921 W 10TH ST	MADIGAN MARIA ROSARIO SAI & ROBERT FRANK II
71	110 N MARLBOROUGH AVE	MORALES IRIS
72	1917 W 10TH ST	GALLEGOS JESUS C ET AL
73	1915 W 10TH ST	CURTIS BEVERLY A
74	1913 W 10TH ST	MACIAS JOSE A JR &
75	1909 W 10TH ST	JIMENEZ ARNULFO JR &
76	1903 W 10TH ST	NILES KERRY W
77	1827 W 10TH ST	BETANCOURT EVA L
78	1825 W 10TH ST	PALOMO MANUEL LIFE ESTATE
79	1821 W 10TH ST	CARR BRYAN
80	1817 W 10TH ST	MELGOZA JOSE JJ &
81	1815 W 10TH ST	MELGOZA JOSE J JIMENEZ
82	1808 W JEFFERSON BLVD	MELTON JANIE
83	1805 W 10TH ST	VILLARREAL HECTOR D
84	1801 W 10TH ST	SUNSET MANOR LLC
85	1719 W 10TH ST	DOLENZ BERNARDTRUSTEE
86	222 S BRIGHTON AVE	DANIELS LAURA PAGE
87	216 S BRIGHTON AVE	SANCHEZ GRIMALDO & ROSA M
88	212 S BRIGHTON AVE	SANTOS MARIA JESUS C &

11/16/2016

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	208 S BRIGHTON AVE	QUINONEZ RAMON &DORA
90	206 S BRIGHTON AVE	ORNELAS MIGUEL &
91	200 S BRIGHTON AVE	DIAZ MANUEL &
92	128 S BRIGHTON AVE	SHAW STEVEN N
93	120 S BRIGHTON AVE	SIMMONS MARK ALAN &
94	118 S BRIGHTON AVE	SIMMONS MARK A
95	1822 W 10TH ST	CALVARY BAPTIST CHURCH OF OAK CLIFF INC
96	1822 W 10TH ST	CALVARY BAPTIST CHURCH OF CHRIST
97	207 S WAVERLY DR	PRUETT JOHN
98	211 S WAVERLY DR	MACIAS FERMIN JR
99	215 S WAVERLY DR	MENDEZ FIDENCIO &
100	219 S WAVERLY DR	LORETTO ARNOLD
101	223 S WAVERLY DR	CASTELLANOS RUBEN A
102	227 S WAVERLY DR	OLIVA CARLOS E & MYRNA
103	210 S WAVERLY DR	ROMERO MARIA
104	206 S WAVERLY DR	BELL KAYLEE & STEVEN
105	126 S WAVERLY DR	MARIADELACERDA MONICA
106	122 S WAVERLY DR	OVERTON JANET L
107	118 S WAVERLY DR	WAGERS ROBERT WAYNE &
108	114 S WAVERLY DR	CONRAD JENNIFER A
109	1720 W 10TH ST	HORTON BARBARA SIEMENS
110	1716 W 10TH ST	YOUNG BENJAMIN J
111	120 N OAK CLIFF BLVD	IGLESIA DEL DIOS VIVO COLUMNA Y APOYO
112	111 N MARLBOROUGH AVE	BAHENA MANUELA M

FILE NUMBER: Z167-337(JM)

DATE FILED: June 27, 2017

LOCATION: Southeast corner of Commerce Street and Murray Street.

COUNCIL DISTRICT: 2

MAPSCO: 46-J

SIZE OF REQUEST: Approx. 0.21 acres

CENSUS TRACT: 204.00

APPLICANT: John LaRue – Deep Ellum Art Company

OWNER: Commerce Canton Investors, LLC

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for the renewal and amendment of Specific Use Permit No. 2211 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The applicant proposes the continued use of the property for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a live music venue. An amendment to the site plan includes the removal of parking to the east. Parking agreements will be used to satisfy nearly all required parking, with one space provided on-site. On September 14, 2016, the City Council approved this Specific Use Permit for a one-year period.

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

BACKGROUND INFORMATION:

- The request site is an existing one-story bar with 5,170 square feet of floor area.
- SUP No. 2211 was granted by City Council on September 14, 2016 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue. The SUP expires on September 14, 2017.
- The applicant applied for a Certificate of Occupancy in 2016, but the structure has remained vacant while under construction/renovation.
- The current request is to renew the SUP for a two-year period. Changes to the site plan include the removal of four parking spaces to the east. The 3,185 square-foot asphalt area will remain vacant of structures and may be used as an uncovered patio in the future. New parking agreements are detailed on the proposed site plan amendment to satisfy the required parking. Uncovered patios do not require additional parking.

Zoning History:

1. **Z156-245:** On September 14, 2016, the City Council approved Specific Use Permit No. 2211 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue, on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District located on the southeast corner of West Commerce Street and Murray Street.
2. **Z167-283:** On Wednesday, August 9, 2017, the City Council approved Specific Use Permit No. 2253 for an alcoholic beverage establishment limited to a bar, lounge or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District located on the east side of Hall Street fronting on Elm Street and Main Street.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
W. Commerce Street	Collector	80 ft.
Murray Street	Local Street	50 ft.

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 Align Land Use Strategies with Economic Development Priorities

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

ECONOMIC ELEMENT

GOAL 2.5 Foster a City of Great Neighborhoods

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 269, Tract A & SUP No. 2211	Vacant; SUP for Alcoholic Beverage Establishment (bar, lounge or tavern) and an Inside Commercial Amusement (live music venue)
North	PD No. 269, Tract A	Vacant, multifamily, office and retail
East	PD No. 269, Tract A & H/92	Parking lot
South	PD No. 269, Tract A	Undeveloped, vacant
West	PD No. 269, Tract A	Office and community service center

Land Use Compatibility:

The subject site is zoned Tract A within Planned Development District No. 269 and developed with a 5,170 square-foot, one-story building. The property is adjacent to a parking lot for the multifamily use across West Commerce Street to the east; and vacant

and undeveloped to the south. Surrounding uses are multifamily, office and retail to the north; and office and community service center to the west.

The applicant's request, subject to conditions, is compatible to the surrounding mix of uses. The continuation of a bar in Deep Ellum enhances the entertainment character of the area. The short time frame allows for staff and CPC to evaluate whether the use is a detriment to the area over time.

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:

PD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for a bar, lounge or tavern located within an original building. Otherwise, one space for each 100 square feet of floor area is required. Since the 5,170-square foot bar is in an original building, the applicant is only required to provide parking for 2,670 square feet of floor area, which equates to 27 spaces.

One parking space remains on-street along Commerce Street. The remainder of the required parking will be satisfied by parking agreements made with the following:

- To the south at 3201 Canton Street, three parking spaces.
- To the east at 3111 Commerce Street, 23 parking spaces.

Total parking spaces provided: 27.

Landscaping:

There are no landscaping requirements triggered by the request.

Police Records:

Since the site has been vacant for several years, including after obtaining the initial SUP in September of 2016, the report details calls and arrests made for the address during the last year which may or may not be associated with the new operators.

Crime - 3200 Commerce St (August 1 2016 - July 31 2017)							
IncidentNum	ServYr	Date1	Time1	Address	UCR_Offense	hate	ZipCode
090764-2017	2017	4/22/2017	14:00	3200 COMMERCE ST	UUMV		75226
057317-2017	2017	3/13/2017	12:00	3200 COMMERCE ST	UUMV		75226
099493-2017	2017	2/24/2017	10:00	3200 COMMERCE ST	OTHER THEFTS		75226

Arrests - 3200 Commerce St (August 1 2016 - July 31 2017)						
IncidentNum	ArrestYr	ArrestNumID	ArArrestDate	ArArrestTime	ArLAddress	ChargeDesc
013507-2017	2017	0002187-2017	1/18/2017	1:55	3200 COMMERCE ST	DWI W/OPEN CONTAINER
293022-2016	2016	0051600-2016	12/9/2016	15:00	3200 COMMERCE ST	WARRANT HOLD (OUTSIDE AGENCY)

Calls - 3200 Commerce St (Aug 1 2016 - July 31 2017)						
Master_Incident_Number	Response_Date	Response_Time	Problem	Priority_Description	Address	ZipCode
17-0905801	5/13/2017	20:17	40 - Other	3 - General Service	3200 Commerce St	75226
17-0887252	5/11/2017	7:51	06 - Minor Disturbance	4 - Non Critical	3200 Commerce St	75226
17-0867305	5/8/2017	10:29	31 - Criminal Mischief	4 - Non Critical	3200 Commerce St	75226
17-0839080	5/4/2017	10:33	40 - Other	3 - General Service	3200 Commerce St	75226
17-0365092	2/24/2017	15:11	09 - Theft	4 - Non Critical	3200 Commerce St	75226
17-0229026	2/5/2017	1:06	6X - Major Dist (Violence)	2 - Urgent	3200 COMMERCE ST	75226

List of Partners/Principals/Officers:

Property Owner: Commerce Canton Investors, LLC

Director and Managing Member: Richard Flaten

Director and Managing Member: John LaRue

,

SUP CONDITIONS

Z167-337(JM)

1. USE: The only use authorized by this specific use permit is a bar, lounge or tavern and an inside commercial amusement limited to a live music venue.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on September 14, 2017 **2019**.
4. FLOOR AREA: The maximum floor area is 5,170 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION:
 - A. The alcoholic beverage establishment may only operate from 6:00 p.m. to 2:00 a.m. (the next day) Monday through Friday, and 11:00 a.m. to 2:00 a.m. (the next day) Saturday and Sunday.
 - B. The live music venue may only operate from 6:00 p.m. to 12:00 a.m. (midnight) Monday through Thursday, from 6:00 p.m. to 2:00 a.m. (the next day) Friday, 11:00 a.m. to 2:00 a.m. (the next day) Saturday, and 11:00 a.m. to 12:00 a.m. (midnight) Sunday.
6. OFF-STREET PARKING: A minimum of four off-street parking spaces must be provided on the Property in the location shown on the attached site plan. A minimum of 23 additional parking spaces must be provided in accordance with the remote and special parking requirements of Planned Development District 269. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.
7. OUTSIDE SPEAKERS: Outside 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.

Proposed Site Plan

Use: Alcoholic Beverage Establishment/Live Music Venue

Zoning: PD 269, Tract A

Site Information:

Total Building Square Footage

SUP Lot Area (SF):

Approximate Year Built - 1955

Total parking required for entire site

Less 2500 SF Waiver

*Net Parking Required:

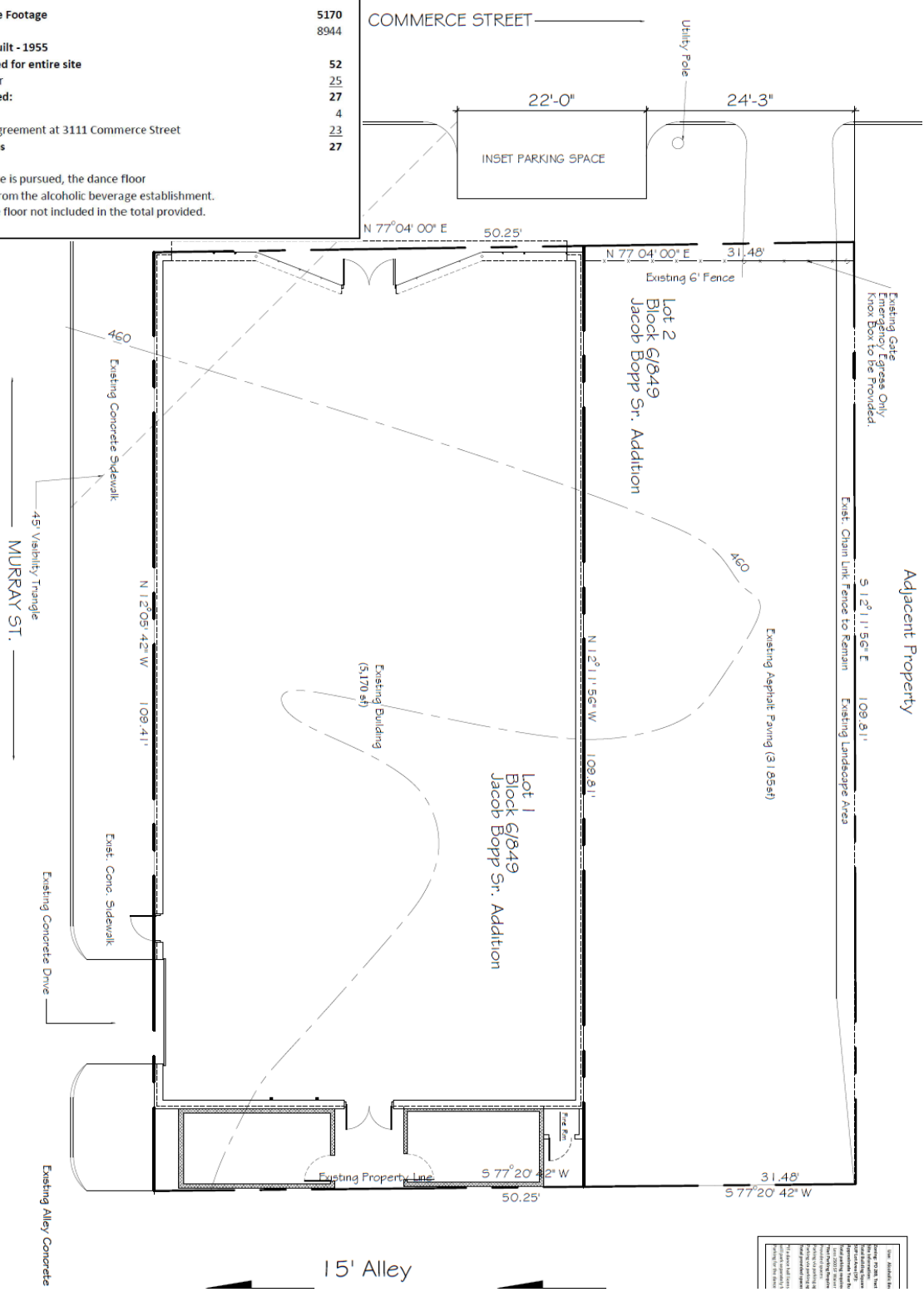
Provided spaces:

Parking via parking agreement at 3111 Commerce Street

Total provided spaces

5170
8944
52
25
27
4
23
27

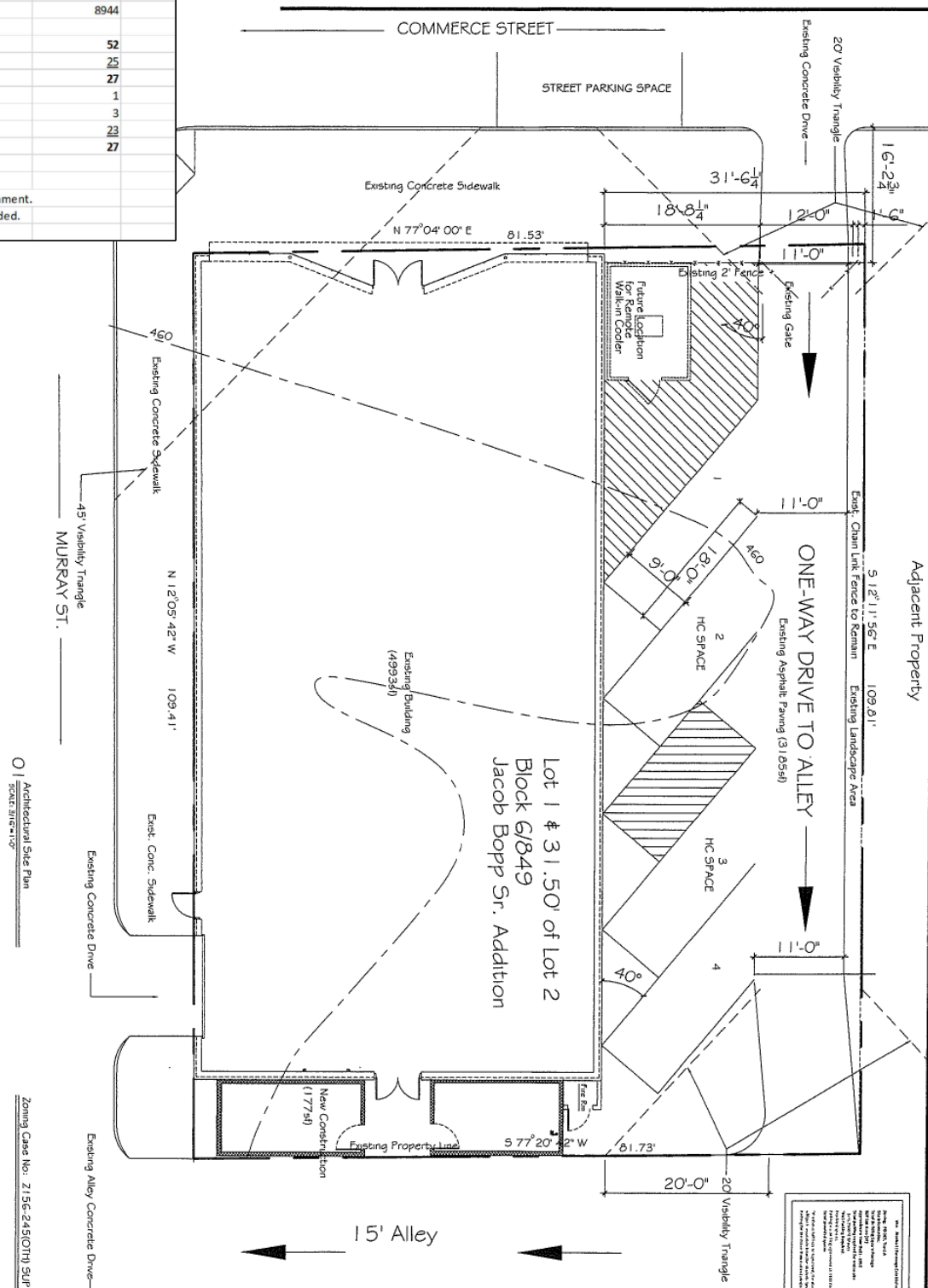
*If a dance hall license is pursued, the dance floor will park separately from the alcoholic beverage establishment. Parking for the dance floor not included in the total provided.

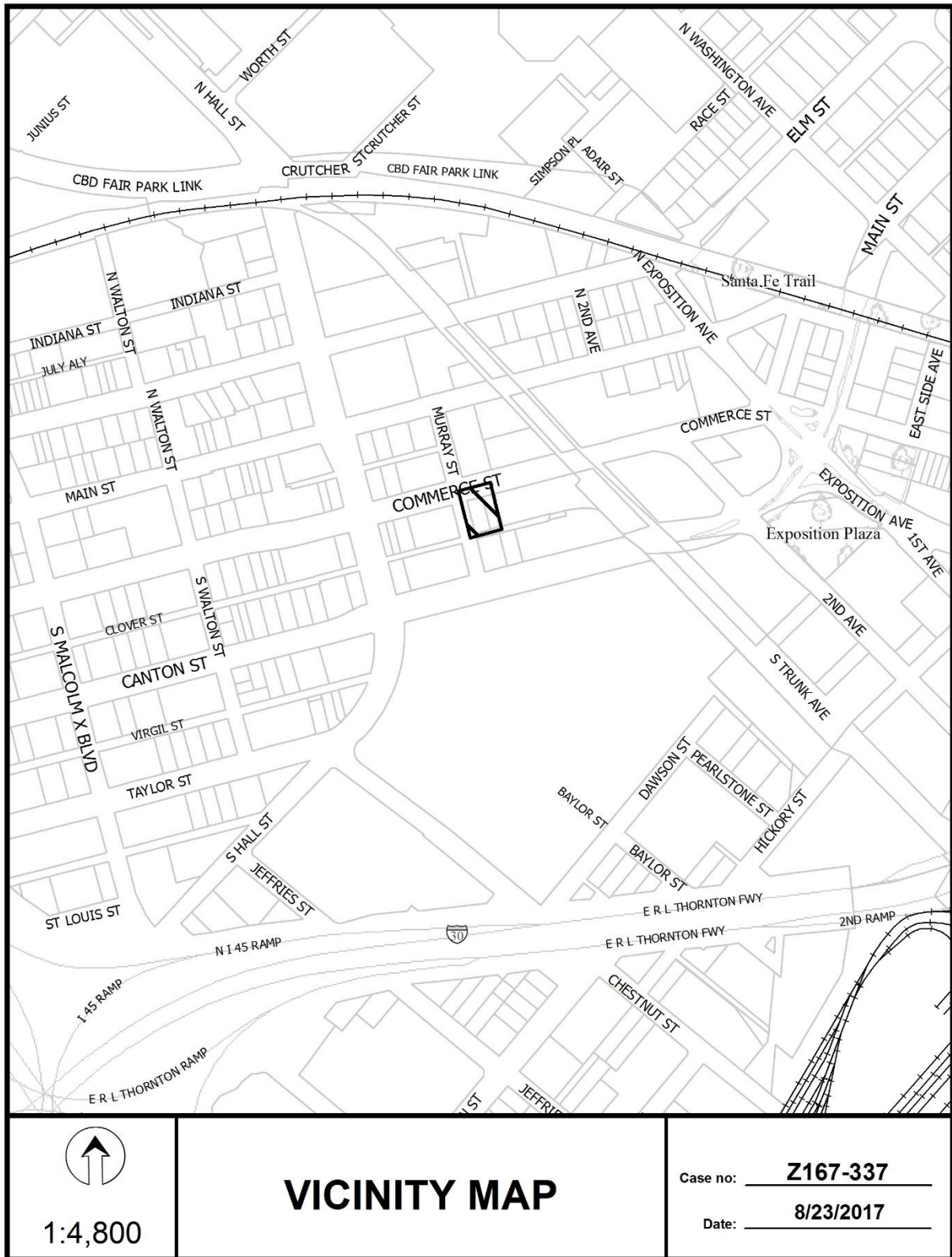


Scale: 1" = 20' (Horizontal)
1" = 10' (Vertical)
North Arrow: Indicated by the arrow pointing towards the top of the page.
Date: 12-8-2023
Drawn by: [Name]
Checked by: [Name]
Reviewed by: [Name]

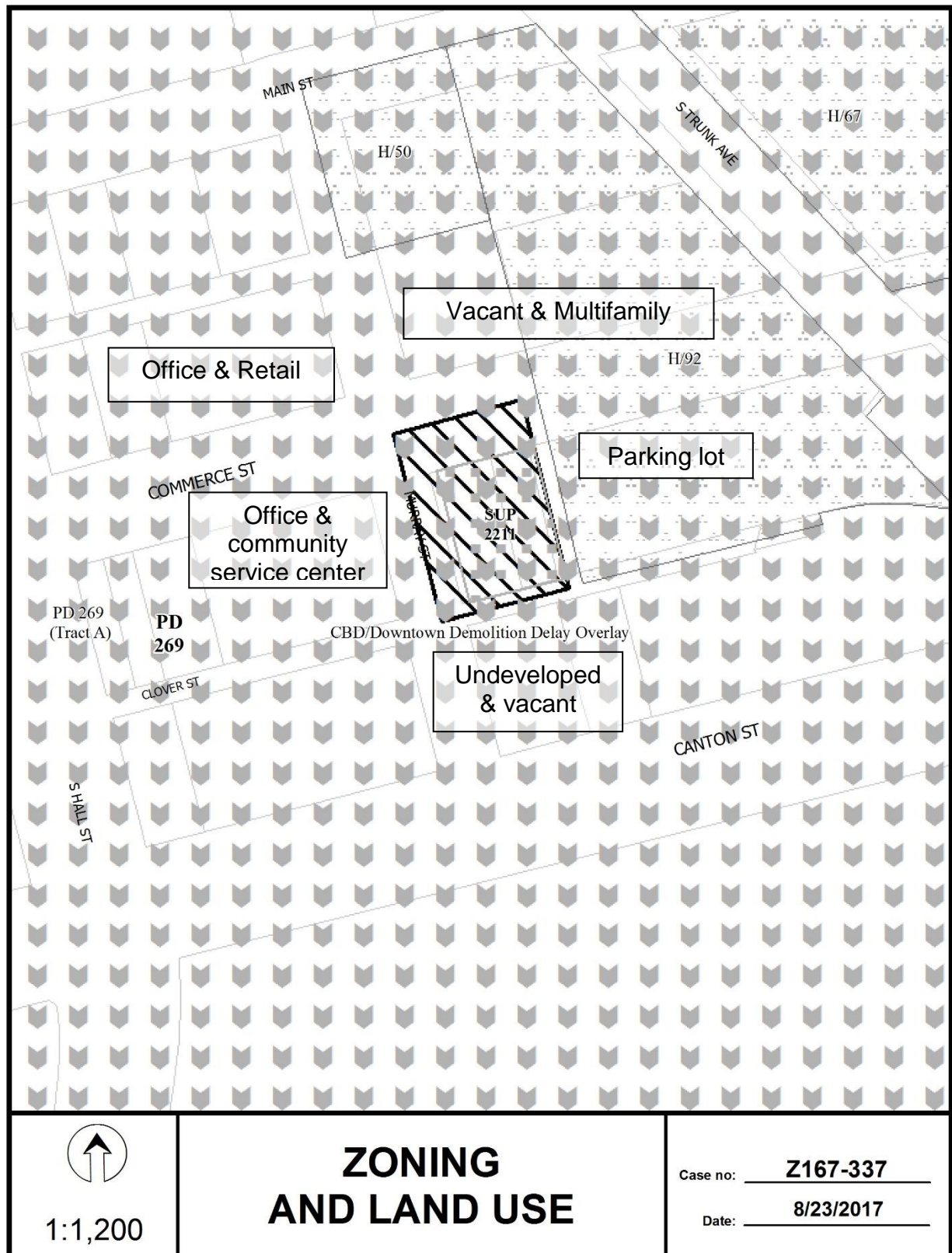
Existing Site Plan

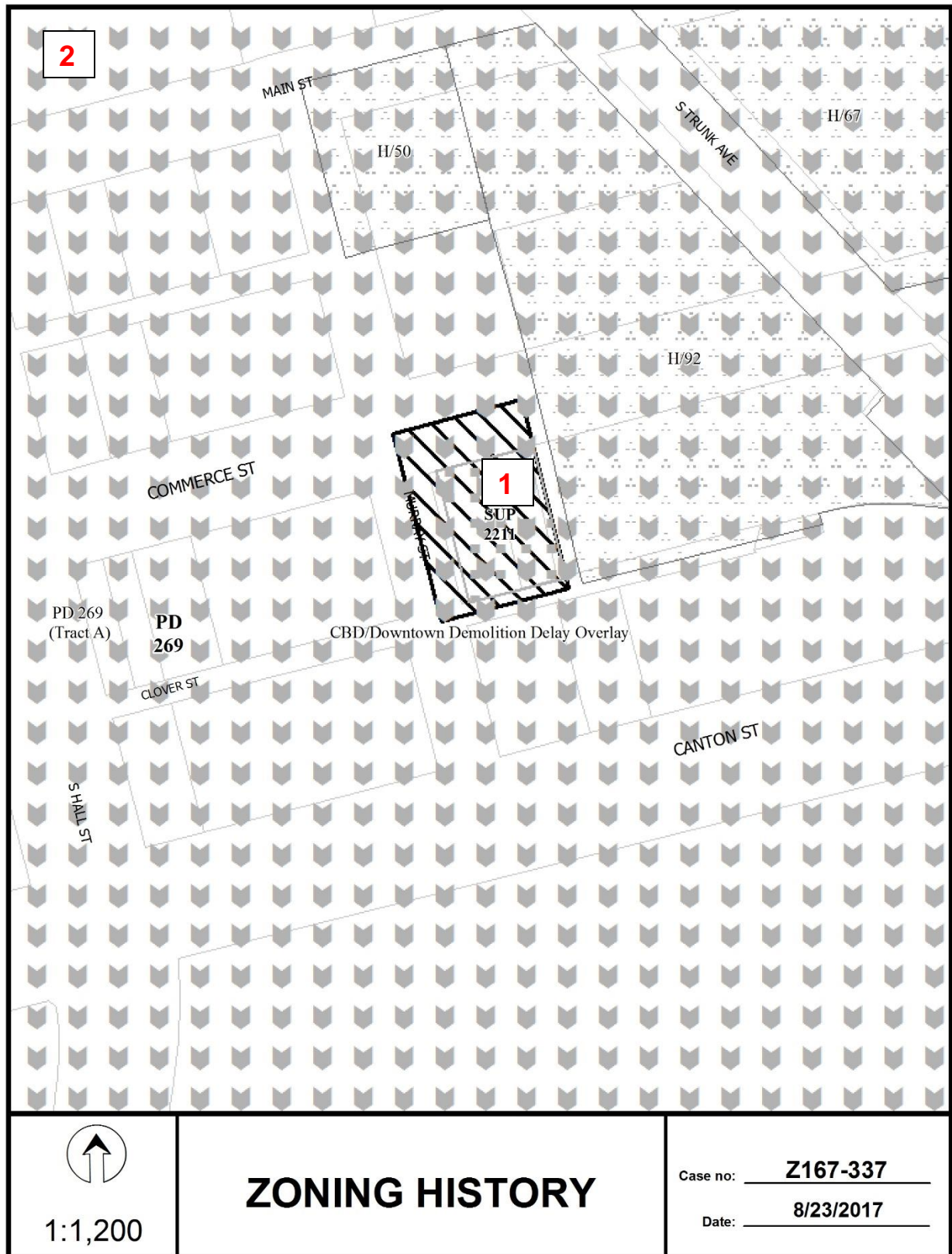
Use:	Alcoholic Beverage Establishment/Live Music Venue
Zoning:	PD 269, Tract A
Site Information:	
Total Building Square Footage	5170
SUP Lot Area (SF):	8944
Approximate Year Built - 1955	
Total parking required for entire site	52
Less 2500 SF Waiver	<u>25</u>
*Net Parking Required:	27
Provided spaces:	1
Parking via parking agreement at 3201 Canton Street	3
Parking via parking agreement at 3111 Commerce Street	<u>23</u>
Total provided spaces	27
*If a dance hall license is pursued, the dance floor will park separately from the alcoholic beverage establishment.	
Parking for the dance floor not included in the total provided.	

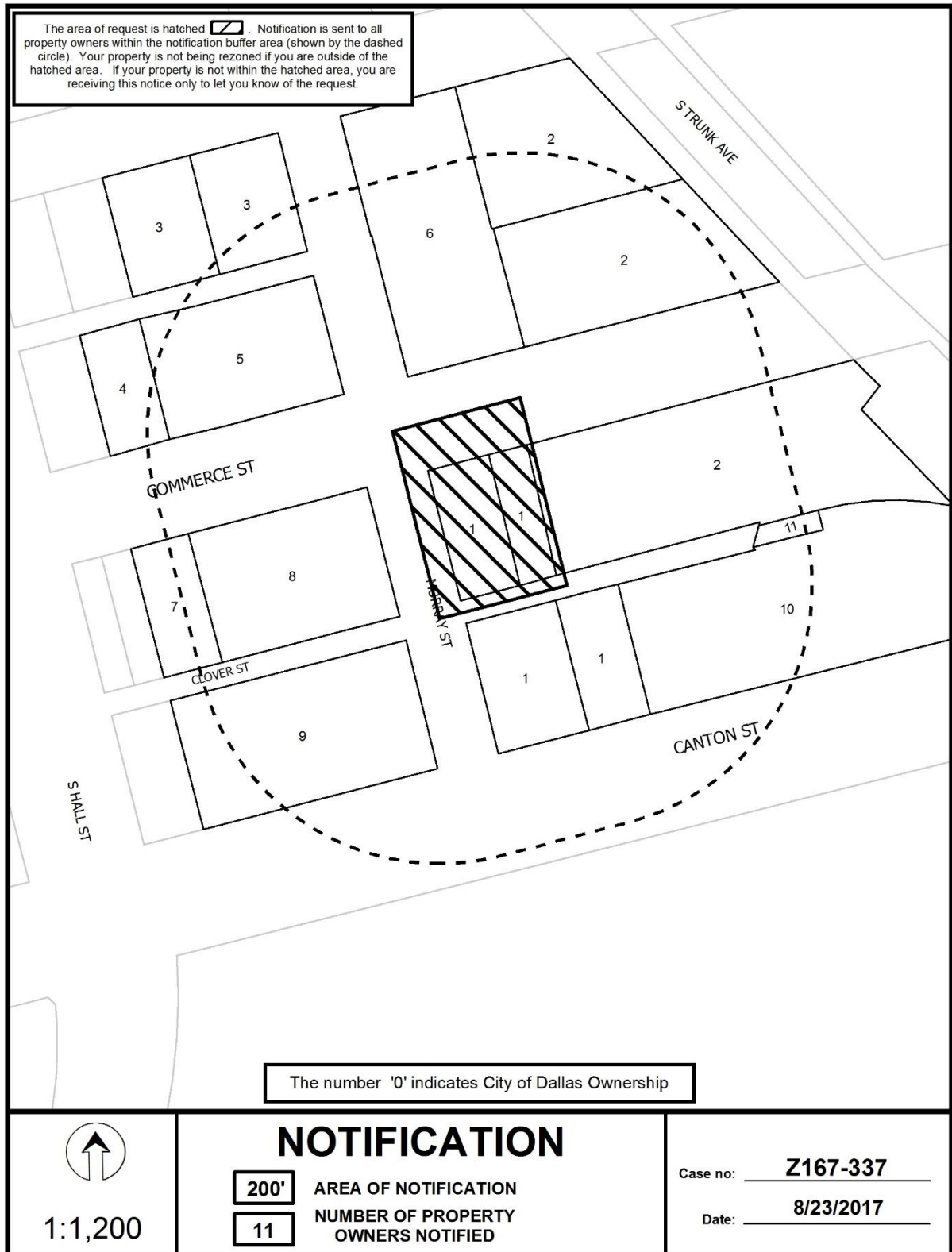












08/24/2017

Notification List of Property Owners

Z167-337

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3200 COMMERCE ST	COMMERCECANTON INVESTORS LLC
2	3210 MAIN ST	WESTDALE FUTURA LOFTS LTD
3	3112 MAIN ST	MAIN MURRAY L L C
4	3105 COMMERCE ST	BALLAS VICTOR
5	3117 COMMERCE ST	SMITH ED W MACHINE WORK
6	3200 MAIN ST	WESTDALE FUTURA LOFTS LTD
7	3106 COMMERCE ST	PROVINCE LANE LC
8	3116 COMMERCE ST	WEINBERG ROBERT
9	3111 CANTON ST	OBER PHILIP B &
10	3215 CANTON ST	WESTDALE PPTIES AMERICA I
11	3225 CANTON ST	ALFORD ENTERPRISES

FILE NUMBER:	Z167-306(WE)	DATE FILED:	May 19, 2017
LOCATION:	Cedar Springs Road and Turtle Creek Boulevard, west corner		
COUNCIL DISTRICT:	14	MAPSCO:	45-B
SIZE OF REQUEST:	Approx. 3.009 acres	CENSUS TRACT:	5.00

APPLICANT / OWNER: 3001 Turtle Creek LP
A Texas Limited Liability Company

REPRESENTATIVE: Robert Reeves
Robert Reeves & Associates, Inc.

REQUEST: An application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of the requested Planned Development Subdistrict is to allow for an increase in the total square footage of retail and certain street level uses on the ground floor level of the proposed development. Planned Development District No. 193 limits the floor area of retail and certain additional uses on the street level to a maximum of 2,000 square feet. The applicant is proposing approximately 16,000 square feet of retail and restaurant uses on the street level. In addition, the applicant is requesting the front yard setbacks along Cedar Springs Road and Dickason Street be measured from the property line as opposed to an existing easement line, as well as reduce the landscape requirements on the side yard, which is adjacent to an existing multiple-family development, from 10 feet to 8 feet.

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

BACKGROUND INFORMATION:

- The applicant's request for a Planned Development Subdistrict will allow for an increase in the total square footage of retail and certain street level uses. Planned Development District No. 193 limits the floor area of retail and certain additional uses on the street level of a building to a maximum of 2,000 square feet.
- The purpose of the request is to develop the site to allow for the construction of a 391,000-square foot office building that will have a retail use on the ground level. The applicant will comply with the development standards and regulations for an O-2 Office Subdistrict, except for the following modifications; increase in the total square footage of retail and certain street level uses, allow the front yard setback be measured from the property line instead of an existing easement line, as well as reduce the landscape requirements on the side yard, which is adjacent to an existing multiple-family development, from 10 feet to 8 feet.
- The property is located within the Turtle Creek Environmental Corridor. The Turtle Creek Environmental Corridor regulations state that at the intersections of Turtle Creek Boulevard with Blackburn Street, with Lemmon Avenue, with Hall Street, with Cedar Springs Road, and the intersection of Turtle Creek Boulevard with Gillespie Street, no structure shall be constructed to such intersection than an imaginary line formed between points on each curb line 100 feet from such intersection. Staff determined that the building is outside of the 100-foot line.
- The applicant will provide all off-street parking on-site. The seven-story parking structure will meet the parking demands of the office development.

Zoning History: There have been approximately 17 Board of Adjustment cases within the area during the past five years. Of these cases, the following two requests were for properties adjacent to the subject site:

1. BDA101-131 On February 13, 2012, the Board of Adjustment Panel C approved a variance to the front yard setback regulations of up to 20 feet, subject to a development plan.
2. BDA101-132 On February 13, 2012, the Board of Adjustment Panel C approved a variance to the front yard setback regulations of up to 20 feet, subject to a development plan.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Turtle Creek Boulevard	Principal Arterial	Variable width right-of-way	Variable width right-of-way
Cedar Springs Road	Collector	60 ft.	60 ft.
Dickason Street	Local	40 ft.	40 ft.

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

Land Use:

	Zoning within PDD No. 193	Land Use
Site	O-2	Undeveloped
Northeast	O-2	Multiple family, Office
Southeast	PDS No. 61	Undeveloped
Northwest	O-2	Multiple family
Southwest	O-2	Multiple family, Office

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

The proposed mixed use development will continue the pedestrian walkability along Cedar Springs Road and Turtle Creek Boulevard with a minimum of 8 feet wide sidewalks. These design and landscape provisions will promote pedestrian walkability and activity along the street edge the fowardDallas! envision.

Land Use**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

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

Economic

GOAL 2.1 PROMOTE BALANCED GROWTH.

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

GOAL 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

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

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

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 development of the request site with an office development with retail uses on the street level will comply with the abovementioned objectives, except for items #1 and #2. The implementation of the Turtle Creek Environmental Corridor prevents any

development within a specified distance of certain street frontages from being urban in form. In addition, the various distance requirements along the specific street frontages could restrict continuous street activities in retail areas within certain developments. The Environmental Corridor prevents any development from encroaching within 75 feet of the Turtle Creek Boulevard. The applicant will comply with the development standards in an O-2 Subdistrict, except for the setbacks along Cedar Springs Road and Dickason Street, and the landscape requirements on the side yard.

STAFF ANALYSIS:

Land Use Compatibility: The 3.009-acre site is undeveloped. The request for a Planned Development Subdistrict for O-2 Office Subdistrict uses will allow for certain modifications to the development standards to accommodate the proposed office development. The main changes to the development standards is the increase in the total square footage of retail and certain street level uses, to allow the front yard setback to be measured from the property line instead of an existing easement line, as well as reduce the landscape requirements on the side yard, which is adjacent to an existing multiple-family development, from 10 feet to 8 feet. The O-2 Office Subdistrict permits a maximum floor area ratio of 4.5:1 if the development has a 1.1 residential component; otherwise, a maximum of 4.1 FAR is allowed. The applicant proposes to comply with the remaining development standards of an O-2 Subdistrict such as front yard setbacks, structure height, lot coverage, and floor area ratio. The proposed development will have restaurant and retail uses on the ground floor to promote walkability along the street edge and an office tower that will not exceed a maximum height of 240 feet. The maximum floor area for the entire development will not exceed 319,000 square feet.

Based on the O-2 Office Subdistrict, if a non-residential building is erected or altered to exceed 36 feet in height, an additional setback must be provided that is equal to one-half the total height of the building, up to a maximum total setback of 50 feet. The northern portion of the proposed development is adjacent to an existing multiple family development. The applicant is proposing to increase the side yard setback from 10-feet to 30 feet in order to construct a multi-level parking structure on the northern portion of the property, and will extend the setback from the property line an additional 20-feet for any structures over 80 feet in height. The building materials on the parking structure will be the same materials that will be used for the proposed office development.

Staff and the applicant have met to discuss the front yard setbacks on Cedars Springs Road and Dickason Street. The City requires a front yard setback of 20-feet from the property line. However, the request site has two street easements that are located along Cedars Springs Road and Dickason Street, and as a result, will require setbacks to be measured from the street easements. The applicant is requesting to measure the setback lines from their property line which is consistent with the adjacent multiple family development. The City's Mobility and Street Services has reviewed the

applicant's alignment and has no objections.

In February 2012, the Board of Adjustment approved a variance to the front yard setback regulations up to 20 feet on Cedar Springs Road and Dickason Road. The proposed setbacks along Cedar Springs Road and Dickason Road will be consistent with the setbacks on the adjacent multiple family development.

The applicant's request for a PDD will allow for an increase in the total square footage of retail and certain street level uses. Planned Development District No. 193 limits the floor area of retail and certain additional uses on the street level of a building to a maximum of 2,000 square feet. The applicant is requesting that the combined retail and certain additional street level uses have a floor area no greater than 16,000 square feet. The increase in the total square footage will allow for larger retail uses to operate within the development.

The additional uses that are permitted on the street level with a limited square footage in an O-2 Office Subdistrict are listed below.

Antique shop	Duplication shop	Photography studio
Art gallery/art work sales	Electronic store	Private club
Bakery or confectionery shop	Florist store	Private mailing and messenger pick-up and delivery service
Bar, lounge or tavern	Gift shop	Private recreation club or area
Barber and beauty shop	Handcraft bookbinding	Restaurant with alcoholic beverages and/or entertainment
Book and stationary store	Health studio	Shoe repair
Camera shop	Hobby and art supplies store	Tailor, custom sewing and millinery
Cigar, tobacco and candy store	Key shop	Travel bureau
Drugstore	Optical shop	

Staff recommends approval of the applicant's request for a Planned Development Subdistrict for O-2 Office Subdistrict uses.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
O-2 Office Subdistrict - existing	20'	10'/10'	4:1 FAR	240'	75%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
Planned Development O-2 Subdistrict - proposed	20'	30'/10'	4:1 FAR	240'	75%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Landscaping: Landscaping required in accordance with the landscape plan.

Plat: On August 4, 2016, the City Plan Commission approved a preliminary plat of the request site.

LIST OF OFFICERS

3001 Turtle Creek, LP
3000 Turtle Creek Blvd
Dallas, Texas 75219

April 27, 2017

List of Partners/Principals/Officers:

The sole general partner of 3001 Turtle Creek, LP, a Texas limited partnership, is 3001 Turtle Creek GP, LLC, a Texas limited liability company.

The managers of the 3001 Turtle Creek GP, LLC are:

Russell Freeman, Manager
James Y Robb, III, Manager
Darcy Anderson, Manager

The officers of 3001 Turtle Creek GP, LLC, are:

Russell Freeman	President, Executive Vice President
M. Thomas Mason	Executive Vice President, Chief Accounting Officer, Treasurer
Ken Reese	Executive Vice President
Robert T. Vicente	Executive Vice President
Timothy E. Kinnear	Senior Vice President, Tax
Michele M. Ringnald	Secretary
Stephen D. Parker	Assistant Secretary

PROPOSED PDS CONDITIONS

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 at the west corner of Turtle Creek Boulevard and Cedar Springs Road. The size of PD Subdistrict ____ is 3.009 acres.

SEC. S-.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-.104. EXHIBIT.

The following exhibits are incorporated into this division:

(a) Exhibit S-__A: development plan.

(b) Exhibit S-__A: landscape plan.

SEC. S-.105. DEVELOPMENT PLAN.

(a) For an office use, development and use of the Property must comply with the development plan (Exhibit S-__A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

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

SEC. S-.106. MAIN USES PERMITTED.

(a) 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 additional main use is permitted by right at street level only:

- Bakery or confectionery shop
- Cigar, tobacco and candy store
- Drugstore
- Florist store
- Gift shop
- Health studio
- Restaurant with alcoholic beverages and/or entertainment
- Tailor, custom sewing and millinery
- Travel bureau

SEC. S-.107. ACCESSORY USES.

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

SEC. S-.108. YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Front yard.

1. Cedar Springs Road. For an office use, minimum front yard is 20 feet and is measured from the property line.

2. Dickason Street. For an office use, minimum front yard is 20 feet and is measured from the property line.

(c) Side Yard. For an office use, minimum side yard is 30 feet. An additional setback of 20-feet must be provided for any structures above 80 feet.

(d) Floor area.

(1) For an office use, maximum combined floor area for retail, bakery or confectionery shop, cigar, tobacco and candy store, drugstore, florist store, gift shop, health studio, restaurant with alcoholic beverages and/or entertainment, tailor, custom sewing and millinery, and travel bureau uses is 16,000 square feet.

(2) The aggregate floor area of retail, bakery or confectionery shop, cigar, tobacco and candy store, drugstore, florist store, gift shop, health studio, restaurant with alcoholic beverages and/or entertainment, tailor, custom sewing and millinery, and travel bureau uses on a street level of a building may not exceed 50 percent of the aggregate floor area of all uses on the street level.

SEC. S-.109. OFF-STREET PARKING AND LOADING.

Consult Part I of this article for the specific off-street parking requirements for each use.

SEC. S-.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-.111. LANDSCAPING.

(a) Landscaping and screening must be provided in accordance with the landscape plan.

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

SEC. S-.112. SIGNS.

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

SEC. S-.113. ADDITIONAL PROVISIONS.

(a) 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.

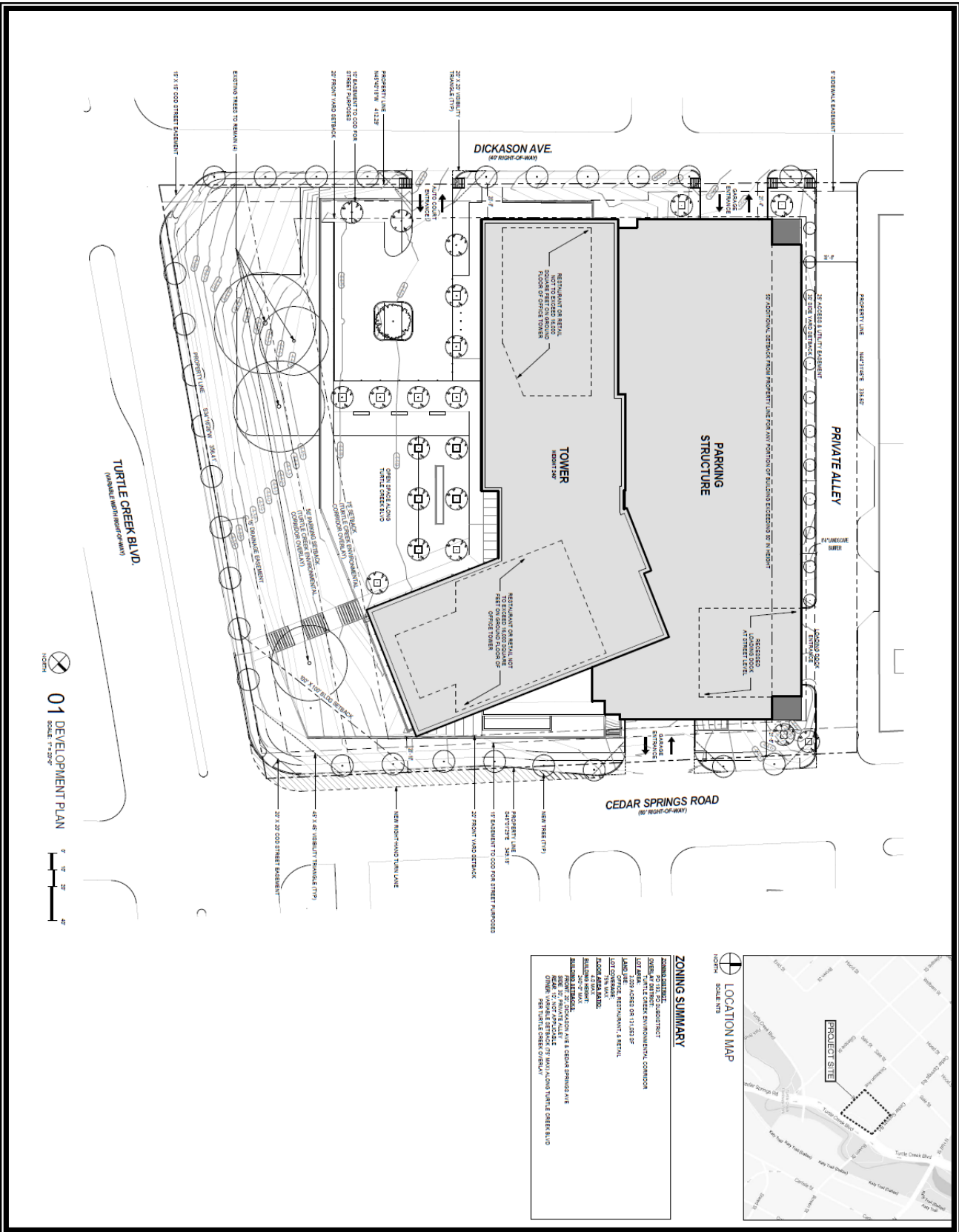
(c) Development and use of the Property must comply with Part I of this article.

SEC. S-.114. COMPLIANCE WITH CONDITIONS.

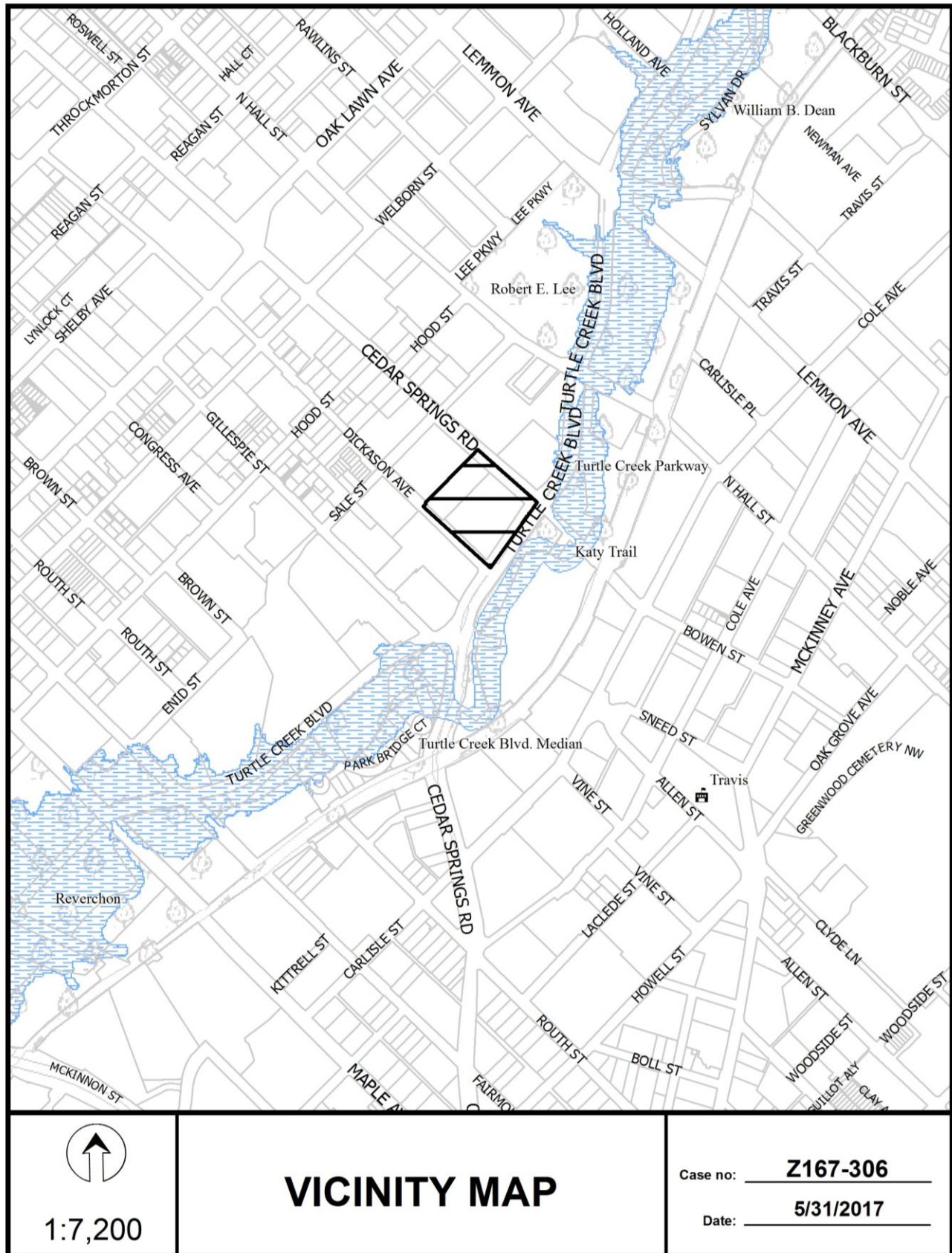
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

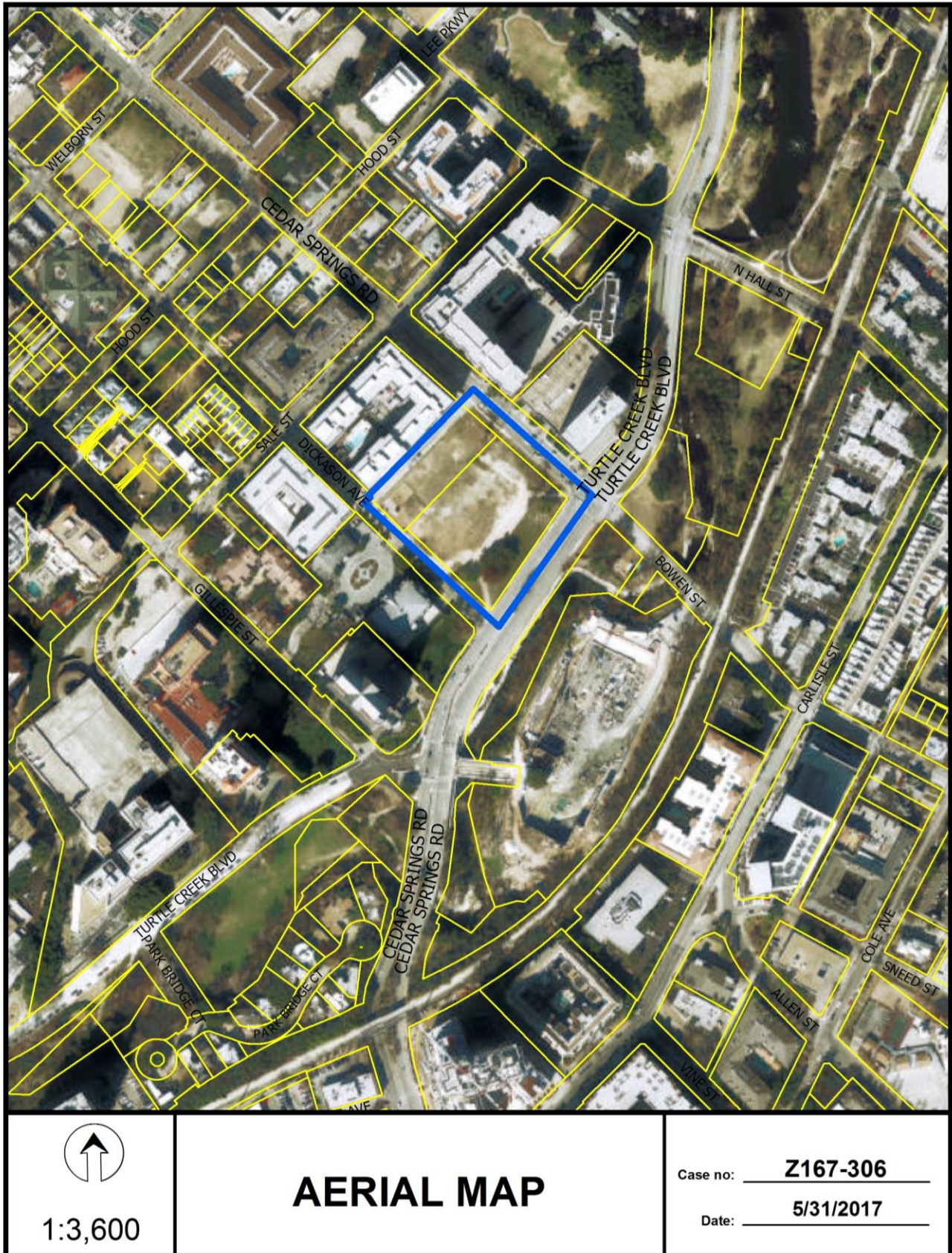
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

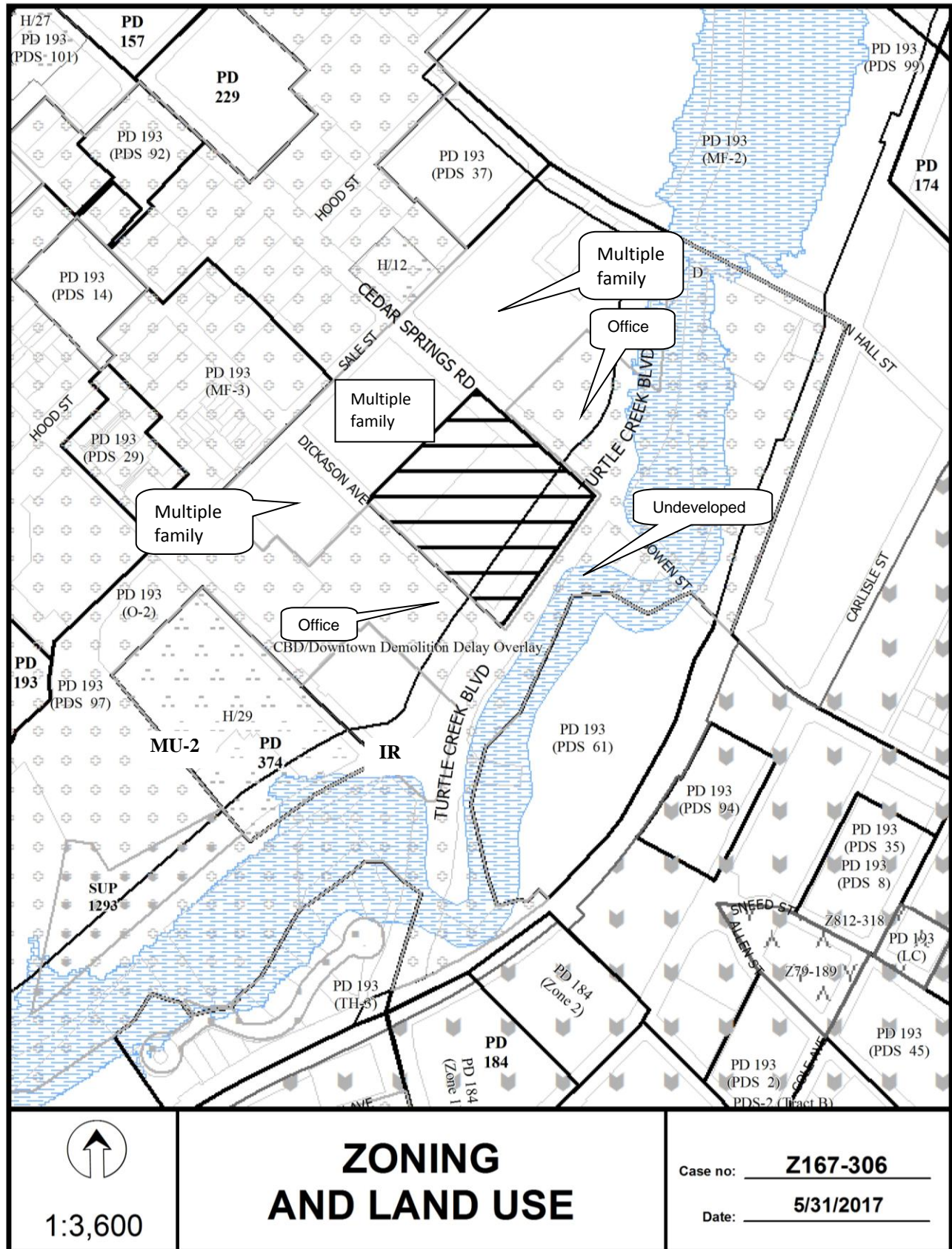
PROPOSED DEVELOPMENT PLAN

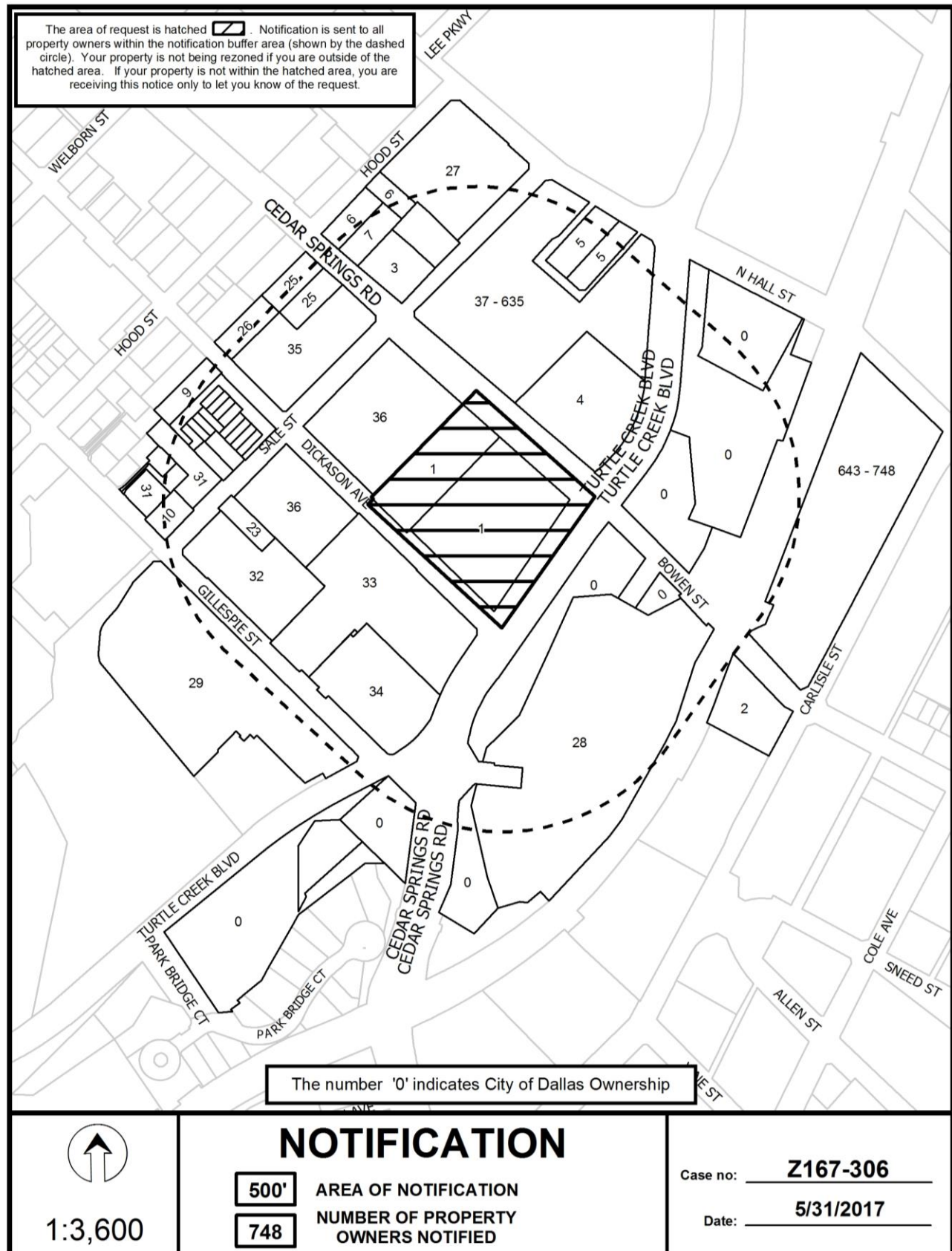












Notification List of Property

Z167-306

748 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3015 CEDAR SPRINGS RD	3015 CEDAR SPRINGS LP
2	3109 CARLISLE ST	3109 CARLISLE LP
3	3506 CEDAR SPRINGS RD	SPC CEDAR SPRINGS LLC
4	3131 TURTLE CREEK BLVD	3131 CARDINAL TC INVESTMENTS LP
5	3409 N HALL ST	TDRE LEE PARK LLC
6	3520 CEDAR SPRINGS RD	DRAGON PARK LP
7	3514 CEDAR SPRINGS RD	CUTSHALL MANAGEMENT TRUST THE
8	2921 SALE ST	GRANOWSKI SCOTT
9	3515 DICKASON AVE	DICKASON RESIDENTIAL PARTNERS LLC
10	3502 GILLESPIE ST	KLEMENT MICHAEL
11	3511 DICKASON AVE	LENTZ HAROLD CALVIN III
12	3511 DICKASON AVE	GIRON THERESA LYNN
13	3509 DICKASON AVE	STREIDL LISA
14	3509 DICKASON AVE	WANG LIN & ERIC W MILLER
15	3507 DICKASON AVE	ARKAN EROL E
16	3507 DICKASON AVE	ROSA EMILIO
17	3505 DICKASON AVE	ADAMS DAVID G
18	3505 DICKASON AVE	STILES DONNA M
19	3503 DICKASON AVE	SCHENKELBERG ERIC T
20	3503 DICKASON AVE	BARBER MONTY C
21	3501 DICKASON AVE	PETTY JOHN D & SIDNEY S
22	3501 DICKASON AVE	MOORE MICHAEL JUDD
23	2916 SALE ST	LENNOX JOEL
24	2919 CEDAR SPRINGS RD	BURLESON PATE & GIBSON
25	3515 CEDAR SPRINGS RD	WINHAVIR LP
26	3516 DICKASON AVE	CUTSHALL RALPH S TR & HANNAH D TR

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3535 N HALL ST	3535 N HALL ST LLC
28	3000 TURTLE CREEK PLAZA	TURTLE CREEK CAMPUS LP
29	2821 TURTLE CREEK BLVD	MANSION HOTEL LLC
30	3500 DICKASON AVE	SALE STREET HOMEOWNERS AS
31	3512 GILLESPIE ST	LENNOX EDWARD & LISA
32	3424 GILLESPIE ST	PUIG A WINSTON
33	2999 TURTLE CREEK BLVD	2999 TURTLE CREEK INC
34	2911 TURTLE CREEK BLVD	PIEDMONT PARK PLACE LP
35	3001 SALE ST	CWS ROYALE FRANCISCAN LP
36	3427 CEDAR SPRINGS RD	CEDAR SPRINGS PT MFA LP
37	3225 TURTLE CREEK BLVD	SCOTT EDWARD MANAGEMENT TRUST THE
38	3225 TURTLE CREEK BLVD	FOSTER HENSTON TRUST THE
39	3225 TURTLE CREEK BLVD	T F W MANAGEMENT INC
40	3225 TURTLE CREEK BLVD	COONER REBECCA
41	3225 TURTLE CREEK BLVD	COUCH ZACHARY
42	3225 TURTLE CREEK BLVD	KIRKPATRICK EMILY A
43	3225 TURTLE CREEK BLVD	GARCIA ADRIAN
44	3225 TURTLE CREEK BLVD	JACOBOWSKI THOMAS J &
45	3225 TURTLE CREEK BLVD	FAIR LAURA
46	3225 TURTLE CREEK BLVD	BATLLE FRANCISCO J
47	3225 TURTLE CREEK BLVD	DELGADO GLORIA TATIS &
48	3225 TURTLE CREEK BLVD	GILBERT FRANCES M
49	3225 TURTLE CREEK BLVD	SINCLAIR MARGARET TRUSTEE
50	3225 TURTLE CREEK BLVD	STANFIELD LOREA
51	3225 TURTLE CREEK BLVD	ROST DAVID B & JENNIFER L
52	3225 TURTLE CREEK BLVD	RUBRIGHT CRAIG WAYNE
53	3225 TURTLE CREEK BLVD	ASCERTAINABLE ASSETS LLC
54	3225 TURTLE CREEK BLVD	ABTAHI ALLEN
55	3225 TURTLE CREEK BLVD	GRUBBS GARY A & DONNA L
56	3225 TURTLE CREEK BLVD	PAGANINI MARC
57	3225 TURTLE CREEK BLVD	KHONSARI AMIR EFTEKHARI

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3225 TURTLE CREEK BLVD	GARCIA LEE
59	3225 TURTLE CREEK BLVD	LIESNER DARLENE
60	3225 TURTLE CREEK BLVD	BLAKESLEY DAVID WAYNE &
61	3225 TURTLE CREEK BLVD	GRAF CAROL
62	3225 TURTLE CREEK BLVD	CALDWELL ROGER & KIMBERLY S
63	3225 TURTLE CREEK BLVD	NGUYEN HAIYEN T &
64	3225 TURTLE CREEK BLVD	SANTIAGO SAMUEL
65	3225 TURTLE CREEK BLVD	MCCANCE MELISSA
66	3225 TURTLE CREEK BLVD	CHIEN NANCY K
67	3225 TURTLE CREEK BLVD	KSNN REALTY LLC
68	3225 TURTLE CREEK BLVD	BRISCOE SHEILA A
69	3225 TURTLE CREEK BLVD	ADAMS ARMELIA A
70	3225 TURTLE CREEK BLVD	NEWMAN ROSS &
71	3225 TURTLE CREEK BLVD	MCCALLISTER RONALD D &
72	3225 TURTLE CREEK BLVD	WALKER ARTHUR L &
73	3225 TURTLE CREEK BLVD	STJ ASSOCIATES LLC
74	3225 TURTLE CREEK BLVD	MALLON SCOTT E
75	3225 TURTLE CREEK BLVD	STEFKA IRIS
76	3225 TURTLE CREEK BLVD	DREYER WILLIAM E &
77	3225 TURTLE CREEK BLVD	FETZER MARC
78	3225 TURTLE CREEK BLVD	JAMES GEORGE C &
79	3225 TURTLE CREEK BLVD	ORR DONNIE M & ALICE M
80	3225 TURTLE CREEK BLVD	FELD MARK B
81	3225 TURTLE CREEK BLVD	LUTTRELL TRACY L
82	3225 TURTLE CREEK BLVD	OWSTON DONNA K
83	3225 TURTLE CREEK BLVD	MUELLER RYAN
84	3225 TURTLE CREEK BLVD	CASADELEON SYLVIA K
85	3225 TURTLE CREEK BLVD	FERNANDEZ DE LEON IRMA MAY
86	3225 TURTLE CREEK BLVD	IESEANU DOINA
87	3225 TURTLE CREEK BLVD	ANDERSON ALLAN L & KAY K
88	3225 TURTLE CREEK BLVD	GULLIVER JAMES GORDON & JOY

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3225 TURTLE CREEK BLVD	NAYLOR RACHEL MARIE
90	3225 TURTLE CREEK BLVD	KESTER RONALD C
91	3225 TURTLE CREEK BLVD	GANTI GIRIJA &
92	3225 TURTLE CREEK BLVD	SCHENCK ANDY W
93	3225 TURTLE CREEK BLVD	PLEASANT HILL PROPERTIES LLC
94	3225 TURTLE CREEK BLVD	MEADOR GLENN JR & RACHEL Z
95	3225 TURTLE CREEK BLVD	WINOKUR TATYANA
96	3225 TURTLE CREEK BLVD	KURLAKOWSKY KRISTYN
97	3225 TURTLE CREEK BLVD	TISDELL SCOTT C & KALA S
98	3225 TURTLE CREEK BLVD	BULL BRIAN W
99	3225 TURTLE CREEK BLVD	THOMPSON MICHAEL SCOTT &
100	3225 TURTLE CREEK BLVD	ARAUJO MARCO & FLAVIA LIVING TRUST
101	3225 TURTLE CREEK BLVD	VELOZ GEORGE & ANGELINA
102	3225 TURTLE CREEK BLVD	LEIBASCHOFF GUSTAVO &
103	3225 TURTLE CREEK BLVD	BONNEY ERIC
104	3225 TURTLE CREEK BLVD	JAROSKI NATALIE &
105	3225 TURTLE CREEK BLVD	VICTEC INTERNATIONAL LLC
106	3225 TURTLE CREEK BLVD	DENTON IRA C &
107	3225 TURTLE CREEK BLVD	ONEAL SHELDON
108	3225 TURTLE CREEK BLVD	PATEL NARENDRA &
109	3225 TURTLE CREEK BLVD	TURNER RICK
110	3225 TURTLE CREEK BLVD	ARISTY ARISMENDY NICOLAS
111	3225 TURTLE CREEK BLVD	HE AMANDA ZIWEI
112	3225 TURTLE CREEK BLVD	TORRES DENNIS M ET AL
113	3225 TURTLE CREEK BLVD	SINCLAIR MARGARET TRUSTEE
114	3225 TURTLE CREEK BLVD	YOUNG ALISHA Y
115	3225 TURTLE CREEK BLVD	GOODHEART MELANIE
116	3225 TURTLE CREEK BLVD	RIOS RAYMOND & DEE ANNA E
117	3225 TURTLE CREEK BLVD	CHUNG PAUL
118	3225 TURTLE CREEK BLVD	CARDNEAUX CATHERINE
119	3225 TURTLE CREEK BLVD	CROUCH J MITCHELL &

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	3225 TURTLE CREEK BLVD	MARTIN ERIC C
121	3225 TURTLE CREEK BLVD	TURTLE CREEK 330 LLC
122	3225 TURTLE CREEK BLVD	YAVANZA LLC
123	3225 TURTLE CREEK BLVD	TOLAND JANICE
124	3225 TURTLE CREEK BLVD	STURGESS MARK
125	3225 TURTLE CREEK BLVD	LEWIS LUCINDA J
126	3225 TURTLE CREEK BLVD	KIM JANICE
127	3225 TURTLE CREEK BLVD	MUNSTER ROBERT PRESTON
128	3225 TURTLE CREEK BLVD	MUNCIE DIANNA
129	3225 TURTLE CREEK BLVD	GARDNER ELIZABETH P
130	3225 TURTLE CREEK BLVD	RUMINKSI RICHARD K & PAMELA A
131	3225 TURTLE CREEK BLVD	WRIGHT ALISON MARGARET
132	3225 TURTLE CREEK BLVD	ROLIM GEVERSON
133	3225 TURTLE CREEK BLVD	MCDERMOTT JOHN P
134	3225 TURTLE CREEK BLVD	LEAHY DEDIE
135	3225 TURTLE CREEK BLVD	BROOKS JOANNA
136	3225 TURTLE CREEK BLVD	WILEMON ALAYNE
137	3225 TURTLE CREEK BLVD	CHAUDHRY UDIT
138	3225 TURTLE CREEK BLVD	WAN SZE KAR &
139	3225 TURTLE CREEK BLVD	DAVIS STEPHEN B
140	3225 TURTLE CREEK BLVD	FIGUEROA STEPHEN A &
141	3225 TURTLE CREEK BLVD	MCLEAN KATHLEEN
142	3225 TURTLE CREEK BLVD	DEAN ASAD
143	3225 TURTLE CREEK BLVD	SWEENEY CHARLES M & SHANNON H &
144	3225 TURTLE CREEK BLVD	MONUS KATHERINE E
145	3225 TURTLE CREEK BLVD	LIZARRALDE ELISA MARIA
146	3225 TURTLE CREEK BLVD	BROOKS ANDRE &
147	3225 TURTLE CREEK BLVD	HOPPER KELLY M
148	3225 TURTLE CREEK BLVD	ANDERSON JEFFREY ALLEN &
149	3225 TURTLE CREEK BLVD	SIMON MARK H
150	3225 TURTLE CREEK BLVD	CORDERO LUIS

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	3225 TURTLE CREEK BLVD	LESSER AMICHAH ETAL &
152	3225 TURTLE CREEK BLVD	BACCHUS SHAYLA
153	3225 TURTLE CREEK BLVD	HERNANDEZ CARLOS
154	3225 TURTLE CREEK BLVD	ADAMS DARREN &
155	3225 TURTLE CREEK BLVD	BELOTE GARLAND R III
156	3225 TURTLE CREEK BLVD	LATHAM GRANVILLE
157	3225 TURTLE CREEK BLVD	POKORSKI CHARLES J &
158	3225 TURTLE CREEK BLVD	SHAIKH NAVEED &
159	3225 TURTLE CREEK BLVD	ORDONEZ MYRNA
160	3225 TURTLE CREEK BLVD	MAEDA SONIA A
161	3225 TURTLE CREEK BLVD	PASCUAL VIRGINIA &
162	3225 TURTLE CREEK BLVD	SUMMEROUR SHELLEY
163	3225 TURTLE CREEK BLVD	HIDELL TIMOTHY B &
164	3225 TURTLE CREEK BLVD	MEZA GEORGE
165	3225 TURTLE CREEK BLVD	ROPER RONDA K
166	3225 TURTLE CREEK BLVD	NIEDERMAYER ANDREA
167	3225 TURTLE CREEK BLVD	SONG JEONG SOON
168	3225 TURTLE CREEK BLVD	WALKER ROSLYN A
169	3225 TURTLE CREEK BLVD	MELTGREN STACEY
170	3225 TURTLE CREEK BLVD	LEWIS MICHAEL RAY &
171	3225 TURTLE CREEK BLVD	KINZY H NORMAN & PAULINE
172	3225 TURTLE CREEK BLVD	YANUS MARGARET
173	3225 TURTLE CREEK BLVD	PATRICIA ELLEN LAU REV TR
174	3225 TURTLE CREEK BLVD	BCD SINGH PROPERTIES OF PLANO LLC
175	3225 TURTLE CREEK BLVD	REDDY JAYANTH V
176	3225 TURTLE CREEK BLVD	MORROW KATHLEEN
177	3225 TURTLE CREEK BLVD	CHOY DAVID & PATRICIA L
178	3225 TURTLE CREEK BLVD	RICO ANGEL
179	3225 TURTLE CREEK BLVD	ROSENBERG JONATHAN
180	3225 TURTLE CREEK BLVD	PAUP PROPERTY MGMT LLC
181	3225 TURTLE CREEK BLVD	COOLEY SUSAN

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	3225 TURTLE CREEK BLVD	CHIAVIELLO ASHLEIGH B
183	3225 TURTLE CREEK BLVD	WALLACE LOUISE L
184	3225 TURTLE CREEK BLVD	KELLEY CLARENCE
185	3225 TURTLE CREEK BLVD	HEADLEY CAROLYN
186	3225 TURTLE CREEK BLVD	PATIL ABHITABH
187	3225 TURTLE CREEK BLVD	HANKINS JACK C
188	3225 TURTLE CREEK BLVD	KARAMALLY ZAHOOOR A
189	3225 TURTLE CREEK BLVD	FRECH MORLEY E JR &
190	3225 TURTLE CREEK BLVD	BRYAN ROBERT E
191	3225 TURTLE CREEK BLVD	KLS INVESTMENTS LLC
192	3225 TURTLE CREEK BLVD	KUENZLI STEPHEN C &
193	3225 TURTLE CREEK BLVD	FERNANDEZ ERNESTO M
194	3225 TURTLE CREEK BLVD	RIGNEY PAUL W
195	3225 TURTLE CREEK BLVD	MARTINEZ MATISSE M &
196	3225 TURTLE CREEK BLVD	HUKIC OMER & SONJA
197	3225 TURTLE CREEK BLVD	BEACH DENNIS E
198	3225 TURTLE CREEK BLVD	LUDER HOWARD L &
199	3225 TURTLE CREEK BLVD	RAMEZAN FRED TR
200	3225 TURTLE CREEK BLVD	DND TRUST
201	3225 TURTLE CREEK BLVD	NIEDERMEYER VALERY A
202	3225 TURTLE CREEK BLVD	HU YUAN PAI
203	3225 TURTLE CREEK BLVD	TONELLI ROMINA M
204	3225 TURTLE CREEK BLVD	AGUSALA MADHAVA & VASANTHA
205	3225 TURTLE CREEK BLVD	WILMOTH DAVID D & JULIE D
206	3225 TURTLE CREEK BLVD	PANDYA ALMA R
207	3225 TURTLE CREEK BLVD	BALARSKY BRIAN A &
208	3225 TURTLE CREEK BLVD	LO HELEN
209	3225 TURTLE CREEK BLVD	CASTAGNET GERARDO & ROSA PATRICIA
210	3225 TURTLE CREEK BLVD	TU PENG CHU BENJAMIN
211	3225 TURTLE CREEK BLVD	GONZALEZ JESUS J
212	3225 TURTLE CREEK BLVD	COOK BRAD M

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3225 TURTLE CREEK BLVD	KERBY TROY W
214	3225 TURTLE CREEK BLVD	EGHDAMI AEMEH &
215	3225 TURTLE CREEK BLVD	VELA ALAJANDRA
216	3225 TURTLE CREEK BLVD	WEAVER DAVID LEE
217	3225 TURTLE CREEK BLVD	DAVIS JERROD
218	3225 TURTLE CREEK BLVD	WANG TAO
219	3225 TURTLE CREEK BLVD	NGUYEN LAN N & CHRISTOPHER
220	3225 TURTLE CREEK BLVD	HARRIS CHERYL L
221	3225 TURTLE CREEK BLVD	GRAHAM THERESA
222	3225 TURTLE CREEK BLVD	KIRSTEN CORNELIA J & NICO
223	3225 TURTLE CREEK BLVD	MARTIN ROBERT H &
224	3225 TURTLE CREEK BLVD	OCWEN LOAN SERVICING LLC
225	3225 TURTLE CREEK BLVD	SHERRY JAMES TODD & CHRISTINE LYNN
226	3225 TURTLE CREEK BLVD	NEELY KIMBERLY
227	3225 TURTLE CREEK BLVD	KLS INVESTMENTS
228	3225 TURTLE CREEK BLVD	TOLAND JANICE
229	3225 TURTLE CREEK BLVD	MCKENNETT MICHELLE D
230	3225 TURTLE CREEK BLVD	MYUNG ROE & AHRIM
231	3225 TURTLE CREEK BLVD	GANESH CHAT P & LALITHA
232	3225 TURTLE CREEK BLVD	CATALANI ALLISON
233	3225 TURTLE CREEK BLVD	DEWAN MADHUSUDAN & RACHNA M
234	3225 TURTLE CREEK BLVD	SCHMIDT MARK & HSING YING LUK
235	3225 TURTLE CREEK BLVD	SWEENEY DAN & RENEE
236	3225 TURTLE CREEK BLVD	GHODSI PARI M
237	3225 TURTLE CREEK BLVD	STAGGS WILLIAM F JR
238	3225 TURTLE CREEK BLVD	KENNEDY LESLIE A
239	3225 TURTLE CREEK BLVD	CORBIN FAMILY REVOCABLE TRUST
240	3225 TURTLE CREEK BLVD	SEAY MICHAEL
241	3225 TURTLE CREEK BLVD	TRACY LYNDA P
242	3225 TURTLE CREEK BLVD	MOGHADAM ALI
243	3225 TURTLE CREEK BLVD	GLICK HOWARD

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	3225 TURTLE CREEK BLVD	LIGHTWALA TASNEEM &
245	3225 TURTLE CREEK BLVD	XU JING & YING
246	3225 TURTLE CREEK BLVD	HADAVAND REZA
247	3225 TURTLE CREEK BLVD	PATEL MITESH
248	3225 TURTLE CREEK BLVD	LEPP JANICE
249	3225 TURTLE CREEK BLVD	SPEARS JEFFREY & MICHELLE
250	3225 TURTLE CREEK BLVD	PELOSOFF LORRAINE C
251	3225 TURTLE CREEK BLVD	ITANI OMAR &
252	3225 TURTLE CREEK BLVD	MONETTE MEGAN MICHELLE
253	3225 TURTLE CREEK BLVD	MAJUMDER ANANYA
254	3225 TURTLE CREEK BLVD	MILAM ADAM
255	3225 TURTLE CREEK BLVD	LANDMAN YANIT &
256	3225 TURTLE CREEK BLVD	GERALD ROBERT E
257	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY B &
258	3225 TURTLE CREEK BLVD	STEVENS TYLER C
259	3225 TURTLE CREEK BLVD	HAWKINS MICHAEL S
260	3225 TURTLE CREEK BLVD	LESNIEWSKI LORI A
261	3225 TURTLE CREEK BLVD	BARNEY FRED O JR &
262	3225 TURTLE CREEK BLVD	LONNGREN KENT STEFAN
263	3225 TURTLE CREEK BLVD	WIRTNER ANDREW GREGORY
264	3225 TURTLE CREEK BLVD	HUKIC OMER & SONJA
265	3225 TURTLE CREEK BLVD	HENNEBERG WILLIAM H III
266	3225 TURTLE CREEK BLVD	MCKAY LAURIE A
267	3225 TURTLE CREEK BLVD	HABEEB ROBERT A
268	3225 TURTLE CREEK BLVD	DONAHUE PATRICK K
269	3225 TURTLE CREEK BLVD	SNN 15 HOLDINGS LLC
270	3225 TURTLE CREEK BLVD	MURPHY GARY
271	3225 TURTLE CREEK BLVD	MARASLIOGLU SAHIN & DIKRANUHI
272	3225 TURTLE CREEK BLVD	SAPITSKY JACOB A R
273	3225 TURTLE CREEK BLVD	AMSTEIN MICHAEL B & CYNTHIA B
274	3225 TURTLE CREEK BLVD	STRONG JENNIFER M &

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3225 TURTLE CREEK BLVD	ENGLAND JULIE S & ROBERT W
276	3225 TURTLE CREEK BLVD	BAHRAMNEJAD RAMIN &
277	3225 TURTLE CREEK BLVD	KRIDER SUE
278	3225 TURTLE CREEK BLVD	KOVAL JOHN & LAURA
279	3225 TURTLE CREEK BLVD	EED FAMILY INC
280	3225 TURTLE CREEK BLVD	LEE VIVIAN S
281	3225 TURTLE CREEK BLVD	DURKAN MARTIN
282	3225 TURTLE CREEK BLVD	EVANS BARRON
283	3225 TURTLE CREEK BLVD	GRESHAM RONALD DEAN
284	3225 TURTLE CREEK BLVD	DUNCAN JOHN M & AMANDA M
285	3225 TURTLE CREEK BLVD	MOSTAFAIE ALIREZA
286	3225 TURTLE CREEK BLVD	KARLOCK KENDRA
287	3225 TURTLE CREEK BLVD	WALLS DAVID & JANA
288	3225 TURTLE CREEK BLVD	SIMIC MARIO
289	3225 TURTLE CREEK BLVD	MOORE DANIEL GLEN
290	3225 TURTLE CREEK BLVD	LUCIO JESSE & ERICK L
291	3225 TURTLE CREEK BLVD	KUSTOFF JULIE
292	3225 TURTLE CREEK BLVD	GRIFFITH CARROLL
293	3225 TURTLE CREEK BLVD	FAIR ROGERS P JR
294	3225 TURTLE CREEK BLVD	MAMLOUK RANIA
295	3225 TURTLE CREEK BLVD	YOUNG MARK D
296	3225 TURTLE CREEK BLVD	BISMAR HISHAM & DIMA
297	3225 TURTLE CREEK BLVD	LESLEY PEGGY
298	3225 TURTLE CREEK BLVD	CHEEMA ROOHI
299	3225 TURTLE CREEK BLVD	KHODADOOST SOHEILA
300	3225 TURTLE CREEK BLVD	PANNEERSELVAM ISHWARIAH
301	3225 TURTLE CREEK BLVD	MANES JOHN K
302	3225 TURTLE CREEK BLVD	KLATT ERNEST M III
303	3225 TURTLE CREEK BLVD	MARTINEZ FRANCISCO JAVIER C
304	3225 TURTLE CREEK BLVD	CAMPBELL THOMAS MICHAEL &
305	3225 TURTLE CREEK BLVD	SAUER GARY L & CLAUDIA M

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	3225 TURTLE CREEK BLVD	GONZALEZ INGRID
307	3225 TURTLE CREEK BLVD	SAGINAW MICHAEL
308	3225 TURTLE CREEK BLVD	BROWNFIELD GARY
309	3225 TURTLE CREEK BLVD	DELEON JOSE MRIANO & MARIA MAGDALENA
310	3225 TURTLE CREEK BLVD	GUEMES FRANISCO JAVIER
311	3225 TURTLE CREEK BLVD	SHAFFER DIANA L
312	3225 TURTLE CREEK BLVD	NGUYEN LINH AI &
313	3225 TURTLE CREEK BLVD	BASHIROVA ULVIYYA
314	3225 TURTLE CREEK BLVD	KORAB JEANETTE
315	3225 TURTLE CREEK BLVD	LAAKE JARED A &
316	3225 TURTLE CREEK BLVD	GONZALES CYNTHIA
317	3225 TURTLE CREEK BLVD	RUTHERFORD AL F
318	3225 TURTLE CREEK BLVD	REECE BOBBY N
319	3225 TURTLE CREEK BLVD	SNOVER BURT ALLEN
320	3225 TURTLE CREEK BLVD	KIM EUNSUP
321	3225 TURTLE CREEK BLVD	LI SANDRA
322	3225 TURTLE CREEK BLVD	MILLS ANDREW D & LEE A
323	3225 TURTLE CREEK BLVD	EDWARDS WILLIAM B & RHONDA M
324	3225 TURTLE CREEK BLVD	SPACKMAN PAMELA K
325	3225 TURTLE CREEK BLVD	AHEARN STEVEN P &
326	3225 TURTLE CREEK BLVD	HIRST NORMA & ENZIO
327	3225 TURTLE CREEK BLVD	RICHARDS-CARTY CHERRI J
328	3225 TURTLE CREEK BLVD	
329	3225 TURTLE CREEK BLVD	AGUILAR ESTEBAN
330	3225 TURTLE CREEK BLVD	EVSEEV EKATERINA V & PETER E
331	3225 TURTLE CREEK BLVD	SAMEI DAVOOD & ROZITA
332	3225 TURTLE CREEK BLVD	CANTON MICHAEL
333	3225 TURTLE CREEK BLVD	HUANG LEO Z & LISA LAU
334	3225 TURTLE CREEK BLVD	SMITH MEREDITH C
335	3225 TURTLE CREEK BLVD	NVK PPTIES LLC
336	3225 TURTLE CREEK BLVD	MARTINEZ JAMES E

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	3225 TURTLE CREEK BLVD	SPERO KIMBERLY
338	3225 TURTLE CREEK BLVD	KULKARNI MONA S
339	3225 TURTLE CREEK BLVD	MANCINI MASSIMO G
340	3225 TURTLE CREEK BLVD	HARTMAN ISRAEL A & FANNY K
341	3225 TURTLE CREEK BLVD	RAUPP MAGDALA
342	3225 TURTLE CREEK BLVD	DONOVAN GEORGE J III
343	3225 TURTLE CREEK BLVD	GIAP FANTINE
344	3225 TURTLE CREEK BLVD	CHAN CHUN
345	3225 TURTLE CREEK BLVD	MIRASOL ESTRELLA & REYNALDO
346	3225 TURTLE CREEK BLVD	RUBLE EILEEN M
347	3225 TURTLE CREEK BLVD	ZHANG VIVI
348	3225 TURTLE CREEK BLVD	MULLINS MEGAN DANIELA
349	3225 TURTLE CREEK BLVD	FARIAS JAMES E
350	3225 TURTLE CREEK BLVD	COONS ROBERT A &
351	3225 TURTLE CREEK BLVD	DAGHIGHI KIAN M
352	3225 TURTLE CREEK BLVD	JAIN SHEENA K &
353	3225 TURTLE CREEK BLVD	JONES ANN LUTZ
354	3225 TURTLE CREEK BLVD	ROHN RICHARD S
355	3225 TURTLE CREEK BLVD	KULSHRESHTHA ALOK K &
356	3225 TURTLE CREEK BLVD	LACARRA ANTONIO
357	3225 TURTLE CREEK BLVD	FANG SUE
358	3225 TURTLE CREEK BLVD	UBINAS CARLOS R
359	3225 TURTLE CREEK BLVD	TONELLI ROMINA M &
360	3225 TURTLE CREEK BLVD	FEIKEMA JOHN & DAWN
361	3225 TURTLE CREEK BLVD	BAGHERI BEHROUZ
362	3225 TURTLE CREEK BLVD	LANTZ BRAD & LISA
363	3225 TURTLE CREEK BLVD	FEDOCK RICHARD NICHOLAS & CAROLE CURRY
364	3225 TURTLE CREEK BLVD	DUFFY PAMELA C
365	3225 TURTLE CREEK BLVD	MESSINGER CLYDE J IV & YAIMA Q
366	3225 TURTLE CREEK BLVD	VRLA KELLI
367	3225 TURTLE CREEK BLVD	ABRAHAM CHARLES T

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	3225 TURTLE CREEK BLVD	SIMS MARK A
369	3225 TURTLE CREEK BLVD	PINE TREE REAL E INV INC
370	3225 TURTLE CREEK BLVD	PANT GARVIT
371	3225 TURTLE CREEK BLVD	SHASTRI SHANI
372	3225 TURTLE CREEK BLVD	DREW RACHEL M & RICHARD WILLEMIN
373	3225 TURTLE CREEK BLVD	RAGAN MICHAEL J & TAMATHA L
374	3225 TURTLE CREEK BLVD	KASMI AZEDDINE
375	3225 TURTLE CREEK BLVD	GERMANWALA SAMIR V &
376	3225 TURTLE CREEK BLVD	DAVIS ALLISON E
377	3225 TURTLE CREEK BLVD	DAY WILLIAM D & KAREN M
378	3225 TURTLE CREEK BLVD	FRIEDMAN JACQUELINE
379	3225 TURTLE CREEK BLVD	PADMANABAN ANAND K &
380	3225 TURTLE CREEK BLVD	THERIOT E ROBERT &
381	3225 TURTLE CREEK BLVD	LEBLEBICIOGLU ASLI
382	3225 TURTLE CREEK BLVD	SOVIERO CHRIS
383	3225 TURTLE CREEK BLVD	SOLODOFF ROMAN V
384	3225 TURTLE CREEK BLVD	REZNIK YAIR
385	3225 TURTLE CREEK BLVD	GODINES MARY ANNE
386	3225 TURTLE CREEK BLVD	SHI BING
387	3225 TURTLE CREEK BLVD	CLELAND DONNA B
388	3225 TURTLE CREEK BLVD	ADAPPA DEEPAK & HELEN HSU
389	3225 TURTLE CREEK BLVD	CORNELL DOUGLAS T &
390	3225 TURTLE CREEK BLVD	CHURCH MICHAEL F
391	3225 TURTLE CREEK BLVD	HOBBS SHAYLA
392	3225 TURTLE CREEK BLVD	HEAD KEITH L &
393	3225 TURTLE CREEK BLVD	BEISER STEVEN P
394	3225 TURTLE CREEK BLVD	REDDY JAYAPRAKASH N & JYOTHI J
395	3225 TURTLE CREEK BLVD	PRSAD ROY H & SATOE SOGA
396	3225 TURTLE CREEK BLVD	DASH RANGADHAR
397	3225 TURTLE CREEK BLVD	QUINONES RAUL & MIGDALIA FERNANDEZ
398	3225 TURTLE CREEK BLVD	STEWART DOUGLAS N

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	3225 TURTLE CREEK BLVD	BRISBIN ANDREW &
400	3225 TURTLE CREEK BLVD	MADNANI KUNAL M
401	3225 TURTLE CREEK BLVD	MOOSCHEKIAN TERRY TR &
402	3225 TURTLE CREEK BLVD	GRASSO RANDALL & LISA
403	3225 TURTLE CREEK BLVD	GIRALDO HERNAN F
404	3225 TURTLE CREEK BLVD	WALLS DAVID
405	3225 TURTLE CREEK BLVD	ZARBINIAN MAXINE NEWSHA
406	3225 TURTLE CREEK BLVD	JU MICHELLE RAYU
407	3225 TURTLE CREEK BLVD	MARTINEZ MARCO A
408	3225 TURTLE CREEK BLVD	HARRIS J JOE & DIANA H
409	3225 TURTLE CREEK BLVD	TAN FANGYUN
410	3225 TURTLE CREEK BLVD	PEYROVI LILLY
411	3225 TURTLE CREEK BLVD	PROFFITT BLAKE & BLAYR
412	3225 TURTLE CREEK BLVD	SAMEI ROZITA &
413	3225 TURTLE CREEK BLVD	GRESHAM ANN
414	3225 TURTLE CREEK BLVD	HILL MARILYN K
415	3225 TURTLE CREEK BLVD	KHAVARI ROD B
416	3225 TURTLE CREEK BLVD	DAVID SIKORA FAMILY TRUST
417	3225 TURTLE CREEK BLVD	CORTEZ GLORIA J
418	3225 TURTLE CREEK BLVD	ORTIZ LUIS A
419	3225 TURTLE CREEK BLVD	KLS INVESTMENTS LLC
420	3225 TURTLE CREEK BLVD	ROSE JAMES E
421	3225 TURTLE CREEK BLVD	MCQUIEN JOANNA L
422	3225 TURTLE CREEK BLVD	SHAHRESTANI FRANK & SEAN
423	3225 TURTLE CREEK BLVD	TARTIBI MOHSEN & HANA
424	3225 TURTLE CREEK BLVD	JHANGIANI NARAIN & LALITA
425	3225 TURTLE CREEK BLVD	TITUS JACQUELINE L
426	3225 TURTLE CREEK BLVD	GARZA DAVID SEPULVEDA
427	3225 TURTLE CREEK BLVD	AKIVA RONEN & MICHAEL B
428	3225 TURTLE CREEK BLVD	KEENER CONSTRUCTION COMPANY INC
429	3225 TURTLE CREEK BLVD	SADA MATIAS D & ETAL

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	3225 TURTLE CREEK BLVD	JL PPTY INV LLC JL TURTLE CREEK SERIES
431	3225 TURTLE CREEK BLVD	HOPPER KELLY
432	3225 TURTLE CREEK BLVD	KARLOCK KENDRA
433	3225 TURTLE CREEK BLVD	PEREZ ROBERTO
434	3225 TURTLE CREEK BLVD	KOWALSKI ELIZABETH
435	3225 TURTLE CREEK BLVD	WONG KRISTIN
436	3225 TURTLE CREEK BLVD	MAGUIRE BARBARA A & LAMBERT
437	3225 TURTLE CREEK BLVD	MCQUATTERS ARIEL E
438	3225 TURTLE CREEK BLVD	ABOLMAALI SEYED
439	3225 TURTLE CREEK BLVD	KEENAN MATTHEW JOHN
440	3225 TURTLE CREEK BLVD	WILLEMS DAN
441	3225 TURTLE CREEK BLVD	ODEH ASHLEY D
442	3225 TURTLE CREEK BLVD	HOPKINS TIMOTHY
443	3225 TURTLE CREEK BLVD	BECK ERIC &
444	3225 TURTLE CREEK BLVD	KARIMI MANDY
445	3225 TURTLE CREEK BLVD	HEIDE JACQUELINE
446	3225 TURTLE CREEK BLVD	CONSTANTINE SAMI
447	3225 TURTLE CREEK BLVD	PAUP PROPERTY MANAGEMENT LLC
448	3225 TURTLE CREEK BLVD	ESQUEDA ADA L
449	3225 TURTLE CREEK BLVD	SALIM NASIM
450	3225 TURTLE CREEK BLVD	MINITEXAS LLC
451	3225 TURTLE CREEK BLVD	CHARAN RAM
452	3225 TURTLE CREEK BLVD	NASH MARIANNE E
453	3225 TURTLE CREEK BLVD	KING DANIEL
454	3225 TURTLE CREEK BLVD	FREY CARL
455	3225 TURTLE CREEK BLVD	WARE KENYA &
456	3225 TURTLE CREEK BLVD	HERBERT SCOTT
457	3225 TURTLE CREEK BLVD	WHITWORTH LINA & BRIAN
458	3225 TURTLE CREEK BLVD	AMADOR MARISOL
459	3225 TURTLE CREEK BLVD	CASTLES STEPHEN C
460	3225 TURTLE CREEK BLVD	THAN THAN INVESTMENTS LTD

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	3225 TURTLE CREEK BLVD	MCCRARY KRISTIE K
462	3225 TURTLE CREEK BLVD	KINZY HARRY N &
463	3225 TURTLE CREEK BLVD	KLS INVESTMENTS LLC
464	3225 TURTLE CREEK BLVD	RICHARDSCARTY CHERRI J
465	3225 TURTLE CREEK BLVD	KOBLER CHRISTOPHER
466	3225 TURTLE CREEK BLVD	MODY ALKA
467	3225 TURTLE CREEK BLVD	KESSLER TIMOTHY
468	3225 TURTLE CREEK BLVD	ADAMS JENNY DIAN &
469	3225 TURTLE CREEK BLVD	STAMP DUANE M & LINDA E
470	3225 TURTLE CREEK BLVD	KEARNS THOMAS V
471	3225 TURTLE CREEK BLVD	MACHON ED &
472	3225 TURTLE CREEK BLVD	MORGAN MARK G
473	3225 TURTLE CREEK BLVD	KUCERA DOUGLAS &
474	3225 TURTLE CREEK BLVD	SIEBER JOHN
475	3225 TURTLE CREEK BLVD	IVEY EDWARD J JR
476	3225 TURTLE CREEK BLVD	MANDAVA PREM K
477	3225 TURTLE CREEK BLVD	MCDANIEL LISA K
478	3225 TURTLE CREEK BLVD	NASTRI ANDREW &
479	3225 TURTLE CREEK BLVD	SNN 15 HOLDINGS LLC
480	3225 TURTLE CREEK BLVD	GAGNET UNKEFER CORRINE
481	3225 TURTLE CREEK BLVD	BROWN VICTORIA REBECCA
482	3225 TURTLE CREEK BLVD	CANNATA JAMES
483	3225 TURTLE CREEK BLVD	AHMED MOHAMMED SAYEED & KHALIDA
484	3225 TURTLE CREEK BLVD	MOSS ANDRELYN C &
485	3225 TURTLE CREEK BLVD	EMBABI SHERIF &
486	3225 TURTLE CREEK BLVD	SANKALIA JAINAN
487	3225 TURTLE CREEK BLVD	PRICE PATRICIA GAYLE
488	3225 TURTLE CREEK BLVD	MURRAY NATALIE TRUSTEE
489	3225 TURTLE CREEK BLVD	TEAGUE TRAVIS M
490	3225 TURTLE CREEK BLVD	NORDSTROM JASON R & LEIGH F
491	3225 TURTLE CREEK BLVD	VILLARREAL RAUL ROJAS &

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	3225 TURTLE CREEK BLVD	FOGLER JASON C
493	3225 TURTLE CREEK BLVD	MANCHANDA KSHITIJ &
494	3225 TURTLE CREEK BLVD	FREESE JAMES
495	3225 TURTLE CREEK BLVD	WHITENER ASHLEY M
496	3225 TURTLE CREEK BLVD	GHAEMMAGHAMI AREZOU S
497	3225 TURTLE CREEK BLVD	MASROUR FARBOD
498	3225 TURTLE CREEK BLVD	REZAI JOHN &
499	3225 TURTLE CREEK BLVD	ZHAO ROBIN M &
500	3225 TURTLE CREEK BLVD	DEFURIA LINDA M
501	3225 TURTLE CREEK BLVD	NESBITT GILDA D
502	3225 TURTLE CREEK BLVD	FRIEDRICH JESSICA ANDREA &
503	3225 TURTLE CREEK BLVD	POWELL BRETT W
504	3225 TURTLE CREEK BLVD	HYVL DAVID R
505	3225 TURTLE CREEK BLVD	KING IVORY L
506	3225 TURTLE CREEK BLVD	RUSSELL STEPHEN & MELANY
507	3225 TURTLE CREEK BLVD	MULLENS DAVID B JR & JUDITH L
508	3225 TURTLE CREEK BLVD	DERINGER MATTHEW ROBERT
509	3225 TURTLE CREEK BLVD	PATEL RAJESH
510	3225 TURTLE CREEK BLVD	LARSON MARK & FAYE LARSON
511	3225 TURTLE CREEK BLVD	CAMPBELL JIM L
512	3225 TURTLE CREEK BLVD	AVONDALE TRUST
513	3225 TURTLE CREEK BLVD	CHINDHY SHAHZAD A
514	3225 TURTLE CREEK BLVD	YAZDANI MAHMOUD MAGHSOUD &
515	3225 TURTLE CREEK BLVD	HERBST PAUL & LORI
516	3225 TURTLE CREEK BLVD	CHAYKOVSKA VALERIYA
517	3225 TURTLE CREEK BLVD	OSUAGWU CHUKWUMA J
518	3225 TURTLE CREEK BLVD	SULLIVAN PATRICK
519	3225 TURTLE CREEK BLVD	KRALIS LESLEY E
520	3225 TURTLE CREEK BLVD	CRONK M ESTELLE TRUST OF 2010
521	3225 TURTLE CREEK BLVD	JANKIRAMAN PAVAN
522	3225 TURTLE CREEK BLVD	CHANG TERESA ALLISON

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	3225 TURTLE CREEK BLVD	PALINGINIS STEPHAN
524	3225 TURTLE CREEK BLVD	TAN FANGYUN
525	3225 TURTLE CREEK BLVD	SHAPOURI AZIZ & FARIDEH
526	3225 TURTLE CREEK BLVD	COFFEY ELIZABETH M
527	3225 TURTLE CREEK BLVD	SUGIURA YOSHIE
528	3225 TURTLE CREEK BLVD	DODDAPANENI YESASWI
529	3225 TURTLE CREEK BLVD	NAIR CKP & SYAMALA C
530	3225 TURTLE CREEK BLVD	PATEL PIYUSH K & MINA P
531	3225 TURTLE CREEK BLVD	SAKS KATHRINE TORY &
532	3225 TURTLE CREEK BLVD	BINFORD OSWALD &
533	3225 TURTLE CREEK BLVD	MCCLARY TAMMY & SAMUEL
534	3225 TURTLE CREEK BLVD	DESAI PRAVIN & ARATI
535	3225 TURTLE CREEK BLVD	PATEL SHITAL J & SUKETU KAUSHIK
536	3225 TURTLE CREEK BLVD	NEAL ELLIOTT
537	3225 TURTLE CREEK BLVD	LACARRA ADRIANNA
538	3225 TURTLE CREEK BLVD	WATKINS SAMANTHA
539	3225 TURTLE CREEK BLVD	ZHANG GUANG
540	3225 TURTLE CREEK BLVD	SOM SOLINA
541	3225 TURTLE CREEK BLVD	STARR NIKKI
542	3225 TURTLE CREEK BLVD	MASCOLO EMMANUELLA
543	3225 TURTLE CREEK BLVD	VELASQUEZ RUBEN II
544	3225 TURTLE CREEK BLVD	WENNO HILDA
545	3225 TURTLE CREEK BLVD	SPENCER JOSHUA L
546	3225 TURTLE CREEK BLVD	KOGAN ALLAN J
547	3225 TURTLE CREEK BLVD	CHATTERJEE PALLAB & MITA
548	3225 TURTLE CREEK BLVD	LINDWALL DAVID
549	3225 TURTLE CREEK BLVD	LIDJI MYRIAM B
550	3225 TURTLE CREEK BLVD	ZAKHOUR BASSAM
551	3225 TURTLE CREEK BLVD	COOGAN JOHN J JR & MARY ELLEN
552	3225 TURTLE CREEK BLVD	DAO VU A & KIM LANG
553	3225 TURTLE CREEK BLVD	CUMMINGS KENT W & JUNKO I

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
554	3225 TURTLE CREEK BLVD	AA &A ACQUISITION LLC
555	3225 TURTLE CREEK BLVD	ALLEN DANDRIC E
556	3225 TURTLE CREEK BLVD	MATTHEWS STEVEN KEITH & JUDY G
557	3225 TURTLE CREEK BLVD	BRADBURY CHARLOTTE S &
558	3225 TURTLE CREEK BLVD	BRUCHMILLER BOYD & LUSHILE
559	3225 TURTLE CREEK BLVD	SOUCHAK JASON P
560	3225 TURTLE CREEK BLVD	AHMED MAHRIN
561	3225 TURTLE CREEK BLVD	LE PHUONG T
562	3225 TURTLE CREEK BLVD	BALL LESLIE A &
563	3225 TURTLE CREEK BLVD	PAVIA FAMILY TRUST
564	3225 TURTLE CREEK BLVD	BARDIN ALLISON C & ANDREW
565	3225 TURTLE CREEK BLVD	POWERS DANIEL D
566	3225 TURTLE CREEK BLVD	MOORE TIMOTHY J & PAMELA M
567	3225 TURTLE CREEK BLVD	ADELSON PAUL
568	3225 TURTLE CREEK BLVD	PATEL KAMAL V
569	3225 TURTLE CREEK BLVD	POEN NATHAN A
570	3225 TURTLE CREEK BLVD	DOROTHY LAY MGMT TRUST
571	3225 TURTLE CREEK BLVD	DUNCAN JOHN MICHAEL &
572	3225 TURTLE CREEK BLVD	WETTREICH DANNY
573	3225 TURTLE CREEK BLVD	ROSE BRYAN & MARCIA LOUISE SOUTHALL
574	3225 TURTLE CREEK BLVD	MUSSULMAN DANIEL & NAILA
575	3225 TURTLE CREEK BLVD	BILBAO DANIEL F
576	3225 TURTLE CREEK BLVD	BAEK STEVEN A
577	3225 TURTLE CREEK BLVD	ROZENZVIG YEHIEL
578	3225 TURTLE CREEK BLVD	PATEL DHARMESH
579	3225 TURTLE CREEK BLVD	FREEMAN RACHEL OLIVIA
580	3225 TURTLE CREEK BLVD	KELLETT RICHARD D
581	3225 TURTLE CREEK BLVD	MAH JEFFERY
582	3225 TURTLE CREEK BLVD	HARRIS TINA M
583	3225 TURTLE CREEK BLVD	PHAM LAN D
584	3225 TURTLE CREEK BLVD	HICKMAN JAMES J

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
585	3225 TURTLE CREEK BLVD	SALAME STACY
586	3225 TURTLE CREEK BLVD	EMER SCOTT J
587	3225 TURTLE CREEK BLVD	AN JADHAVJI INVESTMENTS
588	3225 TURTLE CREEK BLVD	BREHM ERICH & JANET
589	3225 TURTLE CREEK BLVD	KAMPINE JOHN M &
590	3225 TURTLE CREEK BLVD	LEPP JANICE
591	3225 TURTLE CREEK BLVD	RANDEL SUSAN B
592	3225 TURTLE CREEK BLVD	CELLI ROBERT M
593	3225 TURTLE CREEK BLVD	ARMAND AHMAD & MAHVASH
594	3225 TURTLE CREEK BLVD	WINSPEARE NEVE A
595	3225 TURTLE CREEK BLVD	BLAKE NINA CERVANTES
596	3225 TURTLE CREEK BLVD	WATTS JANET L
597	3225 TURTLE CREEK BLVD	RIZK AMINE
598	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY B &
599	3225 TURTLE CREEK BLVD	GREEN JIMMY
600	3225 TURTLE CREEK BLVD	KHANBEIGI MANOOCH & ANNIE
601	3225 TURTLE CREEK BLVD	BLACKLEDGE LAWRENCE A
602	3225 TURTLE CREEK BLVD	LEE BILL G
603	3225 TURTLE CREEK BLVD	MARTINEZ FAUSTINA
604	3225 TURTLE CREEK BLVD	AKIN MARK & DEBI AKIN
605	3225 TURTLE CREEK BLVD	SEEBERGER JOAN P
606	3225 TURTLE CREEK BLVD	BOWLES NEAL A
607	3225 TURTLE CREEK BLVD	MINTZ MARTIN L
608	3225 TURTLE CREEK BLVD	STINSON JANET LYNN
609	3225 TURTLE CREEK BLVD	DEBLANK ANNE B
610	3225 TURTLE CREEK BLVD	MARSH HOLLIS E &
611	3225 TURTLE CREEK BLVD	SPIES RONALD & CHERI
612	3225 TURTLE CREEK BLVD	BLOOM ROBERT A
613	3225 TURTLE CREEK BLVD	KREIGHBAUM JOHN &
614	3225 TURTLE CREEK BLVD	BLAS RENATA & EDUARDO
615	3225 TURTLE CREEK BLVD	HERNANDEZ ELISA C

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
616	3225 TURTLE CREEK BLVD	BINFORD OSWALD S &
617	3225 TURTLE CREEK BLVD	DUNDON KENNETH J
618	3225 TURTLE CREEK BLVD	PANCHASARP VANEE &
619	3225 TURTLE CREEK BLVD	STEIN GIFFORD P & SHARON
620	3225 TURTLE CREEK BLVD	KUBILIUN NISA
621	3225 TURTLE CREEK BLVD	RUGWANI RAJIV M
622	3225 TURTLE CREEK BLVD	REDDY SONYA D
623	3225 TURTLE CREEK BLVD	BURGIO DONALD A
624	3225 TURTLE CREEK BLVD	DELBAGNO JOHN B TR &
625	3225 TURTLE CREEK BLVD	STOCKER JULIA
626	3225 TURTLE CREEK BLVD	BREGMAN ROBERT ALAN &
627	3225 TURTLE CREEK BLVD	SHU HARRY H
628	3225 TURTLE CREEK BLVD	ROSENBERG CARLA
629	3225 TURTLE CREEK BLVD	BENAHARON SOL
630	3225 TURTLE CREEK BLVD	ALKAYED RIYAD
631	3225 TURTLE CREEK BLVD	MATHER MATTHEW JAMES
632	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY BRIAN &
633	3225 TURTLE CREEK BLVD	JONES JAMES ADRIAN ET AL
634	3225 TURTLE CREEK BLVD	RENAISSANCE ON TURTLE CREEK
635	3225 TURTLE CREEK BLVD	THE RENAISSANCE ON TURTLE CREEK
636	3111 SALE ST	ROMERO GUSTAVO
637	3111 SALE ST	PRICE JAMES &
638	3111 SALE ST	PRICE JAMES E
639	3111 SALE ST	SAUER COURTNEY L
640	3115 SALE ST	SALWEI ROBERT J
641	3115 SALE ST	DANIEL WILLIAM SAMUEL
642	3115 SALE ST	MILLER ERIC W &
643	3203 CARLISLE ST	MEDRANO FRANCISO J
644	3203 CARLISLE ST	COCANOUGHIER DANIELLE
645	3205 CARLISLE ST	JOHNSON RANDALL LORNE
646	3207 CARLISLE ST	CLAYTON RODRICK

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
647	3209 CARLISLE ST	STAFFORD RUSSELL
648	3211 CARLISLE ST	LOPEZ LINDA
649	3203 CARLISLE ST	SORET MATTHEW
650	3203 CARLISLE ST	HAITZ DANIEL
651	3203 CARLISLE ST	NAKAZAWA GLEN REVOCABLE LIVING TR
652	3203 CARLISLE ST	PARLOW RICHARD &
653	3203 CARLISLE ST	HUMPHRIES JOHN
654	3203 CARLISLE ST	WILLMETH GREGG STUART
655	3203 CARLISLE ST	ZAZO CHRIS
656	3203 CARLISLE ST	BOSCH JOHN WILLIAM
657	3203 CARLISLE ST	WEISFELD RONALD A
658	3203 CARLISLE ST	PARLOW RICHARD
659	3203 CARLISLE ST	MOORE HOWARD S
660	3203 CARLISLE ST	CARDONA MARIA &
661	3203 CARLISLE ST	MEDRANO FRANCISCO J
662	3203 CARLISLE ST	PENG NEWLIN
663	3214 BOWEN ST	DRIVER MARK WILLIAM
664	3203 CARLISLE ST	MESSINA MARIO L
665	3203 CARLISLE ST	BEASLEY JON
666	3215 CARLISLE ST	STARKS GARY DEAN
667	3215 CARLISLE ST	JOSLIN JEFFERY E
668	3215 CARLISLE ST	FLACH NATHAN W
669	3215 CARLISLE ST	WATSON NINA LORA
670	3203 CARLISLE ST	WATSON NINA LORA
671	3215 CARLISLE ST	CROWDER BRENT E
672	3203 CARLISLE ST	ARRIETA HUMBERTO
673	3203 CARLISLE ST	HENDERSON CHRISTOPHER
674	3203 CARLISLE ST	JOLLY VINEET
675	3203 CARLISLE ST	HAITZ TIMOTHY L
676	3203 CARLISLE ST	BARRETT JACQUELYN L
677	3203 CARLISLE ST	ARRIETA N HUMBERTO C

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
678	3221 CARLISLE ST	GARTMAN DUANE
679	3223 CARLISLE ST	TENORIO GUILHERME A
680	3203 CARLISLE ST	HEARD JASON
681	3203 CARLISLE ST	DALBKE STEVE A
682	3203 CARLISLE ST	HILL R C
683	3203 CARLISLE ST	BARNETT DON & MARY ALICE
684	3215 CARLISLE ST	ARRIETA N HUMBERTO
685	3203 CARLISLE ST	HAIRSTON DAVID E
686	3203 CARLISLE ST	DARILEK QUENTIN
687	3235 CARLISLE ST	TUNISON KATIE
688	3235 CARLISLE ST	FLAUGH CHRISTOPHER C
689	3203 CARLISLE ST	EGINTON ALISON K TRUST UA THE
690	3215 CARLISLE ST	JONES GUY FRANKLIN
691	3203 CARLISLE ST	CAMPBELL NELSON C
692	3203 CARLISLE ST	COWICK JEFFERY D & CARMEN
693	3203 CARLISLE ST	COLEMAN RONALD M
694	3203 CARLISLE ST	FERGUSON ELAINE N
695	3203 CARLISLE ST	CARR KATHERINE A
696	3203 CARLISLE ST	LOUP BENJAMIN
697	3203 CARLISLE ST	BROWN THOMAS LEE
698	3203 CARLISLE ST	SMITH TRUST
699	3203 CARLISLE ST	BROWN THOMAS LEE &
700	3239 CARLISLE ST	PHILLIPS ANDALYN CLARY &
701	3239 CARLISLE ST	GING CHRISTINE C &
702	3203 CARLISLE ST	CHUNG TERESA
703	3203 CARLISLE ST	ELATTRACHE DAVID &
704	3203 CARLISLE ST	VANIAN MARY TRUSTEE
705	3203 CARLISLE ST	SEIBERT CAMDEN P
706	3239 CARLISLE ST	YAWITZ MICHAEL RAY
707	3203 CARLISLE ST	RUTHERFORD WILLIAM S & JUDIE
708	3203 CARLISLE ST	HARRIS BRENT

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
709	3203 CARLISLE ST	MITELHAUS CHUCK
710	3203 CARLISLE ST	DRIVER MARY A
711	3203 CARLISLE ST	SHARP KRIS J & CAROL A
712	3203 CARLISLE ST	HARPER JOHN R JR
713	3203 CARLISLE ST	ROIDOPOULOS MARK E
714	3203 CARLISLE ST	LEE THOMAS J
715	3203 CARLISLE ST	CECIL PRESTON L &
716	3203 CARLISLE ST	BROWN THOMAS & JULIE
717	3203 CARLISLE ST	FORRESTER JAMES PERRY
718	3203 CARLISLE ST	RUCKER KATHRYN L
719	3203 CARLISLE ST	TANNER & POST I LP
720	3203 CARLISLE ST	SMITH WILLIAM AUSTIN
721	3203 CARLISLE ST	HUMPHRIES DENNIS R TR
722	3263 CARLISLE ST	MACKEY PATRICK & ELISABETH
723	3203 CARLISLE ST	EQUITY TRUST CO CUSTODIAN
724	3203 CARLISLE ST	YECHZKELL HEZI
725	3203 CARLISLE ST	RICE ANTHONY C
726	3203 CARLISLE ST	SANDERS JOHN DAVID
727	3203 CARLISLE ST	MCCOLLUM JOHN B
728	3203 CARLISLE ST	BRIDWELL CRAIG & SUSAN K
729	3203 CARLISLE ST	HALL ROBERT S
730	3203 CARLISLE ST	TROUTZ MICAH
731	3203 CARLISLE ST	ELEUTERI FRANCO
732	3203 CARLISLE ST	CIHAL MARY BETH
733	3203 CARLISLE ST	LEWIS THOMAS ALLEN
734	3269 CARLISLE ST	TSANKOVA NADEJDA M
735	3203 CARLISLE ST	FLUMERFELT JOSEPH M IV
736	3269 CARLISLE ST	HOLSINGER JILL
737	3203 CARLISLE ST	BINION DORIS
738	3203 CARLISLE ST	AVILA LAURA M
739	3273 CARLISLE ST	SMITH KRISTIN &

Z167-306(WE)

05/31/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
740	3203 CARLISLE ST	BAILEY SCOTT E
741	3203 CARLISLE ST	CARLETON BRIAN J
742	3203 CARLISLE ST	FANKHAUSER MARK A NMF TRUST
743	3203 CARLISLE ST	CHENOWITH GARY
744	3203 CARLISLE ST	AKINS LINDSEY R
745	3203 CARLISLE ST	MILAZZO DAVID
746	3203 CARLISLE ST	ELKING LINDA ANN
747	3203 CARLISLE ST	MCKINNEY MICHAEL SCOTT
748	3203 CARLISLE ST	ARTHUR ROBERT TR &

Memorandum



CITY OF DALLAS

DATE September 7, 2017

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
In an area generally bound by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south.

Commissioners Murphy, Shidid, and Schultz request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 15. Consideration is to be given to appropriate zoning for the area including use, development standards, and other appropriate regulations. Attached is a location map for your review.

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

A handwritten signature in blue ink, which appears to read 'Andrew Ruegg'.

Andrew Ruegg, Senior Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE August 3, 2017

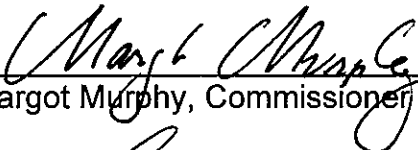
TO David Cossum, Director
Sustainable Development and Construction Department

SUBJECT Request for Agenda Item for an Authorized Hearing

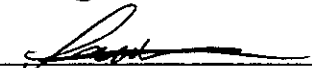
We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-7.701(a)(1) of the City of Dallas Development Code.

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 15 in an area generally bound by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south and containing approximately 15.9 acres. Consideration is to be given to appropriate zoning for the area including use, development standards, and other appropriate regulations. A map of the area to be considered is attached.


Thank you for your attention to this matter.



Margot Murphy, Commissioner

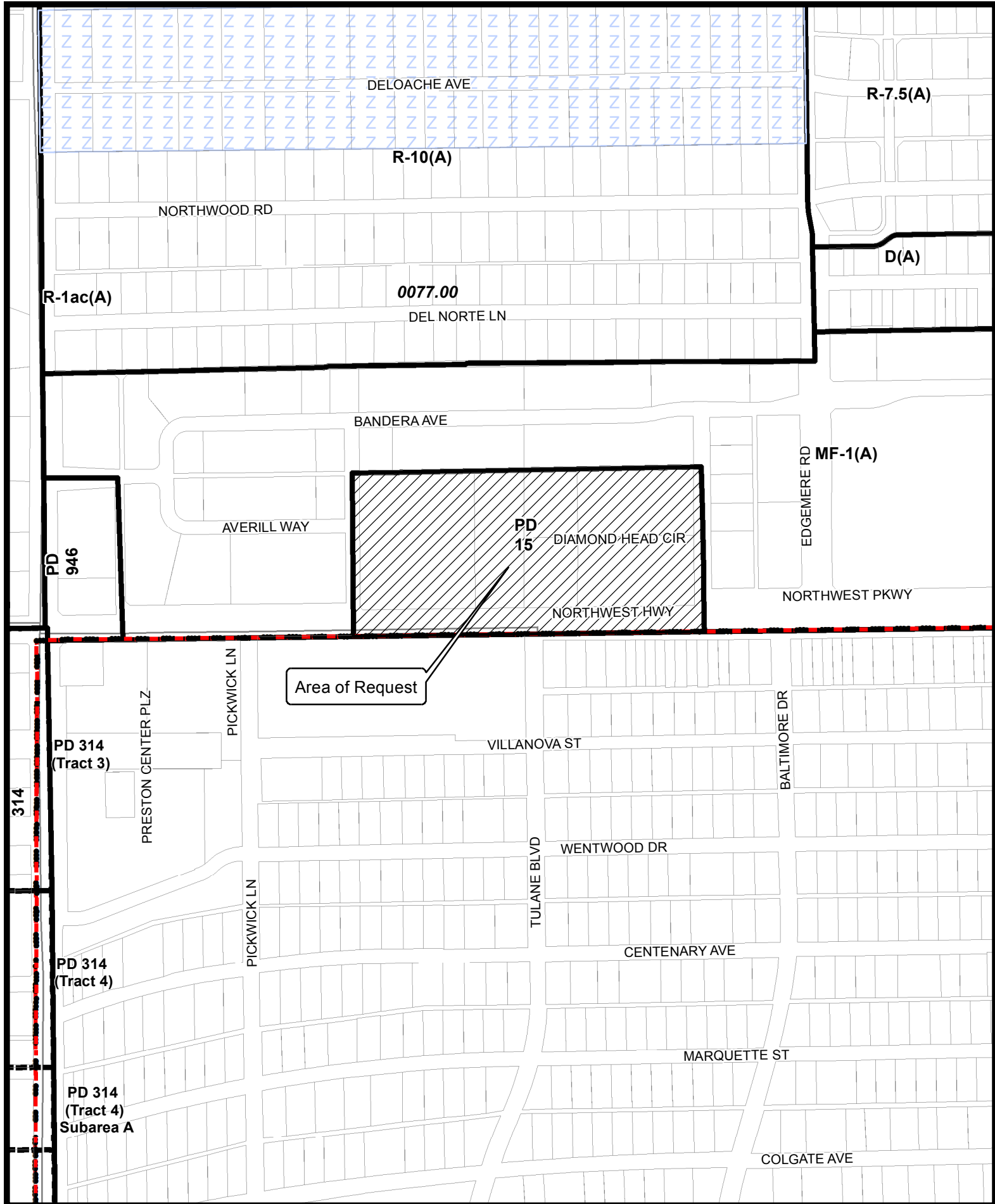


Commissioner



Commissioner

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



1:5,073

Proposed Authorized Hearing
Area of Request

Printed Date: 8/3/2017

Memorandum



CITY OF DALLAS

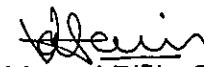
DATE September 7, 2017

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
In an area generally bound by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west.

Commissioners Rieves, Schultz, and Ridley request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 67, Planned Development District No. 326, Planned Development District No. 515, Planned Development District No. 659, Planned Development District No. 670, Planned Development District No. 771, Planned Development District No. 814, Planned Development District No. 947, a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, an IR Industrial Research District, an LO-1 Limited Office District, an MC-1 Multiple Commercial District, an MF-2(A) Multifamily District, a P(A) Parking District, an R-7.5(A) Single Family District, an R-10(A) Single Family District, a TH-2(A) Townhouse District, and a TH-3(A) Townhouse District. Consideration is to be given to appropriate zoning for the area including use, development standards, and other appropriate regulations. Attached is a location map for your review.

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


Vasavi Pillä, Senior Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE June 8, 2017

TO David Cossum, Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for an Authorized Hearing;
area generally bound by Lovers Lane to the north, Inwood Road to the east,
Mockingbird Lane to the south, and Lemmon Avenue and Bluffview
Boulevard to the west.


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

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 67, Planned Development District No. 326, Planned Development District No. 515, Planned Development District No. 659, Planned Development District No. 670, Planned Development District No. 771, Planned Development District No. 814, Planned Development District No. 947, a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, an IR Industrial Research District, an LO-1 Limited Office District, an MC-1 Multiple Commercial District, an MF-2(A) Multifamily District, a P(A) Parking District, an R-7.5(A) Single Family District, an R-10(A) Single Family District, a TH-2(A) Townhouse District, and a TH-3(A) Townhouse District in an area generally bound by Lovers Lane to the north, Inwood Road to the east, Mockingbird Lane to the south, and Lemmon Avenue and Bluffview Boulevard to the west and containing approximately 158 acres. Consideration is to be given to appropriate zoning for the area including use, development standards, and other appropriate regulations. A map of the area to be considered is attached.

Thank you for your attention to this matter.



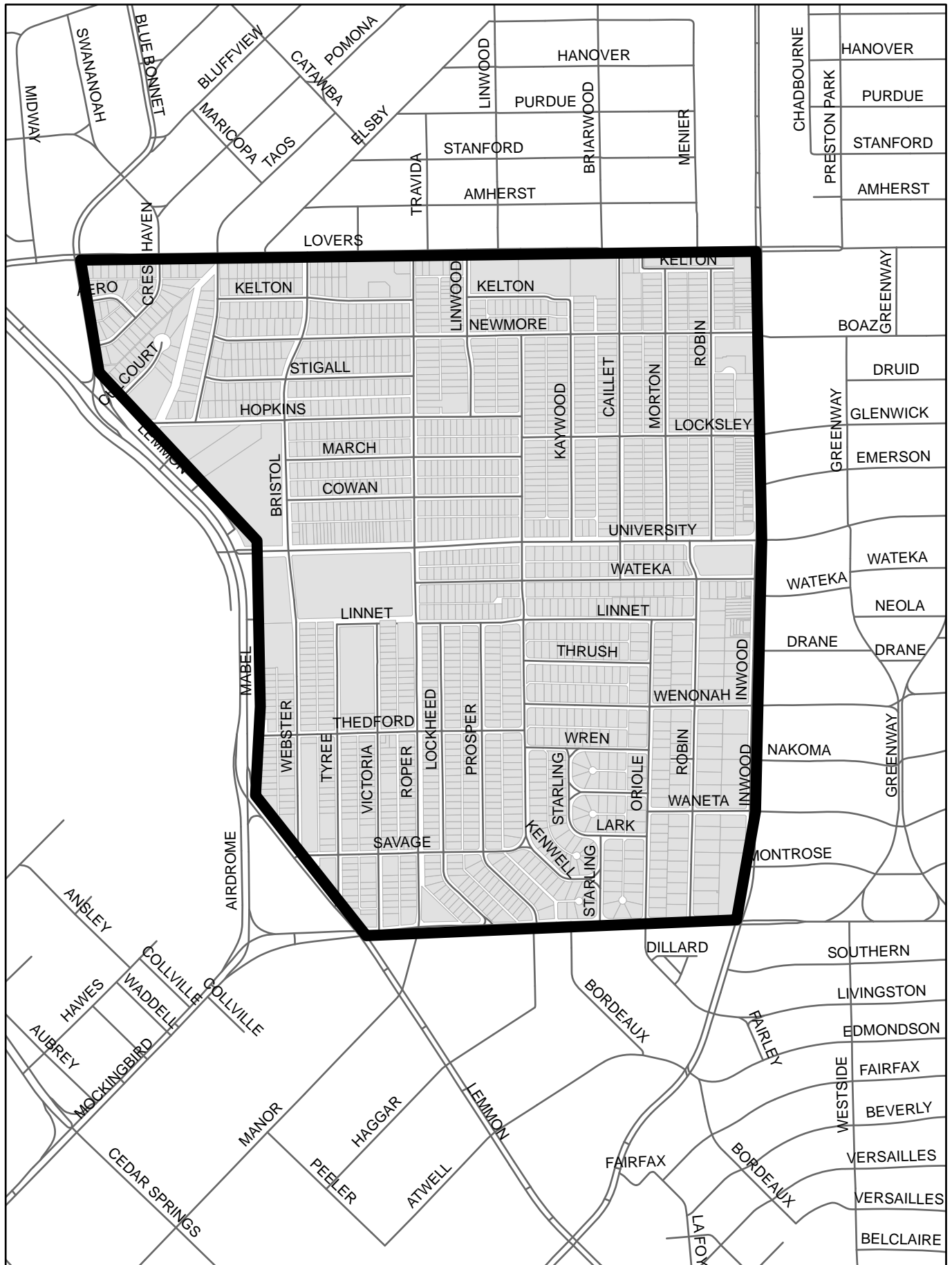
Mark Reeves, Commissioner



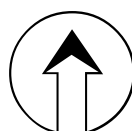
Commissioner



Commissioner



Proposed Authorized Hearing Area Map



0 275 550 1,100 1,650 2,200 Feet