



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, November 16, 2017
AGENDA

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

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

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

EXECUTIVE SESSIONS:

Proposed Park Land Dedication Ordinance (Pursuant to Section 551.071 Of the Texas Open Meeting Act)

Bert Vandenberg, Assistant City Attorney

BRIEFINGS:

DCA 145-002 - Consideration of amending Chapter 51A of the Dallas Development Code, Article X Landscape and Tree Preservation regulations

Phil Erwin, Chief Arborist

Donna Moorman, Chief Planner

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S178-008**
(CC District 13)

An application to create one 4.000-acre lot from a tract of land in City Block 6445 on property located on Forest Lane, between Marsh Lane and Cromwell Drive.

Applicant/Owner: BOP Park Forest

Surveyor: Davis Land Surveying Co., Inc.

Application Filed: October 18, 2017

Zoning: PD 315

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

- (2) **S178-009**
(CC District 11)
- An application to create one 3.836-acre lot from a tract of land in City Block 7019 on property located on Lyndon B. Johnson Freeway/Interstate Highway 635, between Noel Road and Montfort Drive.
- Applicant/Owner: Mill Creek Residential Trust, LLC
Surveyor: Brown and Gay Engineers, Inc.
Application Filed: October 18, 2017
Zoning: PD 887 Subdistrict 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S178-010**
(CC District 7)
- An application to create an 84-lot subdivision with 2 common areas with lots ranging in size from 0.083-acre to 0.333-acre from a 12.378-acre tract of land in City Block 6787 on property located at Prairie Creek Road, north of Cedar Run Drive.
- Applicant/Owner: Greenleaf Ventures, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: October 19, 2017
Zoning: TH-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-011**
(CC District 9)
- An application to create a 28-lot Shared Access Development and 2 common areas with lots ranging in size from 0.05-acre to 0.6-acre from a 4.098-acre tract of land in City Block 7295 on property located on Ferguson Road, east of Lakeland Drive.
- Owners: UDF Ash Creek, L.P.
Surveyor: CBG Surveying, Inc.
Application Filed: October 19, 2017
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-014**
(CC District 6)
- An application to replat a 1.898-acre tract of land containing all of Lots 1 and 5 in City Block J/6509 to create one lot on property located at Walnut Hill Lane and Stemmons Freeway/Interstate Highway I-35, southeast corner.
- Applicant/Owner: RaceTrac Petroleum, Inc. / The Daniel S. and Karen Speed Boschert Revocable Living Trust
Surveyor: O'Neal surveying Co.
Application Filed: October 20, 2017
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S178-015**
(CC District 2)

An application to replat a 0.686-acre tract of land containing all of Lot 14 and part of Lot 15 in City Block C/1993 to create an 18-lot Shared Access Area Development with lots ranging in size from 0.025-acre to 0.58-acre on property located on Capital Avenue, south of Henderson Avenue.

Applicant/Owner: Larkspur Cap Ave II, LLC, and Larkspur Capital Avenue, L.P.

Surveyor: O'Neal surveying Co.

Application Filed: October 20, 2017

Zoning: PD 970

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

Building Line Removal:

(7) **S178-013**
(CC District 6)

An application to replat a 3.458-acre tract of land containing all of Lots 1 and 2 in City Block 42/7940 to create one lot and to remove a 50-foot platted building line along Regal Row and to remove a 32.6-foot platted building line along John Carpenter Freeway/Highway 183 on property located at Regal Row and John Carpenter Freeway, south corner.

Applicant/Owner: Quiktrip Corporation

Surveyor: Survey Consultants, Inc.

Application Filed: October 20, 2017

Zoning: PD 945

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

Miscellaneous Items:

W178-001
Sharon Hurd
(CC District 5)

An application for a waiver of the two-year waiting period to submit an application for an amendment to Specific Use Permit No. 2222 on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay and Specific Use Permit No. 2222 for an office showroom/warehouse use on the east line of North Jim Miller Road, north of C.F. Hawn Freeway.

Staff Recommendation: **Denial**

Applicant: Rob Baldwin

M167-049

Abraham Martinez
(CC District 2)

An application for a minor amendment to the existing site plan for the addition of a restaurant use on property zoned Subarea J in Planned Development Subdistrict No. 79, the Harwood Special Purpose District, within Planned Development District No. 193, the Oak Lawn Special Purpose District. Bound by North Field St, Harry Hines Blvd, Olive St, and Caroline St.

Staff Recommendation: **Approval**

Applicant: Harwood International Center X, L.P.

Representative: Melody Paradise & Jeff Smith, AIA (Harwood International)

D167-032

Carlos A. Talison
(CC District 6)

An application for a development plan and landscape plan for an office use with parking garage on property zoned Subarea A-2 within Planned Development District No. 741, on the northeast corner of Rombauer Road and Olympus Boulevard.

Staff Recommendation: **Approval**

Applicant: Billingsley Company

Representative: Richard Carson

D167-034

Carlos A. Talison
(CC District 6)

An application for a development plan and landscape plan for a multi-family use on property zoned Subarea A-2 within Planned Development District No. 741, on the east corner of Rombauer Road and Mulberry Hill Road.

Staff Recommendation: **Approval**

Applicant: Billingsley Company

Representative: Danny Baker

D167-035

Carlos A. Talison
(CC District 11)

An application for a development plan and landscape plan for a restaurant with drive-in or drive-through service use on property zoned Tract V within Planned Development District No. 614, on the west line of Montfort Drive, south of Arapaho Road.

Staff Recommendation: **Approval**

Applicant: El Pollo Loco, Inc.

Representative: Matt Moore

Zoning Cases – Consent:

1. **Z167-259(WE)**

Warren Ellis
(CC District 10)

An application for the renewal of Specific Use Permit No. 1548 for an open-enrollment charter school on property zoned an IR Industrial Research District on the west and north side of Forestgate Drive, north of Forest Lane.

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

Applicant: Harmony Public Schools

Representative: Karl Crawley, Masterplan

2. **Z167-284(PD)**
Pamela Daniel
(CC District 4)

An application for the renewal of Specific Use Permit No. 1989 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned Subarea 6 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the northeast corner of South Buckner Boulevard and Norvell Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Autry's, Inc.
Representative: Misham Awadelkariem
3. **Z167-379(WE)**
Warren Ellis
(CC District 2)

An application for an amendment to Planned Development Subdistrict No. 119 for Multiple-Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest line of Cedar Springs Road, between Lucas Drive and Hawthorne Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Urban Loft Partners, Inc.
Representative: Karl Crawley - MASTERPLAN
4. **Z167-390(SM)**
Sarah May
(CC District 7)

An application for the renewal of Specific Use Permit No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing on property zoned an RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of South Harwood Street and Coombs Street.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Soriano Bonifacio
Representative: Jose Garcia
5. **Z167-392(SM)**
Sarah May
(CC District 2)

An application for the renewal of Specific Use Permit No. 1694 for a bar, lounge, or tavern use and commercial amusement (inside) limited to a live music venue use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southeast line of Elm Street, west of Crowder Street.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: Club Dada
Representative: Audra Buckley

Area Plan Study:

The 360 Plan

<http://dallascityhall.com/departments/pnv/strategic-planning/Documents/plans/The%20360%20Plan%20-%20Temporary%20Cover.pdf>

Peer Chacko	Consideration of adoption of The 360 Plan as a guide to future city
Arturo del Castillo	council actions concerning land use and development regulations,
(CC Dists. 1, 2, 4, 6, 7, 14)	transportation and economic development, and capital improvement
	expenditures in the area generally bounded by a two and a half mile
	radius centered on the intersection of Main Street and Akard Street.

Authorization of a Hearing:

Mark Doty	Consideration of a hearing to authorize a public hearing to determine
(CC District 12, 14)	the proper zoning on property zoned a CR Community Retail District,
	a CS Commercial Service District, a D(A) Duplex District, a GO(A)
	General Office District, an IM Industrial Manufacturing District, an LO-
	1 Limited Office District, an LO-3 Limited Office District, an MC-1
	Multiple Commercial District, an MC-3 Multiple Commercial District, an
	MC-4 Multiple Commercial District, an MF-1(A) Multifamily District, an
	MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1
	Mixed Use District, an MU-2 Mixed Use District, an NO(A)
	Neighborhood Office District, an NS(A) Neighborhood Service District,
	an O-2 District, a P(A) Parking District, a RR Regional Retail District,
	an R-7.5(A) Single Family District, a TH-2(A) Townhome District, a TH-
	3(A) Townhome District, a WMU-8 District, a WR-5 District; Planned
	Development District No. 8, Planned Development District No. 21,
	Planned Development District No. 27, Planned Development District
	No. 97, Planned Development District No. 98, Planned Development
	District No. 127, Planned Development District No. 131, Planned
	Development District No. 132, Planned Development District No. 148,
	Planned Development District No. 154, Planned Development District
	No. 157, Planned Development District No. 167, Planned
	Development District No. 171, Planned Development District No. 174,
	Planned Development District No. 180, Planned Planned
	Development District No. 193 – D Duplex, GR General Retail, I-2
	Industrial, LC Light Commercial, MF-1 Multiple Family, MF-2 Multiple
	Family, MF-3 Multiple Family, NS -Neighborhood Service, O-1 Office,
	O-2 Office, P Parking Subdistricts and Planned Development
	Subdistricts No. 1, No. 3, No. 9, No. 10, No. 14, No. 17, No. 19, No.
	20, No. 21, No. 26, No. 29, No. 30, No. 31, No. 32, No. 33, No. 37, No.
	38, No. 40, No. 41, No. 42, No. 43, No. 44, No. 46, No. 47, No. 48, No.
	51, No. 56, No. 59, No. 60, No. 61, No. 62, No. 63, No. 65, No. 71, No.
	76, No. 78, No. 80, No. 81, No. 82, No. 84, No. 91, No. 92, No. 97, No.
	99, No. 100, No. 101, No. 102, No. 106, No. 112, No. 114, No. 116,
	No. 121, No. 122, No. 123, No. 125, No. 130, No. 132, No. 134 and
	No. 135, R-7.5 Single Family, TH-2 Townhouse, TH-3 Townhouse;
	Planned Development District No. 196, Planned Development District

No. 205, Planned Development District No. 229, Planned Development District No. 245, Planned Development District No. 248, Planned Development District No. 262, Planned Development District No. 277, Planned Development District No. 298, Planned Development District No. 300, Planned Development District No. 305, Planned Development District No. 324, Planned Development District No. 325, Planned Development District No. 350, Planned Development District No. 362, Planned Development District, No. 371, Planned Development District No. 374, Planned Development District No. 398, Planned Development District No. 424, Planned Development District No. 446, Planned Development District No. 462, Planned Development District No. 518, Planned Development District No. 556, Planned Development District No. 600, Planned Development District No. 630, Planned Development District No. 640, Planned Development District No. 691, ,Planned Development District No. 698, Planned Development District No. 725, Planned Development District, No. 749, Planned Development District No. 763, Planned Development District No. 820, Planned Development District No. 842, Planned Development District No. 860, Planned Development District No. 889, Planned Development District No. 931, Planned Development District No. 940, Planned Development District No. 951, Planned Development District No. 965, Planned Development District No. 970, Planned Development District No. 979, Planned Development District No. 987, Planned Development District No. 990; Conservation Districts No. 9, No. 11. No. 12, No. 15, No. 16, No. 17 in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas N. Tollway, Turtle Creek, and Haskell Avenue to Worth Street, both sides of Haskell Avenue from Worth Street to Main Street, both sides of Main Street from N. Haskell to S. Carroll Avenue, Main Place, S. Prairie Avenue, Columbia Avenue, and N. Fitzhugh Avenue with consideration given to a zoning category that would allow for a historic building demolition delay. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Mark Doty
(CC District 1)

Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned a CH Clustered Housing District, CR Community Retail District, CS Commercial Service District, a D(A) Duplex District, an LO-1 Limited Office District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, an MU-1 Mixed Use District, an NS(A) Neighborhood Service District, a P(A) Parking District, an R-5(A) Single Family District, an R-7.5(A) Single Family District, and an RR Regional Retail District; Planned Development District No. 87, , Planned Development District No. 282, Planned Development District No. 221, Planned Development District No. 316, Planned Development District No. 160, Planned Development District No. 340, Planned Development District No. 468, Planned Development District No. 487, Planned Development District No. 567, Planned Development District No. 682, Planned Development District No. 830; Conservation District No. 1 and No. 7 in an area generally bound by north side of East Colorado Boulevard, R.L. Thornton Freeway, both sides of West 12th Street, South Tyler Street, West Page Avenue, Buckalew Street, West Brooklyn Avenue, South Polk Street, West Jefferson Boulevard, West 10th Street, both sides of North Marlborough Avenue, both sides of West Davis Street, both sides of Woodlawn Avenue, both sides of Neches Street, both sides of North Bishop Avenue, and West Colorado Boulevard save and accept the existing demolition delay overlay No. 2 with consideration given to a zoning category that would allow for a historic building demolition delay. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Conservation District Appeal:

A public hearing to consider an appeal of the decision of an administrative official in denying the approval of a conservation district work review on property at 2535 Cambria Boulevard within Conservation District No. 2, the Lakewood Conservation District.

Other Matters:

Minutes: November 9, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, November 14, 2017

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE MEETING - Tuesday, November 14, 2017, at 10:00 a.m., in the 5BN Conference Room at 1500 Marilla Street to consider 1) **1710180016** - An application for a Certificate of Appropriateness by Kristy Smith of Sign Manufacturing & Maintenance Corporation for a 259.34-square foot upper level, flat attached sign at 310 South Houston Street (south elevation); 2) **1710190016** - An application for a Certificate of Appropriateness by Curk Horak of Priority Signs and Graphics for a 680-square foot upper level flat attached sign at 1914 Commerce Street (north elevation); 3) **170814004** - An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 90-square foot attached sign at 505 North Good Latimer (southeast elevation); 4) **1710190004** - An application for a Certificate of Appropriateness by Mike Gary of Giant Sign for a 294-square foot flat attached sign at 1311 South Ervay Street (northeast elevation); 5) **1710200009** - An application for a Certificate of Appropriateness by Daniel Kyle Wadsworth with Ramsay Signs for a 112-square foot painted wall sign at 800 Ross Avenue (north elevation/Ross side); 6) **1710200010** - An application for a Certificate of Appropriateness by Daniel Kyle Wadsworth with Ramsay Signs for a 504-square foot painted wall sign at 800 Ross Avenue (east elevation/Lamar side); 7) **1709280004** - An application for a Certificate of Appropriateness by Joshua Kang with Texas Pro Signs, Inc. for a 159-square foot illuminated, attached sign at 611 West Jefferson Boulevard (south elevation).

ARTS DISTRICT SIGN ADVISORY COMMITTEE MEETING - Tuesday, November 14, 2017, at 11:00 a.m., in the 5BN Conference Room at 1500 Marilla Street to consider **1710230002** - An application for a Certificate of Appropriateness by Melanie Hancock of Hancock Sign Company for a 30-square foot attached sign at 2330 Flora Street (northwest elevation).

Thursday, November 16, 2017

URBAN DESIGN ADVISORY COMMITTEE (UDAC) MEETING - Thursday, November 16, 2017, City Hall, 1500 Marilla Street, in Room 1FN, at 8:30 a.m., to consider (1) **The 360 Plan** and (2) **Neighborhood Vitality Program**.

CPC THOROUGHFARE COMMITTEE MEETING - Thursday, November 16, 2017, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **Canada Drive** – (1) Change the dimensional classification of Canada Drive between Westmoreland Road and Holystone Street from a standard four-lane divided (S-4-D) roadway within 80 feet of right-of-way to a special four-lane divided (SPCL 4D) roadway with bicycle facilities and parking within 100 feet of right-of-way and 78 feet of pavement, (2) Change the dimensional classification of Canada Drive between Holystone Street and Hampton Road from a standard four-lane divided (S-4-D) roadway within 80 feet of right-of-way to a special four-lane divided (SPCL 4D) roadway with bicycle facilities and parking within 100 feet of right-of-way and 75 feet of pavement; and (3) **Montfort Drive** - Change the dimensional classification of Montfort Drive between Alpha Road and IH-635 from a special six-lane divided (SPCL 6D) roadway within 117 feet of right-of-way with 92 feet of pavement and bike lanes to 80 feet of right-of-way and bicycle facilities.

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:

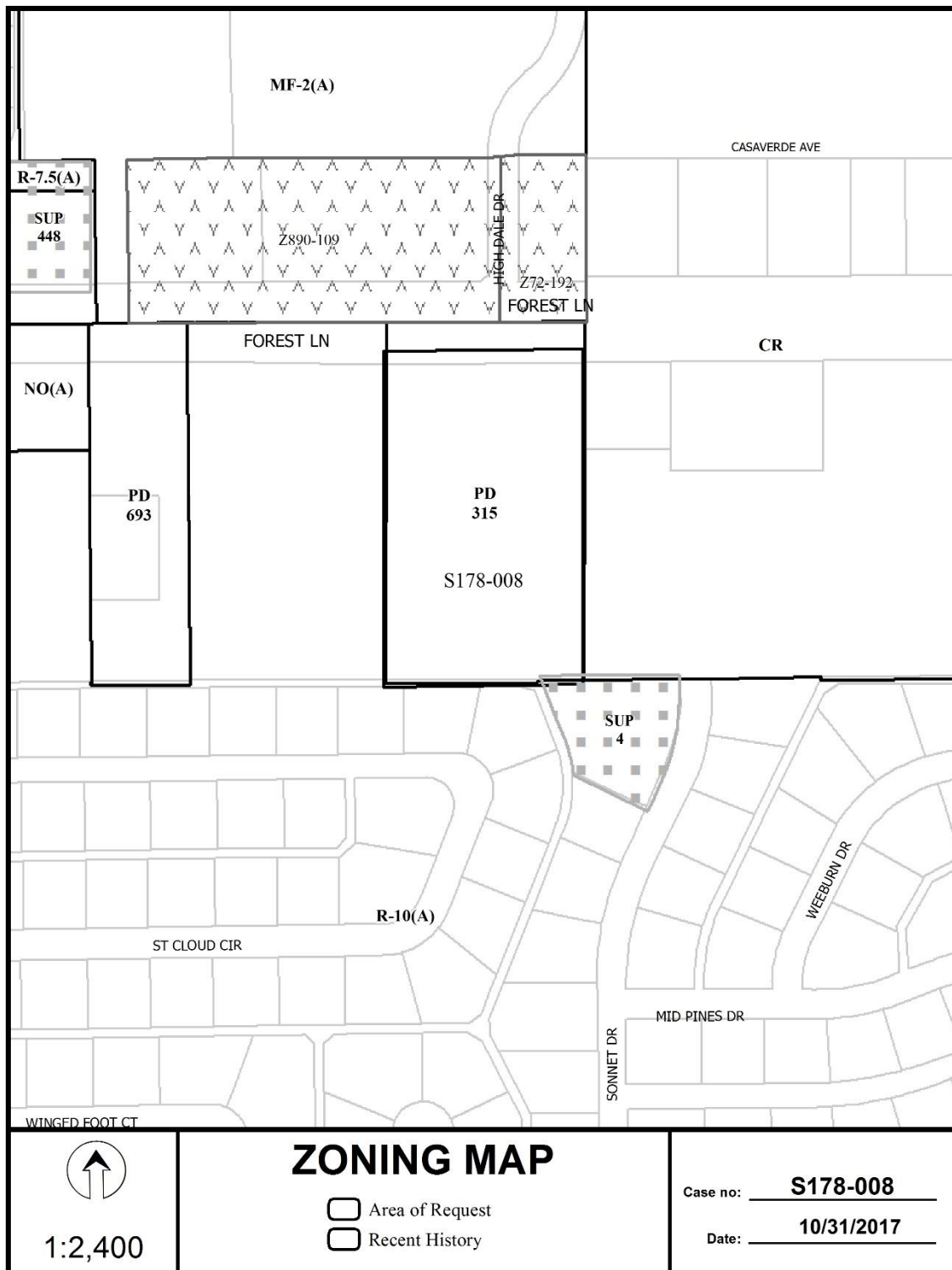
1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings 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]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

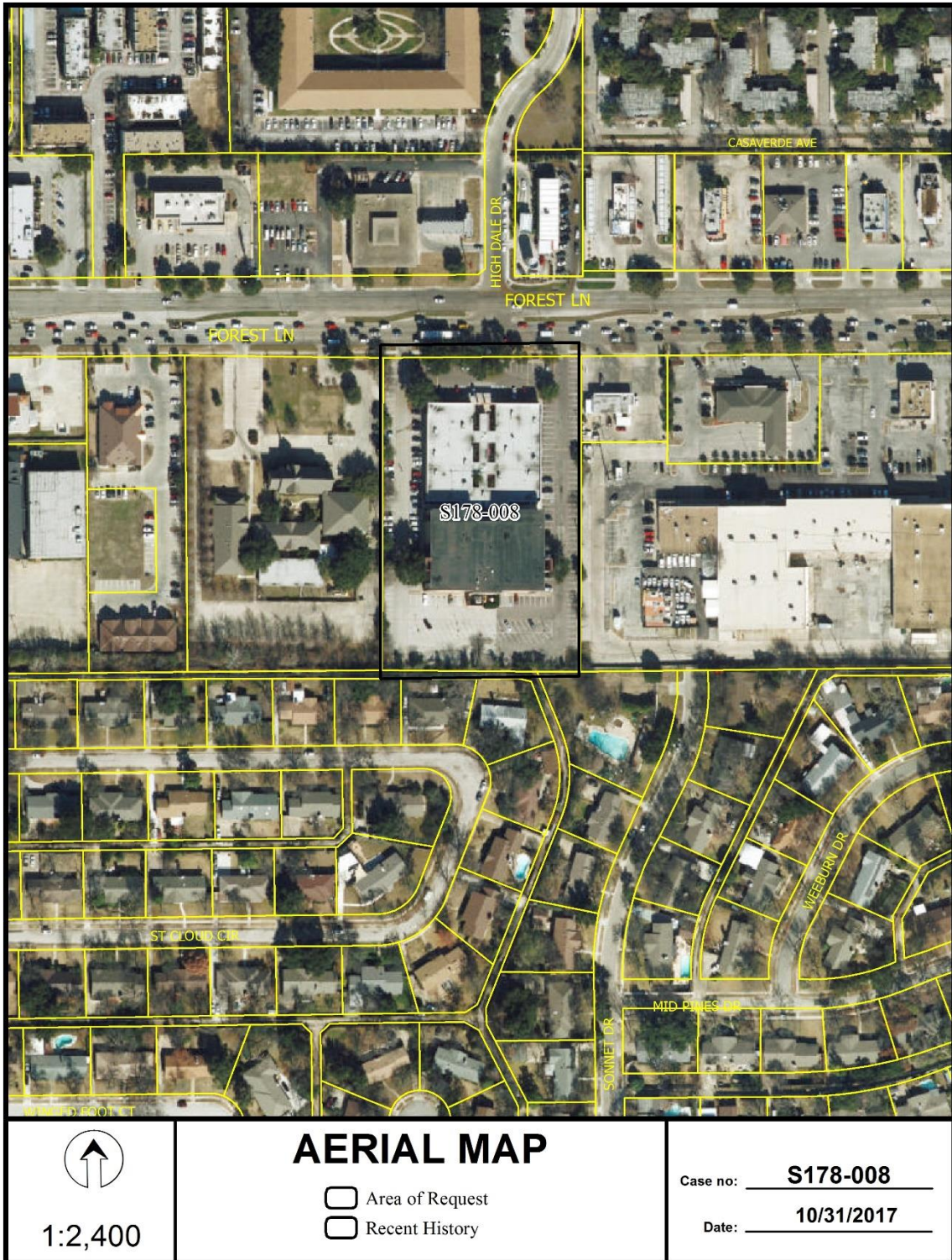
CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2017****FILE NUMBER:** S178-008**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Forest Lane, between Marsh Lane and Cromwell Drive**DATE FILED:** October 18, 2017**ZONING:** PD 315<http://www.dallascityattorney.com/51P/Articles%20Supp%2026/ARTICLE%20315.pdf>**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 4.000-Acres**MAPSCO:** 13Z

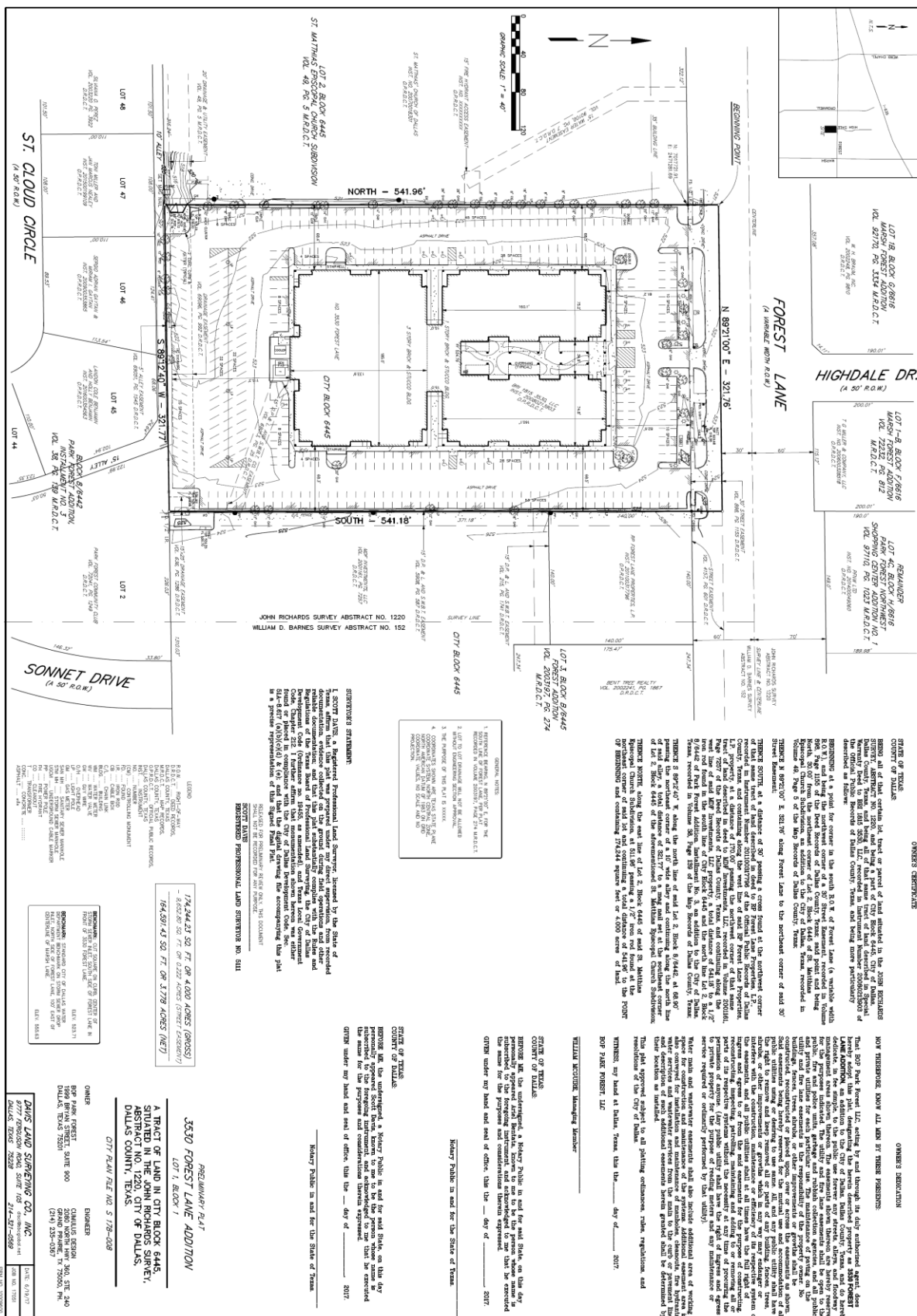
APPLICANT/OWNER: BOP Park Forest**REQUEST:** An application to create one 4.000-acre lot from a tract of land in City Block 6445 on property located on Forest Lane, between Marsh Lane and Cromwell Drive.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request**STAFF RECOMMENDATION:** The request complies with the requirements of PD 315; 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 stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, chose a new or different addition name. Platting Guidelines.
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. 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.
19. On the final plat, change "Highdale Drive" to "High Dale Drive".
20. On the final plat, identify the property as Lot 3 in City Block 6445.







CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2017****FILE NUMBER:** S178-009**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Lyndon B. Johnson Freeway/Interstate Highway 635, between Noel Road and Montfort Drive**DATE FILED:** October 18, 2017**ZONING:** PD 887 Subdistrict 2<http://www.dallascityattorney.com/51P/Articles%20Supp%2044/ARTICLE%20887.pdf>**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 3.836-Acres **MAPSCO:** 13Z**APPLICANT/OWNER:** Mill Creek Residential Trust, LLC**REQUEST:** An application to create one 3.836-acre lot from a tract of land in City Block 7019 on property located on Lyndon B. Johnson Freeway/Interstate Highway 635, between Noel Road and Montfort Drive.**SUBDIVISION HISTORY:**

1. S156-018 was a request north of the present request to create one lot from a 3.6183-acre tract of land in City Block A/7019 on property located at 5327 Lyndon B. Johnson Freeway/Interstate Highway No. 635. The request was approved November 19, 2015, but has not yet been recorded
2. S145-082 was a request northwest of the present site to create one lot from a 4.0639-acre tract of land in City Block A/7019 on property located at 5327 Lyndon B. Johnson Freeway/Interstate Highway No. 635. The request was approved February 19, 2015, but has not yet been recorded.

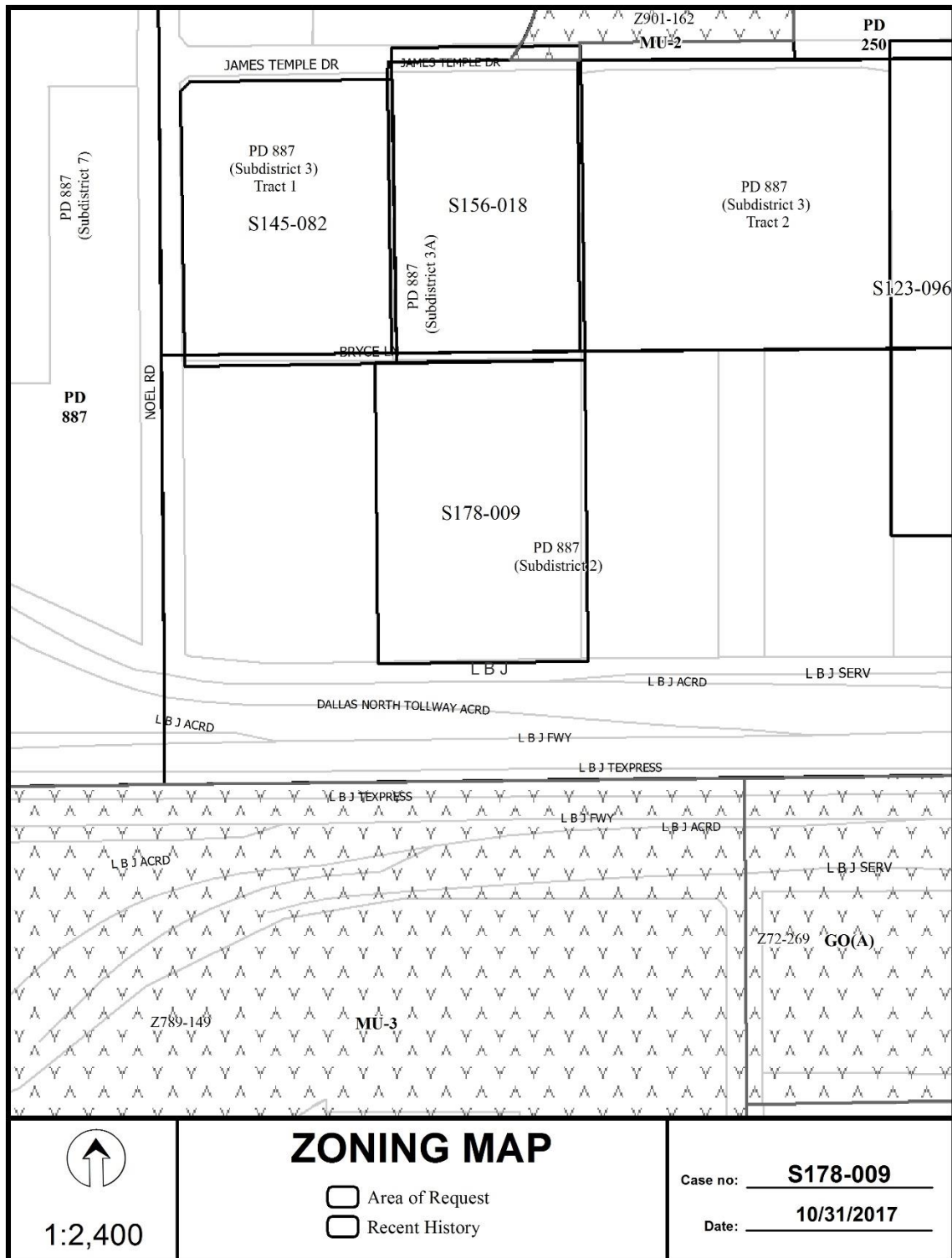
STAFF RECOMMENDATION: The request complies with the requirements of PD 887 Sub-district 2; therefore, staff recommends approval of the request subject to compliance with the following conditions:

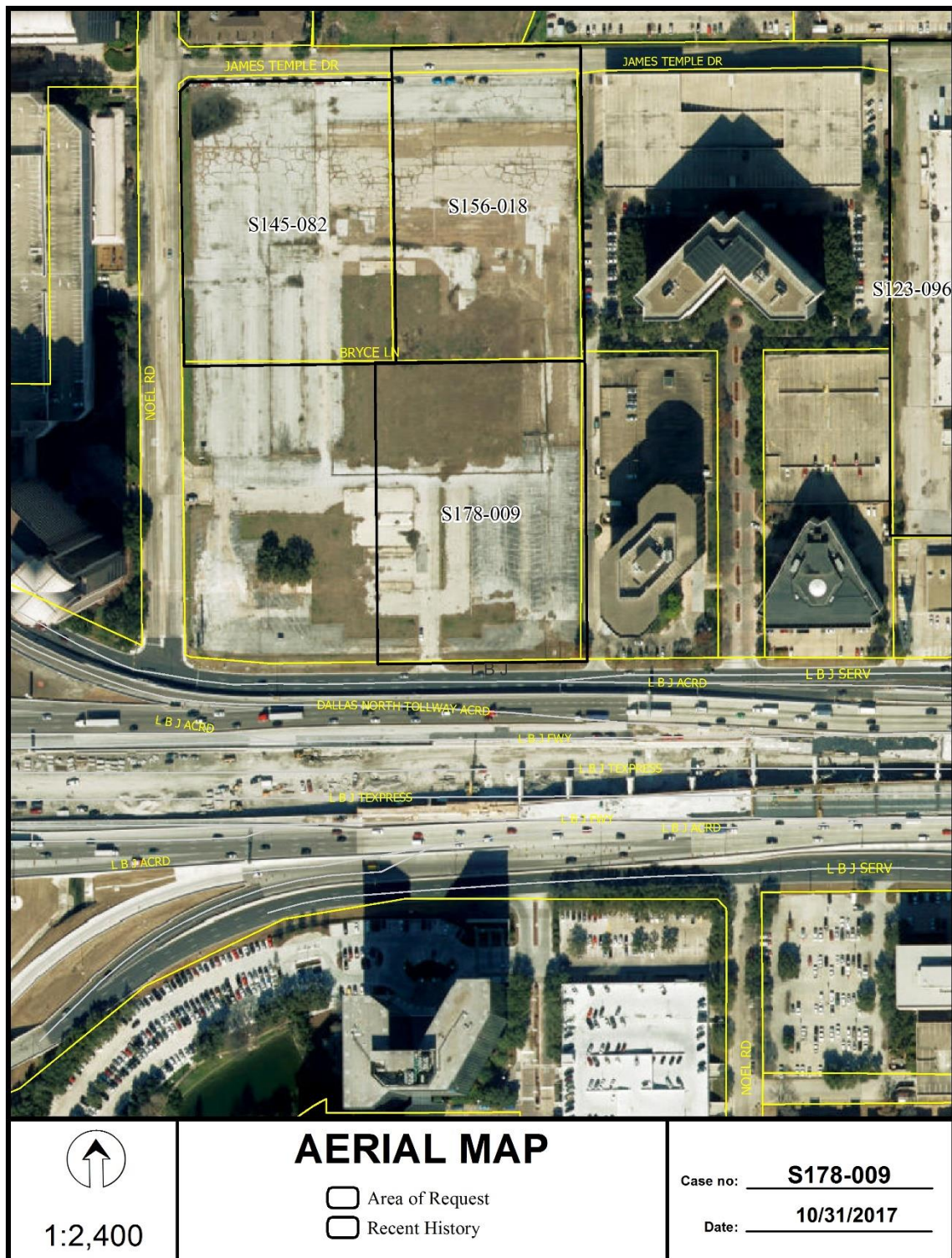
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division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

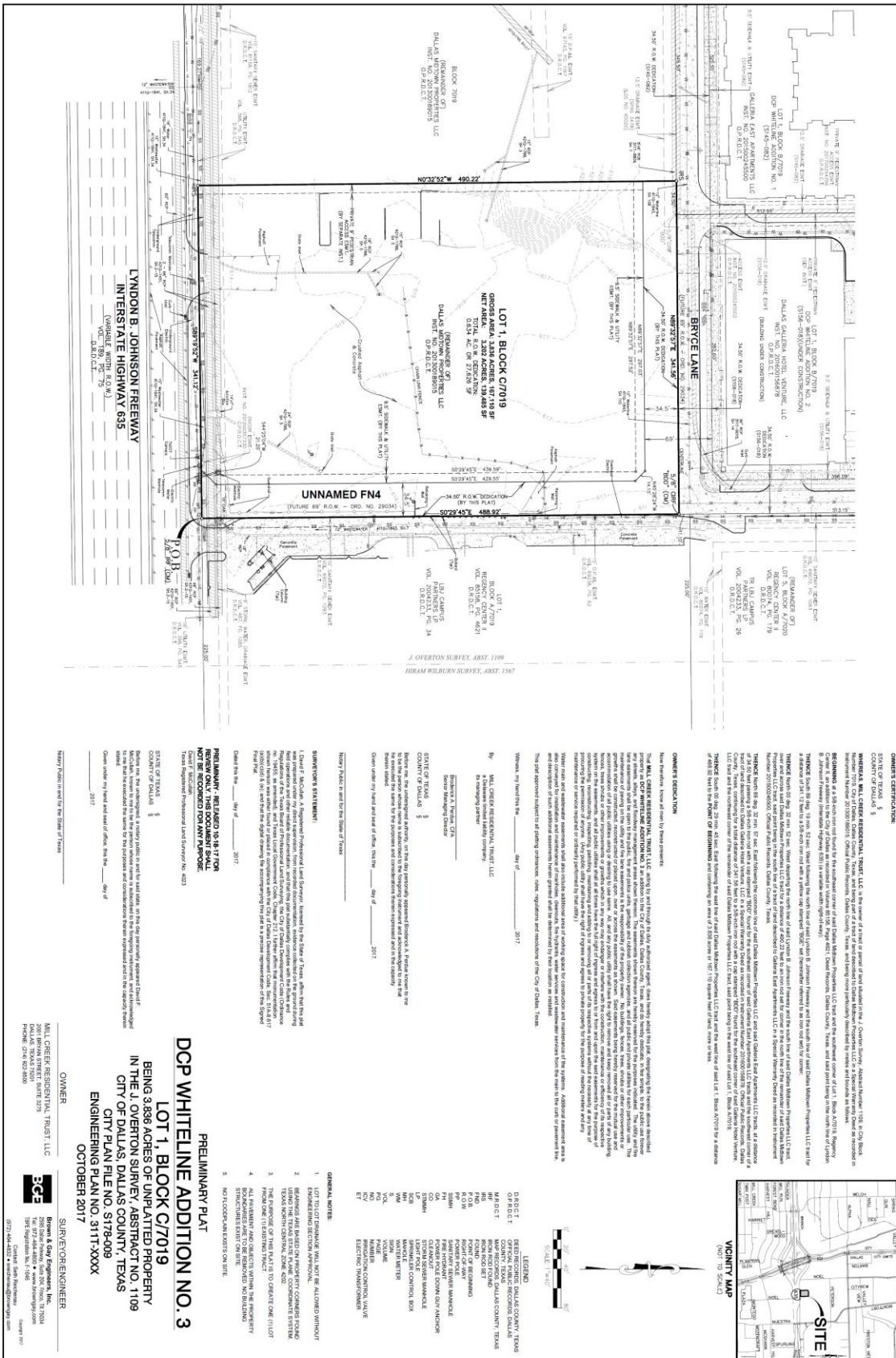
- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid 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 stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
 14. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
 15. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
 16. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
 17. All access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.
 18. On the final plat, monument all set corners per Section 51A-8.617 [Monumentation] of the Dallas Development Code. 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.
 19. Prior to submitting the final plat for Survey Review provide a copy of the TxDOT Map for this area.
 20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

21. Water and wastewater main improvements 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. Wastewater main improvements may be required by Private Development Contract. Submit wastewater engineering plans to 320 E. Jefferson Blvd., Room 200 Attention Water and Wastewater Engineering.
23. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.
24. Contact the Street Name Coordinator for help determining an acceptable name for "Unnamed FN4."
25. On the final plat, identify the property as Lot 1 in City Block C/7019.







LOCATION: Prairie Creek Road, north of Cedar Run Drive**DATE FILED:** October 19, 2017**ZONING:** TH-2(A)**CITY COUNCIL DISTRICT: 7 SIZE OF REQUEST: 12.378-Acres MAPSCO: 49N****APPLICANT/OWNER:** BOP Park Forest

REQUEST: An application to create an 84-lot subdivision with 2 common areas with lots ranging in size from 0.083-acre to 0.333-acre from a 12.378-acre tract of land in City Block 6787 on property located at Prairie Creek Road, north of Cedar Run Drive.

SUBDIVISION HISTORY:

1. S167-246 was a request northeast of the present request to create one 12.198-acre lot from a tract of land in City Block 6213 on property located on Prairie Creek Road and Forney Road, northwest corner. The request was approved August 17, 2017 and has not been recorded.

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

The property was rezoned to the TH-2(A) Townhouse District by City Council on May 24, 2017. Deed restrictions were approved for the property on the same date and restricts the property to single family detached residential uses and specifically prohibits townhomes. The TH-2(A) Townhouse District allows 9 lots per acre which would provide 111 dwelling units. The request is for a plat to create 84 lots which translates to an average density of 6.8 lots per acre with an average lot size of 6,419 square feet.

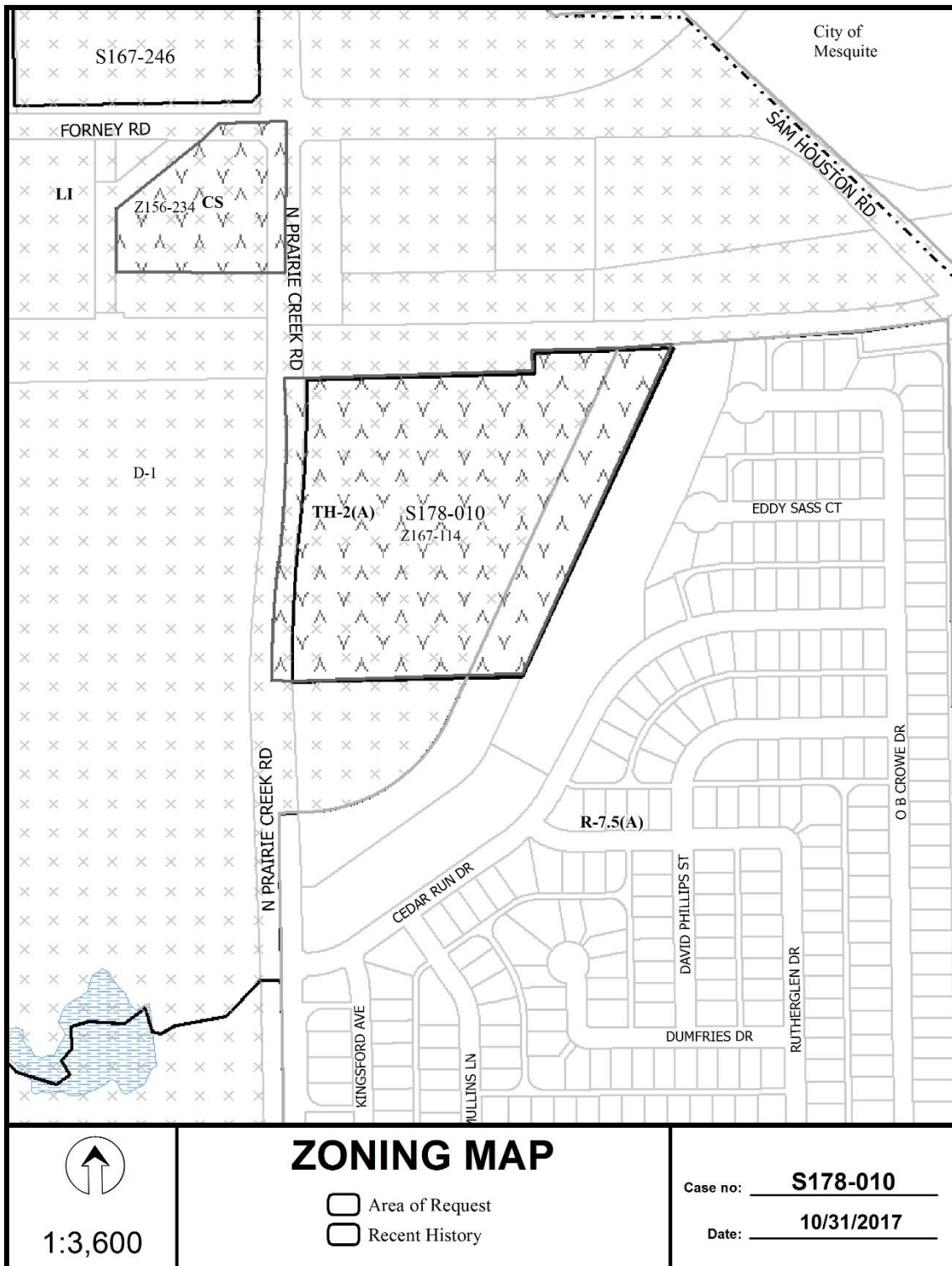
The plat creates the lot pattern for this 12 acre site that is adjacent to an R-7.5(A) Single Family District to the east, and a major street on both the west and north boundaries of the property. Staff has determined that the request establishes the lot pattern for the development, complies with Section 51A-8.503, is compatible with the adjoining properties in the area, and complies with the TH-2(A) Townhouse District requirements and the deed restrictions; therefore, staff recommends approval of the request subject to compliance with the conditions in the docket:

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.

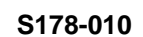
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of 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 84 plus 2 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 stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, dedicate 50 feet of right-of-way from the established center line of Prairie Creek Road.
15. On the final plat, dedicate a 10 foot by 10 foot corner clip at all interior intersecting streets. Section 51A 8.602(d)(1).
16. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Prairie Creek Road at G. Henry Street.

17. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Prairie Creek Road at Summerlee Street.
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. Provide information regarding fill permit or floodplain alteration permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Section 51A-5.105(g)
24. 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).
25. On the final plat, show distances/width of adjoining right-of-way. Platting Guidelines.
26. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
27. 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.
28. On the final plat, clarify, research for possible 25-foot street dedication per Volume D, Page 170, 14th District Court Minutes, Dallas County, Texas.
29. On the final plat clarify, research the Railroad right-of-way.
30. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
31. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

32. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
33. Contact the Street Name Coordinator for help determining acceptable names for the new streets.
34. On the final plat, identify the property as Lots 1 through 41 and Common Area "A" City Block P/6787; and Lots 1 through 43 and Common Area "B" in City Block Q/6787.







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City Plan Com

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2017****FILE NUMBER:** S178-011**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Ferguson Road, east of Lakeland Drive**DATE FILED:** October 19, 2017**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 4.098-Acres **MAPSCO:** 38W**APPLICANT/OWNER:** UDF Ash Creek, L.P.

REQUEST: An application to create a 28-lot Shared Access Development with 2 common areas with lots ranging in size from 0.05-acre to 0.6-acre from a 4.098-acre tract of land in City Block 7295 on property located on Ferguson Road, east of Lakeland Drive.

SUBDIVISION HISTORY:

1. S145-135 was a request was a request west of the present request to create one 1.850-acre lot from a tract of land in City Block 7042 on property located at Ferguson Road and Lakeland Drive, west corner. The request was approved May 7, 2015 and recorded March 16, 2016.

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

This property lies between a flood plain and a 6-lane divided thoroughfare and is contiguous to a 36 lot shared access development that is also zoned TH-3(A). The TH-3 Townhouse District allows 9 lots per acre for a total of 36 lots whereas the request is for 28 lots for this property. The adjoining development on the east also allowed 9 units per acre but created 28 lots. The proposed plat complies with Section 51A-8.503 because the plat is creating the established lot pattern and the property does not have a direct connection to the adjoining properties to the north or east.

The staff finds that the request complies with the requirements of Section 51A-8.503 and is compatible with the adjoining properties and complies with the TH-3(A) Townhouse District requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

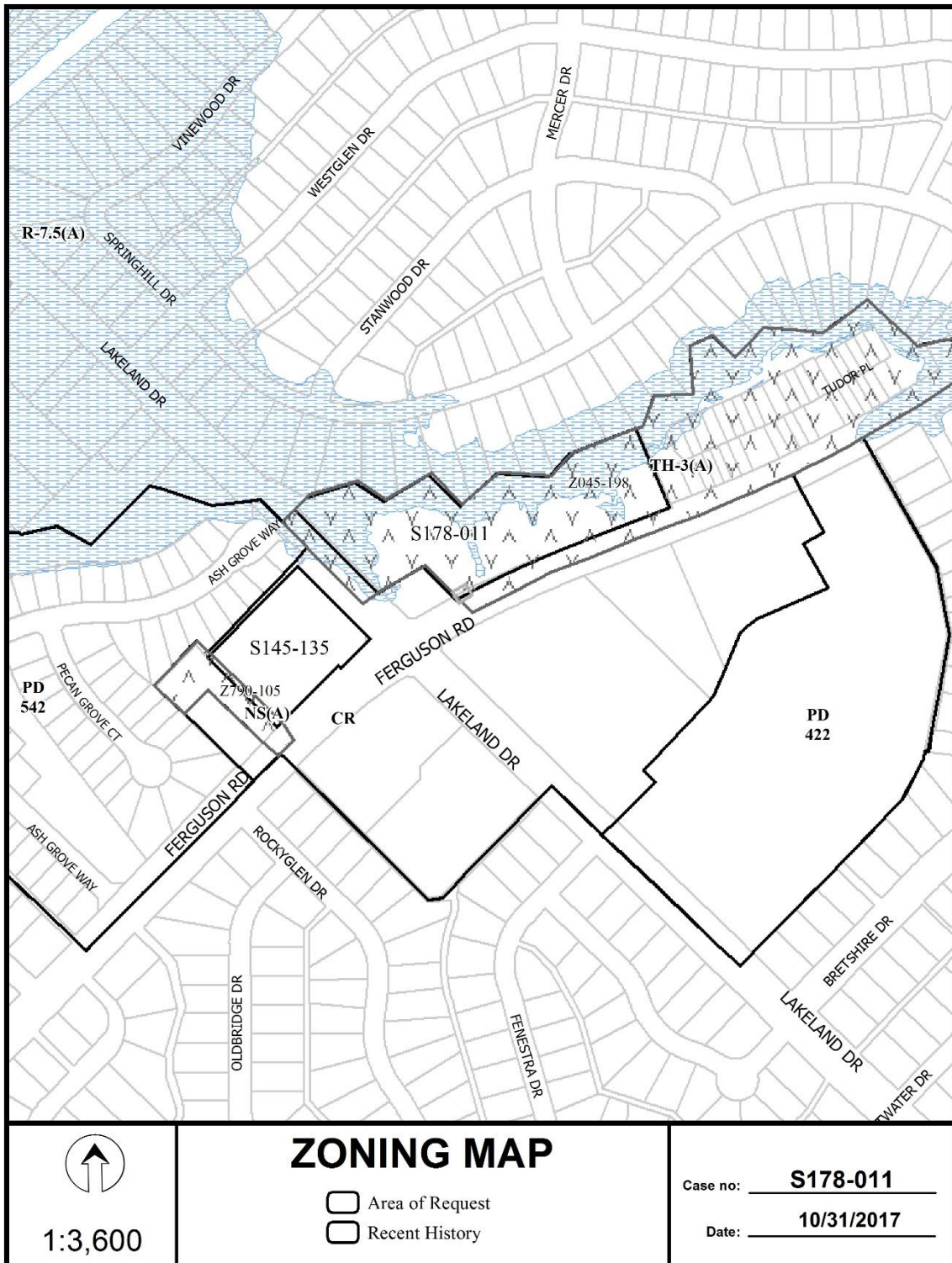
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording 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 28 lots and two 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. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat, dedicate 50 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Ferguson Road 51A 8.602(c).
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.

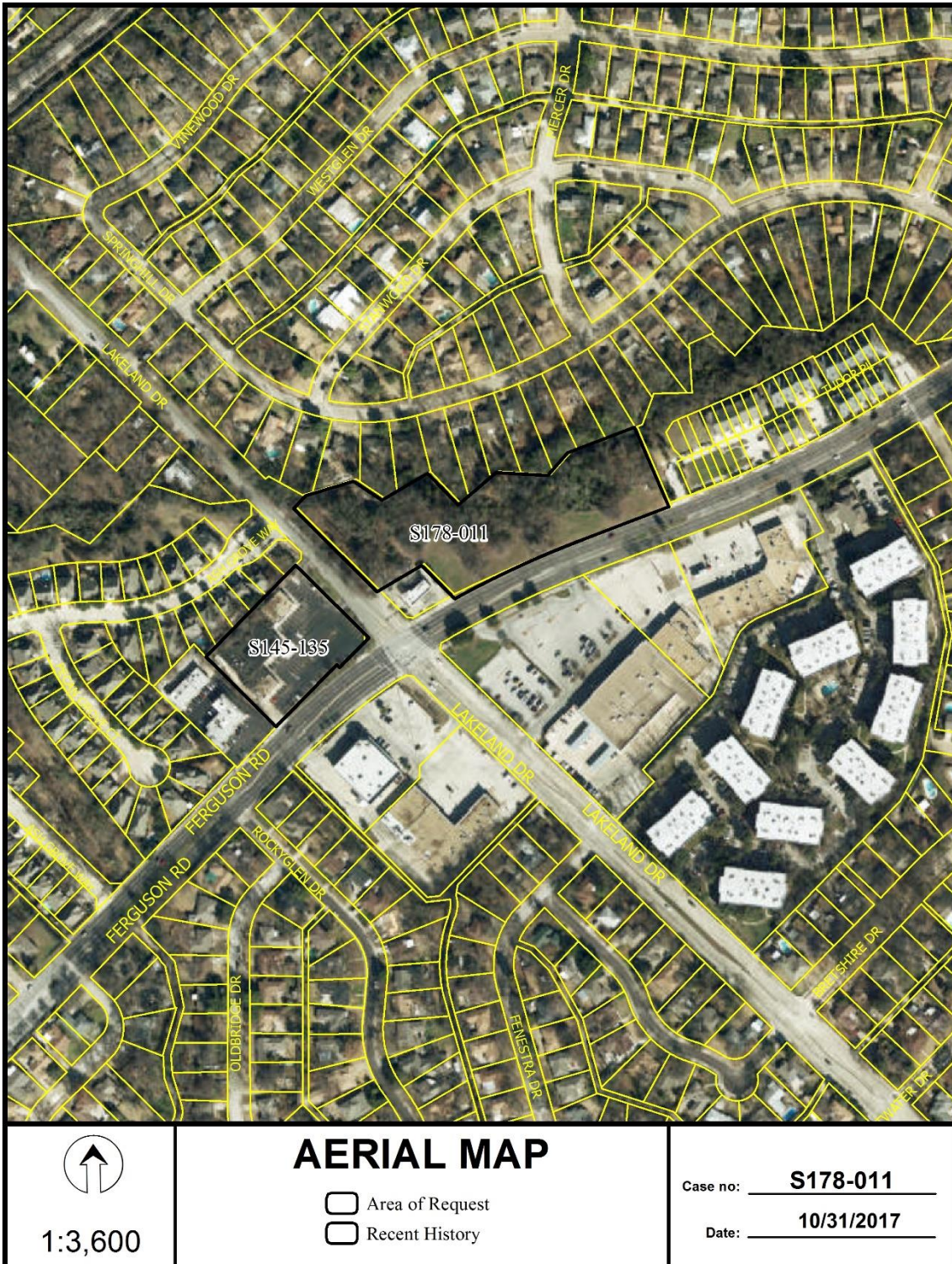
18. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
19. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (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, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. On the final plat, show lot lines going to the centerline of the shared access easement.
25. On the final plat, chose a new or different addition name. Platting Guidelines.
26. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
27. 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.
28. 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.
29. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).
30. Contact the Street Name Coordinator for help determining acceptable names for the shared access area drives.
31. There must be no more than two access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10).
32. 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).
33. 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

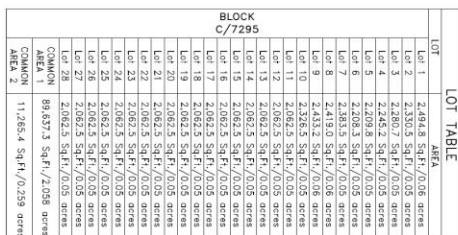
access area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2.

34. 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).
35. Prior to submittal of the final plat, the shared access development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c).
36. 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).
37. 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).
38. 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).
39. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines.
40. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10).
41. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8).
42. The shared access area easement must be terminated a minimum of three feet from the adjacent property or right-of-way. Section 51A-8.618(b).
43. The shared access development must provide 0.25 guest parking spaces per dwelling unit. Section 51A-4.411(g).
44. 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.

45. On the final plat, identify the property as Lots 72 through 99 and Common Area A and Common Area B, City Block C/7295. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a)(1)(A)(viii).





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CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2017****FILE NUMBER:** S178-014**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Walnut Hill Lane and Stemmons Freeway/Interstate Highway I-35, southeast corner**DATE FILED:** October 20, 2017**ZONING:** CS**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 1.898-Acres**MAPSCO:** 22R**APPLICANT/OWNER:** RaceTrac Petroleum, Inc. / The Daniel S. and Karen Speed Boschert Revocable Living Trust**REQUEST:** An application to replat a 1.898-acre tract of land containing all of Lots 1 and 5 in City Block J/6509 to create one lot on property located at Walnut Hill Lane and Stemmons Freeway/Interstate Highway I-35, southeast corner.**SUBDIVISION HISTORY:**

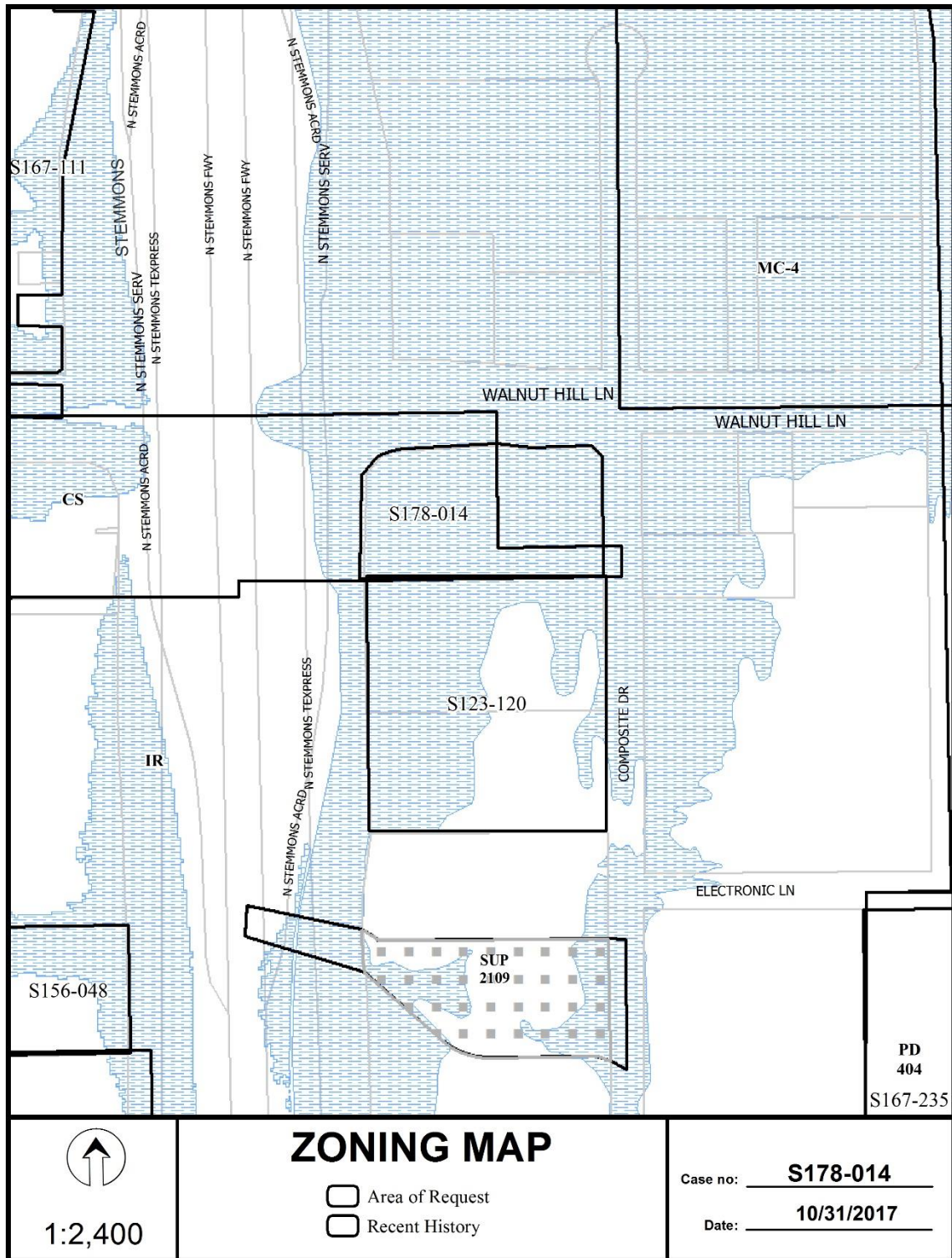
1. S167-235 was a request southeast of the present request to create a 19.240-acre lot from tracts of land in City Block B/6509 and City Block C/6509 on property located on Walnut Hill Lane at James Parker Way, southeast corner. The request was approved August 3, 2017 and has not been recorded.
2. S167-111 was a request northwest of the present request which was rejected prior to a Plan Commission Hearing Date being assigned.
3. S156-048 was a request southwest of the present request to create one 2.682-acre lot from a tract of land. The request was approved December 17, 2015. And has not been recorded.
4. S123-120 was a request contiguous on the south of the present request to replat a 3.701-acre tract of land containing part of Lot 2 and part of Lot 3 in City Block J/6509 to create one lot on property located at 10945 and 10965 Composite Drive. The request was approved April 18, 2013 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the CS Commercial Service 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 stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
15. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
16. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
17. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
18. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.

19. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d)(1), (2), (3), and (4).
21. Provide information regarding fill permit or floodplain alteration permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Section 51A-5.105(g)
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
23. Prior to submittal of the final plat submit a copy of TxDOT right-of-way map to the Survey Review Group
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
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. 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. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
28. On the final plat, change "Interstate 35 E (AKA Stemmons Freeway) to "Stemmons Freeway/Interstate 35E".
29. Only have one label for "Stemmons Freeway/Interstate 35E" and orient it with the freeways alignment.
30. On the final plat, identify the property as Lot 1A in City Block 42/7940.





FILE NUMBER: S178-015**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Capital Avenue, south of Henderson Avenue**DATE FILED:** October 20, 2017**ZONING:** PD 970<http://dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20970.pdf>**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.686-Acres**MAPSCO:** 36S

APPLICANT/OWNER: Larkspur Cap Ave II, LLC, and Larkspur Capital Avenue, L.P.

REQUEST: An application to replat a 0.686-acre tract of land containing all of Lot 14 and part of Lot 15 in City Block C/1993 to create an 18-lot Shared Access Area Development with lots ranging in size from 0.025-acre to 0.58-acre on property located on Capital Avenue, South of Henderson Avenue.

SUBDIVISION HISTORY:

1. S167-289 was a request southwest of the present request to replat a 0.23-acre tract of land containing part of Lot 7 in City Block D/1994 to create one lot on property located at 5022 Belmont Avenue, south of Garrett Avenue. The request was approved October 5, 2017 and has not been recorded.
2. S167-220 was request southeast of the present request to replat a 0.389-acre tract of land containing part of Lots 22 and 23 in City Block A/1989 to create one lot on property located at 2222 Moser Avenue, south of Capital Avenue. The request was approved July 20, 2017 and has not been recorded.
3. S167-161 was a request northwest of the present request to replat a 0.1670-acre tract of land containing all of Lot 1 in City Block 4/1974 to create 3 lots ranging in size from 0.0454-acre to 0.0631 on property located on Manett Street at Henderson Avenue, northwest corner. The request was approved May 4, 2017, and has not been recorded.
4. S167-094 was a request northwest of the present request to replat a 3.907-acre tract of land containing all of Lots 3 through 8 in City Block A/1991 into one lot on property located on Henderson Avenue at Manett Street, southwest corner. The request was approved March 2, 2017 and has not been recorded. The request was approved April 18, 2013 and has not been recorded.
5. S167-054 was a request south of the present request to replat a 0.390-acre tract of land containing all of Lots 4 and 5 in City Block B/1989 into one lot on property located on Moser Avenue, northwest of Fuqua Street. The request was approved January 5, 2017 but has not been recorded.

6. S167-017 was a request southeast of the present request to replat a 0.390-acre tract of land containing all of Lot 6 in City Block E/1941 and all of Lot 28 in City Block A/1989 into one lot on property located on Moser Avenue between Capital Avenue and Fuqua Street. The request was approved November 14, 2016 and has not been recorded.
7. S156-249 was a request south of the present request to replat a 0.356-acre tract of land containing all of Lots 15 and 16 in City Block A/1989 into one lot on property located at 2322 Moser Avenue, at Capital Avenue, northeast corner. The request was approved August 17, 2016 but was recorded August 23, 2017.
8. S156-121 was a request southeast of the present request to replat a 0.195-acre tract of land containing all of Lot 25 in City Block A/1989 into a five-lot Shared Access Development with lots ranging in size from 1,463 square feet to 2,228 square feet on property located at 2214 Moser Avenue. The request was approved March 17, 2016 and was recorded March 7, 2017.
9. S156-032 was a request on the same property as the present request to replat a 0.685-acre tract of land containing all of Lot 14 and part of Lot 15 in City Block C/1993 to create one lot on property located on Capitol Avenue, southwest of Henderson Avenue. The request was approved December 3, 2015 but has not been recorded.
10. S156-004 was a request southeast of the present request to replat a 0.7819-acre tract of land containing all of Lots 17, 18, 19, and 20 in City Block A/1989 into one lot on property located on Moser Avenue southeast of Capitol Avenue. The request was approved November 5, 2015 but has not been recorded.
11. S145-201 was a request southeast of the present request to replat a 0.975-acre tract of land containing all of Lots 1-5 in City Block E/1491 into one lot on Moser Avenue at Fuqua Street, north corner. The request was approved June 18, 2015 and was recorded April 7, 2017.
12. S145-181 was a request southeast of the present request to replat a 0.976-acre tract of land containing all of Lots 1, 2, 3, 4 and 5 in City Block F/1491 on property located on Moser Avenue at Fuqua Street, west corner. The request was approved on June 4, 2015, but was recorded April 7, 2017.
13. S145-059 was a request west of the present request to replat a 0.665-acre tract of land containing all of Lots 11, 12, 13, and 14 in City Block 1/1975 into one lot on property located on Henderson Avenue at Capitol Avenue. The request was approved on January 8, 2015 and recorded April 16, 2017.

14. S134-035 was a request south of the present request to replat a 0.975-acre tract of land containing all of Lots 21, 22, 23, 24, and 25 in City Block B/1989; to create a 24 lot Shared Access Development with lots ranging in size from 1,494 square feet to 1,682 square feet on property located on Garrett Avenue between Fuqua Street and Capitol Avenue. The request was approved December 5, 2013 and was recorded March 11, 2015.
15. S134-031 was a request northeast of the present request to replat a 0.17-acre tract of land containing all of Lot 30 in City Block 30/1949 into one 3,653 square foot lot and one 3,956 square foot lot on property located at the northeast corner of Melrose Avenue and Glencoe Street. The request was approved December 5, 2013 and

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 property lies in an area that is being developed with shared access developments. The proposed plat is consistent with the developments in the area and complies with Section 51A-8.503 because the plat is consistent with the established lot pattern in the area. Staff finds that the request complies with the requirements of Section 51A-8.503 and is compatible with the adjoining properties and complies with the PD 970) requirements request; therefore, staff recommends approval of the request subject to compliance with the following conditions:

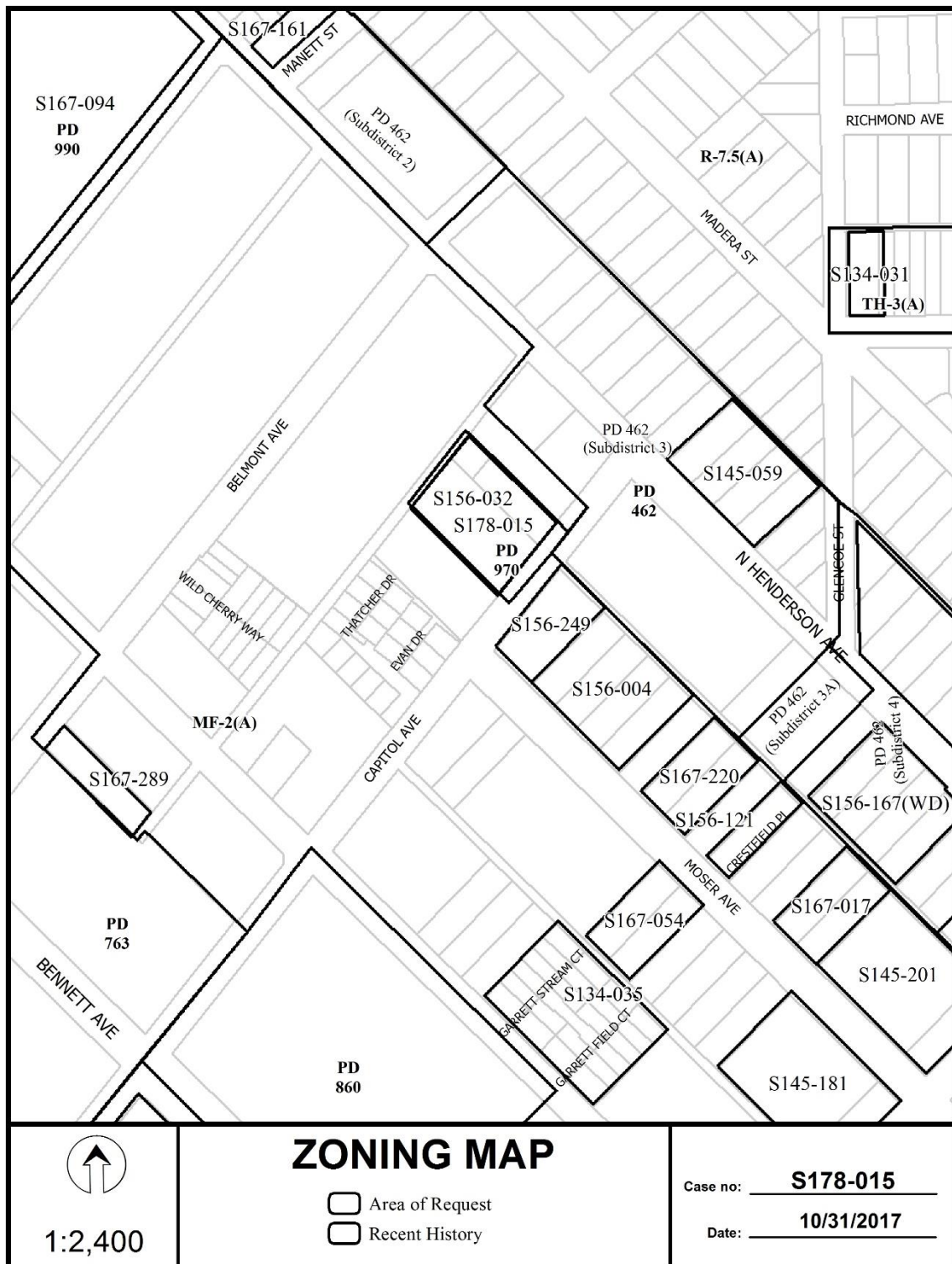
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division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

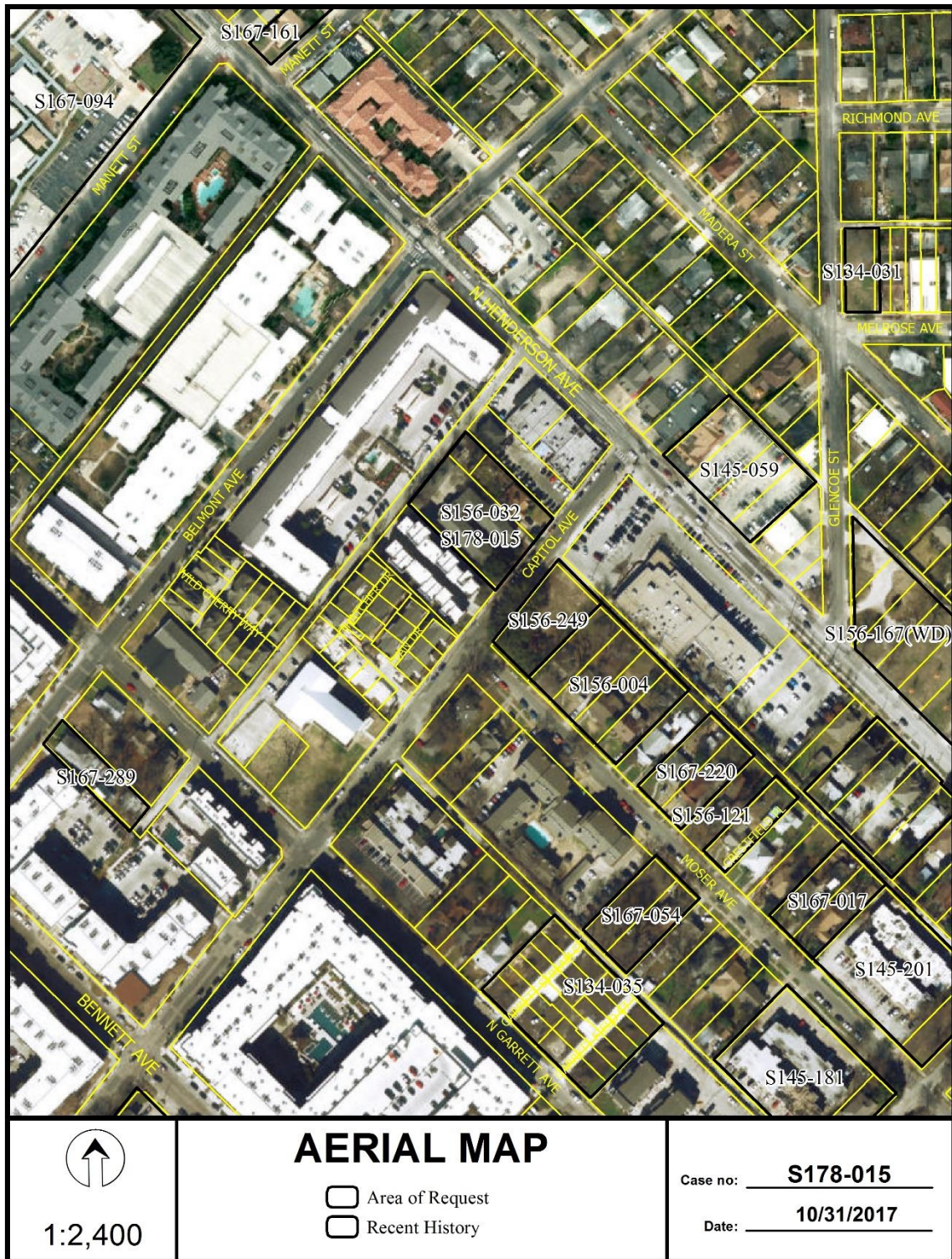
plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

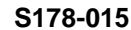
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. 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 18.
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 stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
13. On the final plat, dedicate 28 feet right-of-way street easement / public utility/sidewalk & utility easement from the established center line of Capitol Avenue. Section 51A 8.602(c).
14. Provide right-of-way, design, and construction for a deceleration/acceleration Lane if the Traffic Impact Study (TIS) justifies this need.
15. Provide guest parking at a rate of 0.25 spaces per dwelling unit with adequate maneuverability per the Shared Access Development requirements.
16. Provide a 3 foot barrier easement along the alley.
17. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
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. Existing and any proposed water and wastewater easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
21. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d) (10)
22. 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
23. 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)
24. 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)
25. 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)
26. 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)
27. 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 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)
28. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
29. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10).

30. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8).
31. The Shared Access Area Easement must be terminated a minimum of three feet from the adjacent property or right-of-way. Section 51A-8.618(b).
32. Prior to final plat, contact the City of Dallas Street Name Coordinator for determining acceptable names for the new mutual access drives Section 51A-8.403(a)(1)(A)(xiv), Section 51A-8.506(e)
33. On the final plat, identify the property as Lots 14A through 14H, Lots 14J through 14N, Lots 14P through 14T in City Block C/1993. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







LOCATION: Regal Row and John Carpenter Freeway, south corner**DATE FILED:** October 20, 2017**ZONING:** PD 945<http://www.dallascityattorney.com/51P/Articles%20Supp%2041/ARTICLE%20945.pdf>**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 3.458-Acres **MAPSCO:** 13Z**APPLICANT/OWNER:** Quiktrip Corporation

REQUEST: An application to replat a 3.458-acre tract of land containing all of Lots 1 and 2 in City Block 42/7940 to create one lot and to remove a 50-foot platted building line along Regal Row and to remove a 32.6-foot platted building line along John Carpenter Freeway/Highway 183 on property located at Regal Row and John Carpenter Freeway, south corner.

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

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

- (1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- (2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “require a minimum front, side, or rear yard setback less than required by zoning regulation”
 - The building lines are 32.6 and 50-feet respectively along the contiguous streets. The front yard setback for PD 945 is 15 feet, the removal of the building lines will allow for a development to comply with the approved development plan for PD 945.
 - (ii) “be contrary to the public interest;”
 - Notices were not sent because the district is not considered a single family district.
 - (iii) “adversely affect neighboring properties; and”
 - Notices were not sent because the district is not considered a single family district.
 - (IV) “adversely affect the plan for the orderly development of the subdivision.”

- The plat will allow the property to be developed in compliance with the requirements of PD 945.

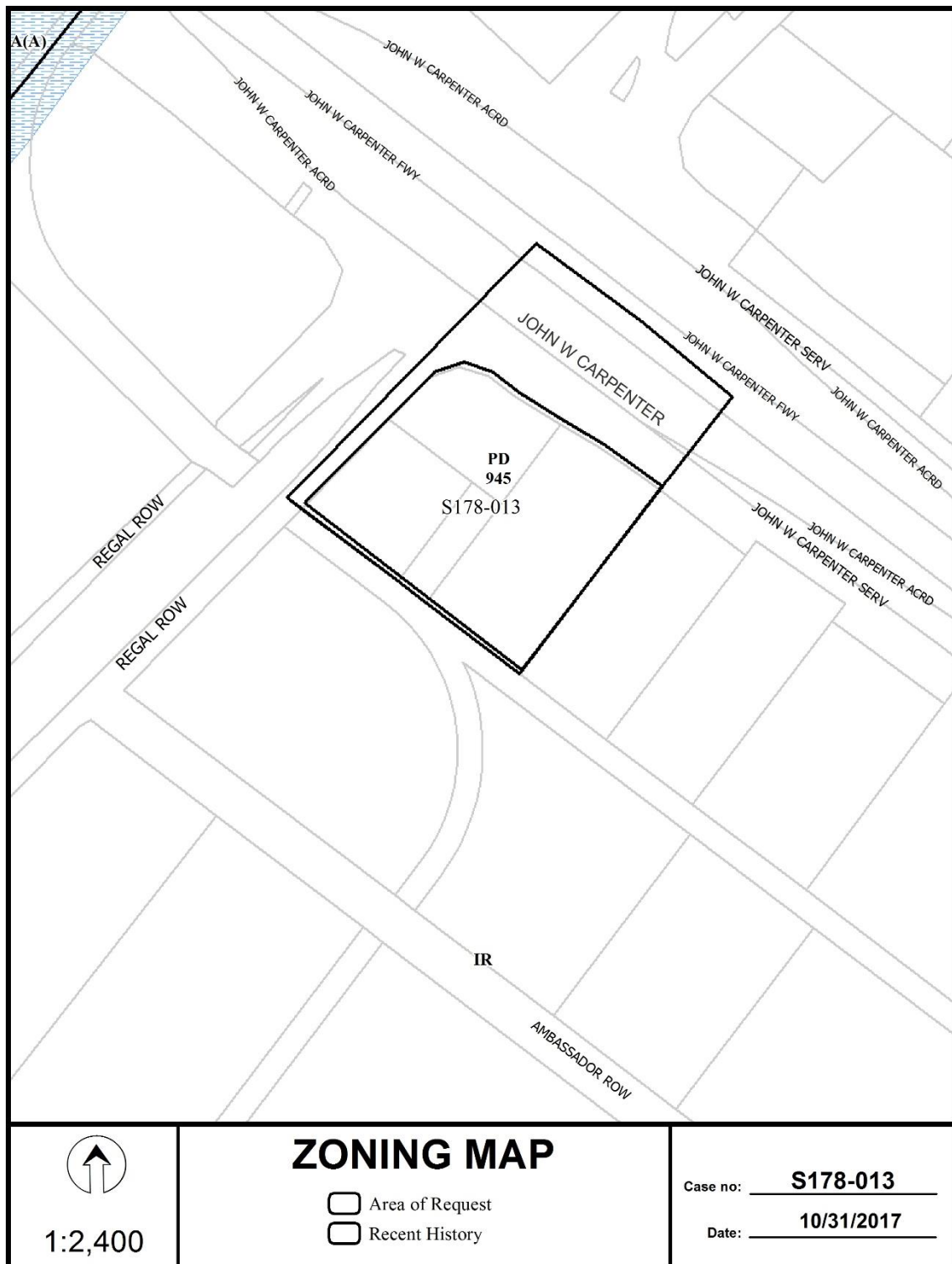
STAFF RECOMMENDATION OF BUILDING LINE REMOVAL:

The request is to remove the existing 32.6-foot building lines along the southeast line of John Carpenter Freeway and the 50-foot platted building line along the northeast line of Regal Row to allow a unified development on the property. The PD allows the setbacks to be the same as in the IR Industrial Research District regulations which is a 15-foot front yard setback. Staff finds that the request complies with the requirements PD 945, and with Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval.

STAFF RECOMMENDATION OF PLAT The request is to create one 3.458-acre lot. Staff finds that the request complies with the requirements PD 945, and with Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval subject to compliance with the following conditions:

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) 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 stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
15. Location is in Noble S Branch Sump. Water Surface Elevation (WSE)=409.3. All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit applied for and approved by Public Works and Transportation Department. A minimum finish floor elevation for those areas will have to be established during the process.
16. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
17. On the final plat, change "John Carpenter Freeway" to "John W. Carpenter Freeway", per City of Dallas Ordinance No. 8327. Section 51A-8.403(a)(1)(A)(xii)
18. On the final plat, identify the property as Lot 1A in City Block 42/7940. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





FILE NUMBER: W178-001**DATE FILED:** October 20, 2017**LOCATION:** On the east line of North Jim Miller Road, north of C.F. Hawn Freeway**COUNCIL DISTRICT:** 5**MAPSCO:** 58N**SIZE OF REQUEST:** Approx. 2.8 acres**CENSUS TRACT:** 93.04

MISCELLANEOUS DOCKET ITEM:**APPLICANT:** Rob Baldwin**OWNER:** Big State Meat & Provision

REQUEST: An application for a waiver of the two-year waiting period to submit an application for an amendment to Specific Use Permit No. 2222 on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay and Specific Use Permit No. 2222 for an office showroom/warehouse use.

SUMMARY: On December 14, 2016, the City Council approved an application for a Specific Use Permit for an office showroom/warehouse use on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay at the above referenced location.

The applicant is now requesting a waiver of the two-year waiting period in order to submit an application to amend SUP No. 2222. The SUP was approved to allow a one-story expansion of an existing office, showroom/warehouse use. However, during the engineering review, it was discovered that an agreement with DART would be required in order to facilitate adequate drainage of the site. In lieu of this, the applicant is now contemplating the addition of a second story to one of the proposed buildings, which will allow the drainage requirements to be met on-site, thus eliminating the need for the agreement with DART.

According to Section 51A-4.701(d) of the Dallas Development Code, a new application on this property cannot be filed prior to December 14, 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." However, staff believes circumstances have not changed to warrant a new hearing.

Staff Recommendation: **Denial**

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. 156-339 / SUP No. 2222 for an office, showroom, warehouse

Location 814 N. Jim Miller Road, east side of Jim Miller, north of CF Hawn Fwy

Date of last CPC or CC Action December 14, 2016


^{Owner}
Applicant's Name, Address & Phone Number Big State Meat & Provision
P.O. Box 271109 Dallas, TX 75227

^{Applicant}
~~Property Owner's~~ Name, Address and Phone No., if different from above
Rob Baldwin, Baldwin Associates, 3904 Elm St #B
Dallas TX 75226 214-824-7949

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

SUP No. 2222 was approved to allow a one-story expansion of an existing office, showroom,
warehouse use. In the engineering review of the drainage plans for the expansion, it was discovered
an agreement with DART would be needed. As an alternative to entering into an agreement with
DART, a 2nd story to one of the proposed buildings will allow the site to meet drainage requirements
independently. This alternative was presented at a preapplication meeting for the building permit
submittal.


Applicant's Signature


Owner's Signature (if individual) or
Letter of Authorization (from corporation/partnership)
^{Appl. Cont}



Big State Meat Co, Inc
P O Box 271109
Dallas, Texas 75227-1109
214-398-8339

Oct 10, 2017

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

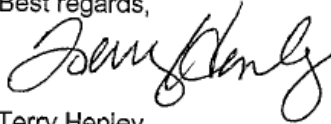
Re: Letter of Authorization

Dear Ms. Dean:

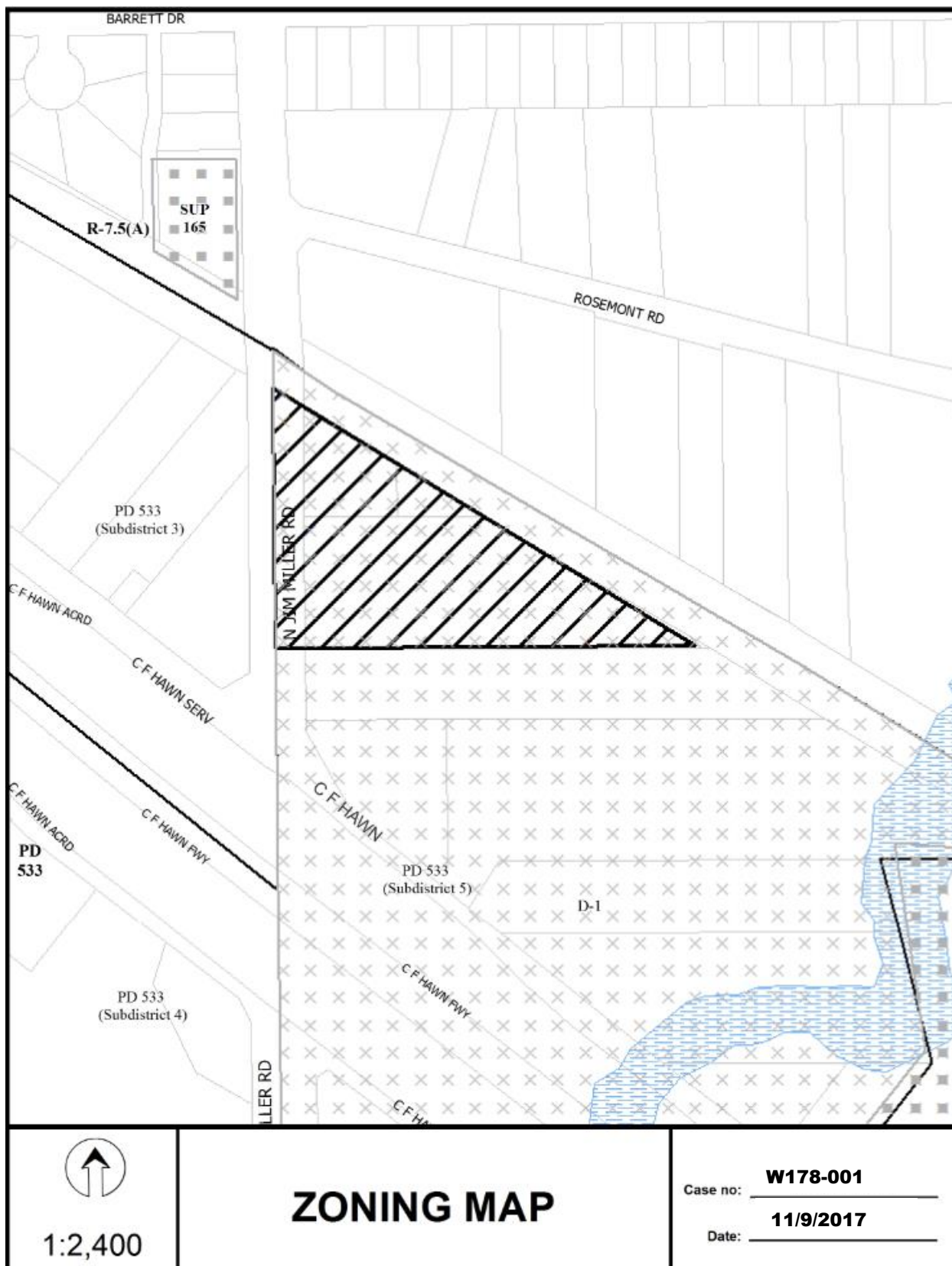
I am the owner of the property located at 814 and 828 N. Jim Miller. As the owner of this property, please accept this letter as my authorization for Robert Baldwin with the firm of Baldwin Associates to represent me in requesting a zoning change for this property.

Thank you for your assistance with this matter.

Best regards,



Terry Henley
Owner
Big State Meat Co, Inc.



FILE NUMBER: M167-049

DATE FILED: September 25, 2017

LOCATION: Bound by North Field St, Harry Hines Blvd, Olive St, and Caroline St.

COUNCIL DISTRICT: 2

MAPSCO: 45-E

SIZE OF REQUEST: 1.87 acres

CENSUS TRACT: 19

MISCELLANEOUS DOCKET ITEM

APPLICANT/OWNER: Harwood International Center X, L.P.

REPRESENTATIVE: Melody Paradise & Jeff Smith, AIA (Harwood International)

REQUEST: An application for a minor amendment to the existing site plan for the addition of a restaurant use on property zoned Subarea J in Planned Development Subdistrict No. 79, the Harwood Special Purpose District, within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: On June 13, 2007, the City Council passed Ordinance No. 26781 which established Planned Development Subdistrict No. 79.

The subject site is located within Subarea J as indicated on the conceptual plan. This request seeks to amend the development plan to include the addition of a new two-story restaurant with patio decks totaling approximately 10,586 square feet, two new drive approaches along Field Street (north of the proposed restaurant), and three additional handicap parking spaces located internal to the site. The proposed restaurant addition will occupy an undeveloped portion of Subarea J and will complement the existing restaurant and bar on site. Amendments to the standing development plan and landscape plan require City Plan Commission approval.

The requested minor amendment complies with the requirements set forth for Subarea J within Planned Development Subdistrict 70 and does not impact any other provisions of the ordinance permitting this use. The ordinance is accessible at the following link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2027/Div%20S79%20%5bPart%20II%20PD%20193%5d.pdf>

STAFF RECOMMENDATION: **Approval**

List of Partners/Principals/Officers

Owner: Harwood International Center X, L.P., A Texas limited partnership
By Harwood International Center X GP, L.P., a Texas limited Partnership, its
General Partner
By Harwood District B, LLC, a Texas limited liability company, its General
Partner
2501 N. Harwood St., Suite 1400, Dallas, Texas 75201

Officers: President – J. Gabriel Barbier-Mueller
Vice President – David O. Roehm
Secretary – Jeri Hunter

DEVELOPMENT PLAN
SCALE 1"=20'-0"

ct 1A, Block 4/366
1-193 - PDS-79 - Subarea J

PAVING LEGEND:

CONCRETE SIDEWALK

SITE INFORMATION

OWNER: OWNER - IC X HOLDINGS, LLC
Property Location: Lot 1A, Block 4/366
Allowable Use: All Uses Allowable by LC (light)

None Per S-79
Minimum Front Yard Setback:
Minimum Rear Yard Setback:
Maximum FAR: -
Note: Comply with the Oak Lawn Plan Landscape Requirements.

Planned Development
District No. 193
PDS No 79 Sub Area J
DEVELOPMENT PLAN

AMENDMENT TO D145-004

SITE DATA for Subarea J

A. Ground Level Elevation	430 Ft. AMSL
C. Total Land Area	101,214 S.F.
D. Maximum Allowed Floor Area	1,214,506 S.F.
E. Maximum Allowed Structure Ht.	Any Legal
F. Maximum Allowed Lot Coverage	No Maximum
G. Developed Floor Area RM= 315 SF	
Developed Floor Area BM= 8,890 SF	
Developed Floor Area A= 2,047 SF	
COVERED Floor Area A= 2,047 SF	
Developed Structure Height B	45 Feet
Minimum Required Open Space	3,000 S.F.
J. Actual Open Space	99,598 S.F.
K. Required Parking Spaces A	124 SPACES
Required Parking Spaces RB	106 SPACES
L. Parking Provided On Site	224 SPACES
M. Cumulative Floor Area	5,421,380 S.F.
N. Cumulative Floor Area	1,229,530 S.F.
O. Developed Cumulative Floor Area	4,191,850 S.F.

VICINITY MAP

DEVELOPMENT PLAN FOR HARWOOD CONCEPT RESTAURANT B

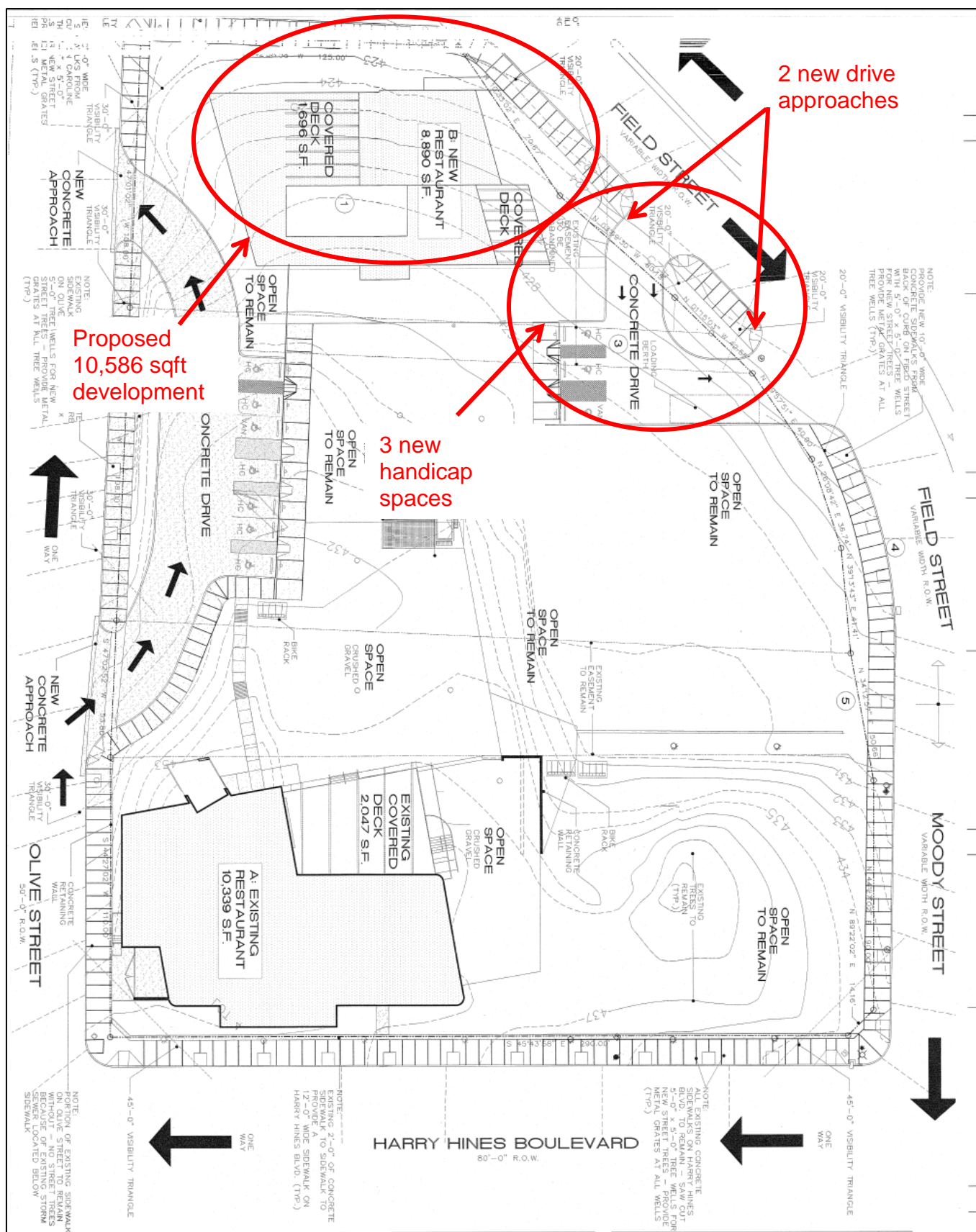
2501 N. Harwood Street
Dallas, TX 75201
214-671-6671

Harwood
Della
Factory

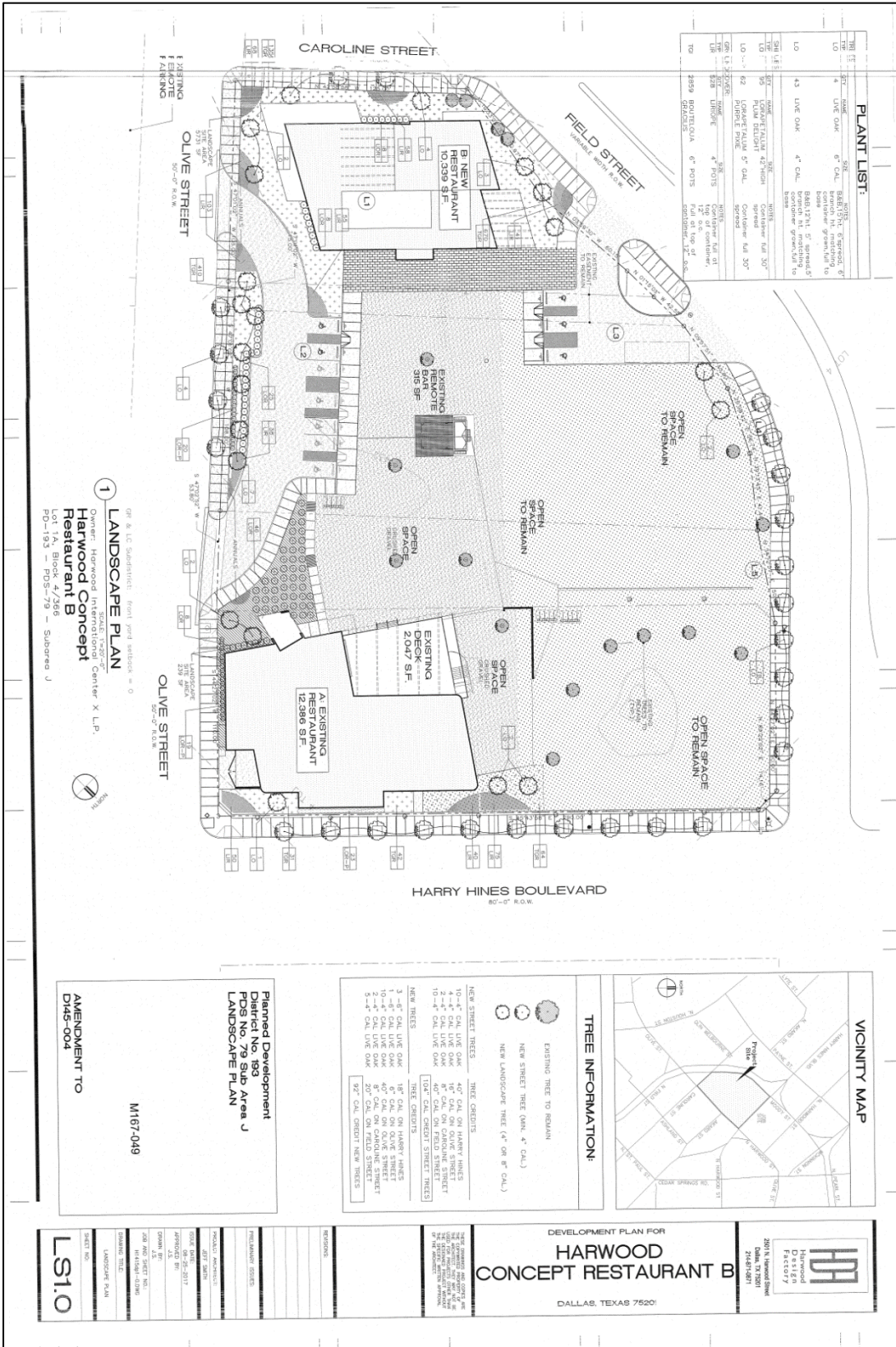
DP1.0

DATE: 04/27/2017
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]
DATE: 04/27/2017

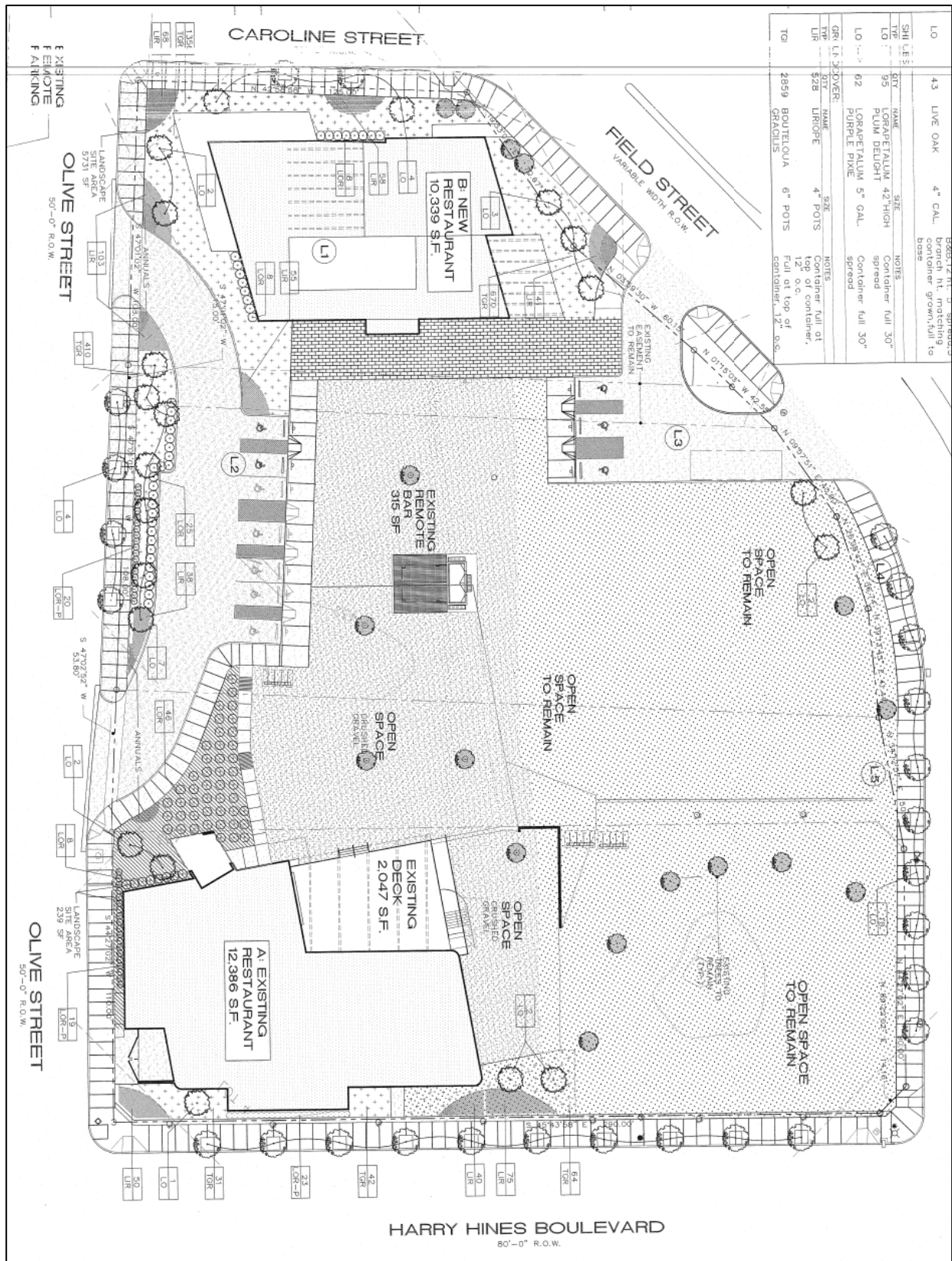
Enlarged Proposed Development Plan



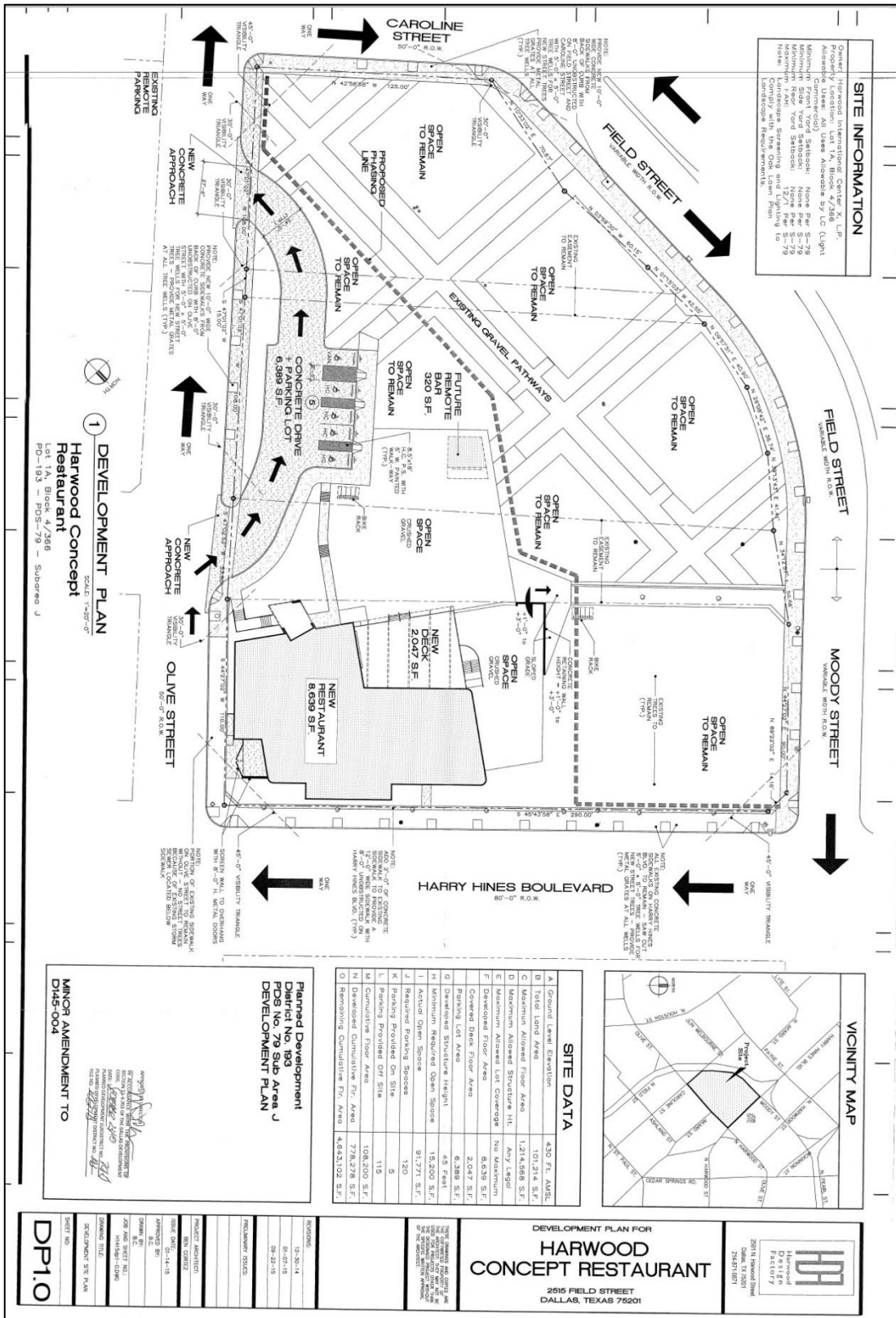
Proposed Landscape Plan



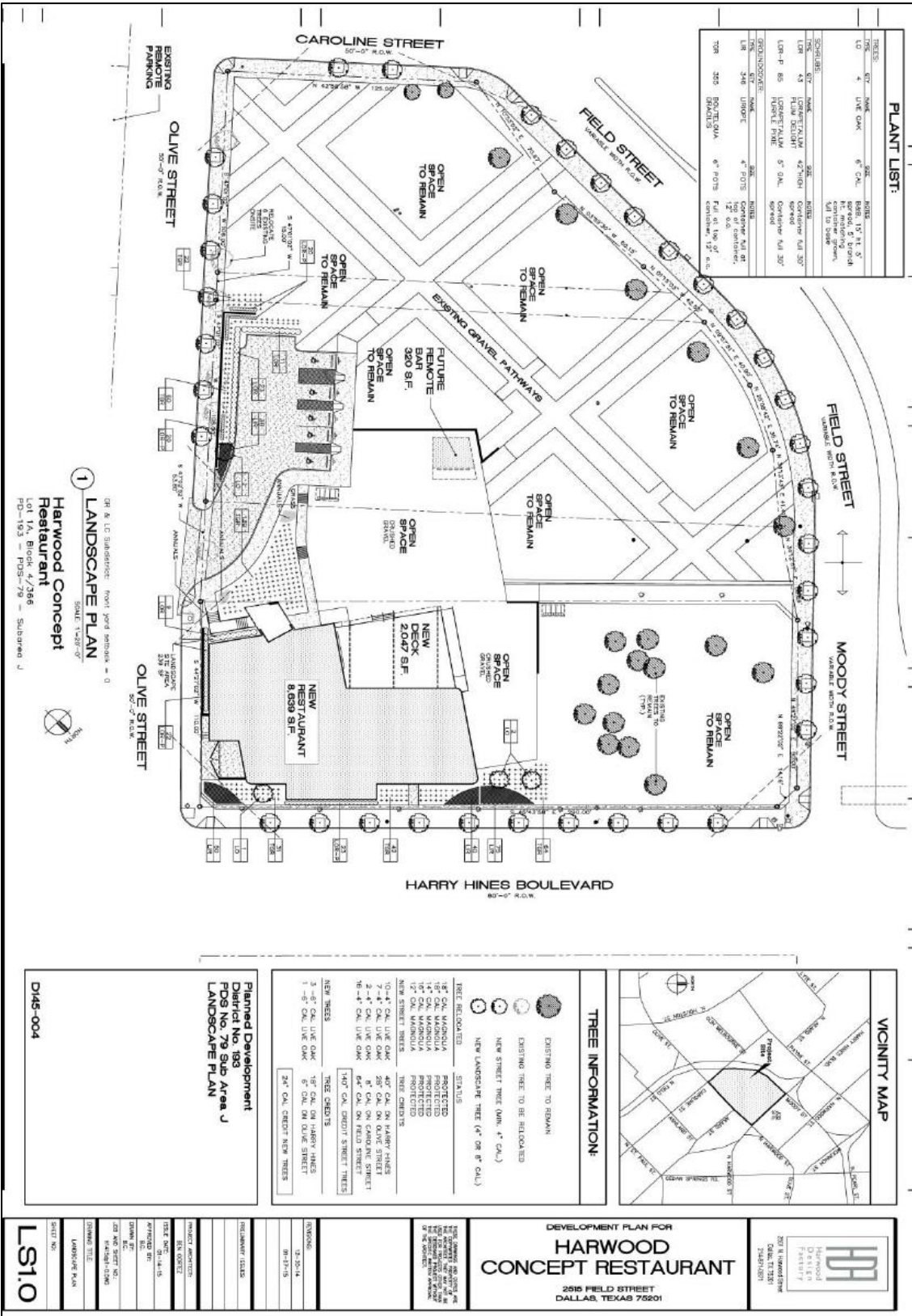
Enlarged Proposed Landscape Plan

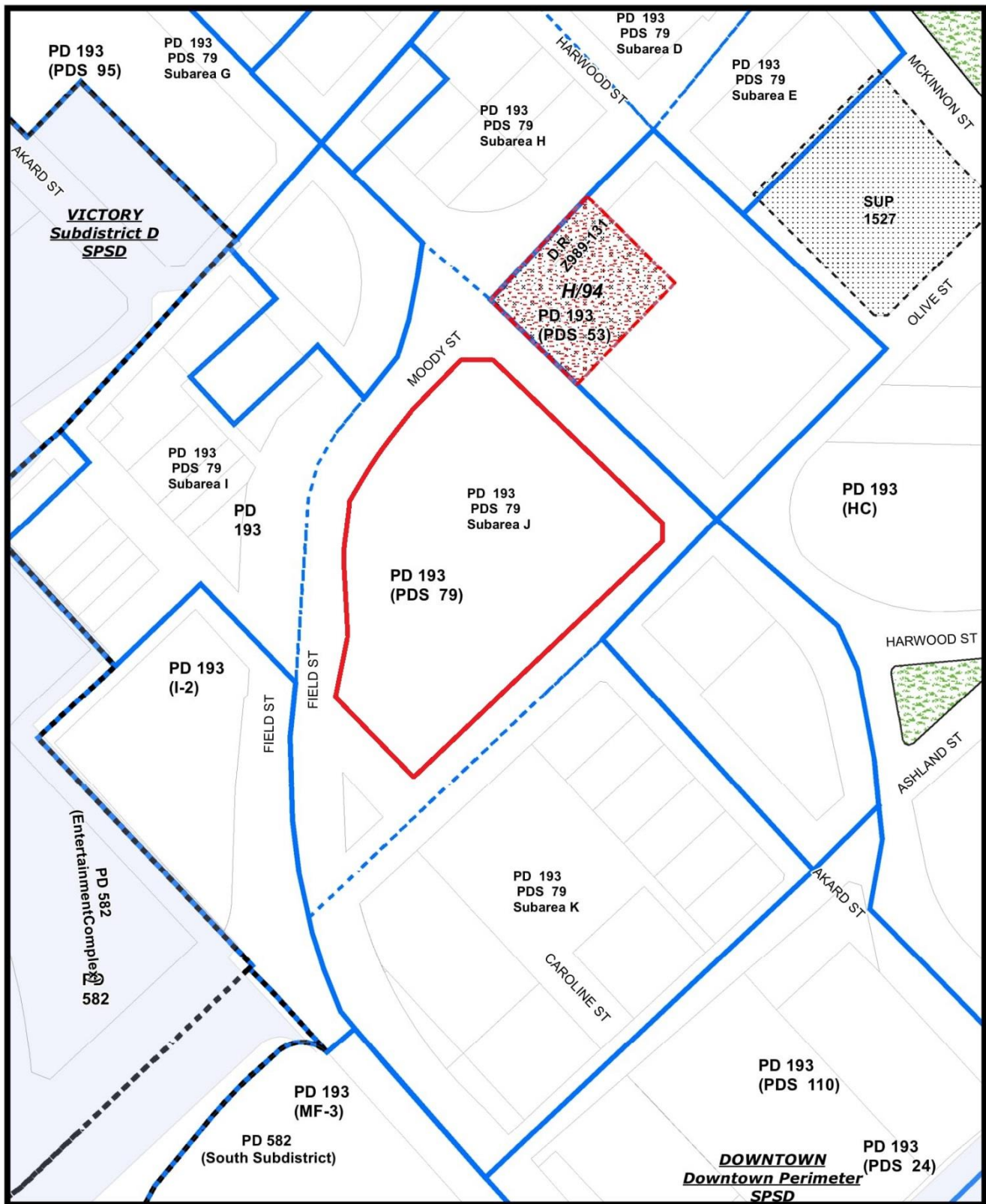


Existing Development Plan



Existing Landscape Plan





1:1,600

Zoning Map

Printed Date: 11/8/2017



1:1,200

Aerial Map

Printed Date: 11/8/2017

10/26/2017

Notification List of Property Owners

M167-049

59 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2616 OLIVE ST	HARWOOD INTERNATIONAL CENTER X LP
2	2421 N AKARD ST	FSR LP
3	2422 AKARD ST	TRITON 2422 LLC
4	2017 CEDAR SPRINGS RD	CRESCENT POINT LTD
5	2607 N HARWOOD ST	PHASE VII DEVELOPMENT AT INTERNATIONAL CENTER LP
6	2614 HARRY HINES BLVD	PHASE VII DEVELOPMENT AT INTERNATIONAL CENTER L P
7	2616 HARRY HINES BLVD	VILLASADA JEURIDA &
8	2635 HARRY HINES BLVD	GREENWAY HARRY HINES LP
9	2617 N AKARD ST	HARWOOD PACIFIC INTL INC
10	2611 N AKARD ST	CITY PARK A LOT LP
11	2603 N AKARD ST	HPO INC TRUSTEE
12	1706 PAYNE ST	IC DEVELOPMENT XII LTD
13	2510 CAROLINE ST	HARWOOD INTERNATIONAL CENTER X LP
14	2414 N AKARD ST	TRITON 2414 LLC
15	2501 N HARWOOD ST	INTERNATIONAL CENTER DEV
16	2501 N FIELD ST	CTO16 OLIVE TX LLC
17	1855 PAYNE ST	WAFRA INVEST MODA LP
18	2011 CEDAR SPRINGS RD	HUFFMAN HENRY T
19	2011 CEDAR SPRINGS RD	POLLAK MICHAEL & KAREN
20	2011 CEDAR SPRINGS RD	HERMAN JOHN H
21	2011 CEDAR SPRINGS RD	HOME BRIAN LEE
22	2011 CEDAR SPRINGS RD	TOLER KATHY A
23	2011 CEDAR SPRINGS RD	WIGMORE ANDREW & MARILU BUSTAMANTE
24	2011 CEDAR SPRINGS RD	SBORLINI DIANE M
25	2011 CEDAR SPRINGS RD	NICHOLS CHAD
26	2011 CEDAR SPRINGS RD	RODINE LIVING TRUST

10/26/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2011 CEDAR SPRINGS RD	RAHHAL STEVEN
28	2011 CEDAR SPRINGS RD	BRIGGS CHARLES A &
29	2011 CEDAR SPRINGS RD	BHARDWAJ ANTONIO VERSACE
30	2011 CEDAR SPRINGS RD	IVANOVSKIS GEORGE & RHONDA DUWAJI
31	2011 CEDAR SPRINGS RD	KANGERGA RADE MORGAN
32	2011 CEDAR SPRINGS RD	ROBERTS RANDY C & JACKIE
33	2011 CEDAR SPRINGS RD	GRAY BRENDA RICHARDS
34	2011 CEDAR SPRINGS RD	CADWALLADER PAUL DAVID
35	2011 CEDAR SPRINGS RD	FLORI CHRISTOPHER G
36	2011 CEDAR SPRINGS RD	DAVIDOW JOAN C
37	2011 CEDAR SPRINGS RD	SMARTT MICHAEL A & STEVA
38	2011 CEDAR SPRINGS RD	NILSEN CHRISTOPHER CARL
39	2011 CEDAR SPRINGS RD	SEIDENFELD STEVEN M &
40	2011 CEDAR SPRINGS RD	BARON JAMES D & ELIZABETH S
41	2011 CEDAR SPRINGS RD	HOWARD RICHARD J
42	2011 CEDAR SPRINGS RD	COIL JOHN A
43	2011 CEDAR SPRINGS RD	LEVITAN DANIEL S
44	2011 CEDAR SPRINGS RD	FINEGOLD ELIEZER MOSHE
45	2011 CEDAR SPRINGS RD	SHAH MONAL B
46	2011 CEDAR SPRINGS RD	FAIGH LAWRENCE P & RITA D
47	2011 CEDAR SPRINGS RD	CEDAR COWBOYS LLC
48	2011 CEDAR SPRINGS RD	SMITH JAMES B TRUSTEE OF JAMES B SMITH REV TRUST
49	2011 CEDAR SPRINGS RD	TAYLOR LARRY W
50	2011 CEDAR SPRINGS RD	SMARTT MICHAEL ADRIAN & STEVA
51	2011 CEDAR SPRINGS RD	LONTOS DEAN J
52	2011 CEDAR SPRINGS RD	SOLOMON GERALD
53	2011 CEDAR SPRINGS RD	MARTINDUARTE PAMELA HAGERTY
54	2011 CEDAR SPRINGS RD	MARTIN DAREN K
55	2011 CEDAR SPRINGS RD	PAJAK FRASER D & MARGARET A
56	2011 CEDAR SPRINGS RD	NESS LARRY E &
57	2011 CEDAR SPRINGS RD	CRUZ PONCIANO D JR

10/26/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2011 CEDAR SPRINGS RD	TAYLOR SHANE & LESHIA
59	2011 CEDAR SPRINGS RD	WESTCOTT CHART HAMPTON

FILE NUMBER: D167-032

DATE FILED: September 8, 2017

LOCATION: Northeast corner of Rombauer Road and Olympus Boulevard

COUNCIL DISTRICT: 6

MAPSCO: 11A-L

SIZE OF REQUEST: ± 8.155 acres

CENSUS TRACT: 141.27

MISCELLANEOUS DOCKET ITEM

OWNER: CW Shoreline Land, Ltd. & Cypress Waters Land A, Ltd.

APPLICANT: Billingsley Company

REPRESENTATIVE: Richard Carson

REQUEST: An application for a development plan and landscape plan for an office use with parking garage on property zoned Subarea A-2 within Planned Development District No. 741.

SUMMARY: On January 25, 2006, the Dallas City Council established Planned Development District No. 741 by Ordinance No. 26233. On September 28, 2016, the Dallas City Council approved an amendment to PD No. 741 by Ordinance No. 30231. The size of the PD is approximately 1,036.05 acres of land and is located on the north side of Ranch Trail, east of Belt Line Road.

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 proposed development plan provides for a 256,000-square-foot office building with a 116,952-square-foot parking garage that will cover an area of approximately eight acres.

In conjunction with the above requirement, the attached development plan and landscape plan are submitted for the City Planning 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. 741.

The most up to date PD ordinance may be viewed at the following link:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20741.pdf>

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

Cypress Water Land A, Ltd.

Billingsley 380 North GP, LLC

Lucy Billingsley (Member/Manager)

Kenneth Mabry (Manager)

Kimberly Meyer (Manager)

Billingsley Development Corporation

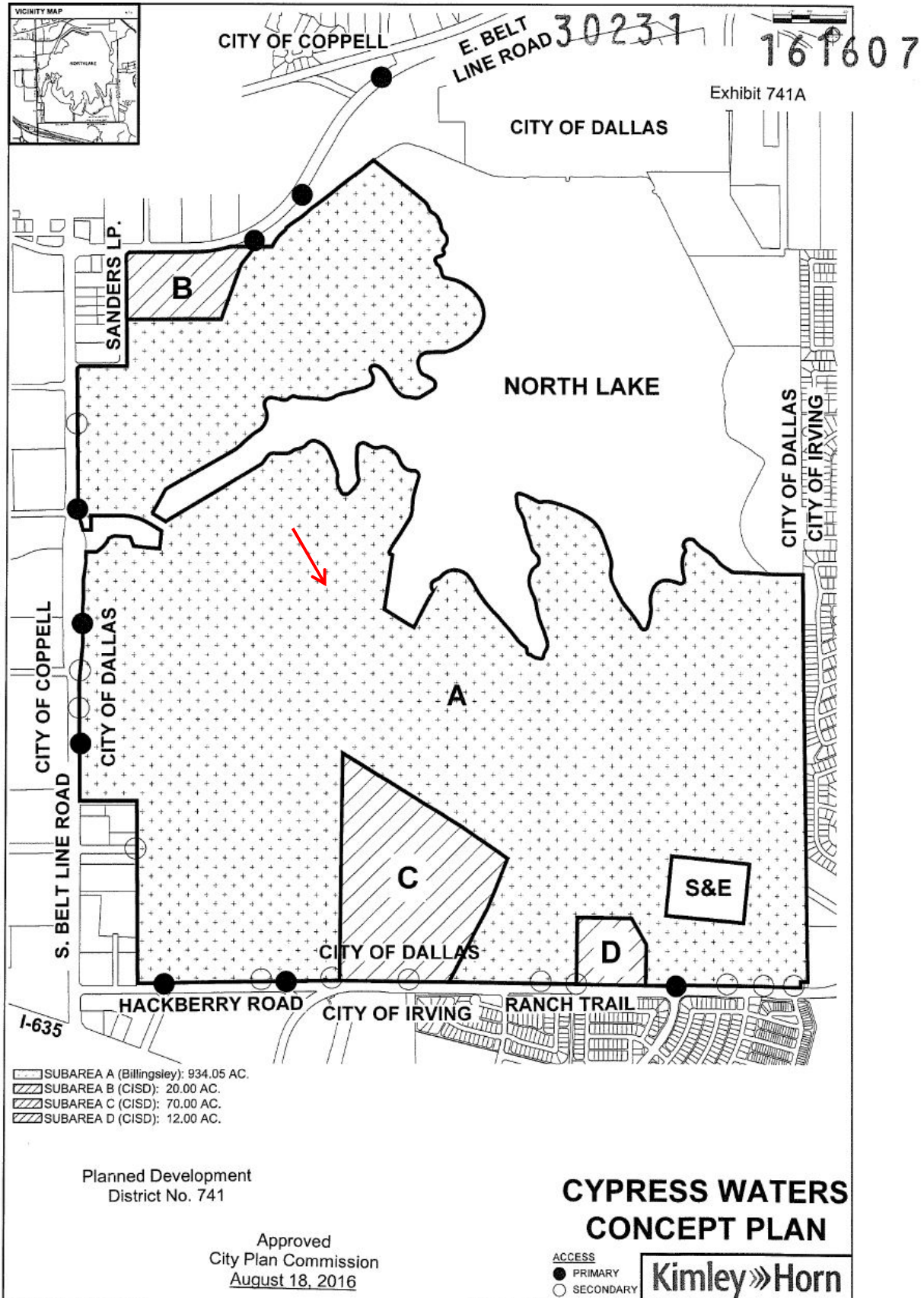
Lucy Billingsley (Shareholder/Director/Treasurer)

Lucilo Pena (President)

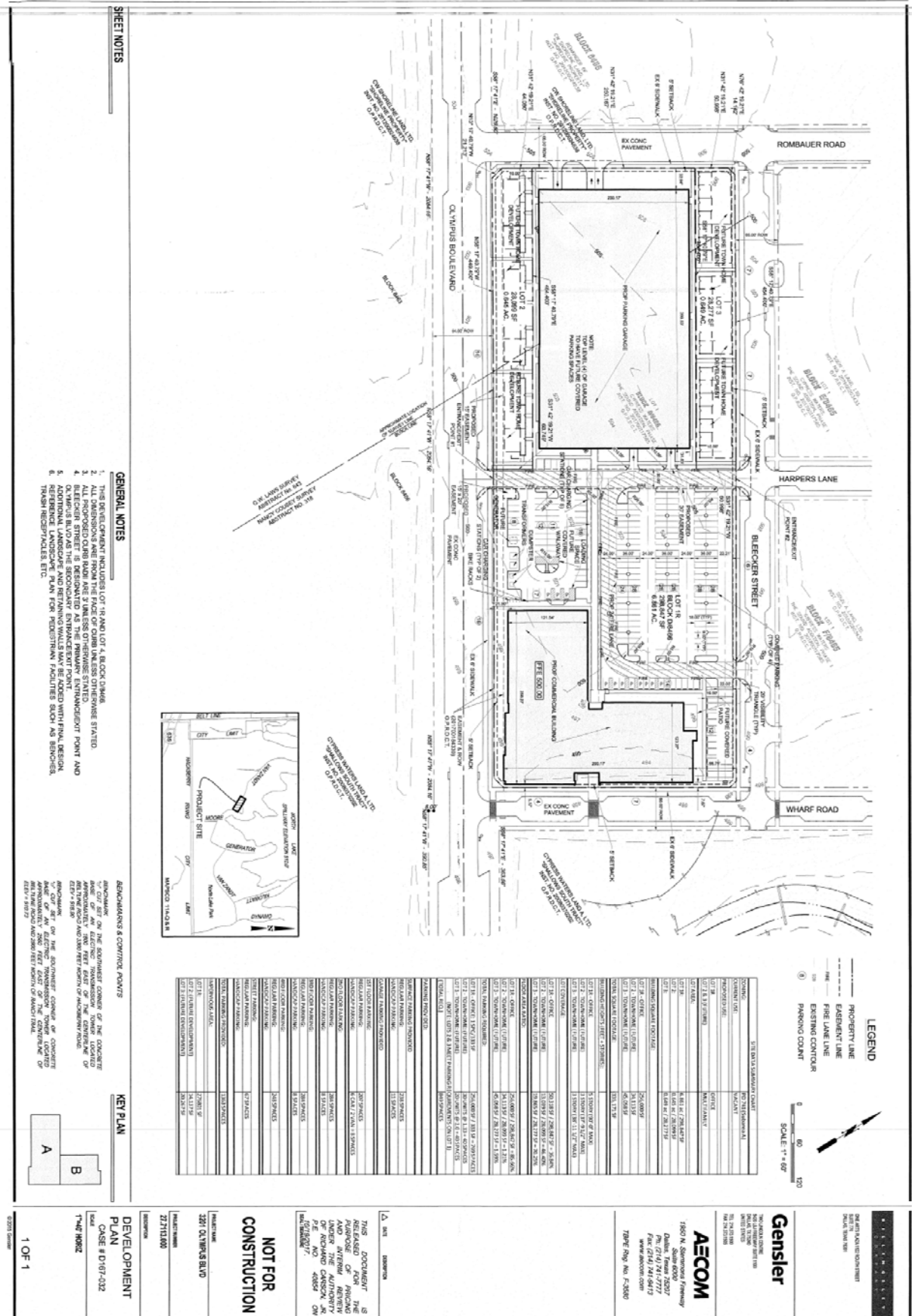
Kenneth Mabry (Senior Vice President/Secretary)

Kimberly Meyer (Senior Vice President)

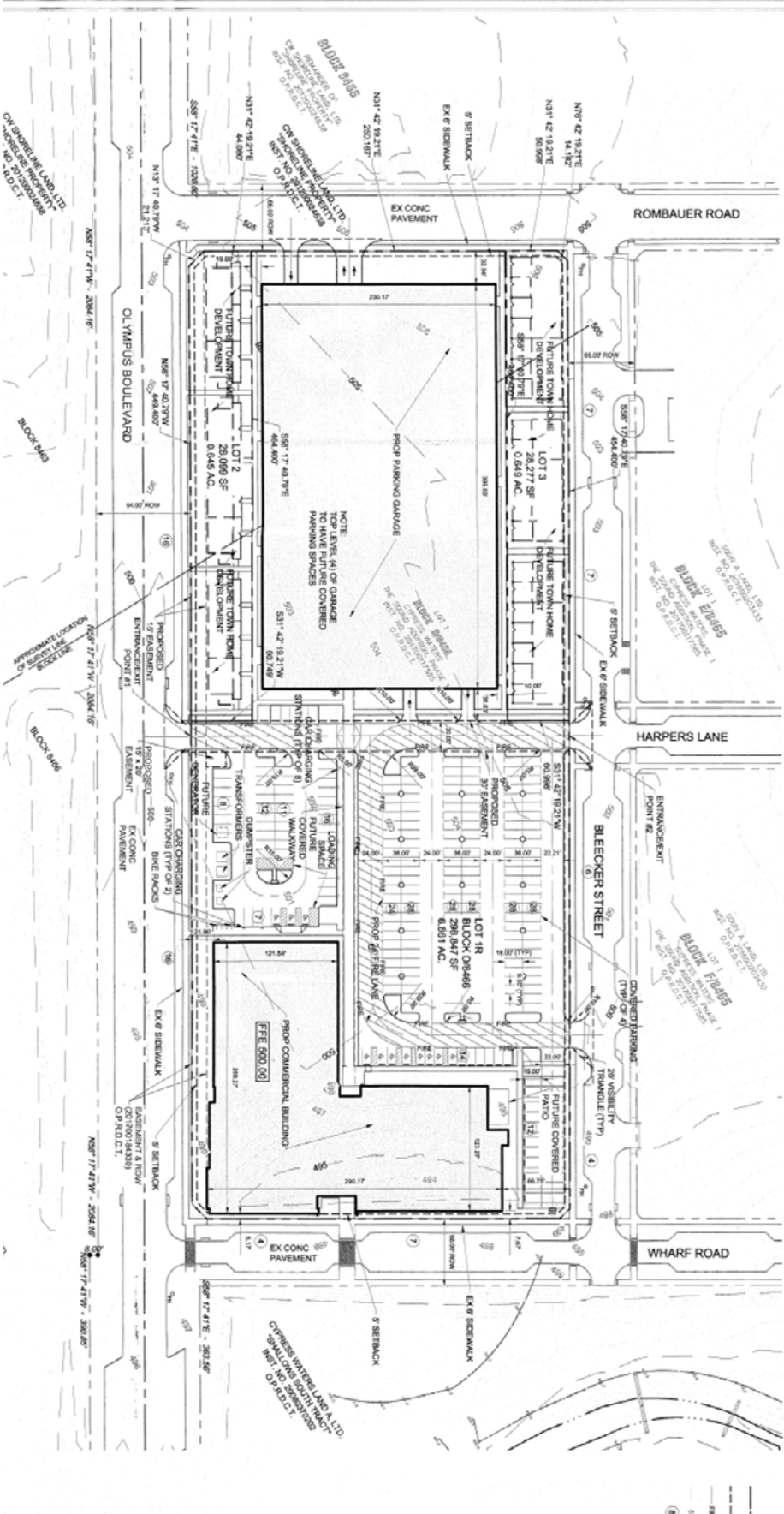
Existing Conceptual Plan



Proposed Development Plan



Enlarged Development Plan



Architectural site plan showing the proposed parking garage and building. The plan includes labels for 'PROPOSED GARAGE', 'PROPOSED BUILDING', 'WHARF', 'ROMBACHER', 'ALJEFFER', '15TH AVENUE', and '16TH AVENUE'. The drawing shows the layout of the proposed structures, existing streets, and surrounding areas.

Requisitos: (1) no, (2) no, no, por 4,136 a la izquierda

Availability of any discounts
imposed by others.

- [illegible]

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2. Construct a program that prints.
3. Construct a program that prints.
4. Construct a program that prints.
5. At printing, the number is printed as a number.
6. At printing, the number is printed as a number.

06-0019 **RESEARCH ON THE EFFECTS OF AEROSOL PARTICLES ON THE RESPIRATORY SYSTEM.**

-  EXTENSION: ADDITION OF
 ALL PLANT MATERIAL TO BE SELECTED TO SHOW
 AROUND A PMP'S VEGETATION LIST
-  PRE-ADDITION PLANTING
 GROUND COVER
 ADD TO EXISTING PLANTS
-  Small tree
 Large Island Property

LANDSCAPE DEVELOPMENT PLAN

0167-0112
SUPPLEMENT

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JANUARY 1994
PUBLISHED

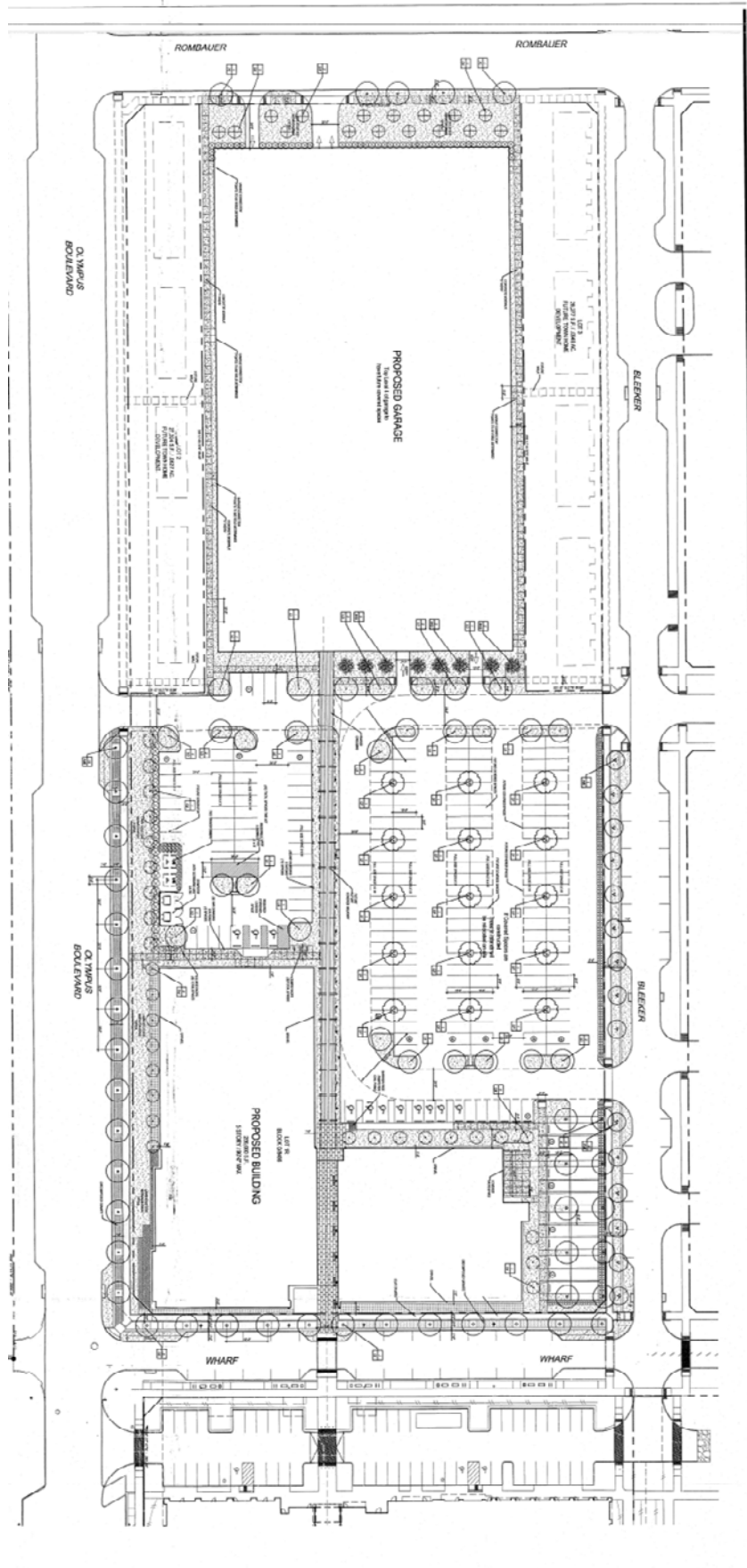
Contact: Susan D'Arcy
 Tel: 014 675 2000
 Fax: 014 675 2046
 Email: info@pauls.com

PROJECT NUMBER

100

LDP:1

Enlarged Landscape Plan





1:2,400

Zoning Map

Printed Date: 10/31/2017



1:2,400

Aerial Map

Printed Date: 10/31/2017

FILE NUMBER: D167-034

DATE FILED: September 25, 2017

LOCATION: East corner of Rombauer Road & Mulberry Hill Road

COUNCIL DISTRICT: 6

MAPSCO: 11A-K

SIZE OF REQUEST: ± 6.859 acres

CENSUS TRACT: 141.27

MISCELLANEOUS DOCKET ITEM

OWNER: Cypress Waters Land A, Ltd., Cypress Waters Land B, Ltd.,
Cypress Waters Land C, Ltd

APPLICANT Billingsley Company

REPRESENTATIVE: Danny Baker

REQUEST: An application for a development plan and landscape plan for a multi-family use on property zoned Subarea A-2 within Planned Development District No. 741.

SUMMARY: On January 25, 2006, the Dallas City Council established Planned Development District No. 741 by Ordinance No. 26233. On September 28, 2016, the Dallas City Council approved an amendment to PD No. 741 by Ordinance No. 30231. The size of the PD is approximately 1,036.05 acres of land and is located on the north side of Ranch Trail, east of Belt Line Road.

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 proposed development plan provides for a multi-family use property that will cover an area of approximately seven acres.

In conjunction with the above requirement, the attached development plan and landscape plan are submitted for the City Planning 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. 741.

The most up to date PD ordinance may be viewed at the following link:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20741.pdf>

STAFF RECOMMENDATION: Approval

List of Partners/Principals/Officers

Cypress Water Land A, Ltd.

Billingsley 380 North GP, LLC

Lucy Billingsley (Member/Manager)

Kenneth Mabry (Manager)

Kimberly Meyer (Manager)

Billingsley Development Corporation

Lucy Billingsley (Shareholder/Director/Treasurer)

Lucilo Pena (President)

Kenneth Mabry (Senior Vice President/Secretary)

Kimberly Meyer (Senior Vice President)

Cypress Waters Land B, Ltd.

Billingsley 380 North GP, LLC

Lucy Billingsley (Member/Manager)

Kenneth Mabry (Manager)

Kimberly Meyer (Manager)

Billingsley Berkshire Partners, Ltd. – Limited Partner

Cypress Waters Land C, Ltd.

Billingsley 380 North GP, LLC

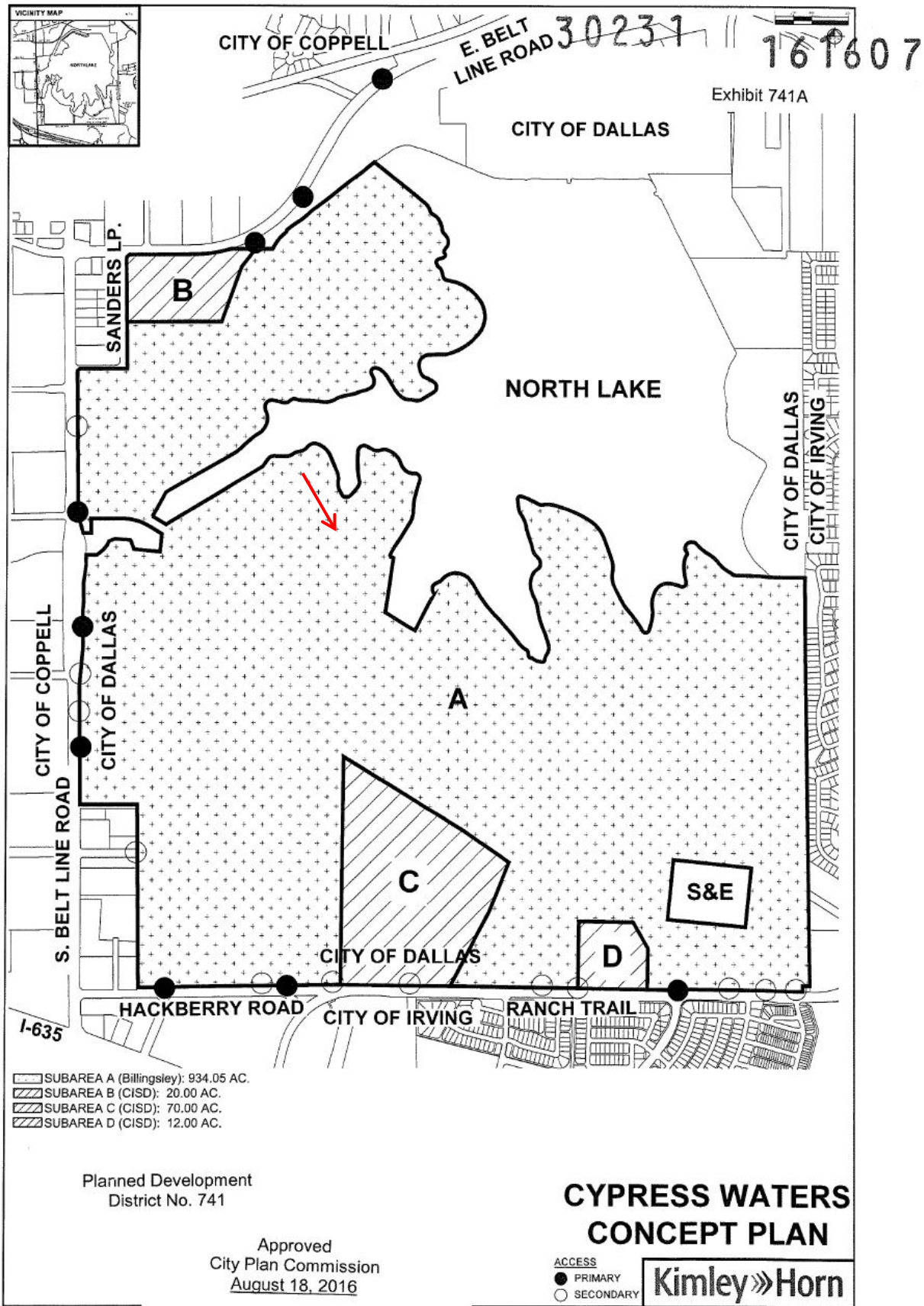
Lucy Billingsley (Member/Manager)

Kenneth Mabry (Manager)

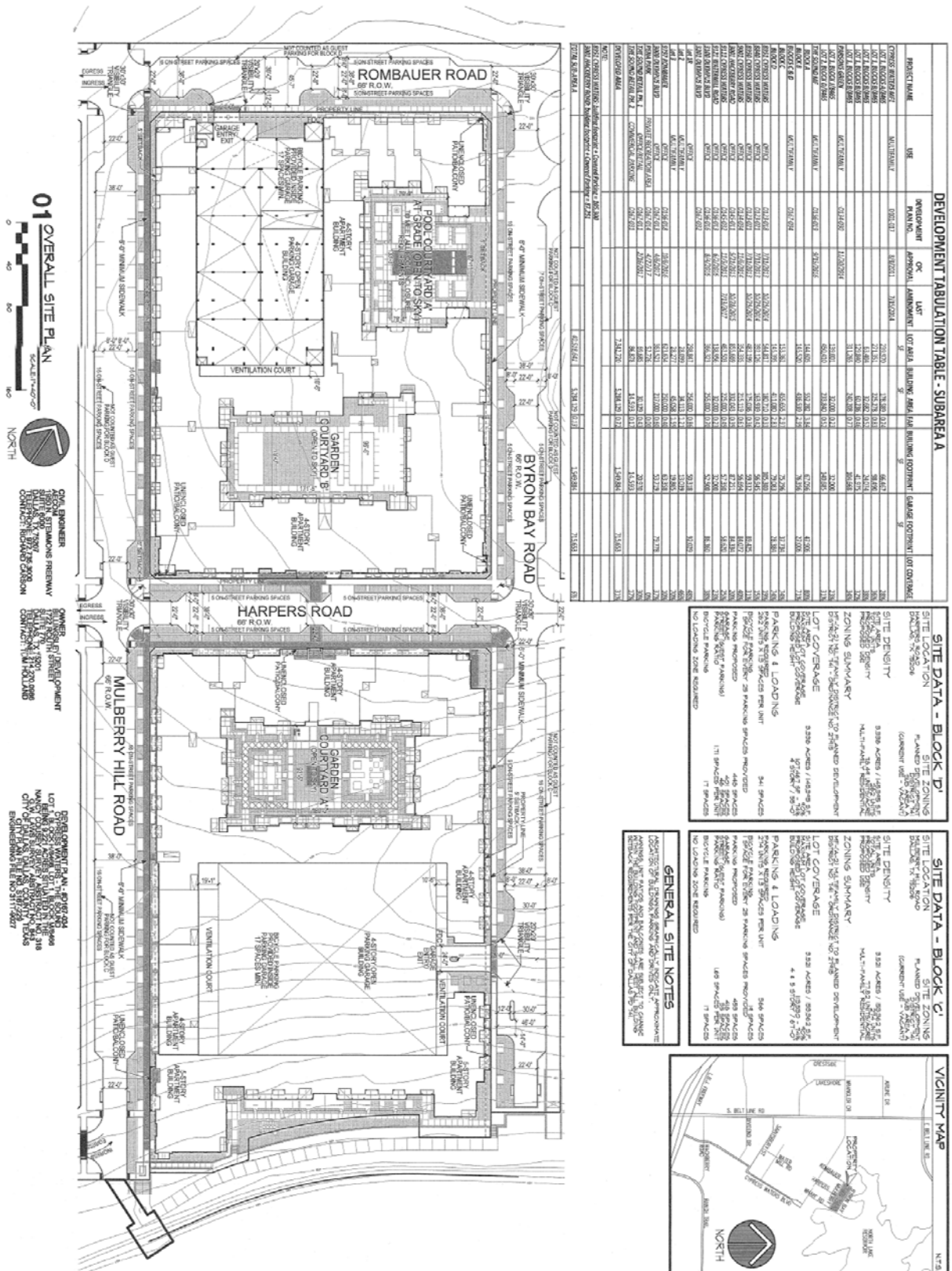
Kimberly Meyer (Manager)

Billingsley Berkshire Partners, Ltd. – Limited Partner

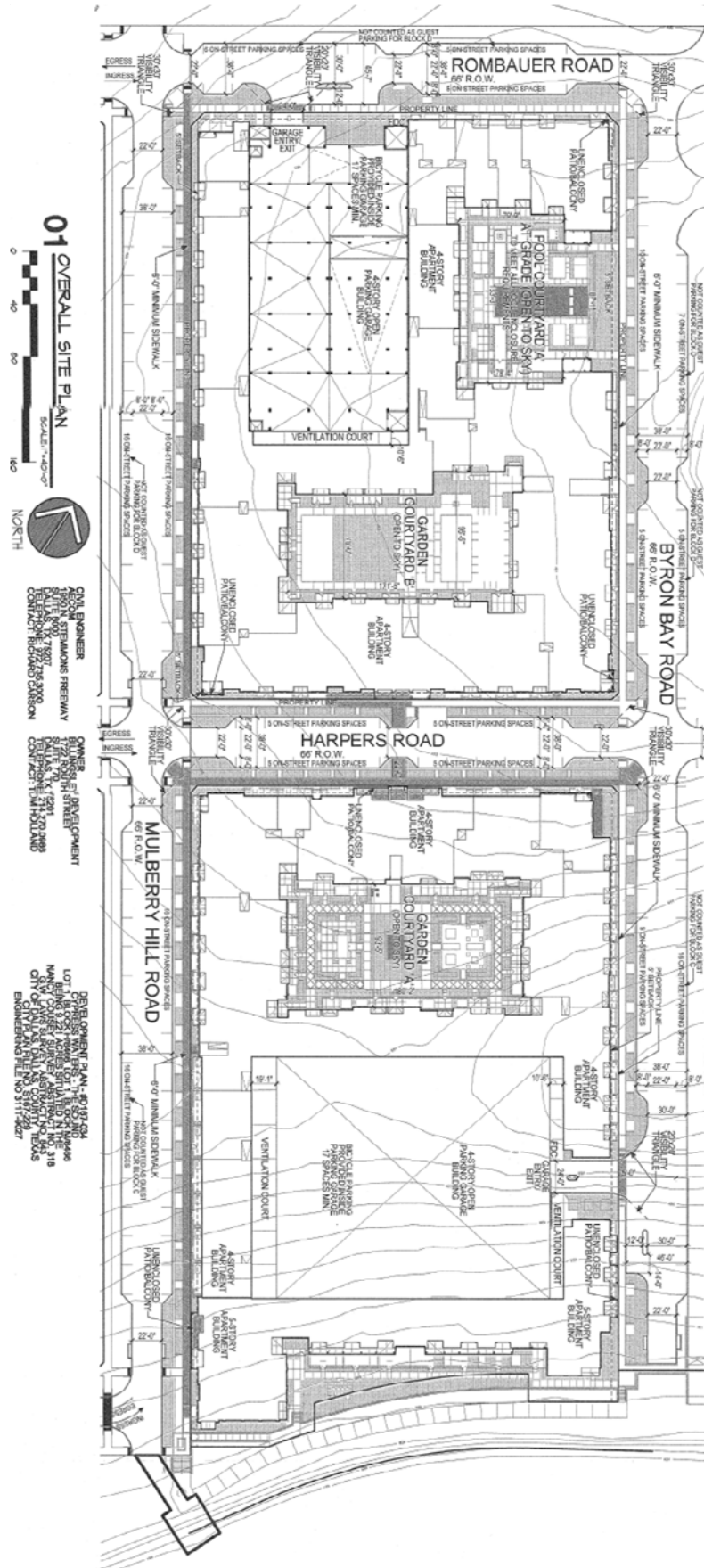
Existing Conceptual Plan



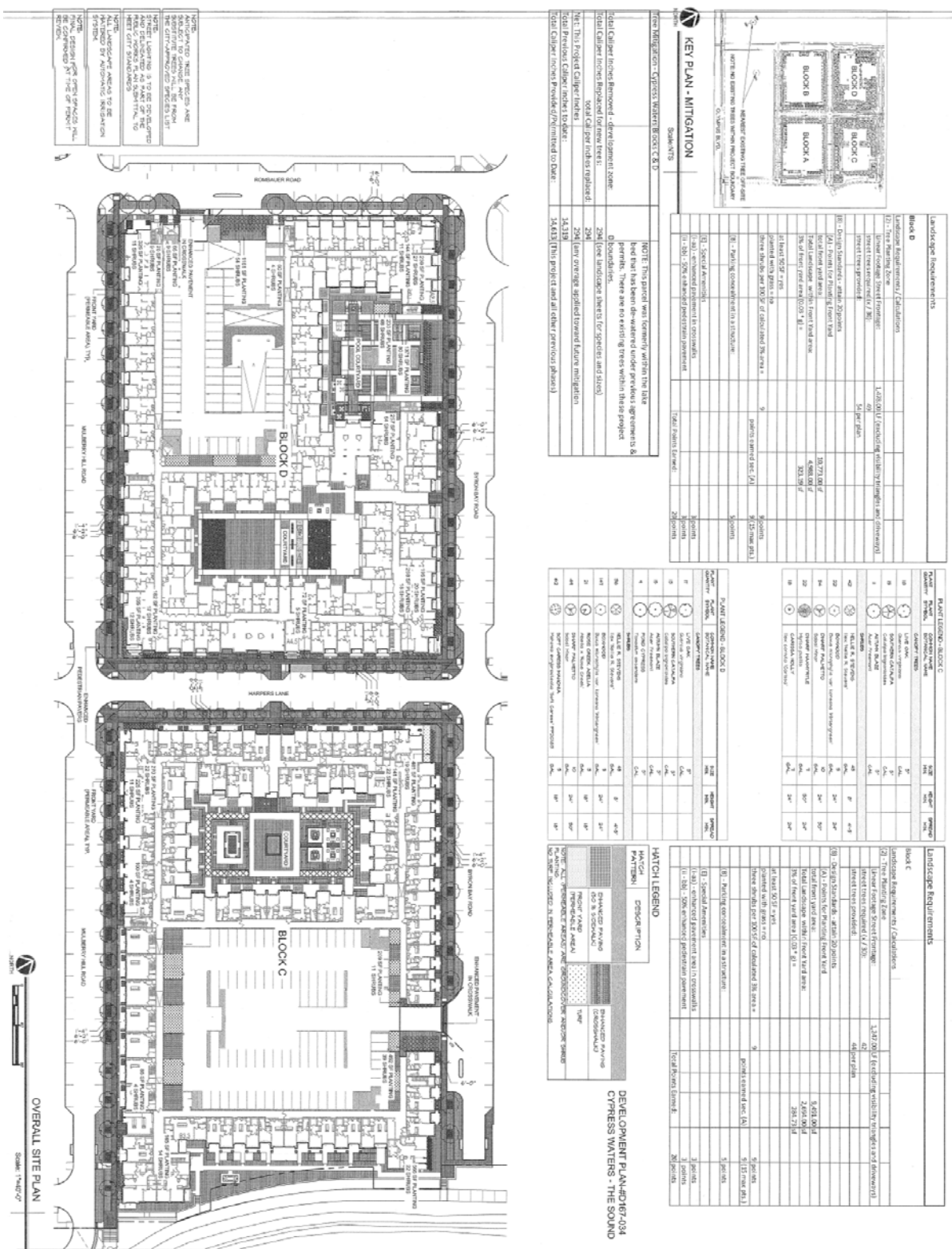
Proposed Development Plan



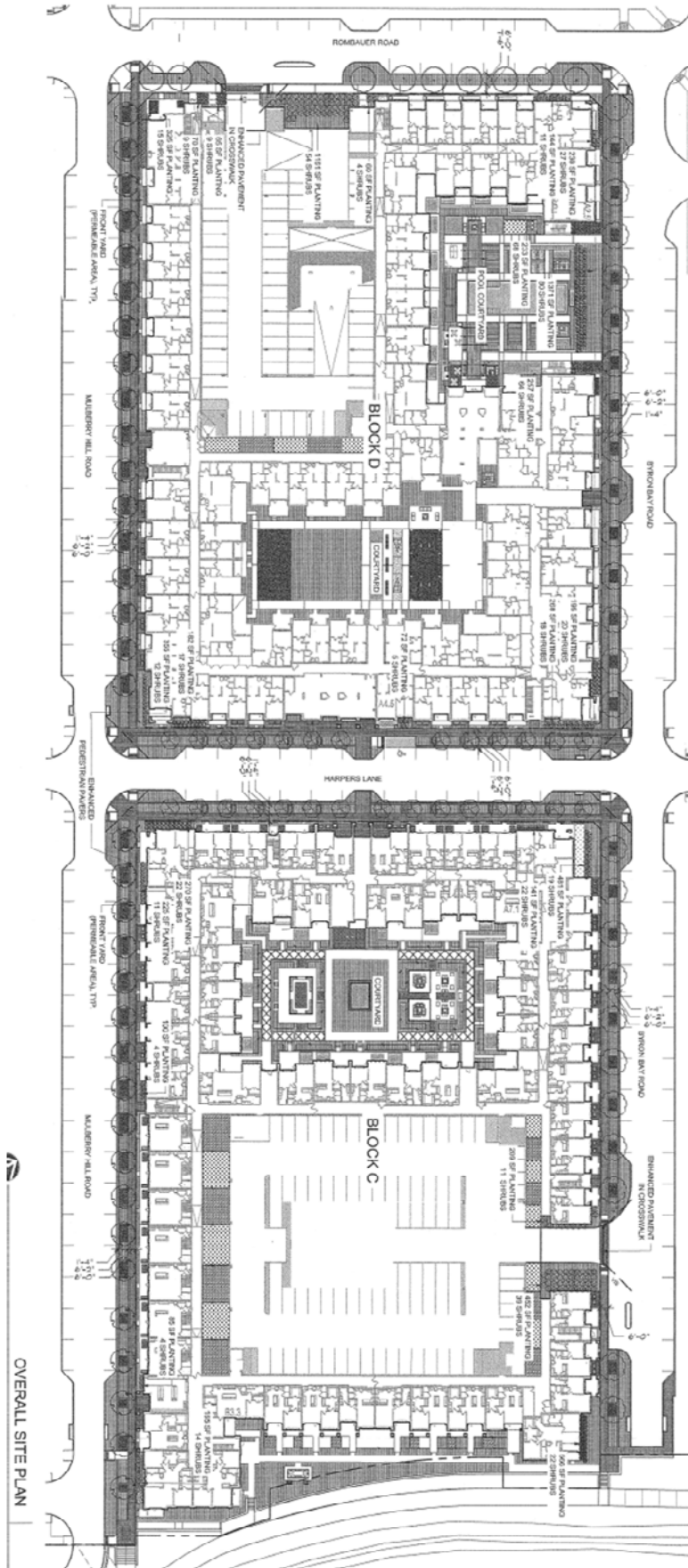
Enlarged Development Plan

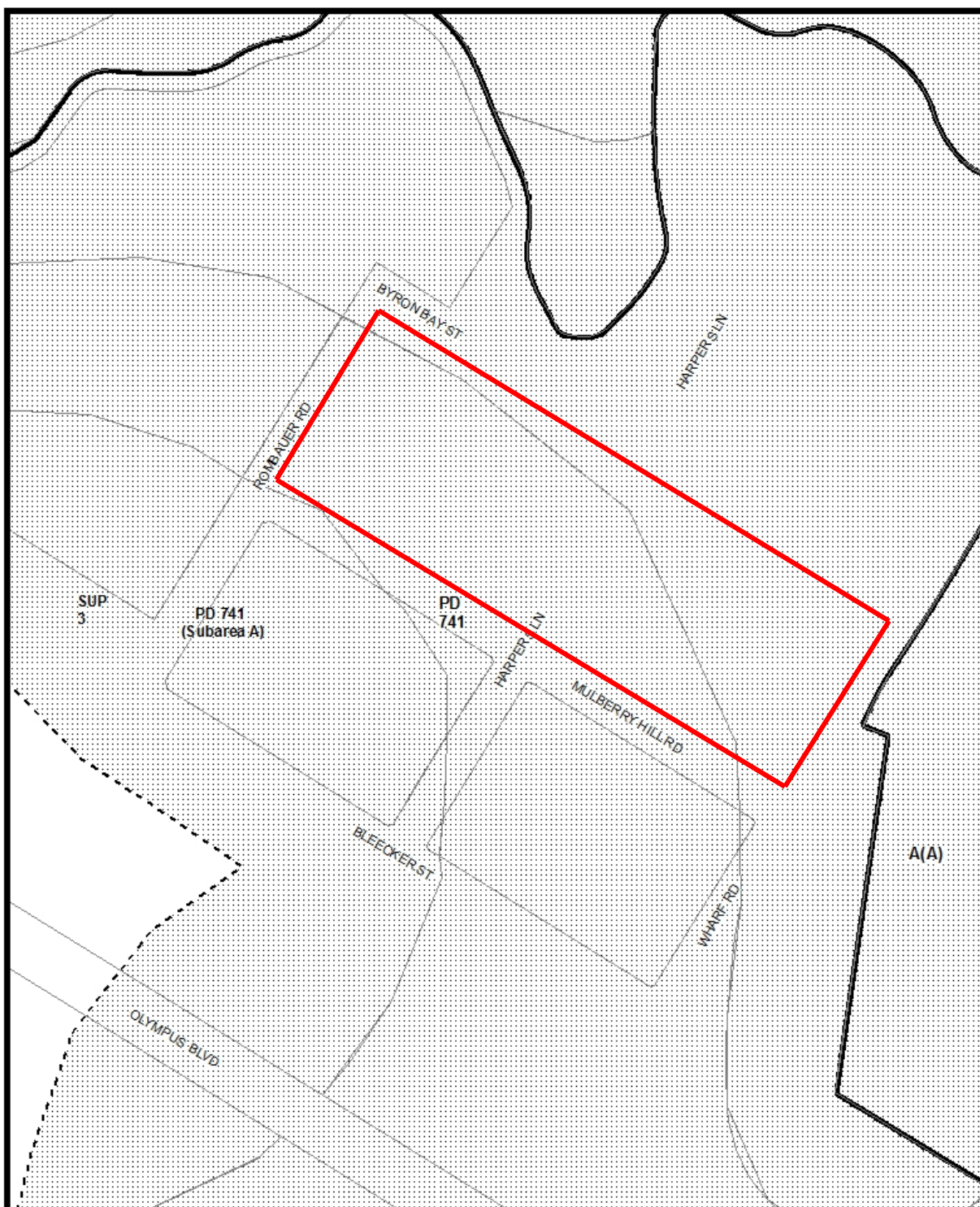



Proposed Landscape Plan



Enlarged Landscape Plan





 1:2,400

Zoning Map

Printed Date: 10/31/2017



 1:2,400

Aerial Map

Printed Date: 10/31/2017

FILE NUMBER: D167-035**DATE FILED:** September 25, 2017**LOCATION:** West Line of Montfort Drive, south of Arapaho Road**COUNCIL DISTRICT:** 11**MAPSCO:** 14-D**SIZE OF REQUEST:** ± 1.683 acres**CENSUS TRACT:** 136.20**MISCELLANEOUS DOCKET ITEM****OWNER:** LG Montfort, LLC**APPLICANT:** El Pollo Loco, Inc.**REPRESENTATIVE:** Matt Moore

REQUEST: An application for a development plan and landscape plan for a restaurant with drive-in or drive-through service use on property zoned Tract V within Planned Development District No. 614.

SUMMARY: On September 12, 2001, the City Council passed Ordinance No. 24708, which established Planned Development District No. 614. The Planned Development District is divided into eight tracts. 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.

On March 4, 2011, the City Plan Commission approved a development plan and a landscape plan within PDD No. 614 which provided for the development of a car wash, a child-care facility, and two restaurants with drive-in or drive-through service on Tract VI. On July 09, 2015, the City Plan Commission's most recent approval provided for the development of an approximately 4,975-square foot restaurant with drive-in or drive-through service within PDD No. 614, Tract V.

The proposed development and landscape plan provides for a 3,057-square foot restaurant with drive-in or drive-through service use that will cover an area of approximately two acres. The development will have access from Montfort Drive and will include 175 parking spaces, which exceeds the required 36 parking spaces.

In conjunction with the above requirement, the attached development plan and landscape plan are submitted for the City Planning 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. 614.

The most up to date PD ordinance may be viewed at the following link:
<http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20614.pdf>

STAFF RECOMMENDATION: Approval

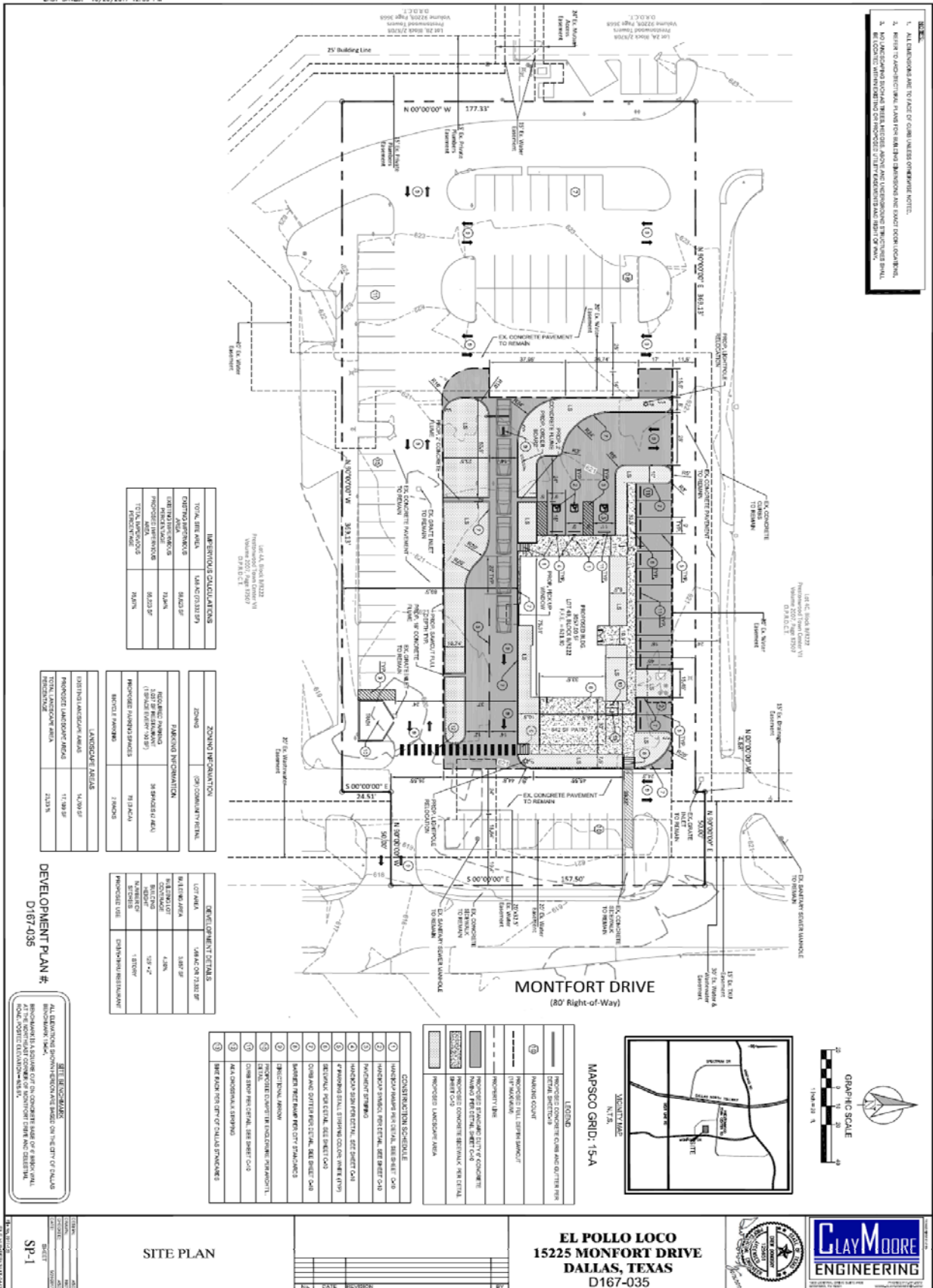
List of Partners/Principals/Officers

LG Montfort, LLC

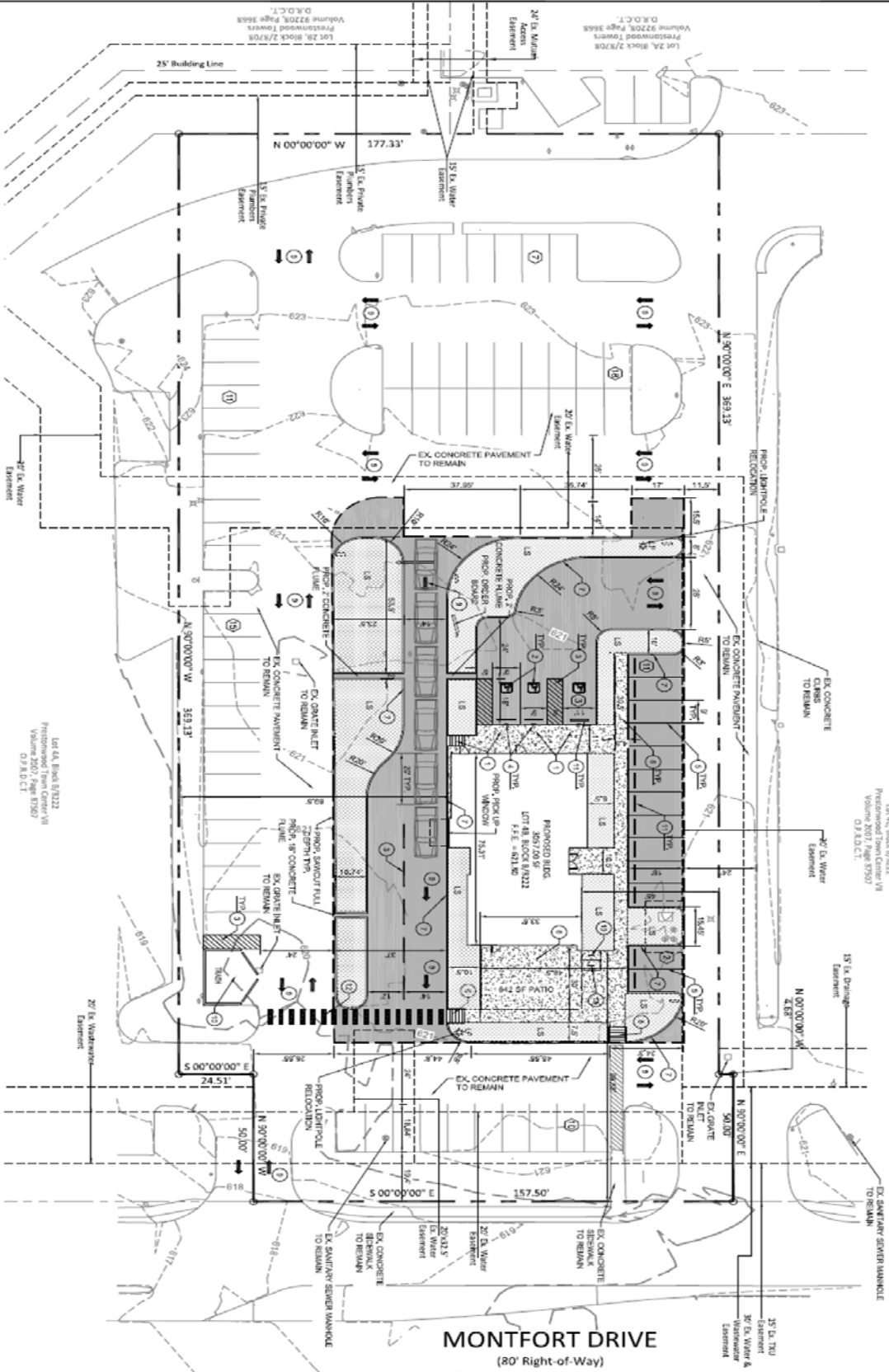
LG Capital, LLC (Member/Manager)
Fernando De Leon (Member/Manager)
WSC Ten Investors, LLC (Member)
WSC Capital GP, LLC (Member/Manger)
F. Jim Neil, Jr. (Managing Member)

Proposed Development Plan

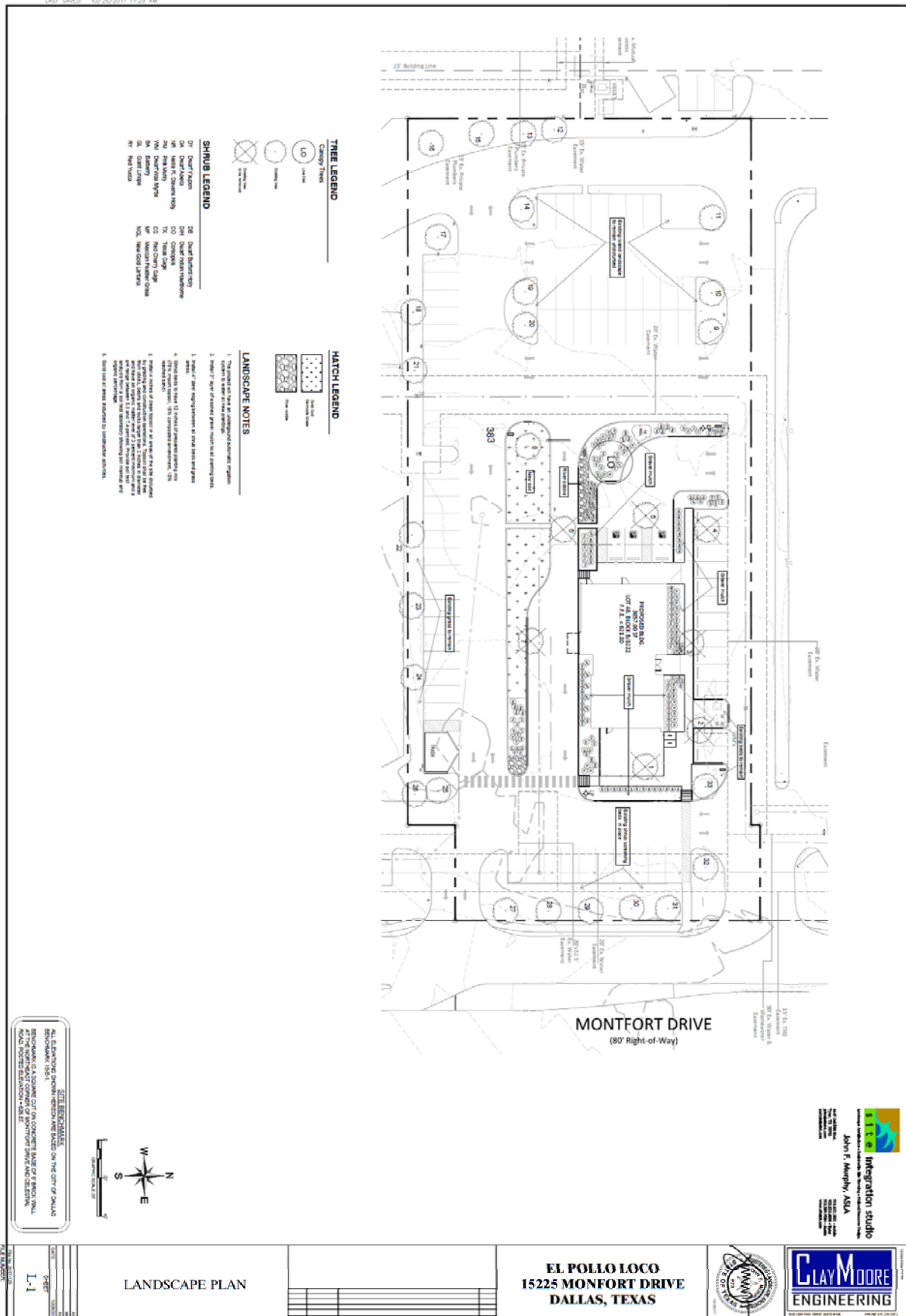
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 LOCATION: 7: VARIOUS SHEETS/2017-125 DFL DALLAS MONTFORT/CAO/01/25/SP-1 SITE PLAN.DWG
 LAST SAVER: 10/26/2017 10:55 PM



Enlarged Development Plan

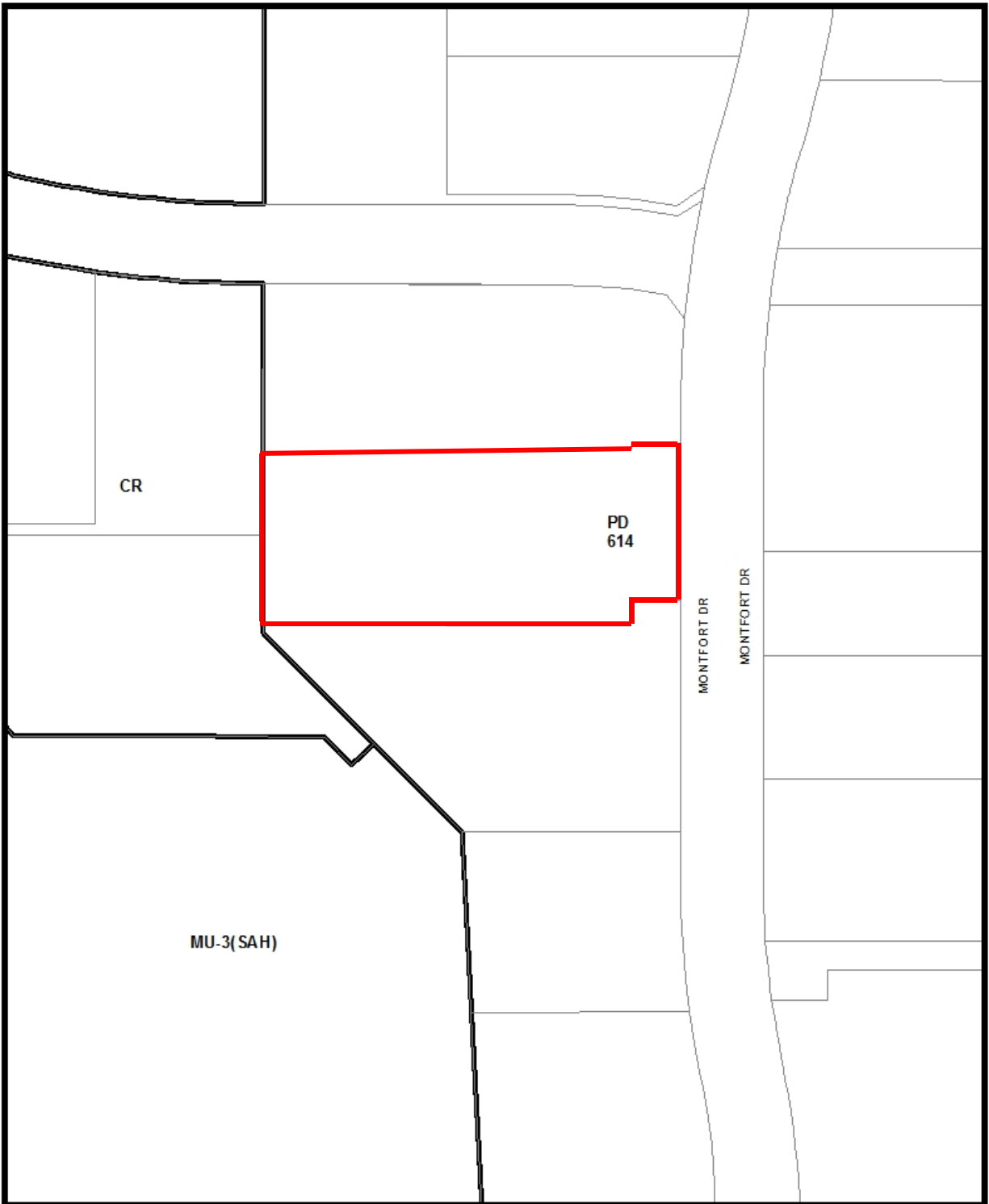


Proposed Landscape Plan



Enlarged Landscape Plan






1:1,452

Zoning Map

Printed Date: 11/7/2017



 1:1,452

Aerial Map

Printed Date: 11/7/2017

FILE NUMBER: Z167-259(WE)

DATE FILED: March 29, 2017

LOCATION: West and north side of Forestgate Drive, north of Forest Lane

COUNCIL DISTRICT: 10

MAPSCO: 18-W

SIZE OF REQUEST: Approx. 5.58 acres

CENSUS TRACT: 190.19

APPLICANT/OWNER: Harmony Public Schools

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for the renewal of Specific Use Permit No. 1548 for an open-enrollment charter school on property zoned an IR Industrial Research District.

SUMMARY: The applicant is requesting to renew the existing SUP for an open-enrollment charter school. The applicant missed the time period required to apply for automatic renewal.

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

BACKGROUND INFORMATION:

- The request site is currently developed with an open enrollment charter school and office showroom warehouse.
- SUP No. 1548 was established on May 12, 2004 for a maximum of 17 classrooms. On April 26, 2006, this SUP was approved to allow a maximum of 36 classrooms. On January 10, 2007, an amendment to SUP No. 1548 was approved to increase the maximum number of classrooms to 47, increase the site area by an additional three acres, and include a gymnasium.
- The applicant did not submit an application for renewal within the time period specified in the conditions and as a result had to submit an application for renewal of SUP No. 1548.
- The applicant's request for a renewal of Specific Use Permit No. 1548 will permit the continued operation of the charter school. A revised site plan has been submitted to reflect the existing playground area as well as a new orientation of the parking area in front of the high school, which is located north of the elementary/middle school. There are no other changes that are being considered for Specific Use Permit No. 1548.
- The surrounding land uses consist of single family to the west, multifamily to the north, and office showroom warehouse uses to the east and south.

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

1. Z167-128 On February 22, 2017, the City Council approved Specific Use Permit No. 2230 for a utility or government installation other than listed to allow an elevated water storage tank use.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Forest Lane	Principle Arterial	107 ft.

Land Use:

	Zoning	Land Use
Site	IR with SU P No. 1548	Charter school
North	MF-2(A)	Multifamily
South	IR	Office showroom warehouse
East	IR	Office showroom warehouse
West	R-7.5(A)	Single family

STAFF ANALYSIS:**Comprehensive Plan:**

The requested zoning change is compatible with the intent of the Comprehensive Plan because it complies with the following goals and policies:

Land Use Element**GOAL 1.1** Align Land Use Strategies with Economic Development Priorities

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

Economic Element**GOAL 2.5** Foster A City of Great Neighborhoods

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

Land Use Compatibility:

Specific Use Permit No. 1548 is for an open enrollment charter school. The approximately 5.5 acres request site is zoned an IR Industrial Research District and is located within an office park. The renewal of SUP No. 1548 will allow for the continued operation of the existing charter school. There are no additional changes that are being considered for SUP No. 1548 except for a revised traffic management plan (TMP) and a revised site plan which depicts the existing playground area, as well as the orientation of the parking area in front of the high school, which is located north of the elementary/middle school.

The surrounding land uses are single family to the west, multifamily to the north, and office showroom warehouse uses to the east and south.

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

The applicant has submitted a TMP report with this application which the Engineering Division has reviewed and supports.

Parking/Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding street system for the proposed development. The Traffic Management Plan has also been reviewed and is recommended for approval.

The Traffic Management Plan will incorporate two Exhibits: Exhibit -2 and Exhibit -3. Exhibit -2 depicts the circulation and length of queueing lanes for the elementary /middle school while Exhibit-3 depicts the circulation and length of queueing lanes for the high school.

Landscaping:

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

List of Partners/Principals/Officers

COSMOS FOUNDATION, INC.

Board of Directors

Oner Ulvi Celpcikay
Mustafa Ata Atik
Cengizhan Keskin
Bilal Akin
Ellen A. MacDonald

Officers

Oner Ulvi Celpcikay, President
Mustafa Ata Atik, Secretary
Cengizhan Keskin, Treasurer
Bilal Akin, Vice President
Ellen A. MacDonald, Vice President
Fatih Ay, Cluster Superintendent Dallas-Waco

SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this Ordinance) ~~[April 10, 2017]~~, but is eligible for automatic renewals for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: the Code currently provides that applications for automatic renewal must be filed after the 10th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress and egress is permitted.
5. CLASSROOMS: The maximum number of classrooms is 47, limited to no more than 19 kindergarten and elementary classrooms, 15 junior high/middle school classrooms, and 14 high school classrooms.
6. HOURS OF OPERATION: The open-enrollment charter school may only operate between 8:00 a.m. and 4:00 p.m., Monday through Friday, and between 8:00 a.m. and 12:00 noon on Saturday.
7. STUDENT LOADING AND UNLOADING:
 - A. A designated area for student loading and unloading must be identified with pavement markings and signage in the location shown on the attached circulation ~~[site]~~ plan.
 - B. School personnel must be provided at student loading and unloading areas, as shown on the attached circulation plan ~~[traffic management]~~, between the hours of 7:30 a.m. to 8:15 a.m., 2:50 p.m. to 3:15 p.m., and 3:45 p.m. to 4:00 p.m., Monday through Friday to facilitate traffic circulation and student loading and unloading.
 - C. Pavement markings showing the direction of traffic must be provided as shown on the attached circulation ~~[site]~~ plan.
 - D. Student loading and unloading is prohibited on Forestgate Drive.

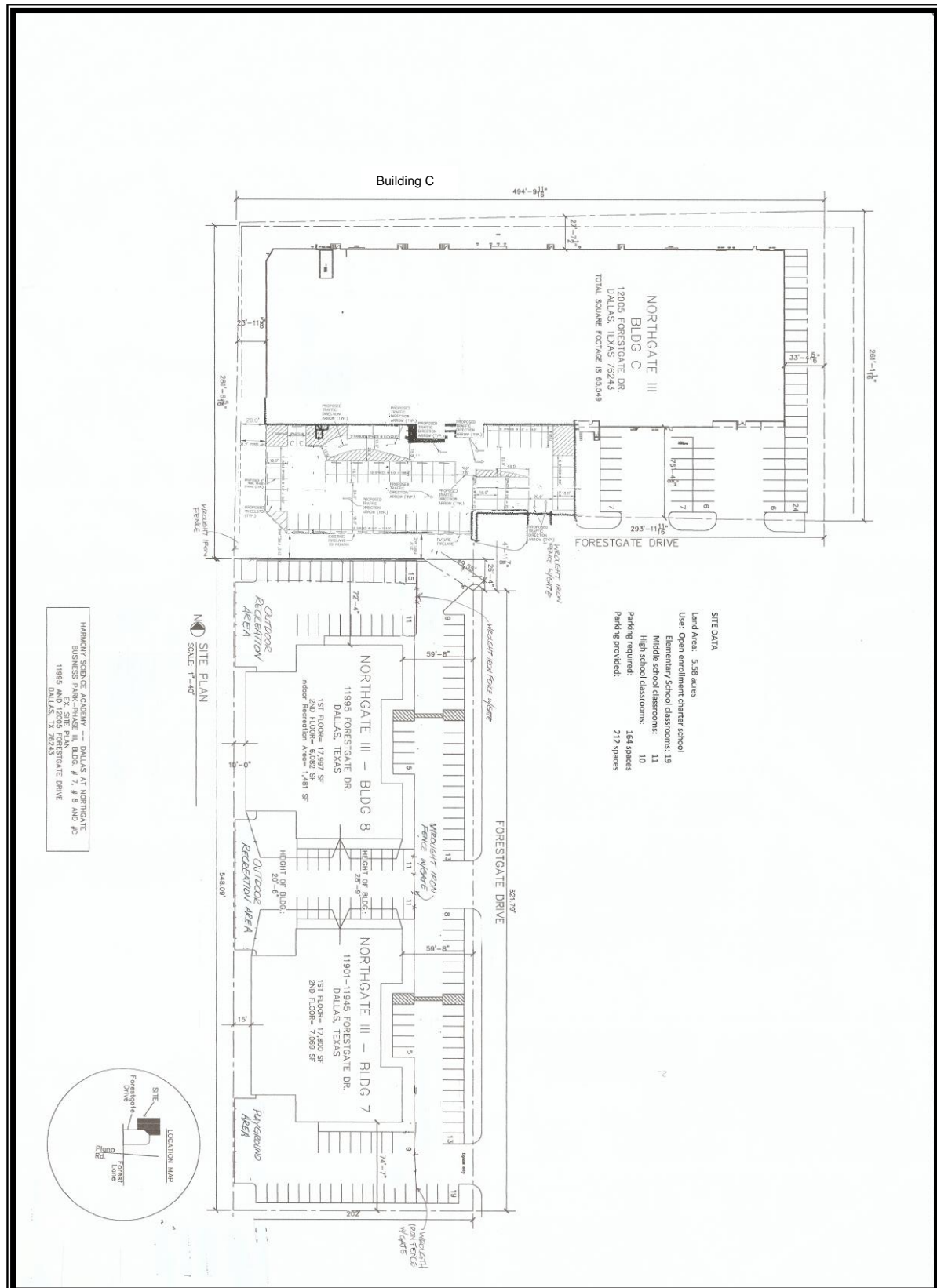
8. TRAFFIC MANAGEMENT PLAN:

- A. Prior to the issuance of a certificate of occupancy for Building C, the Property owner must comply with the provisions outlined in the attached traffic management plan.
- B. Thirty days prior to each new school year, the Property owner must provide the director of public works and transportation with an update to the traffic management plan. Any changes required by the director after review of the revised plan must be implemented within 15 days after the date of the director's request.

9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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

PROPOSED SITE PLAN

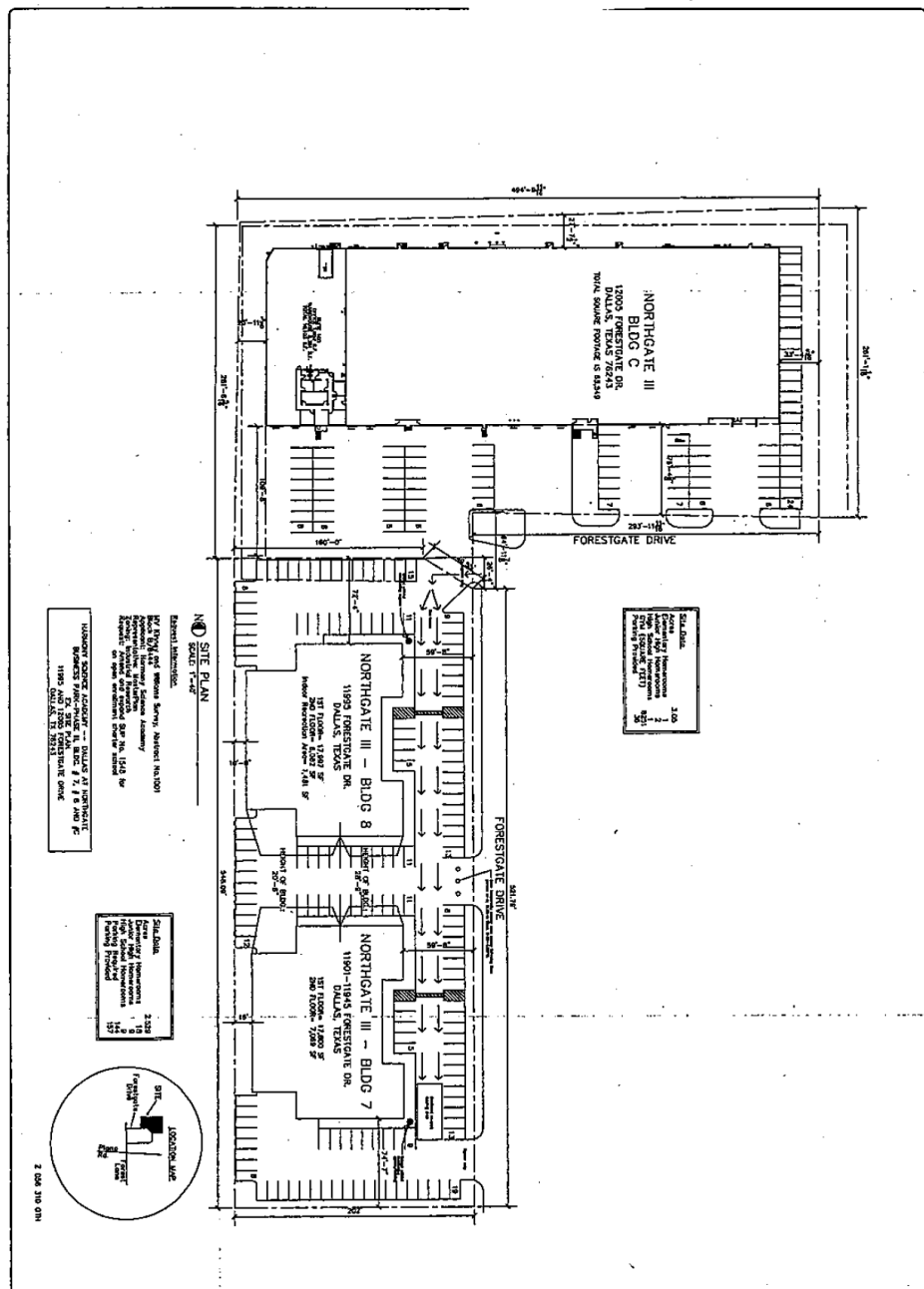


EXISTING SITE PLAN WITH CIRCULATION PLAN

Site Plan

2654.1

070175



Specific Use Permit
No. 1548

Approved
City Plan Commission
November 2, 2006

February 16, 2017

PK# 3126-17.003

TRAFFIC MANAGEMENT PLAN

Project:

Harmony Science Academy

In Dallas, Texas

Prepared for:

City of Dallas

On behalf of:

Harmony Science Academy



Steve E. Stoner

2/16/17

Prepared by:



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX. REG. ENGINEERING FIRM F-14439
TX. REG. SURVEYING FIRM LS-10193805-00

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Exhibit 3. Recommendations/Proposed Conditions – High School	
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INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by on behalf of **Harmony Schools**, to prepare a Traffic Management Plan (TMP) for the Harmony Science Academy located at 11995 Forestgate Drive in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

Harmony Science Academy (the “School”) is seeking to renew its Specific Use Permit (SUP) from the City of Dallas (the “Approving Agency”). Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of City’s review process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

Project Description

The site currently consists of a K-12 public charter school. The school consists of three, adjacent buildings—one each for the elementary, middle, and high schools. Access to the campus is via Forestgate Drive, a local street, which forms a loop that intersects with Forest Lane, a thoroughfare. In this section (between Plan Road and Skillman Street), Forest is an eight-lane, median-divided cross-section. The intersections of Forest and Forestgate are STOP-controlled. Nearby traffic signals are located on Forest Lane at the intersections with Plano Road (east of Forestgate) and Skillman Street (west of Forestgate).

The campus is located within a business park and is surrounded by small offices and other businesses. Multifamily is located north of the site and single family is located west of the site. An existing site plan, prepared by Heights Venture Architects, is provided at the end of this report.

Current enrollment is summarized below in Table 1. The School is not seeking to increase enrollment through the pending SUP renewal.

Table 1. Current Enrollment

LEVEL	STUDENTS ENROLLED
Kindergarten	43
1st Grade	51
2nd Grade	68
3rd Grade	76
4th Grade	81
5th Grade	74
<i>Elementary School Subtotal</i>	<i>393</i>
6th Grade	138
7th Grade	136
8th Grade	135
<i>Middle School Subtotal</i>	<i>409</i>
9th Grade	125
10th Grade	116
11th Grade	101
12th Grade	83
<i>High School Subtotal</i>	<i>425</i>
TOTAL	1,227

Currently, each school start at 7:45 AM on school days. The Elementary School ends at 2:45 PM; the Middle and High Schools end at 3:25 PM.

TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The “Objectives” of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

DEFINITIONS:

Terms are used in this report:

“Event” – a planned event(s), recurring or non-recurring, for which this TMP is being prepared (i.e., “school day”)

“School” (a.k.a., “Event Organizer”) – the person, group, or organization responsible for the Event

“TMP Manager” – a person or persons designated by the School to implement the TMP (also see additional tasks in the *Expectations* section)

“Users” – guests/patrons attending the Event

“Analyst” – the person(s) preparing the TMP for the School

“Approving Agency” – the municipality or government agency requiring the Traffic Management Plan

“Traffic Department” – the department of the public agency responsible for traffic operations for a given right-of-way

“Site” – the property at which the Event is located (generally assumed to be occupied by the School)

“TMP Strategies” – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

DISCLAIMERS:

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs. For this study, PK worked with School representatives to develop the proposed recommendations.

Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

Pacheco Koch was not involved with site selection, site design, or the current operations for this project. Pacheco Koch is not responsible for the *implementation* of the recommended TMP Strategies contained in this study.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO SCHOOL: By submittal of a TMP to the Approving Agency, the School is implicitly agreeing to implement, maintain, and comply with the recommended actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the School agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP “Manager”. In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see “*TMP Objectives*”). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives

- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibits. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Informal changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the School if those changes are prudent and do not compromise the TMP Objectives. It is recommended that changes implemented under such circumstances be documented and retained by the School for future reference or upon request. At the discretion of the Approving Agency, submittal of a formally revised TMP report/document or a validation study may be required on a predetermined or as needed basis.

TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) are estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on Harmony Science Academy to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.

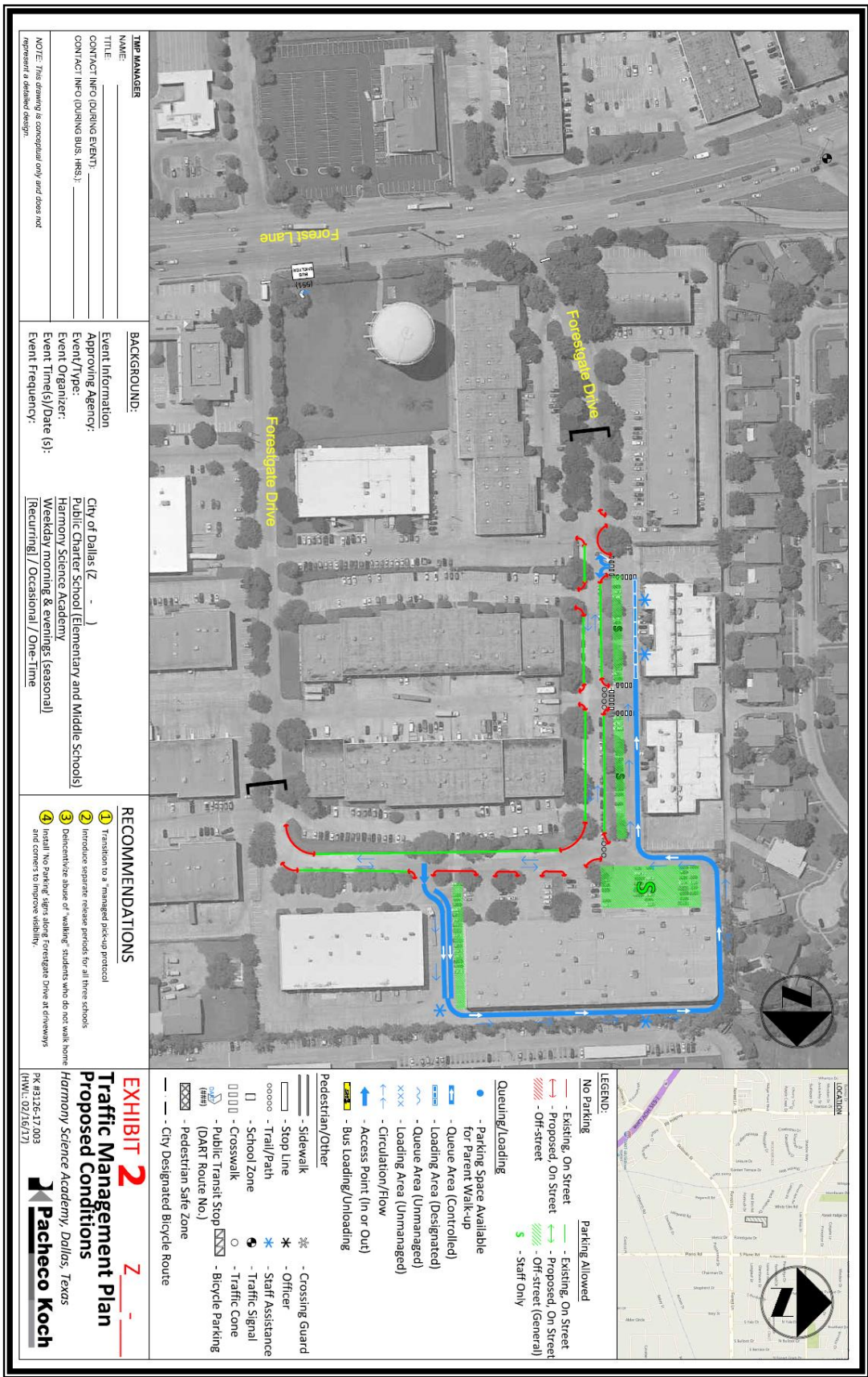
A graphical summary of existing conditions is depicted in **Exhibit 1**; graphical summaries of recommendations and proposed conditions are depicted in **Exhibits 2 and 3** for the Elementary, Middle, and High schools, respectively. All assumptions, calculations, and other quantitative data are provided in the **Appendix**.

A summary of specific recommendations are provided below:

1. During the afternoon pick-up period, transition from an “unmanaged pickup protocol” to a “managed pick-up protocol” in which all parents must enter a controlled queue line and pick-up students at a designated loading area. See traffic control measures depicted in **Exhibits 2 and 3**.
2. Introduce a separate release (i.e., pick-up) time for all three schools: Elementary, Middle, and High schools. Release times should be separated by a minimum of 20 minutes with Elementary School release first and High School release last.
3. Disincentivize abuse of “walking” students who do not walk home but are actually picked up by parents off school property. Recommended methods are:
 - a. Do not release “walkers” until the last release time,
 - b. Scrutinize eligibility of students to register as “walker” such as by limiting the privilege to students with proof of residence within one mile of campus.
4. Install [Caity forces] ‘No Parking’ signs along Forestgate Drive at driveways and corners to improve visibility.

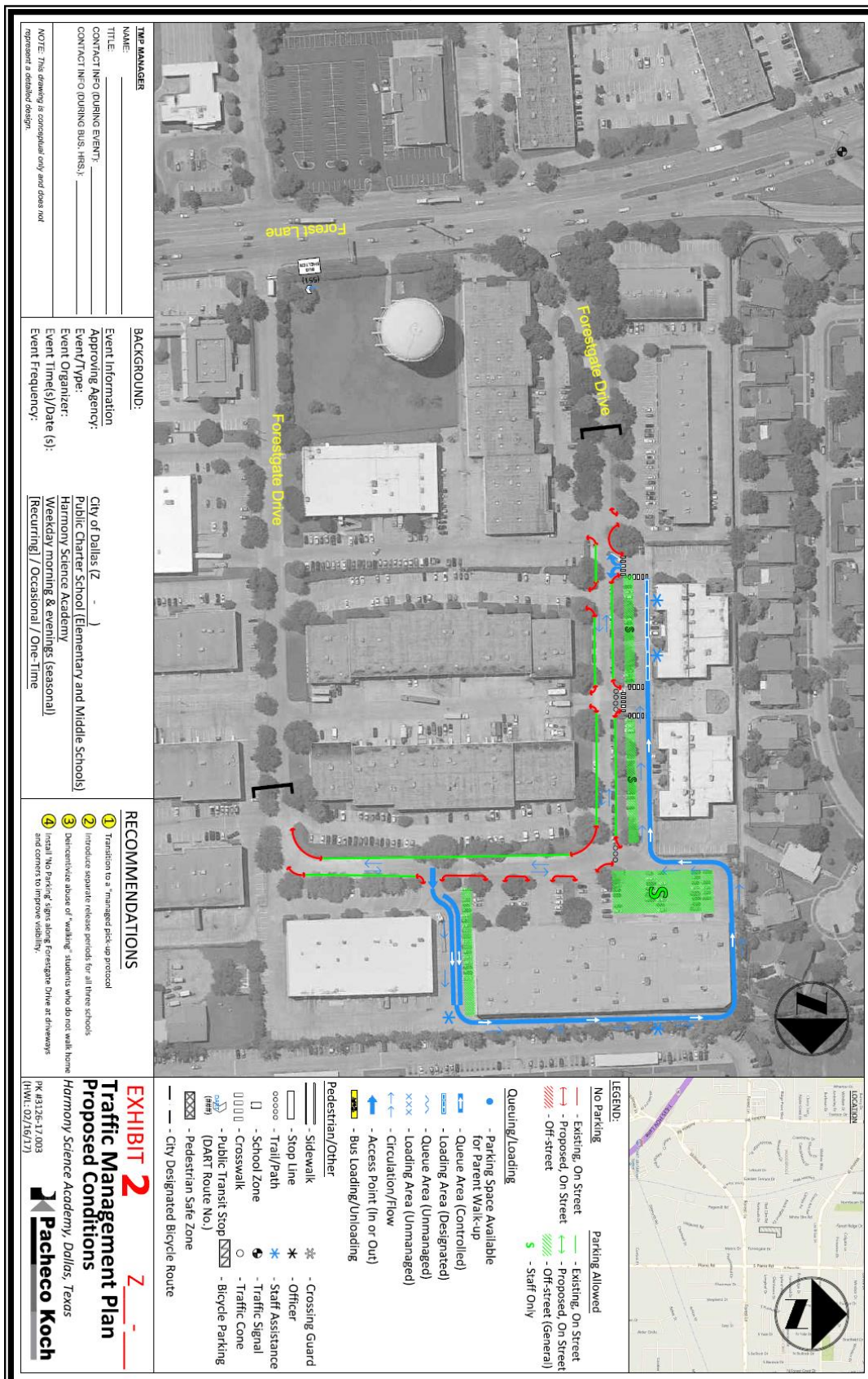
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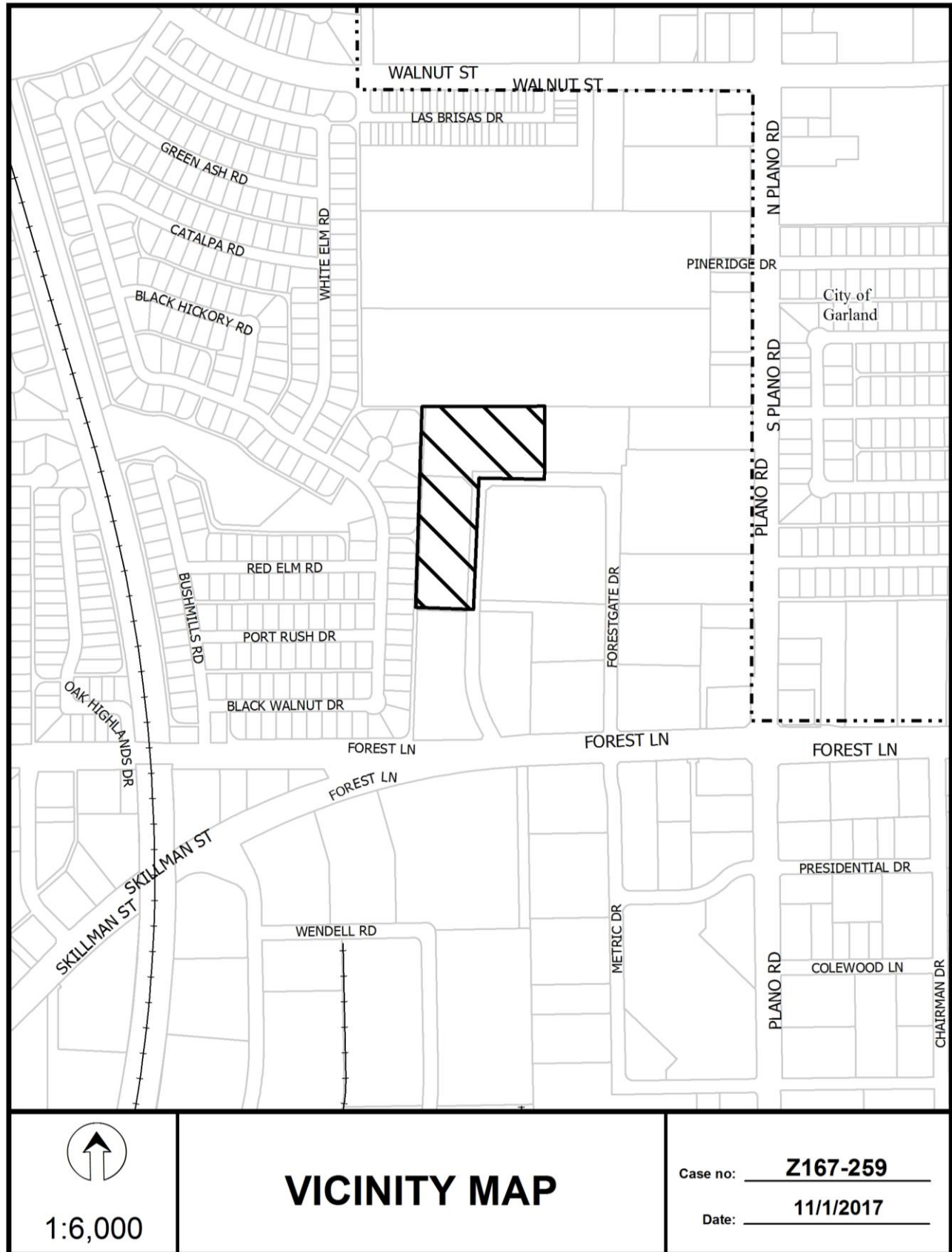
PROPOSED TRAFFIC MANAGEMENT PLAN
Elementary /Middle School



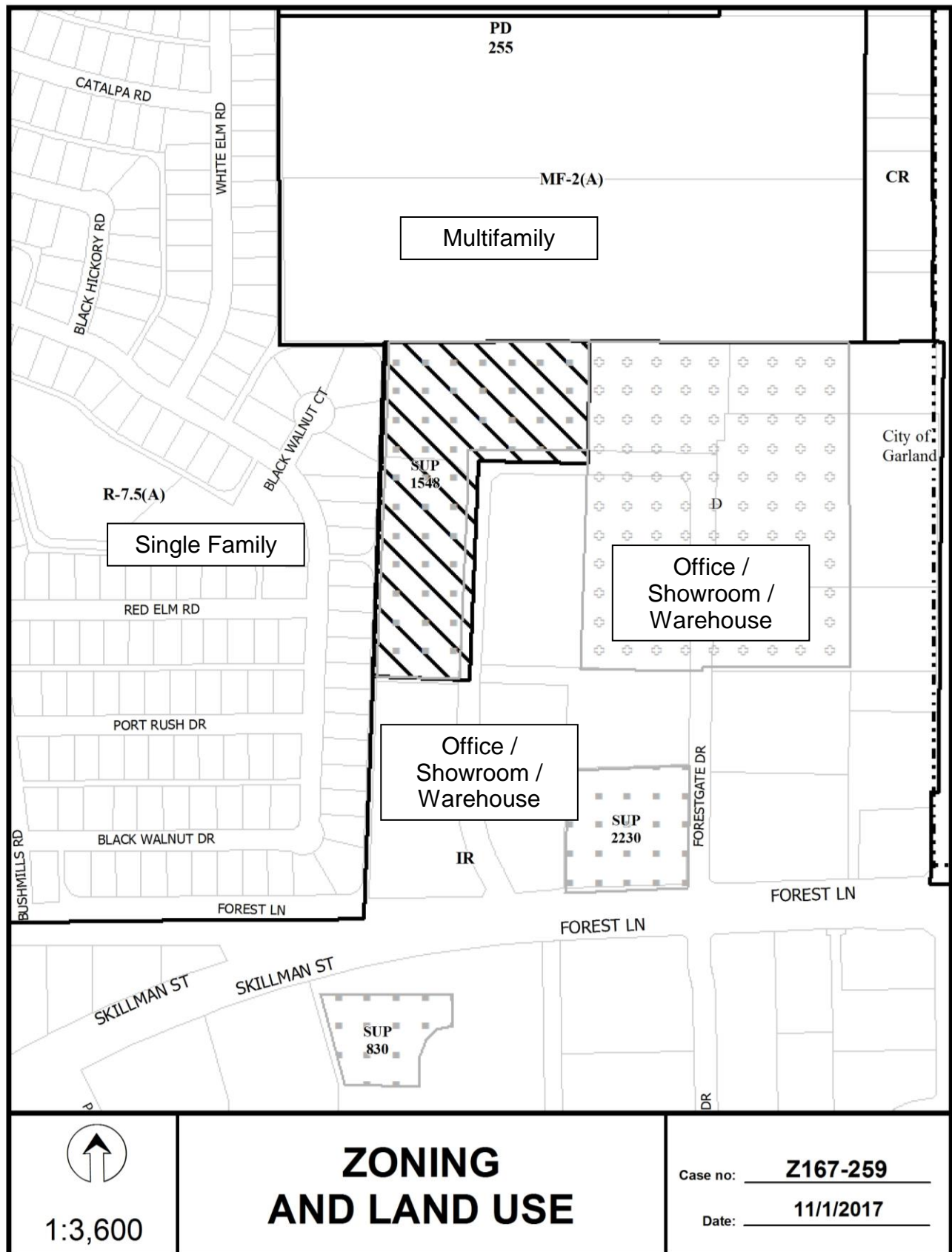
PROPOSED TRAFFIC MANAGEMENT PLAN

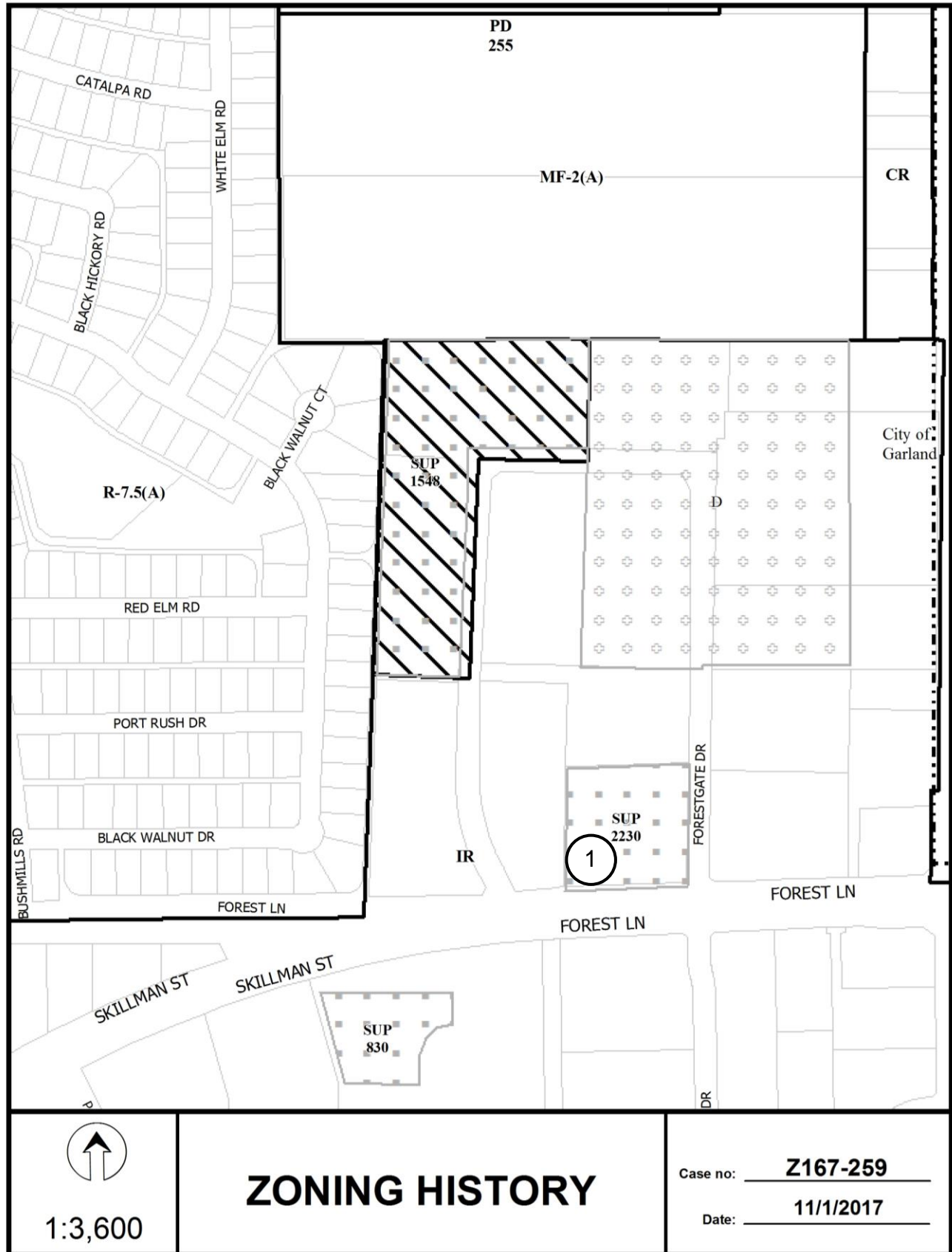
High School

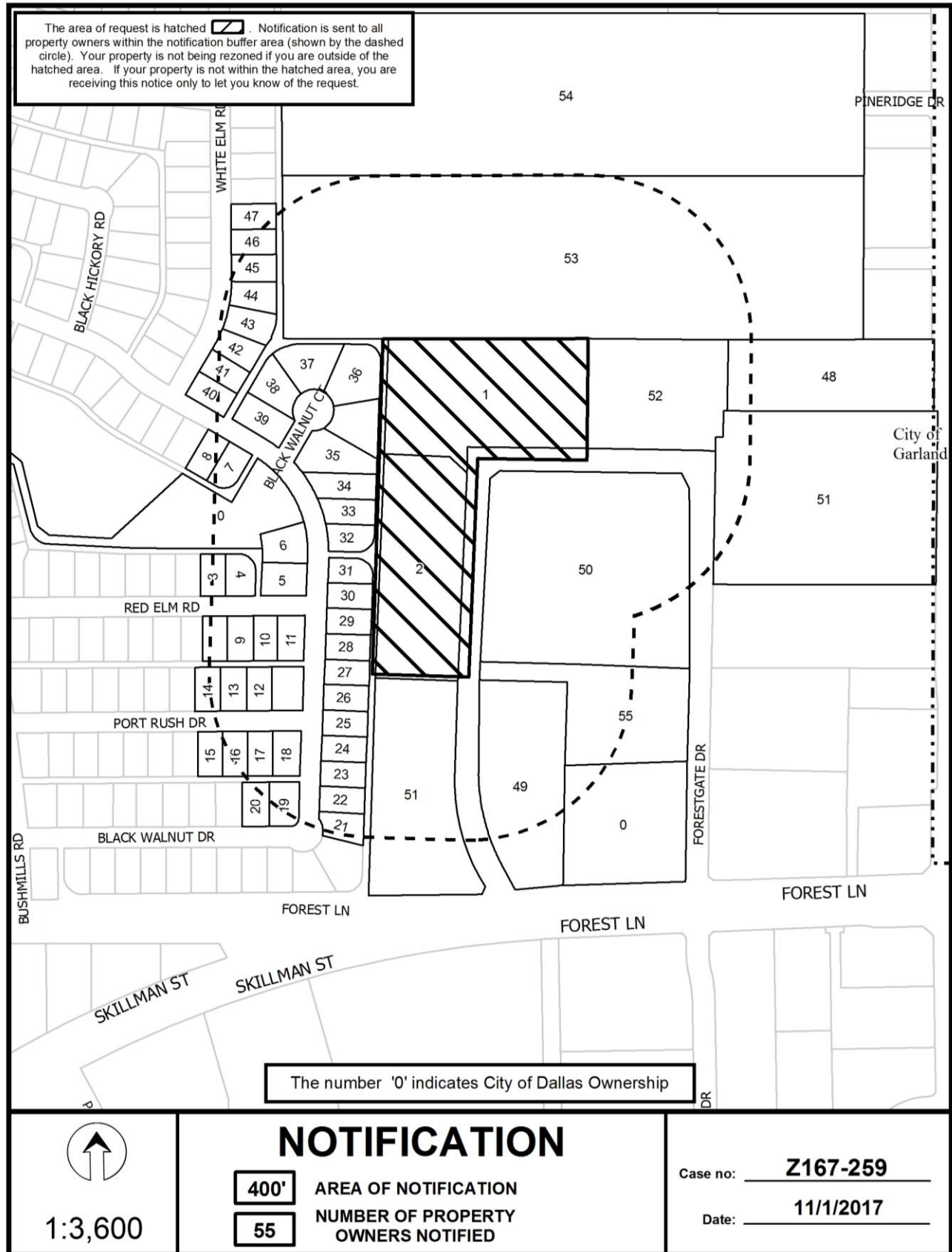












Z167-259

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	12005 FORESTGATE DR	COSMOS FOUNDATION INC
2	11945 FORESTGATE DR	COSMOS FOUNDATION INC
3	10335 RED ELM RD	DANH HANH
4	10339 RED ELM RD	OWENS TERRY
5	10501 BLACK WALNUT DR	HARDIN ELVERN &
6	10505 BLACK WALNUT DR	BROSSETT DANIEL L &
7	10547 BLACK WALNUT DR	NGUYEN NGA TUYET REVOCABLE LIVING TR
8	10551 BLACK WALNUT DR	BAWI RAL &
9	10338 RED ELM RD	NGUYEN NGHIEP ET AL LF ES
10	10342 RED ELM RD	WADDLE NITA B
11	10346 RED ELM RD	AVERETTE RANDOLPH A &
12	10339 PORTRUSH DR	NGUYEN DUY & LINH
13	10335 PORTRUSH DR	TEBEJE ASTER G
14	10331 PORTRUSH DR	GARCIA MIGUEL HERRERA &
15	10330 PORTRUSH DR	VASQUEZ NORA
16	10334 PORTRUSH DR	NGUYEN KIM LAN
17	10338 PORTRUSH DR	WAH EH
18	10342 PORTRUSH DR	PALACIOS MARY ISABEL
19	10339 BLACK WALNUT DR	COOPER BRENDA
20	10335 BLACK WALNUT DR	TUANG KHUP LAN
21	10402 BLACK WALNUT DR	CASADOS CESAR
22	10406 BLACK WALNUT DR	POUNCIE ERICA N
23	10410 BLACK WALNUT DR	VU TOMMY
24	10414 BLACK WALNUT DR	GRANT REGINALD & LAPRENSA
25	10418 BLACK WALNUT DR	HARRIS MARY K
26	10422 BLACK WALNUT DR	LOVELL LEAH SUSAN

11/01/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10426 BLACK WALNUT DR	CHUKWUMA PEACE
28	10430 BLACK WALNUT DR	GOYAL ASHOK KUMAR &
29	10434 BLACK WALNUT DR	TRAN BINH VAN &
30	10502 BLACK WALNUT DR	HANSON FAMILY PARTNERSHIP
31	10506 BLACK WALNUT DR	BACA BENJAMIN S & MARIA M
32	10510 BLACK WALNUT DR	GALLEGOS ISIDRO &
33	10514 BLACK WALNUT DR	MOSELEY WILLIAM G & MYKA J
34	10518 BLACK WALNUT DR	NGUYEN SAM D
35	10522 BLACK WALNUT CT	NGUYEN KIM CHI
36	10530 BLACK WALNUT CT	ORUPABO ADELAIDE
37	10534 BLACK WALNUT CT	BALDERAS TRINIDAD &
38	10538 BLACK WALNUT CT	CHAN KWONG POU & SIU YIN
39	10542 BLACK WALNUT CT	MATHEW JAYA T
40	10383 WHITE ELM RD	PRAXAYBANE LEXUS A
41	10379 WHITE ELM RD	HAMMOND BERNESTEAN
42	10375 WHITE ELM RD	PARK YONG D ESTATE OF
43	10371 WHITE ELM RD	TEXAS LAND CAPITAL LP
44	10367 WHITE ELM RD	SPECIALIZED SERVICES LLC
45	10363 WHITE ELM RD	HOWARD DARRYL
46	10359 WHITE ELM RD	SIMS ANTHONY L
47	10355 WHITE ELM RD	PHAM MINH QUOC &
48	12105 PLANO RD	SHARBER SCHOOLS INC
49	10503 FOREST LN	DIRKIN PROPERTIES FIRST LP
50	12002 FORESTGATE DR	PSFW PROPERTIES LLC
51	11805 FORESTGATE DR	AVISTONE NORTHGATE III H LLC
52	12061 FORESTGATE DR	WALTERSCHEID GILES W &
53	12203 PLANO RD	FOREST GARDEN INVESTORS
54	12303 PLANO RD	NORTHGATE VLLG ASSOC LLC
55	12215 FORESTGATE DR	HONG PROPERTIES LTD

FILE NUMBER: Z167-284(PD)**DATE FILED:** April 27, 2017**LOCATION:** Northeast corner of South Buckner Boulevard and Norvell Drive**COUNCIL DISTRICT:** 4**MAPSCO:** 48-U**SIZE OF REQUEST:** ±1.009 acre**CENSUS TRACT:** 90.00

REPRESENTATIVE: Misham Awadelkariem**APPLICANT:** Autry's, Inc.**OWNER:** Faten Daouk

REQUEST: An application for the renewal of Specific Use Permit No. 1989 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 6 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of beer and wine for off-premise consumption in conjunction with the existing general merchandise or food store.

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

BACKGROUND INFORMATION:

- On September 12, 2012, City Council approved Specific Use Permit No. 1989 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, for a five-year period.
- The ±1.009-acre request site is developed with a ±3,600-square foot building comprised of two suites. One suite is occupied with a ±2,557-square foot general merchandise or food store (convenience store); the other with a ±1,131-square foot hair salon.
- The applicant proposes to continue the sale of beer and wine for off-premise consumption in conjunction with the convenience store.
- The request site is surrounded by undeveloped land to the north; single family residential to the east; a convenience store to the south and a convalescent hospital/nursing home and undeveloped land to the west.

Zoning History: There have been two recent zoning change requests in proximity to the subject site within the last five years.

1. Z156-208 On January 11, 2017, the City Council approved Specific Use Permit No. 2208 for a commercial amusement (inside) limited to a dance hall use.
2. Z112-219 On August 22, 2012, the City Council approved Specific Use Permit No. 1986 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Buckner Boulevard	Principal Arterial	100-ft.
Norvell Drive	Local	50-ft.

Land Use:

	Zoning	Land Use
Site	PDD No. 366	Convenience store; hair salon
North	PDD No. 366	Undeveloped
East	R-7.5(A)	Single family
South	PDD No. 366	Convenience store
West	PDD No. 366; PDD No. 75	Convalescent hospital/nursing home

STAFF ANALYSIS:

Comprehensive Plan:

The Comprehensive Plan does not make a specific land use recommendation related to the request, however the ***forwardDallas! Vision Illustration***, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The Vision Illustration depicts the request site as within a *Residential Neighborhood*. While single family dwellings are the dominant land use in such areas, shops, restaurants, or institutional land uses that serve residents may be located at the edges or at key intersections.

In general, the applicant's proposal is consistent with the following goals and policies of the Comprehensive Plan.

LAND USE ELEMENT

Goal 1.1 Promote desired development

Policy 1.1.5: Use Vision Building Blocks as a general guide for desired development patterns

URBAN DESIGN ELEMENT

GOAL 5.3 Establishing walk-to convenience

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

Land Use Compatibility:

The ±1.009-acre request site is developed with a ±3,600-square foot building comprised of two suites. One suite is occupied with a ±2,557-square foot general merchandise or food store (convenience store); the other with a ±1,131-square foot hair salon.

The applicant proposes the continued sale of beer and wine for off-premise consumption in conjunction with the convenience store. Due to the existing zoning of a D-1 Liquor Control Overlay, the sale of alcoholic beverages on the property requires renewal of the Specific Use Permit.

The request site is surrounded by undeveloped land to the north; single family residential to the east; a convenience store to the south and a convalescent hospital/nursing home and undeveloped land to the west.

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

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

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually.

The applicant's request is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval of the renewal of Specific Use Permit No. 1989 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding roadway system.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area, the requirement for personal services use is also one (1) space per 200 square feet of floor area.

Therefore, the existing $\pm 2,557$ -square foot general merchandise or food store (convenience store) and $\pm 1,131$ -square foot hair salon requires 18 spaces. The subject site is currently served by 18 parking spaces, as depicted on the site plan.

Landscaping:

Landscaping is provided in accordance with Planned Development District No. 366 regulations (§51P-366.110).

Police Report:

The Dallas Police Department's offense incident report for the period from April 2013 to present.

Master_Incident_Number	Response_Date	Response_Time	Problem	Address	ZipCode
17-1706496	9/7/2017	9:58	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
17-1647041	8/29/2017	10:13	40/01 - Other	3510 S Buckner Blvd	75227
17-1356845	7/16/2017	23:09	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
17-1199325	6/24/2017	18:26	40 - Other	3510 S Buckner Blvd	75227
17-1186880	6/22/2017	22:05	09V-01 UUMV Just Ocrd	3510 S Buckner Blvd	75227
17-1014847	5/29/2017	9:43	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
17-0553427	3/23/2017	21:34	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
17-0450337	3/8/2017	16:21	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
17-0437822	3/6/2017	21:02	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
16-1063775	6/1/2016	23:46	21B - Business Hold Up	3510 S Buckner Blvd	75227
16-0530977	3/20/2016	7:38	41/11B - Burg Busn in Progress	3510 S BUCKNER BLVD	75227
16-0082385	1/13/2016	20:05	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
16-0047080	1/8/2016	7:48	11B - Burg of Bus	3510 S Buckner Blvd	75227
15-2505155	12/15/2015	1:54	12B - Business Alarm	3510 S Buckner Blvd	75227
15-1699232	8/22/2015	6:01	12B - Business Alarm	3510 S Buckner Blvd	75227
15-0789615	4/26/2015	0:47	DASF-Dist Active Shooter Foot	3510 S Buckner Blvd	75227
15-0535239	3/22/2015	14:11	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
15-0474373	3/13/2015	21:39	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
15-0418904	3/5/2015	18:12	09/01 - Theft	3510 S Buckner Blvd	75227
14-2106789	10/27/2014	19:47	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
14-1410625	7/22/2014	0:05	31 - Criminal Mischief	3510 S BUCKNER BLVD	75227
14-1410575	7/21/2014	23:50	31/01 - Crim Mis/Prog/Non Felo	3510 S Buckner Blvd	75227
14-0813779	4/30/2014	19:42	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
14-0539927	3/22/2014	22:33	34 - Suicide	3510 S Buckner Blvd	75227
14-0530292	3/21/2014	16:59	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
14-0198767	1/31/2014	5:34	12B - Business Alarm	3510 S Buckner Blvd	75227
13-2173158	11/7/2013	3:01	12B - Business Alarm	3510 S Buckner Blvd	75227
13-2174083	11/7/2013	8:48	32 - Suspicious Person	3510 S Buckner Blvd	75227
13-2092597	10/25/2013	23:01	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
13-1832237	9/17/2013	13:17	40/01 - Other	3510 S Buckner Blvd	75227
13-1833406	9/17/2013	16:23	40/01 - Other	3510 S Buckner Blvd	75227
13-1617793	8/18/2013	11:14	7X - Major Accident	3510 S Buckner Blvd	75227
13-1230284	6/25/2013	18:36	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
13-0964931	5/21/2013	12:47	6X - Major Dist (Violence)	3510 S Buckner Blvd	75227
13-0810854	4/29/2013	21:23	40/01 - Other	3510 S Buckner Blvd	75227

Partners/Principals/Officers:

Owner: Duke & Sons, Inc.

Imad Daouk, Sole Officer and Director

Applicant: Autry's, Inc.

Tigest Atnafe, President/Vice President and Director

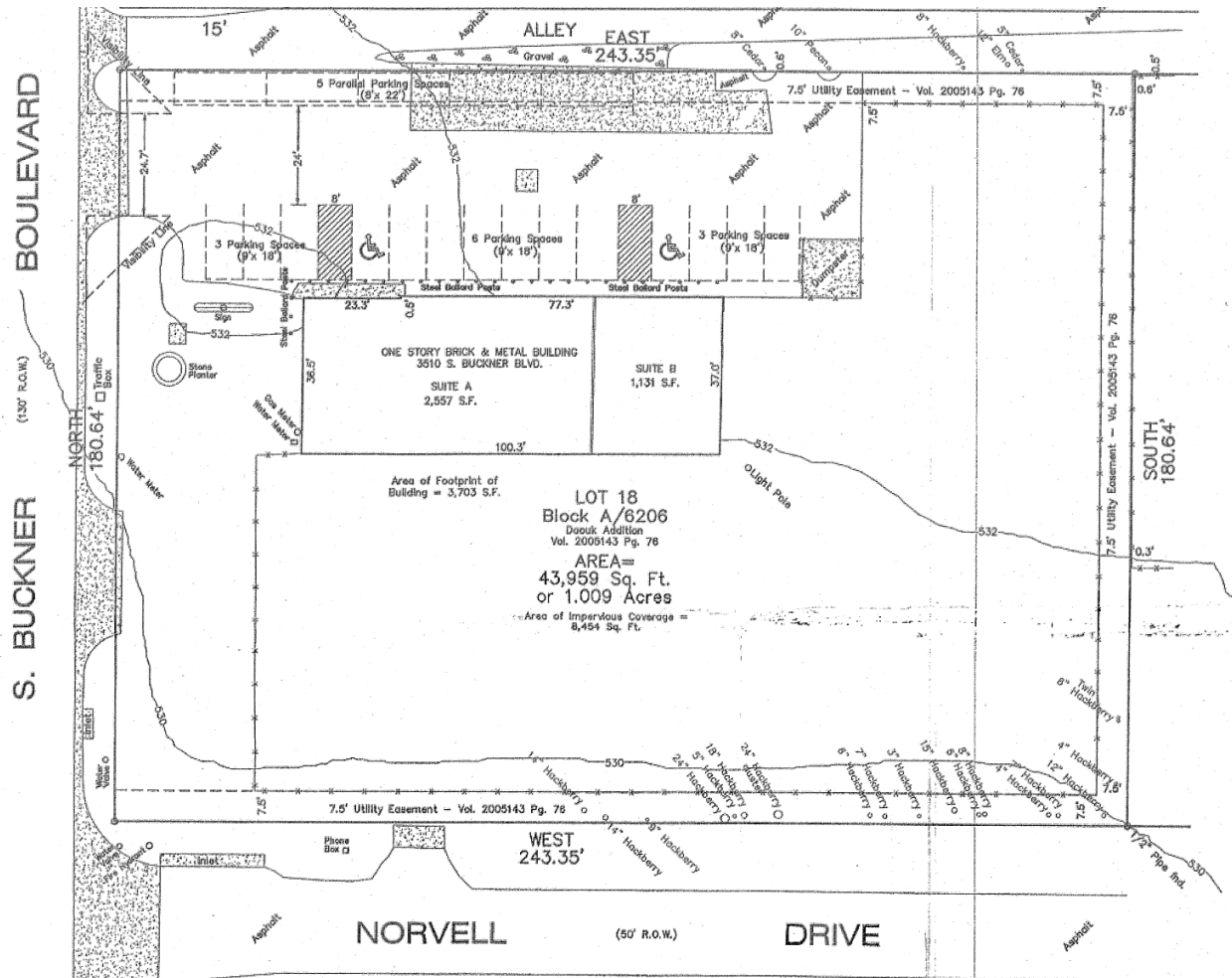
Ahmed Omar, Director

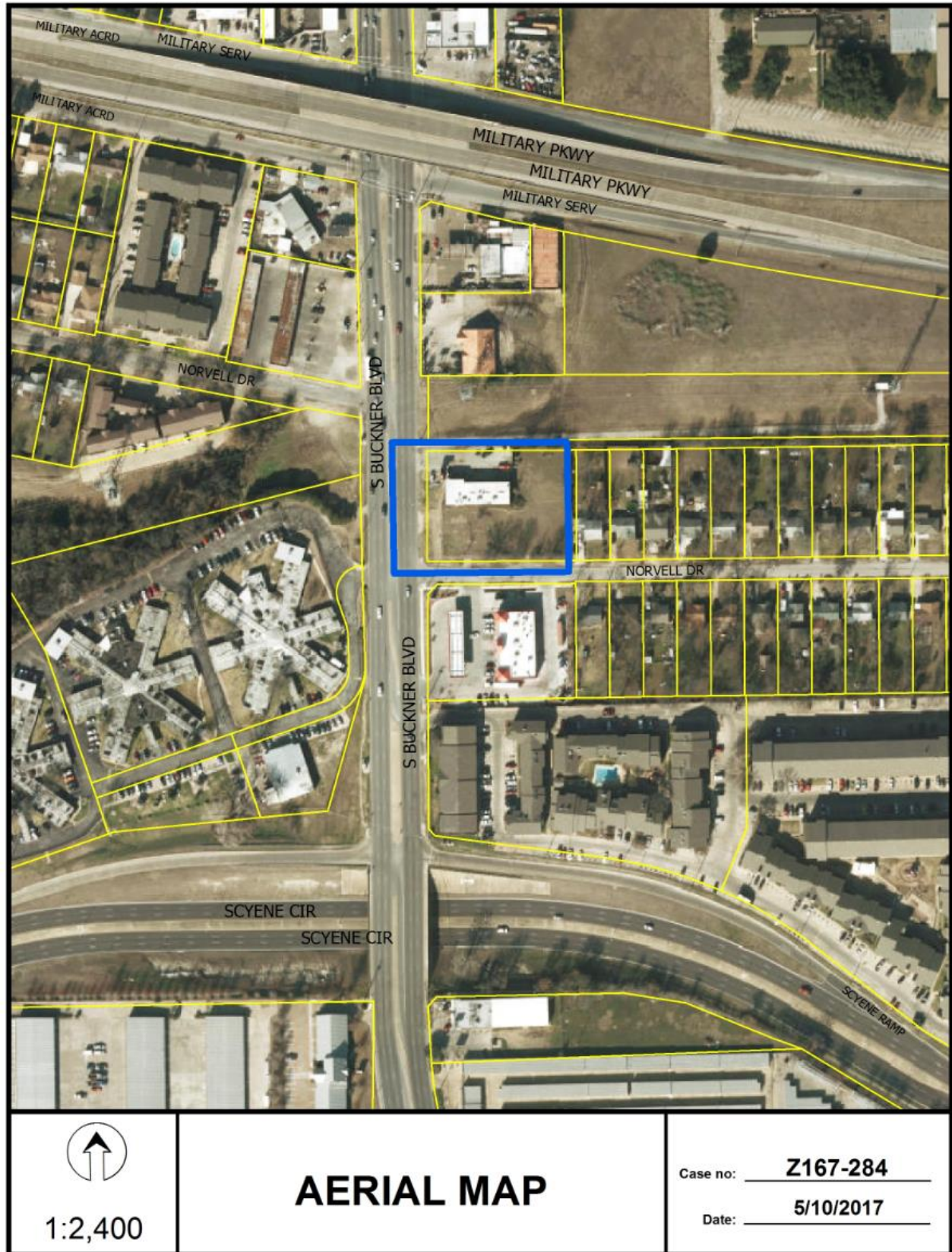
**Z167-284
Proposed SUP Conditions**

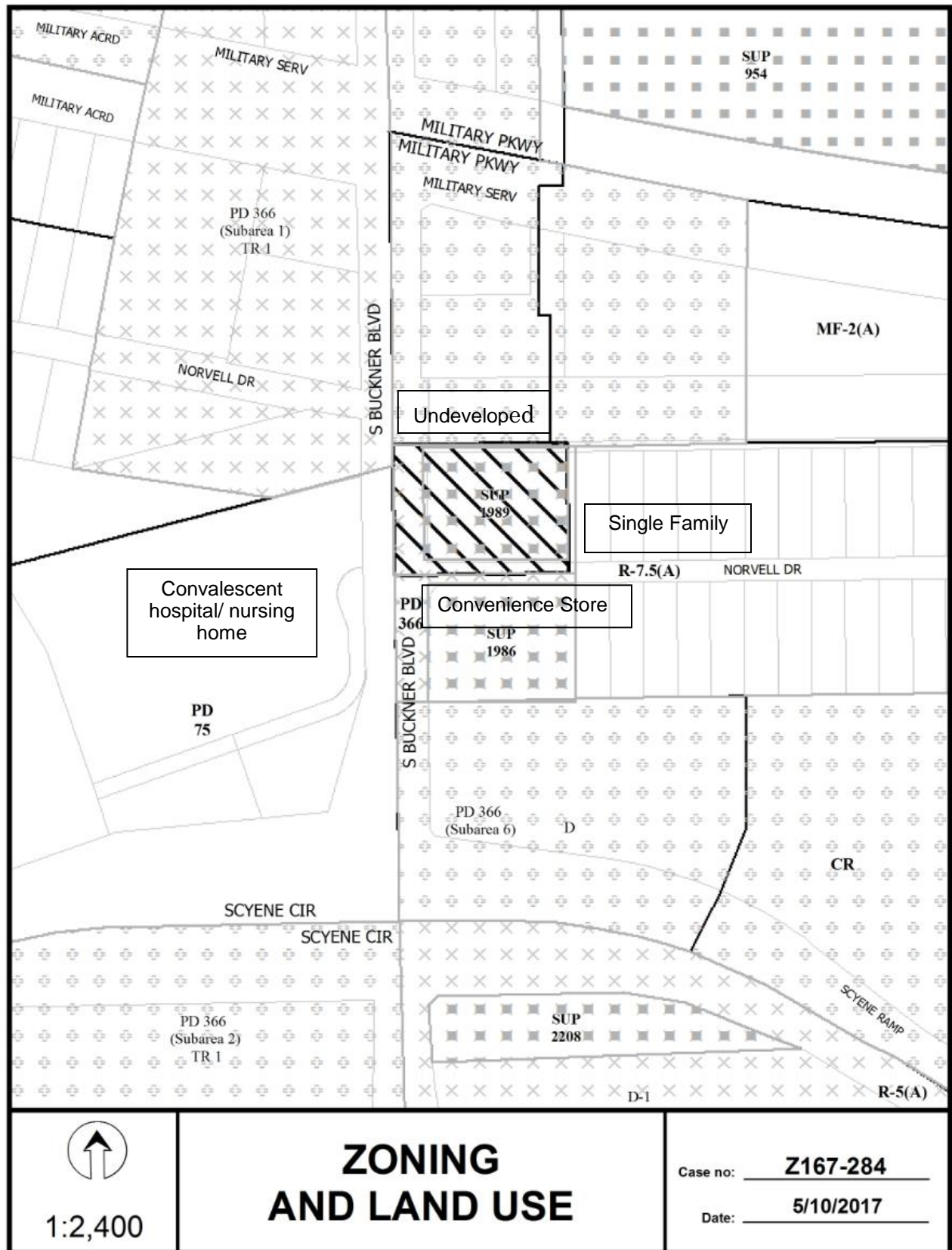
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on five-year period but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: Maximum floor area is 2,557-square feet.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

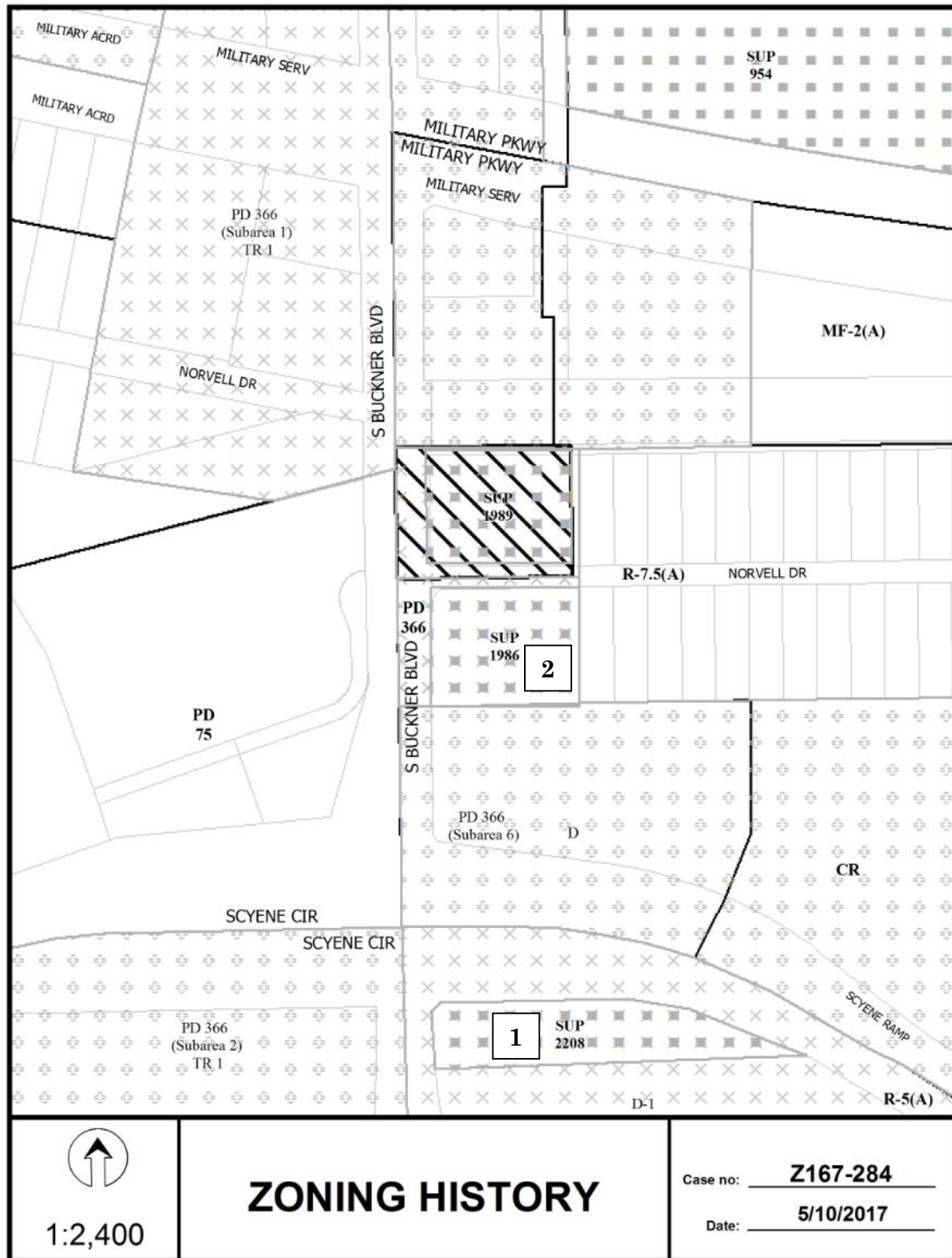


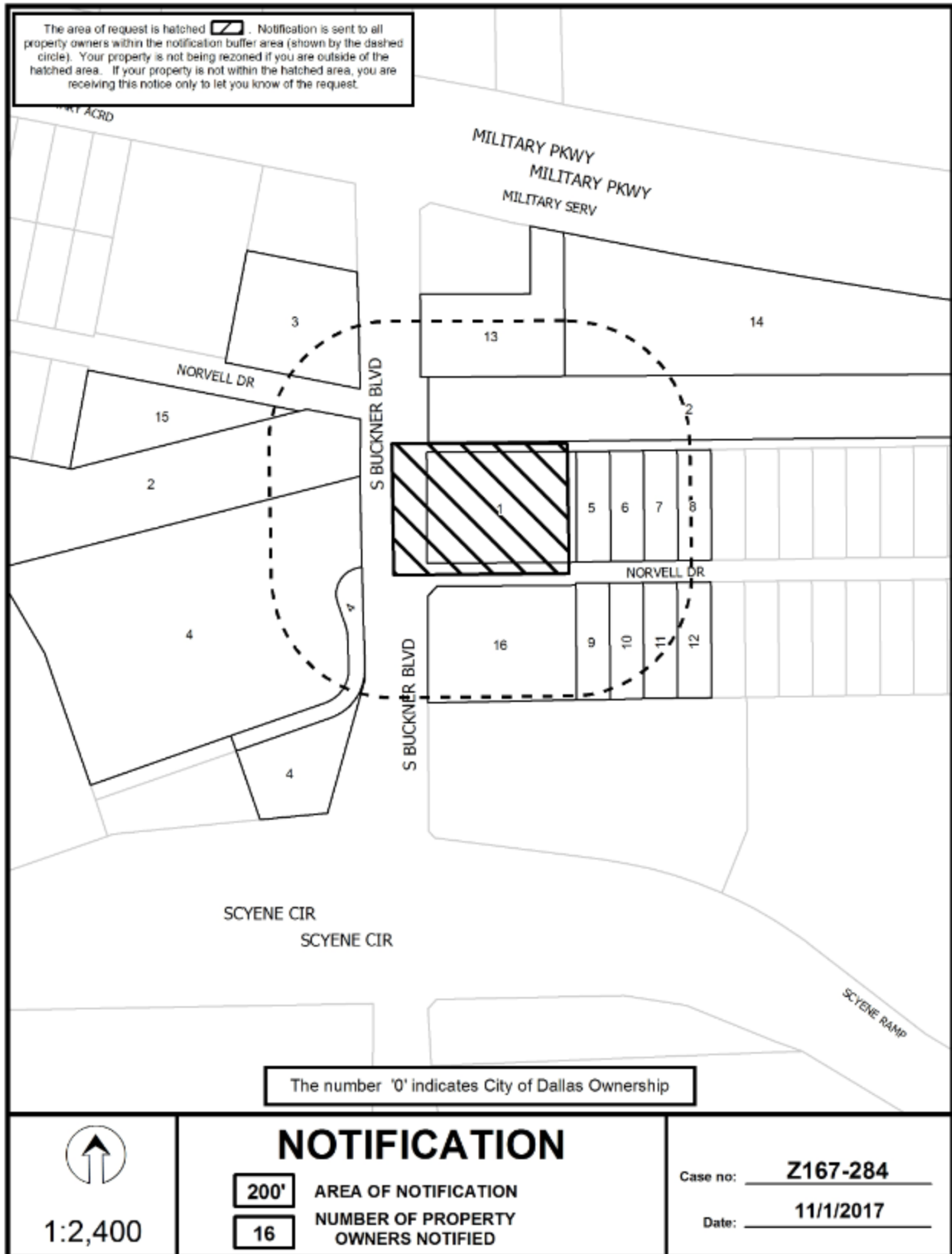
Enlarged Site Plan











05/10/2017

Notification List of Property Owners
Z167-284

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3510 S BUCKNER BLVD	DUKE & SONS INC
2	3701 S BUCKNER BLVD	TEXAS UTILITIES ELEC CO
3	3625 S BUCKNER BLVD	MEZA JESUS
4	7000 SCYENE CIR	BUCKNER SCYENE SNF LTD
5	8123 NORVELL DR	OROZCO JOSE LUIS
6	8127 NORVELL DR	HURTADO DOMINGO
7	8131 NORVELL DR	BARRAZA ELIAS
8	8137 NORVELL DR	HERNANDEZ AGUSTIN
9	8122 NORVELL DR	SANCHEZ REBECA &
10	8126 NORVELL DR	BANDA ANTONIO &
11	8130 NORVELL DR	RODRIGUEZ GUILLERMO SOTO
12	8136 NORVELL DR	CLEMENS SCOTT
13	3608 S BUCKNER BLVD	4 CUSTOM WHEELS & TIRES INC
14	3608 S BUCKNER BLVD	MARES NOEL
15	8008 NORVELL DR	LINSK DALLAS HOLDINGS LLC
16	3424 S BUCKNER BLVD	YARA GROUP LLC

Planner: Warren F. Ellis

FILE NUMBER: Z167-379(WE) **DATE FILED:** August 18, 2017

LOCATION: Southwest line of Cedar Springs Road, between Lucas Drive and Hawthorne Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 34-V

SIZE OF REQUEST: Approx. 2.13 acres **CENSUS TRACT:** 4.05

APPLICANT: Urban Loft Partners, Inc.

OWNER: Circle Park Texas, LLC

REPRESENTATIVE: Karl Crawley
MASTERPLAN

REQUEST: An application for an amendment to Planned Development Subdistrict No. 119 for Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The purpose of this request is threefold: 1) to create two separate tracts that will permit an existing multiple-family development to remain on one tract and to develop a residential development tract on the adjacent tract; 2) to modify the development standards as it relates to the lot size and structure height; and, 3) to modify the landscape requirements.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan and conditions.

BACKGROUND INFORMATION:

- On October 10, 2015, the City Council approved Planned Development Subdistrict No. 119 for Multiple Family Subdistrict uses on property zoned a Multiple Family Subdistrict.
- Planned Development Subdistrict No. 119 was established to redevelop the property to accommodate a 188-unit multiple-family development. The applicant, at the time, requested several modifications to the MF-2 Multiple Family Subdistrict, which included the following; increase in structure height, increase in lot coverage, increase in density, allow certain encroachments into the front yard setbacks, and alternative landscape regulations.
- The property containing the existing multiple-family units was acquired by new ownership and is currently under renovation. The remaining property is currently under contract.
- The applicant proposes to create two tracts within PDS No. 119: one tract will remain developed with the existing multiple-family uses, and the second tract will be developed with a residential development tract. The amendment to PDS No. 119 conditions will reflect the removal of specific development standards and certain urban design requirements that related to the previously approved development.
- The applicant's current proposal is to raze an existing church and a single-family dwelling to construct a 26-unit residential development tract in an area that is designated on the conceptual plan as Tract 1. The existing multiple-family development will remain in Tract 2 and will be governed by the MF-2 Multiple Family Subdistrict regulations.
- Planned Development District No. 193 defines a residential development tract as a development of three or more individually platted lots in an MF-1, MF-2, or MF-3 subdistrict in which the dwelling units, whether attached or detached, are accessed from a shared driveway, and the dwelling units do not have any other dwelling units above or below them. Residential development tracts may be platted as shared access developments.
- The applicant is proposing several modifications to the residential development tract regulations as it relates to the front yard and average lot area.
- The surrounding land uses consist of residential uses of mixed densities, with a community service center (Dallas Housing Authority's Cedar Springs Multi-Purpose Center) located south of the site's Lucas Drive frontage. The depressed travel lanes of the Dallas North Tollway are visible eastward from the site. Multiple family uses exists on property to the east/southeast along the Lucas Drive frontage. Properties that are adjacent to the site on Hawthorne Avenue are developed with single family uses.

Zoning History: There have been four zoning changes requested in the area during the past five years.

1. Z112-266 On October 24, 2012, the City Council approved an amendment to Planned Development Subdistrict No. 91 for Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District.
2. Z123-178 On April 24, 2013, the City Council approved an amendment to and expansion of PDS No. 75, subject to a conceptual plan and conditions
3. Z123-326 On March 26, 2014, the City Council approved a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.
4. Z145-279 On October 28, 2015, the City Council approved a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District [request site].

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Cedar Springs Road	Collector	60 ft.	60 ft.
Lucas Drive	Local	50 ft.	50 ft.
Hawthorne Avenue	Local	50 ft.	50 ft.

Land Use:

	Zoning	Land Use
Site	PDS No. 119	Multiple Family, Church, Single Family
Northeast	PDS No. 4	Multiple Family
Southeast	PDS No. 91	Multiple Family
Northwest	PDS No. 70	Multiple Family
Southwest	MF-2	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.

LAND USE

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas

ECONOMIC

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 WORKABILITY

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

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.
- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.
- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.
- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.
- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.
- (6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.
- (7) To promote landscape/streetscape quality and appearance.

A portion of the site will be redeveloped with a residential development tract and will have access from Cedar Springs Avenue and Hawthorne Avenue. The portion of the property that is constructed with a multiple family development will remain and will be governed by the MF-2 regulations. With respect to compliance with the above referenced objectives, staff has worked with the applicant to ensure that the urban design criteria, where applicable, will remain on the proposed residential development tract. As provided herein, Objective Nos. 1 and 7 are provided for in the applicant's development vision to create walkability along Cedar Springs Road.

Combined with recommended plantings and an increased setback from the southwestern property line, Objective No. 4 is palatable. As the applicant has required the ground level to provide for off-street parking, this Objective remains in noncompliance.

Lastly, Objective Nos. 2, 3 and 5 are not applicable to this request because of the following: 1) retail and commercial uses are not a permitted use in an MF-2 Subdistrict; therefore, creating a continuous street frontage activities within retail areas is not palatable; and 2) the proposed request for a residential development tract will contain single family units that do not require the off-street parking to be placed underground.

STAFF ANALYSIS:

Land Use Compatibility: The 2.13-acre site is developed with a multiple family development, a church, and a single family dwelling. On October 28, 2015, the City Council approved Planned Development Subdistrict No. 119 for Multiple Family District uses. When PDS No. 119 was established, the intent was to raze the existing multiple

family development, church, and single-family dwelling and redevelop the site with a 188-unit multiple family development, with a maximum structure height of 60 feet.

Planned Development District No. 193 defines a residential development tract as a development of three or more individually platted lots in an MF-1, MF-2, or MF-3 subdistrict in which the dwelling units, whether attached or detached, are accessed from a shared driveway, and the dwelling units do not have any other dwelling units above or below them. Residential development tracts may be platted as shared access developments.

The applicant's request for an amendment to Planned Development Subdistrict No. 119 will allow for the creation of two tracts: one tract will remain developed with the existing multiple-family uses, and the second tract will be developed with a 26-unit residential development tract. The amendment to PDS No. 119 conditions will reflect the removal of specific development standards and certain urban design requirements that would have governed the development of the previously proposed 188-unit multiple-family development.

The surrounding land uses consist of residential uses of mixed densities, with a community service center (Dallas Housing Authority's Cedar Springs Multi-Purpose Center) located south of the site's Lucas Drive frontage. The depressed travel lanes of the Dallas North Tollway are visible eastward from the site. Multiple family uses exist on property to the east/southeast along the Lucas Drive frontage. Properties that are adjacent to the site on Hawthorne Avenue are developed with single family uses.

The redevelopment of the site to incorporate a 26-unit residential development tract will integrate within the existing development fabric, with single family and multiple family uses. Due to the single family uses on Hawthorne Avenue, the applicant will limit the structure height of the residential development tract within 50 feet of the southwest property line to 36 feet, and allow projections not to exceed ten feet above the maximum structure height. These projections include elevator or stair penthouse, mechanical equipment room, skylights, clerestory, chimney and vent stacks, visual screens which surround roof mounted mechanical equipment, and parapet walls, limited to a height of four feet. In an MF-2 Subdistrict, projections can exceed up to 12 feet above the maximum structure height of 36 feet. In addition, the structure height of the remaining portion of the development will not exceed 50 feet. Projections are prohibited on any structures that exceed 36 feet in height. The maximum number of stories proposed for the residential development tract is four.

Lastly, the average lot area of the lots within a residential development tract must equal or exceed 1,900 square feet. However, the applicant is proposing to reduce the average lot area from 1,900 square feet to 1,500 square feet.

Staff supports the applicant's request for an amendment to Planned Development Subdistrict No. 119, subject to a conceptual plan and conditions.

Development Standards:

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Planned Development District No. 119 – (Existing) MF-2 Subdistrict	25' – Cedar Springs 15' – Hawthorne Ave. 15' – Lucas St.	45'/15'	188 units	Max-60'	65%	Urban Form	Multiple Family
Amendment to PDS No. 91 for Tract 1 (Proposed)	25' – Cedar Springs 15' – Hawthorne Ave.	5'/5'	26 units	Max-50'	60%	Urban Form	Residential development tract

Parking: The applicant will meet the off-street and guest parking regulations in accordance with Part I of PDD No. 193 for the specific off-street parking and loading requirements for each use.

Landscaping: Landscaping must be provided in accordance with Part 1 of PDD No. 193. Plant materials must be maintained in a healthy, growing condition.

LIST OF OFFICERS

OWNERSHIP

Tract 1

Maker Bros., LLC, a Texas limited liability corporation

Justin C Bailey, Manager

Andrew Carnahan, Manager

Tract 2

Circle Park Texas, LLC, a Texas limited liability corporation

David Eitches, Managing Member

Jonathan Schoen, Managing Member

Mark Kahan, Managing Member

Purchaser – Tract 1

Urban Lofts Partners, Inc.

Larry S Davis, President

Sherry F Davis, VP/Treasurer

Joel Davis, VP

PROPOSED PDS CONDITIONS

SEC. S-119.101. LEGISLATIVE HISTORY.

PD Subdistrict 119 was established by Ordinance No. 29916, passed by the Dallas City Council on October 28, 2015.

SEC. S-119.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 119 is established on property fronting on the southwest line of Cedar Springs Road between Hawthorne Avenue and Lucas Drive. The size of PD Subdistrict 119 is approximately 2.13 acres.

SEC. S-119.103. DEFINITIONS AND INTERPRETATIONS.

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

~~(1) STOOP means a small porch leading to the entrance of a residential structure.~~

~~([2] 1)~~ SUBDISTRICT means a subdistrict of PD 193.

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

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

SEC. S-119.104. EXHIBITS.

The following exhibit[s] ~~[are]~~ is incorporated into this division: Exhibit S 119A: conceptual plan.

~~[(1) Exhibit S-119A: development plan.]~~

~~[(2) Exhibit S-119B: landscape plan.]~~

SEC.S-119.105. CONCEPTUAL PLAN.

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

SEC. 51P-.10[5]6. DEVELOPMENT PLAN.

(a) Tract 1: 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 this article controls.

(b) Tract 2: For all 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, development schedule, and landscape plan do not apply.

SEC. S-119.10[6]7. MAIN USES PERMITTED.

The only main uses permitted in this subdistrict are those main uses permitted in the MF-2 Multiple-Family Subdistrict, subject to the same conditions applicable in the MF-2 Multiple-Family Subdistrict, as set out in Part I of this article. For example, a use permitted in the MF-2 Multiple-Family Subdistrict only by specific use permit (SUP) is permitted in this subdistrict only by SUP; a use subject to development impact review (DIR) in the MF-2 Multiple-Family Subdistrict is subject to DIR in this subdistrict; etc.

SEC. S-119.10[7]8. 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 51P193.108. (Ord. 29916)

SEC. S-119.10[8]9. 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 of the MF-2 Multiple-Family Subdistrict apply.

(b) Front yard.

(1) On Cedar Springs Road, minimum front yard is 25 feet.

(2) On Hawthorne Avenue and Lucas Drive, minimum front yard is 15 feet.

~~(3) [Except as provided in this paragraph, on Lucas Drive, minimum front yard is 15 feet. Minimum front yard for the northern 30 feet of the facade on Lucas Drive is 10 feet as shown on the development plan.]~~

~~[(4) The following may be located in the required front yard:]~~

~~[(A) on Cedar Springs Road and Hawthorne Drive, fences no more than four feet in height;]~~

~~height} {(B) on Lucas drive, fences no more than six feet in~~

~~maximum height of 42 inches;} {(C) railings for stairs, stoops, and porches with a~~

~~{(D) patios and covered seating areas;}~~

~~{(E) balconies; and}~~

~~{(F) arbors.}~~

~~{(5) Any fence located in the required front yard must have at least 50 percent open surface.}~~

~~{(6) Any balcony in the required front yard must have a minimum clearance of eight feet above grade.}~~

(c) Side yard.

(1) Tract 1 setback between Tract 1 and Tract 2 is five feet; otherwise the side yard setback is 10 feet.

(2) The side yard setback for a residential development tract is zero for internal setbacks. The setback between residential development tracts is seven (7) feet.

~~{(1) Except as provided in this subsection, minimum side yard is 25 feet.}~~

~~{(2) Minimum side yard for a multiple family structure is 45 feet.}~~

(d) Density.

(1) Tract 1: Maximum number of dwelling units is [188]26.

(2) Tract 2. Must comply with MF-2 Subdistrict regulations

(e) Height. Except as provided in this subsection

(1) Tract 1

(a) For a residential development tract, maximum structure height is 36 feet within 50 feet of the southwest property line; otherwise maximum structure height is 50 feet.

(b) For a residential development tract limited to 36 feet in height, the following structures may project a maximum of 10 feet above the maximum height:

(i) elevator or stair penthouse.

(ii) mechanical equipment room.

(iii) skylights.

(iv) clerestory.

(v) chimney and vent stacks.

(vi) visual screens which surround roof mounted
mechanical equipment

(vii) parapet walls, limited to a height of four feet.

~~[(1) Except as provided in this subsection, maximum height for occupied floor area is 60 feet.]~~

~~[(2) Maximum height for the pool and amenity deck, as measured to the finished floor, is 12 feet.~~

~~[(3) Any elevator penthouse, mechanical equipment, and a clerestory may project a maximum of 12 feet above maximum height.~~

~~[(4) A parapet wall constructed to a maximum height of four feet may project above maximum height.~~

(2) Tract 2. Maximum structure height is 36 feet

(f) Lot coverage. Maximum lot coverage is ~~[65]~~ 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(g) Stories. ~~Maximum number of stories above grade is five.~~

(1) Tract 1, a residential development tract, maximum number of stories is four.

(2) Tract 2, for multiple family uses the maximum number of stories is three.

(h) Lot area. For single family uses, no minimum lot area for lots within a residential development tract. The average lot area of the lots within a residential development tract must equal or exceed 1,500 square feet.

SEC. S-119.11[9]0. OFF-STREET PARKING AND LOADING

(a) Except as provided in this section, consult Part I of this article for the specific off-street parking and loading requirements for each use.

~~[(b) For an accessory community center (private), no off-street parking is required.]~~

SEC. S-119.11[0]1. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-119.11[4]2. LANDSCAPING.

(a) In general. Except as provided in this section, landscaping and screening must be provided in accordance with Part I of this Article.

~~[(b) Multiple family. For a multiple-family use, landscaping must comply with the landscape plan (Exhibit S-119B).]~~

(b) Cedar Springs Road and Hawthorne Street: The tree planting zone is that area parallel to between two and one-half and twenty feet from the back of the projected street curb.

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

SEC. S-119.11[2]3. SIDEWALKS FOR ~~[MULTIPLE-FAMILY USE.]~~ TRACT 1

(a) Cedar Springs Road. A minimum unobstructed width of ~~[eight]~~ six feet must be provided.

~~[(b) Hawthorne Avenue and Lucas Street. A minimum unobstructed width of six feet must be provided]~~

~~[(c)] Tree grates. Handicapped accessible tree grates are considered as part of the unobstructed sidewalk width.~~

~~[(d)] Ingress and egress. Where a driveway connects through a sidewalk to right-of-way, design and construction of the driveway must be level with any connecting sidewalk.~~

SEC. S-119.11[3]4. SIGNS

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

SEC. S-119.11[4]5. URBAN DESIGN REQUIREMENTS FOR ~~[MULTIPLE-FAMILY USE]~~ TRACT 1

~~[(a) Cedar Springs Road entrance. A minimum of one visible and usable entrance is required on the Cedar Springs Road facade. The entrance must be clearly identified using an awning, paving treatments, a change in roofline, porticos, arcades, arches, integral planters, a stoop or front porch, color treatments, or similar means.]~~

~~[(b)]~~(a) Facade elements. To help break up long facades along Cedar Springs Road, ~~[Lucas Drive, and Hawthorne Avenue]~~ and make the structure appear as multiple structures, building facades along Cedar Springs Road must incorporate at least two of the following elements and facades

(1) A change in building material, color, and texture that effectively contrasts from the rest of the facade.

(2) Vertical articulation of the facade and roofline with strong forms to help break up the building mass.

(3) Accentuation of the building's base, middle, and top through combination of materials, detailing, and building articulation.

~~[(4) Stepped-back upper floors]~~

~~[(5) Deeply inset windows]~~

~~[(6) Inset or projecting volumes, awnings, or canopies.]~~

~~[c] — Ground level residential entrances. A minimum of five multiple-family dwelling units must provide direct access from the sidewalk.]~~

~~[d] — Fenestrations. Multiple-family fenestrations constructed on the southwestern facade must be designed to restrict the view from inside the structure onto adjacent properties utilizing translucent glazing or other similar materials.~~

~~[e] — Parking garage.~~

~~[(1) Except as provided in this subsection, all aboveground parking structures must comply with the structure facade standards for off-street parking structures in Section 51P-193.127(a).]~~

~~[(2) Parking structure facades must include at least one of the following: heavy gauge metal screen, pre-cast concrete panels, laminated glass, or photovoltaic panels.]~~

~~[(3) Aboveground parking structures must have a solid wall or panel on each level with a minimum height of 36 inches to block light spillage from headlights.]~~

~~[(f) — Patios and balconies. Patios and balconies are prohibited on the southwestern facade above the second floor.]~~

~~[(g) — Pedestrian amenities. A minimum of two each of the following pedestrian amenities are required along the Cedar Springs Road frontage: bench, trash receptacle, and bicycle rack.]~~

~~[(h) — Pedestrian trail or walkway. A pedestrian trail or walkway is required to connect the building to the street at two locations on the Cedar Springs Road frontage. The purpose of the pedestrian trail or walkway is to provide pedestrian~~

~~connectivity between the building and the street. These pedestrian trails or walkways may be constructed of permeable material, such as decomposed granite, and must have a minimum width of four feet.]~~

~~[(i) Screening. The pool and amenity deck must be screened from the southwest and southeast by evergreen shrubs in either a planter or individual containers which at the time of planting must be spaced so as to give a solid appearance with a minimum height of six feet and capable of growing to a minimum height of eight feet within two years.]~~

SEC. S-119.11[5]6. ADDITIONAL PROVISIONS.

~~[(a) Live or amplified outdoor music is prohibited.]~~

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

~~[(c)](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.

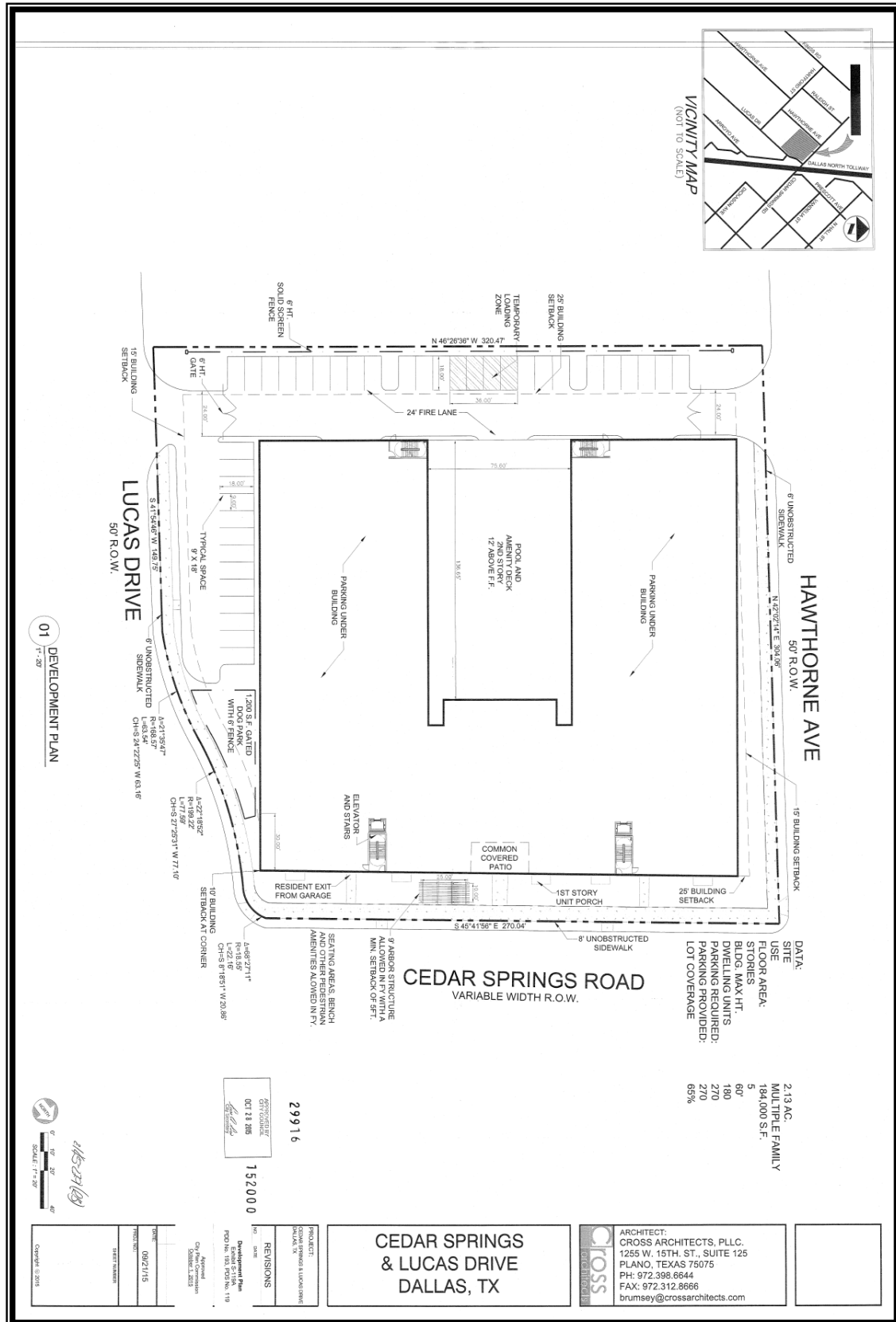
~~[(d)](c)~~ Except as provided in this division ~~[or shown on the development plan]~~, development and use of the Property must comply with Part I of this article.

SEC. S-119.11[6]7. COMPLIANCE WITH CONDITIONS.

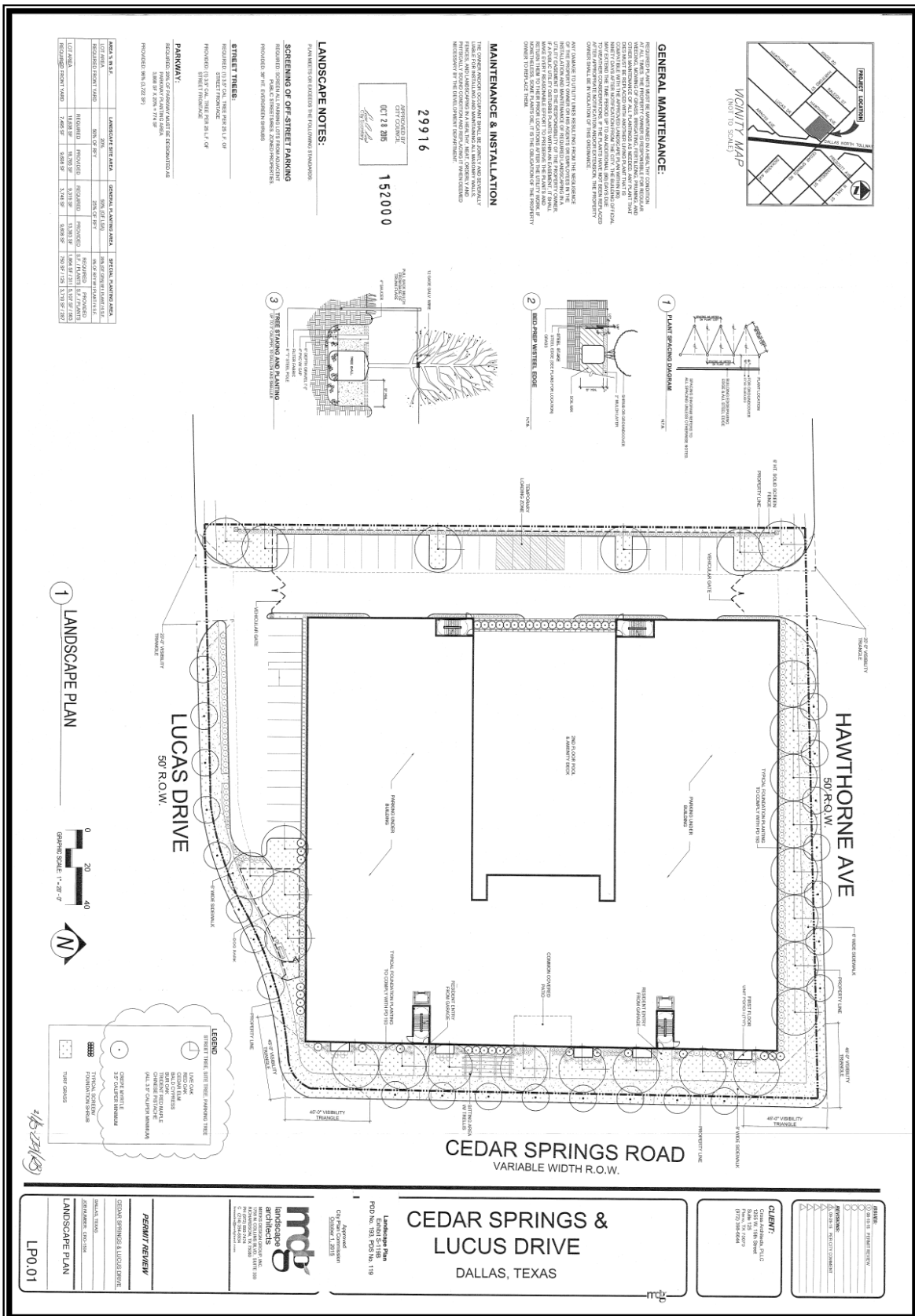
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

(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.

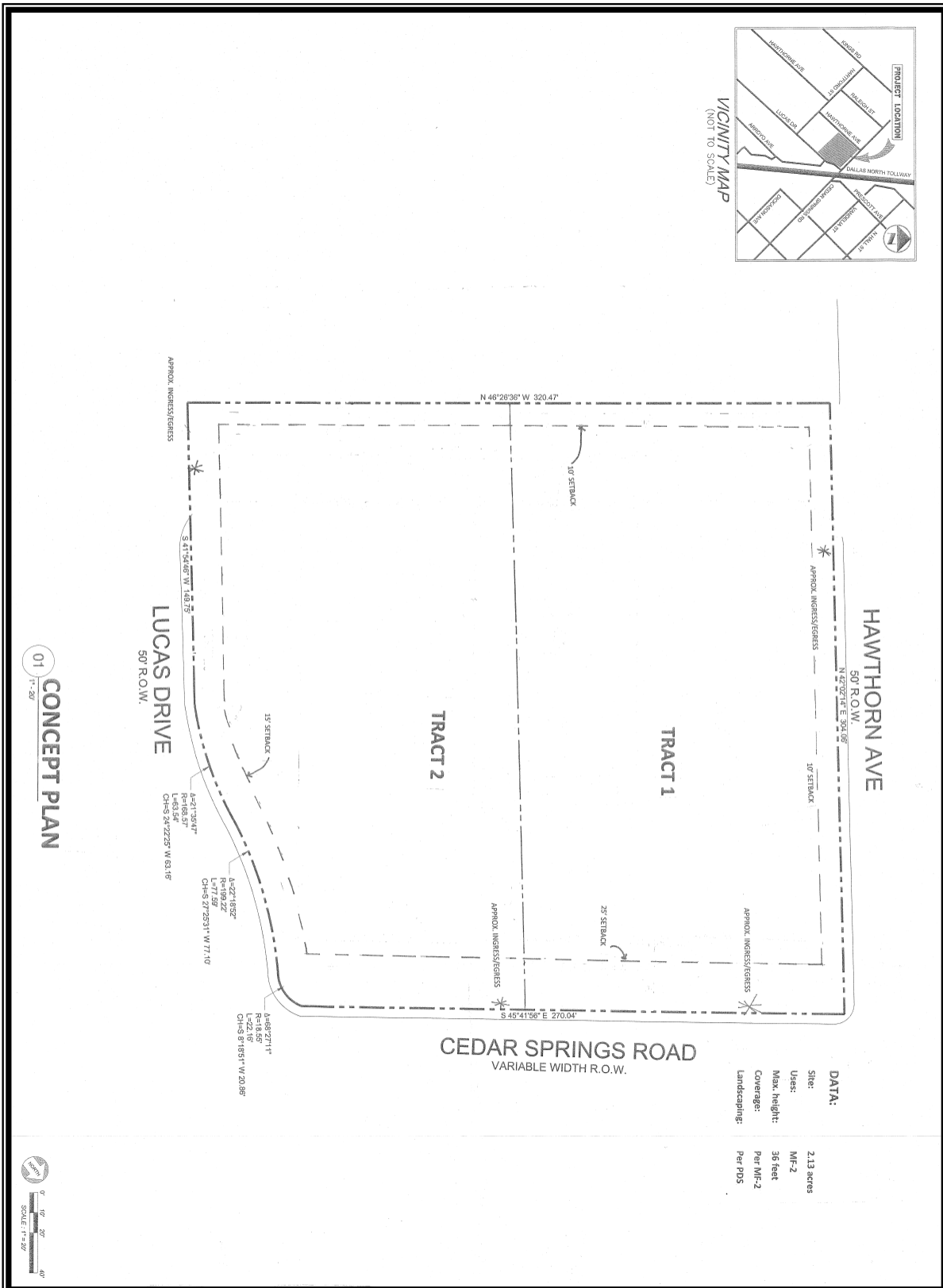
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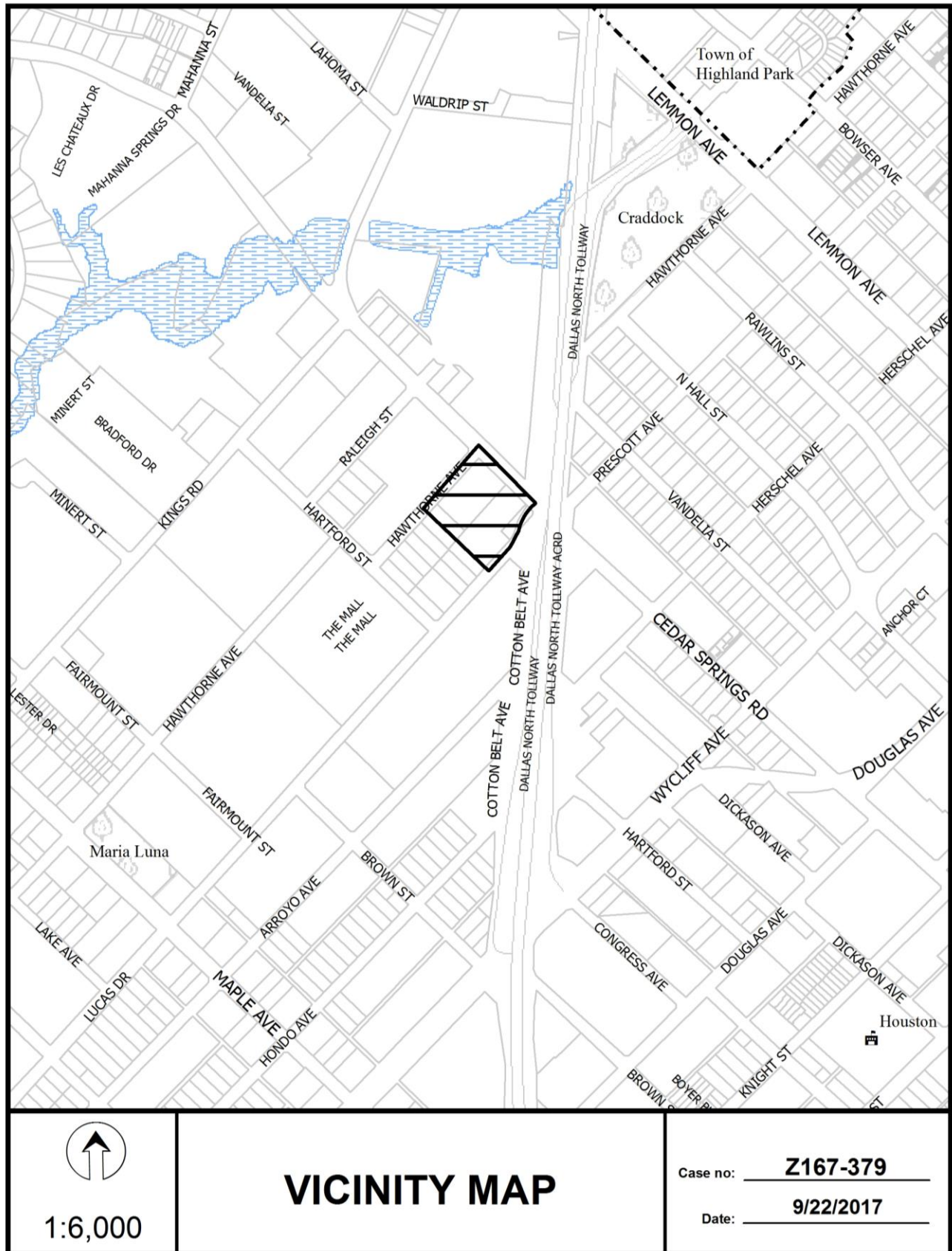


EXISTING LANDSCAPE PLAN

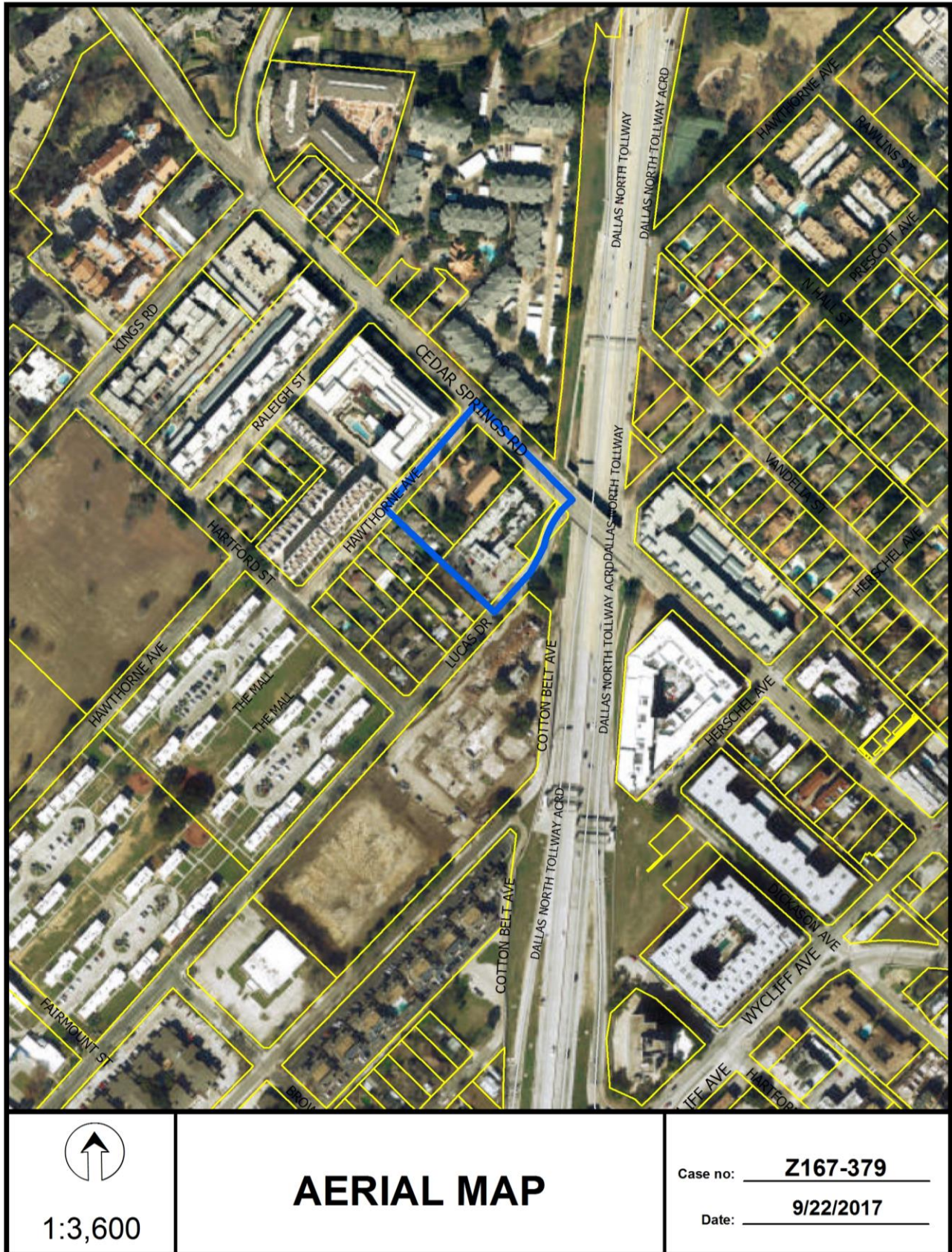


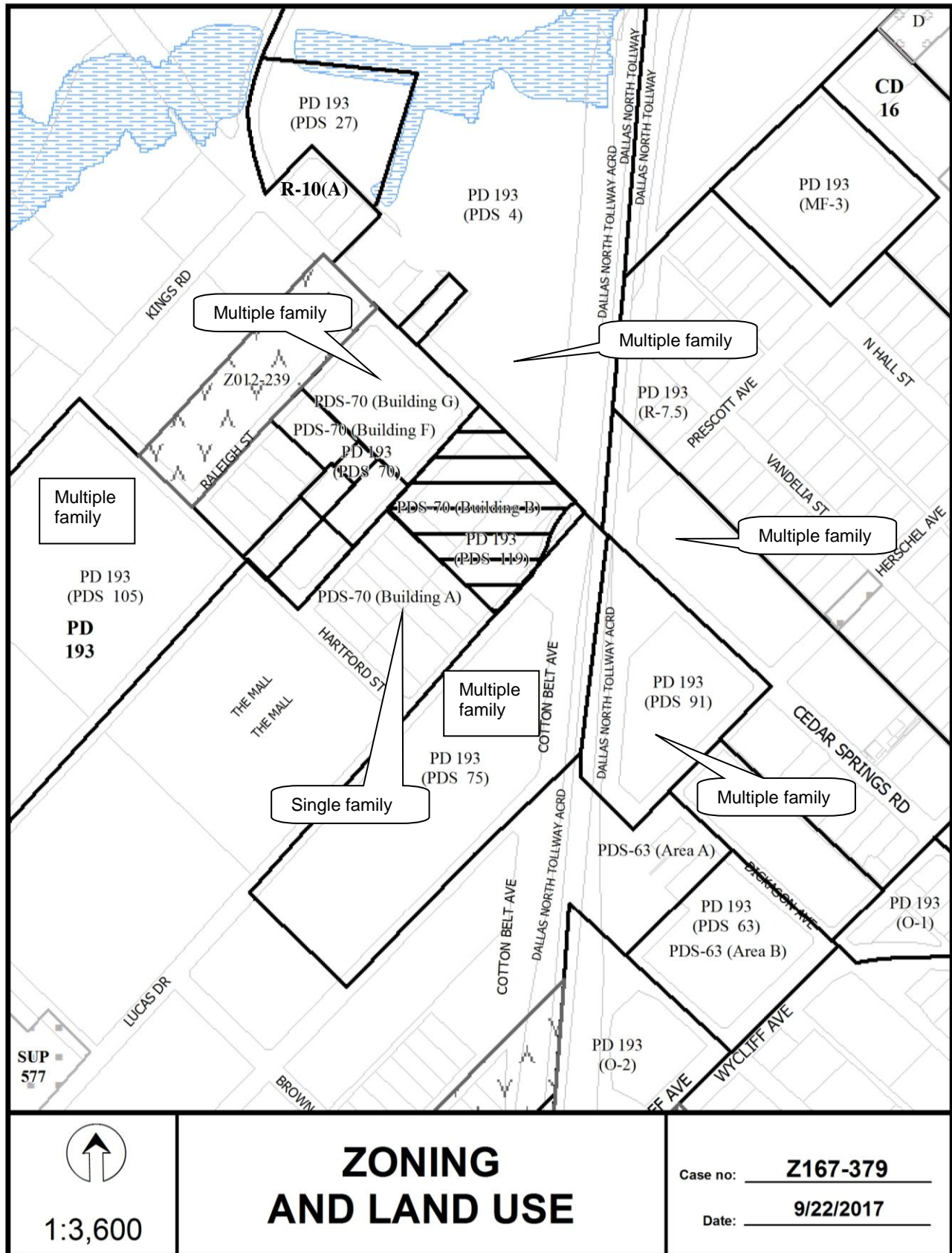
PROPOSED CONCEPTUAL PLAN

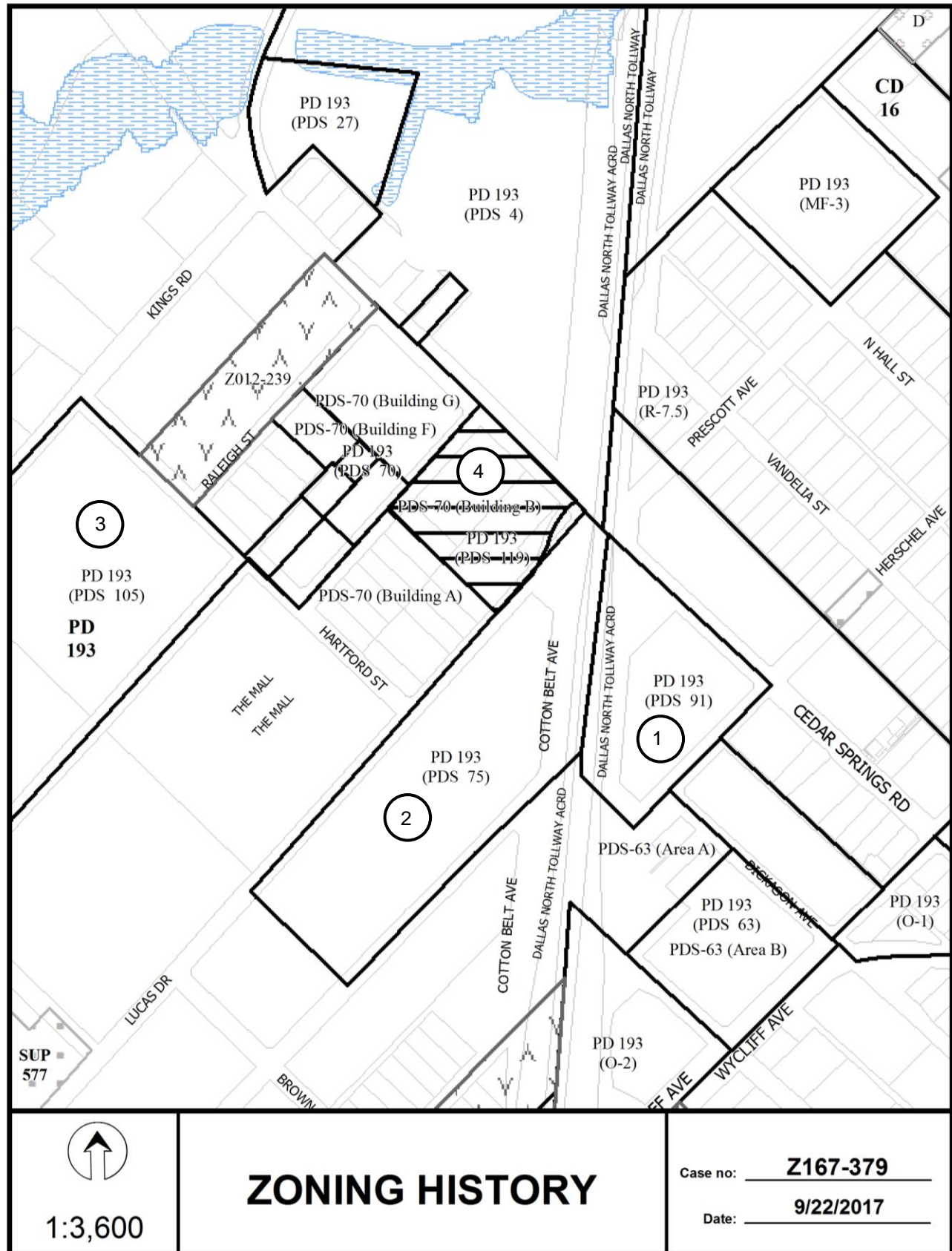


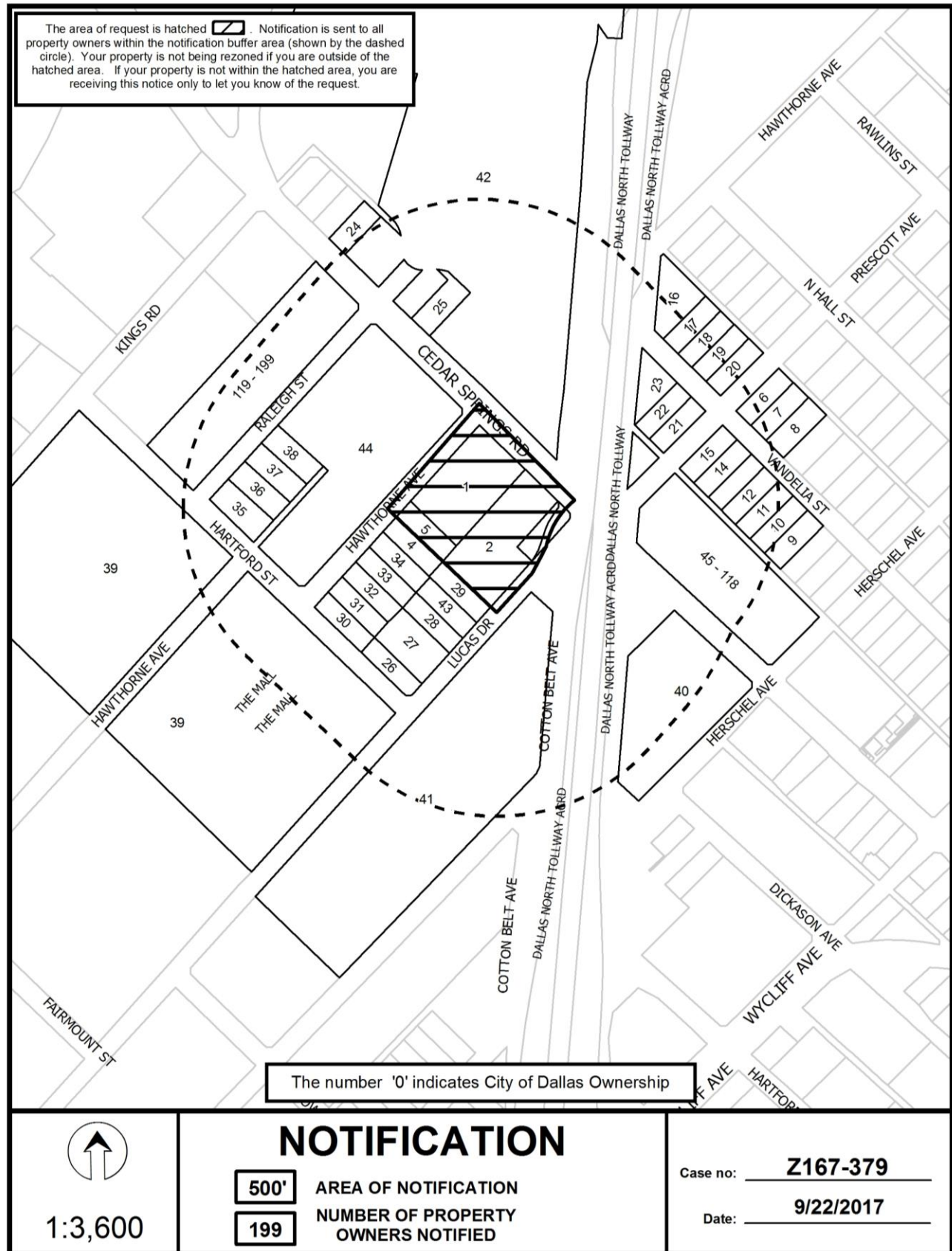


Z167-379(WE)









Notification List of Property Owners

Z167-379

199 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4515 CEDAR SPRINGS RD	MAKER CS LLC
2	4505 CEDAR SPRINGS RD	CIRCLE PARK TEXAS LLC
3	4503 CEDAR SPRINGS RD	TEXAS TURNPIKE AUTHORITY
4	2920 HAWTHORNE AVE	LARA PEDRO
5	3000 HAWTHORNE AVE	MAKER CS LLC
6	4438 VANDELIA ST	OSTROM RYAN L
7	4434 VANDELIA ST	JONES BRUCE L &
8	4428 VANDELIA ST	DAILY LOUIS R
9	4415 VANDELIA ST	W&W INTERNATIONAL
10	4419 VANDELIA ST	STANG CHRISTOPHER
11	4423 VANDELIA ST	WHITTEN ERIC
12	4427 VANDELIA ST	SCHNEER KENNETH E &
13	4431 VANDELIA ST	DIESEN DIANA
14	4435 VANDELIA ST	CED CHARLES & BETTY
15	4439 VANDELIA ST	CUSTER DANIEL J
16	4518 VANDELIA ST	REYES RENE J &
17	4512 VANDELIA ST	YOUNG JAMES
18	4508 VANDELIA ST	HARTLEY THOMAS G &
19	4506 VANDELIA ST	BOONE OLIVIA E
20	4502 VANDELIA ST	HERNANDEZ LUIS R
21	4503 VANDELIA ST	NICHOLAS COREY EDWARD
22	4507 VANDELIA ST	BRIDWELL THOMAS & MAUREEN
23	4509 VANDELIA ST	TEXAS UTILITIES ELEC CO
24	4610 CEDAR SPRINGS RD	FOONG CHAN C & YUNIE M
25	4548 CEDAR SPRINGS RD	FOONG CHAN C & YUNIE MOON
26	2903 LUCAS DR	SOOCKAR KARL D

09/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2909 LUCAS DR	KELCHER MANAGEMENT INC
28	2915 LUCAS DR	RODNEY E JOHNSON PPTIES LLC
29	2923 LUCAS DR	GREATER MOUNT ZION BAPTIST CHURCH
30	2900 HAWTHORNE AVE	MUMM CHARLES
31	2906 HAWTHORNE AVE	MONZURES ERASMO &
32	2908 HAWTHORNE AVE	GUEVARA ANTONIO &
33	2912 HAWTHORNE AVE	ALEJANDRO JOSE ALFREDO
34	2916 HAWTHORNE AVE	ALEJANDRO JOSE A & BLANCA
35	2902 RALEIGH ST	PARKS CHARLES I JR
36	2906 RALEIGH ST	SOMMER WADE EVEN
37	2912 RALEIGH ST	SOMMER LANCE & MARCIA
38	2916 RALEIGH ST	NORRIS JESSE E
39	2820 KINGS RD	DALLAS HOUSING AUTHORITY
40	3083 HERSCHEL AVE	CEDAR POINTE MULTIFAMILY LLC
41	2924 LUCAS DR	TRG CEDAR SPRINGS LP
42	4606 CEDAR SPRINGS RD	FAIRFIELD MADISON LLC
43	2919 LUCAS DR	IRVIN ROSS GREGORY
44	4533 CEDAR SPRINGS RD	CH REALTY VII MF DALLAS DYLAN LP
45	4414 CEDAR SPRINGS RD	SAMUEL STEVEN D
46	4414 CEDAR SPRINGS RD	HU JOSEPH
47	4414 CEDAR SPRINGS RD	CHAU CATHERINE
48	4414 CEDAR SPRINGS RD	PARKER ROBERT E &
49	4414 CEDAR SPRINGS RD	MALINOSKI EDWARD ANTON
50	4414 CEDAR SPRINGS RD	EMBABI SHERIF & AHMED
51	4414 CEDAR SPRINGS RD	SCHIAVONE JILL M
52	4414 CEDAR SPRINGS RD	THOMAS STEVEN C
53	4414 CEDAR SPRINGS RD	WISNIEWSKI MICHELLE
54	4414 CEDAR SPRINGS RD	GARCIA ARNALDO RIVERA
55	4414 CEDAR SPRINGS RD	BORELLI MARCOS F & NANCY P DE HOYOS
56	4414 CEDAR SPRINGS RD	ARAGON DANIA Z
57	4414 CEDAR SPRINGS RD	KASSAP ALEXANDER

09/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4414 CEDAR SPRINGS RD	PAI SAMIR A
59	4414 CEDAR SPRINGS RD	BOLDING GARY
60	4414 CEDAR SPRINGS RD	MARTINEZ JOSE
61	4414 CEDAR SPRINGS RD	WENG TZUULIN JULIAN
62	4414 CEDAR SPRINGS RD	CHEN TING YU
63	4414 CEDAR SPRINGS RD	FREESE DOUGLAS W & KAREN H
64	4414 CEDAR SPRINGS RD	PARK EDWARD
65	4414 CEDAR SPRINGS RD	HSU TZU HAN D &
66	4414 CEDAR SPRINGS RD	COSTELLO REVOCABLE TRUST
67	4414 CEDAR SPRINGS RD	EAP SHEILA
68	4414 CEDAR SPRINGS RD	TREINEN JAY
69	4414 CEDAR SPRINGS RD	SRISOUPHAN DARAVANE
70	4414 CEDAR SPRINGS RD	OLDENBURGH PATRICK L JR
71	4414 CEDAR SPRINGS RD	JASSO KELLIE
72	4414 CEDAR SPRINGS RD	GELFAND ANDREW & DONNA
73	4414 CEDAR SPRINGS RD	NGOH SHAWN H
74	4414 CEDAR SPRINGS RD	JOHNSON RENEE ANN
75	4414 CEDAR SPRINGS RD	ZENG KEVIN
76	4414 CEDAR SPRINGS RD	POTHEN PAUL NICHOLAS
77	4414 CEDAR SPRINGS RD	ZAPATA CARLOS A
78	4414 CEDAR SPRINGS RD	ELLIS KEVIN
79	4414 CEDAR SPRINGS RD	MIHECOBY ALLEN F
80	4414 CEDAR SPRINGS RD	BELLARY RAGHU NARAYANRAO & KUMUDINI G
81	4414 CEDAR SPRINGS RD	RACER DENNIS
82	4414 CEDAR SPRINGS RD	DOHERTY BRITTANY &
83	4414 CEDAR SPRINGS RD	ROSSER L B
84	4414 CEDAR SPRINGS RD	MUTREJA SWADESH & JAI G
85	4414 CEDAR SPRINGS RD	SHARMA DARPAN &
86	4414 CEDAR SPRINGS RD	FAROOQI MIDHAT S &
87	4414 CEDAR SPRINGS RD	BAZEMORE GEORGE C III
88	4414 CEDAR SPRINGS RD	DO THAO

09/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	4414 CEDAR SPRINGS RD	APNAR JOHN
90	4414 CEDAR SPRINGS RD	GONZALEZ-DICKSON FAMILY LP
91	4414 CEDAR SPRINGS RD	HENDERSON JEFF
92	4414 CEDAR SPRINGS RD	BURGOON LARRY REV TRUST
93	4414 CEDAR SPRINGS RD	JOHNSON JILL
94	4414 CEDAR SPRINGS RD	HARIRI WAHIB ADNAN
95	4414 CEDAR SPRINGS RD	HOSIER MEGAN
96	4414 CEDAR SPRINGS RD	REEVES JEFFREY S TRUST &
97	4414 CEDAR SPRINGS RD	BATCHELOR EDWARD J &
98	4414 CEDAR SPRINGS RD	DANVERS CHRISTOPHER
99	4414 CEDAR SPRINGS RD	PAVLOCK GREGORY
100	4414 CEDAR SPRINGS RD	MUSTAFA SARAH ZAHRA
101	4414 CEDAR SPRINGS RD	ODUNSI ABAYOMI N
102	4414 CEDAR SPRINGS RD	DAVIS ROBBIE
103	4414 CEDAR SPRINGS RD	PATEL RISHI JAYENDRA
104	4414 CEDAR SPRINGS RD	BOCSARDI MIHAELA C &
105	4414 CEDAR SPRINGS RD	HOLLINGSWORTH HOLDINGS LLC
106	4414 CEDAR SPRINGS RD	XALIKIAS NANCY ALEXIS
107	4414 CEDAR SPRINGS RD	LEWIS SANDI R
108	4414 CEDAR SPRINGS RD	PHAM LINH L
109	4414 CEDAR SPRINGS RD	LENG CHIH CHUN
110	4414 CEDAR SPRINGS RD	SANCHEZ MARIO H
111	4414 CEDAR SPRINGS RD	GRIMES STEPHANIE R
112	4414 CEDAR SPRINGS RD	FITZGERALD ROBERT BELL
113	4414 CEDAR SPRINGS RD	4414 CEDAR SPRINGS RD 324
114	4414 CEDAR SPRINGS RD	SAREMI YAVAR SHOKOUH
115	4414 CEDAR SPRINGS RD	CHEN JIAQIANG
116	4414 CEDAR SPRINGS RD	ZENG LINSI &
117	4414 CEDAR SPRINGS RD	FRANCO LUIZ L GUIMARES &
118	4414 CEDAR SPRINGS RD	AGUIRRE PATRICIA
119	4605 CEDAR SPRINGS RD	GRANADO HERIBERTO &

09/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4605 CEDAR SPRINGS RD	MAYES JUSTIN
121	4605 CEDAR SPRINGS RD	ONEILLWARREN DEIDRE
122	4605 CEDAR SPRINGS RD	LONG JAMES D
123	4605 CEDAR SPRINGS RD	NOWAK KEITH
124	4605 CEDAR SPRINGS RD	CRAWFORD STEVEN B
125	4605 CEDAR SPRINGS RD	NGUYEN STEPHEN K
126	4605 CEDAR SPRINGS RD	ORMBREK JACK
127	4605 CEDAR SPRINGS RD	PERAZA ELIER
128	4605 CEDAR SPRINGS RD	KRUEGER DALE J JR
129	4605 CEDAR SPRINGS RD	TRAVIESO ANDRE G
130	4605 CEDAR SPRINGS RD	PIPER JANAYE
131	4605 CEDAR SPRINGS RD	HEUER DANIEL
132	4605 CEDAR SPRINGS RD	BALACHANDRAN NAVEEN
133	4605 CEDAR SPRINGS RD	POLE RAJEEV & PRITHVIRAJ
134	4605 CEDAR SPRINGS RD	OAKLAWN PROPERTIES LLC
135	4605 CEDAR SPRINGS RD	CROCKETT JASMINE F
136	4605 CEDAR SPRINGS RD	BROWN TONY LEE JR
137	4605 CEDAR SPRINGS RD	CRAVENS JOSHUA DAVID
138	4605 CEDAR SPRINGS RD	ROUMIANTSEVA DARIA
139	4605 CEDAR SPRINGS RD	HENSON CHRISTOPHER
140	4605 CEDAR SPRINGS RD	BIERNIAK MAREK O & ANNA M
141	4605 CEDAR SPRINGS RD	CLARE RHETT
142	4605 CEDAR SPRINGS RD	TURNER CRAIG & LAUREN
143	4605 CEDAR SPRINGS RD	HOLLAND JAMES HOWARD
144	4605 CEDAR SPRINGS RD	FOUST ERNEST L
145	4605 CEDAR SPRINGS RD	MCCARTHY EDMOND JR & MARY
146	4605 CEDAR SPRINGS RD	GOMEZ RITA CERVANTES
147	4605 CEDAR SPRINGS RD	SAMI ARJAMAND
148	4605 CEDAR SPRINGS RD	MONTALVO HENRY S & CARY L
149	4605 CEDAR SPRINGS RD	THOMAS TEENA
150	4605 CEDAR SPRINGS RD	LYNN LAUREN A

09/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4605 CEDAR SPRINGS RD	HUNG CHARING
152	4605 CEDAR SPRINGS RD	BEARIST GROUP LLC
153	4605 CEDAR SPRINGS RD	TANANA VADZIM
154	4605 CEDAR SPRINGS RD	SAMENI FALLAH SAM
155	4605 CEDAR SPRINGS RD	POLUNSKY LEE N
156	4605 CEDAR SPRINGS RD	PARK YOUNG HWAN &
157	4605 CEDAR SPRINGS RD	ARAUJO REUBEN
158	4605 CEDAR SPRINGS RD	BAO PAUL XIAPEI &
159	4605 CEDAR SPRINGS RD	ROLAND CAROLINE
160	4605 CEDAR SPRINGS RD	BOWERS MATTHEW S
161	4605 CEDAR SPRINGS RD	KAUL BUPESH & RITA
162	4605 CEDAR SPRINGS RD	JACOBS DAVID A
163	4605 CEDAR SPRINGS RD	NOTO ANGELA
164	4605 CEDAR SPRINGS RD	ROUM KEVIN S
165	4605 CEDAR SPRINGS RD	SKOFF LINDA
166	4605 CEDAR SPRINGS RD	LY TU ANH &
167	4605 CEDAR SPRINGS RD	SYED SANA SALMA
168	4605 CEDAR SPRINGS RD	
169	4605 CEDAR SPRINGS RD	JIAO RHODA
170	4605 CEDAR SPRINGS RD	AMIN ABDUL HAFIZ
171	4605 CEDAR SPRINGS RD	JOHNS JOEY
172	4605 CEDAR SPRINGS RD	PAULUS MICHAEL
173	4605 CEDAR SPRINGS RD	SEVART JOSEPH W
174	4605 CEDAR SPRINGS RD	PANZA LUCY G & NICHOLAS P
175	4605 CEDAR SPRINGS RD	THIBODEAU MARK
176	4605 CEDAR SPRINGS RD	JONES JAMES A
177	4605 CEDAR SPRINGS RD	FORRETTE PHILLIP H
178	4605 CEDAR SPRINGS RD	FINCK MARK B
179	4605 CEDAR SPRINGS RD	OBALEK ANETA K
180	4605 CEDAR SPRINGS RD	HAMEDANI BAHAR
181	4605 CEDAR SPRINGS RD	BARNETT JESSICA E

09/22/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4605 CEDAR SPRINGS RD	HU RANDOLF
183	4605 CEDAR SPRINGS RD	LIN TONY &
184	4605 CEDAR SPRINGS RD	DEGG REBECCA ANN
185	4605 CEDAR SPRINGS RD	JOHN SANGITA ELIZABETH &
186	4605 CEDAR SPRINGS RD	SKOFF DALE A
187	4605 CEDAR SPRINGS RD	WANG YIFAN
188	4605 CEDAR SPRINGS RD	VIDARTE ALIONA V
189	4605 CEDAR SPRINGS RD	ZHANG YUE
190	4605 CEDAR SPRINGS RD	PICKENS DOUGLAS R
191	4605 CEDAR SPRINGS RD	LANGHAM STUART
192	4605 CEDAR SPRINGS RD	YOUSUF SARA G
193	4605 CEDAR SPRINGS RD	WASHBURN MATTHEW SAXTON
194	4605 CEDAR SPRINGS RD	CARVALHO MARCO A
195	4605 CEDAR SPRINGS RD	CHOI WON JOON
196	4605 CEDAR SPRINGS RD	LIN CHENYING
197	4605 CEDAR SPRINGS RD	LEVY ALISSA
198	4605 CEDAR SPRINGS RD	MILLER IRYNA
199	4605 CEDAR SPRINGS RD	BENNETT FAMILY LIVING TRUST THE

FILE NUMBER: Z167-390(SM) **DATE FILED:** September 8, 2017**LOCATION:** North corner of South Harwood Street and Coombs Street**COUNCIL DISTRICT:** 7 **MAPSCO:** 45-V, 46-S**SIZE OF REQUEST:** Approx. 16,040 sq. ft. **CENSUS TRACT:** 34.00

APPLICANT/OWNER: Soriano Bonifacio**REPRESENTATIVE:** Jose Garcia**REQUEST:** An application for the renewal of Specific Use Permit No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing on property zoned RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.**SUMMARY:** The purpose of this request is to continue the operation of resurfacing raw metals with a material that is weather-resistant through a metal coating and finishing process in an 8,427-square-foot warehouse. The procedure requires submerging various types of materials into a chemically treated liquid to perform the metal coating and finishing process. The applicant receives the various materials from a local business. The overall metal finishing alters the surface of metal products to enhance: corrosion resistance, wear resistance, electrical conductivity, electrical resistance, reflectivity and appearance (e.g., brightness or color), torque tolerance, solderability, tarnish resistance, chemical resistance, ability to bond to rubber (e.g., vulcanizing), and hardness.**STAFF RECOMMENDATION:** Approval for a two-year period, subject to conditions.

BACKGROUND INFORMATION

- On February 26, 2014, City Council approved SUP No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing for a two year period.
- On February 10, 2016, City Council renewed SUP No. 2074 for a two year period.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
South Harwood Street	Collector	60 ft.	60 ft.
Coombs Street	Collector	80 ft.	107 ft.

Traffic:

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

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 goal and objective of the comprehensive plan.

Economic Element

Goal 2.1 Promote balanced growth

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

Land Use Compatibility:

Location	Zoning	Land Use
Site	PDD No. 595 (RS-I) and SUP No. 2074	Potentially incompatible industrial use (existing)
Northeast	PDD No. 513	Undeveloped
Southeast	PDD No 595 (RS-C)	Warehouse
South	PDD No. 595 (FWMU-3)	Multifamily
Southwest	PDD No. 595 (RS-I)	Industrial
Northwest	PDD No. 513	Multifamily

The surrounding properties are transitioning from industrial and is currently a mixture of multifamily and commercial uses as noted in the chart above.

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 use has been in operation for two years and although multifamily uses exist to the northwest and south, the use is contained within a building, the multifamily to the north is separated from the site with approximately 120 feet of covered parking, and the multifamily to the south is approximately 100 feet away, across South Harwood Street. Because the use is physically separated from multifamily uses, fully enclosed within a building, and because the area is transitioning to a mixed use area, staff supports the renewal of SUP No. 2074 but only for a two-year period in order to re-evaluate the appropriateness of the use as the area transitions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
RS-I Regional Service Industrial	15'	15' adjacent to residential OTHER: No Min.	1.0 combined 1.0 office 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Commercial and business service, office, Industrial

Landscaping:

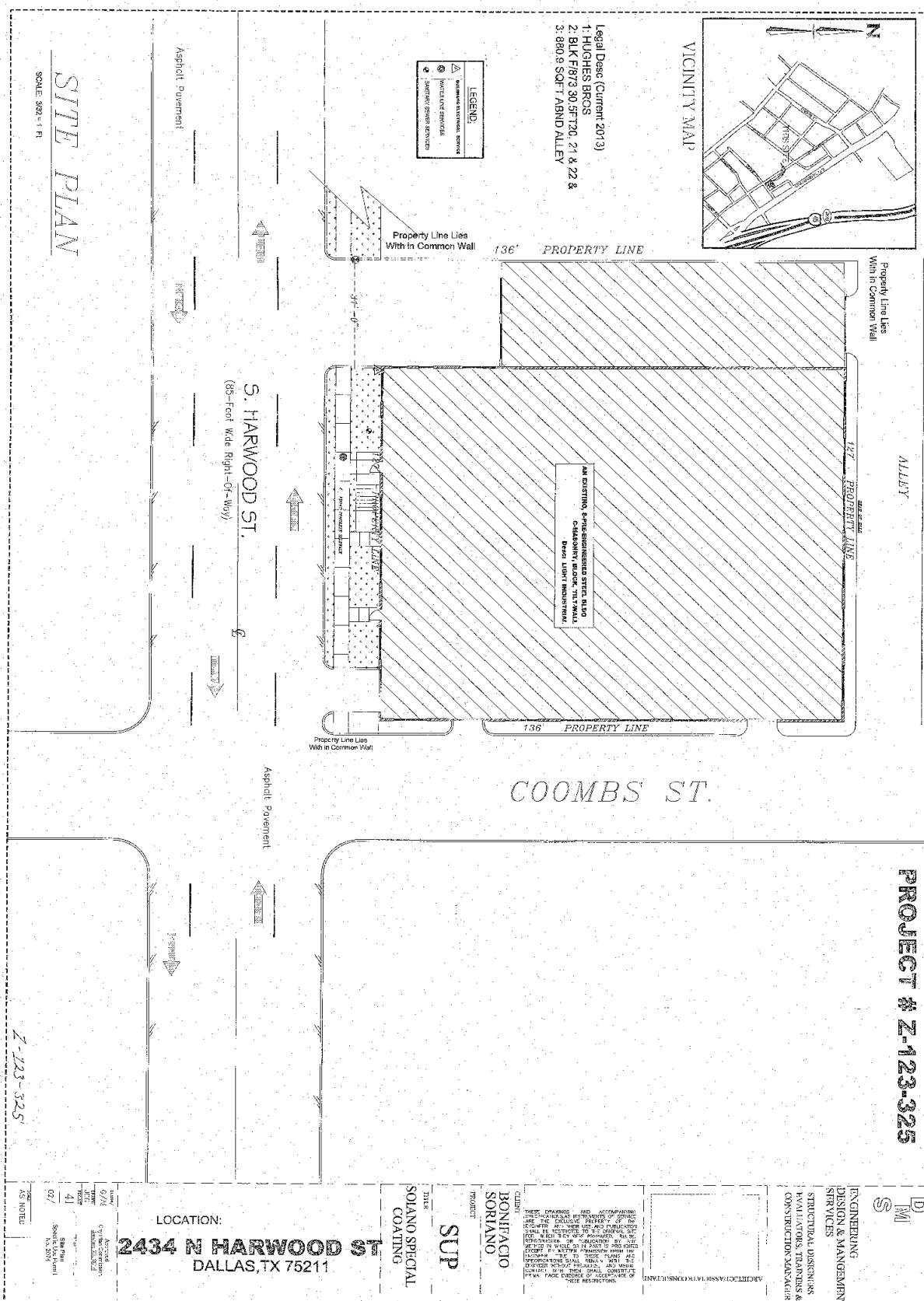
Landscaping will not be triggered because neither the floor area nor parking will be expanded.

Parking:

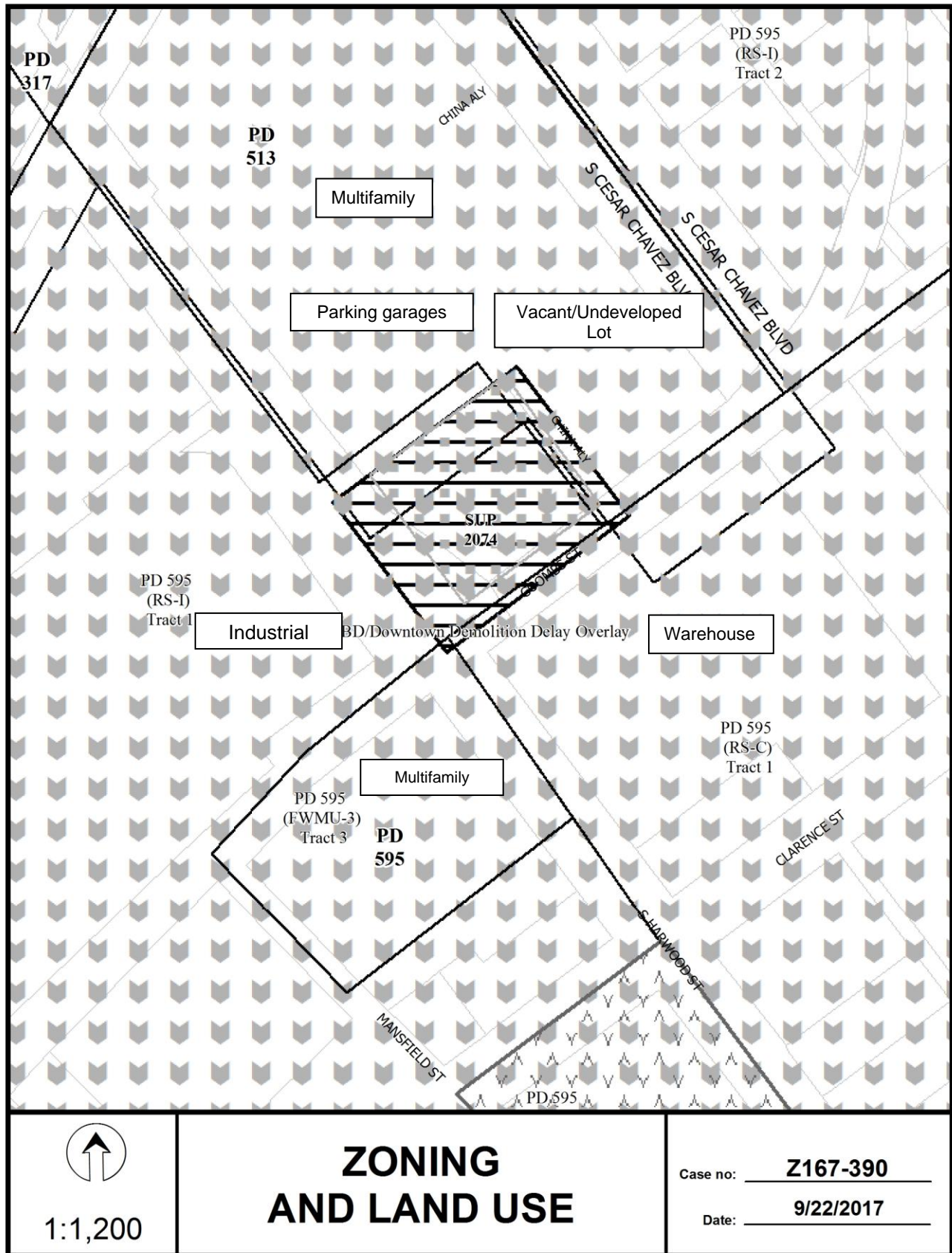
The parking requirement for an industrial (inside) potentially incompatible industrial use is one space per 600 square feet of floor area. The site has 16 parking spaces located inside the structure.

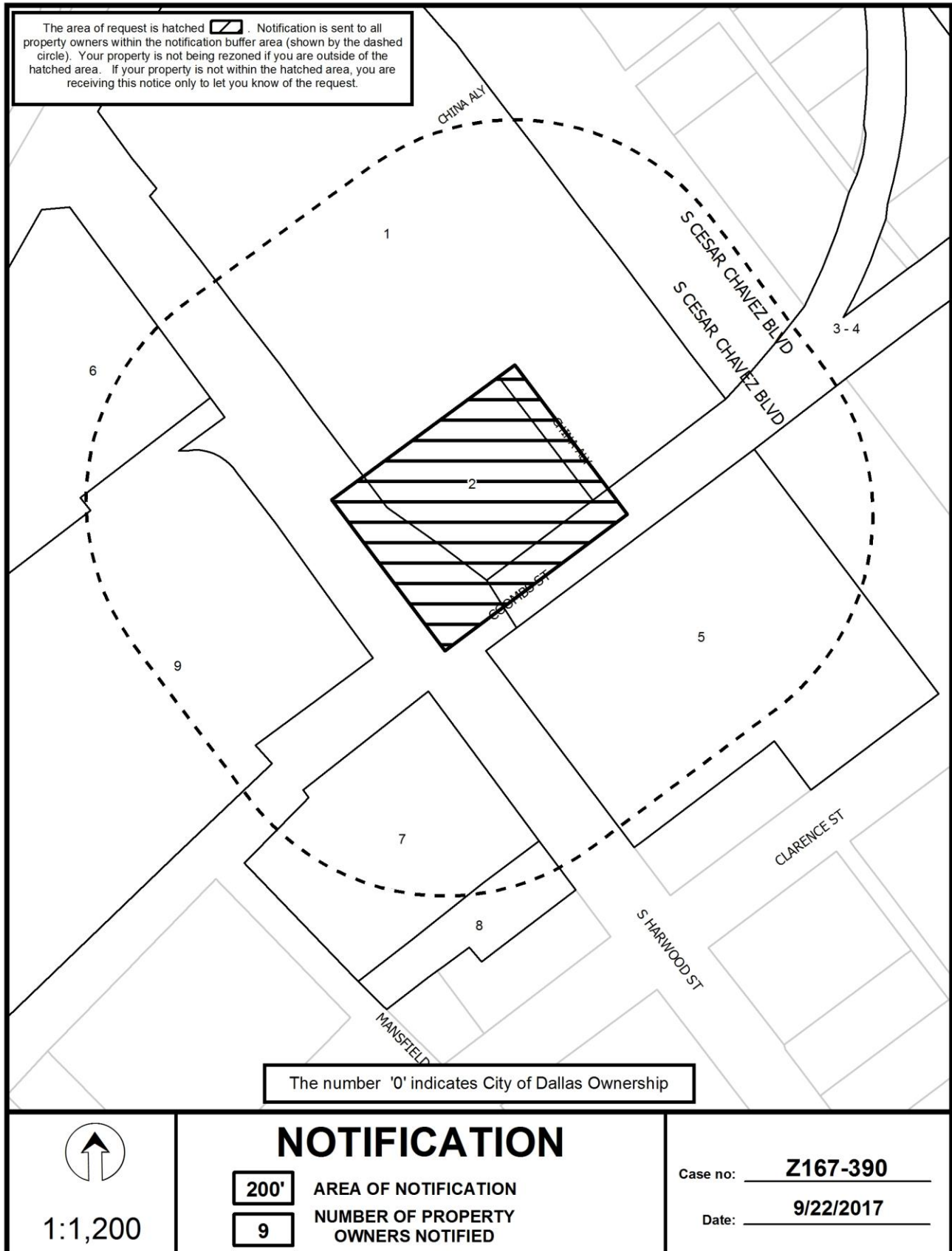
SUP No. 2074 Conditions

1. USE: The only use authorized by this specific use permit is a potentially incompatible industrial use limited to metal or metal product treatment or processing.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on two years from the passage of this ordinance ~~[February 10, 2018]~~.
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. 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.









09/22/2017

Notification List of Property Owners

Z167-390

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2425 S CESAR CHAVEZ BLVD	CITY POCKET LTD
2	2434 S HARWOOD ST	SORIANO BONIFACIO
3	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
4	9999 NO NAME ST	UNION PACIFIC RR CO
5	2500 S HARWOOD ST	TIERRA NUEVA REAL ESTATE LLC
6	2405 S HARWOOD ST	TOWNSEND MURRELL
7	2501 S HARWOOD ST	HARWOOD LOFTS LLC
8	2515 S HARWOOD ST	SMITH DARRELL & ALMA
9	1815 COOMBS ST	WAUGH JERRY W

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2017****Planner: Sarah May****FILE NUMBER:** Z167-392(SM)**DATE FILED:** September 11, 2017**LOCATION:** Southeast line of Elm Street, west of Crowdus Street**COUNCIL DISTRICT:** 2**MAPSCO:** 45 M**SIZE OF REQUEST:** Approx. 0.121 acres**CENSUS TRACT:** 204**APPLICANT:** Club Dada**REPRESENTATIVE:** Audra Buckley**OWNER:** Elm Street Realty, LTD

REQUEST: An application for the renewal of Specific Use Permit No. 1694 for a bar, lounge, or tavern use and commercial amusement (inside) limited to a live music venue use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The applicant is requesting renewal of SUP No. 1694 in order to continue operation of the existing bar and live music venue [Club Dada].

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

BACKGROUND:

- The request site consists of a one-story structure, with an uncovered patio area.
- The existing bar/live music venue encompasses 2,832 square feet of floor area with an approximate 2,225 square foot uncovered patio.
- On June 14, 2006, the City Council approved an amendment to PDD No. 269 which requires an SUP for this use category.
- On December 12, 2007, the City Council created SUP No. 1694 for a five-year period.
- On January 23, 2013, the City Council renewed SUP No. 1694 for a five-year period.

Zoning History: There has been 15 recent zoning cases requested in the area in the past five years

1. **Z123-267** On May 28, 2017, the City Council approved amendments to Planned Development District No. 269 with consideration given to amending certain use regulations and development standards.
2. **Z123-109** On January 23, 2013, the City Council approved the renewal of Specific Use Permit No. 1694 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue.
3. **Z167-275** On August 9, 2017, the City Council approved the renewal of Specific Use Permit No. 2050 for a bar, lounge, or tavern.
4. **Z145-249** On August 12, 2015, the City Council approved the renewal of Specific Use Permit No. 2050 for a bar, lounge, or tavern.
5. **Z123-299** On October 8, 2013, the City Council approved Specific Use Permit No. 1750 for a bar, lounge or tavern.
6. **Z134-224** On December 10, 2104, the City Council approved Specific Use Permit No. 2122 for a bar, lounge or tavern.
7. **Z167-154** On April 12, 2017, the City Council approved the renewal of Specific Use Permit No. 2122 for a bar, lounge, or tavern.

8. **Z145-121** On February 11, 2015, the City Council approved the renewal of Specific Use Permit No. 1783 for a bar, lounge, or tavern.
9. **Z145-160** On April 22, 2015, the City Council approved Specific Use Permit No. 2144 for a bar, lounge or tavern.
10. **Z145-176** On May 13, 2015, the City Council approved the renewal of Specific Use Permit No. 1696 for a bar, lounge, or tavern.
11. **Z123-206** On June 12, 2013, the City Council approved the renewal of Specific Use Permit No. 1707 for a tattoo and body piercing studio.
12. **Z167-233** On June 14, 2017, the City Council approved the renewal of Specific Use Permit No. 1685 for a bar, lounge or tavern.
13. **Z167-277** On August 9, 2017, the City Council will consider a Specific Use Permit for a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue.
14. **Z134-222** On August 13, 2014, the City Council approved the renewal of Specific Use Permit No. 1757 for a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue.
15. **Z167-328** On September 27, 2017, the City Council approved the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall.

Thoroughfares/Streets:

Thoroughfare/Street	Designation; Existing & Proposed ROW
Elm Street	Minor Arterial; 80' & 80' ROW

Comprehensive Plan: The request site lies within an Urban Mixed-Use Building Block. This Building Block provides for a healthy balance of housing, job, and shopping that permits residents to live, work, shop, and play in the same neighborhood. Wide sidewalks and pedestrian features offer alternative access options to this type of area, thus permitting foot and bike traffic to benefit from the mix of uses.

LAND USE ELEMENT

GOAL 1.2 Promote desired development.

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

URBAN DESIGN

GOAL 5.3 Establishing walk-to convenience

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

STAFF ANALYSIS:

Surrounding Land Uses:

Location	Zoning	Land Use
Site	Tract A of PDD No. 269 SUP No. 1694	Bar, lounge, or tavern use and commercial amusement (inside) limited to a live music venue
North	Tract A of PDD No. 269	Surface Parking
East	Tract A of PDD No. 269 SUP No. 1982	Bar, lounge or tavern
South	Tract A of PDD No. 269	Restaurant
West	Tract A of PDD No. 269 SUP No. 2050	Bar, lounge or tavern

Land Use Compatibility:

The applicant is requesting the renewal of SUP No. 1694 in order to continue operation of an existing bar and live music venue. A certificate of occupancy for this bar was initially issued on May 5, 2006, and an updated certificate of occupancy was issued January 6, 2011, that included the amendments noted in the previously approved ordinance.

The request site consists of a one-story structure and an uncovered patio that is situated in a block face consisting of similar architectural styles that existed prior to June, 1984, all of which have been converted into entertainment venues and compatible retail uses. The site is also surrounded by a mix of office, retail, restaurant, bar, and entertainment uses that are served by various surface parking lots and metered spaces along Elm Street.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be

evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The city council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The applicant proposes to maintain the hours of operation specified in the existing SUP conditions. Additionally, the continuation of prohibiting outside amplification on the property is recommended. Continuation of the proposed use is consistent with not only the most recent use on the property, but is similar in operational characteristics of other entertainment venue uses in the immediate area. As noted above, the general land use in the immediate area provides for various retail and entertainment venue uses (i.e., bars, live music, restaurants) that serve the new housing stock in Deep Ellum as well as serving as a destination for patrons outside of the area. Therefore, the request complies with the general provisions for consideration of renewal of SUP No. 1694.

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.

Off-Street Parking:

PDD No. 269 does not require off-street parking for the first 2,500 square feet of floor area for these uses on the first floor in an original building and requires one space per 100 square feet of floor area that exceeds 2,500 square feet. The applicant occupies 2,832 square feet of floor area for the combined uses, thus a requirement of three spaces. The applicant provides for two of the spaces via the on-street meters within the SUP area's frontage on Elm Street, with the remaining required space provided by a recorded parking agreement.

With respect to the live music venue component of the request, this is continued to be an infrequent aspect of the operation. In situations such as this, the building official has determined no off-street parking is required.

It should be noted that a significant number of metered on-street parking spaces, as well as surface parking lots, exist throughout the immediate area west of the site.

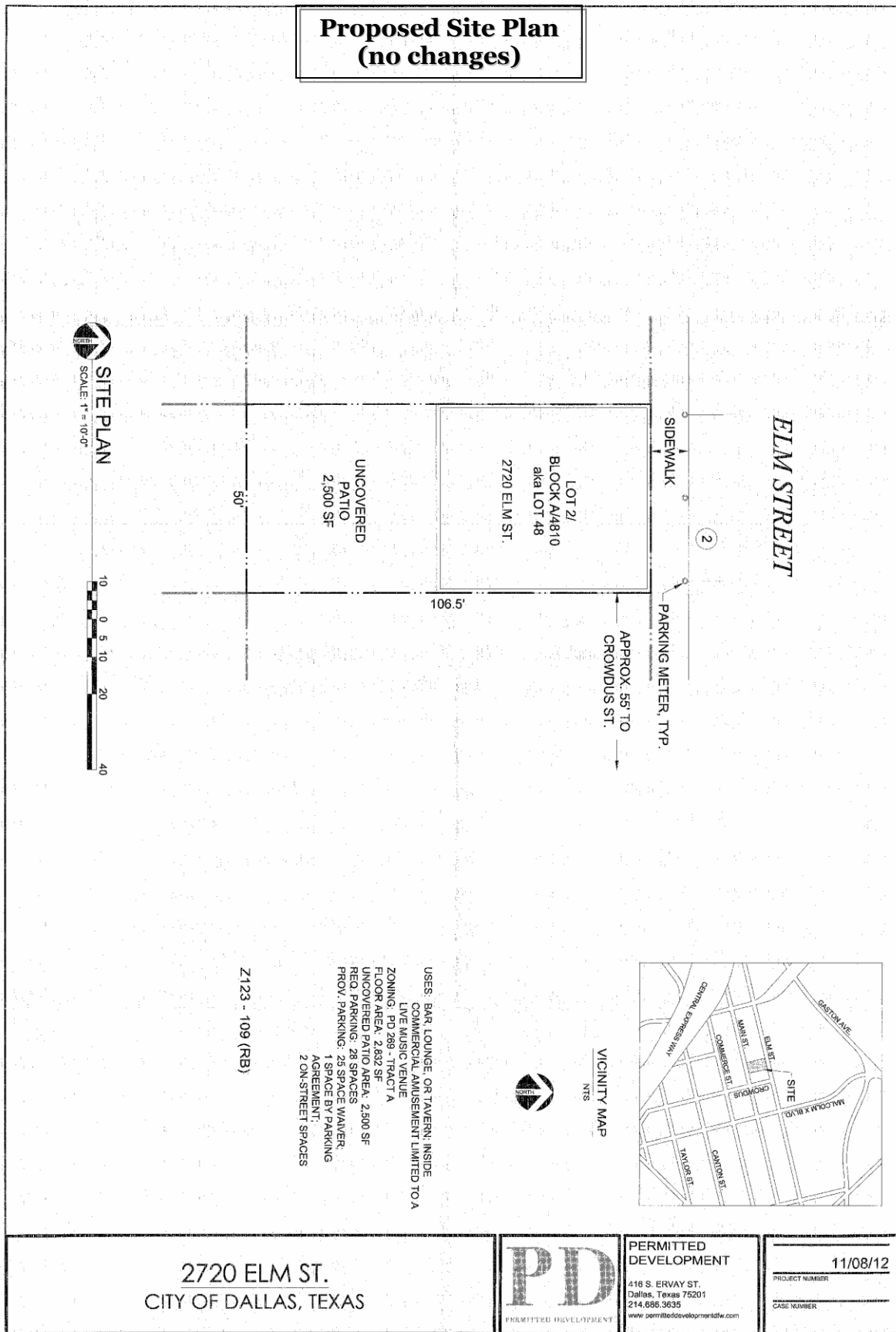
Police Report:

Staff obtained reported offenses for the most recent five-year period. The list of offenses is provided below.

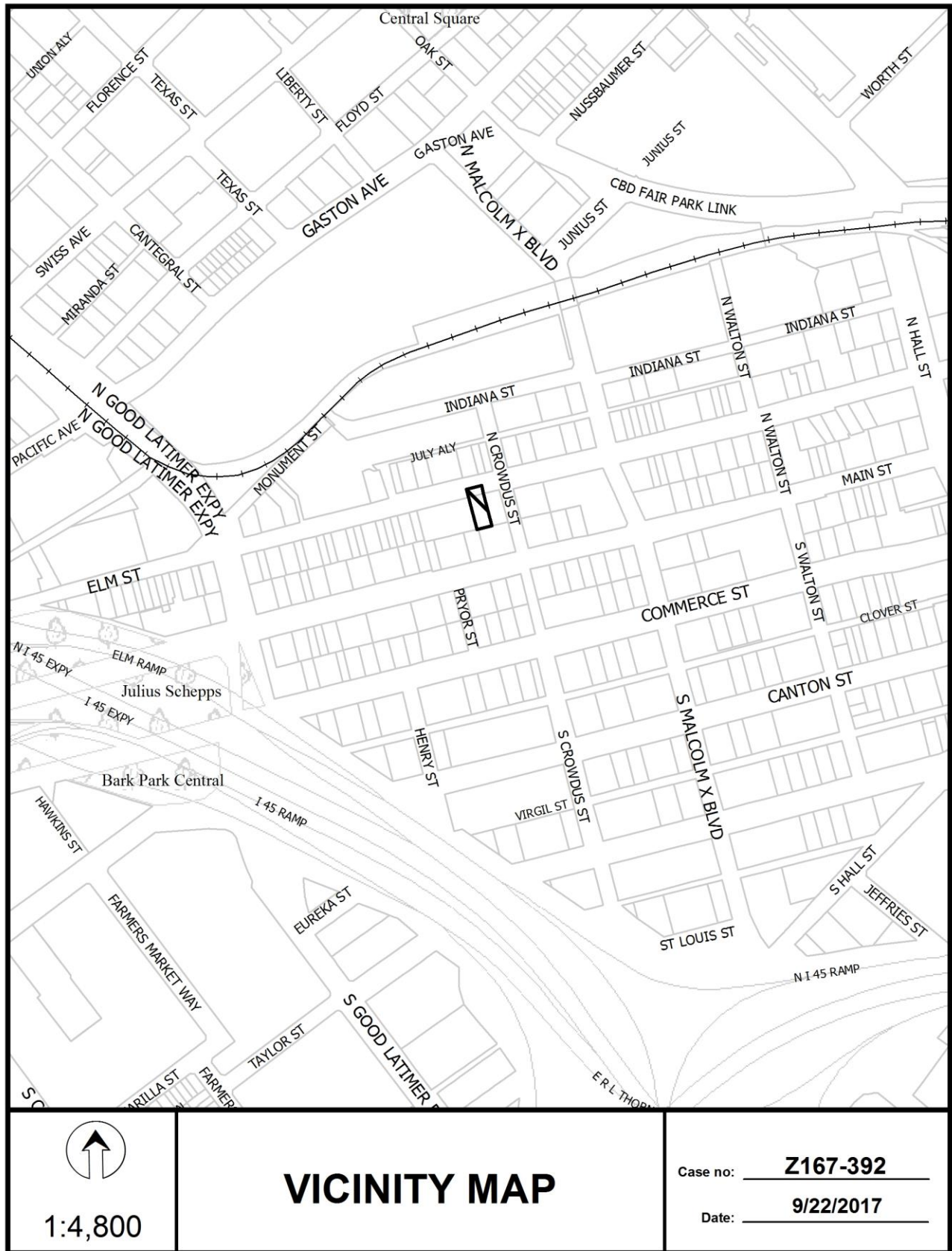
Date	Time	Offense	MO
7/29/2017	1:45	Assault	Arrested person threw an alcoholic beverage on the complainant
8/23/2014	19:00	Other thefts	Theft of \$7,000 regarding a fundraiser at Club Dada.

AMENDING CONDITIONS FOR SPECIFIC USE PERMIT NO. 1694

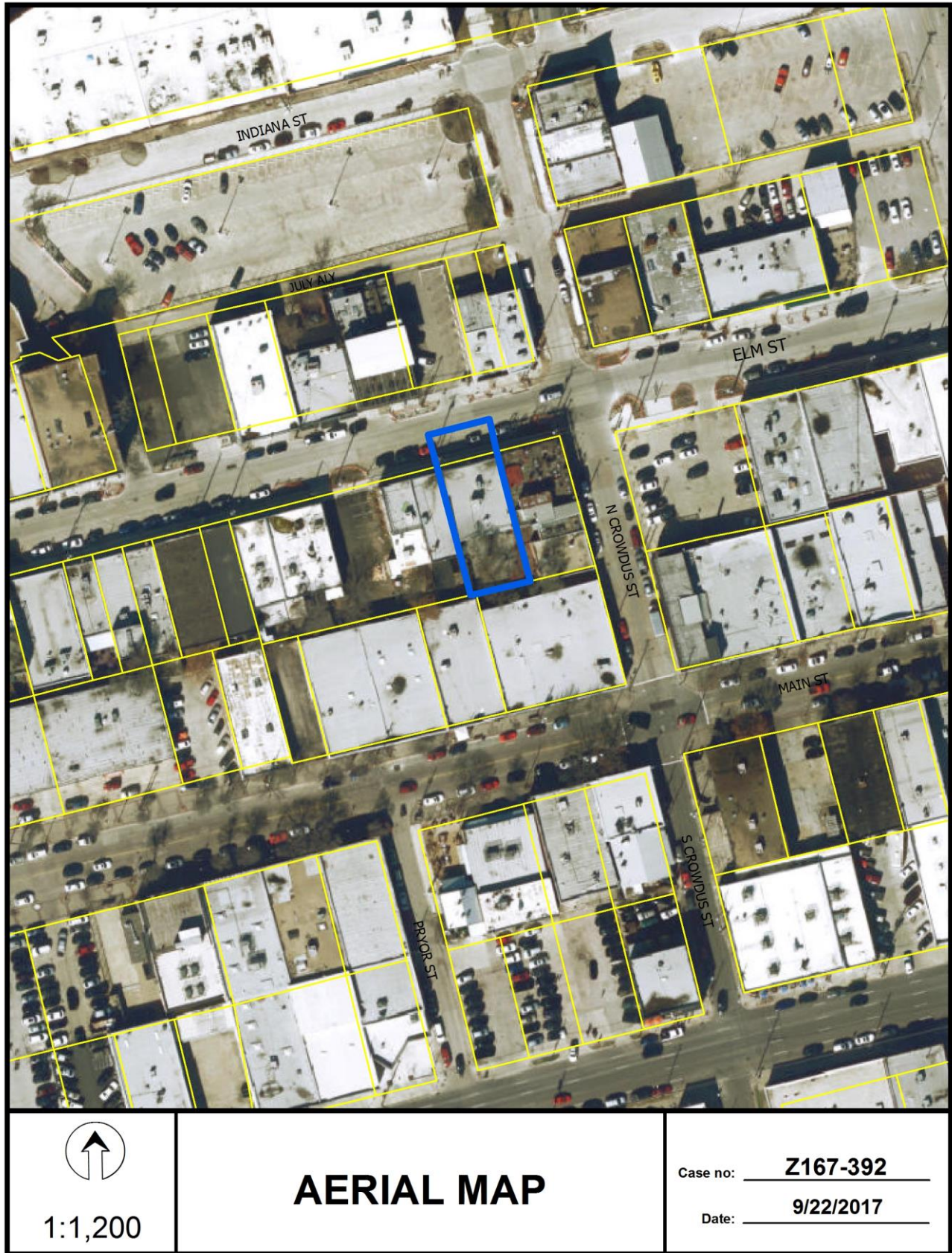
1. USE: The only uses authorized by this specific use permit are a bar, lounge, or tavern and an inside commercial amusement use limited to a live music venue.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on five-years from the passage of the ordinance [January 23, 2018].
4. CERTIFICATE OF OCCUPANCY: The bar, lounge, or tavern and the inside commercial amusement use limited to a live music venue must obtain an amended certificate of occupancy from the Building Official by February 22, 2013. All requirements of this specific use permit and Planned Development District No. 269, the Deep Ellum/Near East Side District, must be met before the Building Official may issue the amended certificate of occupancy.
5. FLOOR AREA:
 - A. The maximum floor area for a bar, lounge, or tavern and an inside commercial amusement use limited to a live music venue is 2,832 square feet in the location shown on the attached site plan.
 - B. The maximum area for the uncovered patio is 2,500 square feet in the location shown on the attached site plan.
6. OFF-STREET PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269, the Deep Ellum/Near East Side District. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.
7. HOURS OF OPERATION: The bar, lounge, or tavern and an inside commercial amusement use limited to a live music venue may only operate between 4:00 p.m. and 2:00 a.m. (the next day), Monday through Friday, and between 12:00 p.m. (noon) and 2:00 a.m. (the next day), Saturday and Sunday.
8. OUTDOOR SPEAKERS: Outdoor speakers or amplification are prohibited.
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.

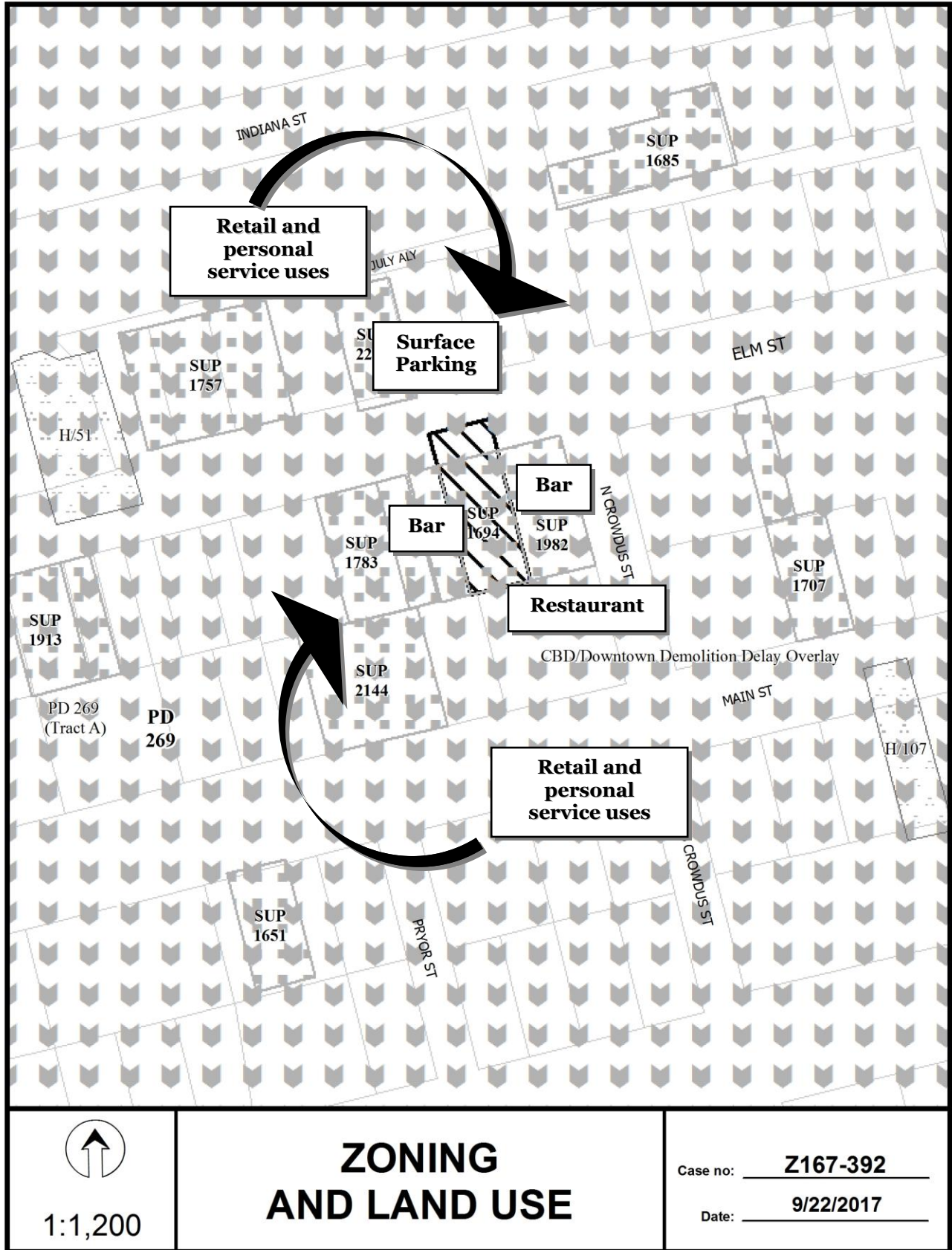


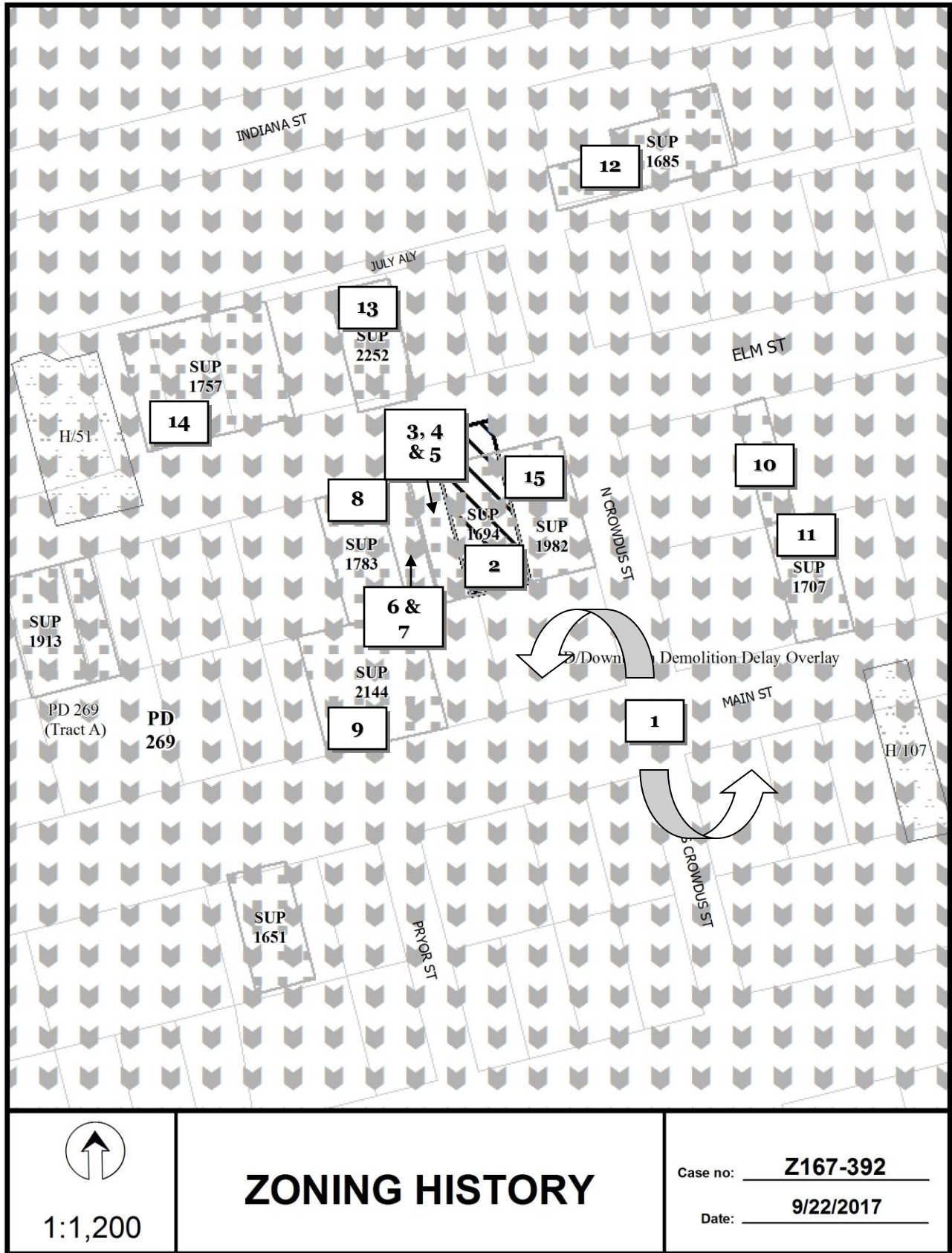
Z167-392(SM)

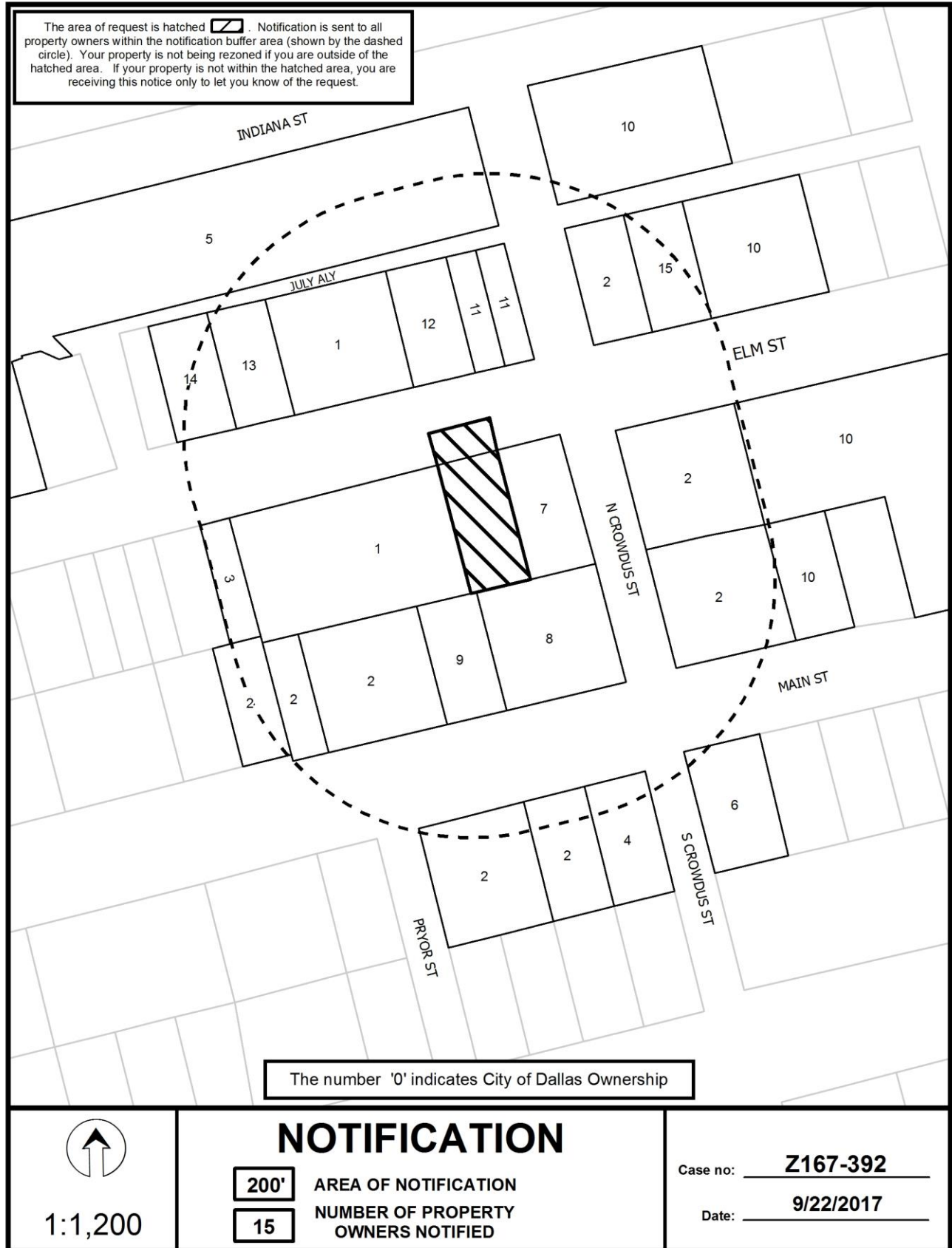


Z167-392(SM)









09/22/2017

Notification List of Property Owners

Z167-392

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2720 ELM ST	ELM STREET REALTY LTD
2	2649 MAIN ST	42 DEEP ELLUM LP
3	2650 ELM ST	ELM ELM LLC
4	2712 MAIN ST	CASS DON E TR
5	2625 ELM ST	UPLIFT EDUCATION
6	2800 MAIN ST	CONGRESS STREET NIGHTS
7	2724 ELM ST	WESTDALE PROPERTIES AMERICA I LTD
8	2715 MAIN ST	MAIN PROPERTIES LLC
9	2707 MAIN ST	CCD PROPERTIES NUMBER 2 LLC
10	2809 MAIN ST	WESTDALE PROPERTIES AMERICA I LTD
11	2723 ELM ST	2723 ELM STREET JV
12	2717 ELM ST	WESTDALE PPTIES AMERICA LTD
13	2707 ELM ST	BELMOR CORP
14	2703 ELM ST	BELMOR CORP
15	2807 ELM ST	42 DEEP ELLUM LP

Memorandum



CITY OF DALLAS

DATE November 16th, 2017

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT The 360 Plan Public Hearing

On November 16th, 2017, City Plan Commission will hold a public hearing to consider adoption of The 360 Plan. A location map of the study area is attached,

This plan is the result of work begun in 2015 to update the 2011 Downtown Dallas 360 Plan. This update was warranted by substantial advancement or completion of the 2011 Plan action items, and initiation of several potentially transformational public and private planning projects, including a High-Speed Rail line from Dallas to Houston, a streetcar line extension, a second Downtown light rail alignment, and reconstruction of freeways surrounding Downtown.

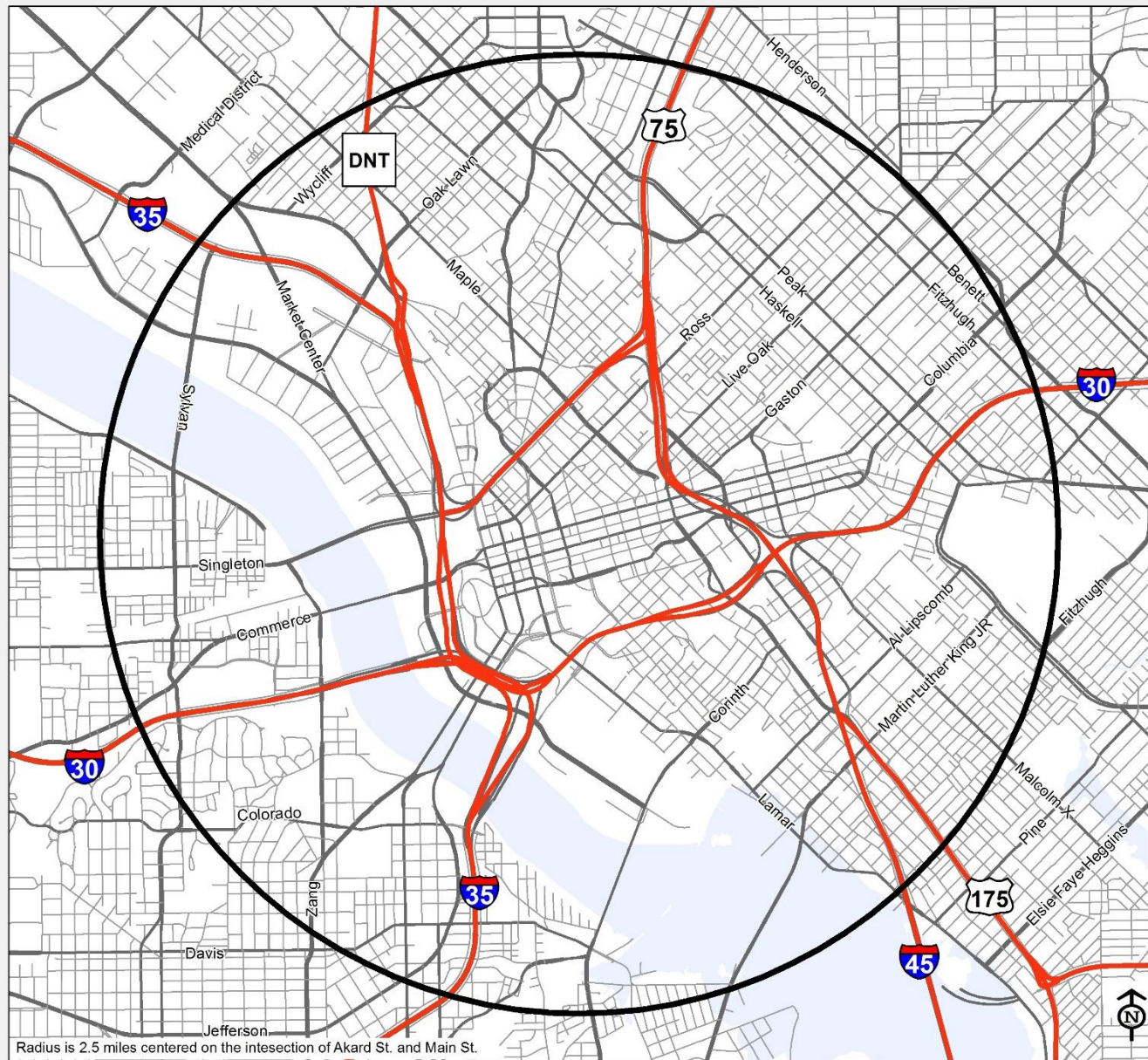
The 360 Plan is a partnership effort between the City of Dallas and Downtown Dallas Inc. Since 2015, the project team has worked with over 40 partner organizations, hosted more than 150 stakeholder meetings and focus groups, held over 25 neighborhood feedback events, and had over 1,500 touchpoints to gather input regarding specific stakeholder needs throughout the study area.

The Urban Design Advisory Committee (UDAC) of the City Plan Commission (CPC) was briefed on the 360 Plan on June 8th, and on August 10th a joint workshop was held for the City Plan Commission, UDAC and the CPC Thoroughfare Committee. UDAC took action on the plan on November 2nd, 2017, recommending approval of the plan with some edits which have been incorporated.

If you need further information, please contact me at (214) 670 3972 or peer.chacko@dallascityhall.com.

Peer F. Chacko, AICP
Director of Planning and Urban Design

The 360 Plan Area



Memorandum



CITY OF DALLAS

DATE November 16, 2017

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing

An area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas N. Tollway, Turtle Creek, and Haskell Avenue to Worth Street, both sides of Haskell Avenue from Worth Street to Main Street, both sides of Main Street from N. Haskell to S. Carroll Avenue, Main Place, S. Prairie Avenue, Columbia Avenue, and N. Fitzhugh Avenue.

Commissioners Carpenter, Ridley, and Rieves are requesting that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, a GO(A) General Office District, an IM Industrial Manufacturing District, an LO-1 Limited Office District, an LO-3 Limited Office District, an MC-1 Multiple Commercial District, an MC-3 Multiple Commercial District, an MC-4 Multiple Commercial District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-2 Mixed Use District, an NO(A) Neighborhood Office District, an NS(A) Neighborhood Service District, an O-2 District, a P(A) Parking District, a RR Regional Retail District, an R-7.5(A) Single Family District, a TH-2(A) Townhome District, a TH-3(A) Townhome District, a WMU-8 District, a WR-5 District; Planned Development District No. 8, Planned Development District No. 21, Planned Development District No. 27, Planned Development District No. 97, Planned Development District No. 98, Planned Development District No. 127, Planned Development District No. 131, Planned Development District No. 132, Planned Development District No. 148, Planned Development District No. 154, Planned Development District No. 157, Planned Development District No. 167, Planned Development District No. 171, Planned Development District No. 174, Planned Development District No. 180, Planned Development District No. 193 – D Duplex, GR General Retail, I-2 Industrial, LC Light Commercial, MF-1 Multiple Family, MF-2 Multiple Family, MF-3 Multiple Family, NS – Neighborhood Service, O-1 Office, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts No. 1, No. 3, No. 9, No. 10, No. 14, No. 17, No. 19, No. 20, No. 21, No. 26, No. 29, No. 30, No. 31, No. 32, No. 33, No. 37, No. 38, No. 40, No. 41, No. 42, No. 43, No. 44, No. 46, No. 47, No. 48, No. 51, No. 56, No. 59, No. 60, No. 61, No. 62, No. 63, No. 65, No. 71, No. 76, No. 78, No. 80, No. 81, No. 82, No. 84, No. 91, No. 92, No. 97, No. 99, No. 100, No. 101, No. 102, No. 106, No. 112, No. 114, No. 116, No. 121, No. 122, No. 123, No. 125, No. 130, No. 132, No. 134 and No. 135, R-7.5 Single Family, TH-2

Townhouse, TH-3 Townhouse; Planned Development District No. 196, Planned Development District No. 205, Planned Development District No. 229, Planned Development District No. 245, Planned Development District No. 248, Planned Development District No. 262, Planned Development District No. 277, Planned Development District No. 298, Planned Development District No. 300, Planned Development District No. 305, Planned Development District No. 324, Planned Development District No. 325, Planned Development District No. 350, Planned Development District No. 362, Planned Development District, No. 371, Planned Development District No. 374, Planned Development District No. 398, Planned Development District No. 424, Planned Development District No. 446, Planned Development District No. 462, Planned Development District No. 518, Planned Development District No. 556, Planned Development District No. 600, Planned Development District No. 630, Planned Development District No. 640, Planned Development District No. 691, ,Planned Development District No. 698, Planned Development District No. 725, Planned Development District, No. 749, Planned Development District No. 763, Planned Development District No. 820, Planned Development District No. 842, Planned Development District No. 860, Planned Development District No. 889, Planned Development District No. 931, Planned Development District No. 940, Planned Development District No. 951, Planned Development District No. 965, Planned Development District No. 970, Planned Development District No. 979, Planned Development District No. 987, Planned Development District No. 990; Conservation Districts No. 9, No. 11. No. 12, No. 15, No. 16, No. 17. Consideration is to be given to an historic building demolition delay. A map of the area to be considered is attached.

After the intial area for consideration was deternined, an addition was made to include an adjacent area. The map attached shows that addition.

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



Mark Doty, Chief Planner
Historic Preservation
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE October 19, 2017

TO Neva Dean, Assistant Director
Sustainable Development and Construction Department

SUBJECT Request for Agenda Item for Authorized Hearing;
An area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas N. Tollway, Turtle Creek, and Haskell Avenue.

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the City of Dallas Development Code.

REVISED

Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, a GO(A) General Office District, an LO-1 Limited Office District, an MC-1 Multiple Commercial District, an MC-3 Multiple Commercial District, an MC-4 Multiple Commercial District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-2 Mixed Use District, an NO(A) Neighborhood Office District, an NS(A) Neighborhood Service District, an O-2 District, a P(A) Parking District, an R-7.5(A) Single Family District, a TH-3(A) Townhome District, a WMU-8 District, a WR-5 District; Planned Development District No. 8, Planned Development District No. 21, Planned Development District No. 27, a portion of Planned Development District No. 127, Planned Development District No. 131, Planned Development District No. 132, Planned Development District No. 148, Planned Development District No. 154, Planned Development District No. 157, Planned Development District No. 167, Planned Development District No. 174, Planned Development District No. 180, Planned Development District No. 193 – D Duplex, GR General Retail, I-2 Industrial, LC Light Commercial, MF-1 Multiple Family, MF-2 Multiple Family, MF-3 Multiple Family, NS -Neighborhood Service, O-1 Office, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts No. 1, No. 3, No. 9, No. 10, No. 14, No. 17, No. 19, No. 20, No. 21, No. 26, No. 29, No. 30, No. 31, No. 32, No. 33, No. 37, No. 38, No. 40, No. 41, No. 42, No. 43, No. 44, No. 46, No. 47, No. 48, No. 51, No. 56, No. 59, No. 60, No. 61, No. 62, No. 63, No. 65, No. 71, No. 76, No. 78, No. 80, No. 81, No. 82, No. 84, No. 91, No. 92, No. 97, No. 99,

No. 100, No. 101, No. 102, No. 106, No. 112, No. 114, No. 116, No. 121, No. 122, No. 123, No. 125, No. 130, No. 132, No. 134 and No. 135, R-7.5 Single Family, TH-2 Townhouse, TH-3 Townhouse; Planned Development District No. 196, Planned Development District No. 205, Planned Development District No. 229, Planned Development District No. 262, Planned Development District No. 277, Planned Development District No. 298, Planned Development District No. 300, Planned Development District No. 305, Planned Development District No. 324, Planned Development District No. 325, Planned Development District No. 350, Planned Development District No. 374, Planned Development District No. 398, Planned Development District No. 424, Planned Development District No. 446, Planned Development District No. 462, Planned Development District No. 518, Planned Development District No. 556, Planned Development District No. 600, Planned Development District No. 630, Planned Development District No. 640, Planned Development District No. 691, Planned Development District No. 698, Planned Development District No. 725, Planned Development District No. 763, Planned Development District No. 820, Planned Development District No. 842, Planned Development District No. 860, Planned Development District No. 889, Planned Development District No. 931, Planned Development District No. 940, Planned Development District No. 951, Planned Development District No. 965, Planned Development District No. 970, Planned Development District No. 987, Planned Development District No. 990; Conservation Districts No. 9, No. 11, No. 12, No. 15, No. 16, No. 17. Consideration is to be given to an historic building demolition delay. A map of the area to be considered is attached. *with revised map.*

Thank you for your attention to this matter.

Paul E. Ridley
Commissioner District 14

PR 10/26/17

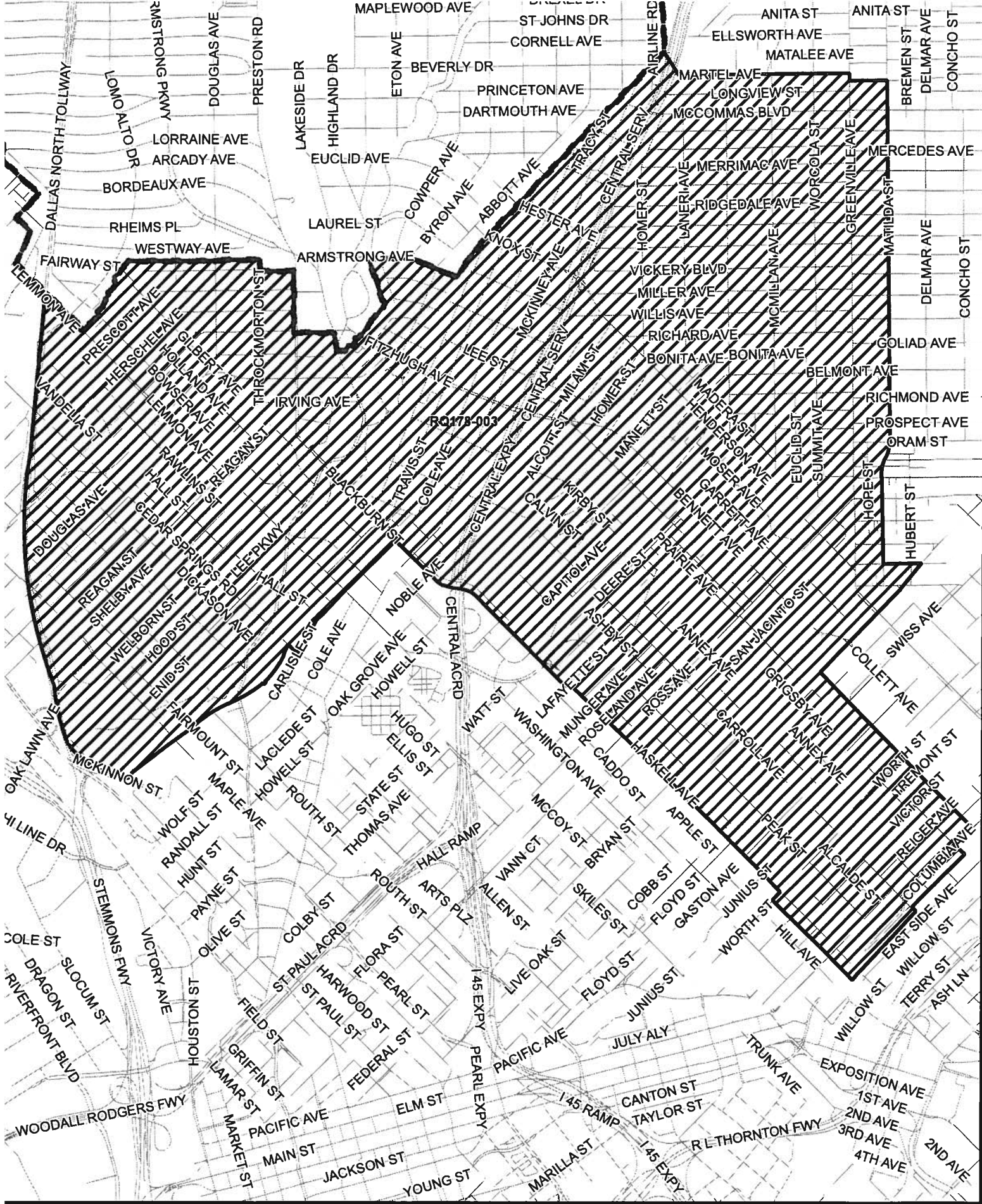
Mark R. ...
Commissioner District

-MR 10/26/17

P. Michael ...
Commissioner District

Dulane ...

10/26/17



Memorandum



CITY OF DALLAS

DATE November 16, 2017

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
An area generally bound by north side of East Colorado Boulevard, R.L. Thornton Freeway, both sides of West 12th Street, South Tyler Street, West Page Avenue, Buckalew Street, West Brooklyn Avenue, South Polk Street, West Jefferson Boulevard, West 10th Street, both sides of North Marlborough Avenue, both sides of West Davis Street, both sides of Woodlawn Avenue, both sides of Neches Street, both sides of North Bishop Avenue, and West Colorado Boulevard save and accept the existing demolition delay #2 overlay.

Commissioners Peadon, Davis, and Ridley are requesting that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned a CH Clustered Housing District, CR Community Retail District, CS Commercial Service District, a D(A) Duplex District, an LO-1 Limited Office District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, an MU-1 Mixed Use District, an NS(A) Neighborhood Service District, a P(A) Parking District, an R-5(A) Single Family District, an R-7.5(A) Single Family District, and an RR Regional Retail District; Planned Development District No. 87, , Planned Development District No. 282, Planned Development District No. 221, Planned Development District No. 316, Planned Development District No. 160, Planned Development District No. 340, Planned Development District No. 468, Planned Development District No. 487, Planned Development District No. 567, Planned Development District No. 682, Planned Development District No. 830; Conservation District No. 1 and No. 7. Consideration is to be given to an historic building demolition delay. A map of the area to be considered is attached.

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, appearing to read 'Mark Doty', with a long horizontal flourish extending to the right.

Mark Doty, Chief Planner
Historic Preservation
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE October 19, 2017

TO Neva Dean, Interim Assistant Director
Sustainable Development and Construction Department


SUBJECT Request for Agenda Item for Authorized Hearing;
An area generally bound by north side of East Colorado Boulevard, R.L. Thornton Freeway, both sides of West 12th Street, South Tyler Street, West Page Avenue, Buckalew Street, West Brooklyn Avenue, South Polk Street, West Jefferson Boulevard, West 10th Street, both sides of North Marlborough Avenue, both sides of West Davis Street, both sides of Woodlawn Avenue, both sides of Neches Street, both sides of North Bishop Avenue, and West Colorado Boulevard save and accept the existing demolition delay #2 overlay.

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the City of Dallas Development Code.

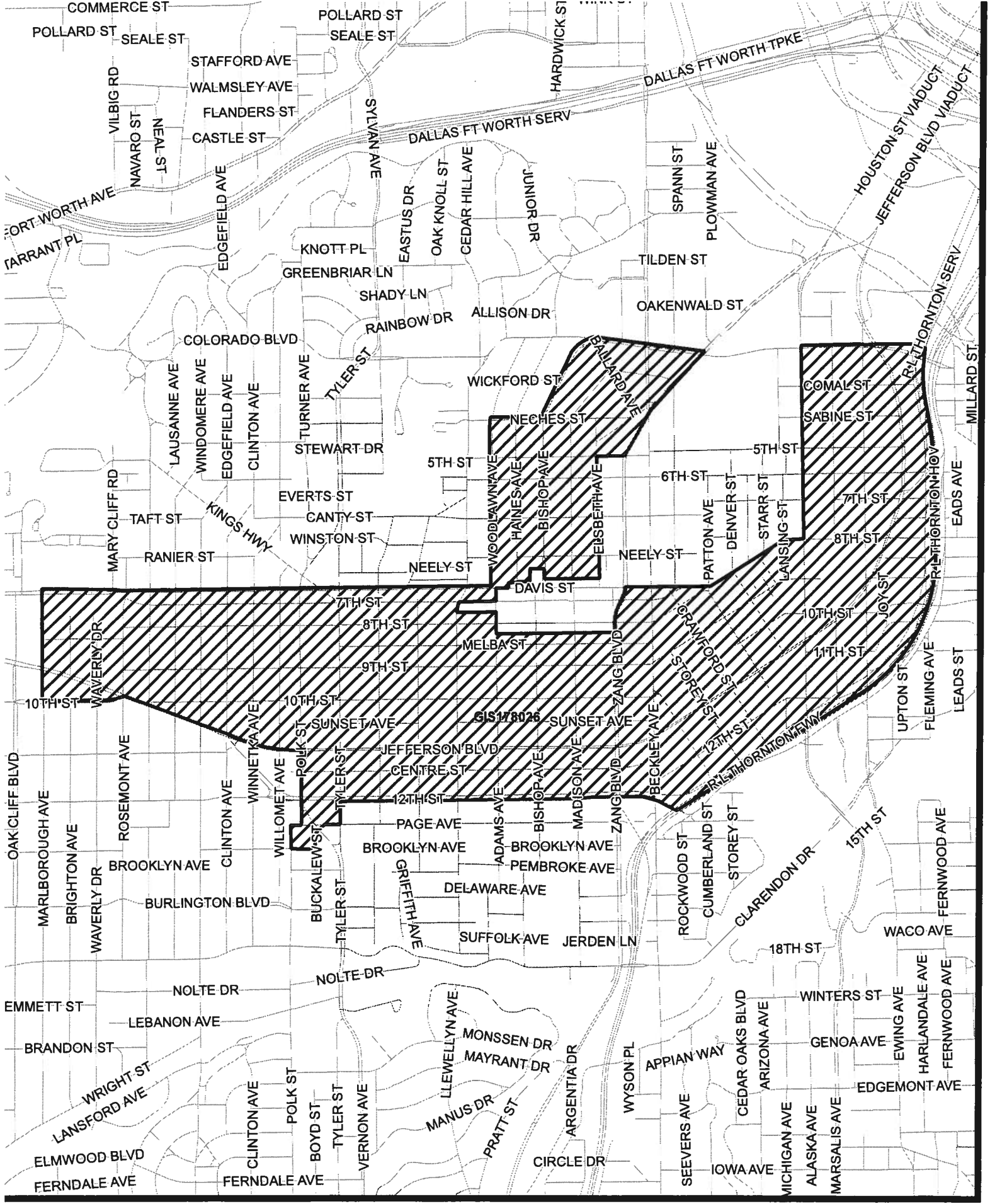
Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned a CH Clustered Housing District, CR Community Retail District, CS Commercial Service District, a D(A) Duplex District, an LO-1 Limited Office District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, an MU-1 Mixed Use District, an NS(A) Neighborhood Service District, a P(A) Parking District, an R-5(A) Single Family District, an R-7.5(A) Single Family District, and an RR Regional Retail District; Planned Development District No. 87, , Planned Development District No. 282, Planned Development District No. 221, Planned Development District No. 316, Planned Development District No. 160, Planned Development District No. 340, Planned Development District No. 468, Planned Development District No. 487, Planned Development District No. 567, Planned Development District No. 682, Planned Development District No. 830; Conservation District No. 1 and No. 7. Consideration is to be given to an historic building demolition delay. A map of the area to be considered is attached.

Thank you for your attention to this matter.


Commissioner


Commissioner


Commissioner



Conservation District No. 2 Appeal

Timeline

Appeal of the decision of the administrative official in denying the approval of a conservation district work review on property at 2535 Cambria Boulevard within Conservation District No. 2, the Lakewood Conservation District

July 19, 2017	Applicant submitted an "Application/Appeal to the Board of Adjustment" for consideration by the Board of Adjustment.
September 12, 2017	Staff randomly assigned the case, BDA167-106, to Board of Adjustment (BDA) Panel C for an October 16, 2017 hearing.
October 6, 2017	Staff mailed notices of the BDA public hearing regarding an appeal of the decision of the administrative official in denying the approval of a conservation district work review on property at 2535 Cambria Boulevard within Conservation District No. 2, the Lakewood Conservation District.
Week of October 9, 2017	Staff determined that BDA did not have jurisdiction over the appeal per Ordinance no. 20009, which created Conservation District No. 2, the Lakewood Conservation District
October 13, 2017	Staff contacted the appellant's representative to advise him of the determination that the appeal needs to be reviewed by the City Plan Commission (CPC)
October 16, 2017	Staff informed the BDA Panel C that they did not have jurisdiction and no action was taken on the appeal.
October 27, 201	Staff mailed notices of the CPC public hearing regarding an appeal of the decision of the administrative official in denying the approval of a conservation district work review on property at 2535 Cambria Boulevard within Conservation District No. 2, the Lakewood Conservation District

Documents
provided by
the applicant



October 27, 2017

Ms. Neva Dean, Assistant Director
Sustainable Development and Construction
Dallas City Hall
1500 Marilla Street, 5BN
Dallas, TX 75201

RE: 2535 Cambria

Ms. Dean,

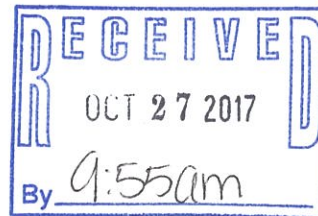
Please accept this letter as an official request to schedule an appeal to the City Plan Commission regarding the maintenance of single hung windows on a residential structure located at the address listed above. This property is located within the boundaries of Conservation District 2.

Please let us know of any other items your office may require in processing this appeal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Santos T. Martinez'.

Santos T. Martinez
Authorized representative for owner



Hernandez, Yolanda

From: Santos Martinez <Santos@masterplanconsultants.com>
Sent: Thursday, November 02, 2017 10:23 AM
To: Dean, Neva; Hernandez, Yolanda
Subject: Cambria Appeal Items
Attachments: Slide1.JPG; Slide2.JPG; Slide3.JPG; Slide4.JPG; Slide5.JPG; Slide6.JPG

Categories: Orange Category

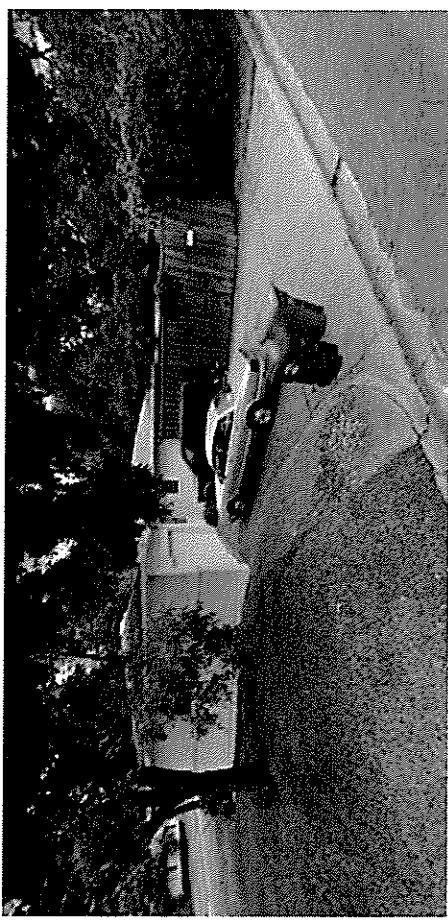
Neva,

I've attached six slides that I would like included with our letter. Please let me know if you may need any other items or have any questions regarding this request.

Santos T. Martinez
Senior Consultant
Masterplan
900 Jackson, Suite 640
Dallas, TX 75202
(214)-761-9197
(214)-748-7114 fax

The information contained in this e-mail message is intended only for the personal and confidential use of the recipient named above. Masterplan, an assumed name of DalClay Corporation, does not provide legal advice. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message. Unless expressly stated this message should not be construed as a digital or electronic signature.

Previous Non-Contributing Structure on Site



Current Structure



SECTION 7. Architectural provisions.

(a) Regulation of architectural styles. The regulations contained in this section apply only to those architectural elements visible from a street adjoining property in this district..

(e) Glass.

(1) Only transparent, translucent, or stained glass is permitted in a window opening facing a front yard or corner side yard. Reflective, mirrored, or opaque glass is prohibited except that a bathroom window facing a street may consist of opaque glass.

(2) Unless a structure is scheduled for complete demolition, stained and leaded glass may only be removed from a contributing structure on a temporary basis for replacement with comparable stained or leaded glass or for repair and maintenance. It is a defense to prosecution under this provision that the stained or leaded glass was removed by vandalism or an act of God. New materials used in reglazing stained and leaded glass must reproduce the appearance of the original glass.

Conservation District 2 Regulations & Architectural Guidelines

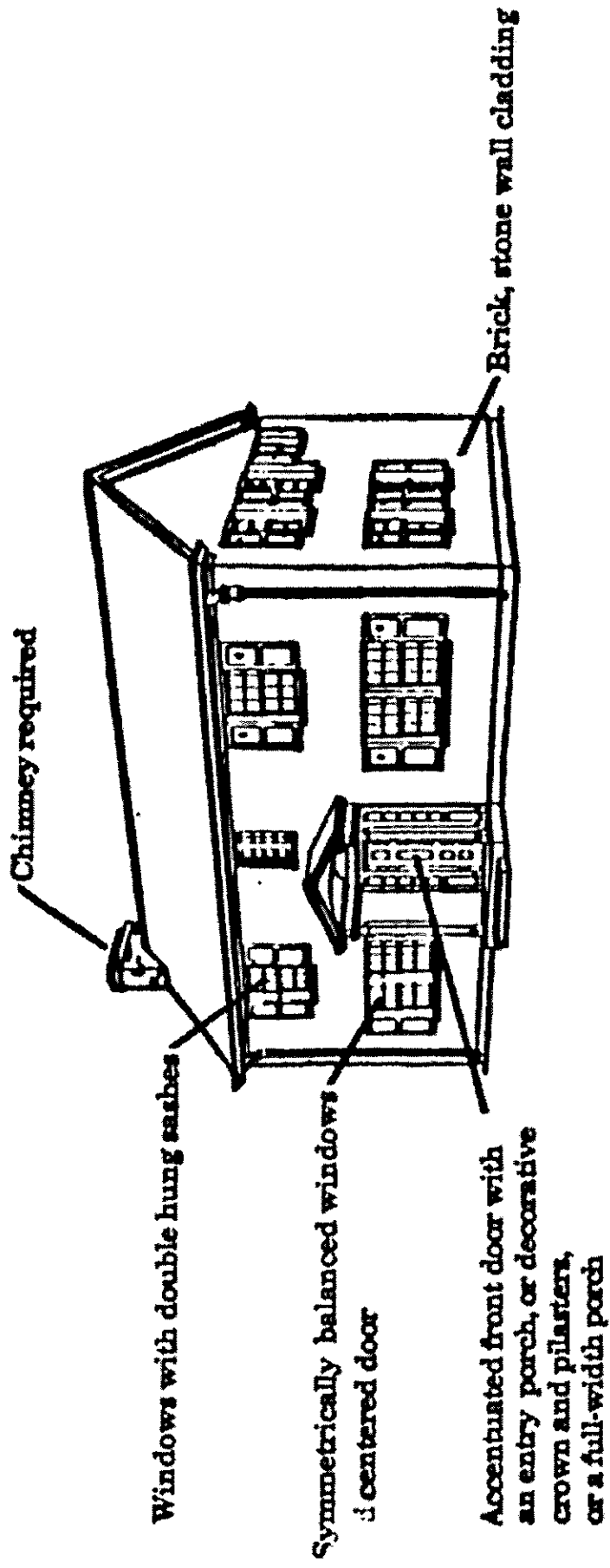
(1) New construction on vacant lots or on lots where structures have been willfully demolished must comply with one of the following four architectural styles illustrated in Exhibit A: tudor, spanish eclectic, french eclectic, or colonial/georgian revival. All of the architectural elements of the style selected must be incorporated into the new construction.

IV. COLONIAL / GEORGIAN REVIVAL REQUIREMENTS

A Colonial / Georgian Revival structure must be provided with the following:

- brick, or stone wall cladding
- symmetrically balanced windows on both sides of a centered door
- double-hung sashes on windows
- an accentuated front door with an entry porch, or a decorative crown and pilasters, or a full-width porch

Conservation District 2 Architectural Guidelines



Documents
provided by
the City

Hernandez, Yolanda

From: Hersch, William
Sent: Thursday, November 02, 2017 10:57 AM
To: Hernandez, Yolanda
Cc: Dean, Neva; Wimer, Megan
Subject: CPC meeting for 2535 Cambria - 11/16/17
Attachments: Lee-Cambria-5-05-16-REVISED.pdf; CDWorkCertificate.pdf; Lakewood CD ordinance.pdf
Categories: Orange Category

Hi Yolanda,

I wanted to get you the information you might need to provide to CPC for the appeal for the double-hung windows at 2535 Cambria. I have attached a copy of the ordinance for this project, as well as the Conservation District Work Review approval certificate and the plans.

Please note that per Ord. 200009(7)(a)(1), "New construction on vacant lots or on lots where the structures have been willfully demolished must comply with one of the four architectural styles illustrated in Exhibit A: Tudor, Spanish Eclectic, French Eclectic, or Colonial/Georgian Revival. All of the architectural elements of the style selected must be incorporated into the new construction." The plans were approved for a new Colonial/Georgian Revival-style home. For the Colonial/Georgian style architectural requirements (page 000025 of Exhibit A- the Conceptual Plan), "A Colonial/Georgian Revival style structure must be provided with the following: double-hung sashes on windows."

The CD work review certificate is attached with the following language as a condition for approval: "All windows visible from a street must be double-hung per the Conceptual Plan."

The plans attached show these windows as being double-hung (Sheet A3, window schedule) and were approved as such.

Please let me know if this is not clear or if you can think of any other documentation (such as emails) that might help at CPC.

Thanks!
Bill



Bill Hersch, LEED AP
Chief Planner
City of Dallas | DallasCityNews.net
Sustainable Development and
Construction
320 E Jefferson Blvd, Rm 105
Dallas, TX 75203
O: (214) 948-4458
William.hersch@dallascityhall.com



OPEN RECORDS NOTICE: This email and responses may be subject to the Texas Open Records Act and may be disclosed to the public upon request. Please respond accordingly.



4022 Royal Court, Suite 211, Los Angeles, CA 90024
323.975.4700
info@royalcourt.net
www.royalcourt.net

Answer:

From No. 8100-2
 No. 100-1-100
 Date: 10/1/10

100-1-100
 A-1
 100-1-100

Interview Revision Log	
Date	Notes
2-2-16	Review
3-25-16	1st Draft
4-6-16	for Contribution
5-6-16	Revised for 1st



FIRST FLOOR AC 2,799 SF
SECOND FLOOR AC 1,469 SF
TOTAL AC 4,268 SF
GARAGE 4,000 SF
TOTAL GARAGE AREA 8,100 SF

Ben & Blythe Lee
2535 Cambria
Lot 23 / Block H / 2794
Dallas, Texas

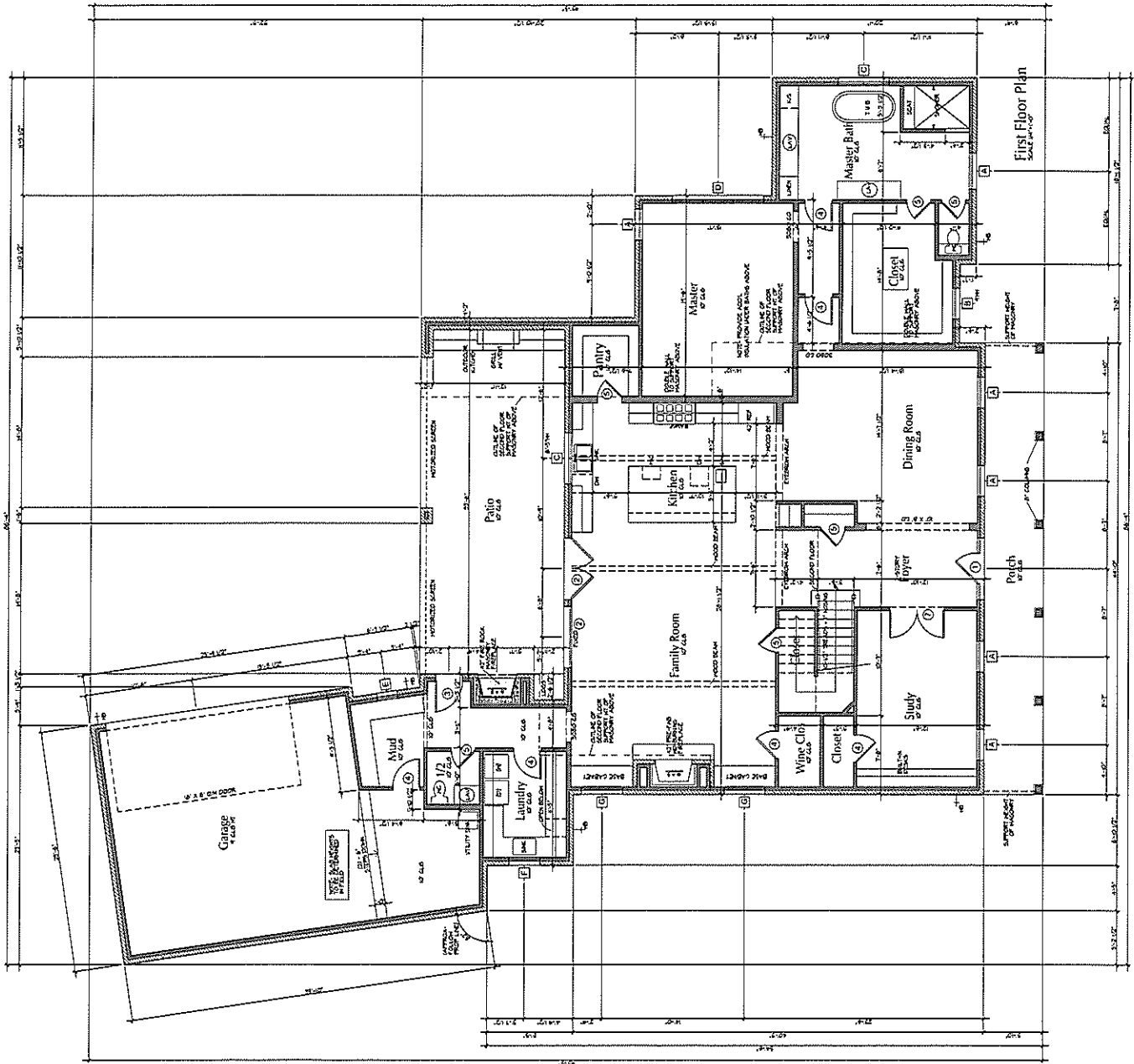
Client	Project
Ben & Blythe Lee	2535 Cambria
2535 Cambria	2535 Cambria
2535 Cambria	2535 Cambria

BOB
ANDERSON
ARCHITECT

4031 Royal Lane, Suite 211, Dallas, TX 75249
972-749-9999
www.bobanderson.com

First Floor Plan

Page No. 100-100
Date 10/1/10
A-2





Ben & Blythe Lee
2535 Cambria
Lot 23 / Block H / 2794
Dallas, Texas

Doc	Revised	By	Date
222114	1/1/14	Ben & Blythe Lee	1/1/14
222114	1/1/14	Ben & Blythe Lee	1/1/14
222114	1/1/14	Ben & Blythe Lee	1/1/14

BOB
ANDERSON
ARCHITECT

4013 Roadside Lane, Suite 111, Dallas, TX 75249
(214) 391-1111 FAX (214) 391-1111
www.bobanderson.com

Project #10
Roof Plan
Second Floor Plan
Schedules

Page No. 10 of 10
Scale 1/8" = 1'-0"
Date 1/1/14
A-3

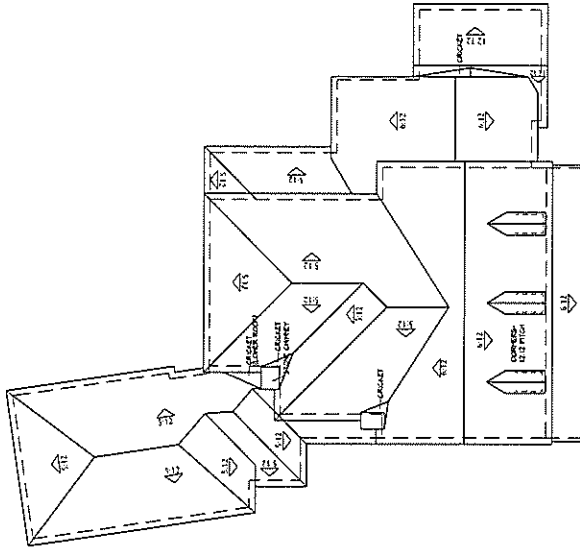
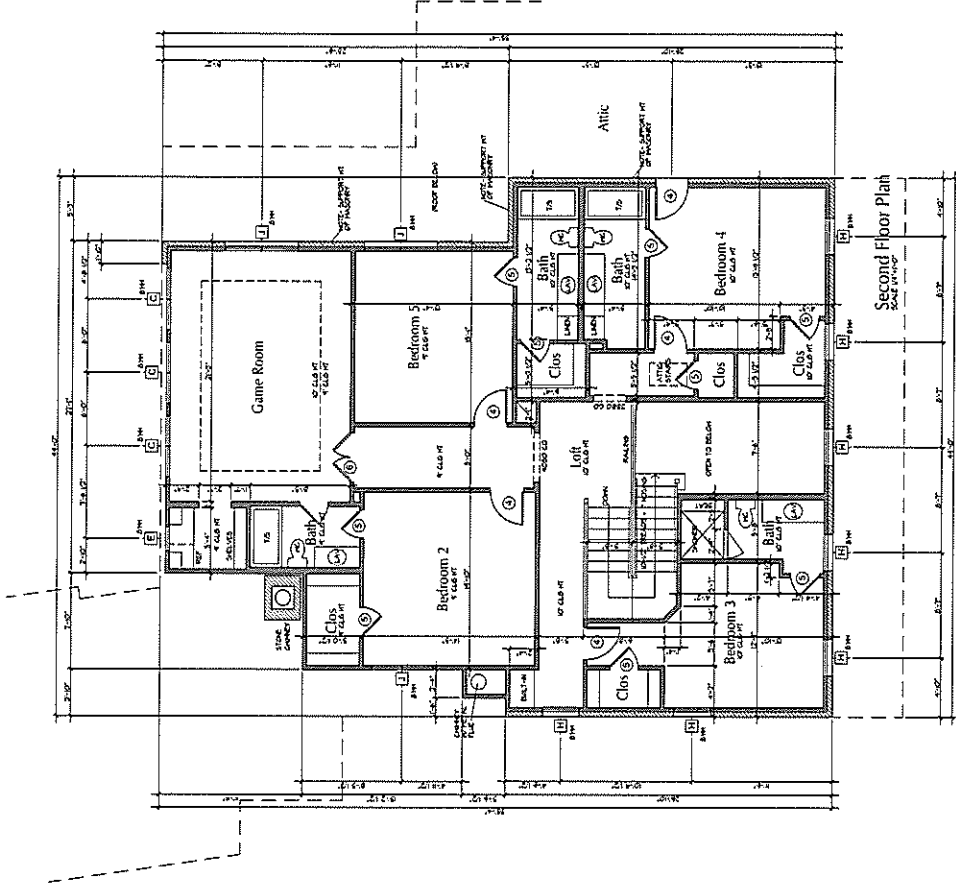
DOOR SCHEDULE

MARK	SIZE	TYPE	NOTES
1	3'-0" X 6'-0"	WOOD & GLASS	CP-16 ADDITIONS
2	(1) 3'-0" X 6'-0"	WOOD & GLASS	
3	2'-4" X 8'-0"	WOOD & GLASS	
4	2'-4" X 8'-0"	SC WOOD	
5	2'-4" X 8'-0"	SC WOOD	
6	(2) 2'-0" X 8'-0"	WOOD & GLASS	
7	(2) 2'-4" X 8'-0"	WOOD & GLASS	

WINDOW SCHEDULE

MARK	SIZE	TYPE	MAKE	NOTES
A	3'-0" X 6'-0"	DN	SEE NOTE 1	
B	3'-0" X 3'-0"	DN	SEE NOTE 1	
C	(1) 2'-0" X 5'-0"	DN	SEE NOTE 1	
D	(1) 2'-0" X 5'-0"	DN	SEE NOTE 1	
E	2'-0" X 3'-0"	DN	SEE NOTE 1	
F	3'-0" X 4'-0"	DN	SEE NOTE 1	
G	4'-0" X 4'-0"	DN	SEE NOTE 1	
H	3'-0" X 5'-0"	DN	SEE NOTE 1	
J	(1) 2'-0" X 5'-0"	DN	SEE NOTE 1	
K	2'-4" X 2'-4"	FIXED	SEE NOTE 1	DOWNERS

- WINDOW NOTES:
- WINDOWS TO BE REJOINED PREMIUM VINYL OR COMPARABLE TO MEET REQUIREMENTS FOR CONSERVATION DISTRICT.
 - VERIFY ALL WINDOW SIZES AND ROUGH OPENING SIZES PRIOR TO FRAMING.
 - ALL WINDOW SIZES ARE APPROXIMATE. VERIFY ALL WINDOW SIZES PRIOR TO FRAMING.
 - SECOND FLOOR WINDOWS MINIMUM 2" FROM SILL TO FLOOR, PER CODE.
 - ALL GLAZING TO BE LOW E AND MEET IECC SPECS.





Ben & Blythe Lee
2535 Cambria
Dallas, Texas
Lot 23 / Block H / 2794

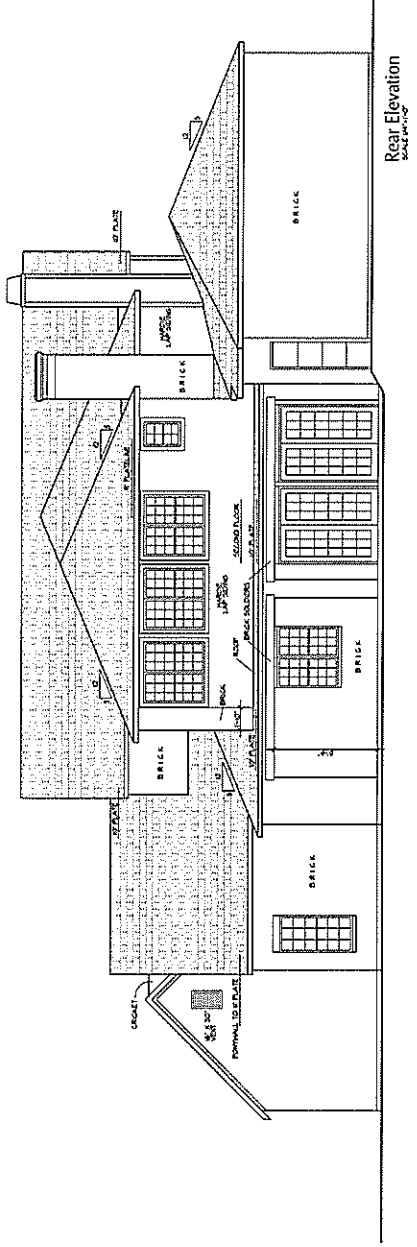
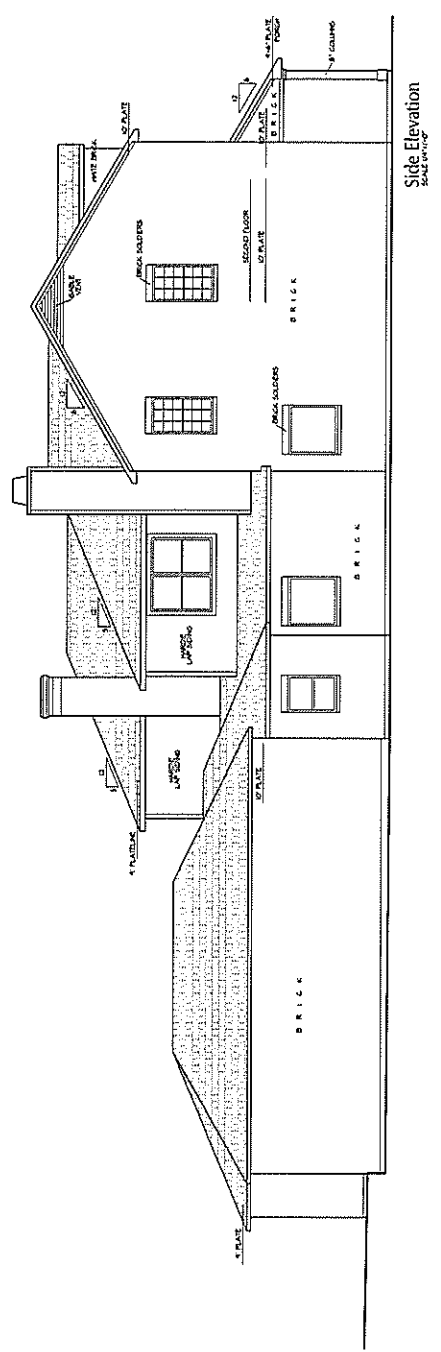
Manufacturing Log	
Date	Project
2/20/14	Ben & Blythe Lee
2/20/14	Ben & Blythe Lee
2/20/14	Ben & Blythe Lee
2/20/14	Ben & Blythe Lee

BOB
ANDERSON
ARCHITECT

10111 Rowland Street, Suite 101, Dallas, TX 75244
214.343.1111
www.bobandersonarchitect.com

Elevations

Scale: 1/8" = 1'-0"
Sheet: A-5
Date: 2/20/14





First Floor Electrical Plan
SCALE: 1/4"=1'-0"



Date	Purpose
2/23/16	Expense
3/2/16	For Postage
3/27/16	Travel Expenses
4/25/16	For Construction
5/31/16	Revenue per City

4033 Bayville, Suite 213, Irvine, CA 92614
972-371-0000 Fax 972-371-0001
art@artslab.com
www.artslab.com

A6



Conservation District Work Certificate



Lakewood Conservation District

City of Dallas

Date Applied: 04/28/16

Date Reviewed: 05/11/16

Address: 2535 CAMBRIA BLVD

Applicant: SCRUGGS, CRAIG
PO BOX 140307
DALLAS, TX 75214
214/325-4777

Architectural Style: Colonial Revival

Proposed Work: Other - requires permit

DEMOLISH EXISTING STRUCTURE AND BUILD NEW HOME PER PLANS

Permit is required: YES

Work is Approved with Conditions

1. No lot-to-lot drainage is allowed.
2. May not encroach into the required setbacks.
3. Fence may not be located within the visibility triangles per 51A-4.402(b)(3) and 51A-4.403(b)(2).
4. Only transparent, stained, or leaded glass is permitted in windows and doors facing a front yard or cornerside yard. Reflective, mirrored, or opaque glass is prohibited per Ord. 200009(7)(e)(1).
5. All windows visible from a street must be double-hung per the Conceptual Plan.
6. No further work is approved.

Philip Sikes

Philip Sikes, Building Official

The application was reviewed for compliance with the development standards and design requirements for this Conservation District Ordinance.

This certificate applies only to the work identified on this document. Additional work will have to be reviewed separately.

This certificate shall be posted at job site

552200

7/12/88

7/12/88

ORDINANCE NO. 200009

An ordinance amending CHAPTERS 51 and 51A, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended; changing the zoning classification on the following described property to-wit:

Tract I:

Being all of City Blocks F/2792, E/2791, H/2794, D/2790 and being all of Lots 6 through 10 in City Block G/2793 and all of City Block 2983, being all of Lots 1 through 16 in City Block C-1/2789, being all of Lots 1 through 8 in City Block C-2/2789, and being all of City Block J/2983 generally bounded by Westlake Avenue, Cambria Boulevard, Lakeshore Drive, Pearson Drive, the alley between Lakeshore Drive and Lakewood Boulevard, and Abrams Road.

TRACT II:

Being all of Lots 17 through 32 in City Block C/2789, and being all of Lots 1, 1a, 2, 2a, 3, 3a, 4, 4a, 5, 5a, 6, 6a, 6b, 7, 7a and 7b in City Block B/2788 generally located on both sides of Lakewood Boulevard between Abrams Road and Cambria Boulevard.

TRACT III:

Being all of Lots 8 through 15 in City Block B/2788, being all of Lots 10 through 19 in City Block J/2795, being all of City Blocks K/2796, L/2797, Q/2983, being all of Lots 8 through 15 in City Block Q/2802, being all of Lots 7a, 8 and 9 in City Block U/2803, being all of City Blocks O/2800, M/2798 and N/2799 generally bounded by the alley at the rear of the lots on the northwest line of Lakewood Boulevard between Cambria Boulevard and Pearson Drive, Pearson Drive, Lakeshore Drive, Copperfield Lane, Lakewood Boulevard, Brendenwood Drive, Country Club Circle, Gaston Avenue, Richmond Avenue, Abrams Road, the alley at the rear of the lots fronting on the north line of Richmond Avenue and the northwest line of Cambria Boulevard between Abrams Road and Cambria Boulevard, and Cambria Boulevard;

000001

establishing Conservation District No. 2 (the Lakewood Conservation District) on the above-described property; providing a penalty not to exceed \$2000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the provisions of the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding the rezoning of the property hereinafter described; and

WHEREAS, the city council finds that it is in the public interest to establish this conservation district; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. Table of contents. The following table of contents is provided for use with this ordinance:

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SECTION 2. Zoning classification change. That CHAPTERS 51 and 51A, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, are amended by establishing Conservation District No. 2 (the Lakewood Conservation District) on the following described property, to-wit:

TRACT I:

Being all of City Block F/2792 bounded by Westlake Avenue on the north, Hillside Drive on the east, Velasco Avenue on the south and Abrams Road on the west;

Being all of City Block E/2791 bounded by Velasco Avenue on the north, Hillside Drive on the southeast, Glenrose Court on the south and Abrams Road on the west;

Being all of City Block H/2794 bounded by Velasco Avenue on the north, Cambria Boulevard on the east, Lakeshore Drive on the southeast and Hillside Drive on the northwest;

Being all of City Block D/2790 bounded by Glenrose Court on the north, Hillside Drive on the southeast, Lakeshore Drive on the south and Abrams Road on the west;

Being all of Lots 6 through 10 in City Block G/2793 and all of City Block 2983 located at the northeast corner of Hillside Drive and Velasco Avenue;

Being all of Lots 1 through 16 in City Block C-1/2789 fronting on the south and southeast lines of Lakeshore Drive between Abrams Road and Cambria Boulevard;

Being all of Lots 1 through 8 in City Block C-2/2789 fronting on both sides of Goliad Avenue, east of Abrams Road; and

Being the northern one-half of City Block J/2983 fronting on the southeast line of Lakeshore Drive between Cambria Boulevard and Pearson Drive.

TRACT II:

Being all of Lots 17 through 32 in City Block C/2789, fronting on the northwest line of Lakewood Boulevard between Abrams Road and Cambria Boulevard; and

Being all of Lots 1, 1a, 2, 2a, 3, 3a, 4, 4a, 5, 5a, 5b, 6, 6a, 6b, 7, 7a and 7b in City Block B/2788 fronting on the southeast line of Lakewood Boulevard between Abrams Road and Cambria Boulevard.

TRACT III:

Being all of Lots 8 through 15 in City Block B/2788 located at the northwest corner of Richmond Avenue and Cambria Boulevard;

Being all of Lots 10 through 19 in City Block J/2795, fronting on the northwest line of Lakewood Boulevard between Pearson Drive and Cambria Boulevard;

Being all of City Block K/2796, bounded by Lakewood Boulevard on the north, Pearson Drive on the east, Avalon Avenue on the south and Cambria Boulevard on the west;

Being all of City Block L/2797, bounded by Avalon Avenue on the north, Pearson Drive on the east, Gaston Avenue on the south and Cambria Boulevard on the west;

Being all of City Block Q/2983 fronting on the south line of Lakeshore Avenue between Pearson Drive and Copperfield Lane;

Being all of Lots 8 through 15 in City Block Q/2802 and all of Lots 7a, 8 and 9 in City Block U/2803, fronting on the north line of Lakewood Boulevard between Pearson Drive and Copperfield Lane;

Being all of City Block P/2801 bounded by Lakewood Boulevard on the north, Brendenwood Drive on the east, Avalon Avenue on the south and Pearson Drive on the west;

Being all of City Block O/2800 bounded by Avalon Avenue on the north, Brendenwood Drive on the east, Gaston Avenue on the south and Pearson Drive on the west;

Being all of City Block M/2798, bounded by Gaston Avenue on the north, Pearson Drive on the east and Country Club Circle on the south and southwest; and

Being all of City Block N/2799, bounded by Gaston Avenue on the north, Country Club Circle on the southeast and south and Pearson Drive on the west.

SECTION 3. Purpose. This district is established to provide a means of conserving the Lakewood neighborhood and to protect and enhance its significant architectural and cultural attributes.

SECTION 4. Interpretations and definitions.

(a) Unless otherwise stated, all references to code sections in this ordinance refer to sections in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended.

(b) Except as otherwise provided in this ordinance, the definitions and provisions contained in CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, apply to this ordinance. In this ordinance:

(1) ARCHITECTURAL ELEMENTS mean chimneys; roof style, pitch, materials, and overhang; building materials; window style; vent style; balconies; towers; wing walls; eave overhang; sashes; porches; crowns; pilasters; and other similar items.

(2) CORNERSIDE YARD means a side yard that abuts a street.

(3) CORNERSIDE LOT LINE means a lot line that abuts a cornerside yard.

(4) DOCUMENTED ASSURANCE means an architectural drawing or photograph delineating the original or existing appearance of the structure.

(5) EXISTING STRUCTURE means a structure located in this district on the date of passage of this ordinance.

(6) GRADE means the average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure.

(7) BODY COLOR means the dominant paint color of a structure.

(8) BUILDING HEIGHT means the vertical distance measured from grade to the highest roof ridge of the structure.

(9) CONTRIBUTING STRUCTURE means any structure listed as a contributing structure by street address or designated as a contributing structure on the map labelled "Architectural

Styles" in Exhibit A. In the event of a discrepancy between the identity of a contributing structure in the list and in the map contained in Exhibit A, the text of the street address list prevails over the map. A contributing structure is one which exemplifies the district's original architectural appearance because of its identifiable style and form.

(10) NONCONTRIBUTING STRUCTURE means any structure so designated on the map entitled "Architectural Styles" in Exhibit A.

(11) ROOF RIDGE means the apex of any roof structure, regardless of its style or form.

(12) STREET FACADE WIDTH means the distance between the intersections of the front facade with each of its respective side walls.

(13) THIS OR THE DISTRICT means the Lakewood Conservation District.

(14) TRIM COLOR means a paint color other than the dominant color. Wood colored translucent stains are not trim colors. Furthermore, trim color does not include the color of screen and storm doors and windows, gutters, downspouts, porch floors, and ceilings.

SECTION 5. Graphics. Graphics illustrating architectural style requirements, and the locations of contributing and noncontributing structures are attached to and made a part of this ordinance as Exhibit A.

SECTION 6. Development standards.

(a) Uses. Only single family residential uses are permitted in this district. The following general requirements must be met.

(1) A minimum of two off-street parking spaces are required for each dwelling unit.

(2) Each dwelling unit must have separate utility services, and may have only one electrical meter.

(3) Only one dwelling unit may be located on a lot.

(4) The board of adjustment may grant a special exception to the provisions of Paragraph (3) and authorize an additional dwelling unit on a lot when, in the opinion of the board, the additional dwelling unit will not:

(A) be used as rental accommodations; or

(B) adversely affect neighboring properties.

(5) In granting a special exception under Paragraph (4), the board shall require the applicant to deed restrict the subject property to prevent use of the additional dwelling unit as rental accommodations.

(6) Except for the foundation, a dwelling unit must be physically separable from contiguous dwelling units in the event of removal of a dwelling unit. Each party wall must be governed by a set of deed restrictions stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.

(7) Each dwelling unit must have separate utility services.

(8) The board of adjustment may grant a special exception to authorize more than one electrical utility service or more than one electrical meter on a lot when, in the opinion of the board, the special exception will not:

(A) be contrary to the public interest;

(B) adversely affect neighboring properties; and

(C) be used to conduct a use not permitted in the conservation district.

(b) Lot size requirements.

(1) Lots in Tract I must have a minimum area of 5,000 square feet, a minimum depth of 100 feet, and a minimum width of 50 feet.

(2) Lots in Tract II must have a minimum area of 7,500 square feet, a minimum depth of 150 feet, and a minimum width of 50 feet.

(3) Lots in Tract III must have a minimum area of 10,000 square feet, a minimum depth of 150 feet, and a minimum width of 70 feet.

(c) Setbacks.

(1) Minimum front yard.

(A) A minimum 40-foot front yard setback must be provided on all building sites in Tract I.

(B) A minimum 50-foot front yard setback must be provided on all building sites in Tract II.

(C) A minimum 60-foot front yard setback must be provided on all building sites in Tract III, except for lots located in City Block Q/2983, for which a minimum 40-foot front yard setback must be provided.

(2) Minimum side and cornerside yards.

(A) A minimum side yard setback of five feet and a minimum cornerside yard setback of 15 feet must be provided on all building sites in Tracts I and II.

(B) A minimum side yard setback of six feet and a minimum cornerside-yard setback of 15 feet must be provided on all building sites in Tract III.

(3) Minimum rear yard.

(A) A minimum rear yard setback of five feet must be provided on all building sites in Tracts I and II.

(B) A minimum rear yard setback of six feet must be provided on all building sites in Tract III.

(4) Setback exemption for garages, accessory structures, and porte cocheres.

(A) All garage and accessory structures are exempt from side and rear yard setback requirements and may extend along the entire distance of the rear lot line provided that:

(i) no portion of the garage or accessory structure extends into the front half of the area between the rear lot line and the primary rear facade of the main structure; and

(ii) the second floor of any such structure does not extend along the width of the lot for a distance greater than:

(aa) 40 feet; or

(bb) 60 percent of the length of the rear lot line.

(B) All eaves and overhangs of all accessory structures must be located within the confines of a lot.

(C) Any new construction of a wall of a building located less than three feet from an adjacent lot is required to meet a one-hour fire rating as described by the Dallas Building Code, as amended. These walls are not permitted to have window or door openings.

(D) Any construction of a wall of a building located less than three feet from a street or alley must meet the provisions of the Dallas Building Code, as amended.

(E) No side yard setback is required for:

(i) a new or existing one-story porte-cochere; or

(ii) an existing porte-cochere with more than one story;

provided that stormwater runoff from the roof of the porte-cochere is not directed onto an adjacent lot. New additions to a porte-cochere above the first story must meet minimum side yard requirements.

(d) Maximum lot coverage. The maximum permitted coverage on each building site in Tracts I, II, and III is 45 percent.

(e) Maximum building height.

(1) Except as provided in Paragraph (2), the maximum permitted height for all structures in Tracts I, II, and III is 30 feet.

(2) If any portion of an existing structure's roof ridge exceeds the applicable maximum height in paragraphs (1)(A) or (1)(B), the lower portion of that structure's roof ridge may be raised to the height of the taller portion of the roof ridge.

(f) Rebuilding damaged or destroyed structures. Any existing noncontributing structure that is damaged or destroyed by an act of God, whether in part or in whole, may be rebuilt in accordance with the provisions for nonconforming structures contained in Section 51A-4.704 of the Dallas Development Code, as amended.

SECTION 7. Architectural provisions.

(a) Regulation of architectural styles. The regulations contained in this section apply only to those architectural elements visible from a street adjoining property in this district.

(1) New construction on vacant lots or on lots where structures have been willfully demolished must comply with one of the following four architectural styles illustrated in Exhibit A: tudor, spanish eclectic, french eclectic, or colonial/georgian revival. All of the architectural elements of the style selected must be incorporated into the new construction.

(2) Except as provided in Paragraph (1), all remodeling, reconstruction, or alteration of an existing contributing structure must comply with the requirements of the contributing structure's designated style as established in Exhibit A.

(3) As an alternative to compliance with a contributing structure's designated style, the property owner may provide the director with documented assurance that the proposed work will reconstruct the original or existing architectural style and materials of the structure.

(4) Existing noncontributing structures may be remodeled or altered without complying with the architectural styles listed in Exhibit A.

(b) Garages and accessory structures. Garages and accessory structures must be located at the rear of the main structure. Garages and accessory structures may be constructed of any legal building material and in any architectural style. New construction of a roof on a garage or an accessory structure must consist of a hipped, side-gabled, gambreled, mansard, or cross-gabled roof form.

(c) Street facade width. The minimum street facade width for all structures is:

- (1) 30 feet in Tracts I and II; and
- (2) 40 feet in Tract III.

(d) Roofs.

(1) The following roof surfacing materials are prohibited for new construction or remodeling in this district:

- (A) Standing seam metal.
- (B) Bermuda-style metal.
- (C) Batten seam metal.

- (D) Flat seam metal.
- (E) Corrugated plastic or asbestos.
- (F) Mineral aggregate.
- (G) Skylights.

(2) Roof color may consist of any non-fluorescent color.

(e) Glass.

(1) Only transparent, translucent, or stained glass is permitted in a window opening facing a front yard or cornerside yard. Reflective, mirrored, or opaque glass is prohibited except that a bathroom window facing a street may consist of opaque glass.

(2) Unless a structure is scheduled for complete demolition, stained and leaded glass may only be removed from a contributing structure on a temporary basis for replacement with comparable stained or leaded glass or for repair and maintenance. It is a defense to prosecution under this provision that the stained or leaded glass was removed by vandalism or an act of God. New materials used in reglazing stained and leaded glass must reproduce the appearance of the original glass.

(f) Enclosures.

(1) Only glass, screen, and framing and glazing installation materials may be used to enclose porches of a new structure on a vacant lot or in the construction or remodeling of a porch of a contributing structure. Glass porch enclosures may also include wood and metal muntins for the purpose of creating glazing patterns.

(2) Porte cocheres may not be enclosed with any building material.

(g) Screen and storm doors and windows.

(A) Screen and storm doors are allowed in this district.

(B) The frame, casing, rails, stiles, and muntins of screen and storm doors and windows:

color; and

(i) must be finished with a non-fluorescent

(ii) may not consist of clear anodized or unfinished aluminum.

(h) Color. A building facade facing a corner side or front yard may not be painted with more than one body color and two trim colors. Fluorescent colors and the use of black as a body color on a structure are prohibited.

SECTION 8. Landscaping provisions.

(a) Fences and walls. Fences and walls are prohibited in the front yard except for:

(1) balustrades;

(2) porch rails;

(3) hand rails; and

(4) retaining walls with heights lower than six inches above grade.

(b) Driveways and curbing.

(1) All driveways and curbing located between a main structure and the front or corner side lot line must be constructed of a permanent outdoor paving material such as concrete, interlocking concrete paving block, or brick and stone pavers. Loose aggregate pavement such as gravel and bark mulch are not permitted in this area.

(2) Except as provided in Paragraph (3), driveways are limited to one curb cut per lot and may not exceed 24 feet in width.

(3) Two curb cuts are permitted on lots with main structures facing Abrams Road or Gaston Avenue.

(c) Sidewalks. Sidewalks located interior to the lot line may be constructed of any legal material.

(d) Front yard coverage. No more than 30 percent of the front yard may be covered with nonpermeable paving material.

(e) Berms. Earthen berms are allowed in any yard, provided that they do not exceed a slope of one foot of height

for each two feet of width. Berm height may not exceed three feet above grade.

SECTION 9. Review procedures.

(a) Building permit review.

(1) Upon receipt of an application for a building permit for work on any new or contributing structure in this district, if the proposed construction or modification is visible from the street, the building official shall refer the permit application and plans to the director to determine whether the project meets the requirements of this ordinance. The review must be conducted so that the decision on issuance of the building permit can be completed no later than 30 days from the date of submission of the completed application to the building official.

(2) If the director determines that the application complies with the requirements of this ordinance, he shall refer the permit application, plans, and all other relevant information to the building official, who shall issue the permit if all requirements of the construction codes and other applicable ordinances have been met.

(3) If the director determines that the application does not comply with the requirements of this ordinance, he shall state in writing the specific requirements to be met before issuance of a permit to authorize the work requested, and the building official shall deny the permit. The director shall give written notice to the applicant of his reason for recommending denial of a building permit application. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice must be sent to the address shown on the application.

(b) Work not requiring a building permit. This ordinance applies to any work on a lot regardless of whether the work requires a building permit. Any violation of a provision of this ordinance is subject to civil and criminal enforcement.

SECTION 10. Appeals. An applicant may appeal any decision made by the director pursuant to this ordinance to the city plan commission by filing a written request for appeal with the department of planning and development within 10 days after notice is given to the applicant of the director's decision.

Appeal to the city plan commission constitutes the final administrative remedy available to an applicant.

SECTION 11. Notice of hearing.

(a) The commission shall hold a public hearing on all appeals.

(b) The director shall send written notice of the public hearing on the appeal to the commission to the appellant and all owners of real property located within 200 feet, including streets and alleys, from the boundary of the area upon which the appeal is made. The notice must be given not less than 10 days before the day set for the hearing by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.

(c) The director shall give notice of the time and place of the public hearing in the official newspaper of the city at least 10 days before the hearing.

SECTION 12. Zoning district map. The director of the department of planning and development shall correct Zoning District Map Nos. H-8, H-9, I-8, and I-9, in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 13. Penalty clause. A person who violates a provision of this ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$2000.

SECTION 14. Saving clause. CHAPTERS 51 and 51A, "DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall

remain in full force and effect, save and except as amended by this ordinance.

SECTION 15. Severability clause. The terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 16. Effective date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so ordained.

APPROVED AS TO FORM:

ANALESLIE MUNCY, CITY ATTORNEY

By Cynthia Holder Skinner
Assistant City Attorney

Passed ~~and successfully enrolled~~ JUL 13 1988

Zoning File No. CD878-101/8454-S

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EXHIBIT A

Note: The following architectural regulations apply only to portions of structures facing front yards and corner side yards.

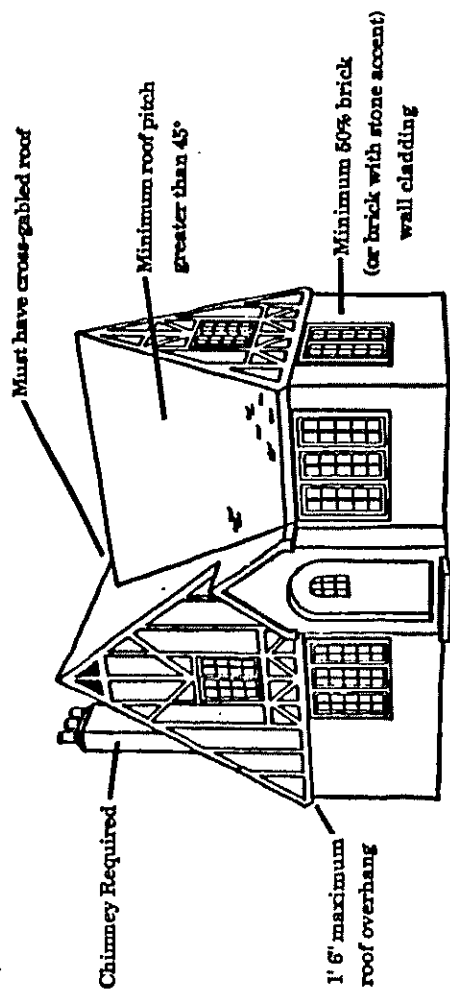
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I. TUDOR STYLE REQUIREMENTS

A Tudor style structure must be provided with the following:

- a cross-gabled roof with a pitch equal to or greater than 45° and no more than 70°
- a chimney
- a minimum of 50% brick (or brick with stone accent) wall cladding and the remaining portion having the appearance of stone, or stucco and half-timbering, or both
- a maximum roof overhang of 1 foot 6 inches

I. TUDOR STYLE ILLUSTRATIVE Minimum Requirements



In addition to the mandatory Tudor design requirements, any of the following (gabled) roof design options may be utilized:



Multiple front gable style



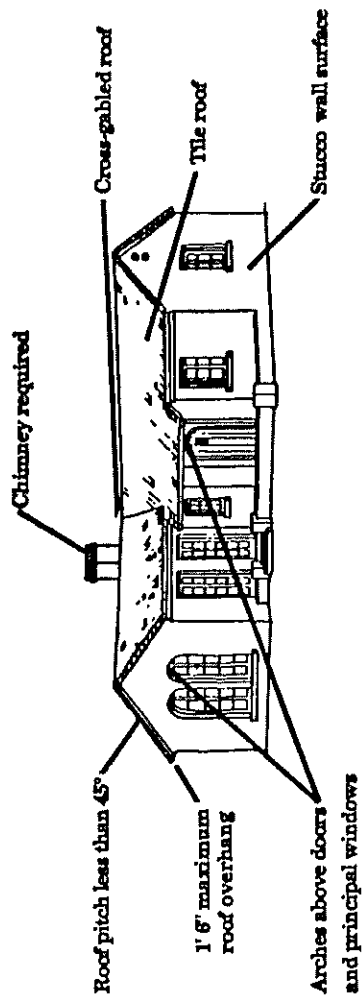
Dominant front gabled style

II. SPANISH ECLECTIC REQUIREMENTS

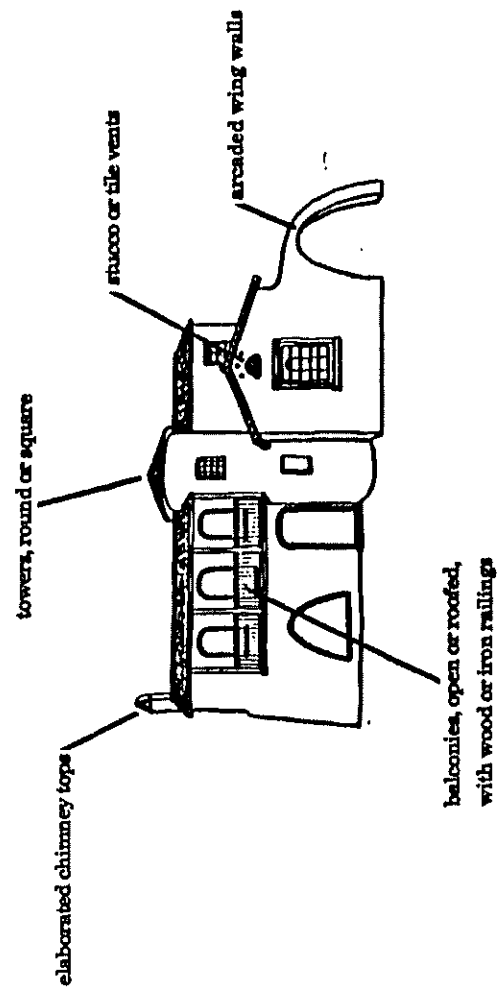
A Spanish Eclectic structure must be provided with the following:

- a cross-gabled roof with a pitch equal to or less than 45°
- a tile roof
- a chimney
- a stucco, brick, or stone wall surface
- a maximum roof overhang of 1 foot 6 inches
- arches above doors and principle windows

III. SPANISH ECLECTIC ILLUSTRATIVE Minimum Requirements



In addition to the mandatory Spanish Eclectic design requirements, any of the following design options are allowable:



III. FRENCH ECLECTIC REQUIREMENTS

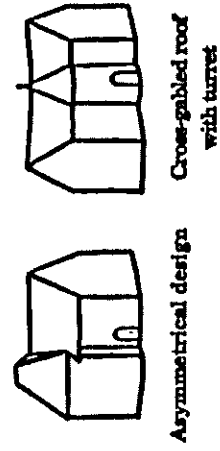
A French Eclectic structure must be provided with the following:

- brick, stone, or stucco wall cladding
- a hipped roof with a pitch equal to or greater than 45° and no more than 70°
- an eave overhang of no more than 2 feet
- a chimney

III. FRENCH ECLECTIC ILLUSTRATIVE Minimum Requirements



In addition to the mandatory French Eclectic design requirements, the following design options are allowable:



IV. COLONIAL / GEORGIAN REVIVAL REQUIREMENTS

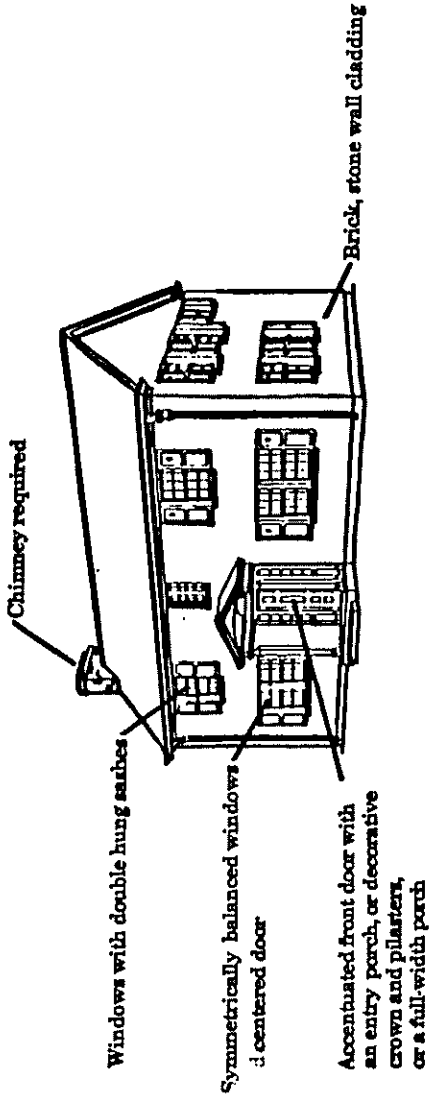
A Colonial / Georgian Revival structure must be provided with the following:

- brick, or stone wall cladding
- symmetrically balanced windows on both sides of a centered door
- double-hung sashes on windows
- an accentuated front door with an entry porch, or a decorative crown and pilasters, or a full-width porch

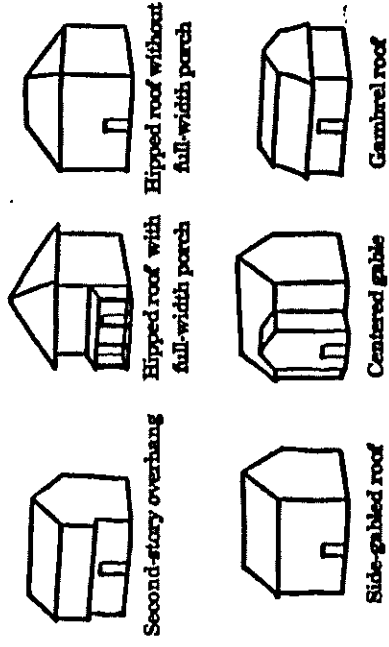
IV. COLONIAL / GEORGIAN REVIVAL

ILLUSTRATIVE

Minimum Requirements



In addition to the mandatory Colonial / Georgian Revival design requirements, the following design options are allowable:



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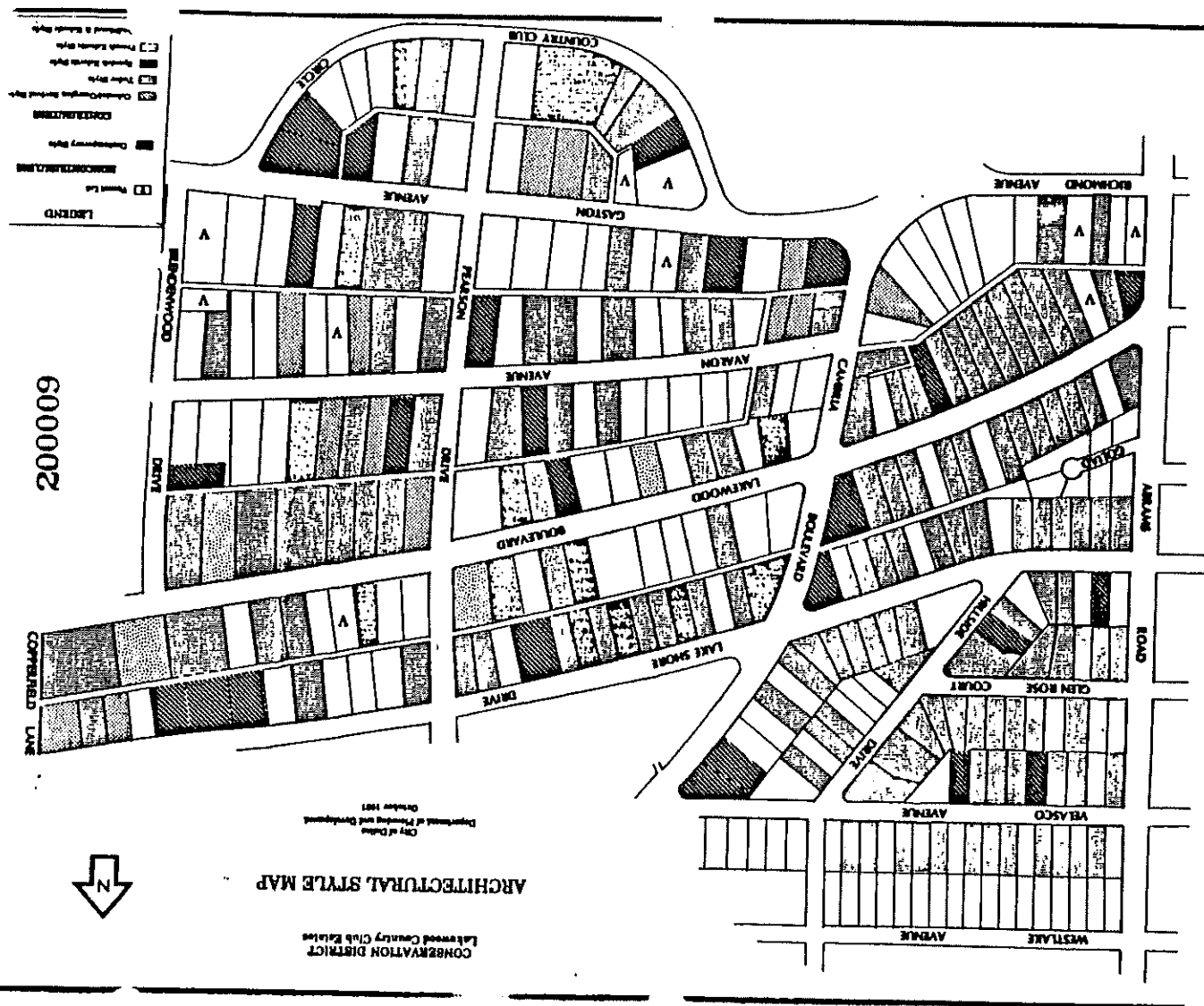
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V. TRADITIONAL and ECLECTIC STYLE REQUIREMENTS

A Traditional or Eclectic style structure must be provided with the following:

- a chimney
- masonry wall cladding
- a maximum roof overhang of 2 feet
- a hipped, side gabled, gambrel, or cross-gabled roof form.

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ARCHITECTURAL STYLE BY STREET ADDRESS

The following listing of architectural styles by street address has been developed to serve as a companion reference to the Architectural Style Map. However, in the event of a discrepancy between the two, the text of this list controls over the map. Architectural styles have been abbreviated as follows:

- Traditional/Eclectic = Trad/Ecl
- Spanish Eclectic = Span Ec
- French Eclectic = French Ec
- Colonial/Georgian Revival = Col/Geo. Rev
- Noncontributing = Noncontrib

Street Address	Architectural Style	Street Address	Architectural Style
6402 Westlake Ave.	Trad/Ecl	6501 Velasco Ave.	Trad/Ecl
6406 Westlake Ave.	Trad/Ecl	6507 Velasco Ave.	Trad/Ecl
6410 Westlake Ave.	Trad/Ecl	6511 Velasco Ave.	Trad/Ecl
6414 Westlake Ave.	Trad/Ecl	6515 Velasco Ave.	Trad/Ecl
6418 Westlake Ave.	Trad/Ecl	6519 Velasco Ave.	Trad/Ecl
6422 Westlake Ave.	Trad/Ecl		
6426 Westlake Ave.	Trad/Ecl	6402 Velasco Ave.	Tudor
6430 Westlake Ave.	Trad/Ecl	6406 Velasco Ave.	Trad/Ecl
6432 Westlake Ave.	Trad/Ecl	6410 Velasco Ave.	Tudor
6438 Westlake Ave.	Trad/Ecl	6416 Velasco Ave.	Tudor
6442 Westlake Ave.	Trad/Ecl	6418 Velasco Ave.	Noncontrib
6446 Westlake Ave.	Trad/Ecl	6420 Velasco Ave.	Tudor
6450 Westlake Ave.	Trad/Ecl	6424 Velasco Ave.	Tudor
6454 Westlake Ave.	Trad/Ecl	6426 Velasco Ave.	Tudor
6472 Westlake Ave.	Trad/Ecl	6438 Velasco Ave.	Noncontrib
6466 Westlake Ave.	Trad/Ecl	6442 Velasco Ave.	Trad/Ecl
6403 Velasco Ave.	Trad/Ecl	6403 Glenrose Ct.	Trad/Ecl
6407 Velasco Ave.	Tudor	6407 Glenrose Ct.	Trad/Ecl
6411 Velasco Ave.	Tudor	6411 Glenrose Ct.	Tudor
6415 Velasco Ave.	Tudor	6417 Glenrose Ct.	Trad/Ecl
6419 Velasco Ave.	Tudor	6419 Glenrose Ct.	Tudor
6423 Velasco Ave.	Trad/Ecl	6427 Glenrose Ct.	Tudor
6427 Velasco Ave.	Tudor	6431 Glenrose Ct.	Tudor
6431 Velasco Ave.	Tudor	6435 Glenrose Ct.	Tudor
6435 Velasco Ave.	Tudor	6437 Glenrose Ct.	Tudor
6439 Velasco Ave.	Trad/Ecl	6443 Glenrose Ct.	Tudor
6443 Velasco Ave.	Tudor	6400 Glenrose Ct.	Tudor
6447 Velasco Ave.	Tudor	6412 Glenrose Ct.	Tudor
6451 Velasco Ave.	Tudor	6417 Glenrose Ct.	Tudor
6455 Velasco Ave.	Trad/Ecl	6420 Glenrose Ct.	Tudor
6459 Velasco Ave.	Tudor	6424 Glenrose Ct.	Tudor
6463 Velasco Ave.	Tudor		
6467 Velasco Ave.	Trad/Ecl		

<u>Street Address</u>	<u>Architectural Style</u>	<u>Street Address</u>	<u>Architectural Style</u>
6403 Lakeshore Dr.	Trad/Ecl	6700 Lakeshore Dr.	Tudor
6407 Lakeshore Dr.	Noncontrib	6708 Lakeshore Dr.	Trad/Ecl
6411 Lakeshore Dr.	Trad/Ecl	6712 Lakeshore Dr.	Trad/Ecl
6415 Lakeshore Dr.	Tudor	6718 Lakeshore Dr.	Trad/Ecl
6417 Lakeshore Dr.	Tudor	6722 Lakeshore Dr.	Tudor
6505 Lakeshore Dr.	Trad/Ecl	6732 Lakeshore Dr.	Trad/Ecl
6513 Lakeshore Dr.	Tudor	6742 Lakeshore Dr.	Noncontrib
6519 Lakeshore Dr.	Tudor	6806 Lakeshore Dr.	Noncontrib
6521 Lakeshore Dr.	Tudor	6810 Lakeshore Dr.	Noncontrib
6527 Lakeshore Dr.	Tudor	6814 Lakeshore Dr.	Trad/Ecl
6531 Lakeshore Dr.	Tudor	6818 Lakeshore Dr.	Col/Geo.Rev
6533 Lakeshore Dr.	Tudor	6826 Lakeshore Dr.	Tudor
6400 Lakeshore Dr.	Tudor	6830 Lakeshore Dr.	Col/Geo.Rev
6404 Lakeshore Dr.	Tudor	6403 Gollad	Trad/Ecl
6410 Lakeshore Dr.	Tudor	6407 Gollad	Trad/Ecl
6414 Lakeshore Dr.	Tudor	6421 Gollad	Trad/Ecl
6418 Lakeshore Dr.	Tudor	6425 Gollad	Trad/Ecl
6422 Lakeshore Dr.	Tudor	6404 Gollad	Trad/Ecl
6426 Lakeshore Dr.	Trad/Ecl	6416 Gollad	Trad/Ecl
6430 Lakeshore Dr.	Tudor	6420 Gollad	Trad/Ecl
6434 Lakeshore Dr.	Tudor	6426 Gollad	Trad/Ecl
6502 Lakeshore Dr.	Tudor		
6506 Lakeshore Dr.	Trad/Ecl		
6510 Lakeshore Dr.	Tudor		
6514 Lakeshore Dr.	Tudor		
6518 Lakeshore Dr.	Tudor		
6522 Lakeshore Dr.	Tudor		
6532 Lakeshore Dr.	Noncontrib		
6602 Lakeshore Dr.	Span Ecl	6407 Lakewood Blvd.	Tudor
6608 Lakeshore Dr.	Tudor	6411 Lakewood Blvd.	Trad/Ecl
6612 Lakeshore Dr.	Trad/Ecl	6415 Lakewood Blvd.	Tudor
6614 Lakeshore Dr.	Tudor	6419 Lakewood Blvd.	Tudor
6618 Lakeshore Dr.	Span Ecl	6423 Lakewood Blvd.	Tudor
6622 Lakeshore Dr.	Tudor	6427 Lakewood Blvd.	Tudor
6626 Lakeshore Dr.	Tudor	6431 Lakewood Blvd.	Tudor
6630 Lakeshore Dr.	Span Ecl	6437 Lakewood Blvd.	Tudor
6634 Lakeshore Dr.	Tudor	6443 Lakewood Blvd.	Trad/Ecl
6638 Lakeshore Dr.	Span Ecl	6445 Lakewood Blvd.	Tudor
6642 Lakeshore Dr.	Tudor	6507 Lakewood Blvd.	Tudor
6650 Lakeshore Dr.	Noncontrib	6511 Lakewood Blvd.	Trad/Ecl
6652 Lakeshore Dr.	Trad/Ecl	6515 Lakewood Blvd.	Tudor
6656 Lakeshore Dr.	Tudor	6519 Lakewood Blvd.	Tudor
6660 Lakeshore Dr.	Tudor	6523 Lakewood Blvd.	Tudor
		6527 Lakewood Blvd.	Noncontrib

Street Address

Architectural Style

6603 Lakewood Blvd. Trad/Ecl
 6617 Lakewood Blvd. Trad/Ecl
 6621 Lakewood Blvd. Tudor
 6627 Lakewood Blvd. Trad/Ecl
 6635 Lakewood Blvd. Trad/Ecl
 6647 Lakewood Blvd. Trad/Ecl
 6655 Lakewood Blvd. Trad/Ecl
 6657 Lakewood Blvd. Span Ecl
 6661 Lakewood Blvd. Tudor
 6665 Lakewood Blvd. Trad/Ecl
 6675 Lakewood Blvd. Span Ecl
 6683 Lakewood Blvd. French Ecl
 6703 Lakewood Blvd. Trad/Ecl
 6709 Lakewood Blvd. Trad/Ecl
 6711 Lakewood Blvd. Span Ecl
 6713 Lakewood Blvd. Trad/Ecl
 6717 Lakewood Blvd. Tudor
 6721 Lakewood Blvd. Tudor
 6725 Lakewood Blvd. Trad/Ecl
 6729 Lakewood Blvd. Tudor
 6803 Lakewood Blvd. French Ecl
 6815 Lakewood Blvd. Tudor
 6402 Lakewood Blvd. Noncontrib
 6406 Lakewood Blvd. Tudor
 6414 Lakewood Blvd. Tudor
 6418 Lakewood Blvd. Tudor
 6422 Lakewood Blvd. Tudor
 6430 Lakewood Blvd. Tudor
 6434 Lakewood Blvd. Tudor
 6444 Lakewood Blvd. Tudor
 6502 Lakewood Blvd. Tudor
 6506 Lakewood Blvd. Noncontrib
 6514 Lakewood Blvd. Tudor
 6518 Lakewood Blvd. Tudor
 6526 Lakewood Blvd. Trad/Ecl
 6530 Lakewood Blvd. Tudor
 6600 Lakewood Blvd. Trad/Ecl
 6608 Lakewood Blvd. Span Ecl
 6616 Lakewood Blvd. Trad/Ecl
 6620 Lakewood Blvd. Tudor
 6624 Lakewood Blvd. Tudor
 6630 Lakewood Blvd. Trad/Ecl
 6640 Lakewood Blvd. French Ecl
 6644 Lakewood Blvd. ~~Trad/Ecl~~ Col/Geo. Rev
 6650 Lakewood Blvd. Trad/Ecl
 6656 Lakewood Blvd. Noncontrib
 6662 Lakewood Blvd. Tudor
 6666 Lakewood Blvd. Span Ecl
 6676 Lakewood Blvd. Trad/Ecl

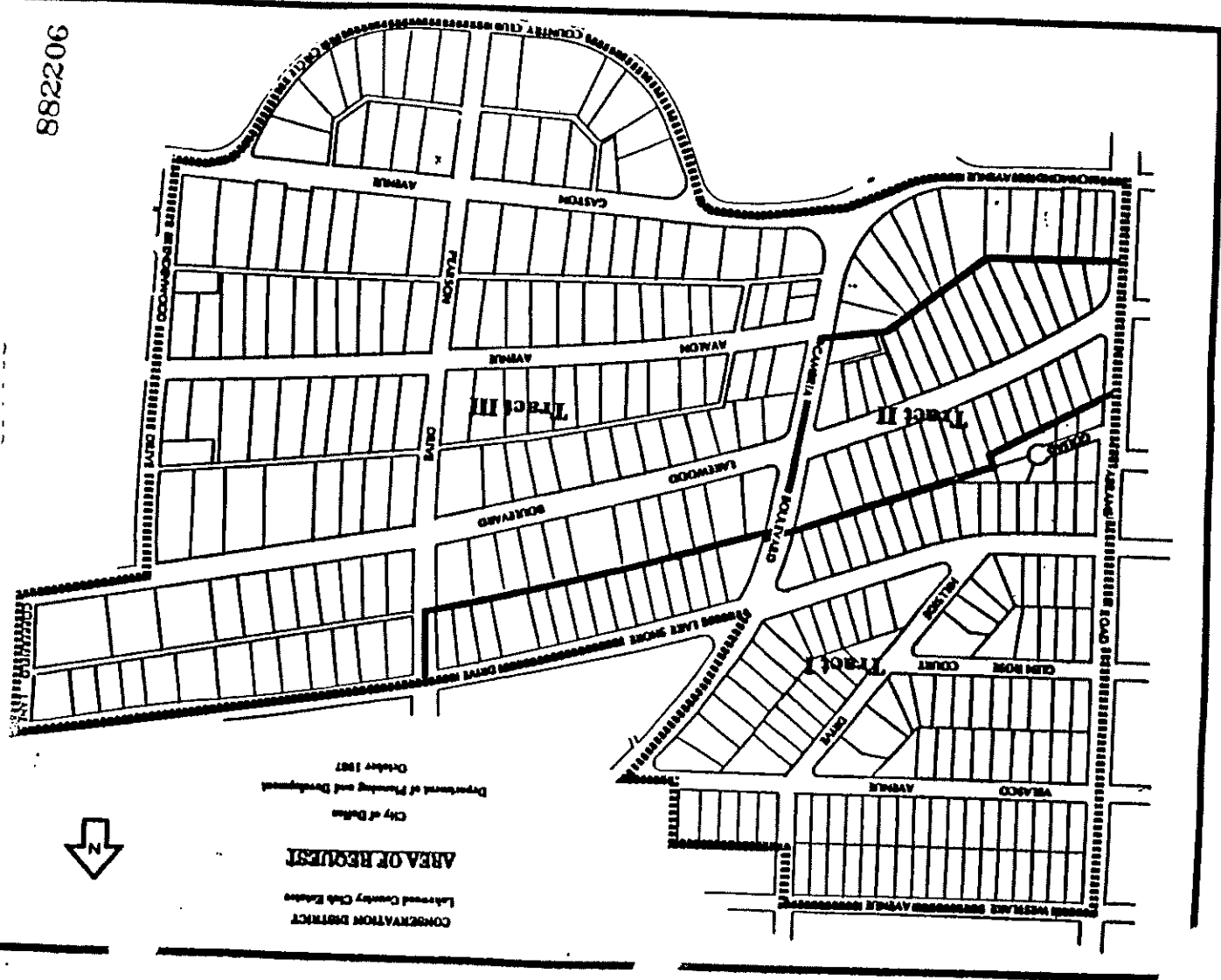
Street Address

Architectural Style

6702 Lakewood Blvd. Col/Geo. Rev
 6708 Lakewood Blvd. Tudor
 6712 Lakewood Blvd. Tudor
 6722 Lakewood Blvd. Tudor
 6726 Lakewood Blvd. Tudor
 6738 Lakewood Blvd. Tudor
 6748 Lakewood Blvd. French Ecl
 6758 Lakewood Blvd. Tudor
 6603 Avalon Ave. Trad/Ecl
 6609 Avalon Ave. Trad/Ecl
 6615 Avalon Ave. Tudor
 6625 Avalon Ave. Trad/Ecl
 6639 Avalon Ave. Trad/Ecl
 6641 Avalon Ave. Trad/Ecl
 6645 Avalon Ave. Trad/Ecl
 6649 Avalon Ave. Trad/Ecl
 6657 Avalon Ave. Trad/Ecl
 6661 Avalon Ave. Tudor
 6665 Avalon Ave. Noncontrib
 6669 Avalon Ave. Tudor
 6679 Avalon Ave. Trad/Ecl
 6685 Avalon Ave. Trad/Ecl
 6703 Avalon Ave. Tudor
 6709 Avalon Ave. Noncontrib
 6713 Avalon Ave. Col/Geo. Rev
 6719 Avalon Ave. Tudor
 6725 Avalon Ave. Col/Geo. Rev
 6731 Avalon Ave. Span Ecl
 6739 Avalon Ave. Trad/Ecl
 6745 Avalon Ave. Trad/Ecl
 6753 Avalon Ave. Trad/Ecl
 6759 Avalon Ave. Trad/Ecl
 6602 Avalon Ave. Tudor
 6608 Avalon Ave. Col/Geo. Rev
 6616 Avalon Ave. Col/Geo. Rev
 6622 Avalon Ave. Trad/Ecl
 6636 Avalon Ave. Tudor
 6640 Avalon Ave. Tudor
 6644 Avalon Ave. Trad/Ecl
 6648 Avalon Ave. Trad/Ecl
 6652 Avalon Ave. Tudor
 6658 Avalon Ave. Trad/Ecl
 6664 Avalon Ave. Tudor
 6668 Avalon Ave. Tudor
 6672 Avalon Ave. Trad/Ecl
 6682 Avalon Ave. Noncontrib

<u>Street Address</u>	<u>Architectural Style</u>	<u>Street Address</u>	<u>Architectural Style</u>
6700 Avalon Ave.	Tudor	6623 Country Club Cr.	Noncontrib
6708 Avalon Ave.	Trad/Ecl	6633 Country Club Cr.	Tudor
6712 Avalon Ave.	Tudor	6639 Country Club Cr.	Tudor
6718 Avalon Ave.	Col/Geo.Rev	6645 Country Club Cr.	Span Ecl
6730 Avalon Ave.	Trad/Ecl	6669 Country Club Cr.	Trad/Ecl
6738 Avalon Ave.	Col/Geo.Rev		
6744 Avalon Ave.	Trad/Ecl	6703 Country Club Cr.	Trad/Ecl
6748 Avalon Ave.	Trad/Ecl	6711 Country Club Cr.	Tudor
6752 Avalon Ave.	Tudor	6721 Country Club Cr.	Span Ecl
6758 Avalon Ave.	Trad/Ecl	6729 Country Club Cr.	Trad/Ecl
		6733 Country Club Cr.	Trad/Ecl
6407 Richmond Ave.	Trad/Ecl	6837 Country Club Cr.	Trad/Ecl
6409 Richmond Ave.	Tudor	6745 Country Club Cr.	Noncontrib
6421 Richmond Ave.	Tudor	6861 Country Club Cr.	Noncontrib
6425 Richmond Ave.	Trad/Ecl		
6429 Richmond Ave.	Trad/Ecl		
		2401 Hillside Dr.	Trad/Ecl
6511 Gaston Ave.	Trad/Ecl	2411 Hillside Dr.	Tudor
6519 Gaston Ave.	Trad/Ecl	2405 Hillside Dr.	Noncontrib
6527 Gaston Ave.	Trad/Ecl		
6535 Gaston Ave.	Trad/Ecl	6434 Glenrose Ct.	Tudor
6607 Gaston Ave.	Col/Geo.Rev	2505 Hillside Dr.	Tudor
6617 Gaston Ave.	Trad/Ecl	2507 Hillside Dr.	Tudor
6625 Gaston Ave.	Noncontrib	2525 Hillside Dr.	Tudor
6629 Gaston Ave.	Tudor		
6641 Gaston Ave.	Trad/Ecl	2424 Hillside Dr.	Tudor
6647 Gaston Ave.	Tudor	2502 Hillside Dr.	Trad/Ecl
6653 Gaston Ave.	Trad/Ecl	2506 Hillside Dr.	Trad/Ecl
6661 Gaston Ave.	Trad/Ecl	2510 Hillside Dr.	Trad/Ecl
6671 Gaston Ave.	Trad/Ecl	2514 Hillside Dr.	Tudor
6677 Gaston Ave.	Trad/Ecl	2518 Hillside Dr.	Tudor
		2522 Hillside Dr.	Trad/Ecl
6707 Gaston Ave.	Trad/Ecl	2526 Hillside Dr.	Tudor
6715 Gaston Ave.	Tudor	2530 Hillside Dr.	Trad/Ecl
6725 Gaston Ave.	Span Ecl		
6731 Gaston Ave.	Trad/Ecl	2207 Cambria Blvd.	Col/Geo.Rev
6735 Gaston Ave.	Noncontrib	2215 Cambria Blvd.	Trad/Ecl
6743 Gaston Ave.	Trad/Ecl	2303 Cambria Blvd.	Tudor
6751 Gaston Ave.	Trad/Ecl		
		2503 Cambria Blvd.	Tudor
6616 Gaston Ave.	Tudor	2507 Cambria Blvd.	Trad/Ecl
6620 Gaston Ave.	Col/Geo.Rev	2511 Cambria Blvd.	Tudor
6626 Gaston Ave.	Col/Geo.Rev	2515 Cambria Blvd.	Trad/Ecl
6630 Gaston Ave.	Trad/Ecl	2519 Cambria Blvd.	Col/Geo.Rev
		2527 Cambria Blvd.	Noncontrib
6700 Gaston Ave.	Trad/Ecl	2535 Cambria Blvd.	Noncontrib
6706 Gaston Ave.	Tudor		
6714 Gaston Ave.	Trad/Ecl	2202 Cambria Blvd.	Noncontrib
6726 Gaston Ave.	Noncontrib		
		2417 Brendenwood Dr.	Noncontrib

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CONSERVATION DISTRICT
Lakewood Country Club Estates
City of Dallas
Department of Planning and Development
October 1987

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