



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 3, 2018
AGENDA

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

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S178-169**
(CC District 8)
- An application to create one 1.00-acre lot and one 10.61-acre lot from a 11.61-acre tract of land in City Block 8311 on property located on Cedardale Road, west of Cleveland Road.
Applicant/Owner: David Ornelas
Surveyor: Survey Group
Application Filed: April 4, 2018
Zoning: IR, AA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S178-170**
(CC District 8)
- An application to create a 15.0906-acre lot from a tract of land in City Blocks 8286 and 8287 on property located on Dynasty Drive, between Interstate 20 and Port Boulevard.
Applicant/Owner: Exchange Holdings, Inc.
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: April 4, 2018
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S178-171**
(CC District 8)
- An application to create one 0.344-acre lot and one 4.240-acre lot from a 4.583-acre tract of land located in City Block 8822 on property located on Seagoville Road, between Edd Road and Belt Line Road, west corner.
Applicant/Owner: Rogelio Lopez and Elvira Blanco Ibarra
Surveyor: CBG Surveying, Inc.
Application Filed: April 5, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-172**
(CC District 3)
- An application to create one 21.982-acre lot from a tract of land on property located on Kiest Boulevard, east of Merrifield Road.
Owner: Dallas Baptist University
Surveyor/Engineer: Sean Flaherty
Application Filed: April 5, 2018
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-173**
(CC District 14)
- An application to create a 4.024-acre lot from a tract of land containing all of City Block 514 on property bounded by Washington Avenue, San Jacinto Street, Villars Street, and Ross Avenue.
Applicant/Owner: LG East Ross, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: April 6, 2018
Zoning: PD 298 (Subarea 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S178-174**
(CC District 14)
- An application to replat a 3.7239-acre tract of land containing all of Lot 1A in City Block 1/998 to create one 0.7741-acre lot and one 2.9498-acre lot on property located on McKinnon Street, between Union Pacific Railroad and Ivan Street.
Applicant/Owner: 3100 McKinnon, LP
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: April 6, 2018
Zoning: PD 193 (O-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S178-176**
(CC District 1)
- An application to replat a 1.583-acre tract of land containing all of Lot 1 in City Block H/3374 to create one 0.538-acre lot and one 1.045-acre lot on property bounded by Zang Boulevard, Sixth Street, Elsbeth Avenue, and Fifth Street.
Applicant/Owner: MPC Zang, LLC
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: April 6, 2018
Zoning: PD 468 (Subdistrict J)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S178-177**
(CC District 7)
- An application to create one 2.188-acre lot from a tract of land in City Block 6780 on property located on Prairie Creek Road at Forney Road, southwest corner.
Applicant/Owner: West Texas Rebar Placers, Inc.
Surveyor: Data Land Services Corp.
Application Filed: April 6, 2018
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S178-178**
(CC District 2)
- An application to replat a 2.202-acre tract of land containing all of Lots 1 through 6, and part of Lots 7 and 8 in City Block 7/90 to create one 0.651-acre lot and one 1.551-acre lot on property bounded by Ervay Street, Corsicana Street, Browder Street and Cadiz Street.
Owners: All Saints Church Dallas, Eagles nest Churches, Inc.
Surveyor: Piburn & Carson, LLC
Application Filed: April 9, 2018
Zoning: PD 715, CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (10) **S178-175**
(CC District 3)
- An application to replat a 0.530-acre tract of land containing the remainder of Lots 12 and 13 in City Block P/4367 to create one lot on property located on Five Mile Drive at Frio Drive, east corner.
Applicant/Owner: Erroll D. Hampton, Sr.
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: April 6, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M178-023

Carlos Talison
(CC District 13)

An application for a minor amendment to the development plan and Traffic Management Plan for a private school use, on property zoned Planned Development District No. 578, on the south line of Forest Lane, between Inwood Road and Welch Road.

Staff Recommendation: **Approval**

Applicant: The Hockaday School

Representative: Laura Hoffman

M178-024

Carlos Talison
(CC District 13)

An application for a minor amendment to the development plan for a public school on property zoned Planned Development District No. 696, in an area generally bound by Rickover Drive, Welch Road, Ridgeside Drive, and Crestline Avenue.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl A. Crawley

Miscellaneous Items – Under Advisement:

M178-016

Carlos Talison
(CC District 13)

An application for a minor amendment to the site plan for Specific Use Permit No 405 for a child-care facility and private school on property zoned R-16(A) on the southeast corner of Quincy Lane at Northaven Road.

Staff Recommendation: **Hold under advisement until May 17, 2018.**

Applicant: Claire's Christian Day School

Representative: Paul Massey – FPF Construction Inc.

U/A From: April 5, 2018 and April 19, 2018

M178-020

Abraham Martinez
(CC District 13)

An application for a minor amendment to the existing site plan for Specific Use Permit No. 38 for a Private Social Club on property zoned an R-7.5(A) Single Family District, on the east line of Hillcrest Road, between Park Lane and Woodland Drive.

Staff Recommendation: **Approval**

Applicant: Dallas Woman's Club

Representative: Robert Baldwin

U/A From: April 19, 2018

Certificates of Appropriateness for Signs – Under Advisement:

- 1711300016**
Neva Dean
(CC District 6)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 246-square foot flat attached sign at 903 Slocum Street (east elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation:
Approval
Applicant: Bobby Nichols, Chandler Signs
Tenant/Owner: Storage Choice
U/A From: March 22, 2018 and April 5, 2018
- 1711300017**
Neva Dean
(CC District 6)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 440-square foot flat attached sign at 903 Slocum Street (south elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation:
Approval
Applicant: Bobby Nichols, Chandler Signs
Tenant/Owner: Storage Choice
U/A From: March 22, 2018 and April 5, 2018
- 1711300018**
Neva Dean
(CC District 6)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 642-square foot flat attached sign at 903 Slocum Street (south elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation:
Approval
Applicant: Bobby Nichols, Chandler Signs
Tenant/Owner: Storage Choice
U/A From: March 22, 2018 and April 5, 2018
- 1711300020**
Neva Dean
(CC District 6)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 200-square foot flat attached sign at 903 Slocum Street (east elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation:
Approval
Applicant: Bobby Nichols, Chandler Signs
Tenant/Owner: Storage Choice
U/A From: March 22, 2018 and April 5, 2018

Zoning Cases – Consent:

1. **Z178-197(JM)**
Jennifer Muñoz
(CC District 5)
An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the southeast corner of Holcomb Road and Odom Drive.
Staff Recommendation: **Hold under advisement until June 7, 2018.**
Applicant: Dallas Independent School District
Representative: Rob Baldwin, Baldwin and Associates
2. **Z178-195(JM)**
Jennifer Muñoz
(CC District 12)
An application for the renewal of Specific Use Permit No. 1702 for a tower/antenna for cellular communication on property zoned a CR Community Retail District, east of Preston Road, south of Campbell Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Verizon Wireless
Representative: Rob Baldwin, Baldwin and Associates
3. **Z178-205(CY)**
Carolina Yumet
(CC District 6)
An application to amend Specific Use Permit No. 1728 for an extended stay hotel or motel use on property zoned an IM Industrial Manufacturing District and to terminate a portion of Specific Use Permit No. 98 for quarrying and mining operations, on the east line of North Cockrell Hill Road, north of Dallas-Fort Worth Turnpike.
Staff Recommendation: **Approval** of an amendment to Specific Use Permit No.1728 for an extended stay hotel or motel use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions, and **approval** of the termination of a portion of Specific Use Permit No. 98.
Applicant: KESSLER HOSPITALITY, LLC
Representative: Amar Patel
4. **Z178-123(PD)**
Pamela Daniel
(CC District 14)
An application for the renewal of Specific Use Permit No. 1957 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, in an area bound by Pacific Avenue, St. Paul Street, Elm Street and South Ervay Street.
Staff Recommendation: **Approval** for a ten-year period, subject to conditions.
Applicant: Outfront Media
Representative: Santos Martinez, Masterplan Consultants

Zoning Cases – Under Advisement:

5. **Z178-115(WE/SM)** An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District on the northeast corner of West Illinois Avenue and Andrews Street.
Sarah May
(CC District 1)
Staff Recommendation: **Denial**
Applicant: Steven Rich of Brite Shine, LLC
Representative: Perren Gase and Travis Lawrie
U/A From: February 15, 2018, March 1, 2018, March 22, 2018 and April 19, 2018
6. **Z178-139(WE/MB)** An application for an amendment to Specific Use Permit No. 1401 for an industrial (outside) use for a concrete batching plant on property zoned an IR Industrial Research District with existing deed restrictions [Z990-115], on the east side of Dowdy Ferry Road, north of I-20 (Lyndon B. Johnson Freeway).
Mohammad Bordbar
(CC District 8)
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: PLES Investments LLC
Representative: Gary Reeder
U/A From: April 5, 2018,

Zoning Cases – Individual:

7. **Z178-112(WE/PD)** An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District, on the west side of South Westmoreland Road, north of Red Raider Lane.
Pamela Daniel
(CC District 3)
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: S.I. Abed & Hasan Nasser
Representative: S.I. Abed, P.E.
8. **Z178-154(PD)** An application for a Planned Development District for MF-1(A) Multifamily District uses and a community service center on property zoned a CR Community Retail District and R-5(A) Single Family District with Neighborhood Stabilization Overlay No. 13, on the west side of Topeka Avenue, south of Pueblo Street.
Pamela Daniel
(CC District 6)
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Dallas City Homes
Representative: Rob Baldwin

Authorization of a Hearing:

Neva Dean
(CC District All)

Consideration of authorizing a public hearing to consider a code amendment to Section 51A-4.504, "Demolition Delay Overlay District," with consideration given to amending the criteria listed in Subsection (b), "General Provisions." This is a hearing to consider the request to authorize the hearing and not the code amendment at this time.

Other Matters:

Minutes: April 19, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 3, 2018

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, May 3, 2018, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 178-009** - Consideration of amending the Dallas Development Code, Chapters 51 and 51A, to define and establish regulations for a live/work use.

Tuesday, May 8, 2018

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE MEETING (SSDAC) – Tuesday, May 8, 2018, City Hall, 1500 Marilla Street, in Conference Room 5BN, at 10:00 a.m.

ARTS DISTRICT SIGN ADVISORY COMMITTEE MEETING (ADSAC) – Tuesday, May 8, 2018, City Hall, 1500 Marilla Street, in Conference Room 5BN, at 11:00 a.m.

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

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]
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, MAY 3, 2018****FILE NUMBER:** S178-169**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Cedardale Road, west of Cleveland Road.**DATE FILED:** April 4, 2018**ZONING:** IR, AA**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 11.61 acres **MAPSCO:** 76C &76G**APPLICANT/OWNER:** David Ornelas

REQUEST: An application to create one 1.00-acre lot and one 10.61-acre lot from an 11.61-acre tract of land in City Block 8311 on property located on Cedardale Road, west of Cleveland Road.

SUBDIVISION HISTORY:

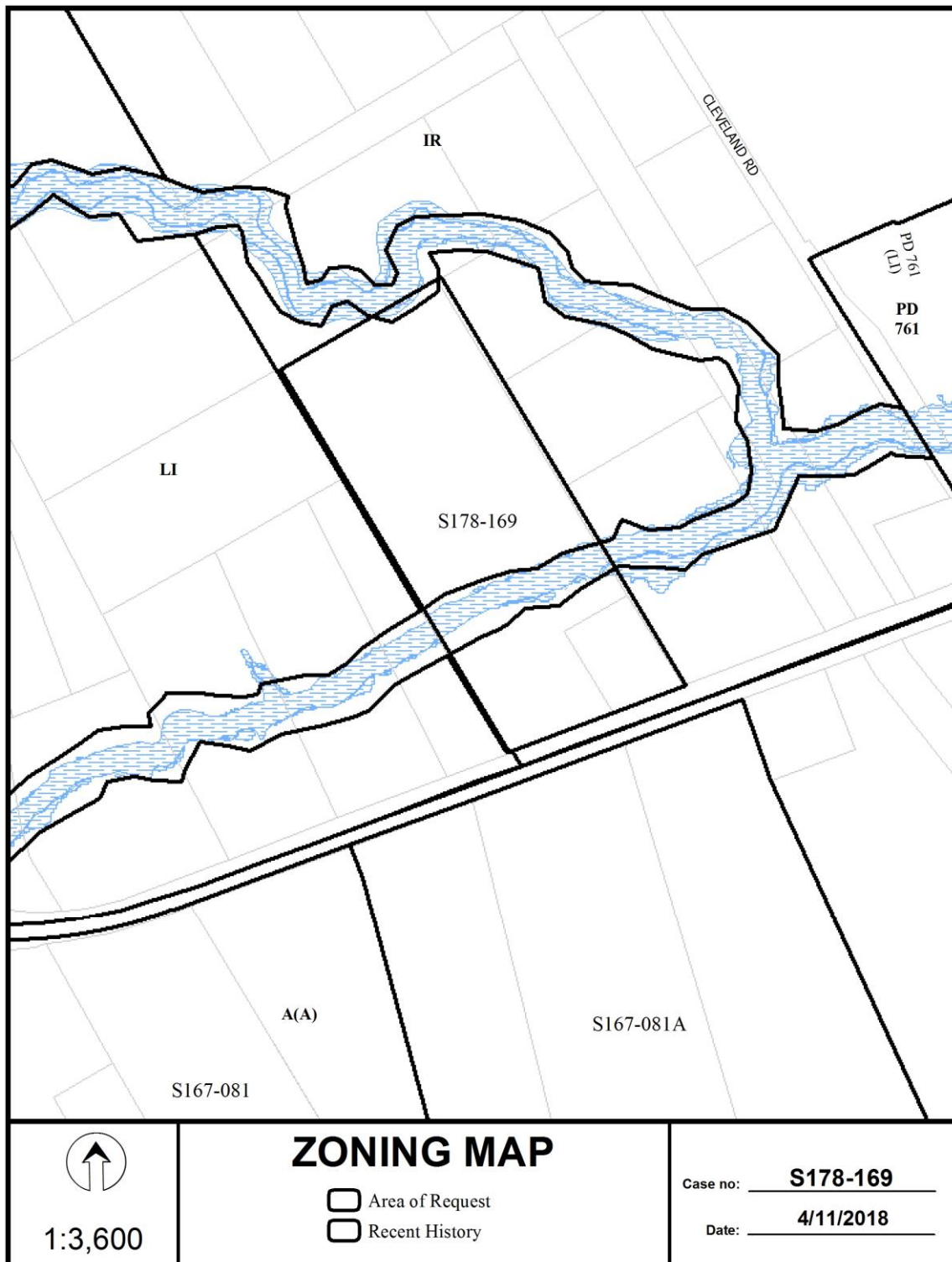
1. S167-081 was a request south of the present request replat all of Lot 1 in City Block B/8310 and a 103.54-acre tract of land in City Block 8310 to create one 50.55-acre lot, one 56.00-acre lot, and one 2.19-acre lot on property located on Cedardale Road between Cleveland Road and Honeysuckle Road. The request was approved February 16, 2018 and has not been recorded. S167-081A was a phased plat and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial/Research and A(A) Agricultural Districts; therefore, staff recommends approval of the request subject to compliance with the following conditions:

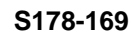
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division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

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

20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
21. On the final plat, 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, chose a new or different addition name. Platting Guidelines.
25. On the final plat, show two control monuments. Section 51A-8.617.
26. On the final plat, remove replat statement from title block.
27. On the final plat, verify that the state plane coordinates are in grid values.
28. 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.
29. 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**.
30. On the final plat, identify the property as Lots 1 and 2 in City Block A/8311. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, MAY 3, 2018****FILE NUMBER:** S178-170**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Dynasty Drive, between Interstate 20 and Port Boulevard**DATE FILED:** April 4, 2018**ZONING:** IR**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 15.0906 acres **MAPSCO:** 76C**APPLICANT/OWNER:** Exchange Holdings, Inc.

REQUEST: An application to create a 15.0906-acre lot from a tract of land in City Blocks 8286 and 8287 on property located on Dynasty Drive, between Interstate 20 and Port Boulevard.

SUBDIVISION HISTORY:

1. S167-160 was a request west of the present request to replat a tract of land containing all of Lot 1 in City Block A/8291 and a tract land in City Block D/3370 to create one 3.0440-acre lot and one 1.799-acre lot on property located on Cedardale Drive, west of Dynasty Drive. The request was approved May 4, 2017 and has not been recorded.

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

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the 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, dedicate a 10-foot by 10-foot corner clip at the intersection of Port Boulevard & Dynasty Drive. Section 51A 8.602(d) (1).
15. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Dynasty Drive & Interstate 20/Interstate 635 Service Road. Section 51A 8.602(d) (1).
16. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Water and wastewater main improvements are required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

21. On the final plat, change “Interstate Highway No. 635” to “Lyndon B. Johnson Freeway/Interstate Highway No. 20”. Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, add a label for “Cedardale Drive”. Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, identify the property as Lot 2 in City Block A/8287. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





FILE NUMBER: S178-171**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Seagoville Road, between Edd Road and South Belt Line Road, west corner**DATE FILED:** April 5, 2018**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 4.583 acres**MAPSCO:** 70E

APPLICANT/OWNER: Rogelio Lopez and Elvira Blanco Ibarra**REQUEST:** An application to create one 0.344-acre lot and one 4.240-acre lot from a 4.583-acre tract of land located in City Block 8822 on property located on Seagoville Road, between Edd Road and South Belt Line Road, west corner.**SUBDIVISION HISTORY:**

1. S167-291 was a request north of the present request to create 112 single family residential lots and 7 common areas with lots ranging in size from 0.158-acre to 0.439-acre from a 39.687-acre tract of land in City Blocks 8823 and 8824 as a community unit development on property located at 14709 Seagoville Road, west of Apple Gate Drive. The request was approved October 5, 2017 and has not been recorded.
2. S145-199 was a request northwest of the present request to create one 1.55-acre lot and one 0.98-acre lot from a 2.53-acre tract of land in City Block 8825 on property located on the north side of Edd Road, west of Spicewood Drive. The request was approved June 18, 2015 but has not been recorded.

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

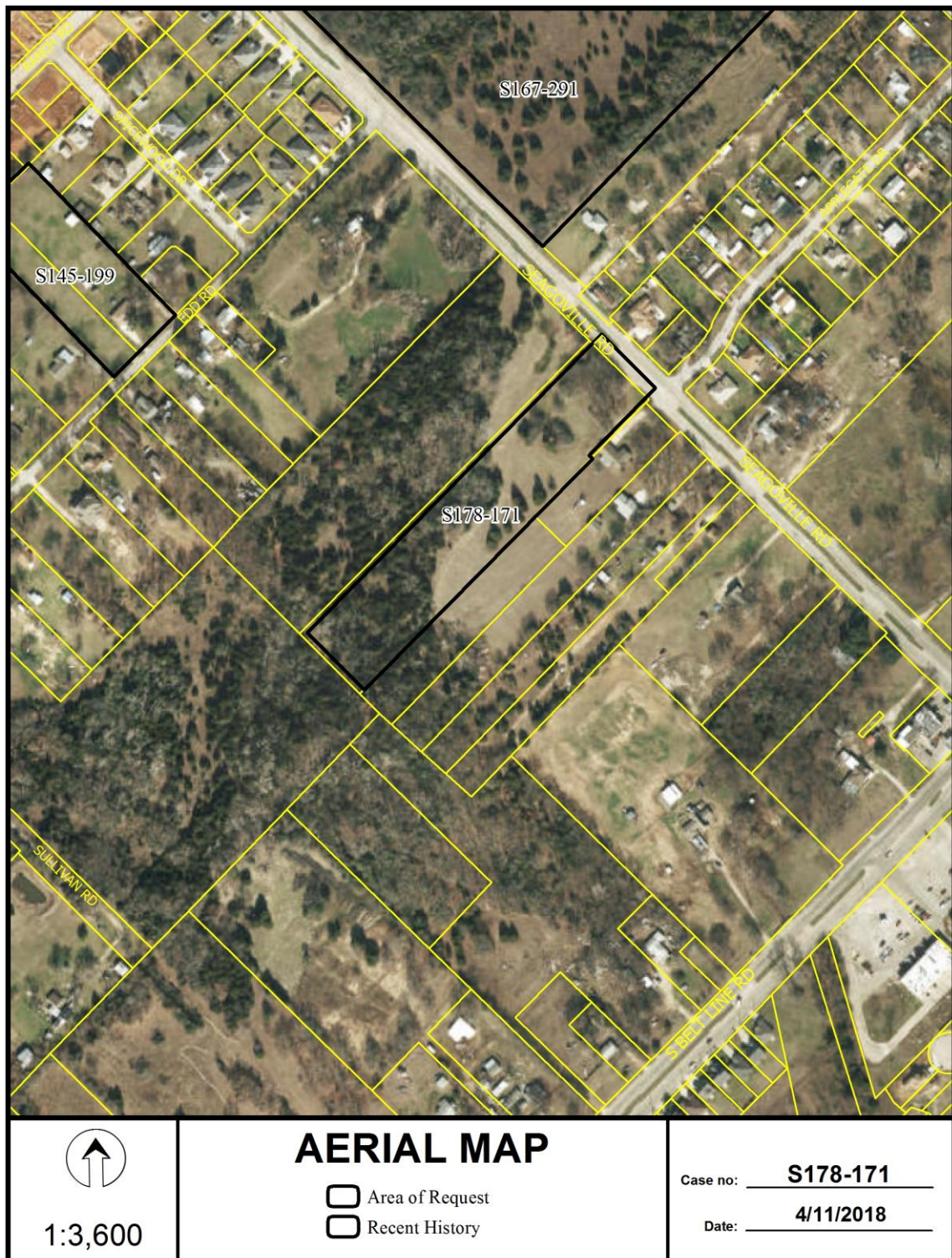
The adjoining property to the northwest and southwest of this site is zoned R-7.5(A). Proposed Lot 2 is contiguous to the R-10(A) Single Family District which requires a minimum lot size of 10,000 square feet of lot area. Proposed Lot 2 contains 14,956 square feet which meets the lot area minimum. Although the contiguous properties are zoned R-10(A) there is no established lot pattern.

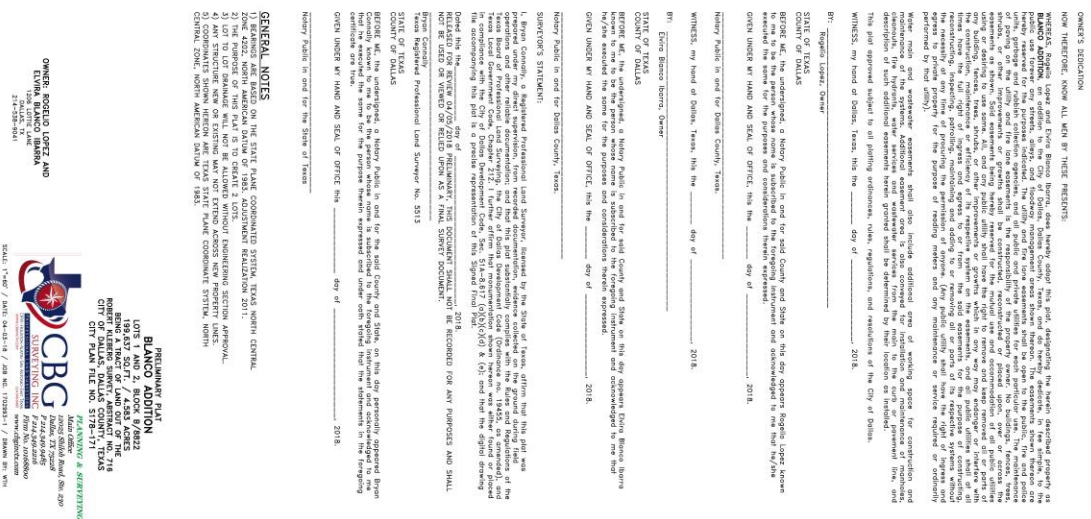
Proposed Lot 1 is similar in frontage width and lot area to other lots along Seagoville Road. The remainder of the lots in the area are of different lot widths and lot areas; therefore, staff concludes that there is no established lot pattern in the area. As such, staff concludes that the request complies with Section 51A-8.503, and the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, dedicate 40 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Seagoville Road. Section 51A 8.602(c).

15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Prior to final plat, apply through Real Estate if portion of Seagoville Road is to be abandoned. If it is to be dedicated, indicate on the final plat.
21. On the final plat, identify the property as Lots 2 and 3 in City Block B/8822. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, MAY 3, 2018****FILE NUMBER:** S178-172**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Kiest Boulevard, east of Merrifield Road**DATE FILED:** April 5, 2018**ZONING:** A(A)**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 21.982 acres **MAPSCO:** 51B-Y**APPLICANT/OWNER:** Dallas Baptist University

REQUEST: An application to create one 21.982-acre lot from a tract of land on property located on Kiest Boulevard, east of Merrifield Road.

SUBDIVISION HISTORY:

1. S145-106 was a request south of the present request to create one 86.321-acre lot from a tract of land containing part of City Block 8710 on property located on Kiest Boulevard between Merrifield Road and Mountain Creek Parkway. The request was approved March 5, 2015 and was recorded June 16, 2016.

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

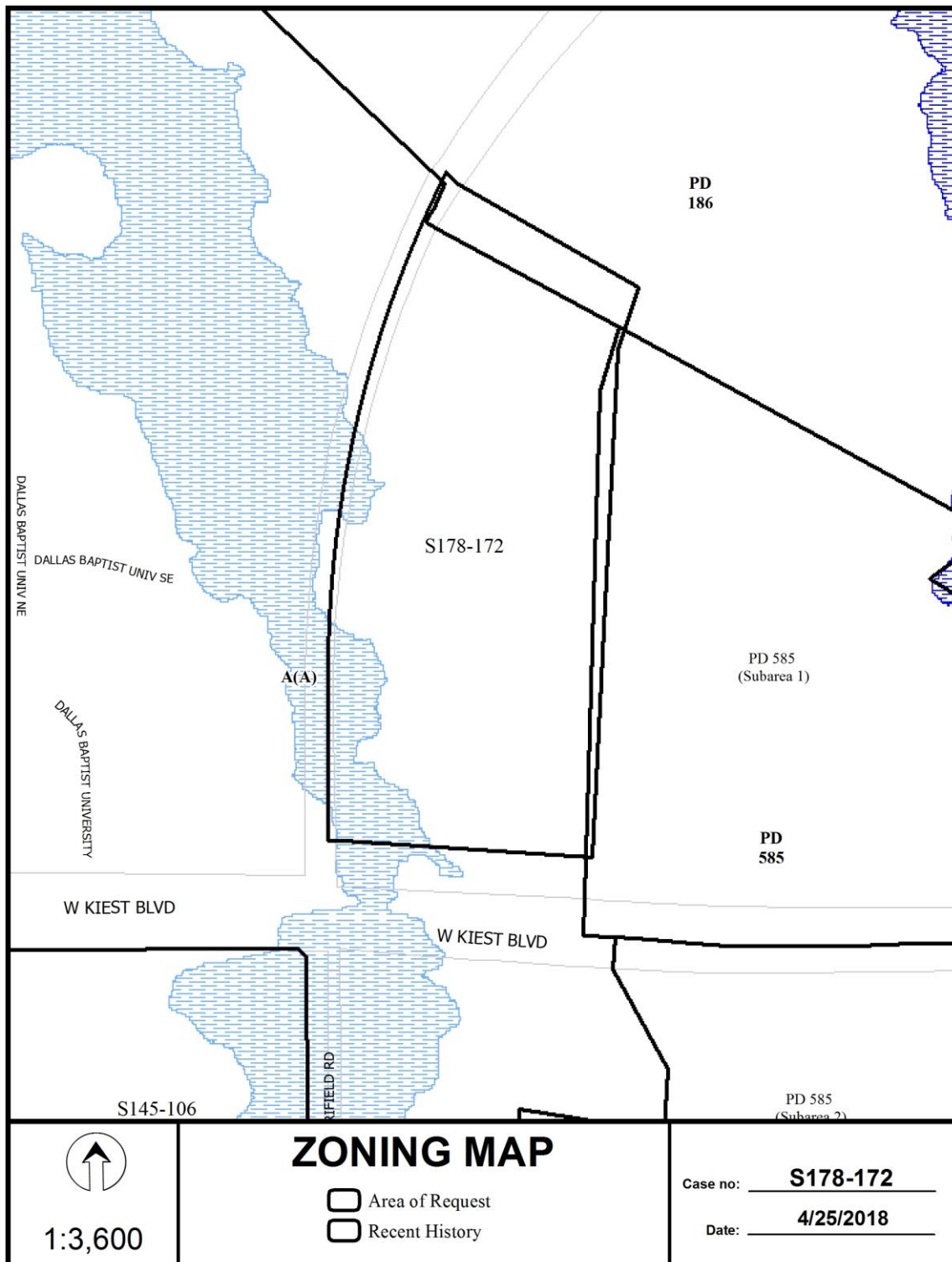
Per Ordinance No. 30819 approved on March 28, 2018, PD 186 (Subarea F-1) was changed to A(A) Agricultural District.

The proposed lot complies with the A(A) Agricultural District requirements which requires a minimum lot size of 3 acres. Staff concludes that the request complies with Section 51A-8.503, and the zoning requirements of the A(A) Agricultural District because the parcel meets the minimum lot size of three-acres in an area where most of the lots are much greater than three-acres in size. The proposed plat of the property is similar to other large parcels in the vicinity of this request; therefore, staff recommends approval subject to compliance with the following conditions:

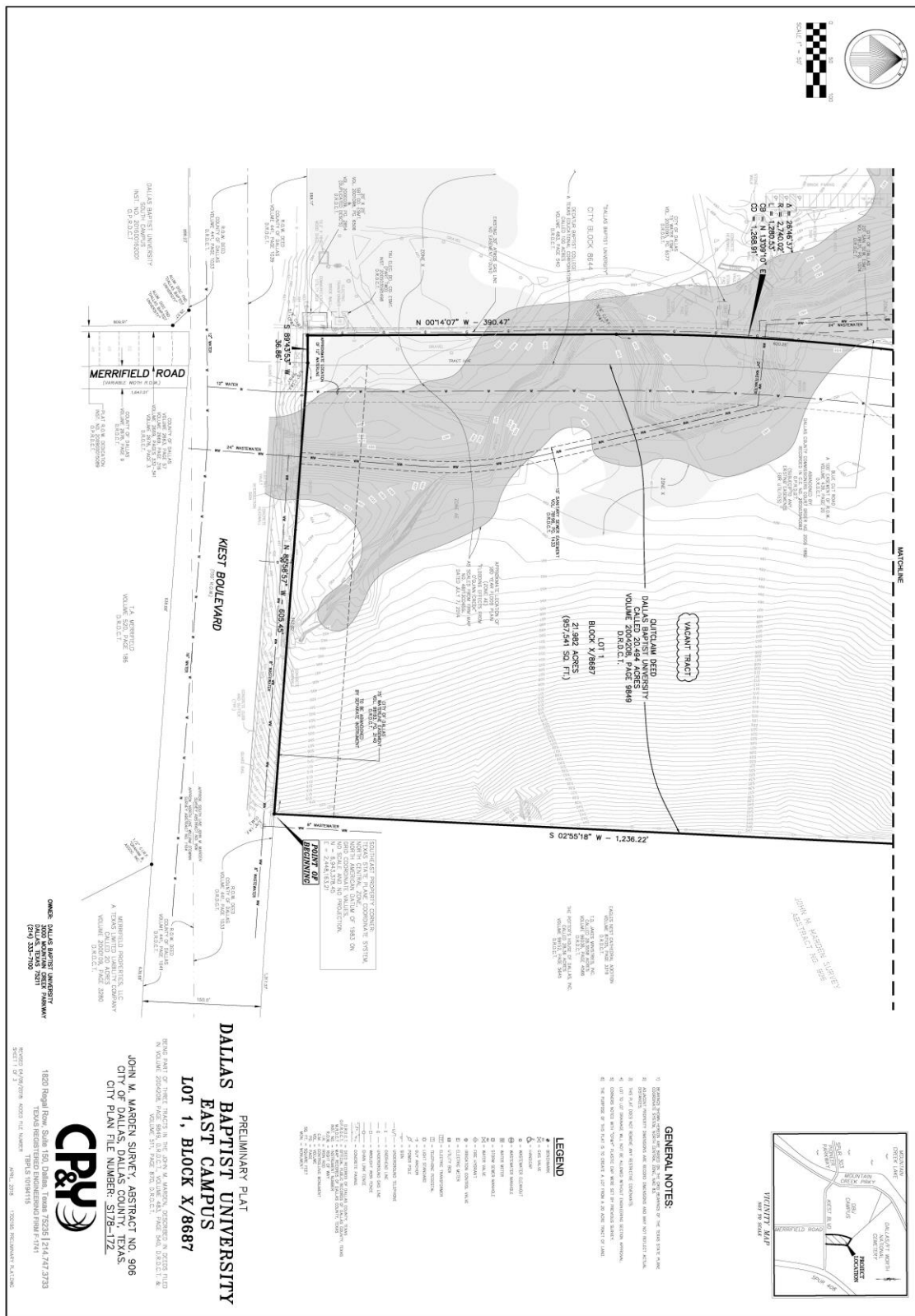
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division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

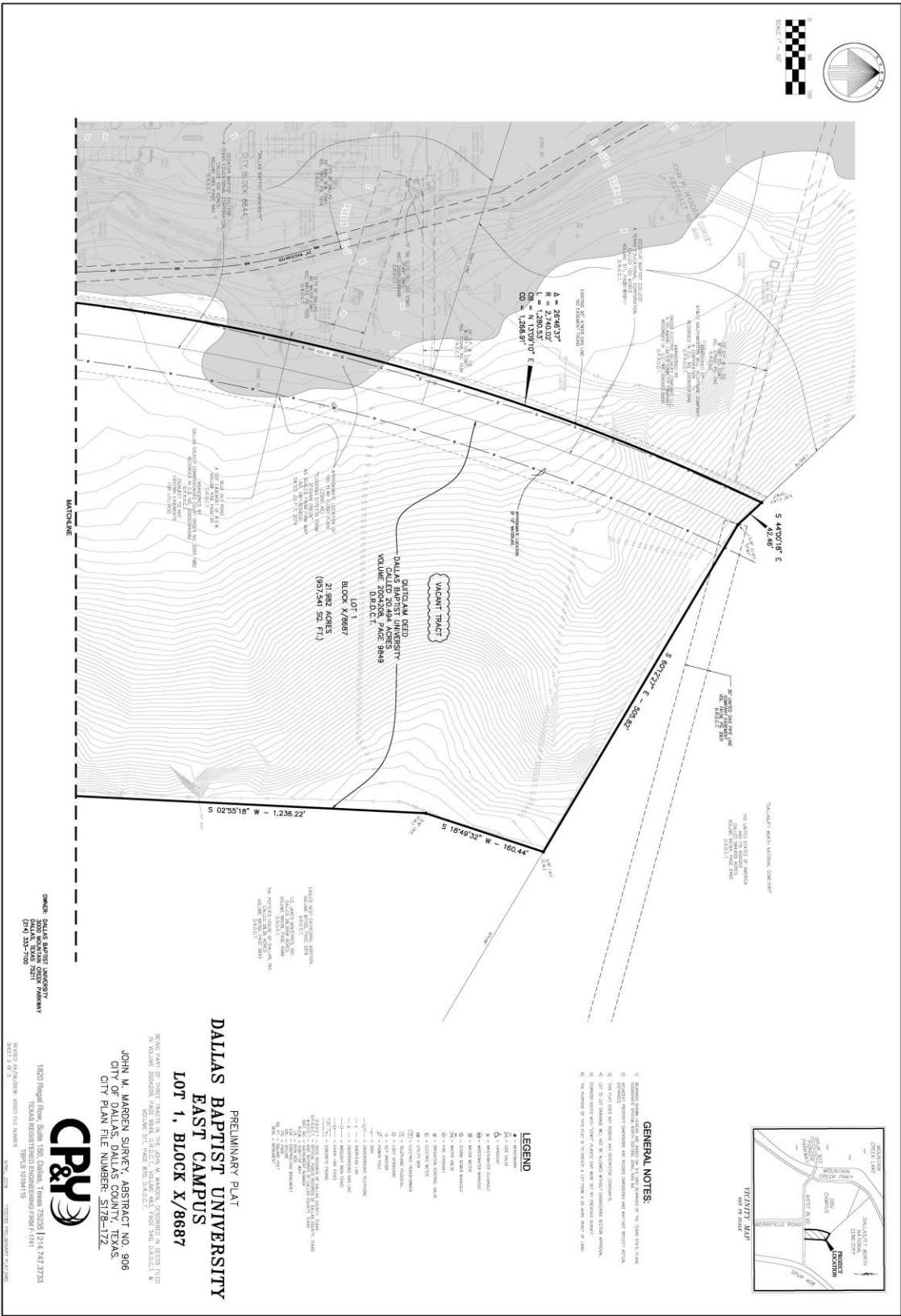
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, 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)." No citation.
15. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
16. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
17. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.

18. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
19. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
22. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.
23. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. 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.
27. On the final plat, identify the property as Lot 2 in City Block 8687. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).









CITY PLAN COMMISSION**THURSDAY, MAY 3, 2018****FILE NUMBER:** S178-173**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Washington Avenue, San Jacinto Street, Villars Street, and Ross Avenue**DATE FILED:** April 6, 2018**ZONING:** PD 298 (Subarea 1)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20298.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 4.024 acres**MAPSCO:** 45H**APPLICANT/OWNER:** LG East Ross, LLC

REQUEST: An application to create a 4.024-acre lot from a tract of land containing all of City Block 514 on property bounded by Washington Avenue, San Jacinto Street, Villars Street, and Ross Avenue.

SUBDIVISION HISTORY:

1. S178-157 was a request northwest of the present request to replat a 0.464-acre tract of land containing part of City Blocks 597 and 1/599 to create one 0.464-acre lot on property located on Ross Avenue, southwest of Washington Avenue. The request was approved April 19, 2018 and has not been recorded.
2. S178-122 was a request north of the present request to replat a 0.595-acre tract of land containing a portion of City Block 2/600 to create one lot on property located on Roseland Avenue at Caddo Street, south corner. The request was approved March 22, 2018 and has not been recorded.
3. S167-091 was a request east of the present request to create one 0.692-acre lot from a tract of land located in City Blocks 641 and 644 on property located on Washington Avenue at San Jacinto Street, east quadrant. The request was approved February 16, 2017 and was recorded August 21, 2017.
4. S145-004 was a request north of the present request to create one 0.210-acre lot from a tract of land in City Block 2/600 on property located at 3825 Ross Avenue. The request was approved on November 6, 2014 and was recorded December 17, 2015.
5. S123-277 was a request east of the present request to replat a tract of land containing all of Lot 9 in City Block 645 and a contiguous 1.15-acre tract of land in City Block 645 into one 1.25-acre lot fronting on Caddo Street and Washington Avenue. The request was approved October 24, 2013 and was recorded May 5, 2017.
6. S123-261 was a request north of the present request to create one 0.210-acre lot from a tract of land in City Block 2/600 on property located at 3825 Ross Avenue. The request was approved on October 10, 2013 and was recorded May 13, 2015.

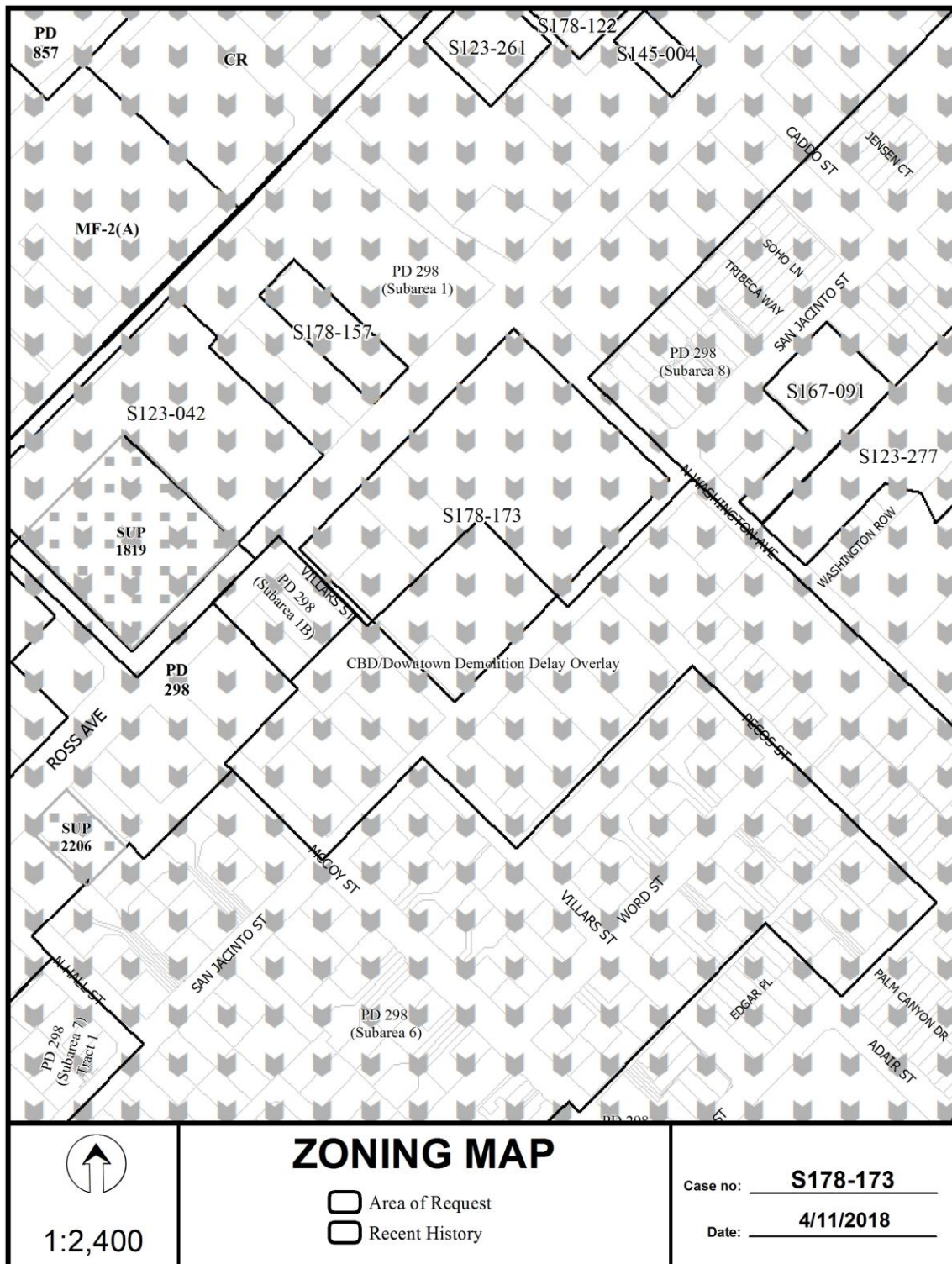
7. S123-042 was a request west of the present request to replat a 3.655-acre tract of land containing all of Lot 1 in City Block A/597; all of Lot 1 in City Block A/598 and a tract of land in City Blocks 597 and 598 on property located on McCoy Street between Ross Avenue and Roseland Street. The request was approved December 20, 2012 and was recorded August 7, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 1); therefore, staff recommends approval of the request subject to compliance with the following conditions:

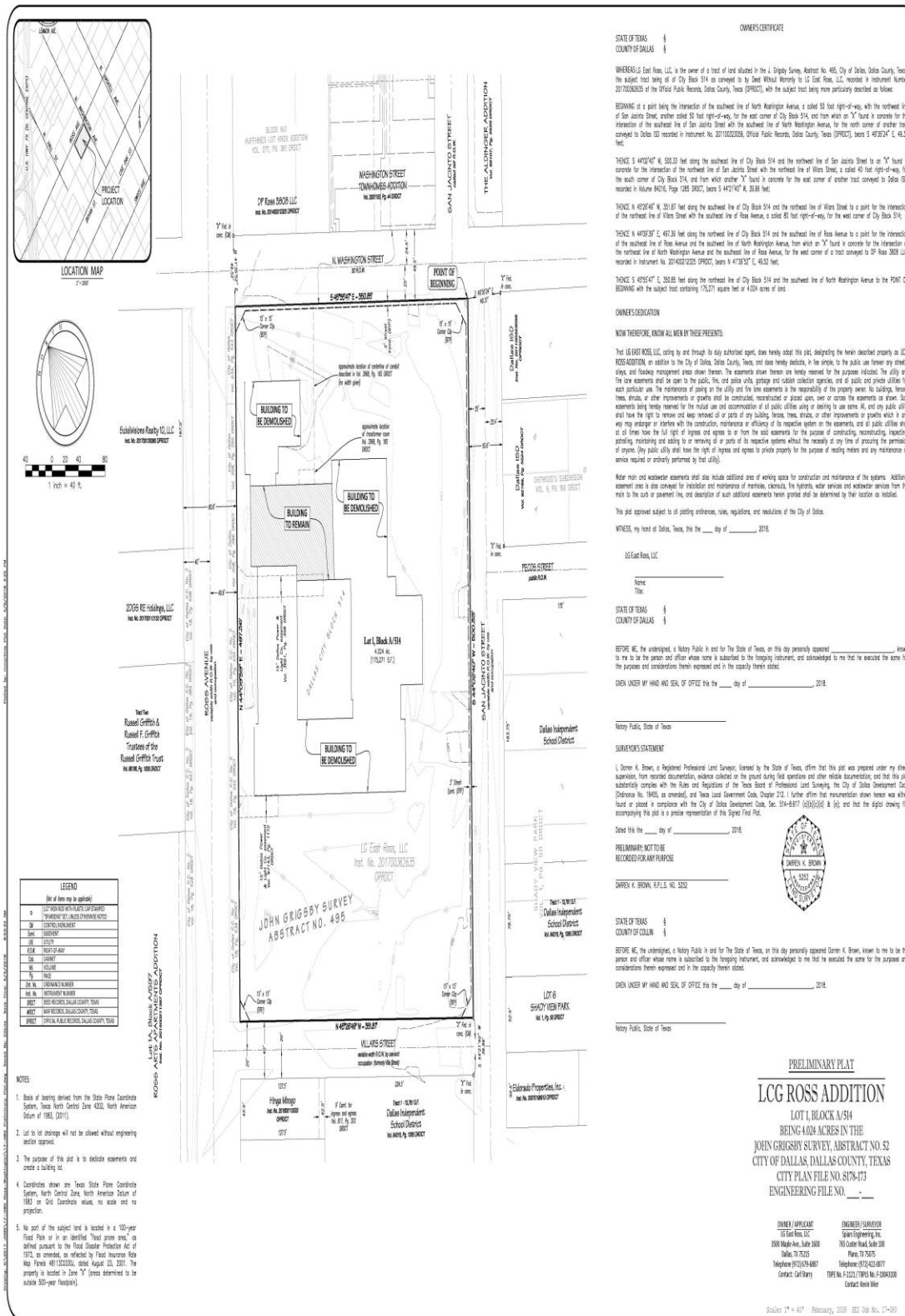
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division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

require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. On the final plat, dedicate 28 feet Right-of-Way /Street Easement / Public Utility/Sidewalk & Utility Easement from the established center line of Villars Street. Section 51A 8.602(c).
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at all intersections. Section 51A 8.602(d) (1).
15. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study.
16. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
17. Per the City of Dallas, Section 51A-9, Ross Avenue requires all the existing right-of-way, modifications cannot be made to the curbs.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. On the final plat, chose a new or different addition name. Platting Guidelines.
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water and wastewater main improvement may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.
24. On the final plat, change “N. Washington Street” to “Washington Avenue” as named by Ordinance Volume 12, Page 319. Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, identify the property as Lot 1 in City Block A/514. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, MAY 3, 2018****FILE NUMBER:** S178-174**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** McKinnon Street, between Union Pacific Railroad and Ivan Street**DATE FILED:** April 6, 2018**ZONING:** PD 193 (O-2)**PDLINK:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf>

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 3.7239 acres **MAPSCO:**45A&45E**APPLICANT/OWNER:** 3100 McKinnon, LP

REQUEST: An application to replat a 3.7239-acre tract of land containing all of Lot 1A in City Block 1/998 to create one 0.7741-acre lot and one 2.9498-acre lot on property located on McKinnon Street, between Union Pacific Railroad and Ivan Street.

SUBDIVISION HISTORY:

1. S134-005 was a request southeast of the present request to replat a 0.3755-acre tract of land containing all of Lots 1, 2, and 3 in City Block 1/932 into one lot on property located at N. Harwood Street at Wolf Street, north corner. The request was approved November 7, 2013 and recorded June 20, 2014.
2. S123-097 was a request southeast of the present request to replat a 0.9968-acre tract of land containing all of Lot 1 and a tract of land in City Block 1/931 into one lot on property located on Wolf Street between N. Harwood Street and McKinnon Street. The request was approved March 21, 2013 and recorded August 18, 2015.

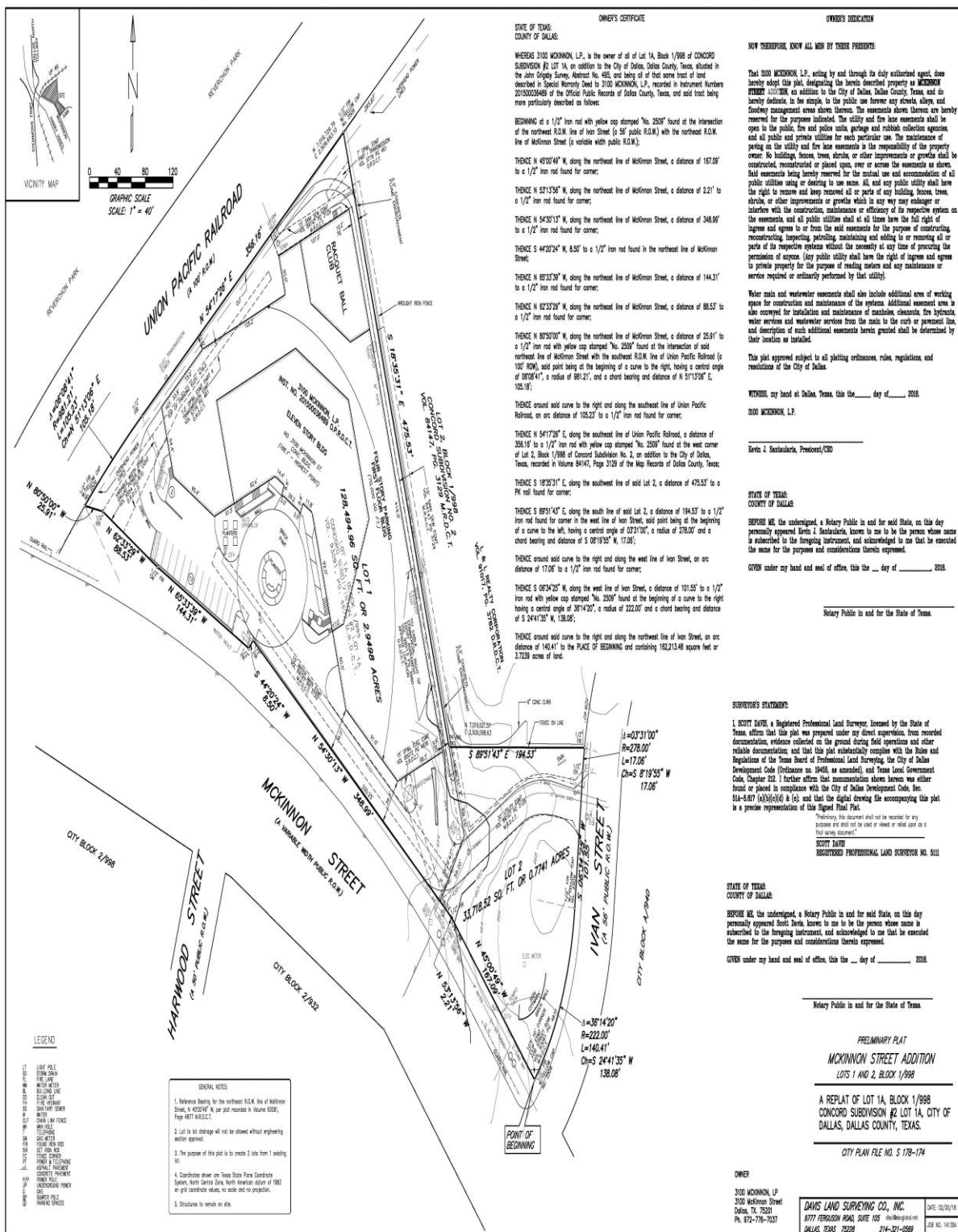
STAFF RECOMMENDATION: The request complies with the requirements of PD 193 (O-2); therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 two.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of McKinnon Street & Ivan Street. Section 51A 8.602(d) (1).
15. Per the City of Dallas, Section 51A-9, McKinnon Street requires all existing right-of-way, curbs cannot be modified.
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. On the final plat, verify coordinate values to be on grid.

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. Capacity of existing wastewater system is questionable. Prior to final plat, submit proposed wastewater discharge (gpm) of development for further assessment.
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
24. On the final plat, identify the property as Lots 1B and 1C in City Block 1/998. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, MAY 3, 2018****FILE NUMBER:** S178-176**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Zang Boulevard, Sixth Street, Elsbeth Avenue, and Fifth Street**DATE FILED:** April 6, 2018**ZONING:** PDD 468 (Subdistrict J)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 1.583 acre**MAPSCO:** 54D**APPLICANT/OWNER:** MPC Zang, LLC

REQUEST: An application to replat a 1.583-acre tract of land containing all of Lot 1 in City Block H/3374 to create one 0.538-acre lot and one 1.045-acre lot on property bounded by Zang Boulevard, Sixth Street, Elsbeth Avenue, and Fifth Street.

SUBDIVISION HISTORY:

1. S178-133 was a request north of the present request replat a 0.159-acre tract of land containing part of City Block J/3374 to create one lot on property located on Eldorado Avenue at Elsbeth Avenue, north of Fifth Street. The request was approved March 22, 2018 and has not been recorded.
2. S167-145 was a request south of the present request to replat a 0.419-acre tract of land containing part of Lots 7 and 8 in City Block D/3370 to create one lot on property located on Zang Boulevard between Canty Street and Neely Street. The request was approved April 27, 2015 and.
3. S156-029 was a request on the site of the present request to replat a 1.58-acre tract of land containing all of Lots A and B and a tract of land in City Block H/3374 into one lot on property located on Zang Boulevard, 6th Street, Elsbeth Avenue, and 5th Street. The request was approved December 3, 2015 and was recorded August 17, 2017.
4. S145-226 was a request northeast of the present request to replat a 0.200-acre tract of land containing all of Lot 8 and part of Lot 7 in City Block 1/3433 into one lot on property located on North Beckley Avenue east of North Zang Boulevard. The request was approved July 23, 2015 and has not been recorded.
5. S134-211 was a request northeast of the present request to replat a 0.571-acre tract of land in City Block 1/3373 into 1 lot on property located along Zang Boulevard, north of West Fifth Street and west of Beckley Avenue. The request was approved August 7, 2014 and recorded October 5, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of PD 468 (Subdistrict J); therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

15. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Fifth Street & Zang Boulevard. Section 51A 8.602(d) (1).
16. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Sixth Street & Zang Boulevard. Section 51A 8.602(d) (1).
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. On the final plat, chose a new or different addition name. Platting Guidelines.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. On the final plat, change “5th Street” to “Fifth Street” per plat of Zang’s Crystal Hill Addition. Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, change “6th Street” to “Sixth Street” per plat of Zang’s Crystal Hill Addition. Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, identify the property as Lots 1A and 1B in City Block H/3374. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



LOCATION: Prairie Creek Road at Forney Road, southwest corner

DATE FILED: April 6, 2018

ZONING: CS

CITY COUNCIL DISTRICT: 7

SIZE OF REQUEST: 2.188 acres

MAPSCO: 49N

APPLICANT/OWNER: West Texas Rebar Placers, Inc.

REQUEST: An application to create one 2.188-acre lot from a tract of land in City Block 6780 on property located on Prairie Creek Road at Forney Road, southwest corner.

SUBDIVISION HISTORY:

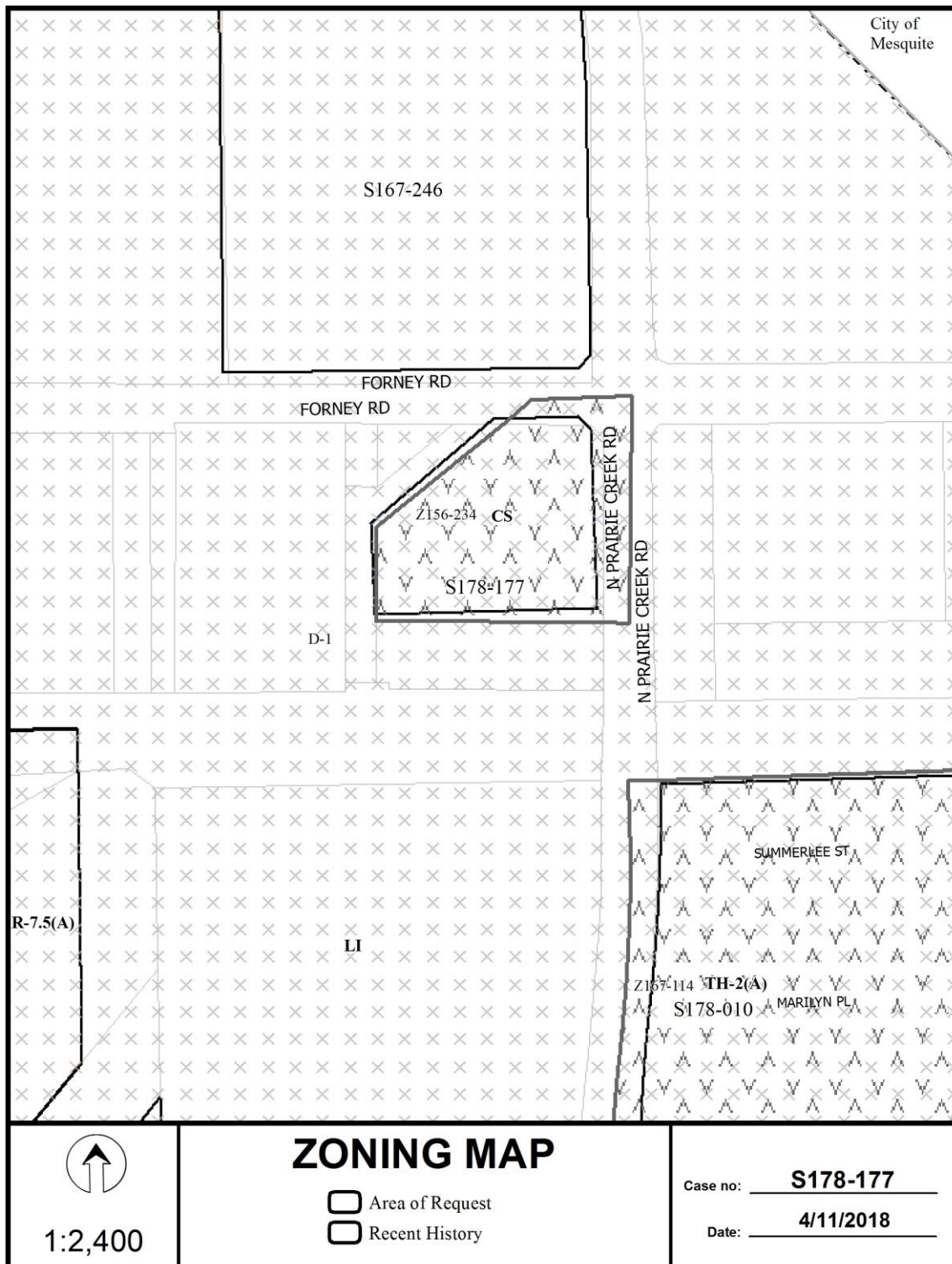
1. S178-010 was a request southeast of the present request to create an 84-lot subdivision with 2 common areas with lots ranging in size from 0.083-acre to 0.333-acre from a 12.378-acre tract of land in City Block 6787 on property located at Prairie Creek Road, north of Cedar Run Drive. The request was approved April 5, 2018 and has not been recorded.
2. S167-246 was a request north 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.

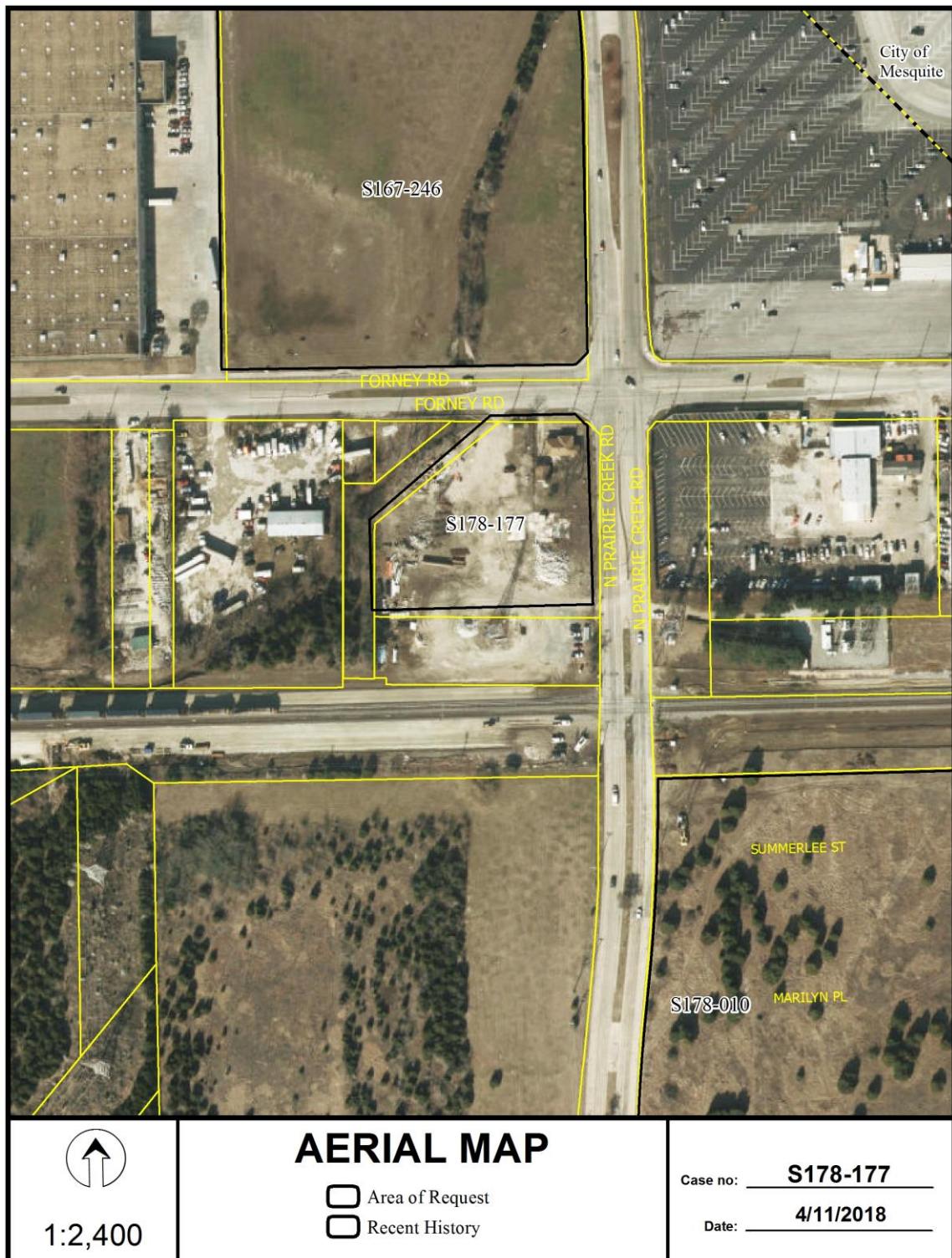
STAFF RECOMMENDATION: The request complies with the requirements of the CS Commercial Service District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

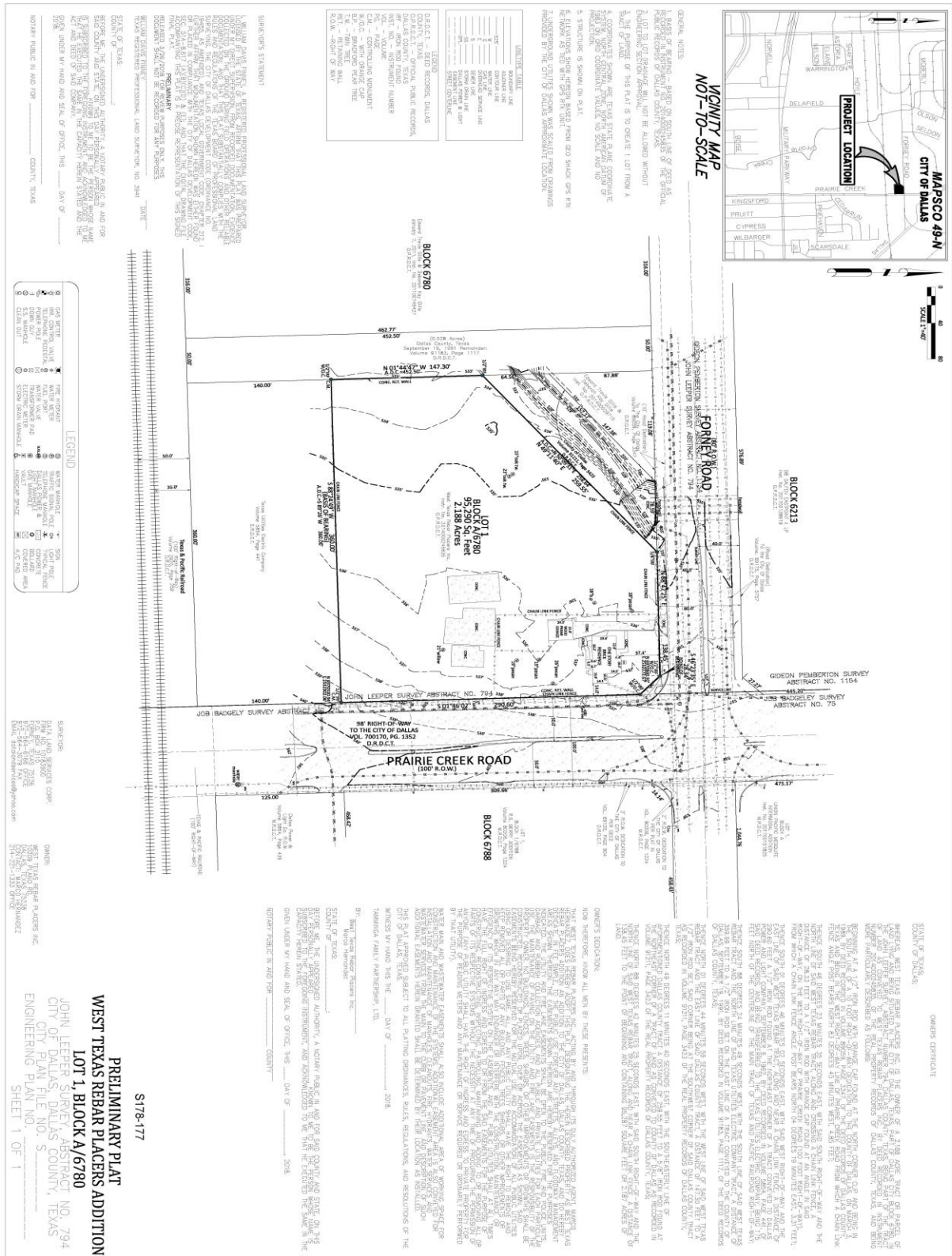
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying
2. Department of Sustainable Development and Construction, Engineering Division 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, 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 all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. On the final plat, identify the property as Lot 1 in City Block B/6780. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, MAY 3, 2018****FILE NUMBER:** S178-178**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Ervay Street, Corsicana Street, Browder Street and Cadiz Street**DATE FILED:** April 9, 2018**ZONING:** PD 715, CA-1(A)**PD LINK:**<http://www.dallascityattorney.com/51P/Articles%20Supp%206/ARTICLE%20715.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 2.202 acres**MAPSCO:** 45Q**OWNERS:** All Saints Church Dallas, Eagles Nest Churches, Inc.

REQUEST: An application to replat a 2.202-acre tract of land containing all of Lots 1 through 6, and part of Lots 7 and 8 in City Block 7/90 to create one 0.651-acre lot and one 1.551-acre lot on property bounded by Ervay Street, Corsicana Street, Browder Street, and Cadiz Street.

SUBDIVISION HISTORY:

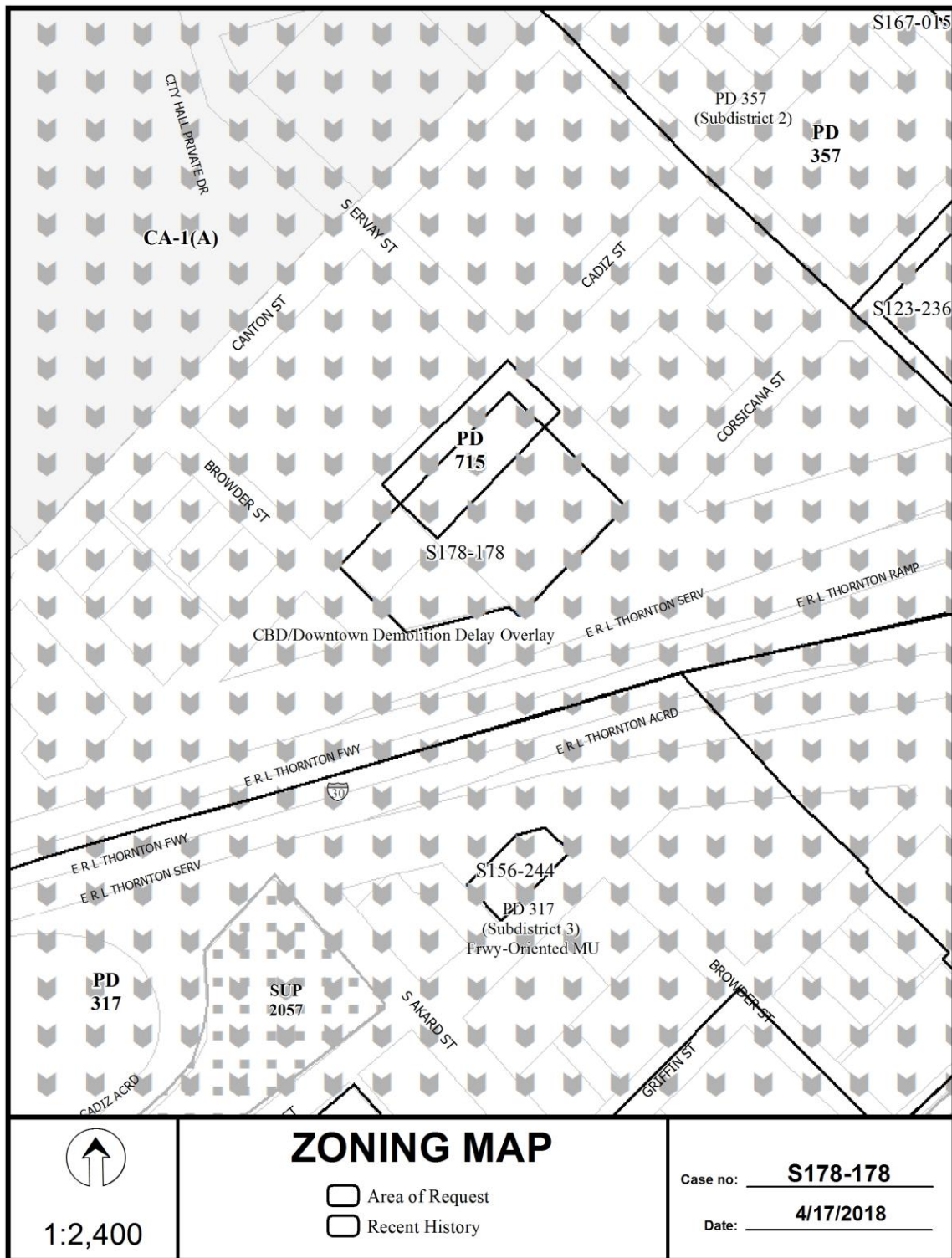
1. S167-015 was a request northwest of the present request to create one 2.811-acre lot from a tract of land containing part of City Block 120 and an abandoned alley on property located on Cadiz Street between Harwood Street and Park Avenue. The request was approved November 17, 2016 and has not been recorded.
2. S156-244 was a request south of the present request to replat a 0.282-acre tract of land containing part of Lots 5 and 6 in City Block 13/84 to create one lot on property located at 1423 Griffin Street, at Akard Street, northeast corner. The request was approved August 18, 2016 and has not been recorded.
3. S123-236 was a request east of the present request to create one lot from a tract of land containing all of Lot 1A, and being a 3.402-acre tract of land in City Block 10/114, and a 0.10 acre tract of land containing part of Lot 1 in City Block 17/115, and a portion of closed and vacated St. Louis Street, on property located at 1818 Corsicana Street at Park Avenue. The request was approved September 3, 2013 and was recorded September 11, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of PD 715 and the CA-1(A) Central Area District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements (etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is two.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Corsicana Street & Browder Street. Section 51A 8.602(d) (1).
15. On the final plat, dedicate a 20-foot by 20-foot corner clip at the intersection of Cadiz Street & Ervay Street. Section 51A 8.602(d) (1).
16. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Cadiz Street & Browder Street. Section 51A 8.602(d) (1).

17. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Ervay Street & Corsicana Street. Section 51A 8.602(d) (1).
18. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
21. On the final plat, chose a new or different addition name. Platting Guidelines.
22. On the final plat, provide detail drawing showing the relationship of the existing building in relation to property line.
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. 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. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Project in Central Business District, all services (water and wastewater) require P. Contract for construction.
27. On the final plat change "Interstate Highway 30 (E R L Thornton Freeway) to "R L Thornton Freeway / Interstate Highway No. 30". Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, identify the property as Lots 1A and 2A in City Block 7/90. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





LOCATION: Five Mile Drive at Frio Drive, east corner**DATE FILED:** April 6, 2018**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT: 3 SIZE OF REQUEST:** 0.530 acre**MAPSCO:** 65L**APPLICANT/OWNER:** Erroll D. Hampton, Sr.

REQUEST: An application to replat a 0.530-acre tract of land containing the remainder of Lots 12 and 13 in City Block P/4367 to create one 0.530-acre lot on property located on Five Mile Drive at Frio Drive, east corner.

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

Property Owner Notification: On April 11, 2018, 22 notices were sent to property owners within 200 feet of the proposed plat.

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

The proposed lot is larger than the contiguous lots on the north, south, and east. The lots range in width from 50 feet north of Five Mile Drive to 405 feet along Frio Drive. The lot width of the proposed parcel is similar to the other lots between Frio Drive and Burnside Avenue. The proposed lot is pretty much equal in size and shape to the lot at the north corner of Frio Drive and Ledbetter Drive.

The properties west of Frio Drive, north and south of Five Mile Drive vary in width, area, and frontage. The remainder of the lots in the area are of different lot widths and lot areas; therefore, staff concludes that there is no established lot pattern in the area. As such, staff finds that the request complies with Section 51A-8.503, and the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:

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

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is one.
11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Place a note on the final plat 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 lines of Five Mile Drive and Frio Drive. Section 51A 8.602(c).
14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Five Mile Drive & Frio Drive. Section 51A 8.602(d) (1).
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
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, identify the property as Lot 12A in City Block P/4367. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).





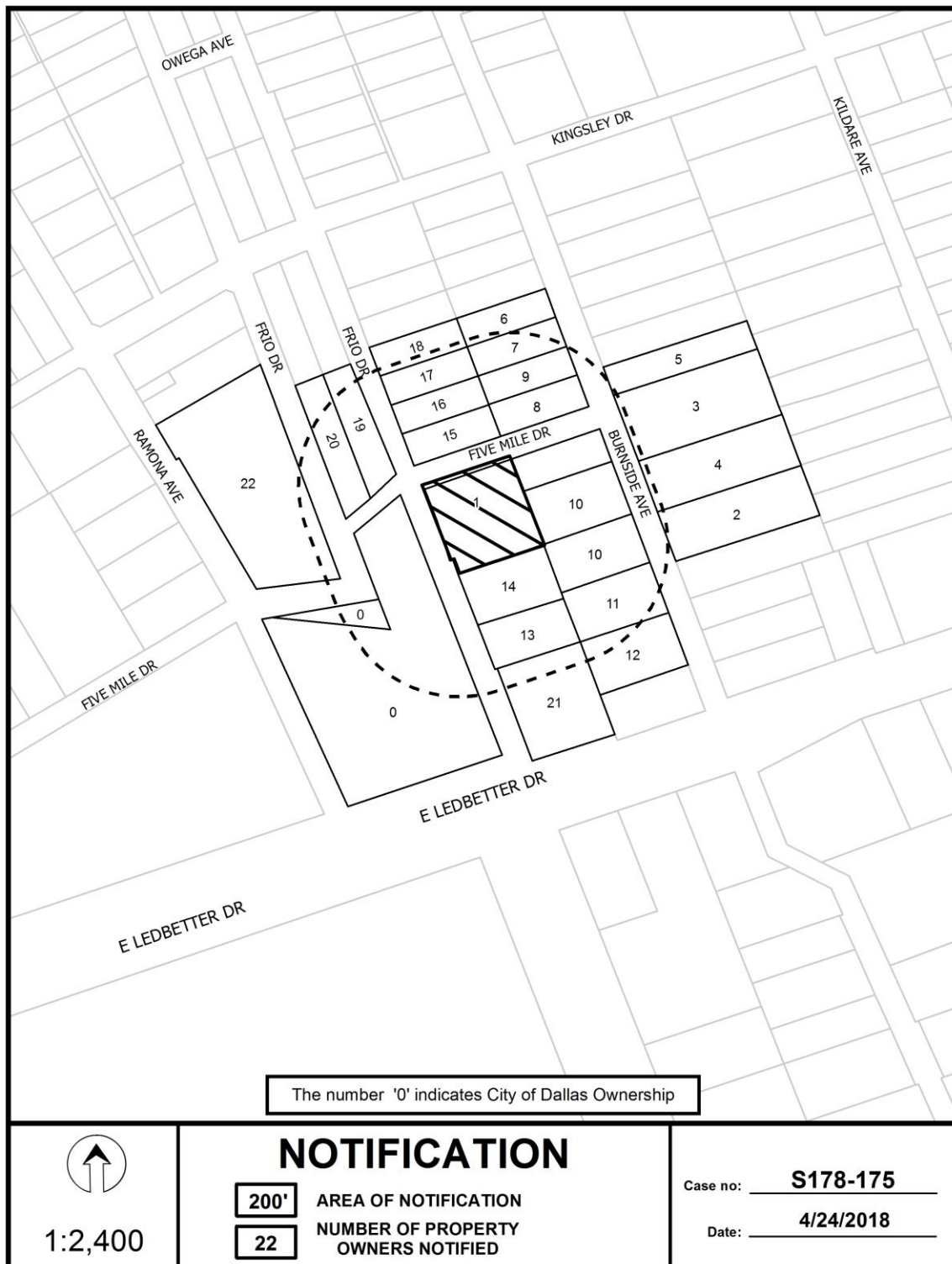
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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: S178-175

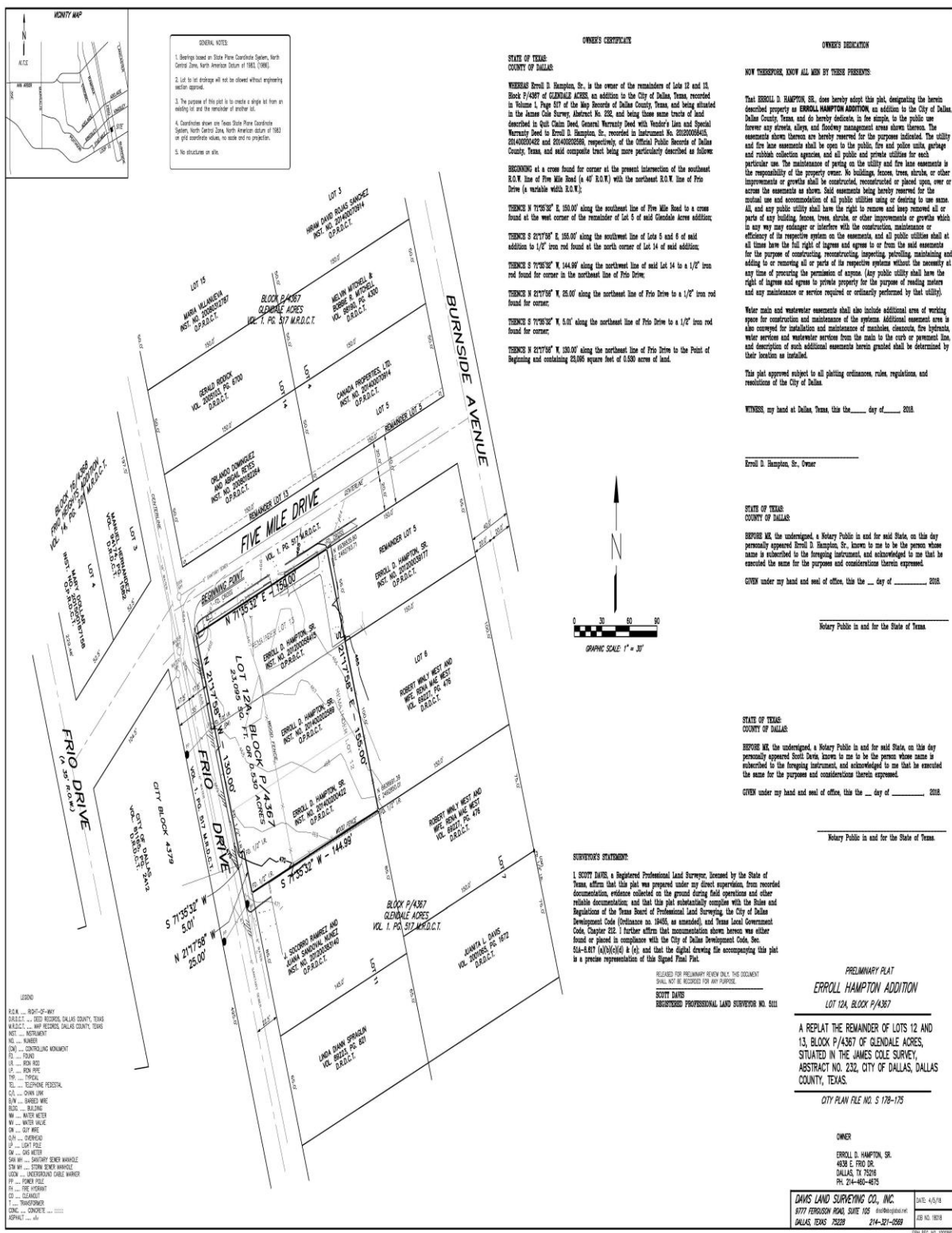
Date: 4/11/2018



Notification List of Property Owners
S178-175

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4938 FRIO DR	HAMPTON ERROLL D SR
2	5006 BURNSIDE AVE	THOMAS BILLY BRAD
3	4938 BURNSIDE AVE	SANCHEZ ALEJANDRO QUINTANA
4	4946 BURNSIDE AVE	HARRIS ELBERT L
5	4930 BURNSIDE AVE	CHOICE BRENDA J EST OF
6	4919 BURNSIDE AVE	THOMAS HAZEL
7	4923 BURNSIDE AVE	MORRISON FAMILY LIMITED
8	4931 BURNSIDE AVE	CANADA PROPERTIES LTD
9	4927 BURNSIDE AVE	MITCHELL MELVIN &
10	4943 BURNSIDE AVE	WEST RENA MAE
11	5011 BURNSIDE AVE	DAVIS JUANITA I
12	5015 BURNSIDE AVE	TOPLETZ HAROLD &
13	5010 FRIO DR	SPRAGLIN LINDA DIANN
14	4954 FRIO DR	RAMIREZ J SOCORRO &
15	4930 FRIO DR	DOMINGUEZ ORLANDO &
16	4926 FRIO DR	RIDDICK GERALD
17	4922 FRIO DR	VILLANUEVA MARIA
18	4918 FRIO DR	DAY OPAL F
19	1623 FIVE MILE DR	HERNANDEZ MANUEL
20	1619 FIVE MILE DR	DOLLAR MARY H
21	5024 FRIO DR	ISRAEL OF YAHWEH ASSEMBLY HOUSE OF
22	1605 FIVE MILE DR	GOOD SHEPARD BAPTIST



FILE NUMBER: M178-023

DATE FILED: February 26, 2018

LOCATION: South line of Forest Lane, between Inwood Road and Welch Road

COUNCIL DISTRICT: 13

MAPSCO: 24 C; D, 14 Y; Z

SIZE OF REQUEST: ±86.8072 acres

CENSUS TRACT: 135.00

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: The Hockaday School

REPRESENTATIVE: Laura Hoffman

REQUEST: An application for a minor amendment to the development plan and Traffic Management Plan for a private school use, on property zoned Planned Development District No. 578, located on the south line of Forest Lane between Inwood Road and Welch Road.

SUMMARY: PD 578 was established by Ordinance No. 24305, passed by the Dallas City Council on June 28, 2000. Ordinance No. 24305 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended.

At this time, the request is to depict the completed portions of the development plan and update the Traffic Management Plan to show the existing operation and removal of temporary construction notes. An additional page which summarizes the requested changes has been included for reference purposes.

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

The most up to date PD ordinance may be viewed at the following link:
<http://www.dallascityattorney.com/51P/Articles%20Supp%2030/Article%20578.pdf>

STAFF RECOMMENDATION: Approval

PD 578 Minor Amendment Detailed Summary of Changes

Development Plan Summary of Changes:

- Revisions to the Child Development Center:
 - Child Development Center actual building outline shown in lieu of the generic future building outline previously shown.
 - Child Development Center parking lot revised per the specific building layout in lieu of a generic parking lot plan previously shown.
 - Future Child Development Center building expansion area shown.
 - Child Development Center playground extent shown specifically in lieu of the generic future outline previously shown.
- Completed projects (Dorm Connector, Science, and Fine Arts) shown as existing in the graphic portion as well as in the text and calculation areas.
- New carpool / service drive shown at Welch Road side of campus.
- New location of the Welcome Center (Guard Station) shown on the Welch Road side of campus.
- South service drive (Rose Mae Bell Drive) changed to a one way exit. The traditional campus entrance on Welch Road will be restored as the main entrance for this side of campus.
- Revised layout for the visitor's parking lot on the Welch Road side of campus to streamline carpool car queuing.
- Future "Daisy Circle" plaza shown on the Welch Road side of campus.
- Previously listed "Proposed" items that have been completed have been moved to the "Existing" column in the Numbered Key Plan Legend.
- Parking and landscaping layouts around the Fine Arts and Science buildings shown as built.
- Parking Lot 12 shown as built.
- Parking Space Analysis and Floor Area & Building Height Analysis have been updated.

TMP Summary of Changes:

- Reviewed existing TMP with 2017 observations.
- Developed 2017 Review TMP with minor changes to 2012 TMP to show school's existing operation, and removed temporary construction TMP notes. 2017 TMP will continue in effect until Middle School loading area changes are completed.
- Developed Updated TMP to apply after Middle School modification. Minor changes to Middle School queuing path due to new entry from Welch Road.



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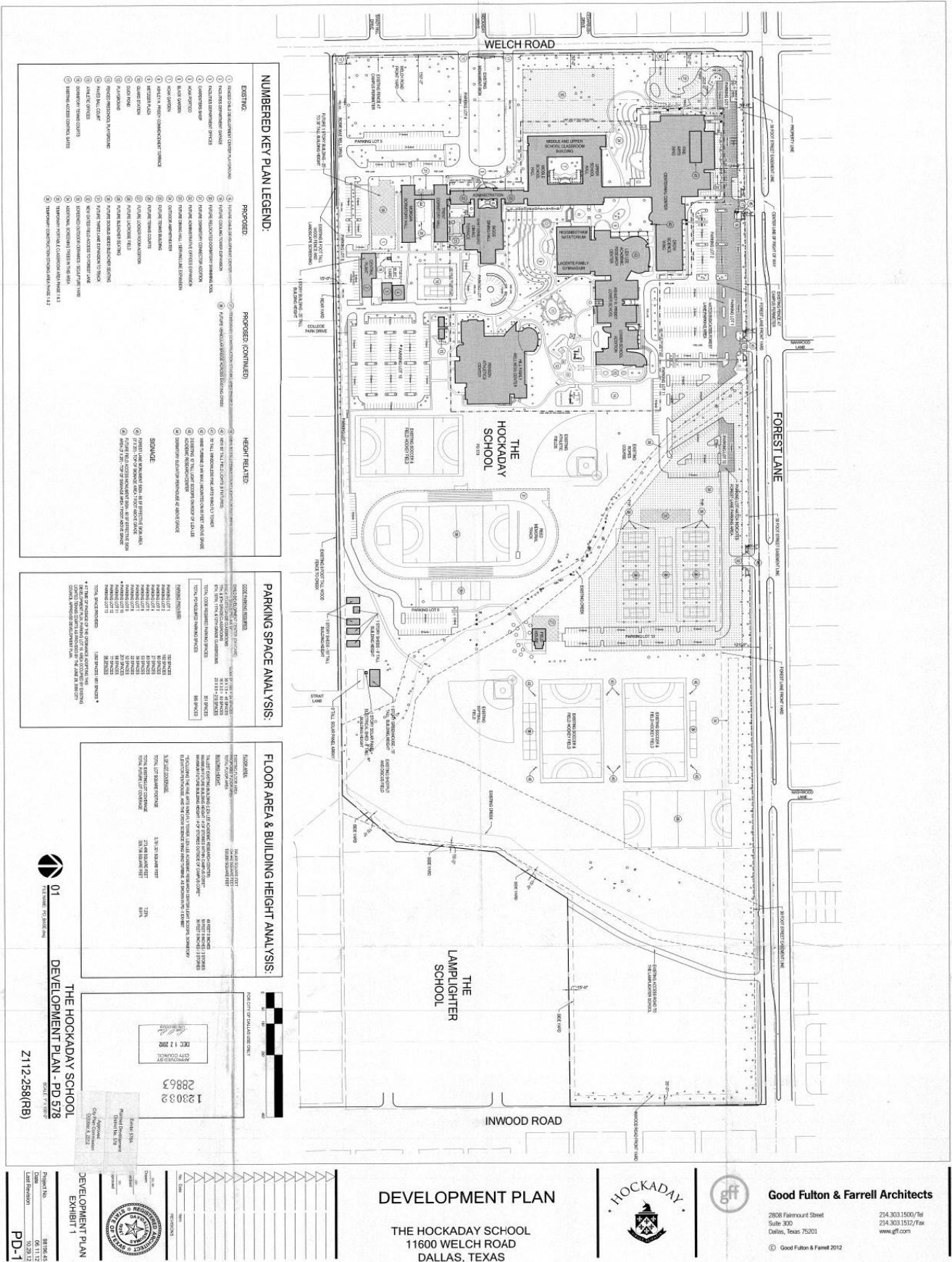
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Candace Campbell Swango '84*
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Existing Development Plan



Proposed Development Plan

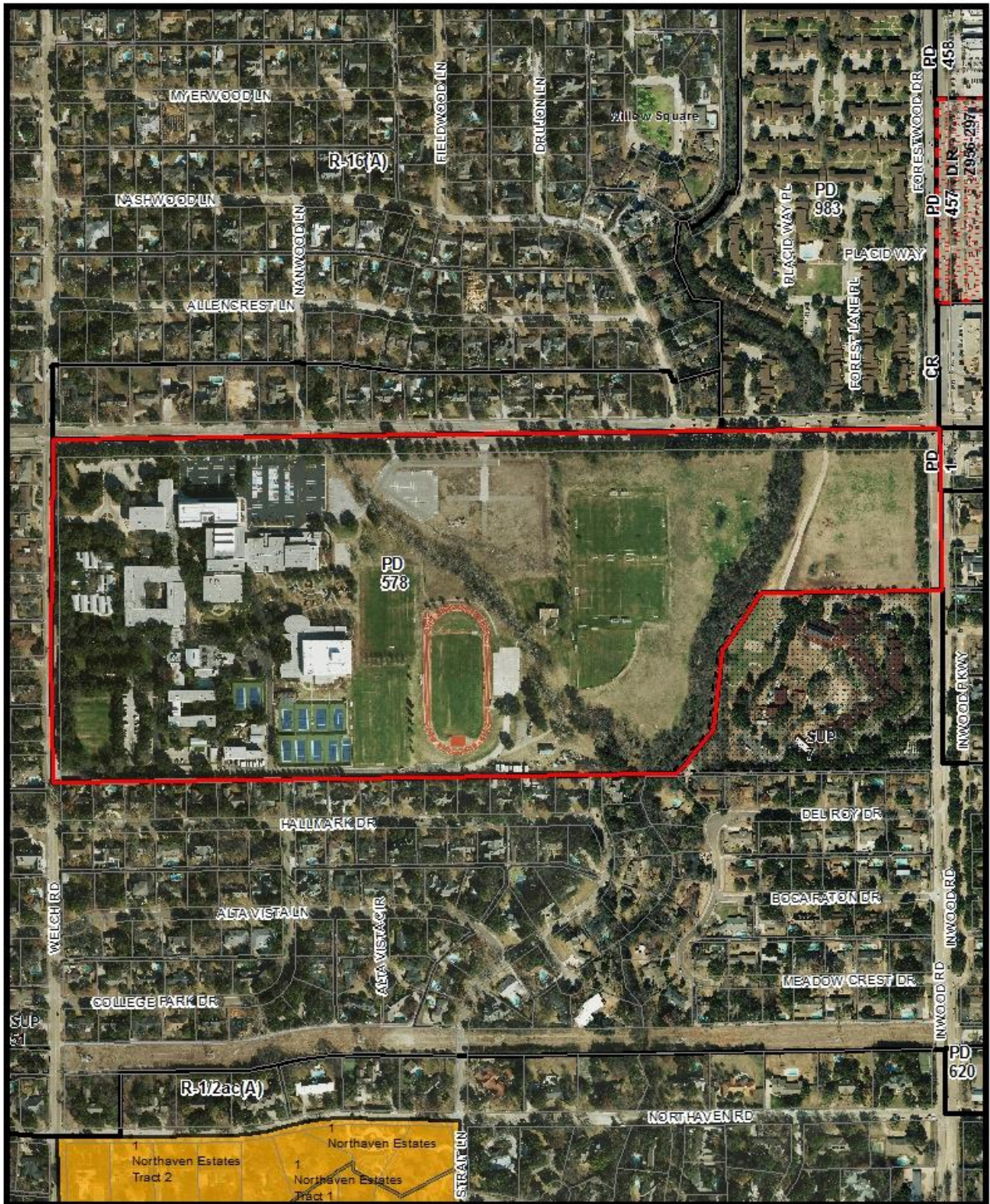




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Zoning Map

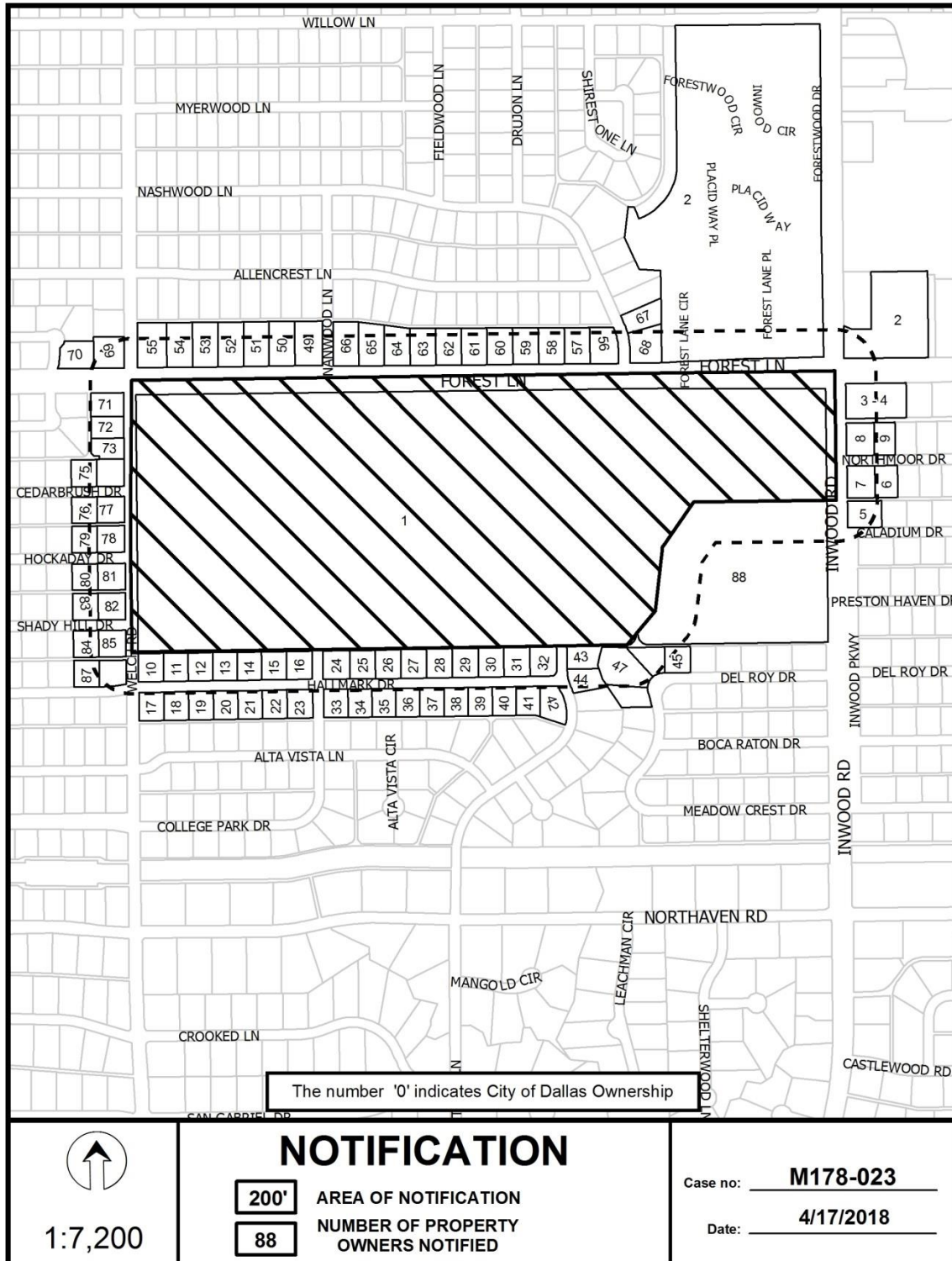
Printed Date: 4/19/2018



1:5,576

Aerial Map

Printed Date: 4/19/2018



04/17/2018

Notification List of Property Owners

M178-023

88 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	11600 WELCH RD	HOCKADAY SCHOOL
2	11804 INWOOD RD	DANIEL A H
3	5200 FOREST LN	FOREST VILLAGE INC
4	5200 FOREST LN	FORESTWOOD NATIONAL BANK
5	5207 CALADIUM DR	LOCHTE CYNTHIA G &
6	5218 NORTHMOOR DR	SIMMONS MICHAEL OLIVER & LISEL M
7	5208 NORTHMOOR DR	MANG JOHN E JR &
8	5207 NORTHMOOR DR	REICHL SUE HARROLD
9	5217 NORTHMOOR DR	CHO KYUNG KU &
10	4607 HALLMARK DR	DAWSON WILLIAM & ROBIN
11	4617 HALLMARK DR	CALLAHAN ROBERT W JR &
12	4627 HALLMARK DR	JOYNER KRISTIN L & COURTNEY R
13	4637 HALLMARK DR	BURKE RICHTER DARRYL &
14	4647 HALLMARK DR	RODRIGUEZ RODOLFO JR &
15	4657 HALLMARK DR	MAHER WILLIAM H
16	4667 HALLMARK DR	TUBB ALLEN R & CONNIE M
17	4606 HALLMARK DR	MAHER RITA
18	4616 HALLMARK DR	MIKULA DAVID
19	4626 HALLMARK DR	SHARP MICHAEL & YVETTE
20	4636 HALLMARK DR	DUNN LAURENCE J & VENITA K
21	4646 HALLMARK DR	HANLEY PATRICK J JR &
22	4656 HALLMARK DR	ETAN RENTALS LLC
23	4666 HALLMARK DR	THOMAS DON & KAREN
24	4709 HALLMARK DR	RODE RONALD D &
25	4719 HALLMARK DR	MCLEROY KATIE & LUKE MCLEROY
26	4729 HALLMARK DR	CLARK DANA R

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4739 HALLMARK DR	LAWRENCE ANN A & SAM J
28	4749 HALLMARK DR	ROBBINS MARK &
29	4811 HALLMARK DR	BLEDSON MICHELLE
30	4821 HALLMARK DR	SQUIRES BLAINE P & SARAH J
31	4831 HALLMARK DR	KNOX ERLINE G EST OF
32	4841 HALLMARK DR	KIM NANCY YOUNG
33	4708 HALLMARK DR	QUINBY RACHEL HEATHER VALEK
34	4718 HALLMARK DR	RAFF KENNETH A &
35	4728 HALLMARK DR	SMITH ELIZABETH O &
36	4738 HALLMARK DR	JZ FAMILY TRUST
37	4748 HALLMARK DR	TALKINGTON RUTH T & MARK M
38	4810 HALLMARK DR	BRADY LESLYN M
39	4820 HALLMARK DR	PORTER RICHARD BRADLEY &
40	4830 HALLMARK DR	FOX STANLEY E & BARBARA
41	4840 HALLMARK DR	KILLIAN KIRK A & ANN E
42	11479 STRAIT LN	THOR DANIEL W
43	11508 STRAIT LN	DEUBER MARK &
44	11492 STRAIT LN	LEVENE DONALD L ETAL
45	5115 DEL ROY DR	CAO MATAO & YAOYAO LU
46	5105 DEL ROY DR	FORNEY LYNETTE
47	11457 LAMPLIGHTER LN	CEJUDO RAUL FERNANDO &
48	11451 LAMPLIGHTER LN	LEVI CHARLES A III
49	11805 NANWOOD LN	RAVIKUMAR MUKUND &
50	4719 FOREST LN	DURRETT DAVID & DEBORAH
51	4709 FOREST LN	ZAMORA FELIX A & VERONICA
52	4639 FOREST LN	GOODIEL SUSAN J &
53	4629 FOREST LN	WEHRMANN DOROTHY M
54	4619 FOREST LN	SCHAFER JAMES P ET AL
55	4609 FOREST LN	WASSERMAN MICHAEL CHARLES &
56	4949 FOREST LN	GUTMAN CUSTOM HOMES INC
57	4939 FOREST LN	BRIGGS THOMAS D & KAREN K

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4929 FOREST LN	HAYS KEVIN K & SUZAN B
59	4919 FOREST LN	SPENCER ELSA R
60	4909 FOREST LN	ESFAHANI SAIED SHAFIEI
61	4859 FOREST LN	LORIMER DANIEL B &
62	4849 FOREST LN	MASSEY CHARLOTTE H
63	4839 FOREST LN	ESFAHANI DJALIL & LILIANA
64	4829 FOREST LN	OZBIRN DAVID W & CONNIE L
65	4819 FOREST LN	QUERALT JUAN A &
66	4809 FOREST LN	MORRIS BRIAN T &
67	4969 NASHWOOD LN	PETRIKAS JAMES J & MARY ANN
68	4979 NASHWOOD LN	YAEGER SUZANNE IKARD
69	11811 WELCH RD	GOETHALS MICHAEL ALLAN &
70	4555 MENDENHALL DR	DURAN PHILLIP & GINA R
71	11737 WELCH RD	NATIONSTAR HECM ACQUISITION TR
72	11727 WELCH RD	BOUCHER BRYAN &
73	11717 WELCH RD	ALEXANDER CHARLES B
74	4557 CEDARBRUSH DR	LICHLITER GARY E & ZI LING
75	4547 CEDARBRUSH DR	LONERGAN SEAMUS D &
76	4548 CEDARBRUSH DR	MOORE JOHN T
77	4558 CEDARBRUSH DR	VITTETOE ROBERT G
78	4559 HOCKADAY DR	MCCOOL STACEY
79	4549 HOCKADAY DR	BEACH JOHN W JR & MICHELE C
80	4548 HOCKADAY DR	NADARAJAH SIROMI C
81	4558 HOCKADAY DR	MILLER HUBBARD C
82	4557 SHADY HILL DR	BENDALIN KENNETH A &
83	4547 SHADY HILL DR	KRAMPITZ DANIEL &
84	4548 SHADY HILL DR	CRUTCHER WILLIAM M &
85	4558 SHADY HILL DR	COOK ELLEN R &
86	4559 HALLMARK DR	ELLIOTT GINA T &
87	4549 HALLMARK DR	REPPE ROD L JR & MARGARET
88	11611 INWOOD RD	LAMPLIGHTER SCHOOL THE

FILE NUMBER: M178-024

DATE FILED: March 2, 2018

LOCATION: Generally bound by Rickover Drive, Welch Road, Ridgeside Drive, and Crestline Avenue.

COUNCIL DISTRICT: 13

MAPSCO: 14 U

SIZE OF REQUEST: ±28.78 acres

CENSUS TRACT: 96.03

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Dallas Independent School District

REPRESENTATIVE: Karl A. Crawley

REQUEST: An application for a minor amendment to the development plan for a public school on property zoned Planned Development District No. 696, in an area generally bound by Rickover Drive, Welch Road, Ridgeside Drive, and Crestline Avenue.

SUMMARY: On September 8, 2004, the City Council passed Ordinance No. 25725 which established Planned Development District No. 696 for R-16(A) Single Family District Uses and a public school other than an open-enrollment charter school on property at the above location.

At this time, the request is to allow the construction of an approximately 40,600-square-foot gymnasium and fine arts wing to the existing campus. Additionally, a covered walkway extending from the existing building to the parking lot is proposed on the eastern portion of the site.

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

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

<http://www.dallascityattorney.com/51P/Articles%20Supp%2044/ARTICLE%20696.pdf>

STAFF RECOMMENDATION: Approval

Partners, Principals, & Officers

Dallas Independent School District – Board of Trustees

District 1 – Edwin Flores, 1st Vice President

District 2 – Dustin Marshall

District 3 – Dan Micciche, President

District 4 – Jaime Resendez

District 5 – Lew Blackburn, Ph.D.

District 6 – Joyce Foreman, 2nd Vice President

District 7 – Audrey Pinkerton, Board Secretary

District 8 – Miguel Solis

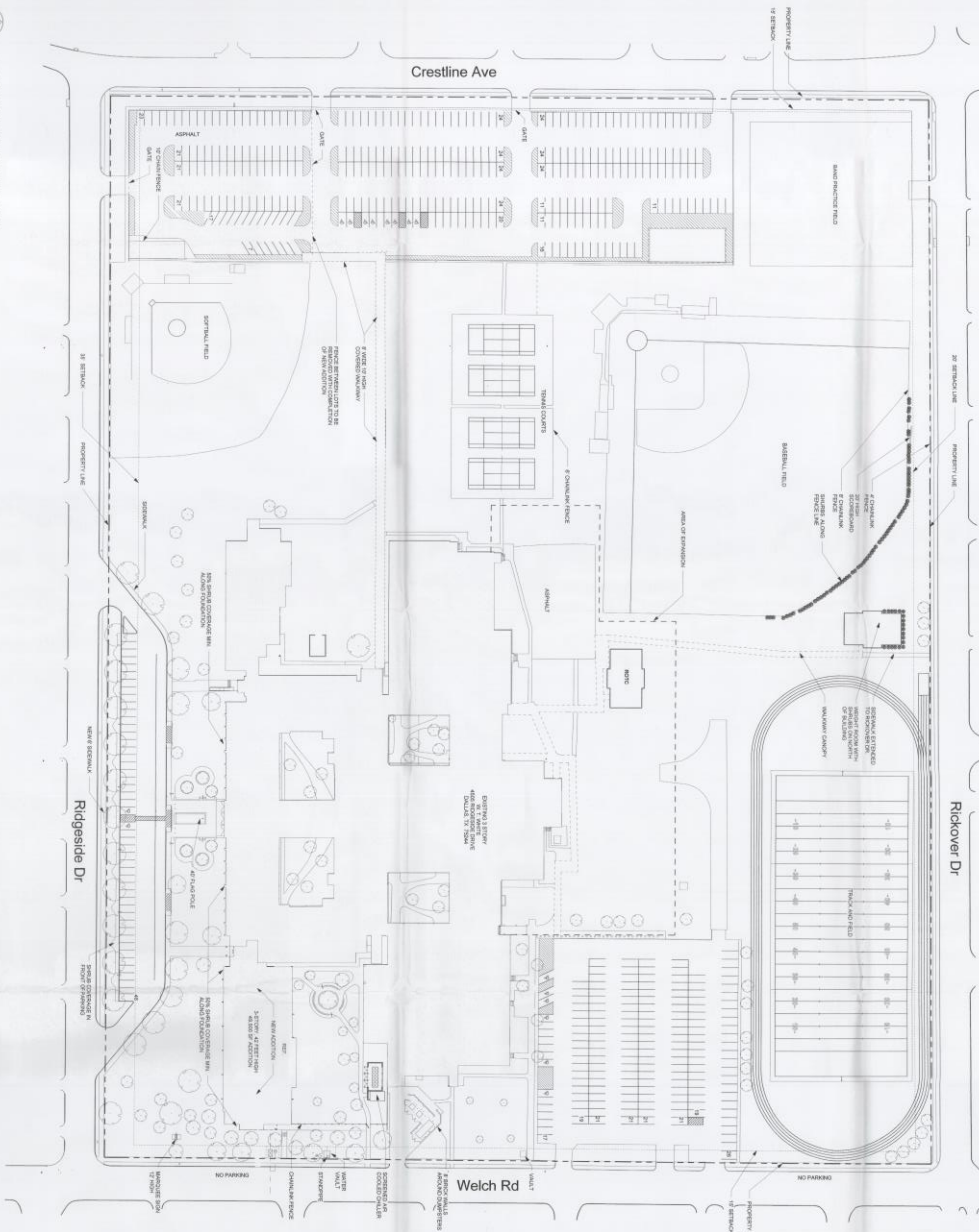
District 9 – Bernadette Nutall

Existing Development Plan

4/12/2016 9:30:43 AM



1 Development / Landscape Plan



30075
160678

DATE: APR 27, 2016
PROJECT: W.T. WHITE ADDITIONS AND RENOVATIONS
CLIENT: W.T. WHITE
DESIGNER: WRA ARCHITECTS, INC.
PROJECT NO.: 30075
DATE: APR 27, 2016

W.T. WHITE ADDITIONS AND RENOVATIONS

4505 Ridge Side Dr Dallas, TX 75244

WRA Architects, Inc.



160678
 30075
 2124 THE GOLF COURSE
 WRA ARCHITECTS, INC.
 160678

Proposed Development Plan

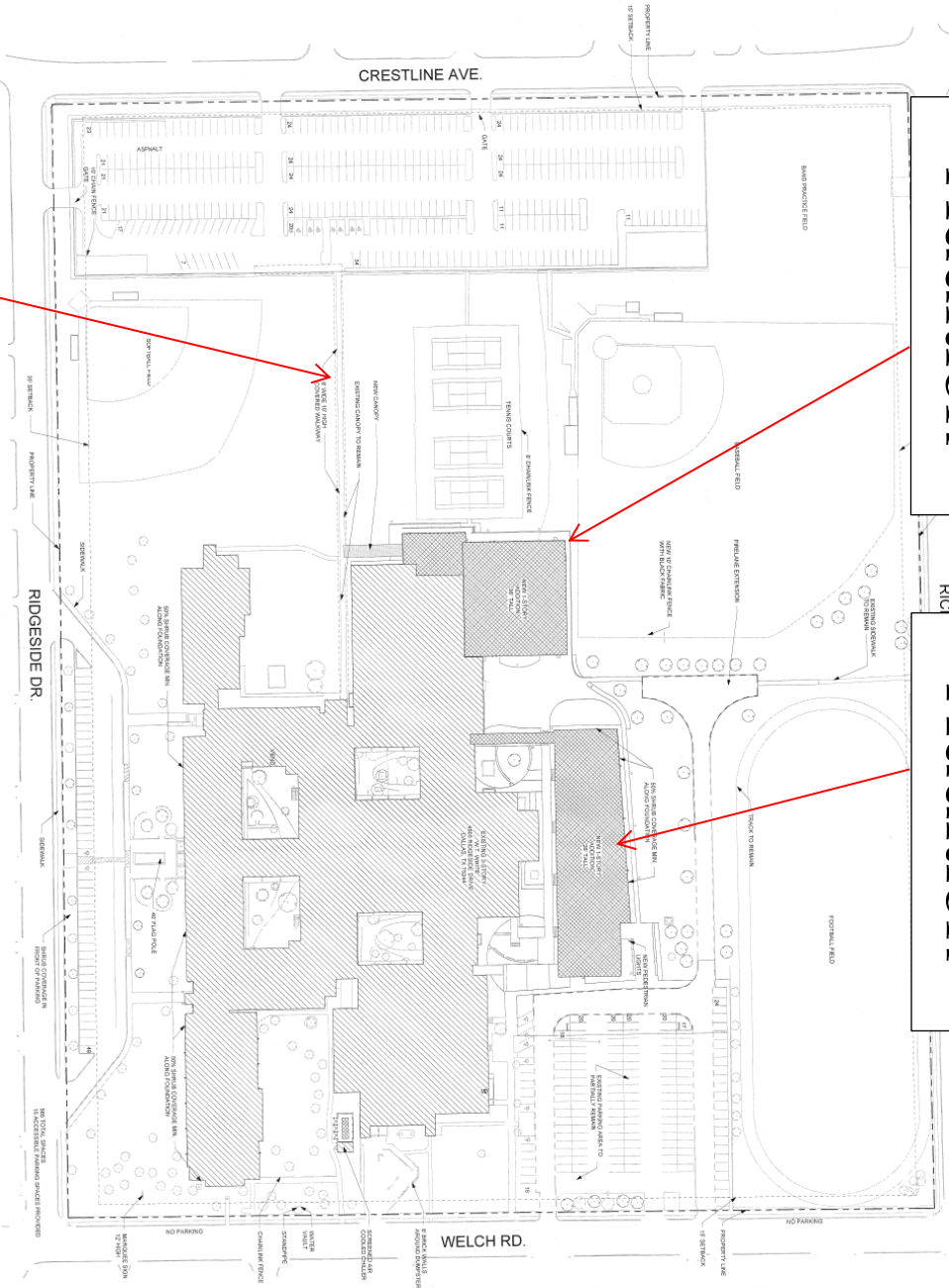
Gymnasium
Addition

Fine Arts
Addition

Covered
Walkway
Addition



Development / Landscape Plan
1" = 50'-0"



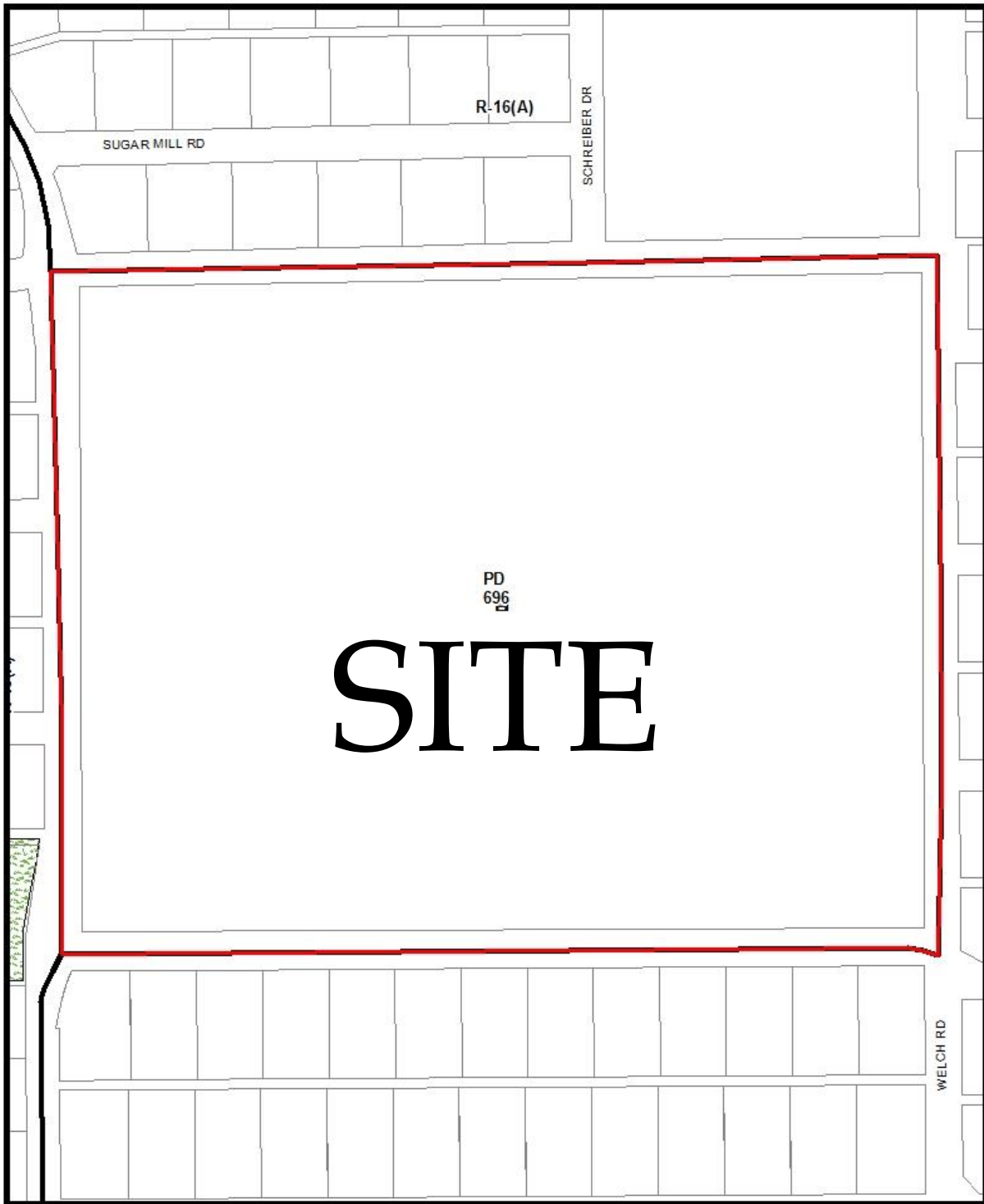
SITE SUMMARY
OWNER: WORTH COUNTY SCHOOLS DISTRICT
PROJECT: WORTH COUNTY SCHOOLS DISTRICT
SCHOOL: WORTH COUNTY SCHOOLS DISTRICT
SCHOOL TYPE: HIGH SCHOOL
SCHOOL GRADE: 10-12
SCHOOL ENROLLMENT: 1,200
SCHOOL BUILDING HEIGHT: 20 FEET
SCHOOL BUILDING AREA: 100,000 SQ FT
SCHOOL BUILDING VOLUME: 2,000,000 CU FT
SCHOOL BUILDING PERIMETER: 1,000 FT
SCHOOL BUILDING FOOTPRINT: 100,000 SQ FT
SCHOOL BUILDING VOLUME: 2,000,000 CU FT
SCHOOL BUILDING PERIMETER: 1,000 FT
SCHOOL BUILDING FOOTPRINT: 100,000 SQ FT

50%CD - NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/14/2018
2	FOR CONSTRUCTION	11/14/2018
3	FOR CONSTRUCTION	11/14/2018
4	FOR CONSTRUCTION	11/14/2018
5	FOR CONSTRUCTION	11/14/2018
6	FOR CONSTRUCTION	11/14/2018
7	FOR CONSTRUCTION	11/14/2018
8	FOR CONSTRUCTION	11/14/2018
9	FOR CONSTRUCTION	11/14/2018
10	FOR CONSTRUCTION	11/14/2018

WT White HS Additions and Renovations
4505 RIDGESIDE DR. DALLAS, TX 75244





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Zoning Map

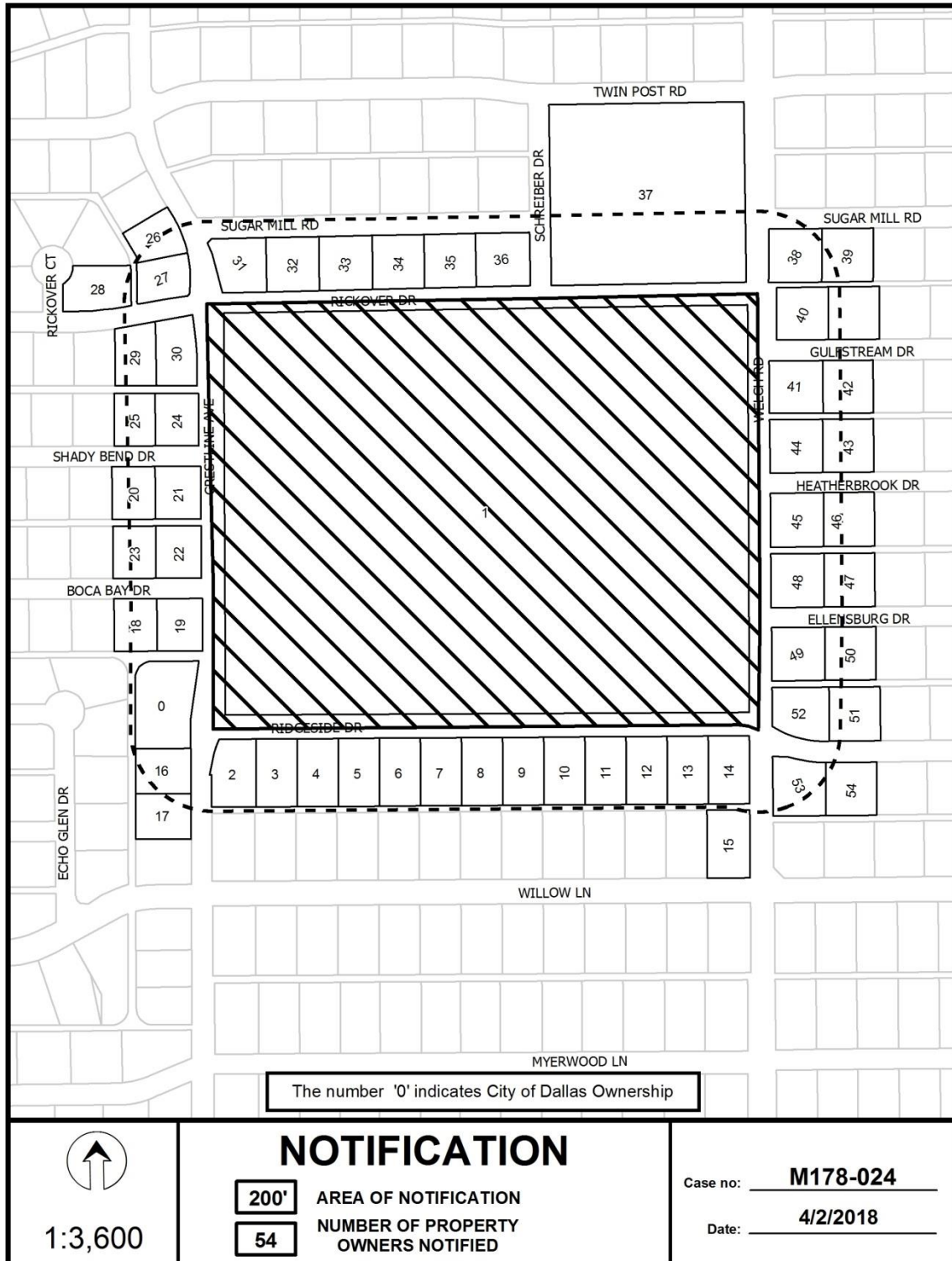
Printed Date: 4/20/2018



1:2,185

Aerial Map

Printed Date: 4/20/2018



04/02/2018

Notification List of Property Owners

M178-024

54 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4505 RIDGESIDE DR	Dallas ISD
2	4406 RIDGESIDE DR	GIESING ROSE F
3	4414 RIDGESIDE DR	KEY KEENAN
4	4422 RIDGESIDE DR	MITCHELL TIMOTHY T &
5	4430 RIDGESIDE DR	MARLEY SUSANNE M
6	4438 RIDGESIDE DR	VALENZUELA ADRIAN & KATHERINE
7	4446 RIDGESIDE DR	KRUEGER DIANNA J
8	4454 RIDGESIDE DR	HERZ JOACHIM J &
9	4508 RIDGESIDE DR	VALLALA JOHN
10	4516 RIDGESIDE DR	SINGER PAUL & EDITH
11	4524 RIDGESIDE DR	MARR BRYAN WESLEY &
12	4532 RIDGESIDE DR	CRUMBLEY MARK D &
13	4540 RIDGESIDE DR	KASPER BRIAN & ABHA
14	4548 RIDGESIDE DR	CASAS JORGE &
15	4547 WILLOW LN	MCCALISTER SHAWN D
16	12151 CRESTLINE AVE	SIMMONS BENJAMIN P &
17	12143 CRESTLINE AVE	BRYAN WILLIAM R &
18	4390 BOCA BAY DR	EARNSHAW ERIK O & JULIE C
19	4398 BOCA BAY DR	VILLEGAS MANUEL &
20	4390 SHADY BEND DR	TYLER RICHARD K &
21	4398 SHADY BEND DR	KENNA MICHAEL & JENNIFER MCCLAIN TWICHELL
22	4397 BOCA BAY DR	LAYCOCK ROYCE & NORMA TRUST
23	4389 BOCA BAY DR	HEARN JUSTIN
24	4399 SHADY BEND DR	YOSS HARRISON H
25	4391 SHADY BEND DR	HEFFLER KATHRYN
26	12395 CRESTLINE AVE	SMITH RAY A

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	12387 CRESTLINE AVE	ZWERNER RUTH
28	4355 RICKOVER CT	FEAGINS KENNETH R &
29	4348 RICKOVER DR	SCHIERMANN FAMILY JOINT
30	4356 RICKOVER DR	HOENIG JOHN & AVERY
31	4414 SUGAR MILL RD	LOHR YARON
32	4424 SUGAR MILL RD	OHARA DENNIS M & KATHRYN
33	4434 SUGAR MILL RD	BARTEL NICHOLAS W
34	4442 SUGAR MILL RD	SINGH HARI P &
35	4452 SUGAR MILL RD	STERN KAREN S TRUSTEE
36	4462 SUGAR MILL RD	DIAZ HORTENSIA
37	4525 RICKOVER DR	SCHREIBER MEM METH CHURCH
38	4606 SUGAR MILL RD	STEPHENS L
39	4616 SUGAR MILL RD	AGUILAR SILVESTER & MARIA
40	4605 GULFSTREAM DR	KRYSTINIK JAY L & SARA L STOLTZ
41	4606 GULFSTREAM DR	FENT DAVID J & MARY M
42	4612 GULFSTREAM DR	ZINN ANDREW R &
43	4611 HEATHERBROOK DR	JACKSON JANN CLAIRE LAWS
44	4605 HEATHERBROOK DR	JOHNSON ROBERT J & BETTY A
45	4606 HEATHERBROOK DR	LEWIS CHERYL M & CHIP A
46	4612 HEATHERBROOK DR	ST NICHOLAS HOMES LP
47	4611 ELLENSBURG DR	USVOLK SCOTT & MARSHA J
48	4605 ELLENSBURG DR	THOMPSON GARY E JR & JENNIFER P
49	4606 ELLENSBURG DR	4606 ELLENSBURG LLC
50	4612 ELLENSBURG DR	DUERNBERGER SALLY SUE
51	4615 RIDGESIDE DR	WINNIFORD KATHERINE ANN
52	4607 RIDGESIDE DR	LIPSKY KATHERINE L
53	4606 RIDGESIDE DR	MEAZELL PATSY R
54	4614 RIDGESIDE DR	AUSTIN WILLIAM D

FILE NUMBER: M178-016

DATE FILED: January 23, 2018

LOCATION: Southeast corner of Quincy Lane at Northaven Road

COUNCIL DISTRICT: 13

MAPSCO: 25 A

SIZE OF REQUEST: ±1.9638 acres

CENSUS TRACT: 134.00

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Claire's Christian Day School

REPRESENTATIVE: Paul Massey – FPF Construction Inc.

REQUEST: An application for a minor amendment to the site plan for Specific Use Permit No. 405 for a child-care facility and private school on property zoned R-16(A).

SUMMARY: On March 29, 1965, the City Council granted Specific Use Permit No. 405 for a private school, kindergarten, and day nursery, established by Ordinance No. 12160. The SUP was subsequently amended by Ordinance Nos. 22149 and 26155.

Currently developed as Claire's Christian Day School, the property owner has submitted an application for consideration of a minor amendment to the SUP site plan to allow for an expansion of a pre-existing driveway, the addition of thirteen parking spaces, and a landscape adjustment to allow the site to comply with Article X.

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

STAFF RECOMMENDATION: Hold under advisement until May 17, 2018.

PRIOR CPC ACTION: On April 5, 2018 and April 19, 2018, the City Plan Commission held this item under advisement to allow time for the applicant to revise the proposed SUP site plan so that it accurately reflects the current condition of the subject site.

Partners, Principals, & Officers

Owner: Claire's Christian Day School

President: Claire Lee

KENDALL + Landscape Architecture
Michael S. Kendall, ASLA

The Meadows Building
5466 Midway, Suite 755
Dallas, Texas 75206
Phone: (214) 759-8286
Fax: (214) 373-9882

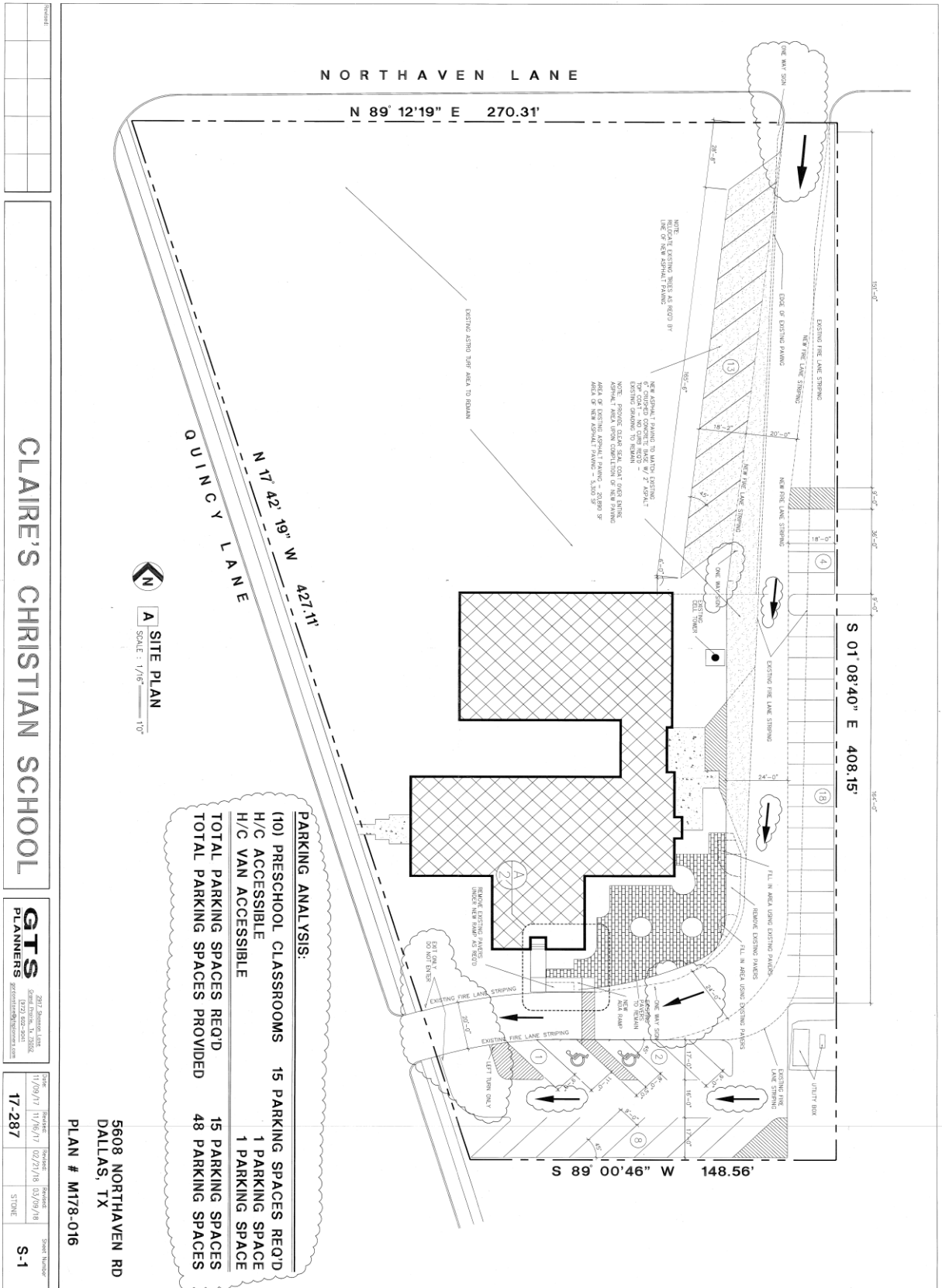
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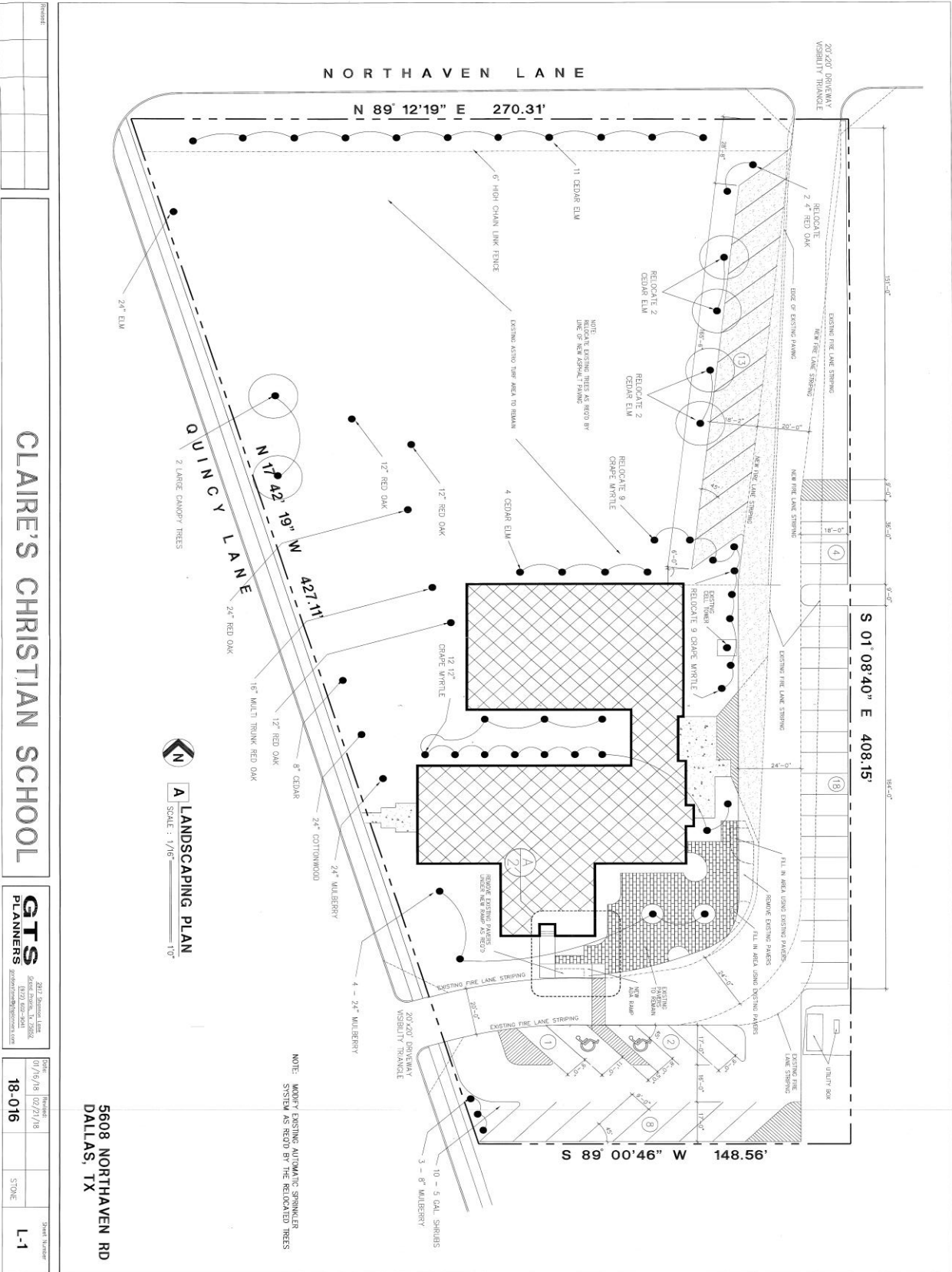
28 Sept. 2005
 Sheet Name
 Site/Landscape
 Plan

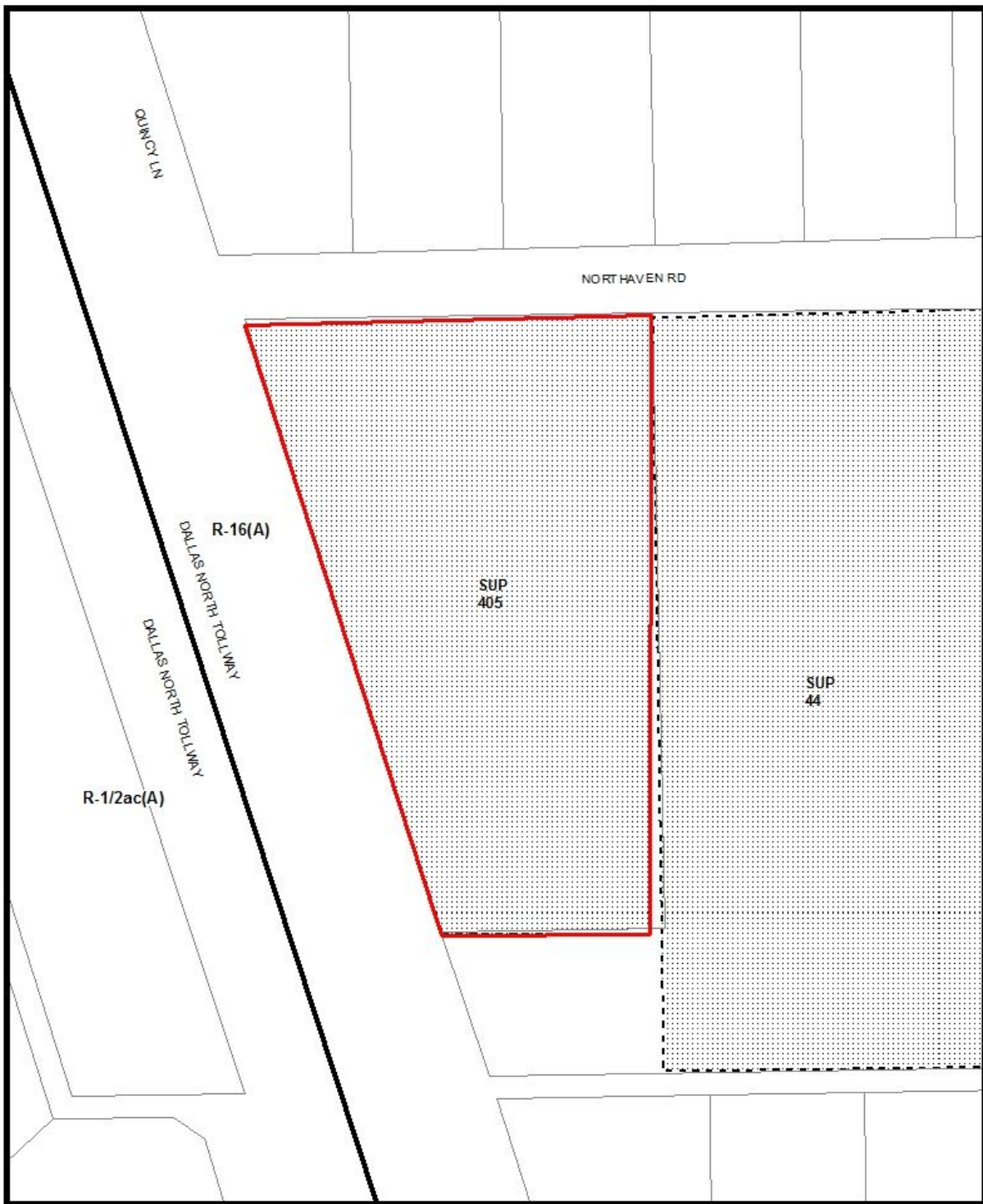
L1.1

Proposed Site Plan



Proposed Landscape Plan





1:958

Zoning Map

Printed Date: 3/23/2018



1:958

Aerial Map

Printed Date: 3/23/2018



01/31/2018

Notification List of Property Owners

M178-016

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5700 NORTHAVEN RD	TEXAS UTILITIES ELEC CO
2	5608 NORTHAVEN RD	JHDIII INVESTMENTS LLC
3	5605 NORTHAVEN RD	WALKER MARTI LF EST
4	5611 NORTHAVEN RD	MARSHALL NEIL & KYLA
5	5619 NORTHAVEN RD	GUTIERREZ JAVIER G
6	5627 NORTHAVEN RD	LI HUIJEN
7	5707 NORTHAVEN RD	SUMMERS GREGORY C & KELLY K
8	11300 INWOOD RD	TEXAS UTILITIES ELEC CO
9	5533 NORTHAVEN RD	5533 NORTHAVEN TRUST
10	5807 ELDERWOOD DR	DESKINS CASEY STEVEN
11	5815 ELDERWOOD DR	ANDERSON DANIEL B
12	5823 ELDERWOOD DR	MATHIS MARY GOOLSBY
13	5476 NORTHAVEN RD	PRIDE CHARLEY F
14	11180 RUSSWOOD CIR	LONGWELL BRENT JOHN & BARBARA LEIGH HUGHES
15	11174 RUSSWOOD CIR	WISE MARILYN J
16	11162 RUSSWOOD CIR	TRAMMELL RICHARD D & JUDY C

FILE NUMBER: M178-020**DATE FILED:** February 20, 2018**LOCATION:** East line of Hillcrest Road, between Park Lane and Woodland Drive**COUNCIL DISTRICT:** 13**MAPSCO:** 25 V**SIZE OF REQUEST:** ± 7.213 acres**CENSUS TRACT:** 78.01

MISCELLANEOUS DOCKET ITEM**APPLICANT/OWNER:** Dallas Woman's Club**REPRESENTATIVE:** Robert Baldwin**REQUEST:** An application for a minor amendment to the existing site plan for Specific Use Permit No. 38 for a Private Social Club on property zoned an R-7.5(A) Single Family District.**SUMMARY:** On December 28, 1964, the Dallas City Council passed Ordinance No. 10781 establishing Specific Use Permit No. 38 for a Private Social Club.

This request for a minor amendment seeks to allow for the following: 1) the expansion of the allowable parking lot area in the eastern portion of the property; 2) approximately 29 on-site street lights which are to be generally located throughout the property; 3) a column-and-swing-gate addition south of the existing column and swing gate; 4) an expanded concrete paving area inset of the Highland Drive; and, 5) a sidewalk addition bordering the eastern portion of the building.

STAFF RECOMMENDATION: Approval**PRIOR CPC ACTION:** On April 19, 2018, the City Plan Commission held this item under advisement in order to further review specific case details.

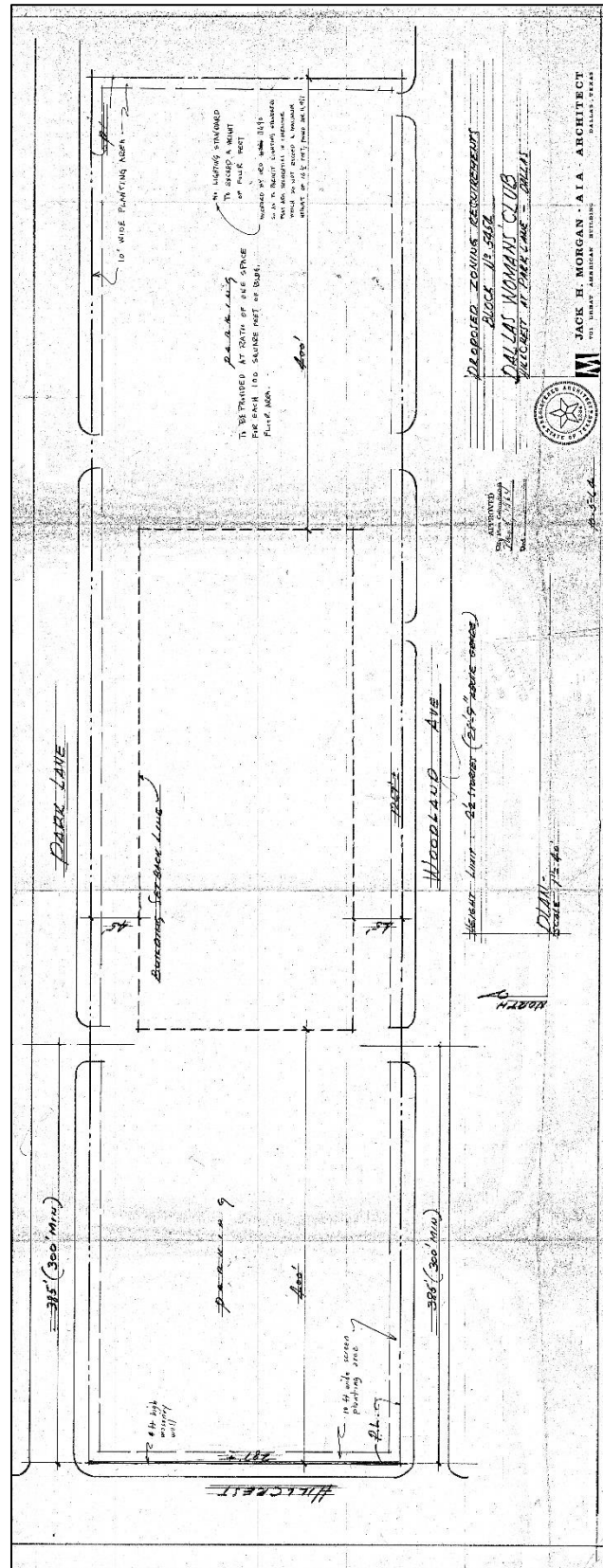
List of Officers

Board of Governors

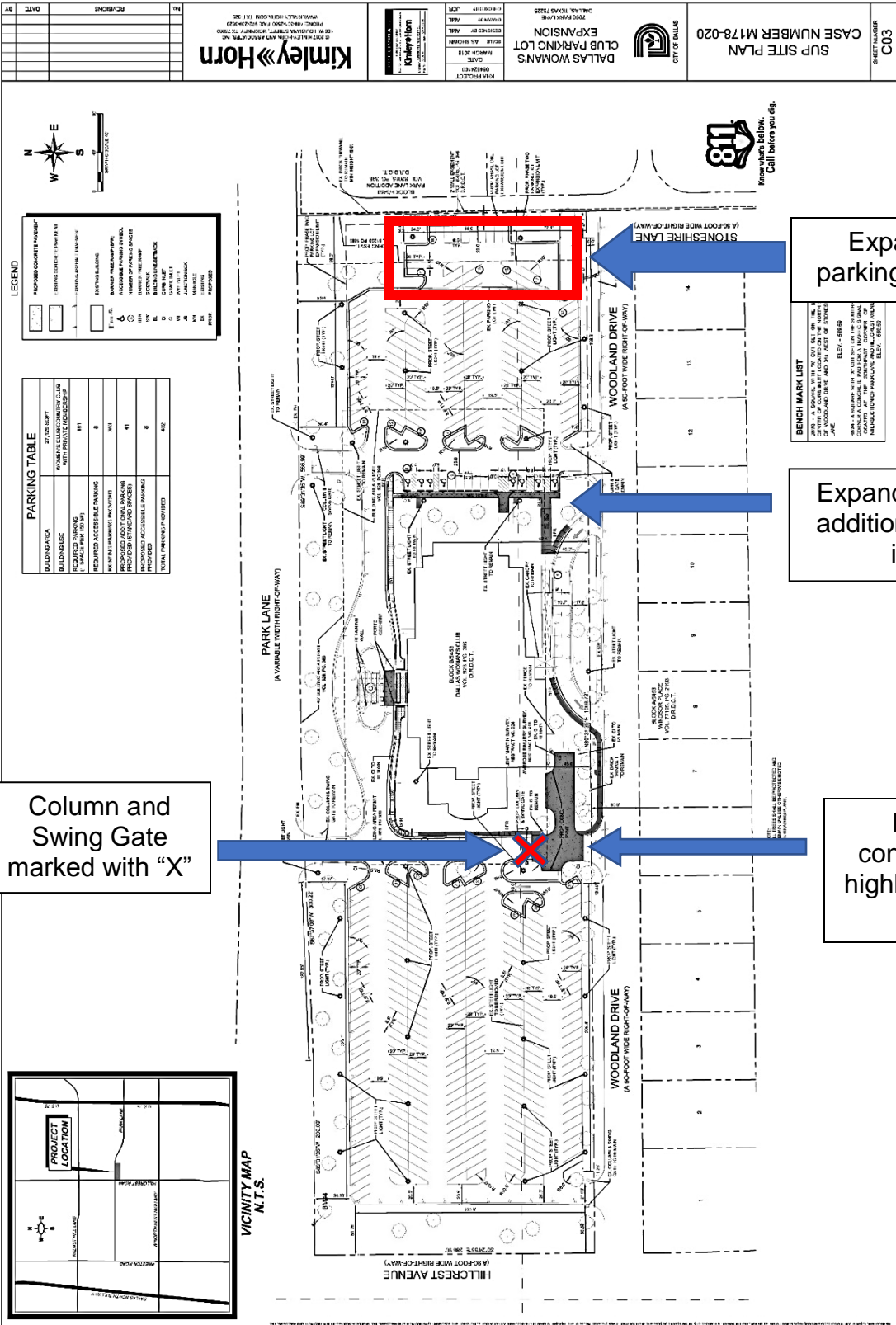
<i>President</i>	Mrs. Williams G. Roberds, III (Susan)
<i>First Vice President</i>	Mrs. David L. Sinak (Lisa)
<i>Second Vice President</i>	Mrs. Tom S. Swiley (Patti Flowers)
<i>Third Vice President</i>	Mrs. William C. Nelson (Nancy)
<i>Fourth Vice President</i>	Mrs. Carter R. Montgomery (Missy)
<i>Recording Secretary</i>	Mrs. D. Harold Byrd, III (Diane)
<i>Corresponding Secretary</i>	Mrs. Leslie H. Secrest (Linda)
<i>Treasurer</i>	Mrs. William H. Pardoe (Karen)
<i>Finance Chairman</i>	Mrs. Cleveland G. Clinton (Rita)
<i>Parliamentarian</i>	Mrs. Steven D. Hahn (Susan)

Mrs. Charles Allen Angel, Jr. (Stacey)	Mrs. James M. Johnston (Suzanne)
Mrs. Jay Barlow (Linda)	Mrs. James Keet Lewis, III (Margaret)
Mrs. Patrick S. Bolin (Jane)	Mrs. Bobby Lutz (Rebecca)
Mrs. Philip H. Cullum (Dale)	Mrs. Charles S. McEvoy (Pat)
Mrs. Randall S. Fojtasek (Ola)	Mrs. J. Mike McMahon (Linda)
Mrs. Robert E. Gibson (Kathleen)	Mrs. Edwin L. Miller (Debra)
Mrs. W. Robert Hudgins (Cyndy)	Mrs. Nicky Oates (Debbie)
	Mrs. Stephen T. Swenson (Carla)

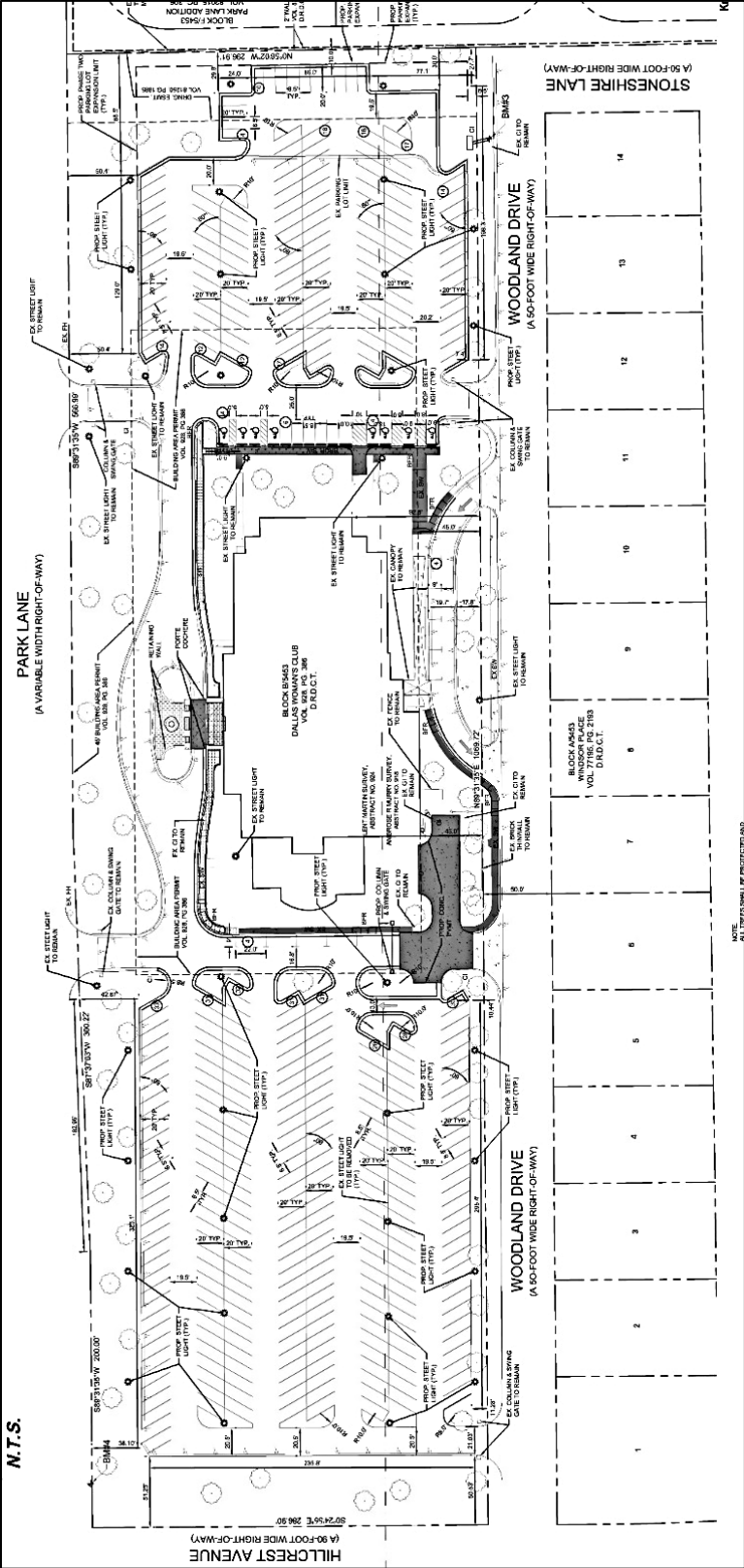
Existing Site Plan

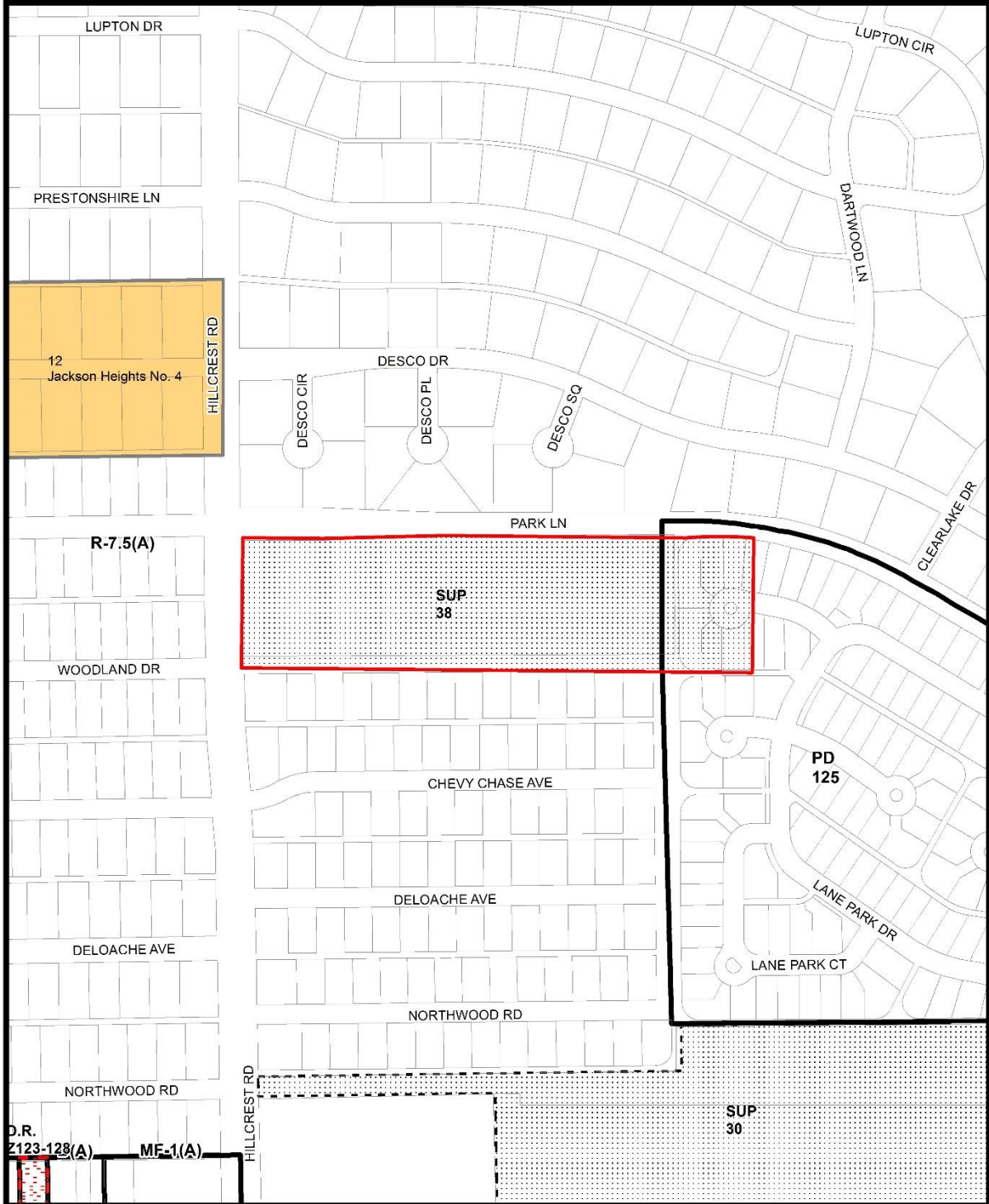


Proposed Site Plan



Enlarged Proposed Site Plan

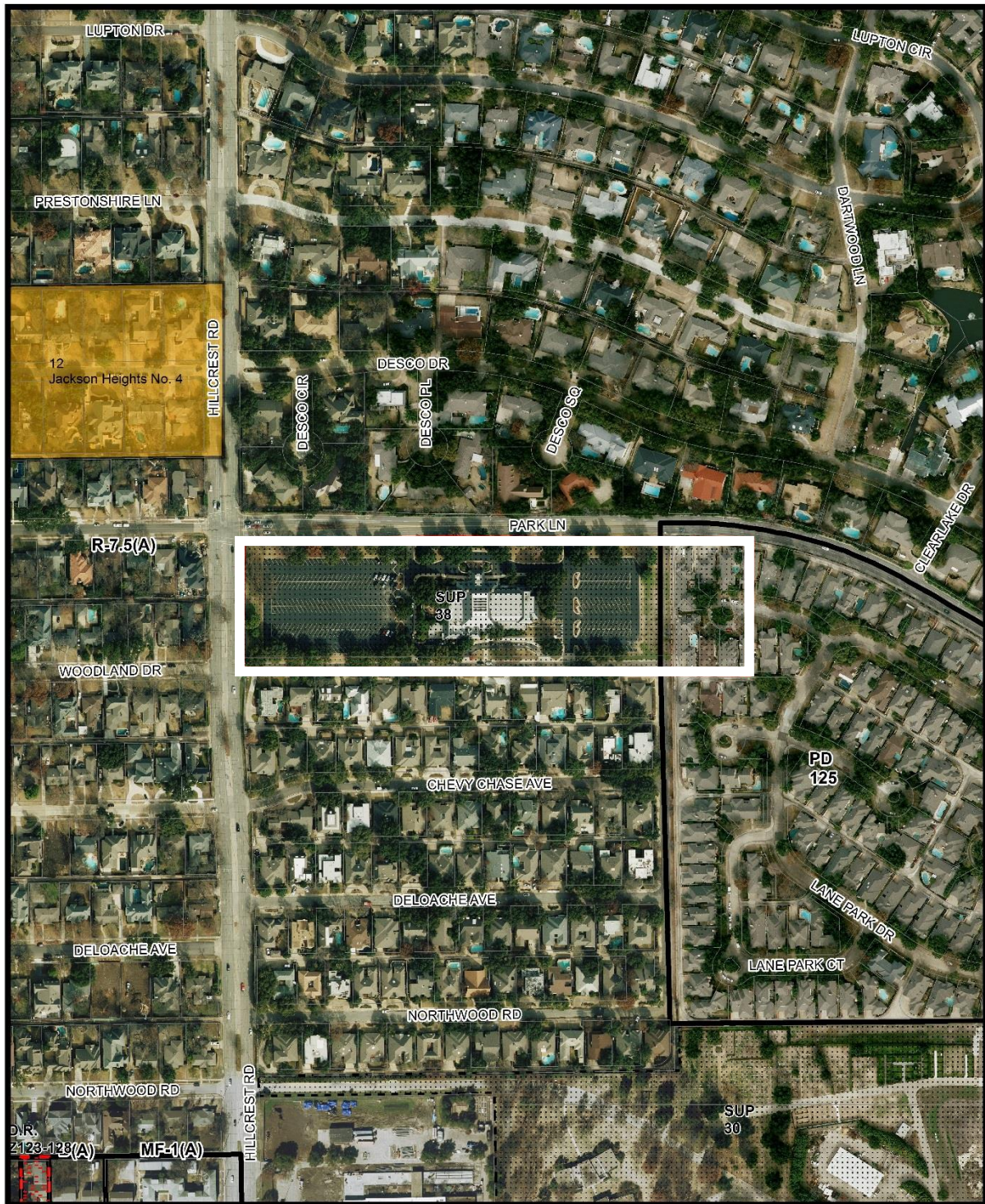




1:3,600

Zoning Map

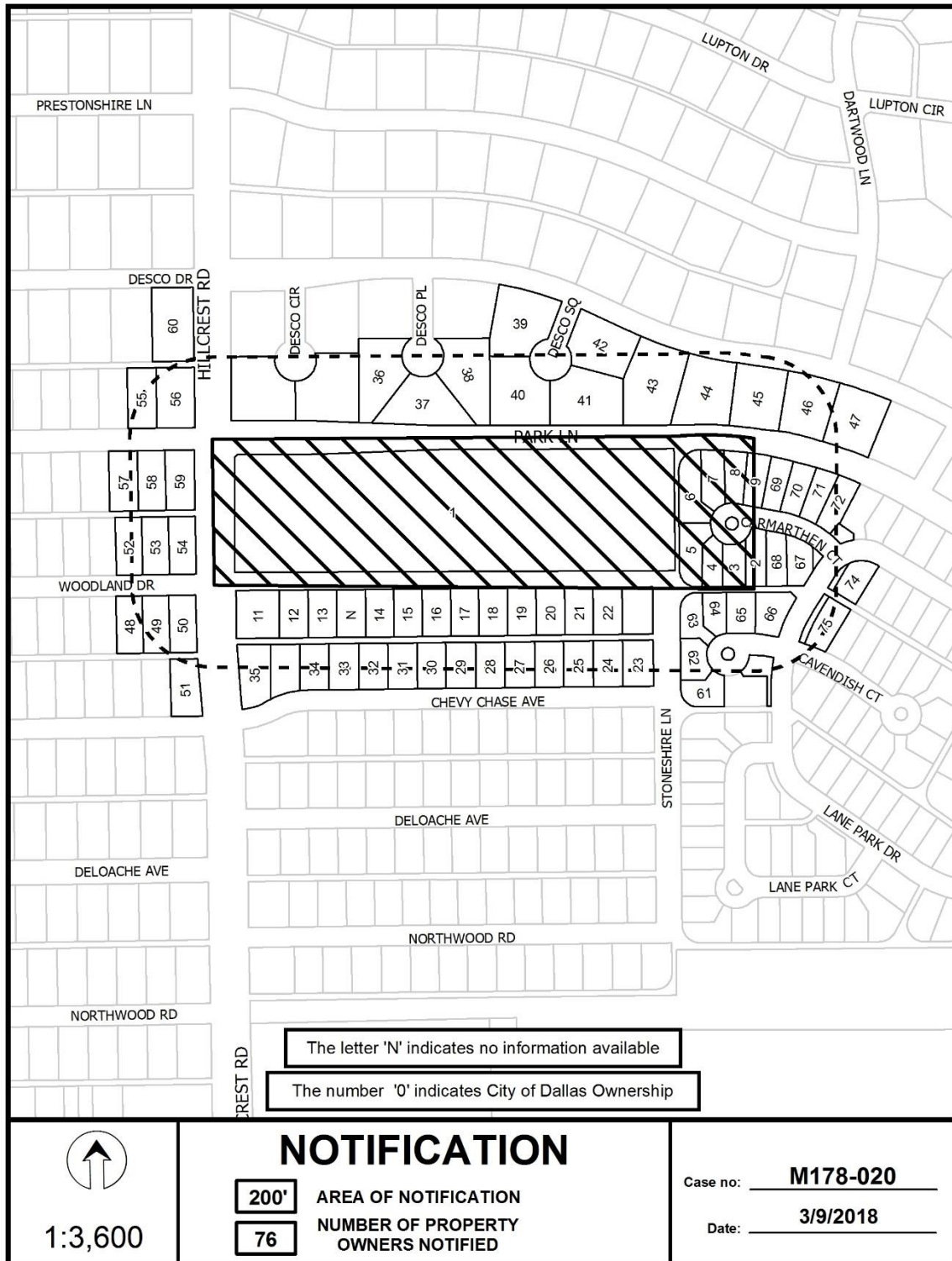
Printed Date: 4/2/2018



1:3,600

Aerial Map

Printed Date: 4/2/2018



Notification List of Property Owners

M178-020

76 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7000 PARK LN	DALLAS WOMANS CLUB
2	3 CARMARTHEN CT	POPHAM ROY & SHARON
3	4 CARMARTHEN CT	SHERRILL LINDA E
4	5 CARMARTHEN CT	BONE LEE III & JEANETTE K
5	6 CARMARTHEN CT	STRUG GERALD L MGMT TR&
6	7 CARMARTHEN CT	TROY EDWARD R & SHARON L
7	8 CARMARTHEN CT	COE CAROL LOUISE
8	9 CARMARTHEN CT	HAYDEN THE H&K
9	10 CARMARTHEN CT	LITTRELL HARRY R & YOLANDA G
10	10 LANE PARK DR	LANEPARK HOMEOWNERS ASSN
11	6902 WOODLAND DR	WEBB DEBBY
12	6906 WOODLAND DR	FALLON MICHAEL P & JILL K
13	6910 WOODLAND DR	SMITH JEREMY TRUST UTA
14	6918 WOODLAND DR	EDWARDS BETTY C
15	6922 WOODLAND DR	AUSTIN PATRICIA A
16	6926 WOODLAND DR	BALDWIN FRANCES M FAMILY TRUST
17	7002 WOODLAND DR	HALTOM GUY T III &
18	7006 WOODLAND DR	TOLLE TAMYSIA JANE
19	7010 WOODLAND DR	STRANGE RONNIE M & STEPHANIE S
20	7014 WOODLAND DR	SALLER DAVID & SHARON
21	7018 WOODLAND DR	MOLLOY STEPHEN RYAN
22	7022 WOODLAND DR	BROWN ELIZABETH C
23	7027 CHEVY CHASE AVE	CONNER PAUL K & JANIE S
24	7023 CHEVY CHASE AVE	BLACKWELL IRREVOCABLE TR
25	7019 CHEVY CHASE AVE	KENNEDY KATHERINE G
26	7015 CHEVY CHASE AVE	WHITT KATHARINE YOUNG

03/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7009 CHEVY CHASE AVE	WILLIS MICHAEL & REBECCA
28	7005 CHEVY CHASE AVE	FLORES LAWRENCE H &
29	7001 CHEVY CHASE AVE	WILLIAMSON BETTY S
30	6927 CHEVY CHASE AVE	ALEXANDRIA HOLDINGS LTD
31	6923 CHEVY CHASE AVE	SKINNER JACQUELYN
32	6919 CHEVY CHASE AVE	ARDINGER DONNA
33	6915 CHEVY CHASE AVE	TEAGUE JACKIE D &
34	6909 CHEVY CHASE AVE	BLACKMAN MICHELLE D
35	6901 CHEVY CHASE AVE	NORTON JERRY R
36	6934 DESCO PL	AKHAVI ZAHRA
37	6938 DESCO PL	STEIN KENNETH C & DEBORAH
38	6942 DESCO PL	HUDSON PAUL & LAURA
39	6970 DESCO DR	CLAPP SANDRA K &
40	7006 DESCO SQUARE	STARWOOD WAYPOINT TRS LLC
41	7010 DESCO SQUARE	BUSH CHARLES M
42	7018 DESCO DR	PETTIGREW KIMBERLY RICE &
43	7026 DESCO DR	JAFFIN JONATHAN H & DIANNA P
44	7034 DESCO DR	GENG FANG & GUI PING
45	7042 DESCO DR	SCHIFFMAN BONNIE
46	7048 DESCO DR	KIGHT CHARLES
47	7108 DESCO DR	HOBBS C RANKIN
48	6824 WOODLAND DR	TROTTIER MARIA S
49	6830 WOODLAND DR	MCGUIRE ROBIN D &
50	6836 WOODLAND DR	GRANT DIANE H
51	6837 CHEVY CHASE AVE	BRYARLY MATTHEW H &
52	6823 WOODLAND DR	YATES NATALIE MARIE & BRADLEY STEWART
53	6829 WOODLAND DR	LUCAS WILLIAM R & JAN W
54	6835 WOODLAND DR	NELSON STEVEN D & ELIZABETH B
55	6825 PARK LN	SHEN YAOJUN TIM &
56	6833 PARK LNSMOLENSKY	FERNANDO & MARGARITA FALLENA
57	6822 PARK LN	ROBENALT STEVEN JAMES

03/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6826 PARK LN	HOSSEINY MARYAM &
59	6832 PARK LN	TREVIZO JESSICA
60	6830 DESCO DR	ZAHEDI SIAVASH T &
61	2 CONNAUGHT CT	CROFFORD JAMES & SHIRLEY
62	3 CONNAUGHT CT	PERRY MARILYN S REVOCABLE TRUST
63	4 CONNAUGHT CT	LIGON JUDITH G & FRED F
64	5 CONNAUGHT CT	COX RODY POWELL &
65	6 CONNAUGHT CT	CONNER DAVID C &
66	7 CONNAUGHT CT	RUDBERG ELEANOR
67	1 CARMARTHEN CT	BOND DAVID L
68	2 CARMARTHEN CT	EDNEY DONALD M &
69	11 CARMARTHEN CT	ZWEIFEL FREDERICK T & HALEEN F
70	12 CARMARTHEN CT	POWELLSCHWARTZ REBECCA H FAM LVG TR &
71	13 CARMARTHEN CT	FARMER JAMES HARRELL
72	14 CARMARTHEN CT	SOLED KATHLEEN A
73	11 LANE PARK DR	LANEPARK HOMEOWNERS ASSN
74	7203 LANE PARK DR	BELEW JIMMY M &
75	1 CAVENDISH CT	DAVIS JOHN
76	7 CAVENDISH CT	LANEPARK HOMEOWNERS ASSN

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

DOWNTOWN SIGN DISTRICT - PERIMETER

CASE NUMBER: 1711300016

DATE FILED: November 30, 2017

LOCATION: 903 Slocum Street (east elevation)

SIZE OF REQUEST: 246 sq ft

COUNCIL DISTRICT: 6

ZONING: PD No. 621, Subdistrict 1

MAPSCO: 45-J

APPLICANT: Bobby Nichols, Chandler Signs

TENANT/OWNER: Storage Choice

REQUEST: An application for a Certificate of Appropriateness for a 246-square foot attached sign (east elevation).

SUMMARY: The applicant is requesting an attached sign which will read "Self Storage."

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On March 22, 2018 and April 5, 2018, this case was held under advisement.

BACKGROUND:

- The subject site is located within the Downtown Perimeter Subdistrict and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for a flat attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 246 square feet and will be located on the east elevation. The sign will have illuminated, aluminum channel letters reading "Self Storage."
- On August 17, 2017, City Plan Commission approved CAs for four signs at this location – one sign per facade. The applicant has now submitted applications for four different signs, two each on the south and east façades.
- The total effective area for the two signs proposed on the east elevation will be 446 square feet compared to the previously approved 275.75 square foot sign. The increase in effective area is within the allowed 25 percent on a primary façade.
- Construction of the attached sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

SECTION. 51A-7.305. ATTACHED SIGNS.

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

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *Storage Choice is the tenant in the building; therefore, the sign is a premise sign.*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *The letters will project less than 10 inches from the surface.*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used

without limit. *The combined effective area of the two proposed signs is slightly more than 5% of the primary façade.*

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

Case Number: 1711300016

Storage Choice – officers

Bob Ladd – President

Paul Glover – Vice President

SSDAC Action
February 13, 2018

MOTION: It was moved to **approve** a 246-square foot flat attached sign at 903 Slocum Street (east elevation).

Maker: Dumas
Second: Webster
Result: Carried: 2 to 1

For: 2 – Dumas, Webster

Against: 1 - Peadon
Absent: 1 - Hardin
Conflict: 0

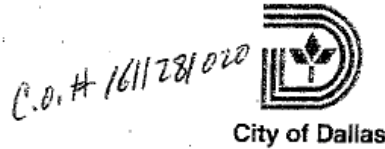
Speakers – Paul Glover, Storage Choice

DATE: 11-17-17

APPLICATION TYPE

PERMIT ☒ CO ☐

OTHER ☐ EXPRESS ☐



JOB NO: (OFFICE USE ONLY)

PERMIT NO: (OFFICE USE ONLY)

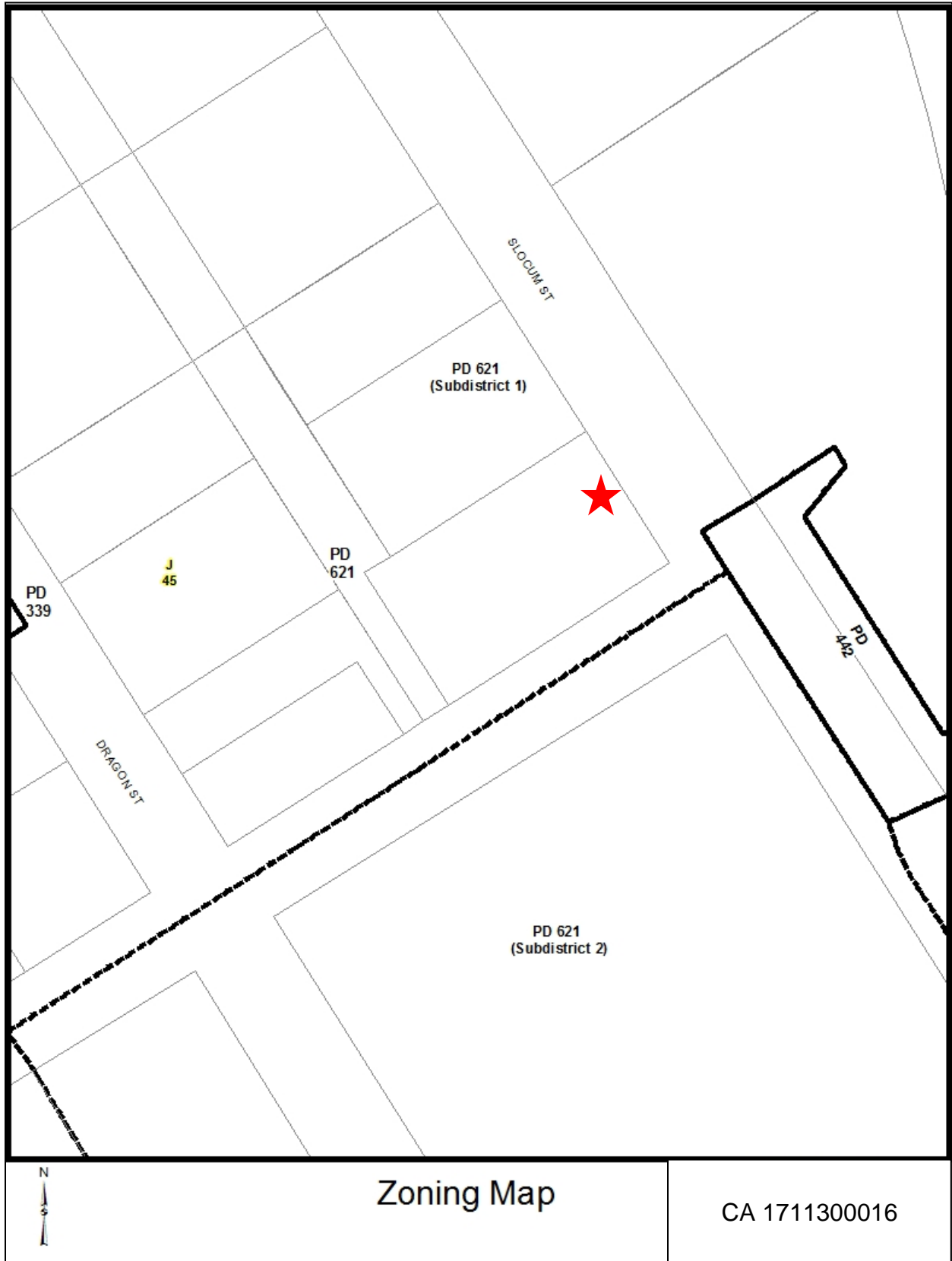
1711305008

HEALTH REVIEW
(Restaurants/Food Service) ☐

BUILDING INSPECTION APPLICATION

PROPERTY ADDRESS OF PROPOSED PROJECT <u>903 Slocum St.</u>		SUITE/BLDG/FLOOR NO		USE OF PROPERTY <u>Warehouse</u>	
OWNER/OWNER <u>Storage choice</u>		ADDRESS <u>903 Slocum St.</u>		CITY <u>DALLAS</u>	STATE <u>Texas</u>
TYPE OF APPLICABLE <u>Storage choice</u>				ZIP CODE <u>75235</u>	
APPLICANT <u>BOBBY NICHOLS</u>		CONTR NO <u>39077</u>	COMPANY NAME <u>CHANDLER SIGNS- 000039077</u>		
ADDRESS <u>3201 MANOR WAY</u>		CITY <u>DALLAS</u>	STATE <u>Texas</u>	ZIP CODE <u>75235</u>	PHONE NO <u>9-730-6557</u>
					FAX NO <u>2-902-2044</u>
DESCRIPTION OF PROPOSED PROJECT SIGN: <u>Wall sign (BI)</u>		VALUATION NEW CONST <u>\$8,000.00</u> REMODEL <u>0</u> TOTAL VALUATION <u>\$8,000.00</u>		CONST AREA (SQ FT) NEW CONST <u>246</u> REMODEL <u>0</u> LEASE <u>0</u> TOTAL AREA <u>246</u>	
ELEVATION - N <u>E</u> S W					
ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ONSITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY. <input type="checkbox"/>					
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.					
<input type="checkbox"/> BUILDING	<input type="checkbox"/> PLUMBING	<input type="checkbox"/> FENCE	<input type="checkbox"/> DRIVE APPROACH	<input type="checkbox"/> BACKFLOW	<input type="checkbox"/> BARRICADE
<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> FIRE SPRINKLER	<input checked="" type="checkbox"/> SIGN	<input type="checkbox"/> SWIMMING POOL	<input type="checkbox"/> CUSTOMER SVC	<input type="checkbox"/> GREEN BUILDING/LEED
<input type="checkbox"/> MECHANICAL	<input type="checkbox"/> FIRE ALARM	<input type="checkbox"/> LANDSCAPE	<input type="checkbox"/> LAWN SPRINKLER	<input type="checkbox"/> FLAMMABLE LIQUID	<input type="checkbox"/> OTHER:
WILL ALCOHOL BE SOLD/SERVED? <input type="radio"/> YES <input checked="" type="radio"/> NO		PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? <input type="radio"/> YES <input checked="" type="radio"/> NO			
WILL THERE BE A DANCE FLOOR? <input type="radio"/> YES <input checked="" type="radio"/> NO		ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? <input type="radio"/> YES <input checked="" type="radio"/> NO			
I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.					
APPLICANT SIGNATURE: <u>[Signature]</u>					
FOR OFFICE USE ONLY					
ZONING		BUILDING		MISCELLANEOUS	
LAND USE <u>6376</u>	TYPE OF WORK <u>260</u>	BASE ZONING <u>621</u>	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY
<u>1</u>	<u>409</u>	REQUIRED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN
<u>30577</u>	<u>SDA</u>	PROPOSED PARKING	STORIES	DWELLING UNITS	AIRPORT
DIR	EARLY RELEASE	SUP	NUMBER BEDROOMS	NUMBER BATHROOMS	SPECIAL INSPECTIONS
	DEED RESTRICTION	PARKING AGREEMENT			HISTORICAL
					DRY
					LL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS		FEE CALCULATIONS (\$)
PERMITS SCREENING					PERMIT FEE
CONV					SURCHARGE
BUILDING					PLAN REVIEW FEE
ELECTRICAL					PREQUALIFICATION REVIEW FEE
PLUMBING/MECHANICAL					EXPRESS PLAN REVIEW
GREEN BUILDING					HOURLY FEE TOTAL
HEALTH					HEALTH PERMIT FEE
HISTORICAL/CAUTIONS DIST					OTHER FEES
PLUMBING WORK					OTHER FEES
WATER					OTHER FEES
WIRE					OTHER FEES
LANDSCAPING					TOTAL FEES
ASBESTOS					\$
OTHER					

SSDAC-1711300016

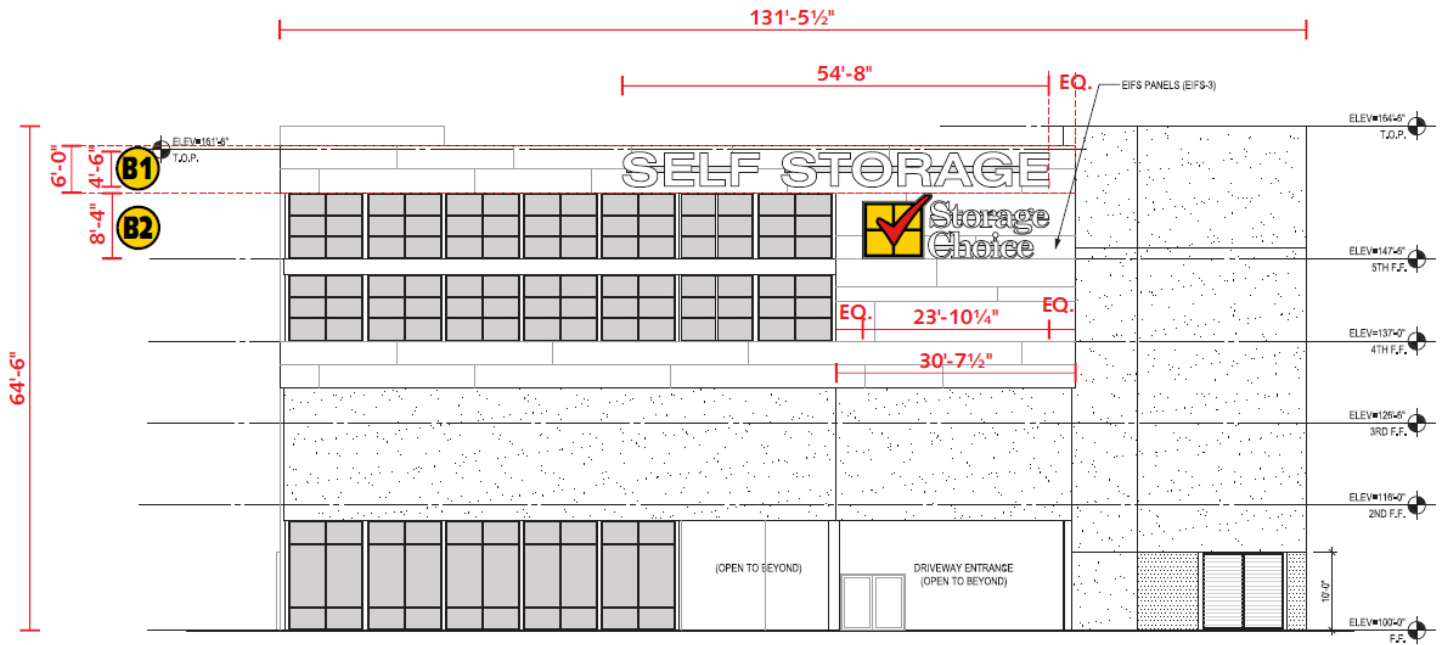




Aerial Map

CA 1711300016

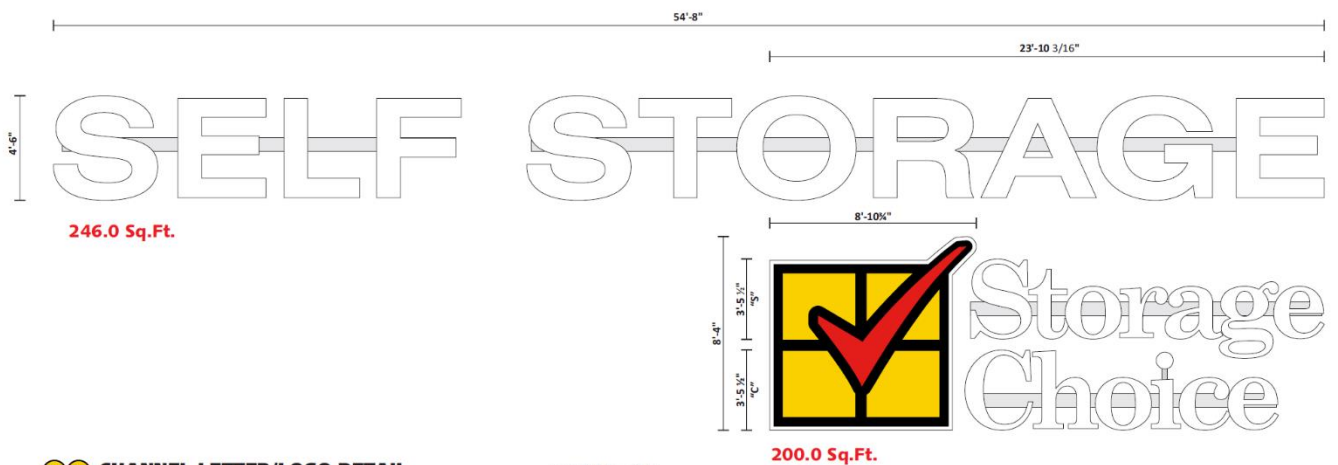
Proposed Sign (east elevation)



EAST ELEVATION

SCALE: 3/64" = 1'-0"

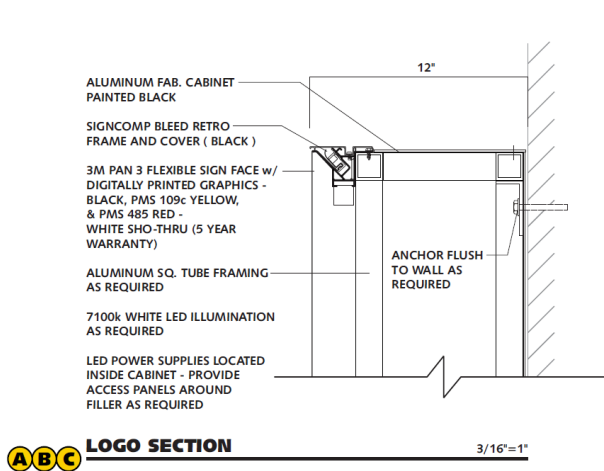
SQ. FT. of WALL- 64'-6" x 131'-5 1/2" = 8481.75 Sq. Ft.
 MAIN FRONT SIGN @ 25% = 2120.25 ALLOWED
 NEW SIGN = 446 Sq. Ft.



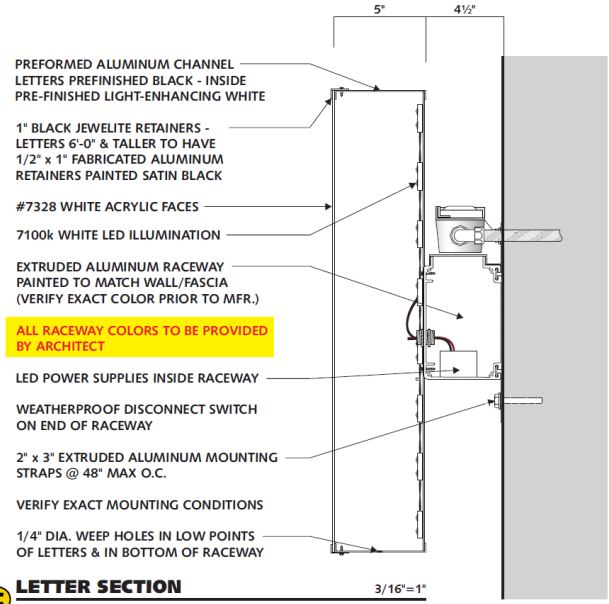
81) 82) CHANNEL LETTER/LOGO DETAIL

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

(1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL



NOTE:
3/4" PLYWOOD BACKING
FOR MOUNTING SIGNAGE
IS REQUIRED BEHIND
EFIS WALL - BY OTHERS



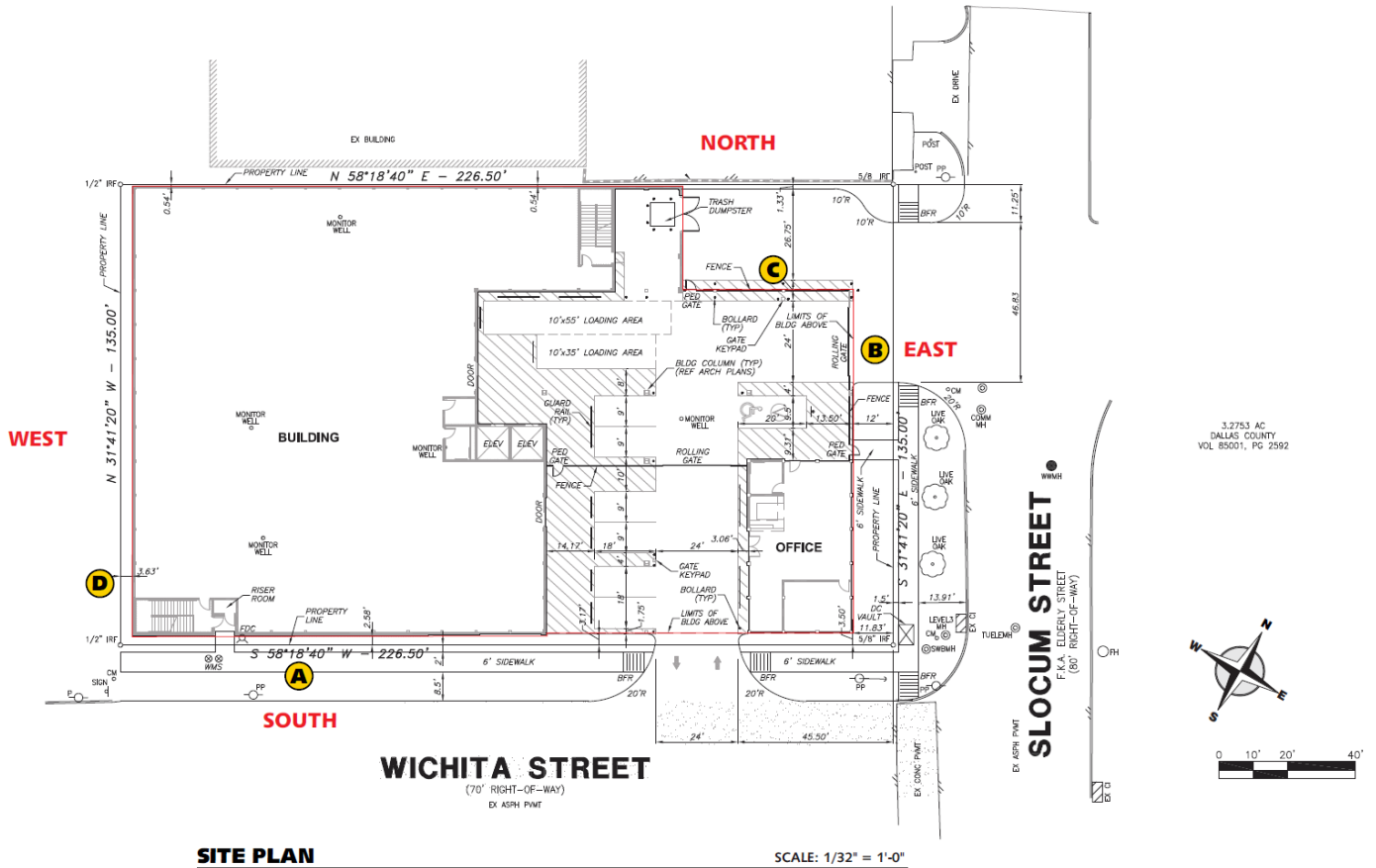


BUILDING PERSPECTIVE

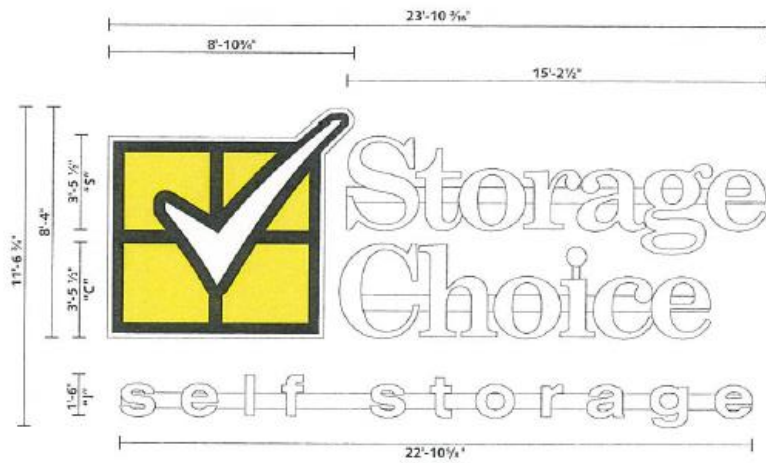
NOT TO SCALE

Case Number: 1711300016

Plan below shows the locations for the new signs proposed on the east and south elevations (A and B).



Previously Approved Sign (east elevation)



CHANNEL LETTER/LOGO DETAIL
(1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL

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

275.75 Sq.Ft.

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

CASE NUMBER: 1711300017

DATE FILED: November 30, 2017

LOCATION: 903 Slocum Street (south elevation)

SIZE OF REQUEST: 440 sq ft

COUNCIL DISTRICT: 6

ZONING: PD No. 621, Subdistrict 1

MAPSCO: 45-J

APPLICANT: Bobby Nichols, Chandler Signs

TENANT/OWNER: Storage Choice

REQUEST: An application for a Certificate of Appropriateness for a 440-square foot attached sign (south elevation).

SUMMARY: The applicant is requesting an attached sign which will read "SELF STORAGE".

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On March 22, 2018 and April 5, 2018, this case was held under advisement.

BACKGROUND:

- The subject site is located within the Downtown Perimeter Subdistrict and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for a flat attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 440 square feet and will be located on the south elevation. The sign will have illuminated, aluminum channel letters reading "SELF STORAGE".
- On August 17, 2017, City Plan Commission approved CAs for four signs at this location – one sign per facade. The applicant has now submitted applications for four different signs, two each on the south and east façades.
- The total effective area for the two signs proposed on the south elevation will be 1,083 square feet compared to the previously approved 1,050 square foot sign. The increase in effective area is within the allowed 15 percent on a secondary façade.
- Construction of the attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

SECTION. 51A-7.305. ATTACHED SIGNS.

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

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *Self storage is the use in the building; therefore, the sign is a premise sign.*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *The letters will project less than 10 inches from the surface.*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal

to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit. *The combined effective area of the two proposed signs is slightly less than 8% of the secondary façade.*

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

Case Number: 1711300017

characters no more than four inches in height, and project no more than one inch from the surface of the device. *Not Applicable.*

Case Number: 1711300017

Storage Choice – officers

Bob Ladd – President

Paul Glover – Vice President

SSDAC Action
February 13, 2018

MOTION: It was moved to **approve** a 440-square foot flat attached sign at 903 Slocum Street (south elevation).

Maker: Dumas
Second: Webster
Result: Carried: 2 to 1

For: 2 – Dumas, Webster

Against: 1 - Peadon
Absent: 1 - Hardin
Conflict: 0

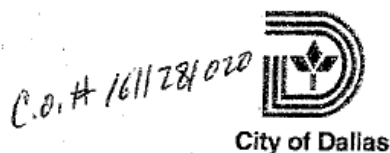
Speakers – Paul Glover, Storage Choice

DATE: 11-17-17

APPLICATION TYPE

PERMIT ☒ CC ☐

OTHER ☐ EXPRESS ☐



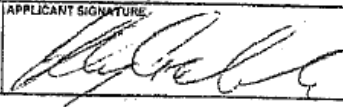
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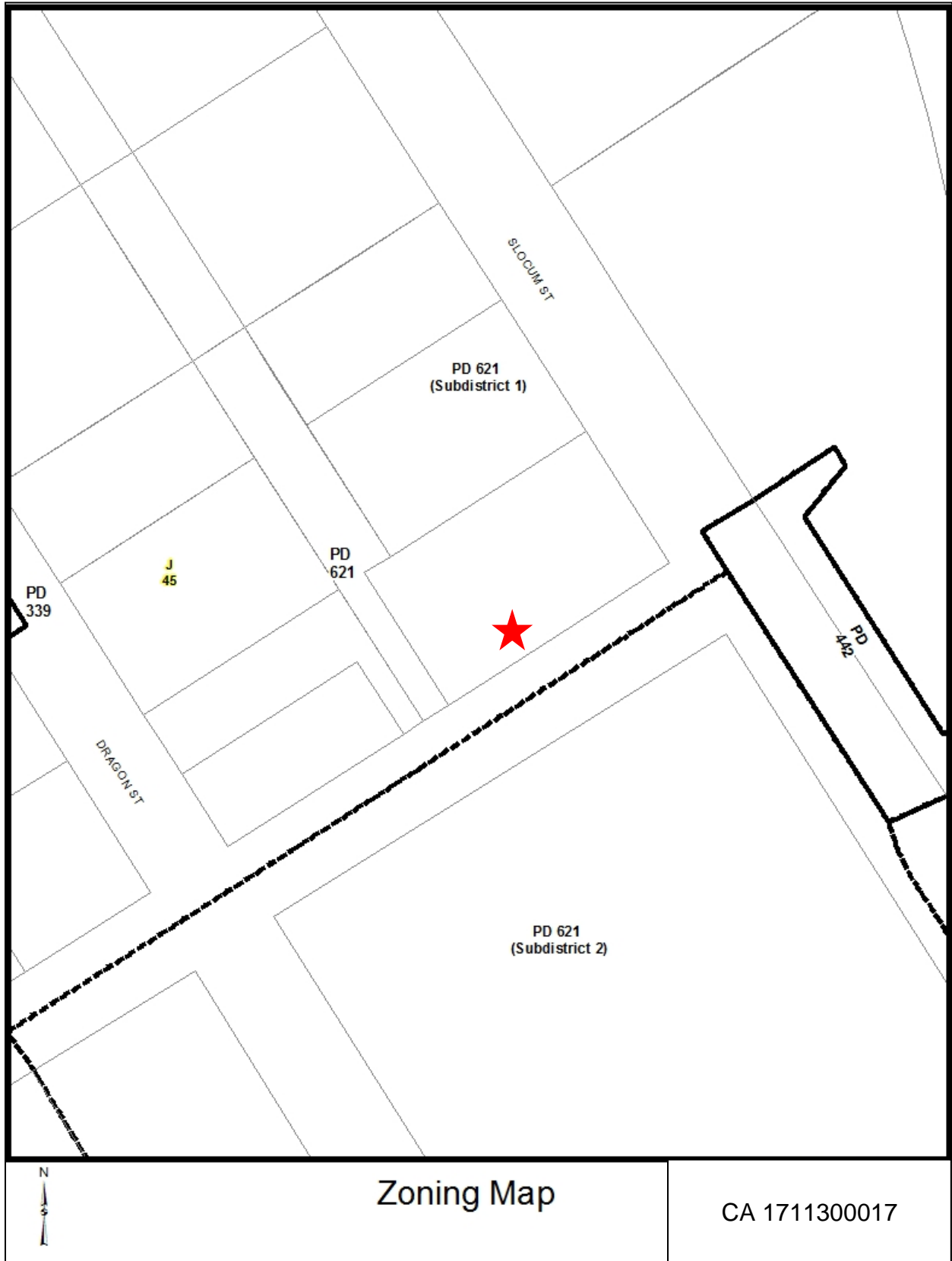
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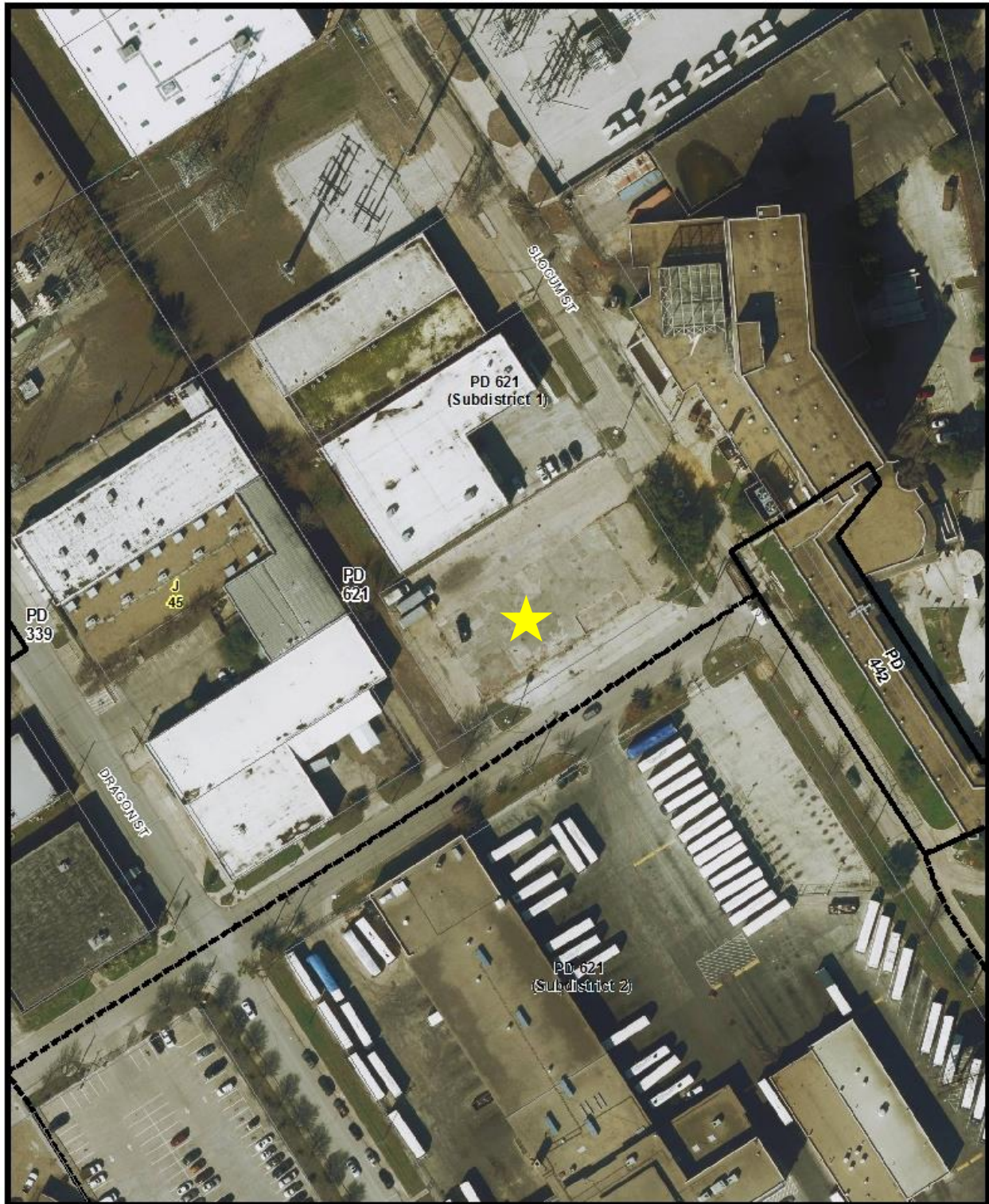
1711305009

HEALTH REVIEW
(Restaurants/Food Service) ☐

BUILDING INSPECTION APPLICATION

STREET ADDRESS OF PROPOSED PROJECT <u>903 Slocum St.</u>		SUITE/BLDG/FLOOR NO		USE OF PROPERTY <u>Warehouse</u>	
OWNER/TENANT <u>Storage choice</u>	ADDRESS <u>903 Slocum St.</u>	CITY <u>DALLAS</u>	STATE <u>TEXAS</u>	ZIP CODE <u>75235</u>	
SIGN IF APPLICABLE: <u>Storage choice</u>					
APPLICANT <u>BOBBY NICHOLS</u>		CONTR NO <u>39077</u>	COMPANY NAME <u>CHANDLER SIGNS- 000039077</u>		
ADDRESS <u>3201 MANOR WAY</u>		CITY <u>DALLAS</u>	STATE <u>Texas</u>	ZIP CODE <u>75235</u>	PHONE NO <u>9-739-6557</u>
				FAX NO <u>2-902-2044</u>	
DESCRIPTION OF PROPOSED PROJECT SIGN: <u>Wall Sign (A1)</u>		VALUATION (\$) NEW CONST <u>\$8,000.00</u> REMODEL <u> </u> TOTAL VALUATION <u>\$8,000.00</u>		CONST AREA (sq ft) NEW CONST <u>440 #</u> REMODEL <u> </u> LEASE <u> </u> TOTAL AREA <u>440 #</u>	
ELEVATION - N E <input checked="" type="radio"/> W					
ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ON-SITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY. <input type="checkbox"/>					
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.					
<input type="checkbox"/> BUILDING	<input type="checkbox"/> PLUMBING	<input type="checkbox"/> FENCE	<input type="checkbox"/> DRIVE APPROACH	<input type="checkbox"/> BACKFLOW	<input type="checkbox"/> BARRICADE
<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> FIRE SPRKLR	<input checked="" type="checkbox"/> SIGN	<input type="checkbox"/> SWIMMING POOL	<input type="checkbox"/> CUSTOMER SVC	<input type="checkbox"/> GREEN BUILDING/LEED
<input type="checkbox"/> MECHANICAL	<input type="checkbox"/> FIRE ALARM	<input type="checkbox"/> LANDSCAPE	<input type="checkbox"/> LAWN SPRINKLER	<input type="checkbox"/> FLAMMABLE LIQUID	<input type="checkbox"/> OTHER:
WILL ALCOHOL BE SOLD/SERVED? <input type="radio"/> YES <input checked="" type="radio"/> NO		PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? <input type="radio"/> YES <input checked="" type="radio"/> NO			
WILL THERE BE A DANCE FLOOR? <input type="radio"/> YES <input checked="" type="radio"/> NO		ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? <input type="radio"/> YES <input checked="" type="radio"/> NO			
I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.					APPLICANT SIGNATURE: 
FOR OFFICE USE ONLY					
ZONING		BUILDING		MISCELLANEOUS	
LAND USE <u>6376</u>	TYPE OF WORK <u>260</u>	BASE ZONING <u>621</u>	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY
LOT <u>2</u>	FLOOR <u>409</u>	REQUIRED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN
LOT AREA <u>30577</u>	BD#	SUP	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS
DIR	EARLY RELEASE	DEED RESTRICTION	NUMBER BEDROOMS	NUMBER BATHROOMS	HISTORICAL
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS		FEE CALCULATIONS (\$)
PRE-SCREEN					PERMIT FEE
CONVUL					SURCHARGE
BUILDING					PLAN REVIEW FEE
ELECTRICAL					PREQUALIFICATION REVIEW FEE
PLUMBING/MECHANICAL					EXPRESS PLAN REVIEW
GREEN BUILDING					HOURLY FEE TOTAL
HEALTH					HEALTH PERMIT FEE
RESTAURANTS/FOODS DIST					OTHER FEES
PUBLIC WORKS					OTHER FEES
WATER					OTHER FEES
FIRE					OTHER FEES
LANDSCAPING					TOTAL FEES
AIR CONDITIONING					\$
POOL					

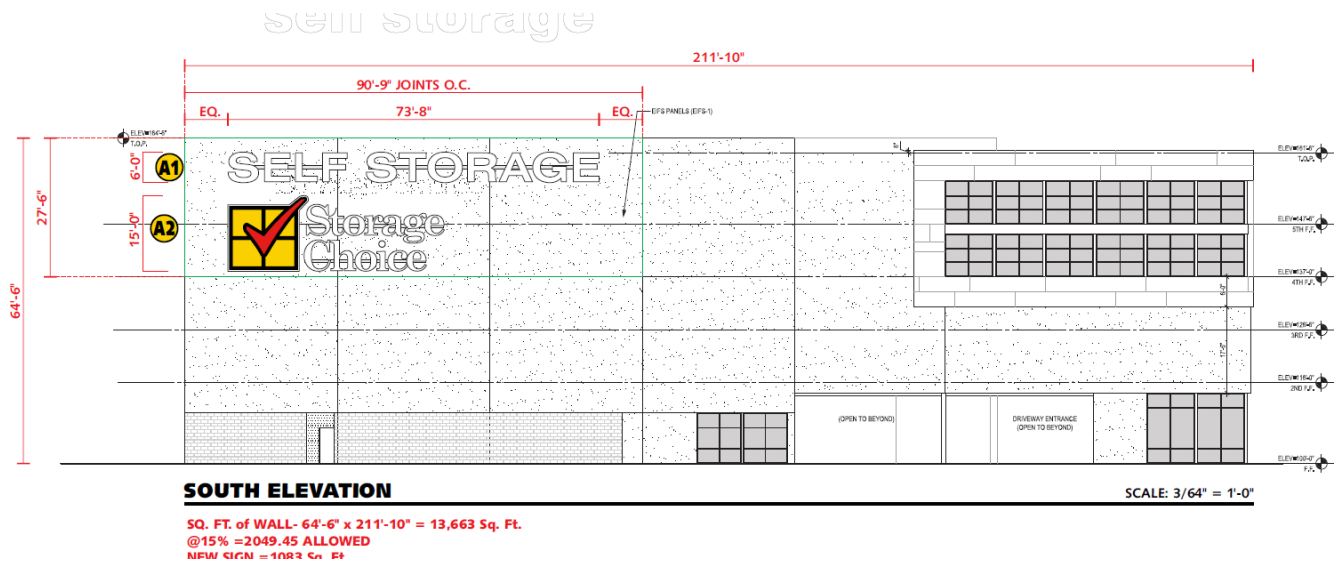




Aerial Map

CA 1711300017

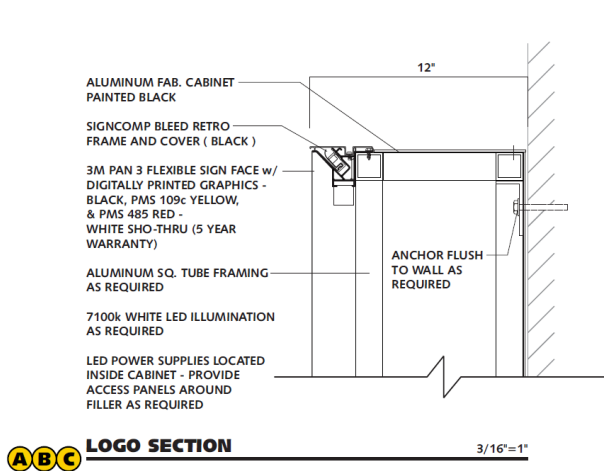
Proposed Sign (south elevation)



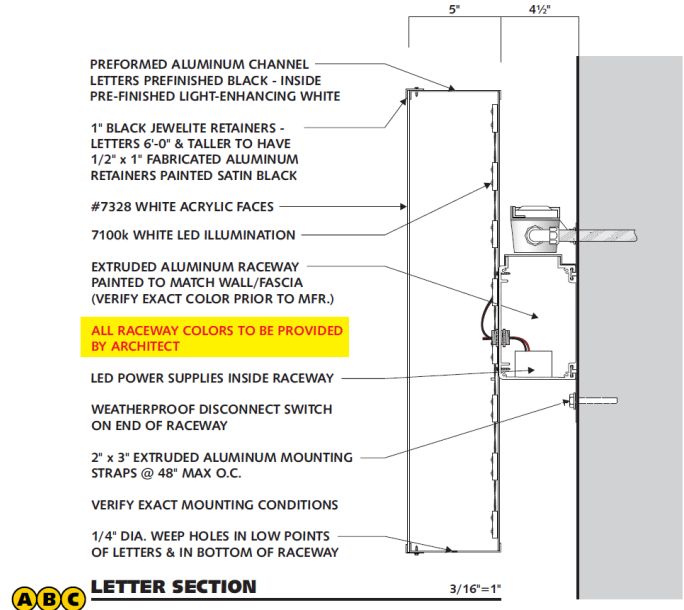
CHANNEL LETTER/LOGO DETAIL

(1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL

SCALE: 3/16" = 1'-0"



NOTE:
3/4" PLYWOOD BACKING
FOR MOUNTING SIGNAGE
IS REQUIRED BEHIND
EFIS WALL - BY OTHERS



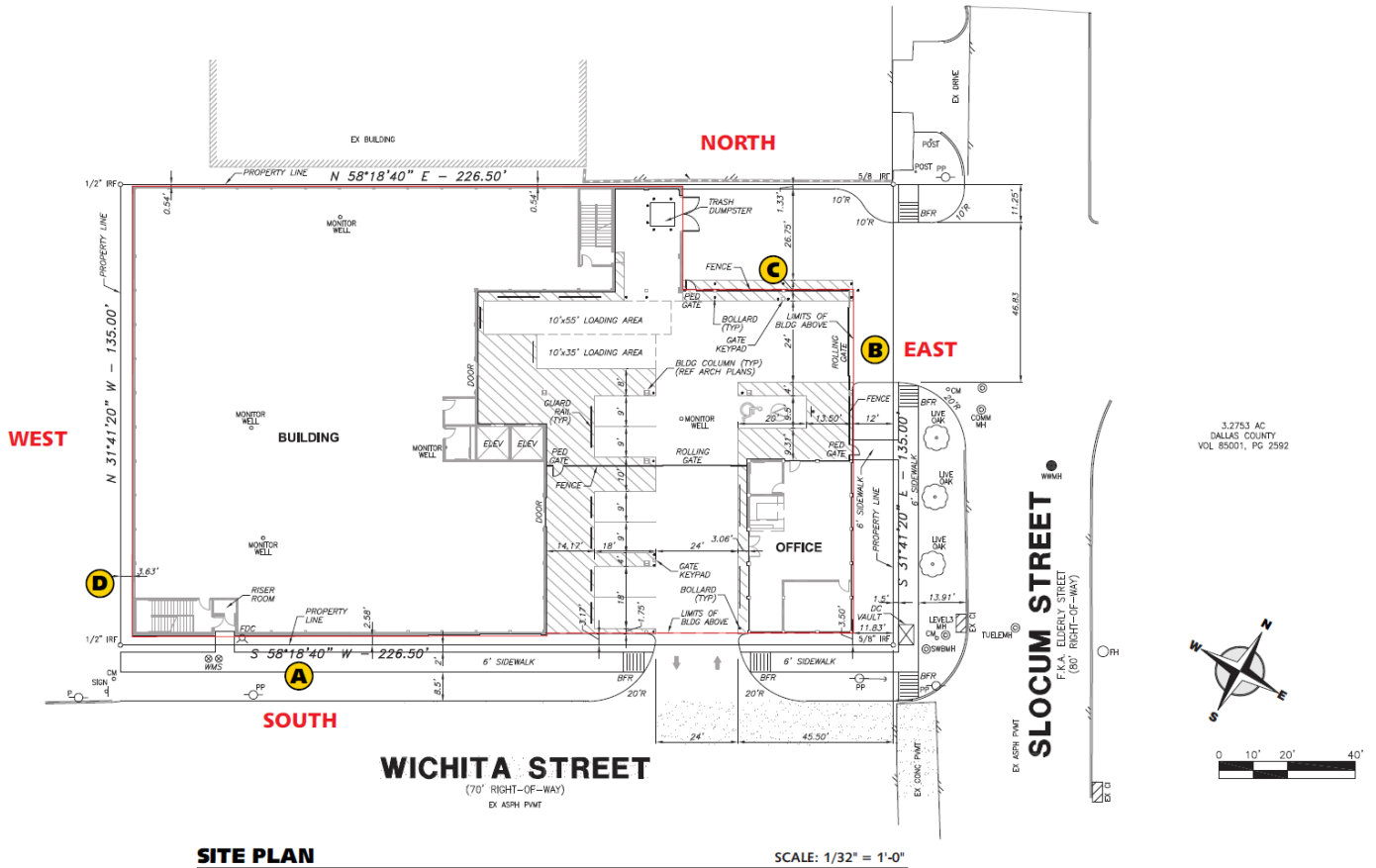


BUILDING PERSPECTIVE

NOT TO SCALE

Case Number: 1711300017

Plan below shows the locations for the new signs proposed on the east and south elevations (A and B).





SCALE: 3/64" = 1'-0"



SCALE: 3/64" = 1'-0"



**FINAL ELECTRICAL
CONNECTION
BY CUSTOMER**

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

CASE NUMBER: 1711300018

DATE FILED: November 30, 2017

LOCATION: 903 Slocum Street (south elevation)

SIZE OF REQUEST: 642 sq ft

COUNCIL DISTRICT: 6

ZONING: PD No. 621, Subdistrict 1

MAPSCO: 45-J

APPLICANT: Bobby Nichols, Chandler Signs

TENANT/OWNER: Storage Choice

REQUEST: An application for a Certificate of Appropriateness for a 642-square foot attached sign (south elevation).

SUMMARY: The applicant is requesting an attached sign which will read "Storage Choice" with a logo.

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On March 22, 2018 and April 5, 2018, this case was held under advisement.

BACKGROUND:

- The subject site is located within the Downtown Perimeter Subdistrict and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for a flat attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 642 square feet and will be located on the south elevation. The sign will have illuminated, aluminum channel letters reading "Storage Choice" with a logo.
- On August 17, 2017, City Plan Commission approved CAs for four signs at this location – one sign per facade. The applicant has now submitted applications for four different signs, two each on the south and east façades.
- The total effective area for the two signs proposed on the south elevation will be 1,083 square feet compared to the previously approved 1,050 square foot sign. The increase in effective area is within the allowed 15 percent on a secondary façade.
- Construction of the attached sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

SECTION. 51A-7.305. ATTACHED SIGNS.

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

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *Storage Choice is the tenant in the building; therefore, the sign is a premise sign.*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *The letters will project less than 10 inches from the surface.*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal

to or exceeding four inches and pertain to any premise or any non-residential occupancy. Words consisting of characters less than four inches high may be used without limit. *The combined effective area of the two proposed signs is slightly less than 8% of the secondary façade.*

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

Case Number: 1711300018

characters no more than four inches in height, and project no more than one inch from the surface of the device. *Not Applicable.*

Case Number: 1711300018

Storage Choice – officers

Bob Ladd – President

Paul Glover – Vice President

SSDAC Action
February 13, 2018

MOTION: It was moved to approve a 642-square foot flat attached sign at 903 Slocum Street (south elevation).

Maker: Dumas
Second: Webster
Result: Carried: 2 to 1

For: 2 – Dumas, Webster

Against: 1 - Peadon
Absent: 1 - Hardin
Conflict: 0

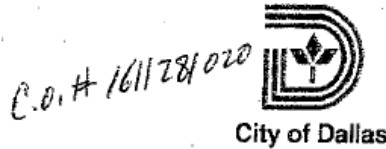
Speakers – Paul Glover, Storage Choice

DATE: 11-17-17

APPLICATION TYPE

PERMIT ☒ CO ☐

OTHER ☐ EXPRESS ☐



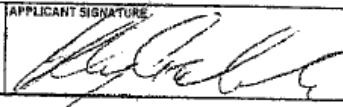
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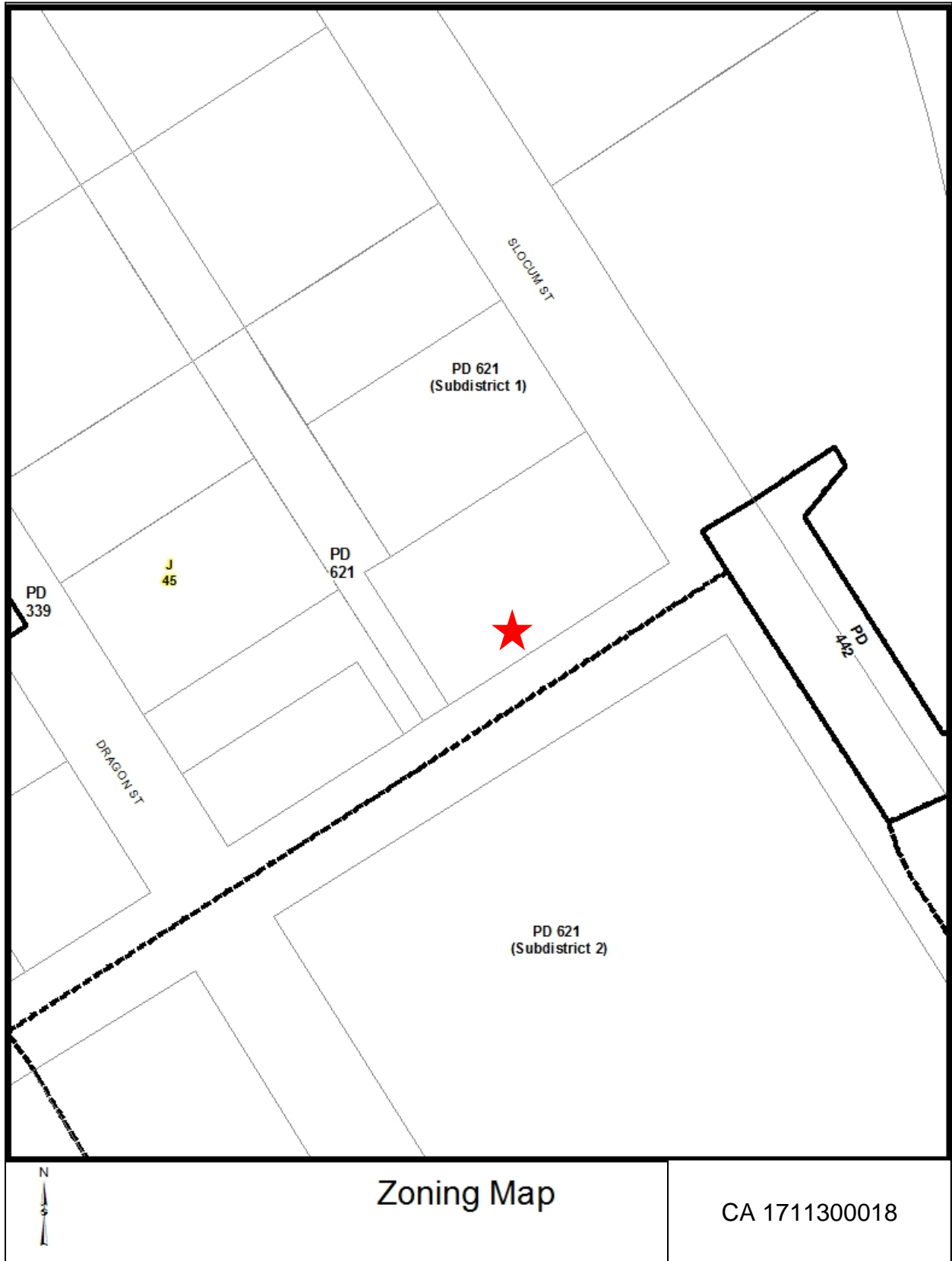
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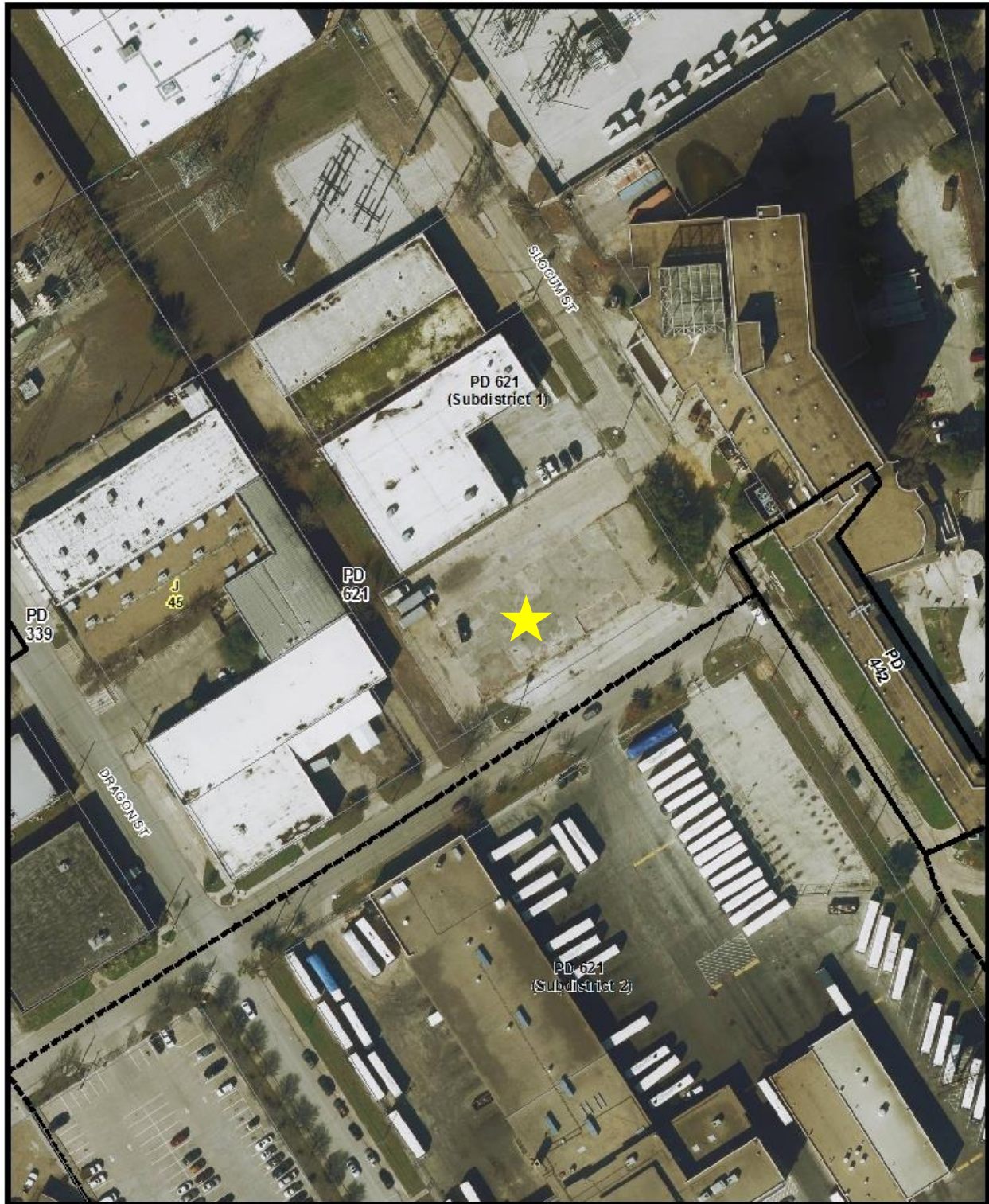
1711305010

HEALTH REVIEW
(Restaurants/Food Service) ☐

BUILDING INSPECTION APPLICATION

STREET ADDRESS OF PROPOSED PROJECT 903 Slocum St.		SUITE/BLDG/FLOOR NO		USE OF PROPERTY Warehouse	
OWNER/TENANT Storage choice	ADDRESS 903 Slocum St.	CITY DALLAS	STATE TEXAS	ZIP CODE 75235	
TDA IF APPLICABLE: Storage choice					
APPLICANT BOBBY NICHOLS	CONTR NO 39077	COMPANY NAME CHANDLER SIGNS- 000039077			
ADDRESS 3201 MANOR WAY	CITY DALLAS	STATE TEXAS	ZIP CODE 75235	PHONE NO 9-739-8557	FAX NO 2-902-2044
DESCRIPTION OF PROPOSED PROJECT SIGN: Wall sign (AZ)		VALUATION (\$) NEW CONST \$8,000.00 REMODEL TOTAL VALUATION \$8,000.00		CONST AREA (SQ FT) NEW CONST 642 REMODEL LEASE TOTAL AREA 642	
ELEVATION - N E <input checked="" type="radio"/> W					
ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ON-SITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY. <input type="checkbox"/>					
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.					
<input type="checkbox"/> BUILDING <input type="checkbox"/> PLUMBING <input type="checkbox"/> FENCE <input type="checkbox"/> DRIVE APPROACH <input type="checkbox"/> BACKFLOW <input type="checkbox"/> BARRICADE <input type="checkbox"/> ELECTRICAL <input type="checkbox"/> FIRE SPRINKLER <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> SWIMMING POOL <input type="checkbox"/> CUSTOMER SVC <input type="checkbox"/> GREEN BUILDING/LEED <input type="checkbox"/> MECHANICAL <input type="checkbox"/> FIRE ALARM <input type="checkbox"/> LANDSCAPE <input type="checkbox"/> LAWN SPRINKLER <input type="checkbox"/> FLAMMABLE LIQUID <input type="checkbox"/> OTHER:					
WILL ALCOHOL BE SOLD/SERVED? <input type="radio"/> YES <input checked="" type="radio"/> NO		PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? <input type="radio"/> YES <input checked="" type="radio"/> NO			
WILL THERE BE A DANCE FLOOR? <input type="radio"/> YES <input checked="" type="radio"/> NO		ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? <input type="radio"/> YES <input checked="" type="radio"/> NO			
I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.		APPLICANT SIGNATURE 			
FOR OFFICE USE ONLY					
LAND USE 6376		TYPE OF WORK 260		BUILDING	
BASE ZONING 621		PD 621		CONSTRUCTION TYPE	
REQUIRED PARKING		PROPOSED PARKING		OCCUPANCY	
LOT 2		BLOCK 409		SPRINKLER	
LOT 25% 30577		BOX		OCCUPANT LOAD	
DIR		SUP		ST JAMES	
EARLY RELEASE		RAR		DWELLING UNITS	
DEED RESTRICTION		PARKING AGREEMENT		SPECIAL INSPECTIONS	
NUMBER BEDROOMS		NUMBER BATHROOMS		HISTORICAL	
ROUTE TO		REVIEWER		DATE	
PRE-SCREEN		RJ		11/30/17	
ZONING				APPLICATION REMARKS Pre Inspection	
BUILDING				FEE CALCULATIONS (\$)	
ELECTRICAL				PERMIT FEE	
PLUMBING/MECHANICAL				SURCHARGE	
GREEN BUILDING				PLAN REVIEW FEE	
HEALTH				PREQUALIFICATION REVIEW FEE	
HISTORICAL/CDOS LIST				EXPRESS PLAN REVIEW	
PUBLIC WORKS				HOURLY FEE TOTAL	
WATER				HEALTH PERMIT FEE	
FIRE				OTHER FEES	
LANDSCAPING				OTHER FEES	
ASBESTOS				OTHER FEES	
NEW				TOTAL FEES	
				\$	

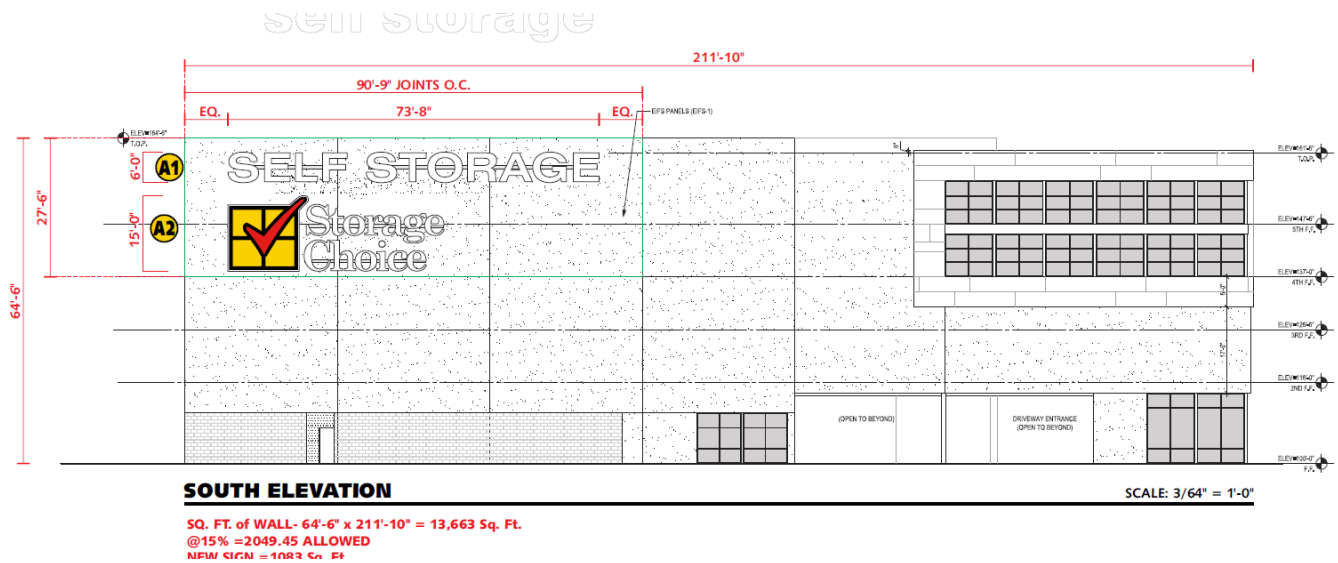




Aerial Map

CA 1711300018

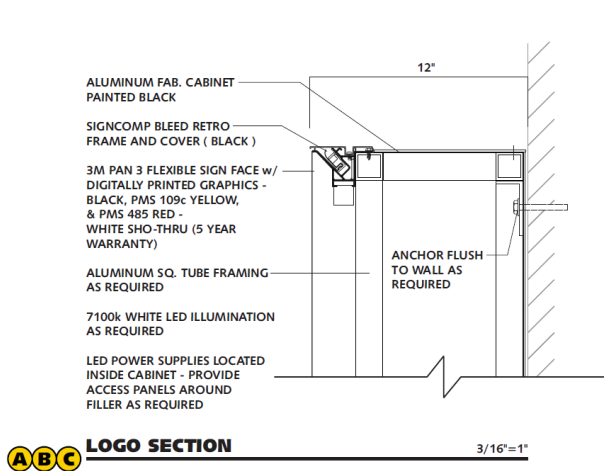
Proposed Sign (south elevation)



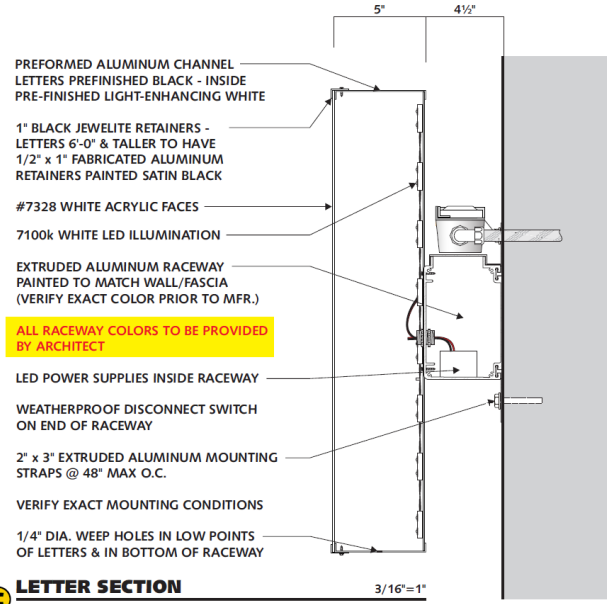
CHANNEL LETTER/LOGO DETAIL

SCALE: 3/16" = 1'-0"

(1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL



NOTE:
3/4" PLYWOOD BACKING
FOR MOUNTING SIGNAGE
IS REQUIRED BEHIND
EFIS WALL - BY OTHERS



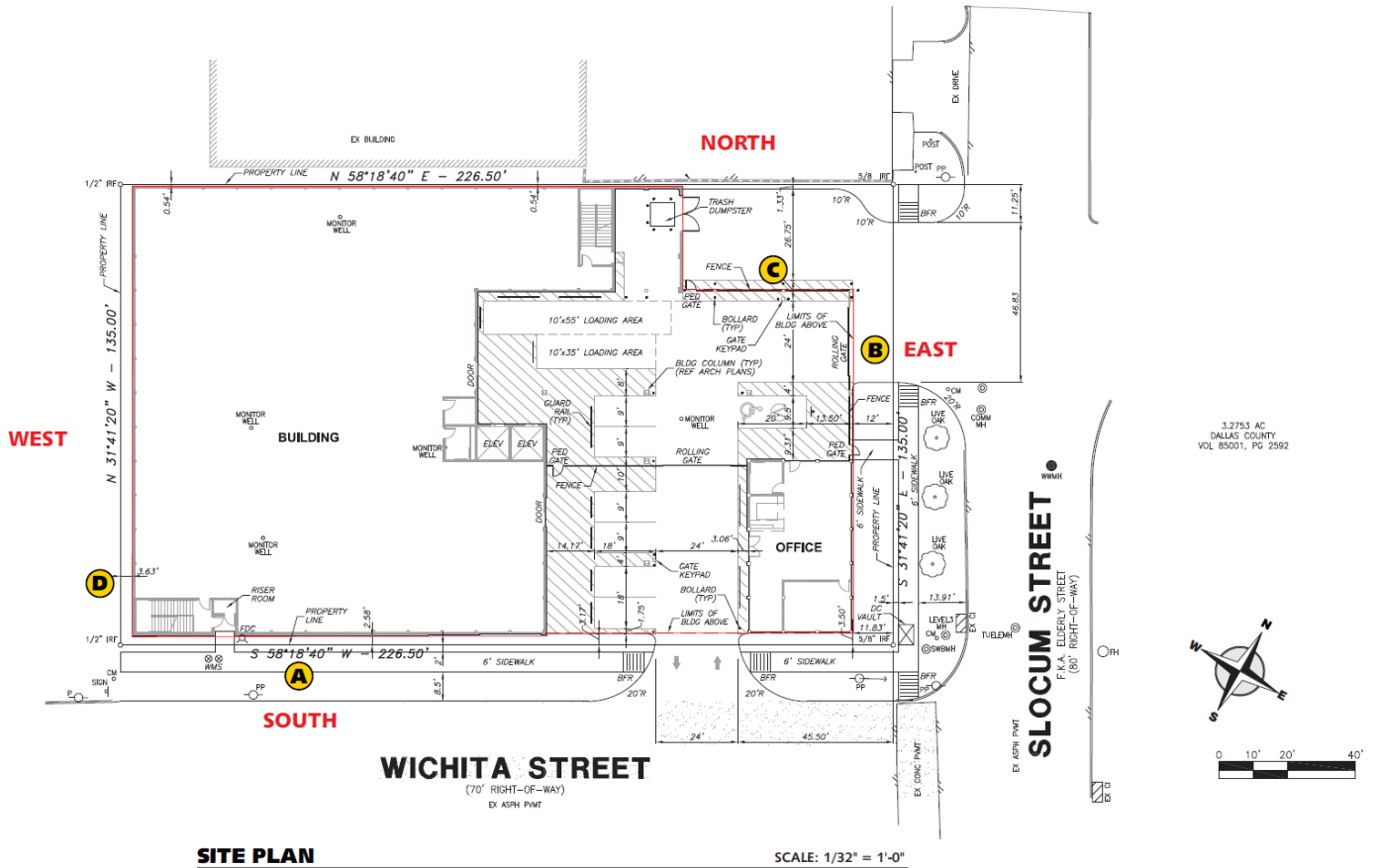


BUILDING PERSPECTIVE

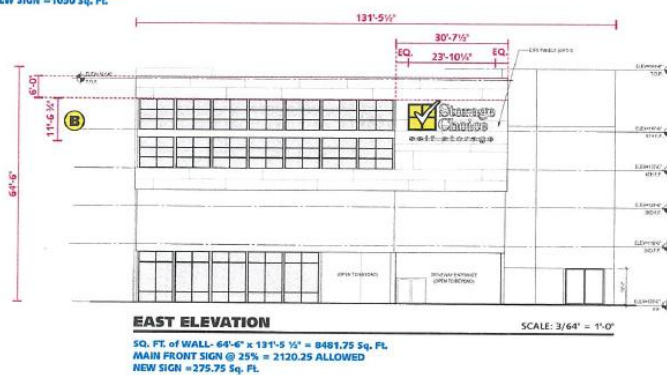
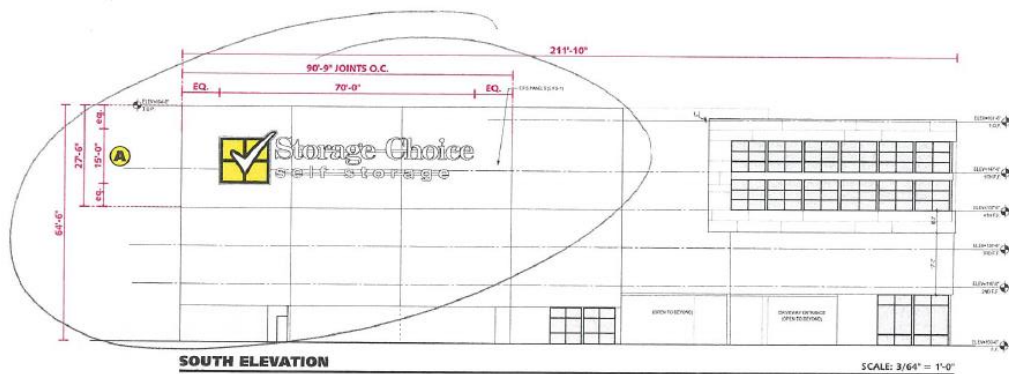
NOT TO SCALE

Case Number: 1711300018

Plan below shows the locations for the new signs proposed on the east and south elevations (A and B).



Previously Approved Sign (south elevation)

[illegible]

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

DOWNTOWN SIGN DISTRICT - PERIMETER

CASE NUMBER: 1711300020

DATE FILED: November 30, 2017

LOCATION: 903 Slocum Street (east elevation)

SIZE OF REQUEST: 200 sq ft

COUNCIL DISTRICT: 6

ZONING: PD No. 621, Subdistrict 1

MAPSCO: 45-J

APPLICANT: Bobby Nichols, Chandler Signs

TENANT/OWNER: Storage Choice

REQUEST: An application for a Certificate of Appropriateness for a 200-square foot attached sign (east elevation).

SUMMARY: The applicant is requesting an attached sign which will read "Storage Choice" with a logo.

SSDAC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

PRIOR CPC ACTION: On March 22, 2018 and April 5, 2018, this case was held under advisement.

BACKGROUND:

- The subject site is located within the Downtown Perimeter Subdistrict and follows the regulations set forth by Section 51A-7.303 (GENERAL PROVISIONS APPLICABLE TO SIGNS IN BUSINESS ZONING DISTRICTS)
- The request is for a flat attached sign, which means any sign attached to, applied on, or supported by, any part of a building (such as a wall, roof, window, canopy, awning, arcade, or marquee) that encloses or covers usable space.
- The proposed sign is 200 square feet and will be located on the east elevation. The sign will have illuminated, aluminum channel letters reading "Storage Choice" with a logo.
- On August 17, 2017, City Plan Commission approved CAs for four signs at this location – one sign per facade. The applicant has now submitted applications for four different signs, two each on the south and east façades.
- The total effective area for the two signs proposed on the east elevation will be 446 square feet compared to the previously approved 275.75 square foot sign. The increase in effective area is within the allowed 25 percent on a primary façade.
- Construction of the attached sign is in accordance with SPSPD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.305. BUSINESS ZONING DISTRICT ATTACHED SIGNS:

SECTION. 51A-7.305. ATTACHED SIGNS.

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

- (a) Except as otherwise permitted under Sections 51-4.213(25), 51-4.217(b)(5), 51A-4.206(1), and 51A-4.217(b)(9), all attached signs must be premise signs or convey a noncommercial message. *Storage Choice is the tenant in the building; therefore, the sign is a premise sign.*
- (b) All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface except as provided in Subsection (e) below. *The letters will project less than 10 inches from the surface.*
- (c) On the primary facade, the combined effective area of all attached signs may not exceed 25 percent of the total area of the primary facade. On each secondary facade, the combined effective area of all attached signs may not exceed 15 percent of the total area of that secondary facade. As applied to a building with multiple occupants, the facade area of each use with a separate certificate of occupancy shall be treated as a separate facade. On any building facade, there may be a maximum of eight words which contain any character of a height equal to or exceeding four inches and pertain to any premise or any non-residential

occupancy. Words consisting of characters less than four inches high may be used without limit. *The combined effective area of the two proposed signs is slightly more than 5% of the primary façade.*

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

Case Number: 1711300020

Storage Choice – officers

Bob Ladd – President

Paul Glover – Vice President

SSDAC Action
February 13, 2018

MOTION: It was moved to approve a 200-square foot flat attached sign at 903 Slocum Street (east elevation).

Maker: Dumas
Second: Webster
Result: Carried: 2 to 1

For: 2 – Dumas, Webster

Against: 1 - Peadon
Absent: 1 - Hardin
Conflict: 0

Speakers – Paul Glover, Storage Choice

DATE: 11-17-17

APPLICATION TYPE

PERMIT ☒ CO ☐

OTHER ☐ EXPRESS ☐

C.O. # 161128020



City of Dallas

BUILDING INSPECTION APPLICATION

JOB NO: (OFFICE USE ONLY)

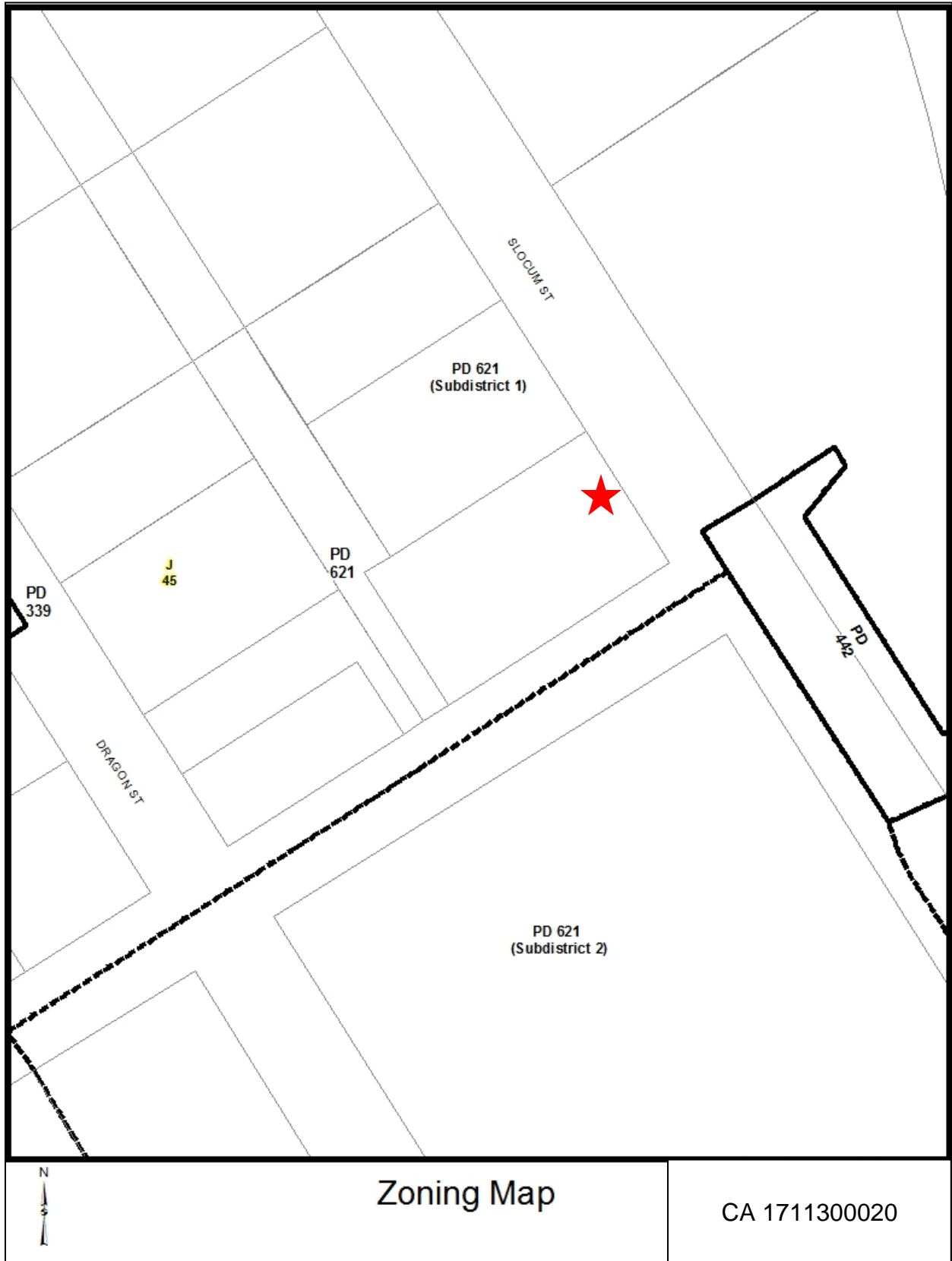
PERMIT NO: (OFFICE USE ONLY)

1711305012

HEALTH REVIEW ☐

(Restaurants/Food Service)

STREET ADDRESS OF PROPOSED PROJECT <u>903 Slocum St.</u>		SUITE/BLOCK/FLOOR NO		USE OF PROPERTY <u>Warehouse</u>	
OWNER/TENANT <u>Storage Choice</u>	ADDRESS <u>903 Slocum St.</u>	CITY <u>DALLAS</u>	STATE <u>TEXAS</u>	ZIP CODE <u>75236</u>	
APPLICANT BOBBY NICHOLS ADDRESS 3201 MANOR WAY CITY DALLAS STATE Texas ZIP CODE 75235 PHONE NO 9-739-6557 FAX NO 2-902-2044					
DESCRIPTION OF PROPOSED PROJECT SIGN: <u>Wall Sign (BZ)</u>		VALUATION (\$) NEW CONST <u>\$8,000.00</u> REMODEL TOTAL VALUATION <u>\$8,000.00</u>		CONST AREA (sq ft) NEW CONST <u>200</u> REMODEL LEASE TOTAL AREA <u>200</u>	
ELEVATION - N <u>E</u> S W					
ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ON-SITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY. <input type="checkbox"/>					
PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.					
<input type="checkbox"/> BUILDING	<input type="checkbox"/> PLUMBING	<input type="checkbox"/> FENCE	<input type="checkbox"/> DRIVE APPROACH	<input type="checkbox"/> BACKFLOW	<input type="checkbox"/> BARRICADE
<input type="checkbox"/> ELECTRICAL	<input type="checkbox"/> FIRE SPRINKLER	<input checked="" type="checkbox"/> SIGN	<input type="checkbox"/> SWIMMING POOL	<input type="checkbox"/> CUSTOMER SVC	<input type="checkbox"/> GREEN BUILDING/LEED
<input type="checkbox"/> MECHANICAL	<input type="checkbox"/> FIRE ALARM	<input type="checkbox"/> LANDSCAPE	<input type="checkbox"/> LAWN SPRINKLER	<input type="checkbox"/> FLAMMABLE LIQUID	<input type="checkbox"/> OTHER:
WILL ALCOHOL BE SOLD/SERVED? <input type="radio"/> YES <input checked="" type="radio"/> NO		PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? <input type="radio"/> YES <input checked="" type="radio"/> NO			
WILL THERE BE A DANCE FLOOR? <input type="radio"/> YES <input checked="" type="radio"/> NO		ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? <input type="radio"/> YES <input checked="" type="radio"/> NO			
I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.					APPLICANT SIGNATURE
FOR OFFICE USE ONLY					
ZONING		BUILDING		MISCELLANEOUS	
LAND USE <u>6376</u>	TYPE OF WORK <u>26D</u>	BASE ZONING <u>621</u>	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY
LOT <u>1</u>	BLOCK <u>409</u>	REQUIRED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN
ST AREA <u>30577</u>	SD	PROPOSED PARKING	STORIES	DWELLING UNITS	AIRPORT
DIP	EARLY RELEASE	R/R	NUMBER BEDROOMS	NUMBER BATHROOMS	SPECIAL INSPECTIONS
ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS		FEE CALCULATIONS (\$)
PRI-SCREEN	<u>RS</u>	<u>11/30/17</u>	<u>Pre-Inspection</u>		PERMIT FEE
CONING					SURCHARGE
BUILDING					PLAN REVIEW FEE
ELECTRICAL					PREQUALIFICATION REVIEW FEE
PLUMBING/MECHANICAL					EXPRESS PLAN REVIEW
GREEN BUILDING					HOURLY FEE TOTAL
HEALTH					HEALTH PERMIT FEE
WATER/UTILITIES DIST					OTHER FEES
PUBLIC WORKS					OTHER FEES
WATER					OTHER FEES
FIRE					OTHER FEES
LANDSCAPING					OTHER FEES
AVIATION					TOTAL FEES
NEW					\$

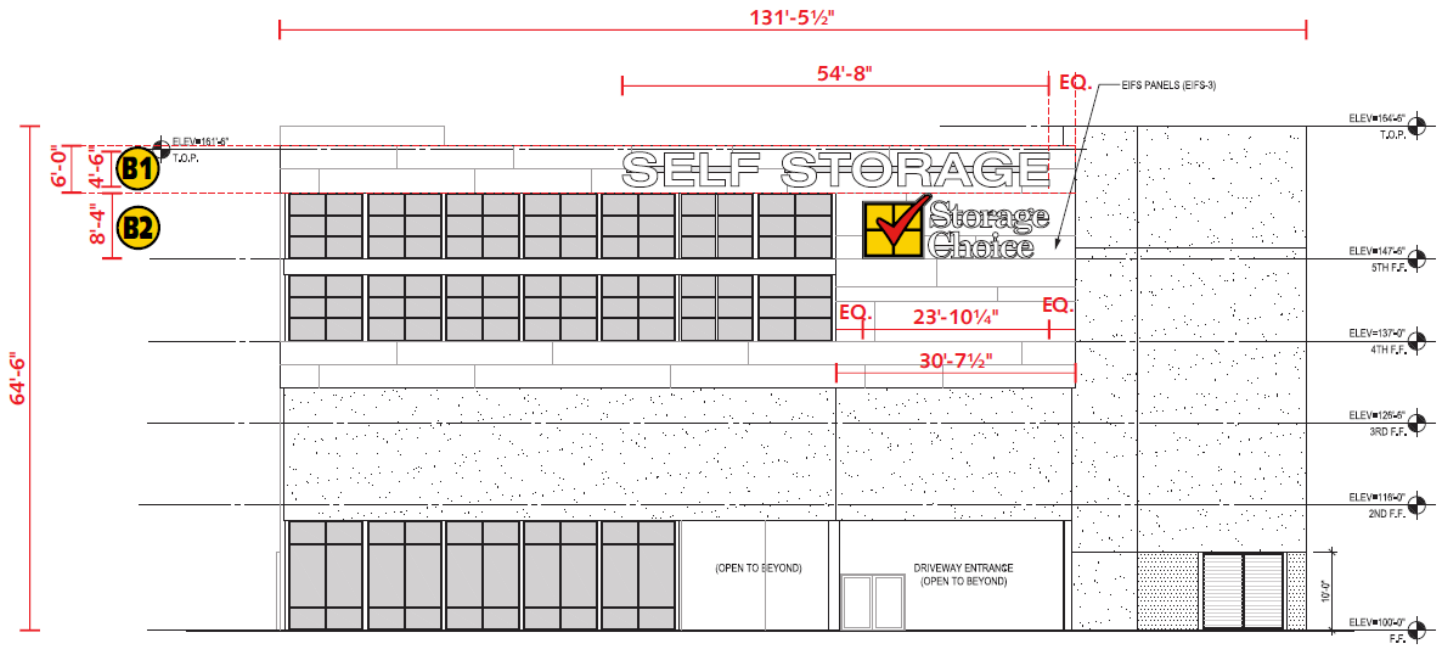




Aerial Map

CA 1711300020

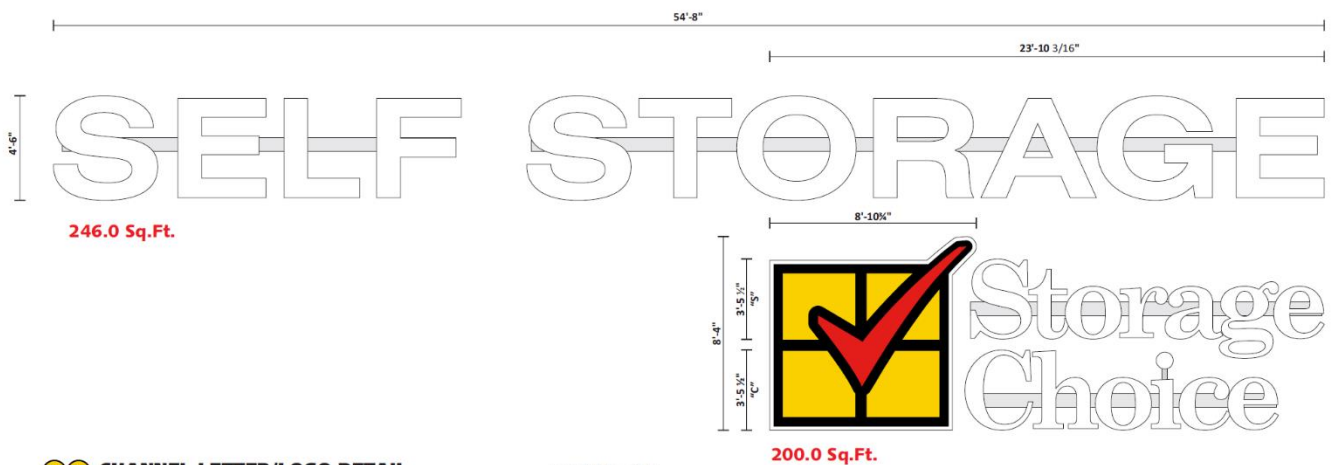
Proposed Sign (east elevation)



EAST ELEVATION

SCALE: 3/64" = 1'-0"

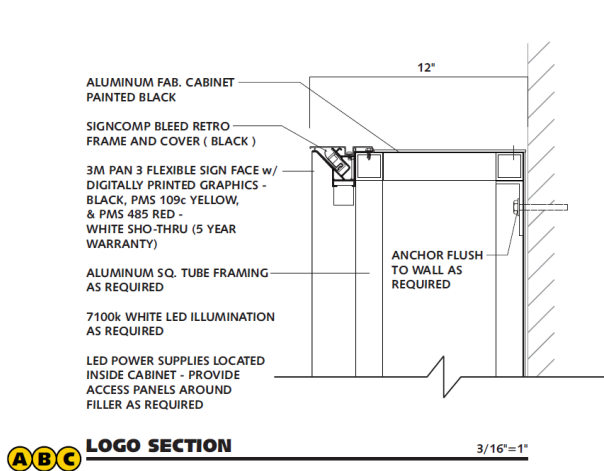
SQ. FT. of WALL- 64'-6" x 131'-5 1/2" = 8481.75 Sq. Ft.
MAIN FRONT SIGN @ 25% = 2120.25 ALLOWED
NEW SIGN = 446 Sq. Ft.



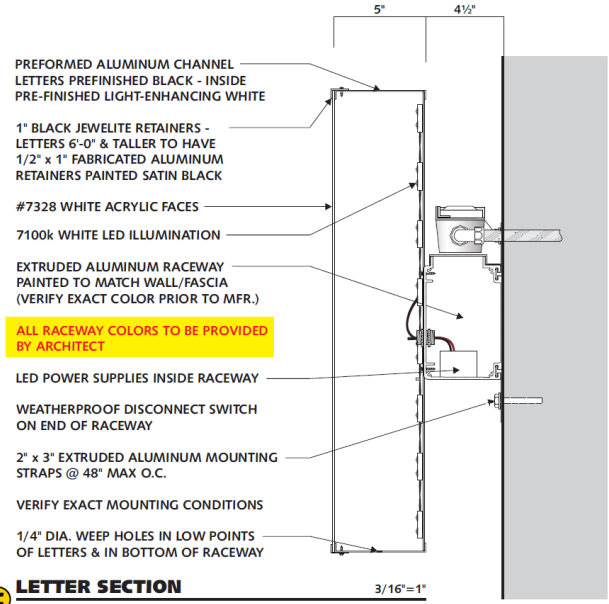
81) 82) CHANNEL LETTER/LOGO DETAIL

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

(1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL



NOTE:
3/4" PLYWOOD BACKING
FOR MOUNTING SIGNAGE
IS REQUIRED BEHIND
EFIS WALL - BY OTHERS





BUILDING PERSPECTIVE

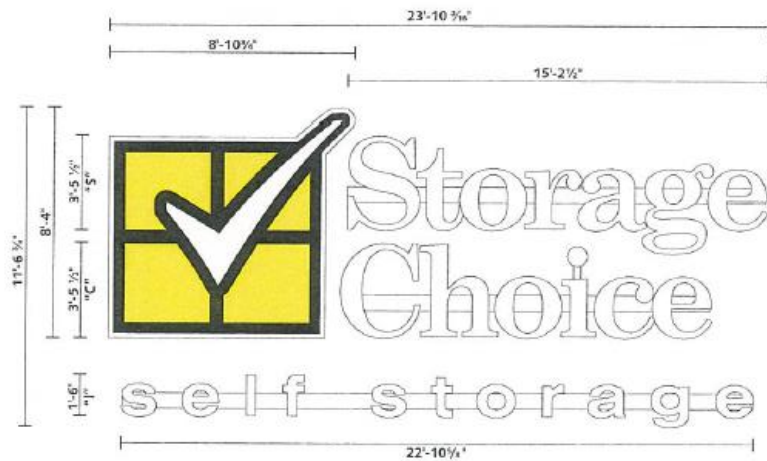
NOT TO SCALE

Plan below shows the locations for the new signs proposed on the east and south elevations (A and B).



SCALE: 1/32" = 1'-0"

Previously Approved Sign (east elevation)



CHANNEL LETTER/LOGO DETAIL

(1) SET ON RACEWAYS REQUIRED - MANUFACTURE & INSTALL

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

275.75 Sq.Ft.

FILE NUMBER: Z178-197(JM)

DATE FILED: February 12, 2018

LOCATION: Southeast corner of Holcomb Road and Odom Drive

COUNCIL DISTRICT: 5

MAPSCO: 58 R

SIZE OF REQUEST: ±9.45 acres

CENSUS TRACT: 92.02

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

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

SUMMARY: The purpose of this request is to allow for a classroom addition, administration addition, and renovation of parking for B.H. Macon Elementary School located on the west side of the property, along the eastern frontage of Holcomb Road. The regulations requested for amendment include: **1)** to allow a public school other than an open-enrollment charter school use by right; **2)** to allow parking in the required front yards; **3)** to allow mechanical equipment to encroach into the front yard; and, **4)** to provide for additional screening of all parking and mechanical areas.

STAFF RECOMMENDATION: Hold under advisement until June 7, 2018.

BACKGROUND INFORMATION:

- The existing public school [B.H. Macon Elementary School], was developed in 1952 and contains 35 classrooms and 41,129 square feet of floor area.
- The purpose of this request is to allow for a 21,428-square-foot addition to provide new classrooms to replace existing portable classrooms, administrative offices, and renovation of an existing parking lot on the west side of the property, along the southern frontage of Holcomb Road and within the required 25-foot front yard. At the time of this report, it was unclear whether the portable buildings depicted on the development plan would remain.
- The proposed PD would be for R-7.5(A) District uses and a public school other than open enrollment charter school and provide for the following modifications:
 - 1) to allow a public school other than an open-enrollment charter school use by right;
 - 2) to allow parking in the required front yards;
 - 3) to allow mechanical equipment and buildings to encroach into the required front yard up to 10 feet; and,
 - 4) to provide for additional screening of all parking and mechanical areas.

Zoning History: There has been one zoning case in the area over the past five years.

1. **Z167-232:** On August 23, 2017, the City Council approved an application to amend and expand Specific Use Permit No. 80 for a Salvation Army Community Center on property zoned an R-7.5(A) Single Family District, located on the north line of Elam Road, west of Holcomb Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Holcomb Road	Local	60 feet	60 feet
Odom Drive	Local	60 feet	60 feet

Traffic:

At the time of this report, the Engineering Division of the Sustainable Development and Construction Department had reviewed a traffic management plan and requested further amendments prior to making a recommendation.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A) Single Family	Public School
North	R-7.5(A) Single Family	Single Family
East	R-7.5(A) Single Family	Single Family
South	R-7.5(A) Single Family	Single Family
West	R-7.5(A) Single Family	Single Family

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

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

Land Use Compatibility:

Surrounding land uses consist of single family to the north, south, east, and west. The school has been serving the community for over 60 years. The use continues to be compatible with surrounding residential uses in the area.

The school currently has 35 home room classrooms including 14 portable buildings. The classroom addition would add 14 new classrooms, yet there is not an expected increase in enrollment from the total of 528 students. *This is pending clarification from the school district.* The classroom addition serves to remove the existing portable buildings, yet at the time of this report, the structures were kept on the development plan, thereby constituting an increase from 35 to 49 home room classrooms with no adjustments made to parking or traffic management.

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

- 1) to allow a public school other than an open-enrollment charter school use by right;

The school has operated within the community for a substantial period. The use is compatible with the surrounding single-family neighborhood. Allowing the use by right will remove the periodic public hearing requirement. Tying the site to PD conditions and a Traffic Management Plan requiring periodic update will ensure the operation runs optimally over the years.

- 2) to allow parking in the required front yards;

This request is made to remedy the existing parking lots within required front yards on both Holcomb Road and Odom Drive. The horseshoe parking lot along the south side of the site facing Holcomb Road will be renovated. This provision will provide consistency between the new parking lot and the existing layout/area.

- 3) to allow mechanical equipment and structures to encroach into the required front yard up to 10 feet; and,

A building which houses mechanical equipment exists within the south parking lot along Holcomb Road, within the required front yard. Additional mechanical structures exist on the northeast side of the site, along Odom Drive. Expansion of the area along Odom Drive will add to the mechanical structures located in the required front yard. These items all encroach a maximum of 10 feet into the required 25-foot front yards along both street.

- 4) to provide for additional screening of all parking and mechanical areas.

While many of the infringements of parking and structures for mechanical equipment into the required front yards currently exist, modifying zoning allows the opportunity to rectify these issues. Staff supports the continued use of front yard areas with appropriate screening. Section 51A-10.126(c) states that screening must be at least three-feet-in-height. This provision will help reduce existing vehicle head-light glare for residents across the street, as well as for those passing through the area. Finally, the screening of all existing and proposed mechanical areas and structures will help improve the overall view from surrounding areas, into the school property.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	5' single family 10' others	30'	45% res. 25% nonres.	RPS	Single Family
Proposed: PD	25' Mechanical equip. & bldg.. 15' min.	5' single family 10' others	30'	45% res. 25% nonres.	RPS	Public school & R-7.5(A) uses

Parking:

According to the information provided, the proposed addition will allow for a total of 35 homeroom classes. The Dallas Development Code requires one and a half parking spaces per classroom for an elementary school use. The use is required to provide 53 parking spaces. According to the development plan, the site will have 70 parking spaces, thereby surpassing the requirement. If the portable buildings are kept and used as 14 additional classrooms, the required parking for 49 classrooms is 74 parking spaces. The site would be deficient four spaces.

Landscaping:

The new development on the property will require landscaping per Article X of the Dallas Development Code, as amended. Additionally, a screening provision will offer dense shrubbery, with a minimum of three-feet-in-height, along the existing and proposed (renovated) parking lots.

List of Officers

Dallas Independent School District

Board of Trustees

Dan Micciche

Edwin Flores

Audrey Pinkerton

Jaime Resendez

Dustin Marshall

Lew Blackburn

Joyce Foreman

Miguel Solis

Bernadette Nutall

Z178-197

“ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located at the southwest corner of Holcomb Road and Odom Drive. The size of PD ____ is approximately 9.45 acres.

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

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

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

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: traffic management plan.

SEC. 51P- ____ .106. DEVELOPMENT PLAN.

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

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

SEC. 51P- _____.107. MAIN USES PERMITTED.

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

(b) The following main use is permitted by right:

--Public school other than an open-enrollment charter school.

SEC. 51P- _____.108. ACCESSORY USES.

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

SEC. 51P- _____.109. YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) Public school other than an open-enrollment charter school.

(1) Front yard. Minimum front yard 25 feet except mechanical equipment and buildings may encroach a maximum of 15 feet parking may be located within a required front yard.

SEC. 51P- _____.110. OFF-STREET PARKING AND LOADING.

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

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.112. LANDSCAPING.

(a) In general. Landscaping must be provided in accordance with Article X, except as provided in this section

(b) Screening. Screening must be provided in accordance with Section 51A-10.126(c) along the length of the parking lot on the southeast corner of Holcomb Road and Odom Drive and for all mechanical equipment located within a required yard. This screening may count as a design standard.

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

SEC. 51P--____.114. TRAFFIC MANAGEMENT PLAN.

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

(b) Traffic study.

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

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

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

(c) Amendment process.

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

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

SEC. 51P- ____ .113. SIGNS.

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

SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

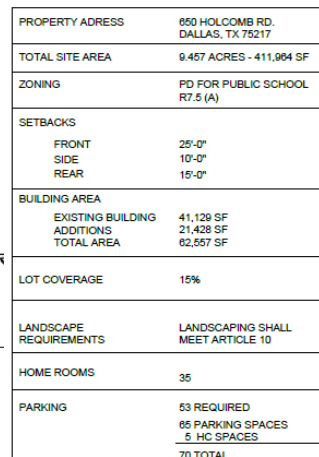
(a) The Property must be properly maintained in a state of good repair and neat appearance.

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

SEC. 51P- ____ .115. COMPLIANCE WITH CONDITIONS.

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

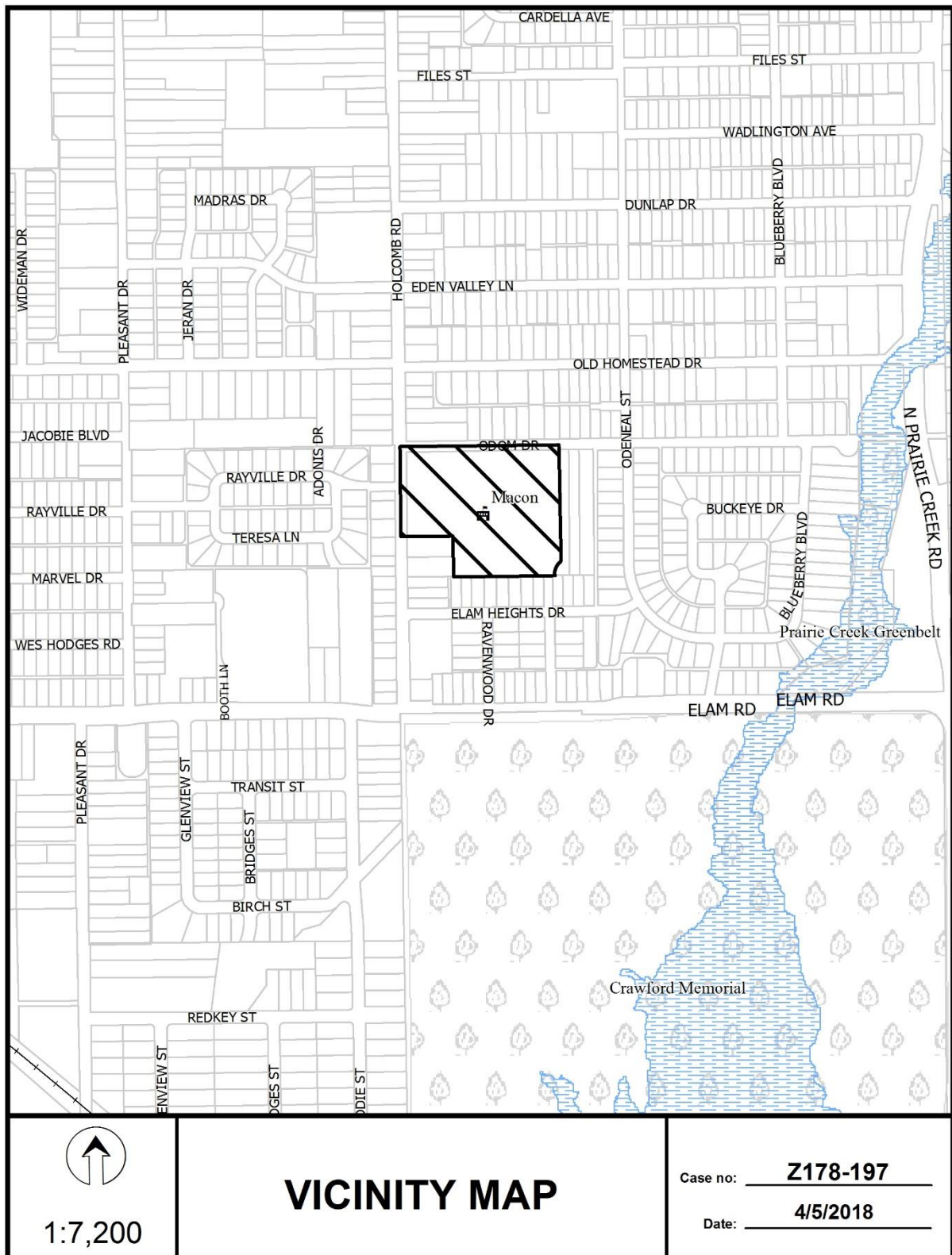
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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



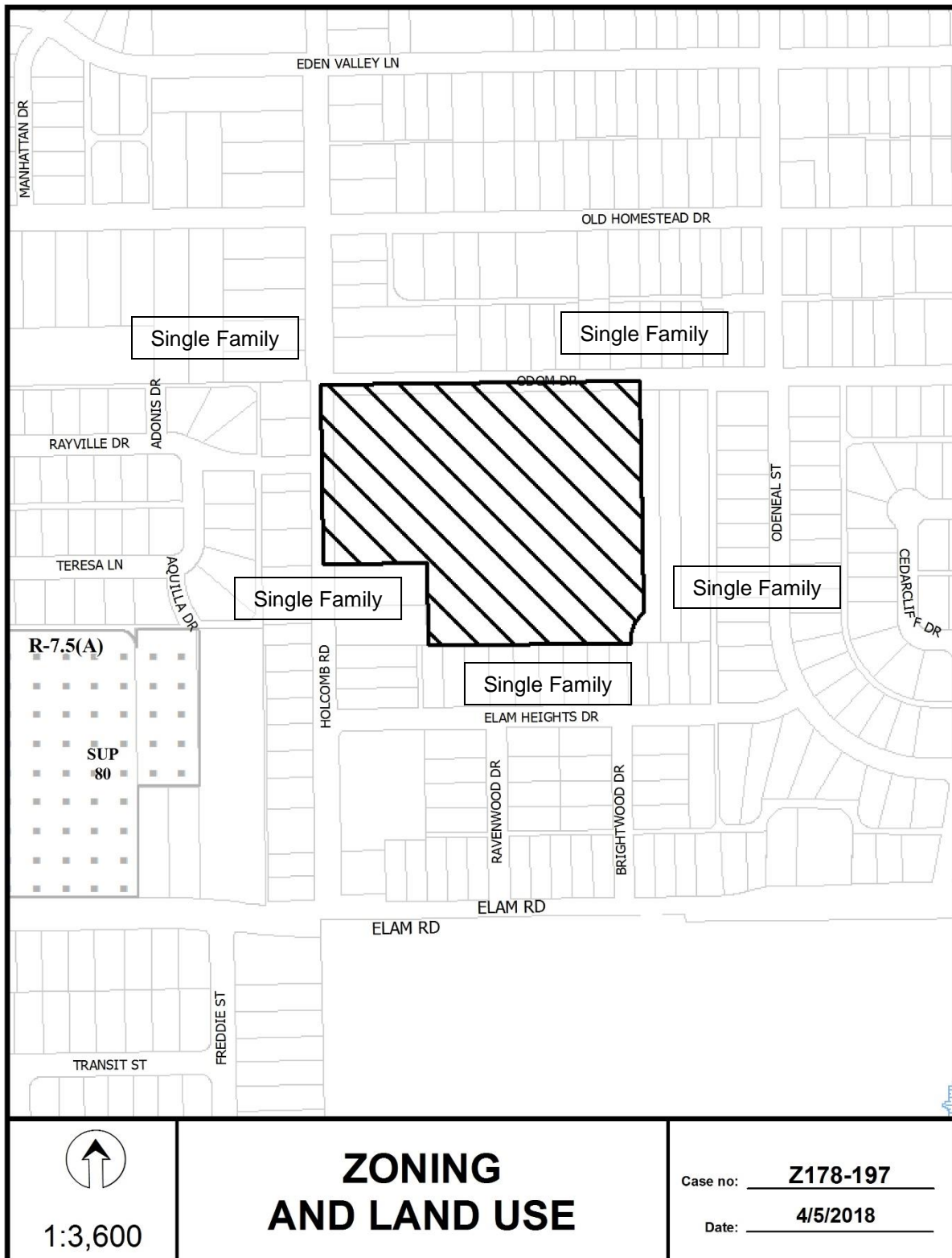
Z178-197(JM)

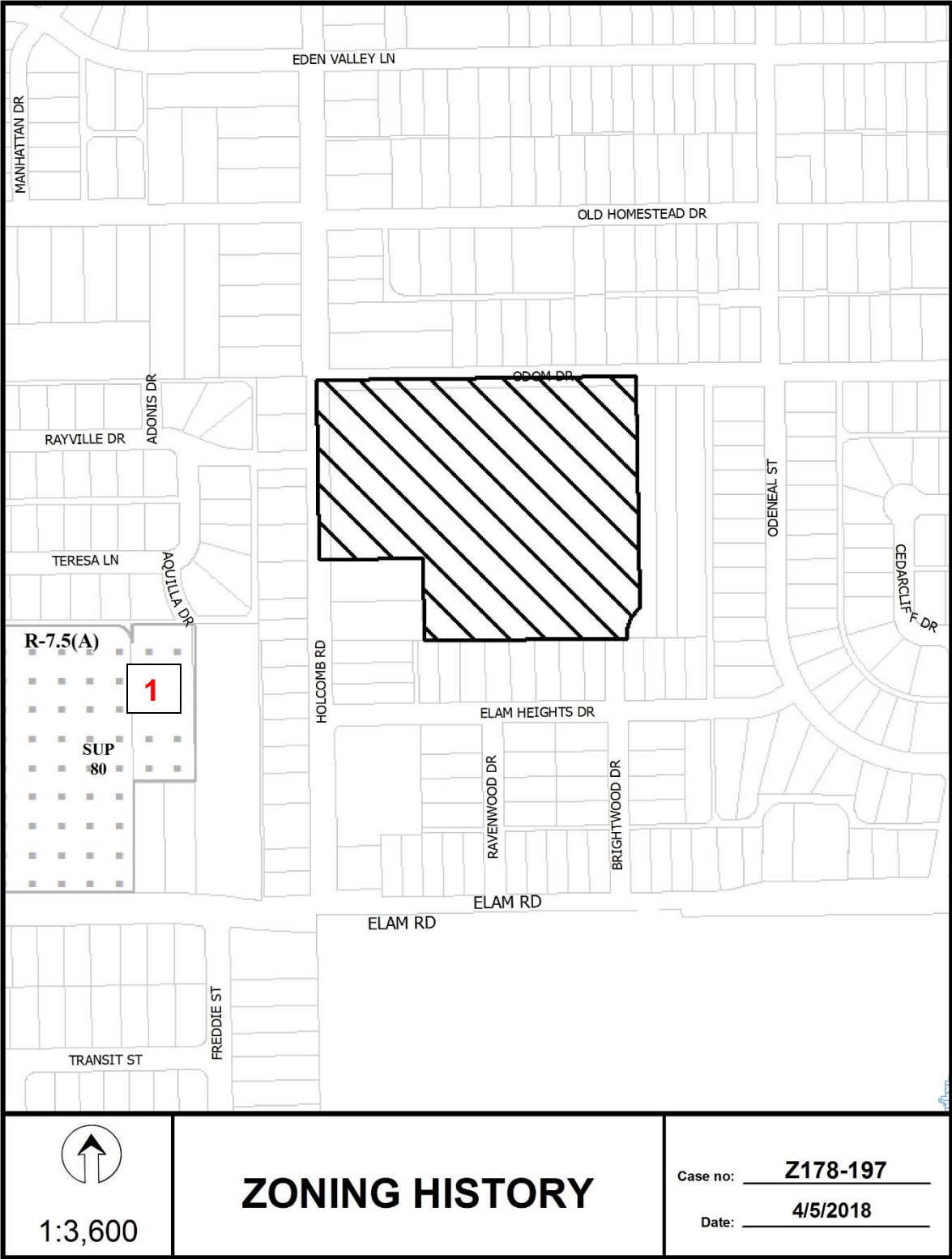
Traffic Management Plan

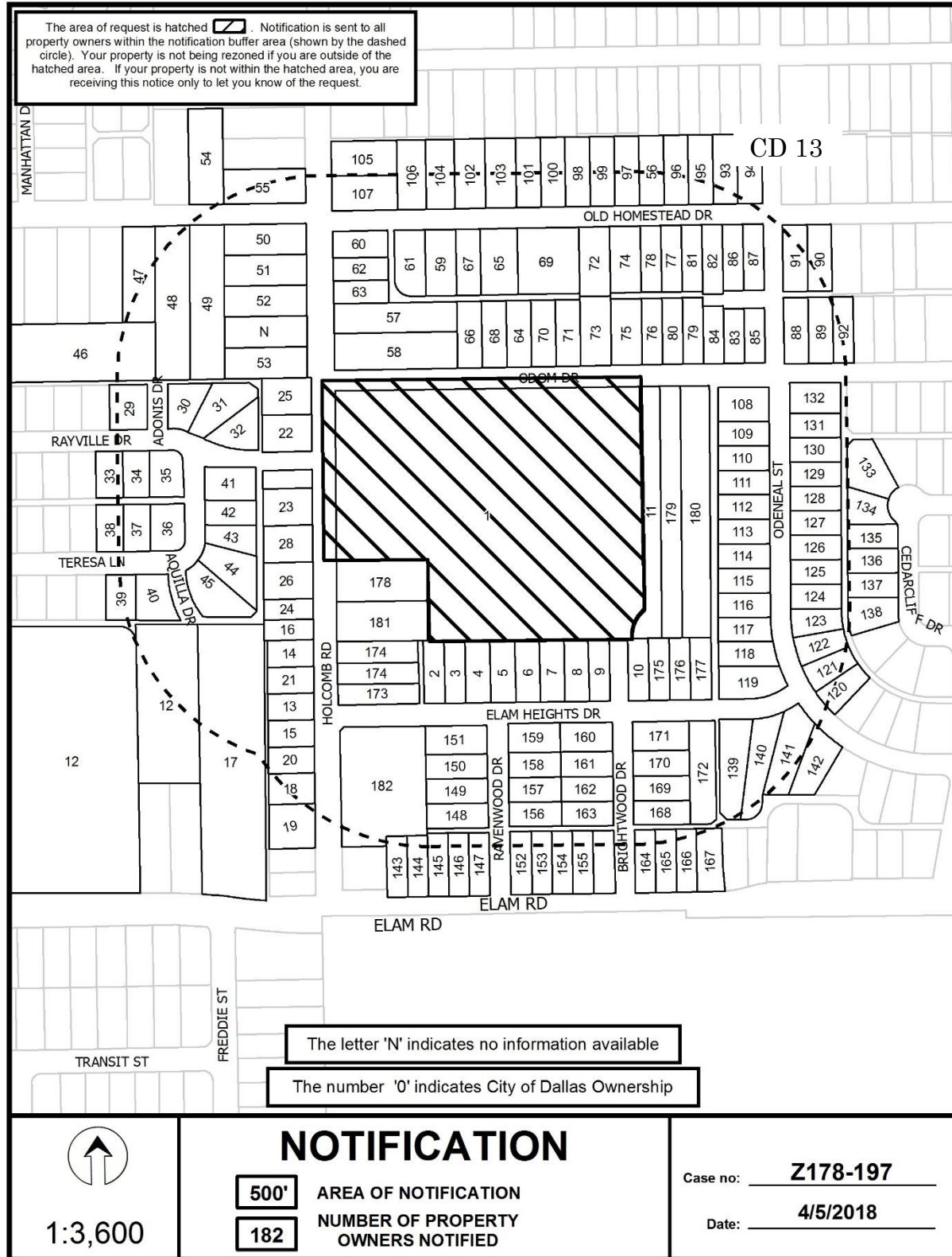
Pending revision and review.











04/05/2018

Notification List of Property Owners***Z178-197******182 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	650 HOLCOMB RD	Dallas ISD
2	8519 ELAM HEIGHTS DR	ESTRADA JULIO & EVANGELINA
3	8523 ELAM HEIGHTS DR	ARAIZA SERGIO
4	8527 ELAM HEIGHTS DR	ARAIZA MARIA ANGELICA
5	8535 ELAM HEIGHTS DR	MURILLO REFUGIO J
6	8537 ELAM HEIGHTS DR	MEDELLIN MICHAEL &
7	8543 ELAM HEIGHTS DR	PEREZ ANTONIO A &
8	8547 ELAM HEIGHTS DR	BERNAL HERACLIO &
9	8551 ELAM HEIGHTS DR	OLIVA MARTHA
10	8603 ELAM HEIGHTS DR	GUERRERO MARTIN & JOSEFINA
11	8614 ODOM DR	PINA SERGIO
12	8401 ELAM RD	SALVATION ARMY
13	539 HOLCOMB RD	REED PHILIP D
14	611 HOLCOMB RD	BAYSON CHARLES J
15	531 HOLCOMB RD	ESCOVAR JOSE R &
16	615 HOLCOMB RD	ALVARADO FRANCISCO & ANA CECILIA
17	8425 ELAM RD	CHAVEZ EFRAIN & MARIA
18	523 HOLCOMB RD	PANIAGUA MARTIN R
19	509 HOLCOMB RD	RODRIGUEZ ANTHONY
20	527 HOLCOMB RD	PANIAGUA MARIA REFUGIO
21	607 HOLCOMB RD	REHKOP FAYE WHITTINGTON
22	649 HOLCOMB RD	STOVALL SHON P
23	639 HOLCOMB RD	RAMIREZ JUAN
24	617 HOLCOMB RD	GAMEZ DAMIAN
25	659 HOLCOMB RD	ALONZO LEANDRO
26	623 HOLCOMB RD	FRANCO MARIA

04/05/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	643 HOLCOMB RD	CARBAJAL JORGE R &
28	627 HOLCOMB RD	LOPEZ OFELIA &
29	8367 RAYVILLE DR	ROCHA SALVADOR &
30	8403 RAYVILLE DR	ROCHA ROBERTO &
31	8407 RAYVILLE DR	WILLIAMS YOLANDA
32	8411 RAYVILLE DR	HODGE MARIDECIA &
33	8362 RAYVILLE DR	MORALES BERNARDO &
34	8368 RAYVILLE DR	HAWKINS ELBERT D
35	8372 RAYVILLE DR	MCCLUSKY J G
36	8355 TERESA LN	PULASKI GEORGE
37	8351 TERESA LN	BROWN MABLE LOUISE &
38	8347 TERESA LN	RANGEL DOMINGO & BEATRIZ
39	8348 TERESA LN	ORTIZ EDIVINO
40	8352 TERESA LN	ZAVALA ANGELICA G
41	8372 TERESA LN	REED RONALD JAMES &
42	8368 TERESA LN	MUNOZ ALFREDO
43	8364 TERESA LN	BENCH DAN CARROLL
44	8360 TERESA LN	LOERA ANTONIO ETAL
45	8356 TERESA LN	RODRIGUEZ BLANCA GRISELDA
46	702 PLEASANT DR	CHIHUAHUA JOSE M
47	8418 OLD HOMESTEAD DR	GAMEZ DORA MARIA & SERGIO ALBERTO MEDRANO
48	8424 OLD HOMESTEAD DR	US BANK NATL ASSO
49	8432 OLD HOMESTEAD DR	ESCAMILLA CECILIO &
50	727 HOLCOMB RD	MONSIVAIS GUILERMO &
51	721 HOLCOMB RD	CRAYTON MONICA R & LESLIE
52	715 HOLCOMB RD	PEREZ JESUS VASQUEZ &
53	703 HOLCOMB RD	RAOUPUR SAADAT
54	8433 OLD HOMESTEAD DR	STEGALL JACQUELINE
55	735 HOLCOMB RD	PARRA ANEL
56	8613 OLD HOMESTEAD DR	ESCAMILLA EZEQUIEL &
57	708 HOLCOMB RD	PERRY HARVEY T

04/05/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	702 HOLCOMB RD	MARTINEZ NOE RANGEL &
59	8520 OLD HOMESTEAD DR	CONCHE COSME A
60	728 HOLCOMB RD	GLOBAL PEAK LLC
61	8514 OLD HOMESTEAD DR	MEZA ELIO & MARIA OLIVET
62	724 HOLCOMB RD	SAENZ JUAN A
63	718 HOLCOMB RD	SANCHEZ HELEN NAJERA
64	8541 ODOM DR	S D HOME DESIGN LLC SERIES C
65	8530 OLD HOMESTEAD DR	MELANDEZ JOSE CRUZ &
66	8529 ODOM DR	HOOD HELEN RUTH
67	8524 OLD HOMESTEAD DR	OLIVARES VICTOR M &
68	8535 ODOM DR	HUERTA DIANA JOSEFINA SANTILAN &
69	8540 OLD HOMESTEAD DR	CUNNINGHAM CECIL M &
70	8547 ODOM DR	THOMPSON STEVEN R &
71	8553 ODOM DR	EUDABE ANTONIO & NORMA
72	8606 OLD HOMESTEAD DR	SMITH CEDRICK L
73	8605 ODOM DR	HOLLAND R B
74	8608 OLD HOMESTEAD DR	MORALES ALFONSO M &
75	8611 ODOM DR	CERVANTES LORENA GARZA
76	8615 ODOM DR	MA ST PARTNERS 5
77	8618 OLD HOMESTEAD DR	MORALES ALFONSO &
78	8616 OLD HOMESTEAD DR	MORALES ALFONSO
79	8619 ODOM DR	SOTO ALBERTO LOMAS &
80	8617 ODOM DR	LEON MARIA E &
81	8620 OLD HOMESTEAD DR	MONROY ANA MARIA
82	8624 OLD HOMESTEAD DR	MATN PARTNERS 3
83	8625 ODOM DR	ESPINOZA JORGE &
84	8621 ODOM DR	PEREZ ROBERT
85	8629 ODOM DR	ESPINOZA JORGE & GUADALUPE
86	8628 OLD HOMESTEAD DR	PEREZ SANTIAGO M
87	8632 OLD HOMESTEAD DR	TAYLOR T R, INC
88	8701 ODOM DR	WINDSOR MARITZA

04/05/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8707 ODOM DR	ROMAN NAIN &
90	8706 OLD HOMESTEAD DR	GUTIERREZ FRANCISCO &
91	8702 OLD HOMESTEAD DR	ZUNIGA LOUISA O
92	8711 ODOM DR	HARRIS TABITHA
93	8627 OLD HOMESTEAD DR	PEREZ SYLVIA
94	8631 OLD HOMESTEAD DR	PEREZ SANTIAGO M ETAL
95	8623 OLD HOMESTEAD DR	VILLEGAS JESUS
96	8617 OLD HOMESTEAD DR	BENNETT CAROLE JANEAN
97	8609 OLD HOMESTEAD DR	ESCAMILLA NAJERA EZEQUIEL
98	8545 OLD HOMESTEAD DR	CASTILLO BALDOMERO &
99	8603 OLD HOMESTEAD DR	FAVELA MARCELO & AURORA
100	8541 OLD HOMESTEAD DR	GUTIERREZ FRANCISCO
101	8535 OLD HOMESTEAD DR	SUTTON BETTY
102	8525 OLD HOMESTEAD DR	DUENAS HECTOR JAVIER &
103	8531 OLD HOMESTEAD DR	OLIVARES MARIA LOURDES
104	8515 OLD HOMESTEAD DR	OLIVARES VICTOR M
105	742 HOLCOMB RD	BARRON ALBERTO
106	8519 OLD HOMESTEAD DR	FRAGOSO HORTENCIA &
107	734 HOLCOMB RD	LOPEZ EPIFANIO
108	661 ODENEAL ST	FILLMORE LYNNE
109	657 ODENEAL ST	RODRIGUEZ RIGOBERTO
110	651 ODENEAL ST	COLLAZO ROSA & RICARDO
111	647 ODENEAL ST	SHAW SHARON
112	641 ODENEAL ST	VILLANUEVA MARTIN & SONIA
113	637 ODENEAL ST	MONTES CARLOS & MARIA L
114	631 ODENEAL ST	MORALES OMAR & CLAUDIA
115	627 ODENEAL ST	HUDSON CAROLYN
116	621 ODENEAL ST	MATA J PAZ
117	617 ODENEAL ST	SHANKLIN BETTY ANN
118	611 ODENEAL ST	MURILLO BERTHA R
119	607 ODENEAL ST	BLAIR LORAIN

04/05/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	528 ODENEAL ST	CAZARES JUAN MANUEL
121	606 ODENEAL ST	MADRIGALES JAVIER
122	610 ODENEAL ST	RAMIREZ ERNESTO
123	616 ODENEAL ST	PUEBLA HENDREY H
124	622 ODENEAL ST	PAYNE LINDA
125	628 ODENEAL ST	BRYANT ALONZA &
126	632 ODENEAL ST	GURROLA ISIDRO C
127	638 ODENEAL ST	ALLEN JAMES H &
128	642 ODENEAL ST	MENDEZ REMBERTO ANTONIO
129	648 ODENEAL ST	DUDIK WILLIAM R
130	652 ODENEAL ST	CASEBOLT ELMER E
131	658 ODENEAL ST	RODRIGUEZ ISMAEL HERNANDEZ &
132	662 ODENEAL ST	LOPEZ JOSE C &
133	671 CEDARCLIFF DR	WHATLEY CHARLIE DOYLE EST OF &
134	669 CEDARCLIFF DR	DAVIS ROBERT L
135	665 CEDARCLIFF DR	BOONE WILLIE MAE
136	661 CEDARCLIFF DR	ROBLES LIDIA
137	657 CEDARCLIFF DR	AHTEN ALICE
138	653 CEDARCLIFF DR	ESPINOZA MARIA D
139	8622 ELAM HEIGHTS DR	PEREZ GUADALUPE & SOCORRO
140	8628 ELAM HEIGHTS DR	CAZARES JUAN & ELIDA
141	529 ODENEAL ST	GILES GREG
142	525 ODENEAL ST	MENDOZA MANUEL
143	8511 ELAM RD	DELTORO FRANCISCO &
144	8515 ELAM RD	VIVANCO PLATON CASTELLANOS &
145	8519 ELAM RD	DELATORRE JUAN
146	8523 ELAM RD	DAVIS VIRGIL RAY
147	8527 ELAM RD	1G CAPITAL LLC
148	511 RAVENWOOD DR	DAVIS VIRGIL R
149	519 RAVENWOOD DR	FLORES ROGELIO B &
150	527 RAVENWOOD DR	MOTA MARIA L ESTATE OF

Z178-197(JM)

04/05/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	533 RAVENWOOD DR	JONES CHERE
152	8601 ELAM RD	SOLIS CESAR
153	8605 ELAM RD	ENRIQUEZ BERTHA A
154	8609 ELAM RD	MCGUIRE DANNY RAY
155	8613 ELAM RD	SOLIS ISIDRO A
156	512 RAVENWOOD DR	RUIZ VICTOR
157	520 RAVENWOOD DR	CARDOSO RAFAEL
158	528 RAVENWOOD DR	MARTINEZ ROBERT L
159	534 RAVENWOOD DR	WOOTEN PEARL
160	535 BRIGHTWOOD DR	ARMENDARIZ MARIA DELCARMEN
161	527 BRIGHTWOOD DR	MENDOZA DANIEL VELASCO
162	519 BRIGHTWOOD DR	RODRIGUEZ ERNESTO &
163	511 BRIGHTWOOD DR	MORAL ERIKA CASAS DEL
164	8703 ELAM RD	ALTAMIRANO MANUEL A
165	8707 ELAM RD	ZUNIGA ERNESTO
166	8709 ELAM RD	GUERRERO MA DE LA LUZ
167	8715 ELAM RD	SOLIS JAVIER
168	512 BRIGHTWOOD DR	BARRIOS LUIS E
169	520 BRIGHTWOOD DR	REYESDIAZ ESTHER
170	528 BRIGHTWOOD DR	CRUZ MYRIAM MORENO &
171	534 BRIGHTWOOD DR	JESJOR TX INC
172	8614 ELAM HEIGHTS DR	LE THI THANH
173	602 HOLCOMB RD	DELGADO RAUL &
174	606 HOLCOMB RD	ALVARADO FRANCISCO & ANA
175	8607 ELAM HEIGHTS DR	PEREZ ARNALDO
176	8611 ELAM HEIGHTS DR	MCGARVEY WILLIAM R LIFE ESTATE
177	8615 ELAM HEIGHTS DR	ANDERSON DONNA KAYE
178	622 HOLCOMB RD	OLIVARES VICTOR MANUEL
179	8616 ODOM DR	CASARRUBIAS SERGIO H
180	8618 ODOM DR	RIOS RUBEN & BEATRIZ
181	614 HOLCOMB RD	FAVELA CATARINO & ORALIA
182	522 HOLCOMB RD	WINGS OF DELIVERANCE TABERNACLE INC

FILE NUMBER: Z178-195(JM)

DATE FILED: February 27, 2018

LOCATION: East of Preston Road, south of Campbell Road

COUNCIL DISTRICT: 12

MAPSCO: 5 P

SIZE OF REQUEST: ±612 square feet

CENSUS TRACT: 136.17

APPLICANT: Verizon Wireless

OWNER: RP Preston Campbell SC LP

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for the renewal of Specific Use Permit No. 1702 for a tower/antenna for cellular communication on property zoned a CR Community Retail District.

SUMMARY: The purpose of this request is to allow an existing 80-foot-tall tower/antenna (monopole) for cellular communication to remain on the subject site. The CR District allows a height of 65 feet by right and requires a Specific Use Permit for any tower taller than 65 feet.

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

BACKGROUND INFORMATION:

- On February 27, 2008, the City Council approved Specific Use Permit No. 1702 for a tower/antenna for cellular communication for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a site plan and conditions.
- The existing tower/antenna for cellular communication is 80-feet-in-height. The CR District allows a height of 65 feet by right and requires a Specific Use Permit for any tower taller than 65 feet.
- The SUP expired on February 27, 2018. A courtesy letter was sent to the applicant on August 7, 2017, advising them to reapply for the automatic renewal by October 30, 2017. The renewal was submitted on the expiration date—disqualifying the automatic renewal eligibility, but allowing for the renewal of the request.
- There are no proposed changes to the site plan or conditions.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Preston Road	Principle Arterial	130 ft.	100 ft.
Campbell Road	Principle Arterial	100 ft.	100 ft.

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	CR, SUP No. 1702	Retail and personal service and a Monopole
North	CR	Retail and personal services
East	CR	Retail and personal services
South	NO(A); R-7.5(A)	Office; Single family residential
West	R-1ac(A)	Single family residential

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.

There are no goals or policies supporting or opposing the request.

Land Use Compatibility:

The area is located in the rear of a shopping center and further surrounded by retail and personal service uses to the north and east, office uses to the south and single-family development to the west, across Preston Road.

The request site, which is approximately 612 square feet in size, is zoned a CR Community Retail District. Pursuant to Section 51A-4.212(10.1) of the Dallas Development Code, monopole cellular towers are allowed by right in the CR District if the height does not exceed 65 feet, with Residential Adjacency Review (RAR) required. The existing tower/antenna for cellular communication is 80-feet-in-height, which requires a Specific Use Permit. The cell tower has been in operation since April 2008 under SUP No. 1702. The SUP expired on February 27, 2018. A courtesy letter was sent to the applicant on August 7, 2017, advising them to reapply for the automatic renewal by October 30, 2017. The renewal was submitted on the expiration date—disqualifying the automatic renewal eligibility, but allowing for the renewal of the request. There are no proposed changes to the site plan or conditions.

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

The renewal of the SUP for the existing cellular tower will continue to provide service to the area and promote welfare of the adjacent properties not just for personal cellular communication, but also for all first responder communications. Staff supports the

continued use at the site, as the height of the tower seems comparable to the height of parking lot lights, neither being of detriment, but rather of service, to the neighborhood.

Parking:

The Dallas Development Code requires one off-street parking space for this use when an auxiliary building that houses electronic equipment exceeds 120 square feet of floor area. The proposed site plan indicates that equipment will be located in cabinets; therefore, no parking spaces are required.

Landscaping:

Landscaping requirements per Article X of the Dallas Development Code are not applicable to the proposed development.

List of Officers

List of Officers

RP Preston Campbell SC, LP and RP 10% SC Properties, L.P.

RP Dentwood SC/GP, LLC

Elizabeth J. Rader, Manager

Homer J. Rader, III, Member

William S. Rader, Member

Verizon Wireless

Lowell C. McAdam, CEO

Tim Armstrong, CEOO

Martin Burvill, Senior Vice President

Eric Cevis, Senior Vice President

Kenneth Dixon, Senior Vice President

Ronan Dunne, Executive Vice President

Matthew D. Ellis, Executive Vice President

Tami Erwin, Executive Vice President

George Fischer, Senior Vice President

James J. Gerace, CCO

Rima Qureshi, Executive Vice President

Marc C. Reed, Executive Vice President and CAO

Diego Scotti, Executive Vice President

Craig Silliman, Executive Vice President

David Small, Executive Vice President

John G. Stanton, Executive Vice President

Hans Vestberg, Executive Vice President

Marni M. Walden, Executive Vice President

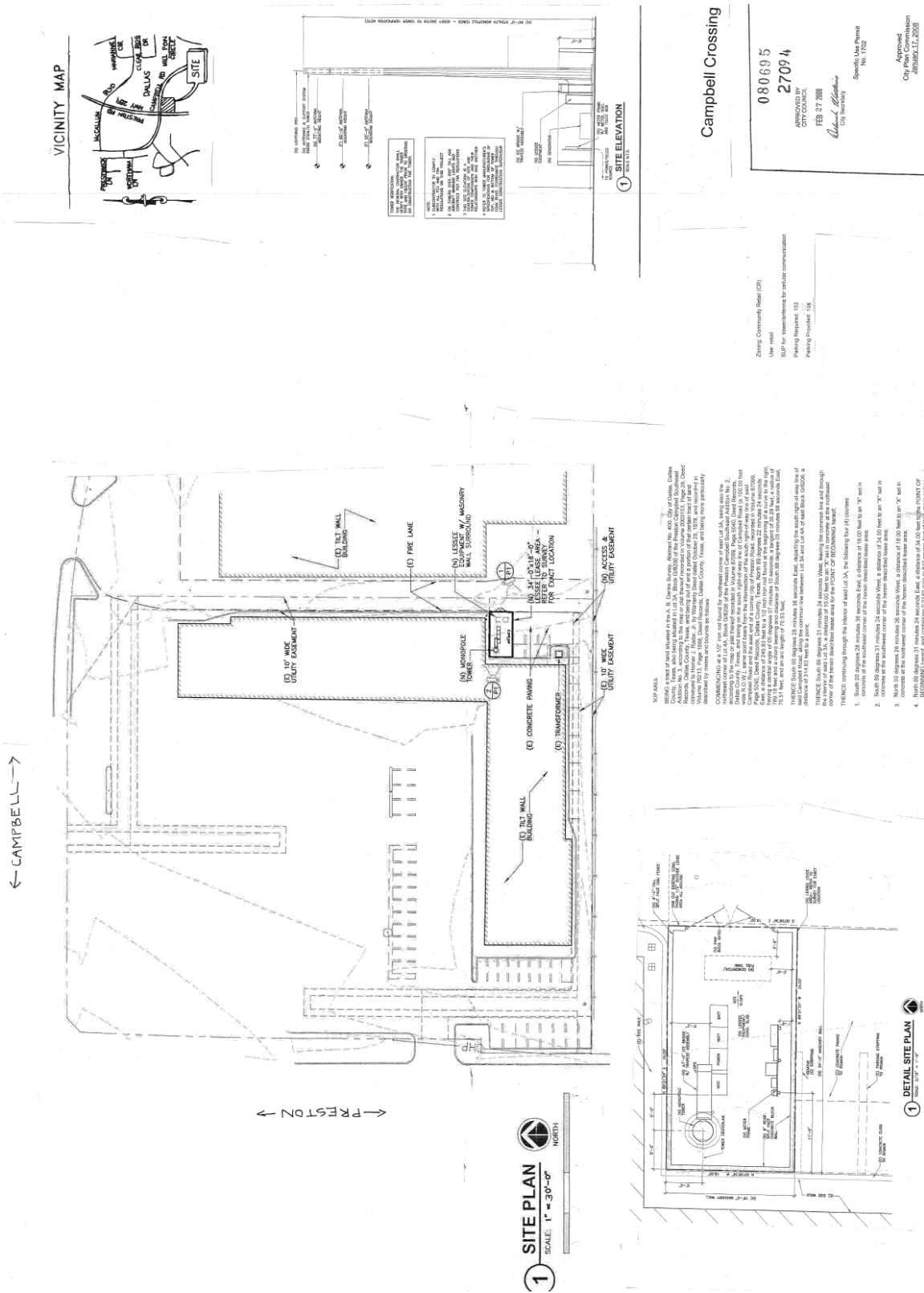
Jennifer Berglund, Dallas-area Real Estate Manager

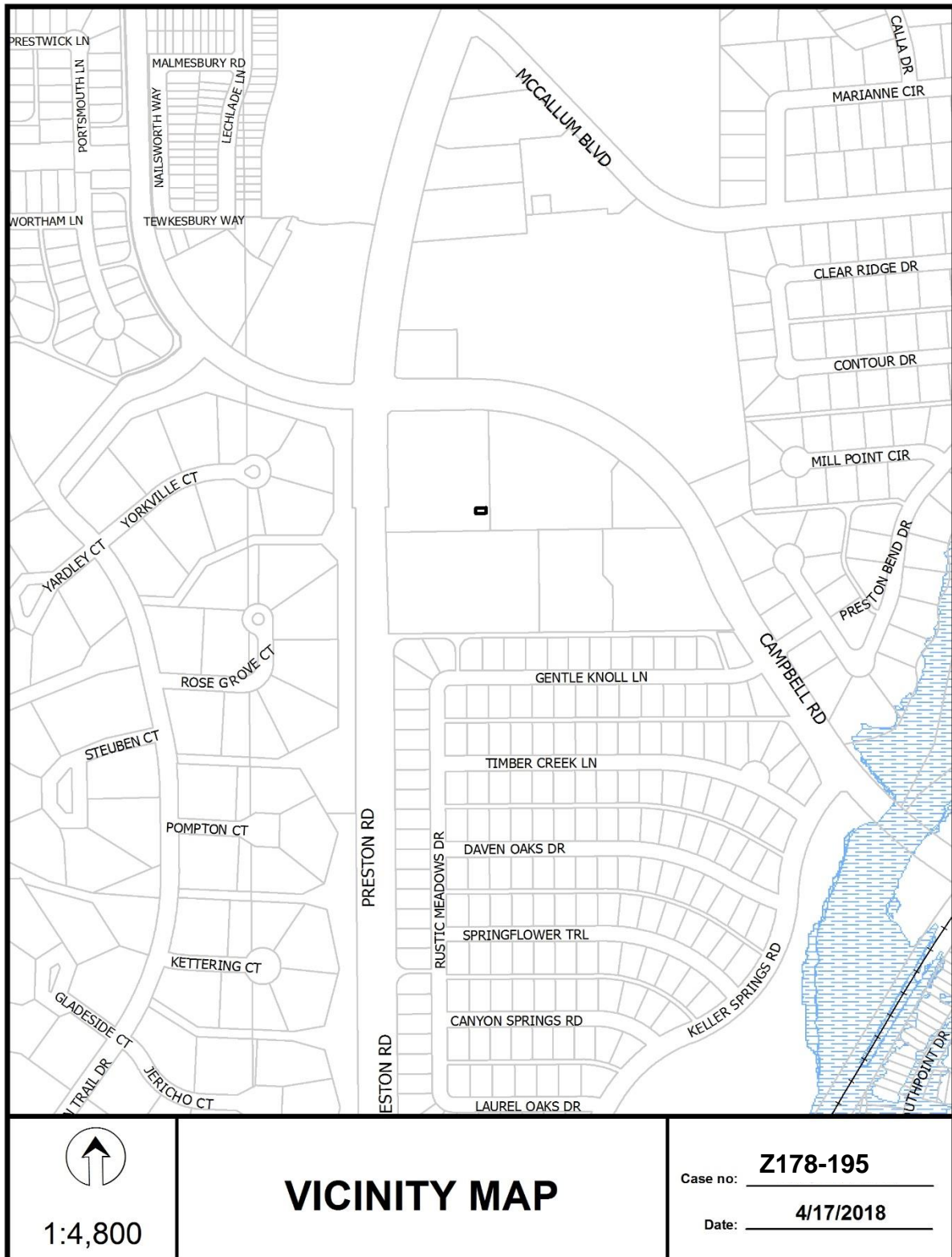
Z178-195

Z178-195 SUP Conditions

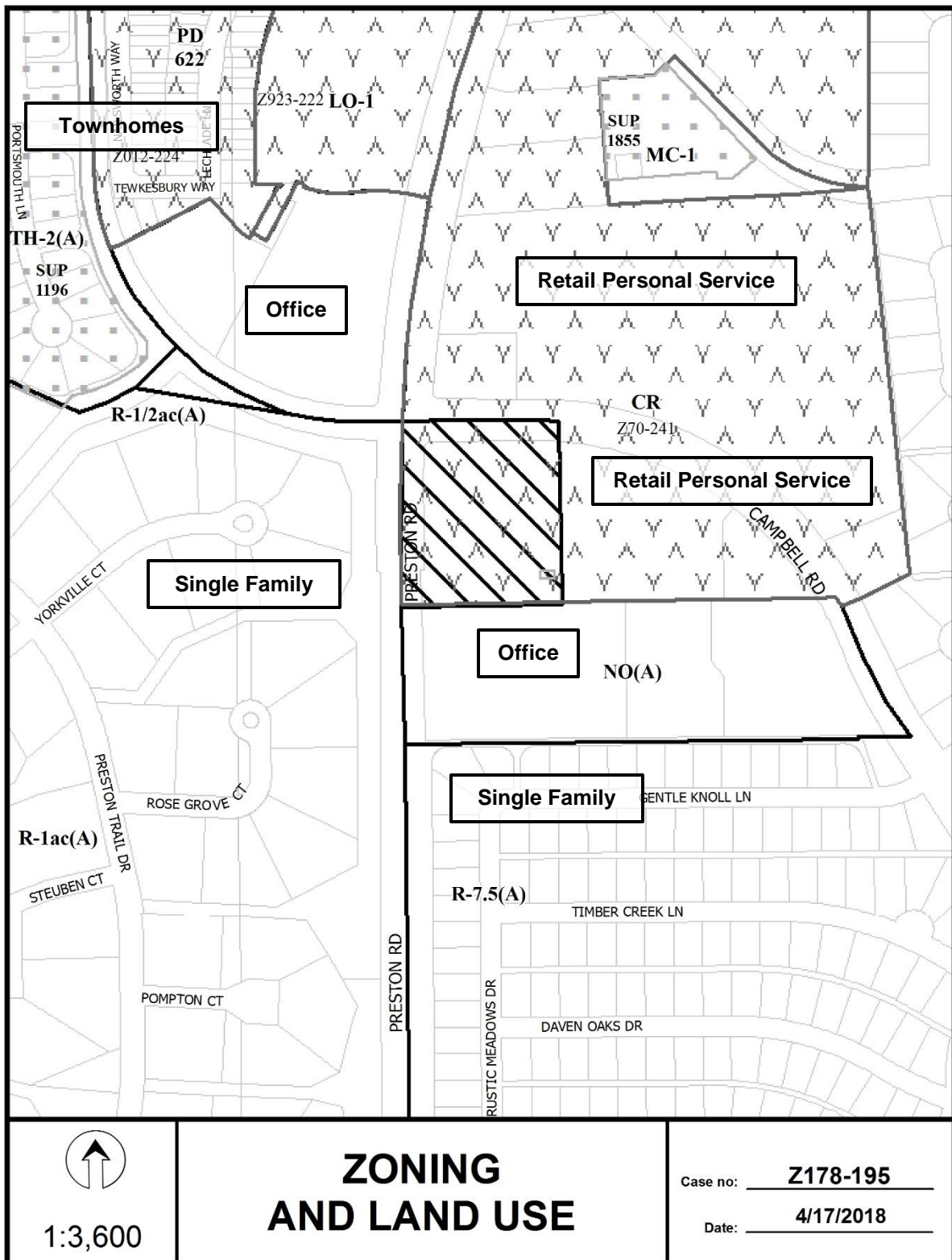
1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~February 27, 2018~~ (ten-years), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)
4. CELLULAR TOWER: The tower/antenna for cellular communication must be a stealth monopole (cables, antennas, and other similar equipment must be located within the structure) as shown on the site plan.
5. HEIGHT: The tower/antenna for cellular communication may not exceed 80 feet in height.
6. SHARED USE WITH OTHER CARRIERS: Any tower/antenna for cellular communication over 65 feet in height must be constructed to support the antenna arrays for at least three other wireless communications carriers, and the tower/antenna for cellular communication must be made available to other wireless communication carriers upon reasonable terms.
7. MAINTENANCE: The premises must be properly maintained in a state of good repair and neat appearance.
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.

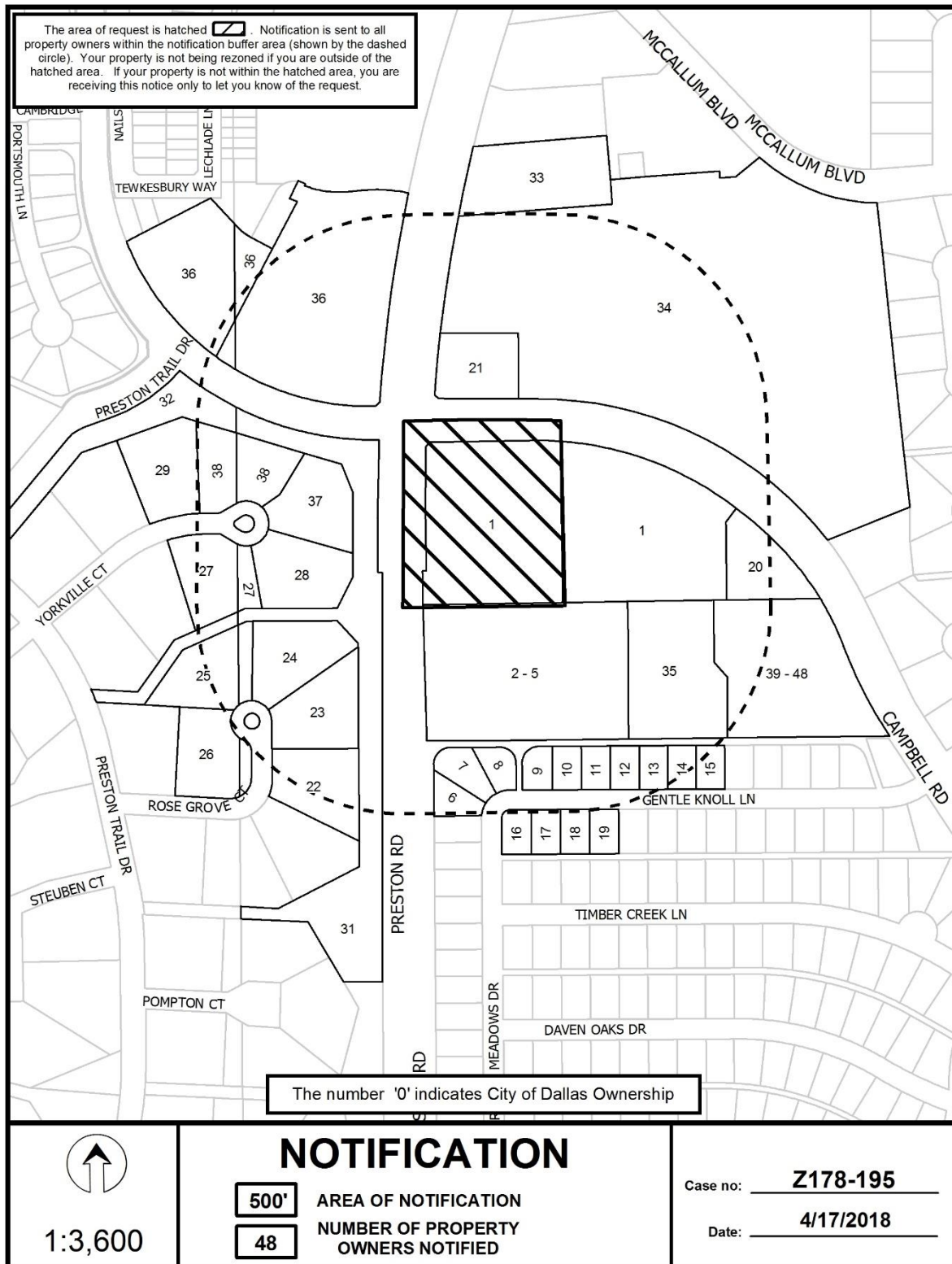
Existing Site Plan











04/17/2018

Notification List of Property Owners***Z178-195******48 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	17088 PRESTON RD	RP PRESTON CAMPBELL SC LP
2	17000 PRESTON RD	LIN LUNG-HSING & CHIA-CHING SUNG LIN
3	17000 PRESTON RD	PRESTONTOWN TRAILS LP
4	17000 PRESTON RD	HP COMMUNICATIONS INC
5	17000 PRESTON RD	ASM ARCHITECTS INC
6	16819 RUSTIC MEADOWS DR	STONE R E
7	6001 GENTLE KNOLL LN	SIGLER JANET S
8	6003 GENTLE KNOLL LN	SERVIN STEPHEN C
9	6005 GENTLE KNOLL LN	BERRY ROBERT G & BRENDA
10	6007 GENTLE KNOLL LN	LEVITT LIV TR THE
11	6009 GENTLE KNOLL LN	GARCIA GERARDO O
12	6011 GENTLE KNOLL LN	CHAMBERS WESLEY W &
13	6015 GENTLE KNOLL LN	DASH GTX LLC
14	6017 GENTLE KNOLL LN	GARFIELD ROBERT J
15	6019 GENTLE KNOLL LN	HVIDSTEN BRUCE A
16	6002 GENTLE KNOLL LN	LILLY TIMOTHY
17	6004 GENTLE KNOLL LN	EWING JOHN M & MARTHA B
18	6006 GENTLE KNOLL LN	VIDRINE REID M & ELIZABETH H
19	6008 GENTLE KNOLL LN	DAVENPORT JOHN D & DAYNA S
20	6142 CAMPBELL RD	SADDLEHORN PROPERTIES 1 L
21	6021 CAMPBELL RD	METROPOLITAN SAVINGS & LN
22	6014 ROSE GROVE CT	DEVER WILLIAM C
23	6018 ROSE GROVE CT	KRAINES HOWARD &
24	6015 ROSE GROVE CT	JISHI BASIM M & CYNTHIA A
25	6009 ROSE GROVE CT	FEARON EDWARD & PAULA
26	6005 ROSE GROVE CT	DRAYER JAMES F & CHERYL D

04/17/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6010 YORKVILLE CT	WOLF LEON &
28	6014 YORKVILLE CT	BRAUMILLER ADRIENNE
29	6009 YORKVILLE CT	BILLINGSLEY JOHN & HARRIETT A
30	16900 PRESTON TRAIL DR	PRESTON TRAILS ASSOC
31	16900 PRESTON TRAIL DR	PRESTON TRAILS ASSOC
32	16900 PRESTON TRAIL DR	PRESTON TRAILS ASSOC
33	17218 PRESTON RD	PRESTON PROFESSIONAL PLAZA LLC
34	17194 PRESTON RD	LG PRESTON CAMPBELL LLC
35	6210 CAMPBELL RD	JADE AND JOY HOLDING LLC
36	17210 CAMPBELL RD	STP PRESTON TRAILS LP
37	6019 YORKVILLE CT	ROSEN ALLAN D & CAROL
38	6015 YORKVILLE CT	ROSENBLOOM BRIAN &
39	6220 CAMPBELL RD	JCCATA HOLDINGS LLC
40	6220 CAMPBELL RD	ZIMMERMANN ENTERPRISES LLC
41	6220 CAMPBELL RD	ZIMMERMANN ENTERPRISES LLC
42	6220 CAMPBELL RD	WUCINSKI JOHN R
43	6220 CAMPBELL RD	QN MANAGEMENT SOLUTIONS INC
44	6220 CAMPBELL RD	6220 CAMPBELL INVESTMENTS LLC
45	6220 CAMPBELL RD	TEXAS STATE ORG OF
46	6206 CAMPBELL RD	BROOKHOPE HOLDINGS LLC
47	6220 CAMPBELL RD	HOSA PPTY MANAGEMENT INC
48	6220 CAMPBELL RD	CARSE PROPERTIES LLC

FILE NUMBER: Z178-205(CY)

DATE FILED: March 8, 2018

LOCATION: East line of North Cockrell Hill Road, north of Dallas-Fort Worth Turnpike

COUNCIL DISTRICT: 6

MAPSCO: 42 V

SIZE OF REQUEST: Approx. 4.45 acres

CENSUS TRACT: 105.00

APPLICANT/OWNER: KESSLER HOSPITALITY, LLC

REPRESENTATIVE: Amar Patel

REQUEST: An application to amend Specific Use Permit No. 1728 for an extended stay hotel or motel use on property zoned an IM Industrial Manufacturing District and to terminate a portion of Specific Use Permit No. 98 for quarrying and mining operations.

SUMMARY: The applicant proposes to 1) reduce the size of the area of request; 2) relocate the extended stay hotel or motel use, as originally approved; and, 3) increase the room count from a maximum of 83 rooms to a maximum of 89 rooms.

STAFF RECOMMENDATION: Approval of an amendment to Specific Use Permit No.1728 for an extended stay hotel or motel use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions, and approval of the termination of a portion of Specific Use Permit No. 98.

BACKGROUND INFORMATION:

- The approximately 4.45-acre area of request is currently undeveloped and is in an IM Industrial Manufacturing District with Specific Use Permit No. 98 for quarrying and mining operations and Specific Use Permit No.1728 for an extended stay hotel or motel use.
- The owner proposes to develop the subject site with a four-story building for an extended stay hotel or motel use. This use requires a Specific Use Permit in the IM Industrial Manufacturing District.
- On June 2, 1958, the City Council approved Specific Use Permit No. 98 for quarrying and mining operations.
- On September 24, 2008, the City Council approved Specific Use Permit No. 1728 for an extended stay hotel or motel on property described as Lot 1 in City Block F/7202 and allowing a maximum number of guest rooms of eighty-three.
- The property was re-platted to create Lot 1A and Lot 1B out of Lot 1 within City Block F/7202 under subdivision case file S156-213. The final plat was recorded in the Dallas County Records on February 8, 2018.
- The owner proposes to 1) amend Specific Use Permit No. 1728 by reducing the area of request to include only Lot 1B; 2) increase the room count from a maximum of eighty-three to a maximum of eighty-nine; and, 3) terminate a portion of Specific Use Permit No. 98.

Zoning History: There have been no recent zoning changes in the vicinity during the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
North Cockrell Hill Road	Principal Arterial	80'	80'

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and recommends that at the time of permitting, a left turn lane and visibility analysis will be required as part of their engineering plans.

Land Use:

	Zoning	Land Use
Site	IM with SUP No.1728 and SUP No.98	Undeveloped Land
North	IM with SUP No.98	Hotel
East	IM with SUP No. 98	Office/Showroom/Warehouse and Industrial Inside
South	CS and RR	Undeveloped Land and Hotel
West	IM with SUP No.98	Warehouse

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

Land Use Plan

The request area is also part of the *West Dallas Comprehensive Land Use Plan* that seeks to promote growth in West Dallas by stimulating economic development.

Land Use Compatibility:

The approximate 4.45-acre site is undeveloped and zoned an IM Industrial Manufacturing District with Specific Use Permit No.98 for quarrying and mining use and Specific Use Permit No.1728 for extended stay hotel or motel use. The owner of the property plans to construct a four-story, 55,608-square-foot building for an extended stay hotel. The extended stay hotel and motel use is allowed by specific use permit only in the IM zoning district.

Located to the north of the site is a hotel use followed by undeveloped land further north. To the northeast, east, and southeast there are warehouse and industrial inside uses. Immediately adjacent to the south there is a hotel use and an undeveloped property, followed by restaurant and retail uses further south along North Cockrell Hill Road. To the southwest, more restaurant uses and undeveloped land and to the northwest across North Cockrell Hill Road, there is a warehouse use.

The Dallas Development Code, as amended, defines the extended stay hotel or motel use as a lodging facility containing six or more guest rooms in which: 1) 25 percent or more of the guest rooms have a kitchen that includes a sink, a full-size stove, and a full-size refrigerator (a cooking area limited to a microwave, mini-refrigerator, or cook-top does not constitute a “kitchen” for purposes of this definition; and 2) 10 percent or more of the guest rooms contain a sleeping area that is separated from a sitting area by a wall or partition.

The Dallas Development Code, as amended defines the hotel or motel use as a facility containing six or more guest rooms that are rented to occupants on a daily basis.

On September 24, 2008 the City Council approved Specific Use Permit No. 1728 for an extended stay hotel or motel for a ten-year period with eligibility for automatic renewals for additional ten-year periods on property described as Lot 1 in City Block F/7202 and containing approximately 7.8 acres. Since then, the property was re-platted into Lots 1A and 1B. Lot 1A was developed with a hotel or motel use which does not require a specific use permit in the IM Industrial Manufacturing District.

Before the time period required to apply for the automatic renewal of the specific use permit was due, the owner submitted this application seeking to amend the SUP by reducing the area of request to include only Lot 1B, relocating the proposed extended stay hotel or motel use to Lot 1B and increasing the number of guest rooms from 83 to 89.

On June 2, 1958 the City Council approved Specific Use Permit No 98 for quarrying and mining, the owner is also requesting the termination of a portion of Specific Use Permit No 98.

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 surrounding areas are developed with a variety of uses that provide services to the neighboring industrial areas and to the residential areas located further west. The proposed SUP amendment is not foreseen to cause negative impacts upon the surrounding properties. The applicant's request is also consistent with the general provisions for an SUP. Staff supports the request and recommends approval for a ten-year period with eligibility for automatic renewal for additional ten-year periods.

Parking:

The off-street parking requirements for an extended stay hotel or motel is one space for each unit for units one to 250, the proposed extended stay hotel or motel use will have a maximum of 89 units (guest rooms) requiring a total of 89 off-street parking spaces. As depicted on the site plan, 91 spaces are provided.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

List of Officers

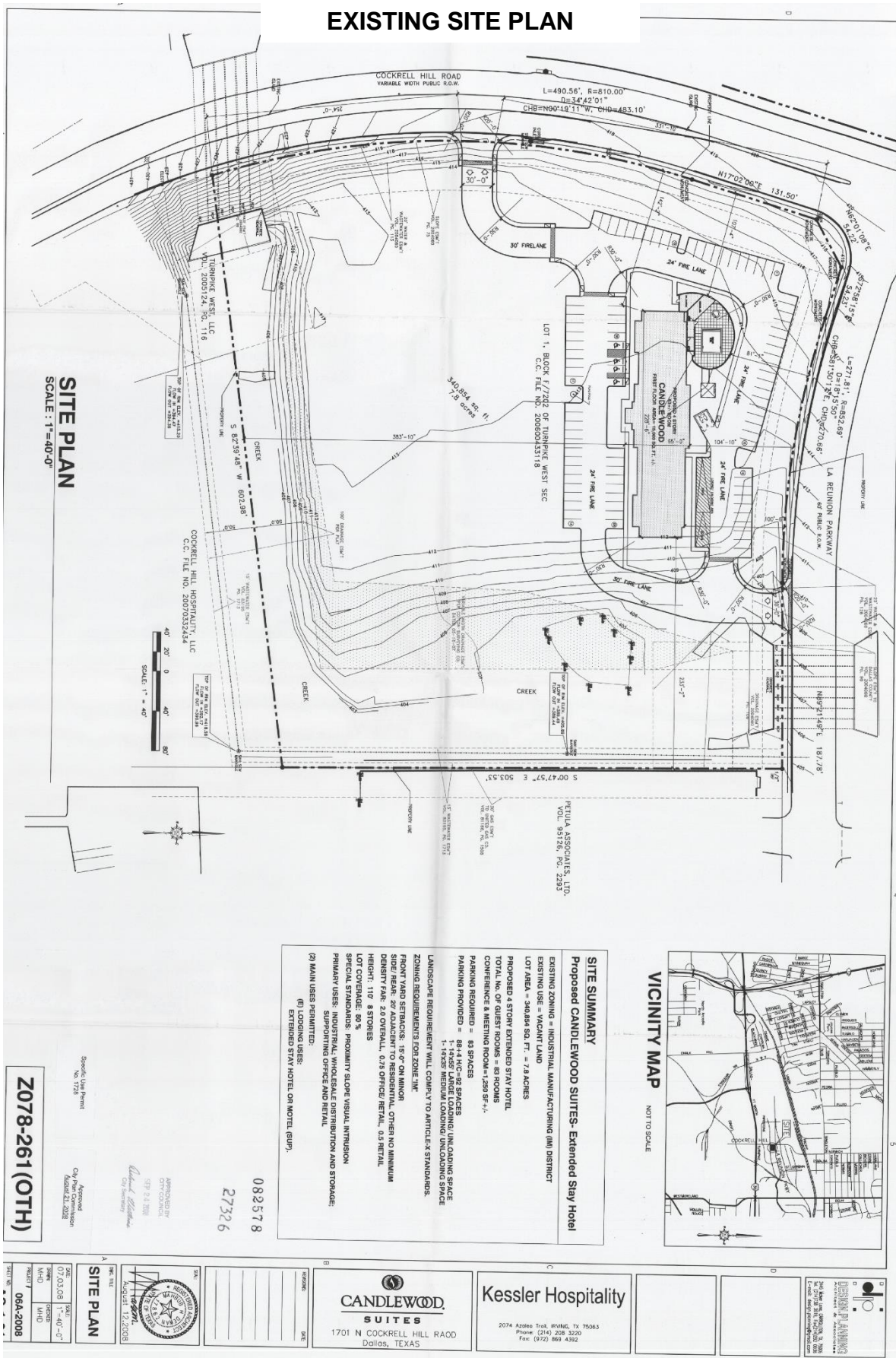
KESSLER HOSPITALITY, LLC.

- Amar Patel
- Aashish Desai
- Viral V. Patel
- Chetan Patel
- Dipak R. Patel
- Bhavesh R. Patel
- Manoj V. Patel
- Vikas Patel

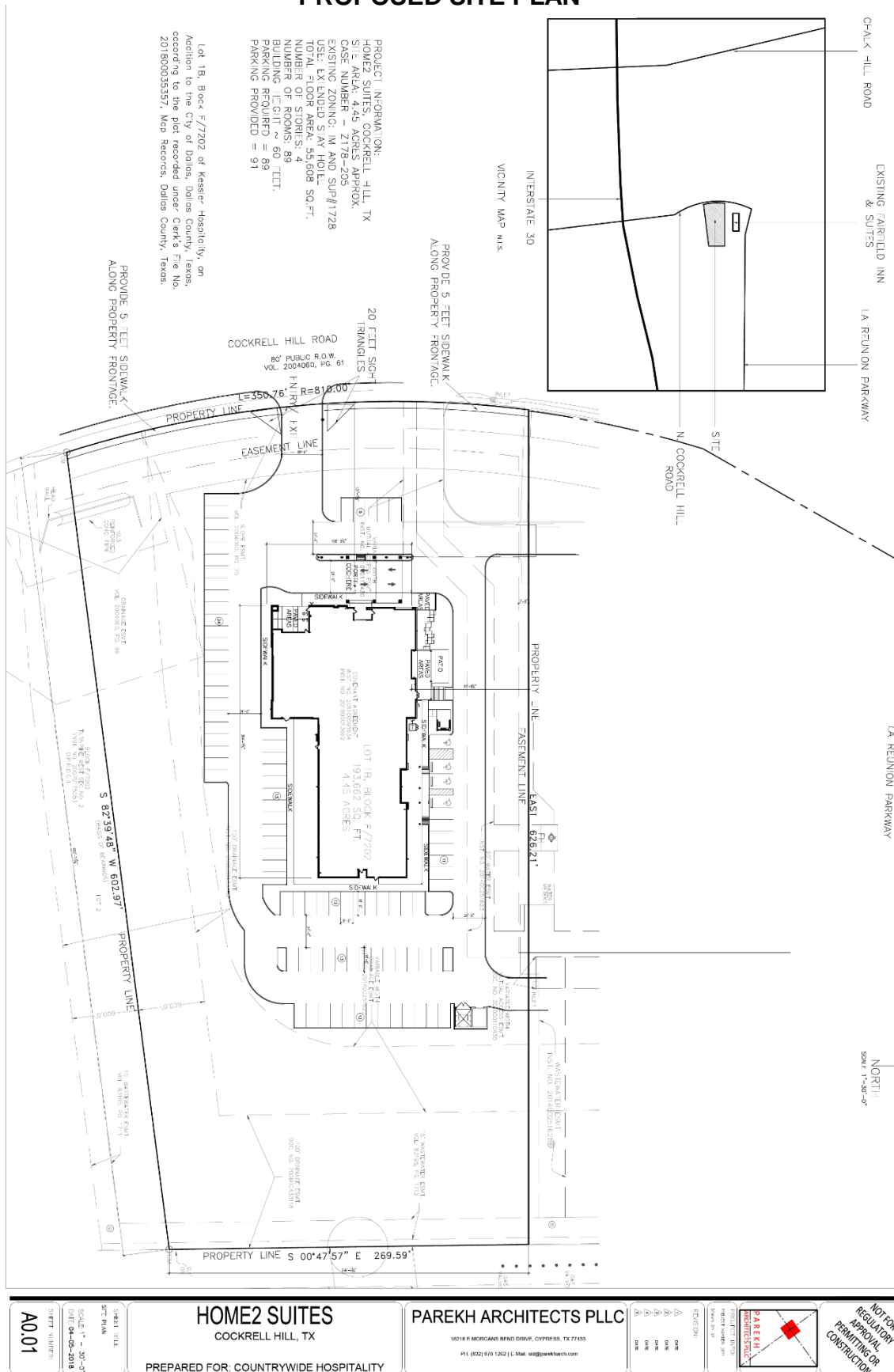
PROPOSED AMENDED SUP CONDITIONS.

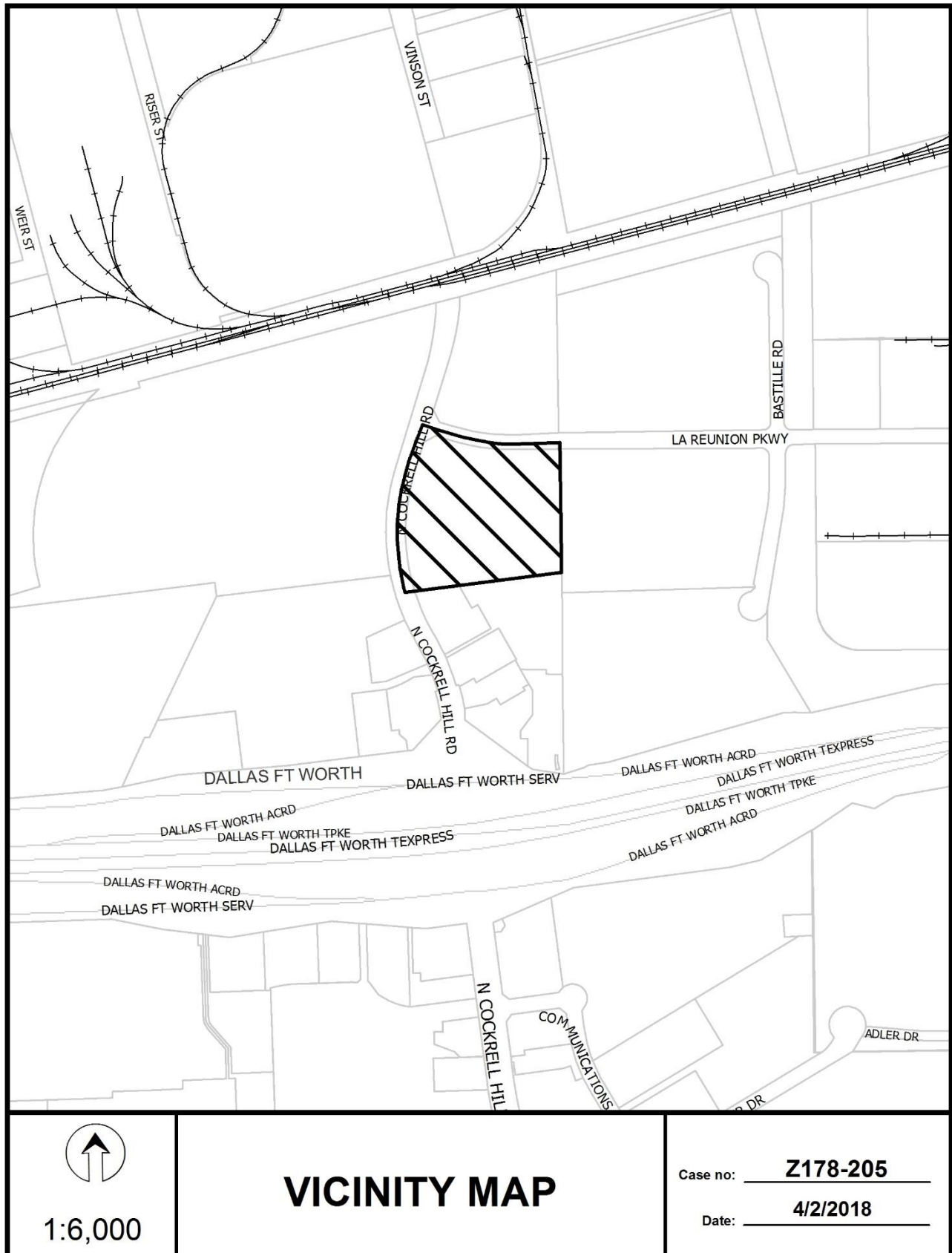
1. USE: The only use authorized by this specific use permit is an extended stay hotel or motel
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~September 24, 2018~~ (ten years) _____, but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property 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. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. INGRES/EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
6. PARKING: Off-street parking and loading must be provided in the locations shown on the attached site plan
7. ROOMS: Maximum of guest rooms is ~~83~~ 89
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN

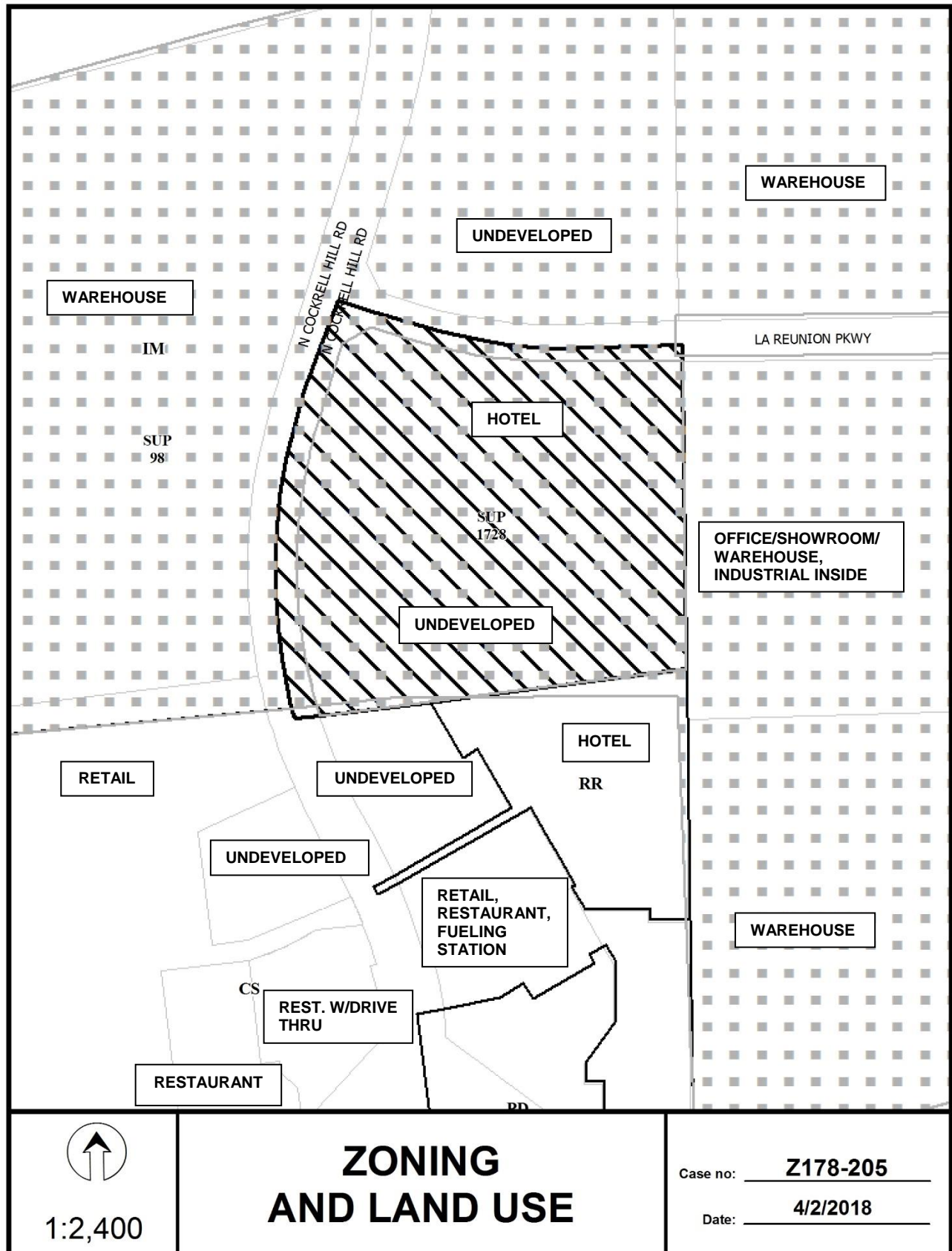


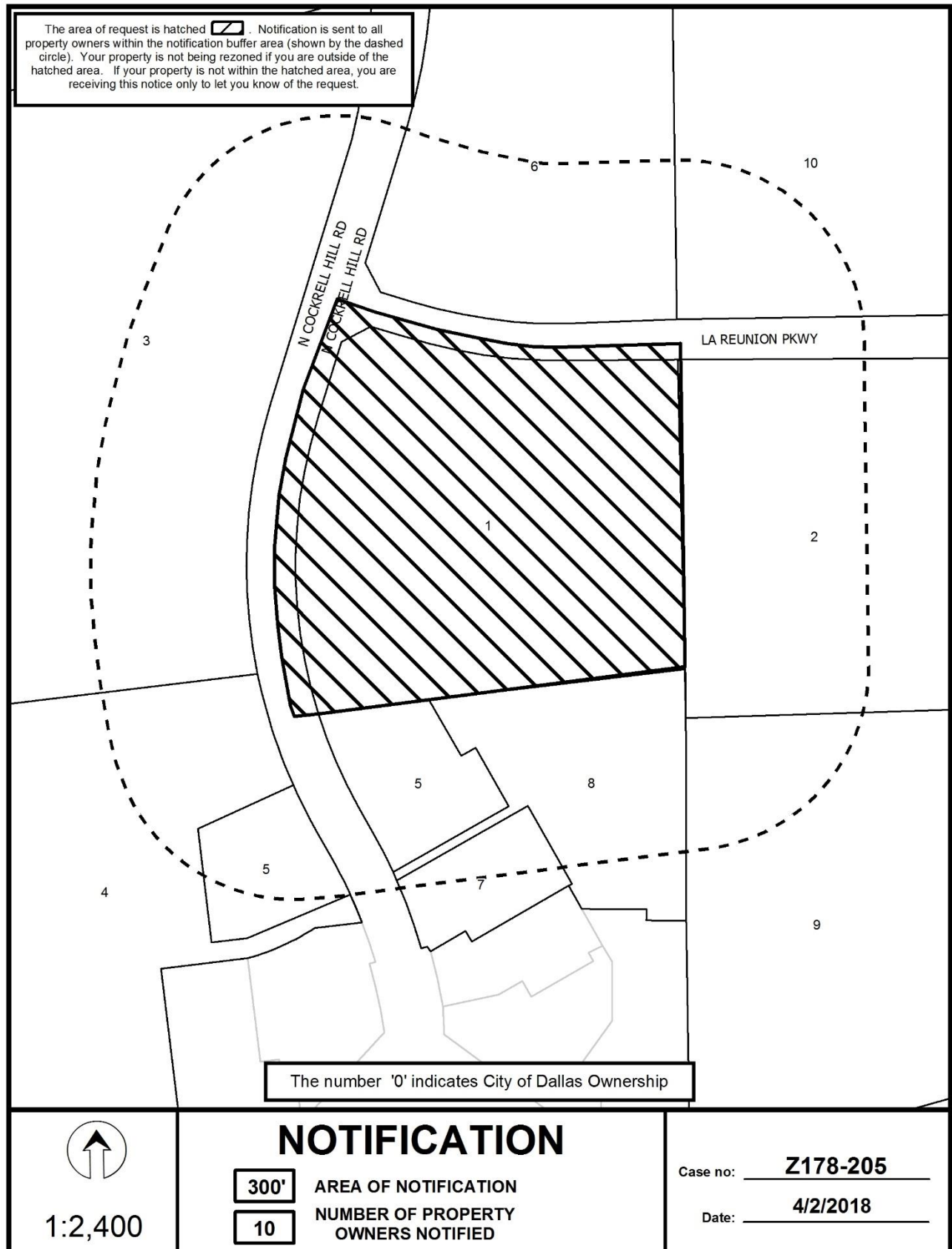
PROPOSED SITE PLAN











04/02/2018

Notification List of Property Owners

Z178-205

10 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2100 COCKRELL HILL RD	KESSLER HOSPITALITY LLC
2	4010 LA REUNION PKWY	PRIM TURNPIKE PORTFOLIO
3	2225 N COCKRELL HILL RD	UNITED STATES COLD
4	4351 IH 30	GAVI TURNPIKE WEST LLC
5	1717 COCKRELL HILL RD	TURNPIKE WEST LLC
6	1801 COCKRELL HILL RD	PRIM TURNPIKE WEST LLC
7	1714 COCKRELL HILL RD	SONIC LL COCKRELL HILL LP
8	1718 COCKRELL HILL RD	COCKRELL HILL HOSPITALITY
9	3950 BASTILLE RD	PETULA ASSOCIATES LTD
10	4051 LA REUNION PKWY	PETULA ASSOCIATES LTD

FILE NUMBER: Z178-123(PD)**DATE FILED:** November 2, 2017**LOCATION:** Area bound by Pacific Avenue, St. Paul Street, Elm Street, and South Ervay Street**COUNCIL DISTRICT:** 14**MAPSCO:** 45 L**SIZE OF REQUEST:** ±2.118 acres**CENSUS TRACT:** 31.01

REPRESENTATIVE: Santos Martinez, Masterplan Consultants**APPLICANT:** Outfront Media**OWNER:** Olymbec USA LLC**REQUEST:** An application for the renewal of Specific Use Permit No. 1957 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.**SUMMARY:** The applicant proposes to allow an existing 149-square-foot attached projecting non-premise district activity videoboard sign to remain on a building within the Downtown Special Provision Sign District.**STAFF RECOMMENDATION:** Approval for a ten-year period, subject to conditions.

BACKGROUND INFORMATION:

- The request site is currently developed with an office building.
- The request was originally approved by City Council on April 25, 2012 for a six-year period.
- The properties in the surrounding area are developed with office, retail, parking uses and vacant buildings.
- The applicant is proposing to allow the 149-square-foot (16.1'x9.3') videoboard sign, which is installed 20 feet above the sidewalk, to remain.
- Ordinance No. 27481, adopted by City Council on February 11, 2009, allowed for non-premise district activity videoboard signs in the Downtown Special Provision Sign District. In this ordinance, there was a limit of five videoboard signs.
- Ordinance No. 28347 was adopted by City Council on August 24, 2011. One of the amendments in this ordinance was to increase the number of videoboard signs in the Downtown SPSPD to a total of 15 and expand the area in which the videoboard signs are allowed.
- Currently, 13 non-premise district activity videoboard signs have been approved in the Downtown Special Provision Sign District.

Zoning History: There have been five recent zoning cases within the past five years.

1. Z167-351 On March 28, 2018, the City Council approved Tract C within Historic Overlay District No. 48 to allow additional signage.
2. Z156-209 On May 25, 2017, the City Council approved Specific Use Permit No. 2029 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (inside) limited to a dance hall.
3. Z145-334 On December 16, 2015, the City Council approved Specific Use Permit No. 2165 for a vehicle, display, sales, and service.
4. Z123-200 On April 24, 2013, the City Council approved Specific Use Permit No. 2025 for a personal service use limited to a spa.
5. Z123-224 On August 14, 2013, the City Council approved Specific Use Permit No. 1796 for an attached projecting non-Premise district activity videoboard signs.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Pacific Avenue	Minor Arterial	Variable Width

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No 619	Office
North	CA-1(A), H/117	Comerica Bank Tower
South	PDD No. 619	Office
East	H/48	Office
West	PDD No. 619, SUP No. 793	Office & Retail

STAFF ANALYSIS:**Comprehensive Plan:**

The subject site is identified as being within the *Downtown Area* on the ***forwardDallas! Vision Illustration***, adopted June 2006. The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing.

LAND USE ELEMENT**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

Policy 1.1.3 Build a dynamic and expanded Downtown.

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

Policy 2.3.3 Work with property owners and stakeholders to preserve and enhance the image of Downtown Dallas.

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

- Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

- Policy 5.2.2 Promote the character of the city's significant districts, linkages and areas.

Land Use Compatibility:

The 2.118-acre request site is zoned Planned Development District No. 619 and is developed with an office building. The applicant requests the renewal of Specific Use Permit No. 1957 to allow an existing 149-square-foot attached projecting non-premise district activity videoboard sign to remain on a building within the Downtown Special Provision Sign District.

The request site is surrounded by office uses to the south and east, office and retail uses to the west, and a financial institution without drive-in window use to the north.

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.

Section 51A-7.909(g) pertains to the occupancy of buildings upon which videoboards may be attached. Videoboard signs are "only permitted on buildings with retail and personal service uses, lodging use or office uses occupying at least 75 percent of the leasable ground floor area and an overall building occupancy of at least 50 percent. The director shall notify City Council of any building that falls below the occupancy requirements and fails to reestablish the occupancy requirement within 120 days. The director may waive the occupancy requirements of this subsection for up to one year if the director determines that the building or multi-building complex is currently being redeveloped. The director may revoke this waiver if redevelopment stops or is inactive for 90 days or more."

The applicant submitted an affidavit indicating the ground floor meets the occupancy requirements.

The applicant's request, subject a site plan and conditions, complies with the general provisions for consideration of the SUP renewal.

Development Standards:

A maximum of 15 non-premise district activity videoboard signs are permitted and may only be erected on buildings with frontage on streets within the Retail Subdistrict bounded by Jackson Street, Lamar Street, Pacific Avenue, and Cesar Chavez Boulevard.

Non-premise district activity videoboard signs may not be placed on Pacific Avenue between Akard Street and Ervay Street. Non-premise district activity videoboard signs may not be placed on building facades facing Main Street Garden or Belo Garden.

A maximum of one non-premise district activity videoboard sign is permitted per block face. Non-premise district activity videoboard signs must have a minimum of 100 square feet in effective area and may have maximum of 150 square feet in effective area.

Non-premise district activity videoboard signs are only permitted by SUP

Projecting non-premise activity videoboard signs

- must have a vertical orientation with height exceeding the width at a minimum of 16:9 width-to-height ratio;
- may project a maximum of 12 feet into the right-of-way;
- must have a minimum clearance of 15 feet above the sidewalk and a maximum clearance of 35 feet above the sidewalk.
- must have video displays on both sides of the sign.

All videoboard signs:

- must contain a default mechanism that freezes the image in one position in case of malfunction
- must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:
 - the ambient light level measure in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then
 - the dimming level, multiplied by .0039 equal the brightness level; then
 - the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed brightness, measured in nits.
- must be turned off between 1:00a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and
- may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

Non-premise district activity videoboard signs:

- must have a full color display able to display a minimum of 281 trillion color shades; and
- must be able to display a high quality image with a minimum resolution equivalent to 19mm maximum pixel size.

Changes of message must comply with the following:

- Each message must be displayed for a minimum of eight seconds
- Changes of message must be accomplished within two seconds
- Changes of message must occur simultaneously on the entire sign face
- No flashing, dimming, or brightening of message is permitted except to accommodate changes of message

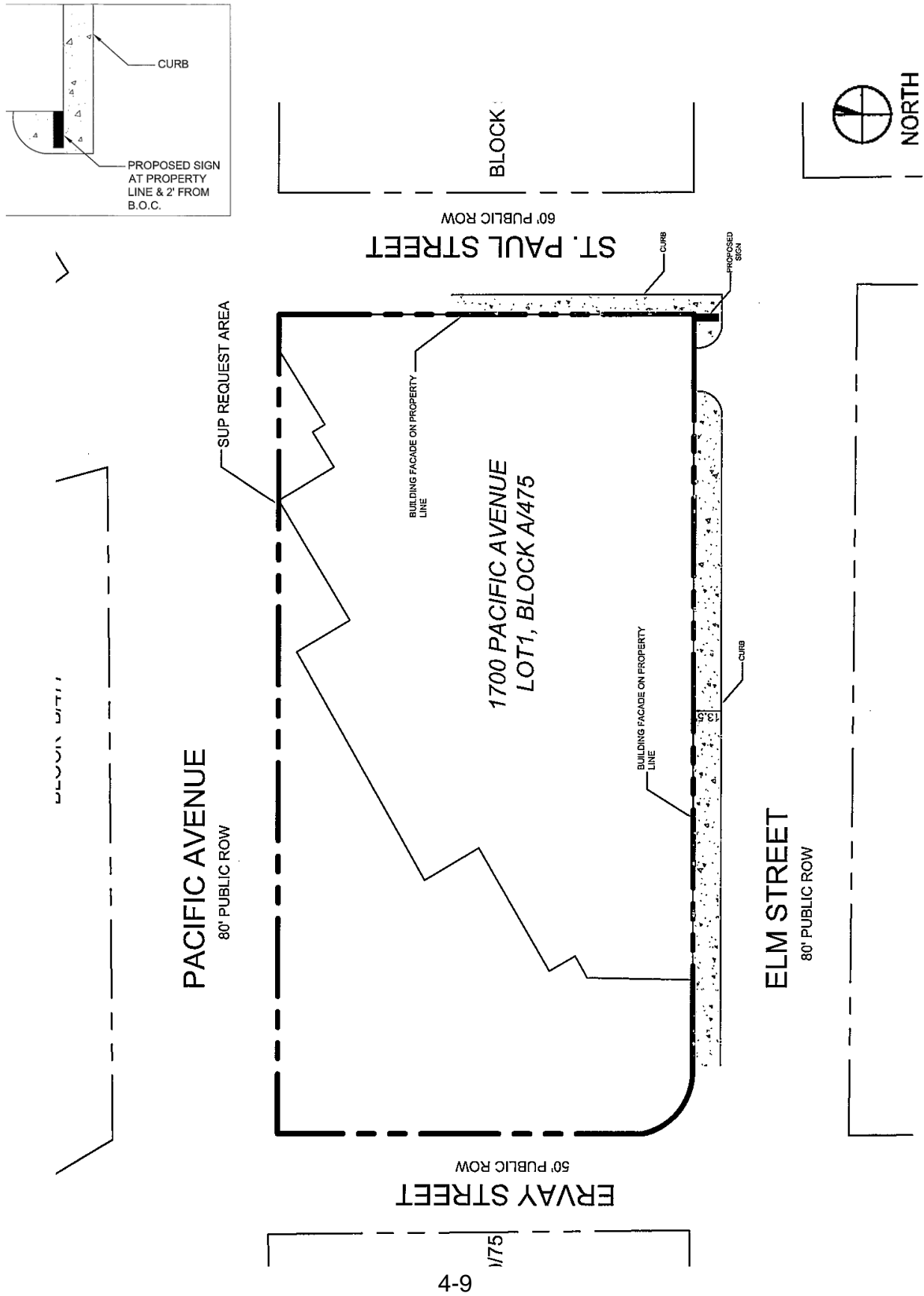
LIST OF OFFICERS

Philip Lassman, Asset Manager

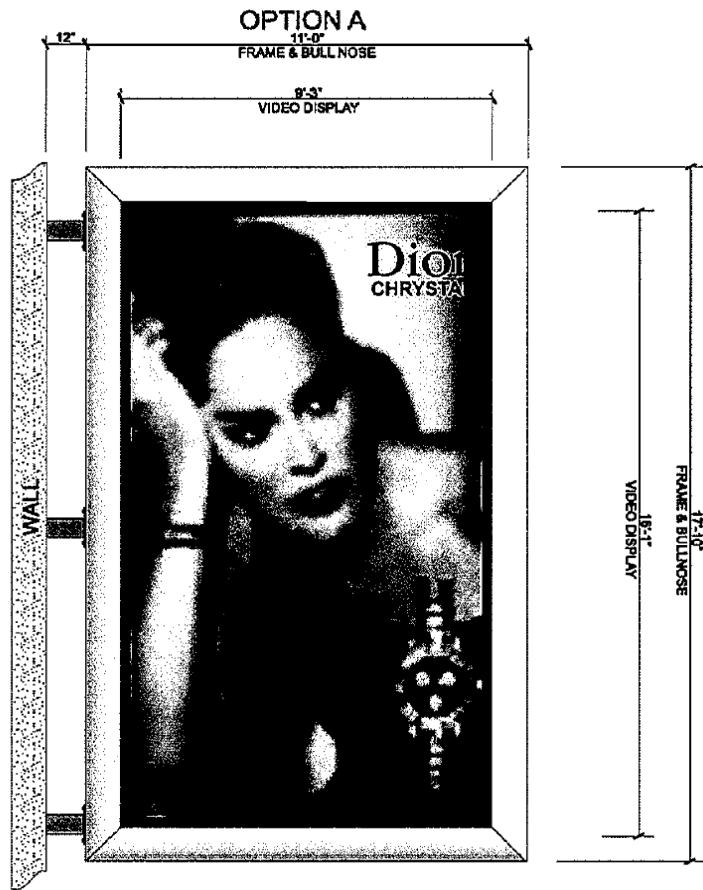
PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a projecting non-premise district activity videoboard sign.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.
3. TIME LIMIT: This specific use permit expires on ~~April 25, 2018~~ (ten-years from the passage of this ordinance).
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.

Proposed Site Plan



Proposed Elevation

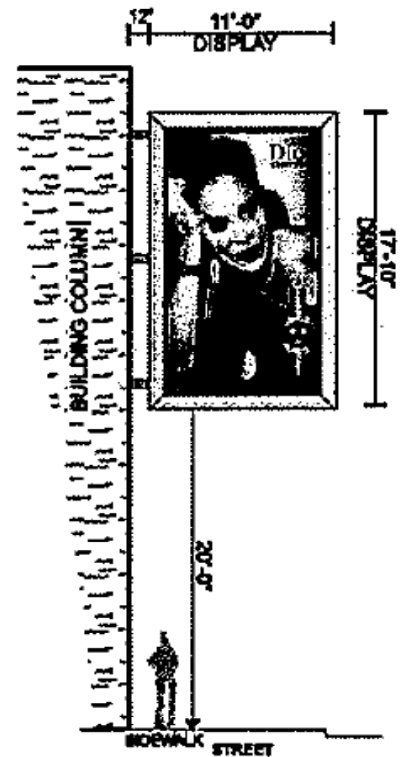


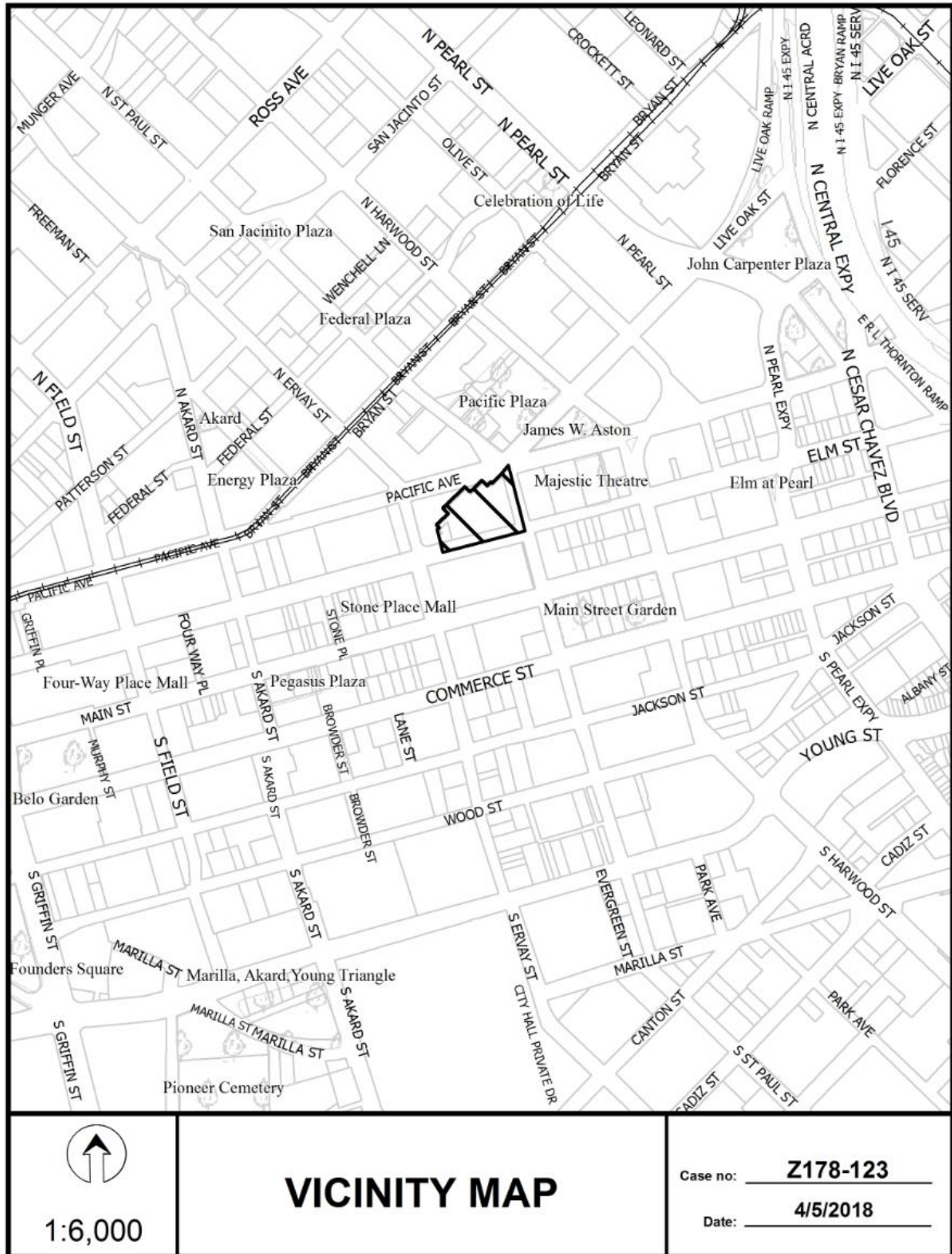
A VIDEO DISPLAY DETAIL SCALE 3/8"=1'-0"

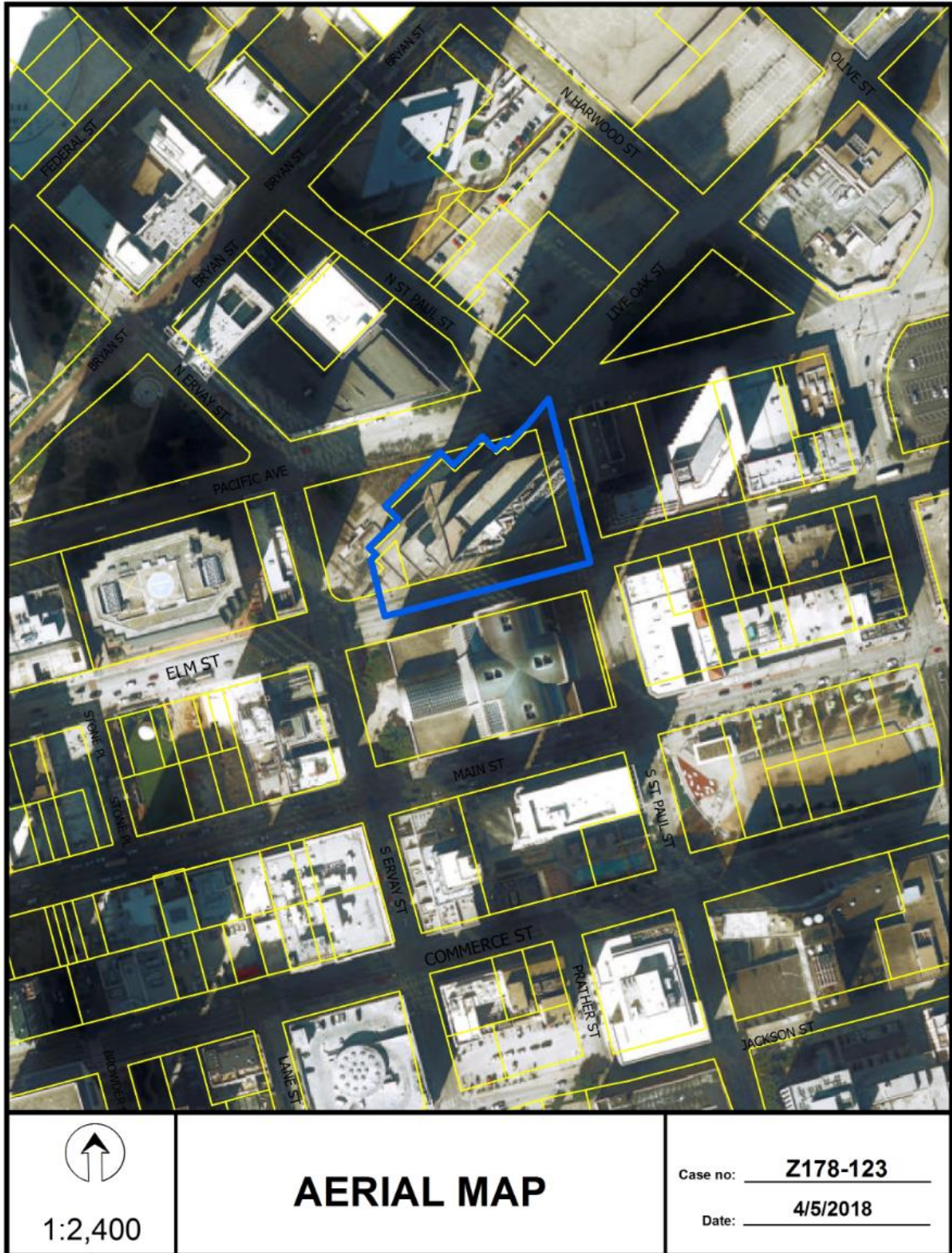
(5) D/F Back to Back Video Displays Mounted To Angle Framed Cabinet
W/ Bull Nose Frame, Bull Nose & Filler PTD, P-61 Silver.

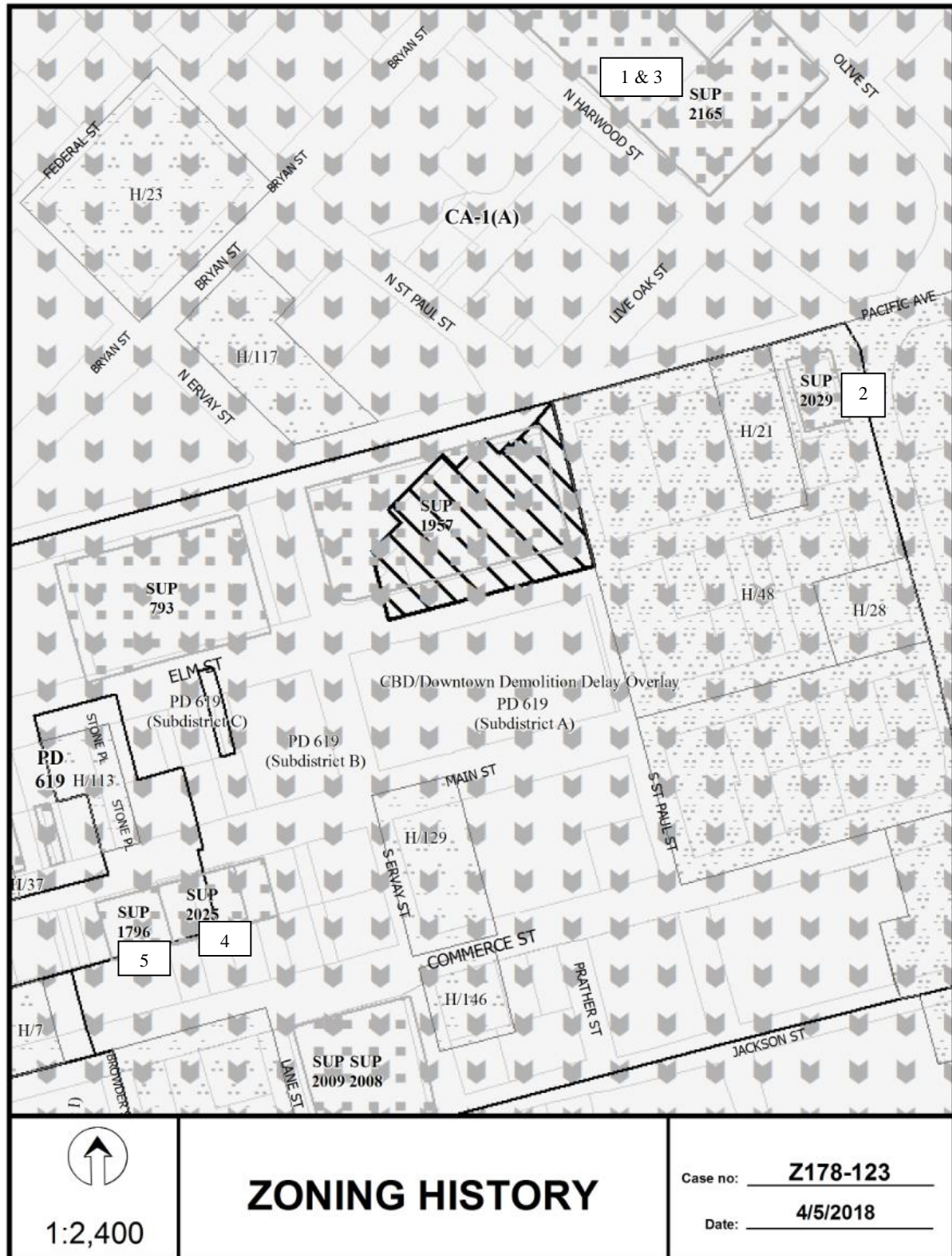
DESCRIPTION: 1
Display Revolute

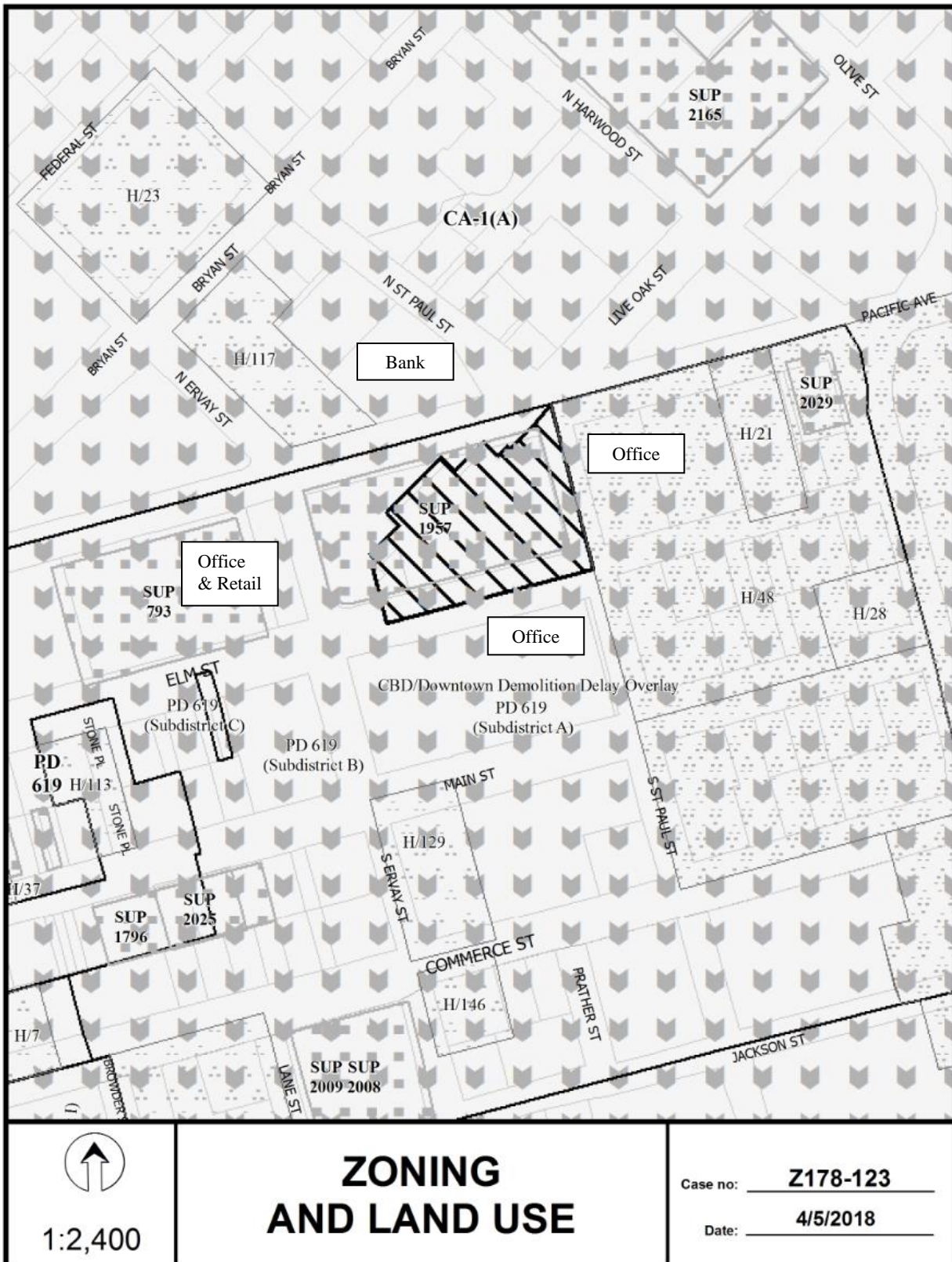
Metric: 216 line
1 line Resolution: 15













04/05/2018

Notification List of Property Owners***Z178-123******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1916 ELM ST	OLYMBEC USA LLC
2	200 S ST PAUL ST	OLYMBEC USA LLC
3	211 N ERVAY ST	ALTERRA 211 NORTH ERVAY LLC
4	1623 MAIN ST	FC WP BUILDING LLC
5	1910 PACIFIC AVE	1910 PACIFIC LP
6	1910 PACIFIC AVE	OLYMBEC USA LLC
7	1717 MAIN ST	1717 TOWER OWNER LP
8	1900 ELM ST	UNIVERSITY OF NORTH TEXAS SYSTEM
9	1915 MAIN ST	F A SCHLUTER 1818 1882 FOUNDATION
10	1915 MAIN ST	UNIVERSITY OF NORTH TEXAS SYSTEM
11	1911 MAIN ST	UNIVERSITY OF NORTH TEXAS SYSTEM
12	1911 MAIN ST	DALLAS COUNTY COMMUNITY
13	1928 ELM ST	UNT CENTER AT DALLAS
14	1921 MAIN ST	UNIVERSITY OF NORTH TEXAS SYSTEM
15	1921 MAIN ST	DALLAS COUNTY COMMUNITY
16	1908 ELM ST	JARVIS BARNEY W JR TR &
17	1627 PACIFIC AVE	THANKSGIVING SQUARE FDN
18	325 N ST PAUL ST	FOUR POINT STAR LP PS
19	325 N ST PAUL ST	FOUR POINT STAR LP
20	350 N ERVAY ST	ERVAY RESIDENTIAL LTD PS
21	1614 ELM ST	ELM AT STONEPLACE HOLDINGS LLC
22	1601 ELM ST	1601 ELM HOLDINGS LP
23	1900 PACIFIC AVE	1907 ELM HOLDINGS LP
24	1900 PACIFIC AVE	1900 PACIFIC HOLDINGS LP

Planner: Sarah May**FILE NUMBER:** Z178-115(WE/SM) **DATE FILED:** October 30, 2017**LOCATION:** West Illinois Avenue and Andrews Street, northeast corner**COUNCIL DISTRICT:** 1 **MAPSCO:** 53 S**SIZE OF REQUEST:** Approx. 3.0 acres **CENSUS TRACT:** 65.02**APPLICANT:** Steven Rich of Brite Shine, LLC**OWNER:** Mountain View Church of Christ**REPRESENTATIVES:** Perren Gase and Travis Lawrie**REQUEST:** An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District.**SUMMARY:** The applicant proposes to demolish the existing church, in part or in whole, and redevelop the site with a multi-tenant shopping center that will include retail and restaurant uses. The proposed deed restrictions prohibit certain uses that are allowed in the CR Community Retail District.**STAFF RECOMMENDATION:** **Denial****PRIOR CPC ACTION:** On February 15, March 1, March 22, and April 19, 2018, the City Plan Commission held this item under advisement to allow the applicant to conduct a neighborhood meeting and to offer additional restrictions. The applicant requests to allow a restaurant with drive-in or drive-through service with additional restrictions to locate speakers, microphones, and noise-generating areas in specified areas separated from residential uses.

BACKGROUND INFORMATION:

- The request site is developed with a church and surface parking lot. Motor vehicle ingress/egress points exist to all three adjacent roadways.
- The applicant proposes to demolish one or more of the existing structures to redevelop the site with a one-story, multi-tenant retail development. The proposed development is proposed to consist of a general merchandise or food store and a restaurant without drive-in or drive through service.
- The applicant has had a neighborhood meeting and offered additional restrictions since the February 15, 2018 CPC meeting. The primary changes to the deed restrictions are 1) when a car wash and drive-through restaurant propose the use of outdoor microphones or speakers an acoustical engineer must certify the design of the site will comply with standard noise regulations of the Dallas Development Code, and 2) outdoor microphones and speakers for drive-through restaurants have been prohibited along the perimeter of the site with residential adjacency.

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

1. **Z145-239:** On August 12, 2015, the City Council approved a CR Community Retail District on property zoned an LI Light Industrial District.
2. **Z145-287:** On October 14, 2015, the City Council approved an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, an MF-2(A) Multifamily District, and an LI Light Industrial District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
West Illinois Ave	Principal Arterial	80 ft.	100 ft.
Andrews Street	Local	50 ft.	50 ft.
Rockford Drive	Local	45 ft.	45 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.

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The request does not support or obstruct the Plan's goals or policies.

Economic Element

GOAL 2.1 PROMOTE BALANCED GROWTH

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

GOAL 2.4 CREATE AND MAINTAIN AN ENVIRONMENT FRIENDLY TO BUSINESSES AND ENTREPRENEURS

Policy 2.4.2 Restore Dallas as the premier city for conducting business within the region.

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:

Land Use Compatibility:

The request site is developed with a church and surface parking lot. Motor vehicle ingress/egress points exist to all three adjacent roadways. The applicant proposes to demolish the existing church, in part or in whole, and redevelop the site with a multi-tenant shopping center that will include retail and restaurant uses. The applicant also proposes to market a portion of the property to a drive-through restaurant or to an auto service center. The applicant has proposed restrictions to narrow the list of permitted uses, restrict the perimeter of the property closest to single family uses by prohibiting some noise generating activities, and restricted motor vehicle access to West Illinois Avenue and Andrews Street, when located within 130 feet of the north right-of-way line of Illinois Avenue. Staff generally supports the applicant's proposed restrictions; however, staff is concerned that a drive-through restaurant will generate nuisances to surrounding properties.

Of the following volunteered prohibited uses, a *college dormitory, fraternity, or sorority house* use is the only land use currently prohibited in the R-5(A) Single Family District.

- Crop production. *[Limited to a community garden in both R-5(A) and CR]*
- Gas drilling and production. *[SUP required in both R-5(A) and CR]*
- Temporary concrete or asphalt batching plant. *[Special authorization from the building official is required in both R-5(A) and CR]*
- College dormitory, fraternity, or sorority house.

The following uses are prohibited in the existing zoning district [R-5(A) Single Family District] and are allowed with an SUP in the proposed zoning district [CR Community Retail District]. Although the following uses have not been restricted with the volunteered deed restrictions, staff supports this portion of the applicant's request because these uses would require consideration by the City Plan Commission and City Council before they are allowed, and therefore these uses need not be included in the volunteered deed restrictions.

- Medical or scientific laboratory.
- Hospital.
- Hotel and motel.
- Lodging or boarding house.
- Overnight general purpose shelter.
- Attached non-premise sign.
- Alternative financial establishment.
- Alcoholic beverage establishments.
- Commercial amusement (outside).
- Convenience store with drive-through.
- General merchandise or food store 100,000 square feet or more.
- Swap or buy shop.
- Paraphernalia shop.
- Mini-warehouse.
- Recycling buy-back center.
- Recycling collection center.

The following uses require an SUP in the existing zoning district [R-5(A) Single Family District] and are allowed without an SUP or an RAR¹ in the proposed zoning district [CR Community Retail District]. However, because the applicant proposes to restrict vehicular access, staff supports this portion of the applicant's request as these uses are not foreseen to be detrimental to the surrounding properties.

- Adult day care facility.
- Child-care facility.
- College, university, or seminary.
- Convent or monastery.
- Country club with private membership.
- Private recreation center, club, or area.
- Electrical substation.
- Police or fire station.
- Post office.
- Monopole cellular towers 65' or less in height.

¹ An RAR is an administrative review that could recommend approval with limited conditions with the intention to lessen negative impacts on nearby residential property.

The applicant has volunteered to prohibit the following uses that are not allowed in the existing zoning district [R-5(A) Single Family District].

- Ambulance service.
- Animal shelter or clinic without outside runs.
- Building repair and maintenance shop
- Business school.
- Car wash.
- College dormitory, fraternity, or sorority house.
- Commercial amusement (inside).
- Commercial parking lot or garage.
- Commercial radio and television transmitting station.
- Crop production.
- Dry cleaning or laundry store.
- Gas drilling and production.
- Home improvement center, lumber, brick or building materials sales yard.
- Liquor store.
- Monopole cellular towers 65 feet or taller.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Pawn shop.
- Public school other than an open-enrollment charter school.
- Temporary concrete or asphalt batching plant.

The applicant has not volunteered deed restrictions to prohibit the following uses that are prohibited in the existing zoning district [R-5(A) Single Family District]. Some of the following uses require an RAR or a DIR² in the CR District.

- Catering service.
- Custom business services.
- Electronics service center.
- Tool or equipment rental.
- Library, art gallery, or museum.
- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center.
- Office.
- Auto service center. *[RAR]*
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant with drive-in or drive-through service. *[DIR]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Temporary retail use.
- Theater.

² A DIR is a development impact review. This review is an administrative review that evaluates if the traffic patterns of the proposed development would adversely impact the surrounding roadways.

The applicant has volunteered five restrictions that are intended to lessen potential nuisances to surrounding properties in the event that the property develops with the above list of uses. First, the applicant has proposed restrictions for auto service center uses that are focused on deterring small auto repair shops and outside displays of tires and auto parts. Second, the applicant has volunteered to prohibit service areas and typical noise generating equipment within approximately 100 feet of single family properties. Third, if the site develops with a drive through restaurant, the applicant has volunteered to have an acoustical engineer design the site to ensure the site would meet the maximum sound pressure levels from the site to the bounding plot line in a residential district. The applicant expects the engineer will design a noise absorbing wall between the drive through restaurant and nearby residential properties. Fourth, in an effort to further protect the neighbors from potential nuisances due to proximity to a drive through restaurant, the applicant has volunteered to create a buffer for outdoor microphones and speakers. Finally, the applicant has volunteered to restrict motor vehicle access to areas with residential zoning across the adjoining street.

Staff generally supports the applicant's proposed restrictions because they address many potential nuisances; however, staff recommends denial because a drive-through restaurant are not foreseen to be compatible with surrounding properties.

Surrounding Land Uses:

Location	Zoning	Land Use
Site	R-5(A)	Church
North	R-5(A)	Single Family
East	R-5(A)	Single Family
South	LI, R-5(A)	Police Station and Park Service Center
West	R-5(A)	Single Family, Personal service uses

Development Standards:

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

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

LIST OF OFFICERS

List of Partners/Principles/Officers - Brite Shine, LLC

RE: Proposed rezoning of 4111 W Illinois, Dallas, TX 75211

The names listed below represent all Partners/Principles/Officers of Brite Shine, LLC:

1. Steven Rich
2. Tracey Rich

List of Partners/Principles/Officers – Mountain View Church of Christ

RE: Proposed rezoning of 4111 W Illinois, Dallas, TX 75211

The names listed below represent all Trustees of Mountain View Church of Christ:

1. Tameka Deshena Flemming
2. Elkie Brewer Bigham
3. Valerie Ann Evans
4. Annie Rine Knight
5. Andrea N. Newman
6. Carole Marquitta Hamilton
7. Phillip Alford Powers
8. Veronica Teresa Gibbons
9. Colin R. O'Garro
10. Nora O'Garro
11. Darwin Brown
12. Anthony Flemming
13. Roy Montgomery, Jr.

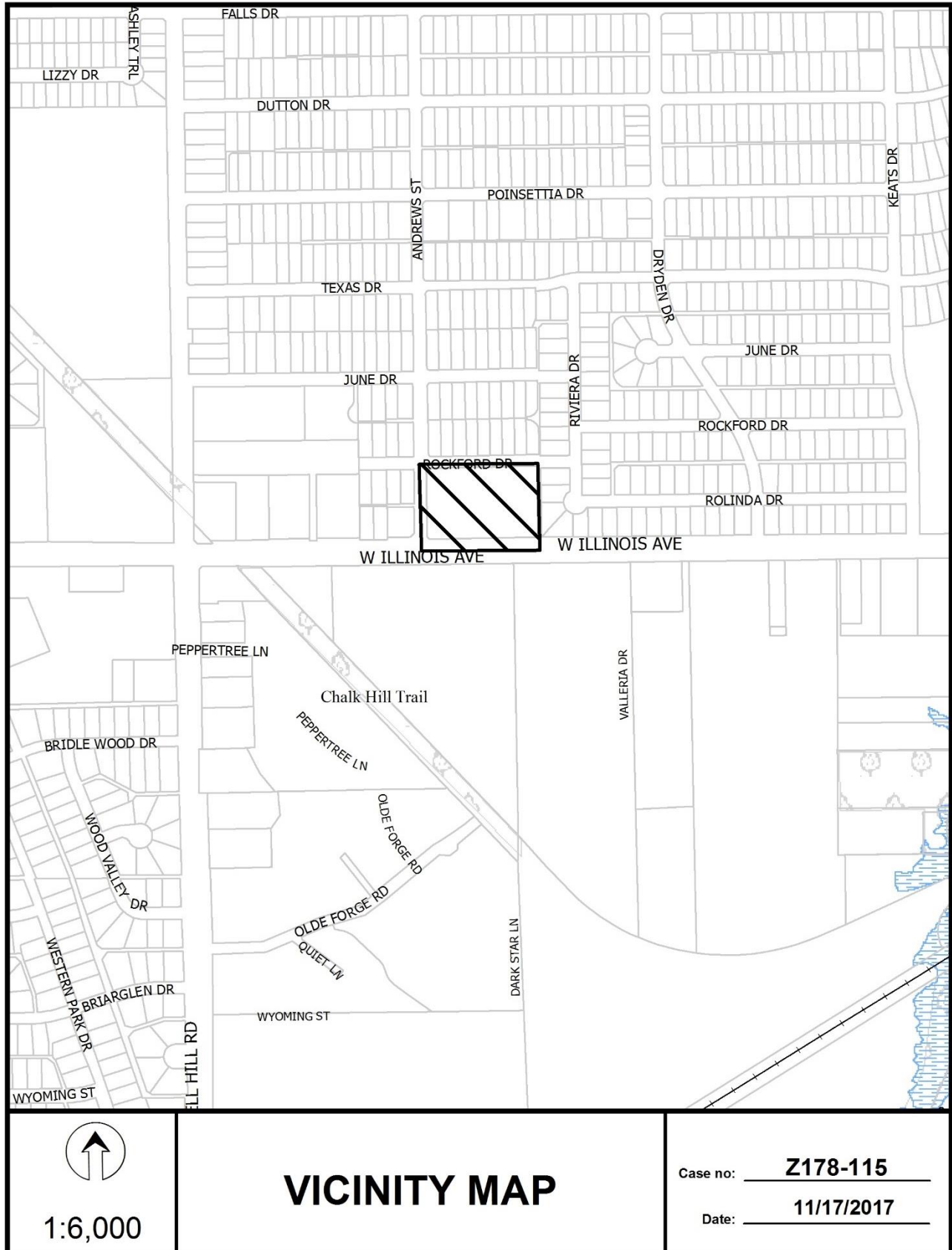
PROPOSED DEED RESTRICTIONS

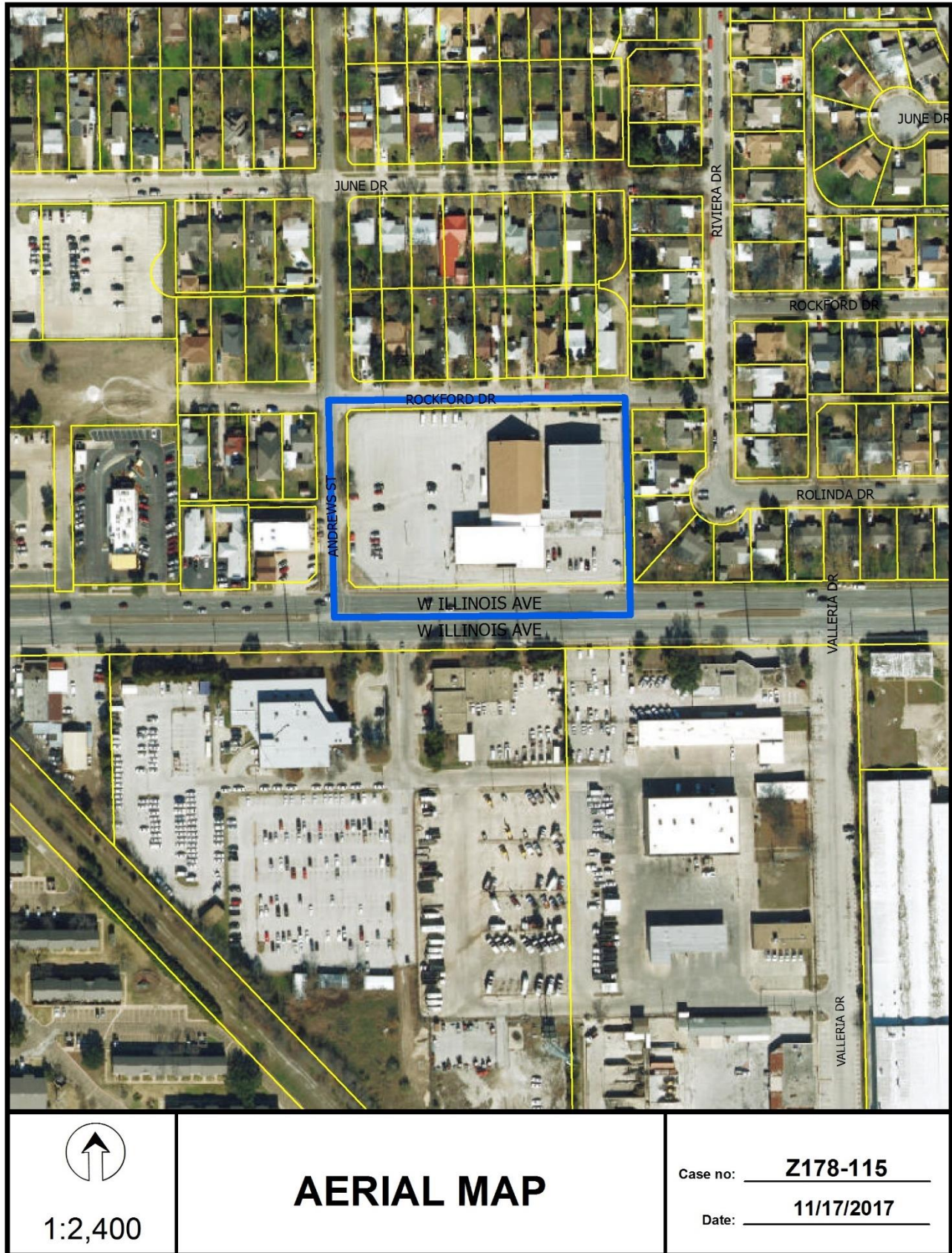
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

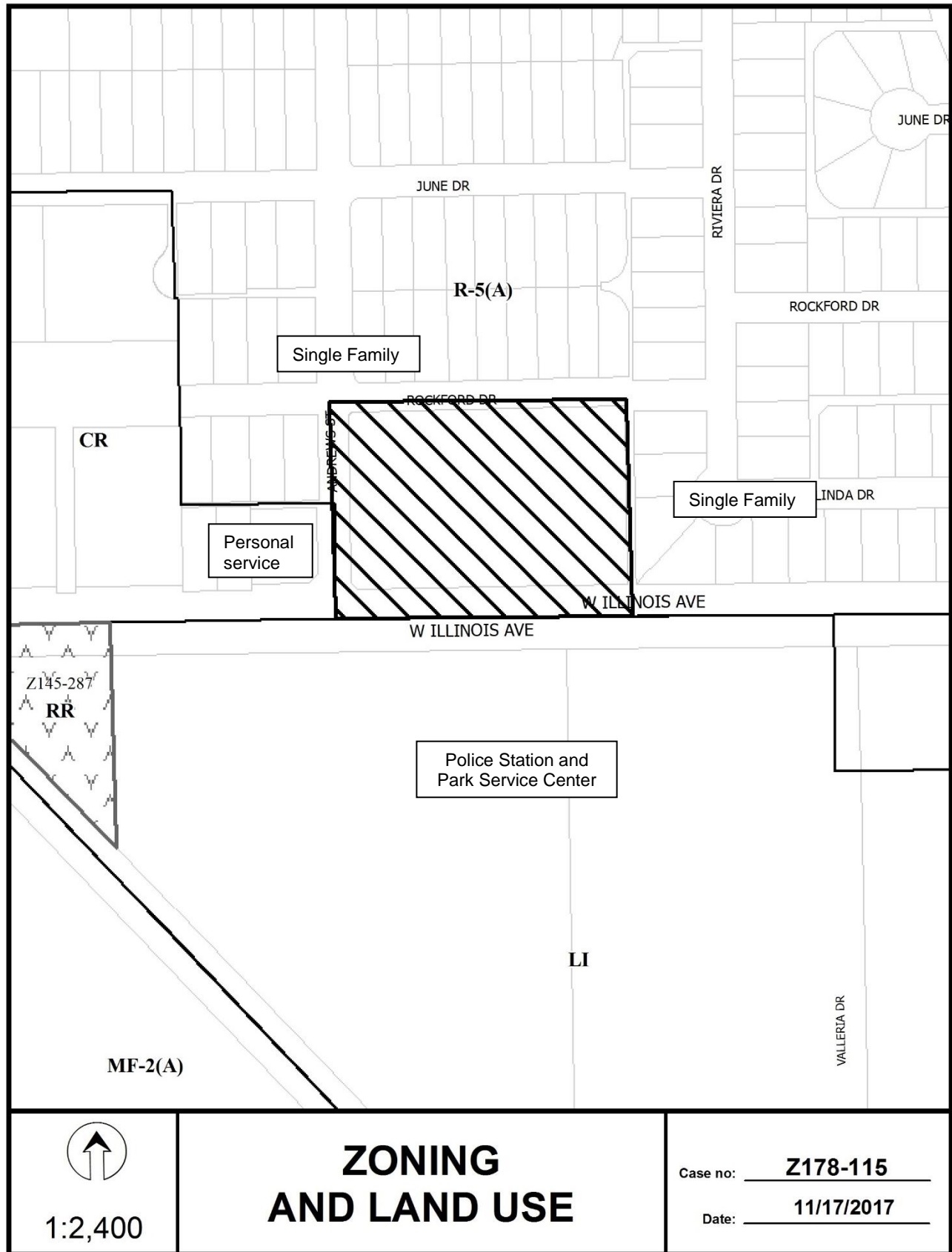
- (1) The following uses are prohibited:
 - Ambulance service.
 - Animal shelter or clinic without outside runs.
 - Building repair and maintenance shop
 - Business school.
 - Car Wash.
 - College dormitory, fraternity, or sorority house.
 - Commercial amusement (inside).
 - Commercial parking lot or garage.
 - Commercial radio and television transmitting station.
 - Crop production.
 - Dry cleaning or laundry store.
 - Gas drilling and production.
 - Home improvement center, lumber, brick or building materials sales yard.
 - Liquor store.
 - Monopole cellular towers 65 feet or taller.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Pawn shop.
 - Public school other than an open-enrollment charter school.
 - Temporary concrete or asphalt batching plant.
- (2) For an auto service center use,
 - (A) Minimum floor area is 3,000 square feet.
 - (B) Accessory outside display of merchandise and accessory outside sales are prohibited.
- (3) Heating and cooling equipment, generators, and service areas where forklifts and service vehicles operate are prohibited within:
 - (A) 55 feet of Rockford Drive,
 - (B) 88 feet from the easternmost property line, and

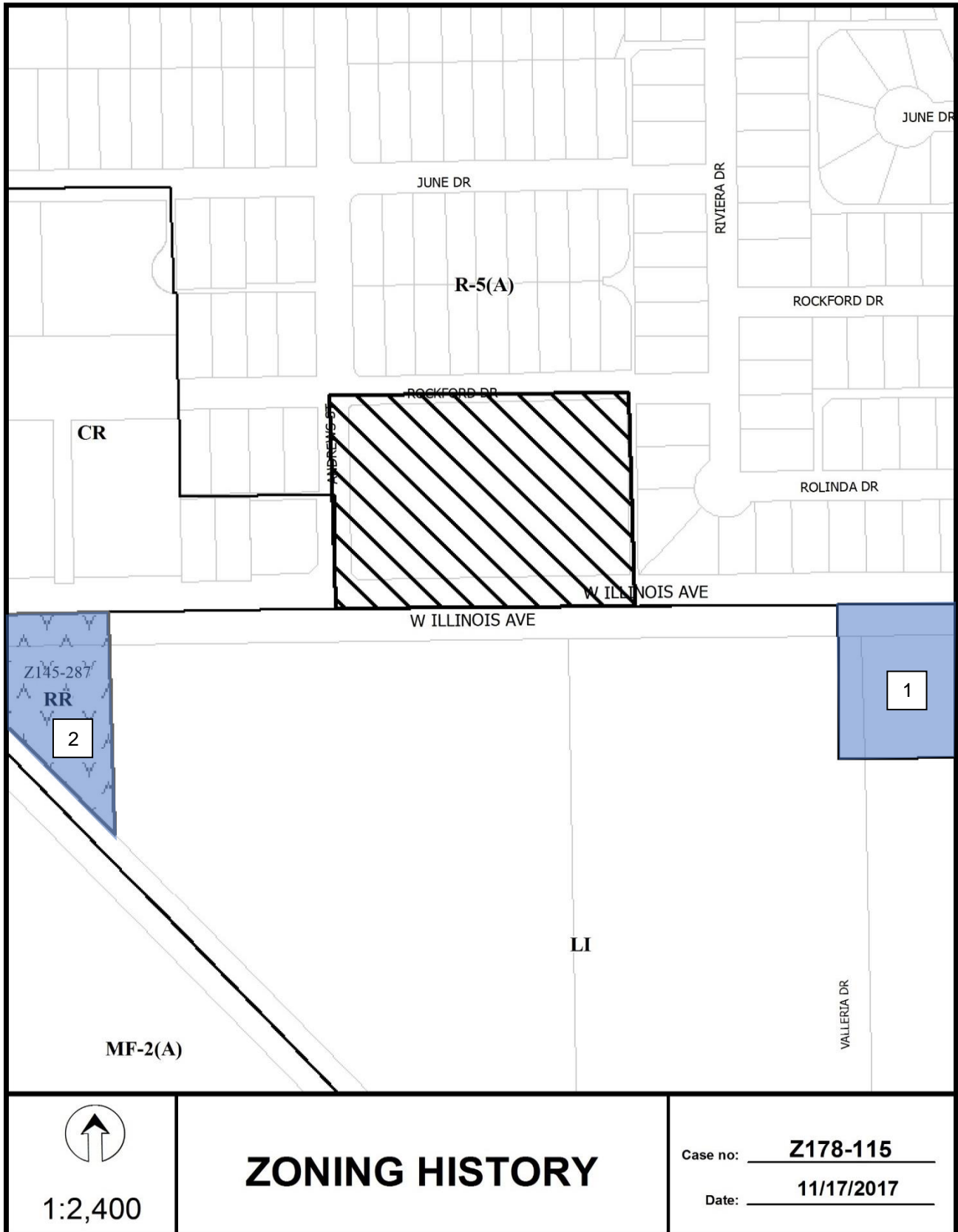
- (C) 50 feet of Andrews Street, when located within 290 feet of Rockford Drive.
- (4) For a restaurant with drive-in or drive-through service with outdoor microphones or speakers, an acoustical engineer must certify that the design of the site will comply with the noise regulations of Article VI, "Environmental Performance Standards."
- (5) For a restaurant with drive-in or drive-through service, outdoor microphones and speakers are prohibited in the following locations:
 - (A) within 100 feet of the eastern boundary of the Property,
 - (B) within 20 feet of the western boundary of the Property, and
 - (C) within 80 feet of the northern boundary of the Property.
- (6) Vehicular ingress to and egress from the Property is limited to:
 - (A) Andrews Street within 130 feet of the north right-of-way line of Illinois Avenue;
and
 - (B) Illinois Avenue.

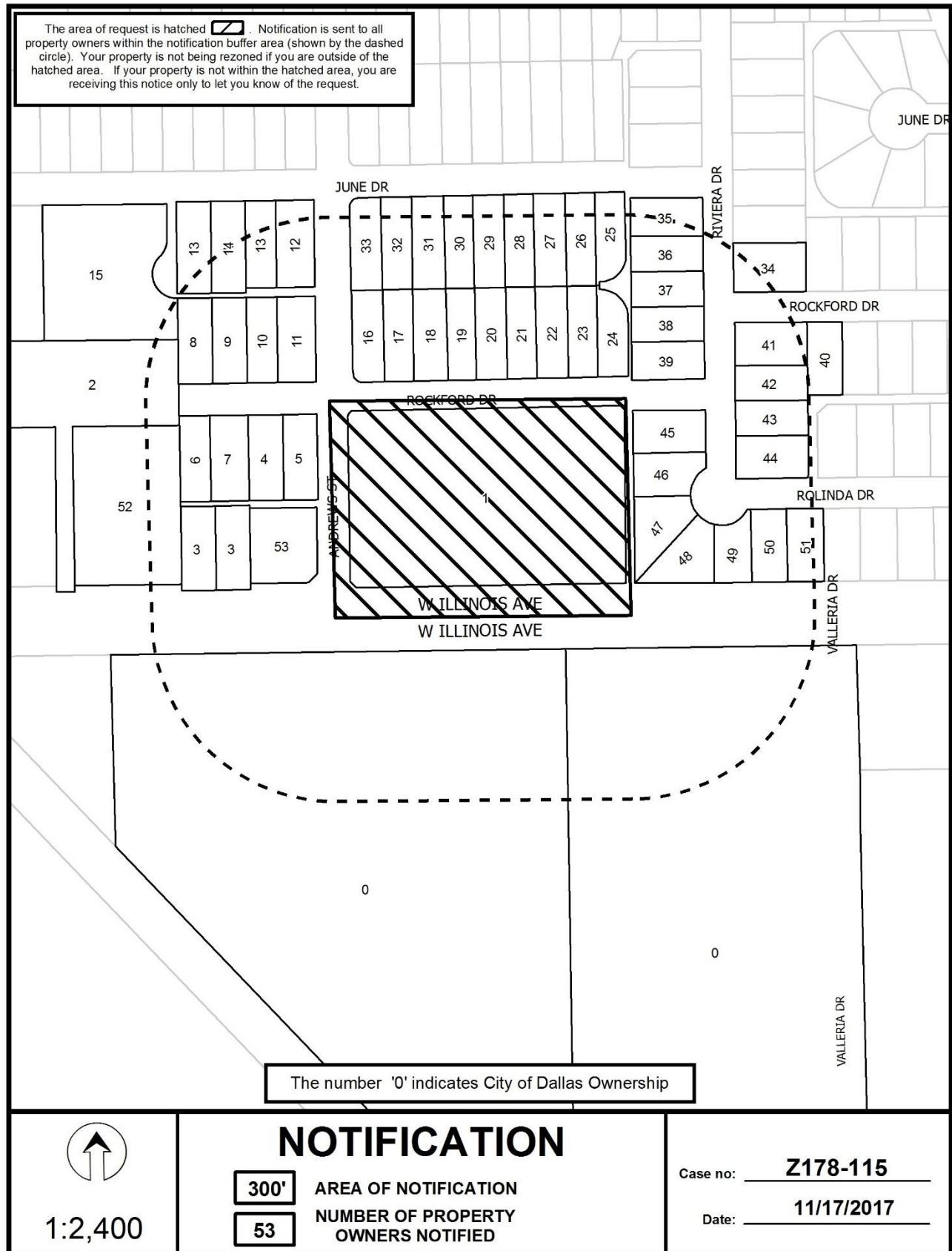
Z178-115(WE/SM)











Notification List of Property Owners

Z178-115

53 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4111 W ILLINOIS AVE	MOUNTAINVIEW CHURCH OF CHRIST
2	4303 W ILLINOIS AVE	EMERALD DENTON PROPERTIES LTD
3	4217 W ILLINOIS AVE	LISEMBY THOMAS A III
4	4208 ROCKFORD DR	SALAZAR ANTONIO &
5	4202 ROCKFORD DR	OZUNA IGNACIO JR & CARMEN
6	4216 ROCKFORD DR	MCCORD ALMA
7	4212 ROCKFORD DR	SALAZAR J REYES
8	4215 ROCKFORD DR	CARRANZA TOMAS CALLADO
9	4211 ROCKFORD DR	BONILLA JOAQUIN
10	4207 ROCKFORD DR	RAMIREZ EFRAIN
11	4203 ROCKFORD DR	MORENO JOSE & MARIA LEOVIJILDA DIAZ
12	4202 JUNE DR	MOYA NANCY
13	4206 JUNE DR	VARGAS NAVOR &
14	4214 JUNE DR	ZAPATA SERGIO
15	4210 JUNE DR	U S POSTAL SERVICE
16	4135 ROCKFORD DR	CRUZ ANGEL A & ANA M
17	4131 ROCKFORD DR	MATEO WILTON NOEL CASTILLO & FABIOLA TAMAYO CEJUDO
18	4127 ROCKFORD DR	ALONSO JULIAN &
19	4121 ROCKFORD DR	REAL ESTATE NEST LLC
20	4119 ROCKFORD DR	CANTU RUBEN CARDONA
21	4115 ROCKFORD DR	ZUBIRI GERARDO
22	4111 ROCKFORD DR	PEREZ DELFINO
23	4107 ROCKFORD DR	S & R SMART INVESTMENT LLC
24	4103 ROCKFORD DR	TRIGG KENNETH M
25	4102 JUNE DR	VANEGAS FRANK D & JULIA L
26	4106 JUNE DR	VAQUERA CONSEPCION &

11/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4110 JUNE DR	MASIAS MATTHEW
28	4114 JUNE DR	QUALLS JERRY LYNN
29	4118 JUNE DR	SALAIZ SOFIA
30	4122 JUNE DR	HERNANDEZ JOSE M
31	4126 JUNE DR	MOYA CIPRIANA
32	4130 JUNE DR	RODRIGUEZ SIXTO A
33	4134 JUNE DR	GONZALEZ GERARDO
34	2212 RIVIERA DR	FLORES GUADALUPE A & OLGA
35	2205 RIVIERA DR	HIRACHETA J REYNALDO &
36	2211 RIVIERA DR	HERRERA HUMBERTO R
37	2215 RIVIERA DR	GALLEGOS J GUADALUPE
38	2221 RIVIERA DR	AGUILAR JESUS S & REVECA
39	2225 RIVIERA DR	SERRANO BEATRIZ
40	4014 ROCKFORD DR	REYES RUBEN &
41	2222 RIVIERA DR	VALDEZ ANA M & RUBEN VALEZ
42	2226 RIVIERA DR	ZAMORA EDUARDO
43	2230 RIVIERA DR	REYES JAVIER
44	2234 RIVIERA DR	ACOSTA ANGEL
45	2233 RIVIERA DR	POPOCA NEREYDA
46	2237 RIVIERA DR	MEDELLIN FLORENTINO &
47	2241 RIVIERA DR	RIVERA DORA I &
48	4030 ROLINDA DR	CHAVEZ GRACIELA
49	4026 ROLINDA DR	MUNOZ JUSTINO
50	4022 ROLINDA DR	ACOSTA ANGEL M &
51	4018 ROLINDA DR	ARECHAR ANTONIO
52	4223 W ILLINOIS AVE	MCDONALDS CORP
53	4207 W ILLINOIS AVE	LILIANS SALON DE BELLEZA LLC

Planner: Mohammad H. Bordbar**FILE NUMBER:** Z178-139(WE/MB) **DATE FILED:** November 13, 2017**LOCATION:** East side of Dowdy Ferry Road, north of I-20 (Lyndon B. Johnson Freeway)**COUNCIL DISTRICT:** 8 **MAPSCO:** 68 M**SIZE OF REQUEST:** Approx. 20.494 acres **CENSUS TRACT:** 116.02**APPLICANT/OWNER:** PLES Investments LLC**REPRESENTATIVE:** Gary Reeder**REQUEST:** An application for an amendment to Specific Use Permit No. 1401 for an industrial (outside) use for a concrete batching plant on property zoned an IR Industrial Research District with existing deed restrictions [Z990-115]**SUMMARY:** The purpose of this request is to amend the site plan to reflect additional improvement to the Property. The improvements include an addition of a concrete reclaimer/washer, a shop building and office building and an additional cement silo. There are deed restrictions on the property that prohibit certain uses on site.**STAFF RECOMMENDATION:** Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.**PRIOR CPC ACTION:** On April 5, 2018, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- In April 2000, the City Council approved the Specific Use Permit for a batch plant and deed restrictions volunteered by the applicant on approximately 24.94 acres of land. The deed restrictions prohibit certain uses such as construction or operation of machinery, heavy equipment or truck sales, hotel or motel operations, lodging or boarding. A complete list of the deed restrictions is provided in the docket.
- The approved deed restrictions also include the property the City of Dallas Parks and Recreation Department purchased in November 1999. In April 2000, the Park's Department had no objections in leaving the deed restrictions on their property.
- In August 2010, the City Council approved an amendment to Specific Use Permit No. 1401 for an Industrial (outside) use for a concrete batch plant for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
- The improvements to the site will include an addition of a concrete reclaimer/washer, a shop building and office building and an additional cement silo. The concrete reclaimer /washer will reclaim raw material from unused concrete as well as assist in the dust control when cleaning powder residue from the stone. There are no changes to the SUP conditions.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Dowdy Ferry Road	Principal Arterial	100 ft.	100 ft.

Land Use:

	Zoning	Land Use
Site	IR w/SUP No. 1401	Batch Plant & City of Dallas park property
North	A(A)	Single Family
South	A(A)	Undeveloped
West	A(A)	Undeveloped
East	R-10(A)	Undeveloped

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

STAFF ANALYSIS:

Land Use Compatibility: The 20.25-acre site is rectangular in shape and is developed with a concrete batch plant. The applicant's request is for a renewal of Specific Use Permit No. 1401 and an amendment to the site plan that will reflect the changes to the property.

In November 1999, the City of Dallas Park and Recreation Department purchased approximately 4.6 acres of land on the eastern portion of the property. The portion of property the City purchased contains deed restrictions that were approved by the City Council in April 2000.

In April 2000, the City Council approved the Specific Use Permit for a batch plant for a ten-year period with eligibility for automatic renewals for additional ten-year periods and approval of the applicant's volunteered deed restrictions on the property. These deed restrictions prohibited certain uses on site which includes construction or operation of a bus or rail or rail transit vehicle maintenance or facility, a commercial cleaning or laundry plant, machinery, heavy equipment or truck sales, hotel or motel operations, lodging or boarding.

The deed restrictions will remain on both properties; the request site and the property owned by the City of Dallas Park and Recreation Department. The City of Dallas Park and Recreation Department does not have any objections in leaving the restrictions on their property. The applicant's amendment to SUP No. 1401 will only reflect the improvements to the site that include an addition of a concrete reclaimer/washer, a shop building and office building and an additional cement silo. The concrete reclaimer /washer will reclaim raw material from unused concrete as well as assist in the dust control when cleaning powder residue from the stone. There are no changes to the SUP conditions.

The applicant's request to amend of SUP No. 1401 should not have an adverse impact on the surrounding area. The request site is adjacent to single family uses to the north, and undeveloped land to the south, east and west of the property. Staff is recommending approval of the applicant's request for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

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

established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The deed restrictions will remain on both properties; the request site and the property owned by the City of Dallas Park and Recreation Department. The City of Dallas Park and Recreation Department does not have any objections in leaving the restrictions on their property. The applicant's amendment to SUP No. 1401 will only reflect the new property boundaries on the site plan. There are also no changes to the existing Specific Use Permit conditions or deed restrictions.

The applicant's request for a renewal of SUP No. 1401 should not have an adverse impact on the surrounding area. The request site is adjacent to single family uses to the north, and undeveloped land to the south, east and west of the property. Staff recommended approval of the applicant's request for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping: Landscaping of any development will be in accordance with Article X requirements, as amended.

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

Parking: Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended.

<p>LIST OF OFFICERS PLES INVESTMENT LLC</p>
--

John Reeder – 3% ownership

Pappy's Sand and Gravel Inc – 97% ownership

Pappy's Sand and Gravel Inc

-John Reeder – 100% ownership

EXISTING SPECIFIC USE PERMIT CONDITIONS
--

1. USE: The only use authorized by this specific use permit is an industrial (outside) use for a concrete batching plant.
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 [is approved for a ten-year period] (ten years from the passage of this ordinance) [August 25, 2020], but [and] is eligible for automatic renewal for additional ten-year [time] periods pursuant to S[s]ection 51A-4.219 of Chapter 51A [CHAPTER 51A, "PART II OF THE DALLAS-DEVELOPMENT CODE,"] of the Dallas City Code, as amended. [In order f]For automatic renewal to occur, the P[p]roperty 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. [GROUND AND] DUST CONTROL: The following conditions must be met on an ongoing basis:
 - (a) Trucks must be loaded through a discharge equipped with a central dust collector filter fabric [water ring] that eliminates visible dust emissions.
 - (b) All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.
 - (c) The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic must be paved, watered, and swept as necessary to achieve maximum control of dust emissions. Other areas [on-the Property] used for vehicle traffic must be watered as necessary to eliminate visible dust emissions.
 - (d) During operations, all stockpiles must be sprinkled with water or chemicals to eliminate visible dust emissions.
 - (e) The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.

- (f) During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions.
 - (g) To avoid overloading, a mechanism must be installed on each cement storage silo to warn operators that the silo is full.
 - (h) Spillage of cement must be cleaned up and contained or dampened within thirty minutes so that emissions from wind erosion and vehicle traffic are minimized.
- 5. HEIGHT: Maximum structure height for a concrete batching plant is 75 feet.
 - 6. OFF-STREET PARKING: Off-street parking must be located as shown on the attached site plan.
 - 7. LANDSCAPING: Prior to the issuance of a certificate of occupancy for a concrete batching plant, landscaping must be provided as shown on the attached site plan. Plant materials must be maintained in a healthy, growing condition.
 - 8. SCREENING: Plant material screening must be provided on the north P[p]roperty line as shown on the attached landscape plan. For all required plant material screening, an automatic irrigation system must be installed.
 - 9. INGRESS AND EGRESS: Ingress and egress is allowed only from Dowdy Ferry Road as shown on the attached site plan.
 - 10. PERMITS: A [No] certificate of occupancy may not be issued until all required [appropriate] environmental permits are obtained from the Texas Natural Resources Conservation Commission, Federal Emergency Management Administration, and all other state, federal, or city agencies.
 - 11. MISCELLANEOUS:
 - (a) Prior to the issuance of a certificate of occupancy for a concrete batching plant, the median cut on Dowdy Ferry Road as shown on the attached site plan must be completed.
 - (b) Water used for the concrete batching plant must be filtered and recycled on site.
 - 12. MAINTENANCE: The Property [entire premises] must be properly maintained in a state of good repair and neat appearance.

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



EXISTING DEED RESTRICTIONS

001449

Thence North 00 degrees 05 minutes 13 seconds West, 422.23 feet, with the said East line of Dowdy Ferry Road and along a fence line of the Place of Beginning and containing 24.9445 acres of land, more or less.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

DEED RESTRICTIONS

The following uses are prohibited:

1. Bus or rail transit vehicle maintenance or storage facility.
2. Commercial cleaning or laundry plant.
3. Machinery, heavy equipment or truck sales or service
4. Hotel or motel
5. Lodging or boarding house
6. Carnival or circus
7. Hazardous waste management facility
8. Alcoholic beverage establishments
9. Commercial amusement (inside)
10. Motor vehicle fueling station
11. Vehicle display, sales and service
12. Recycling buy-back center
13. Recycling collection center
14. Recycling drop-off container

III.

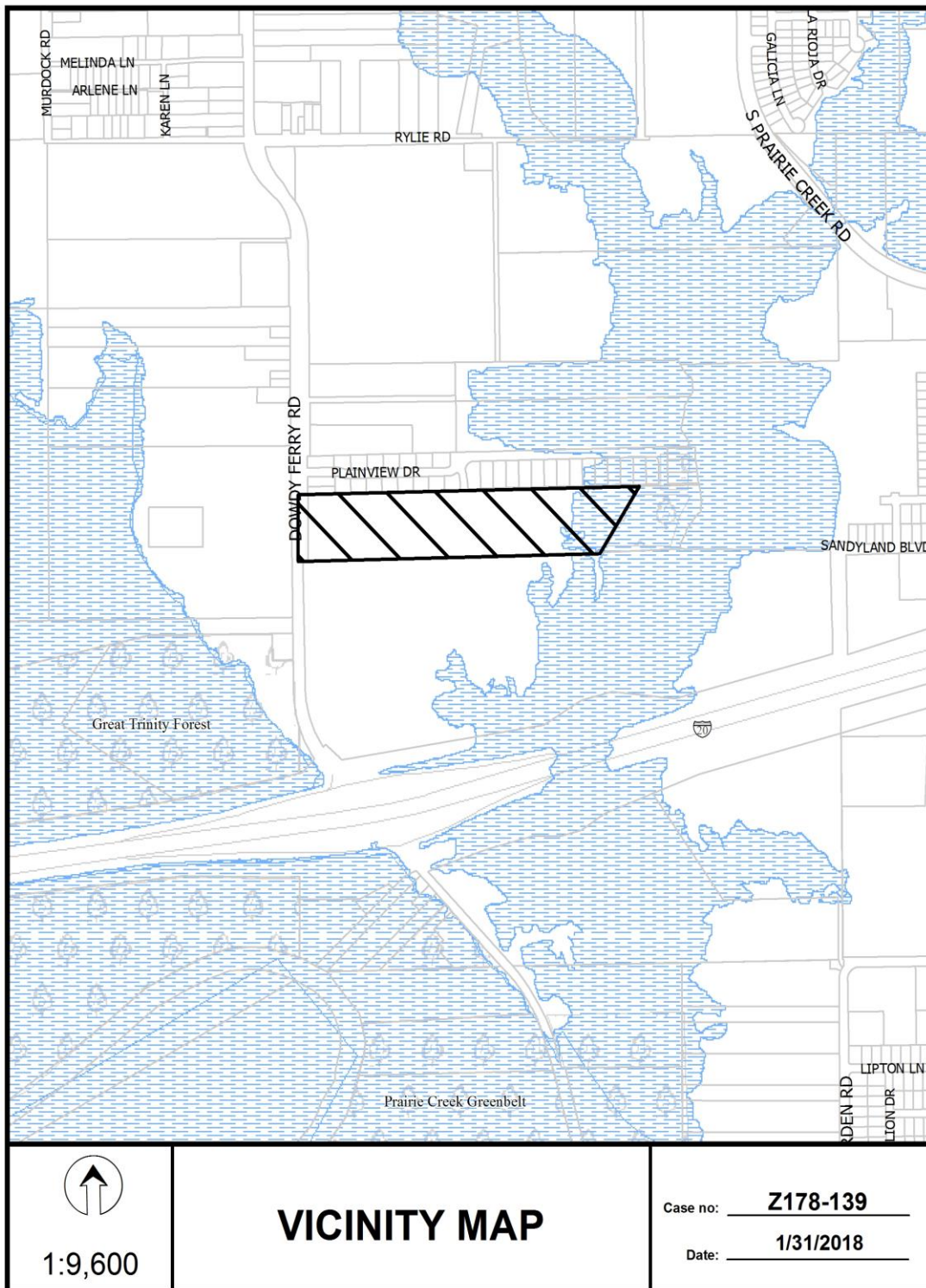
These restriction shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.

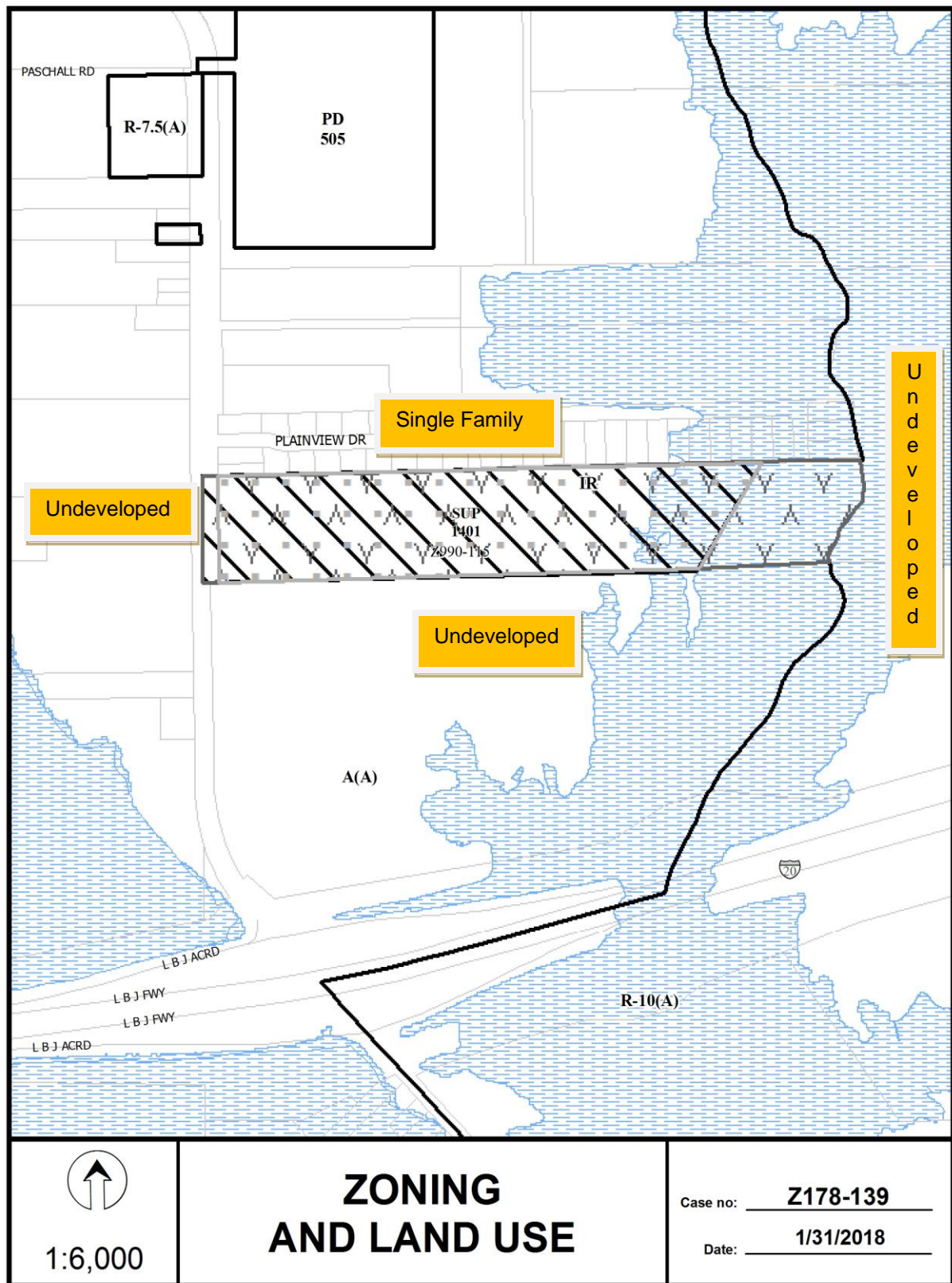
IV.

These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

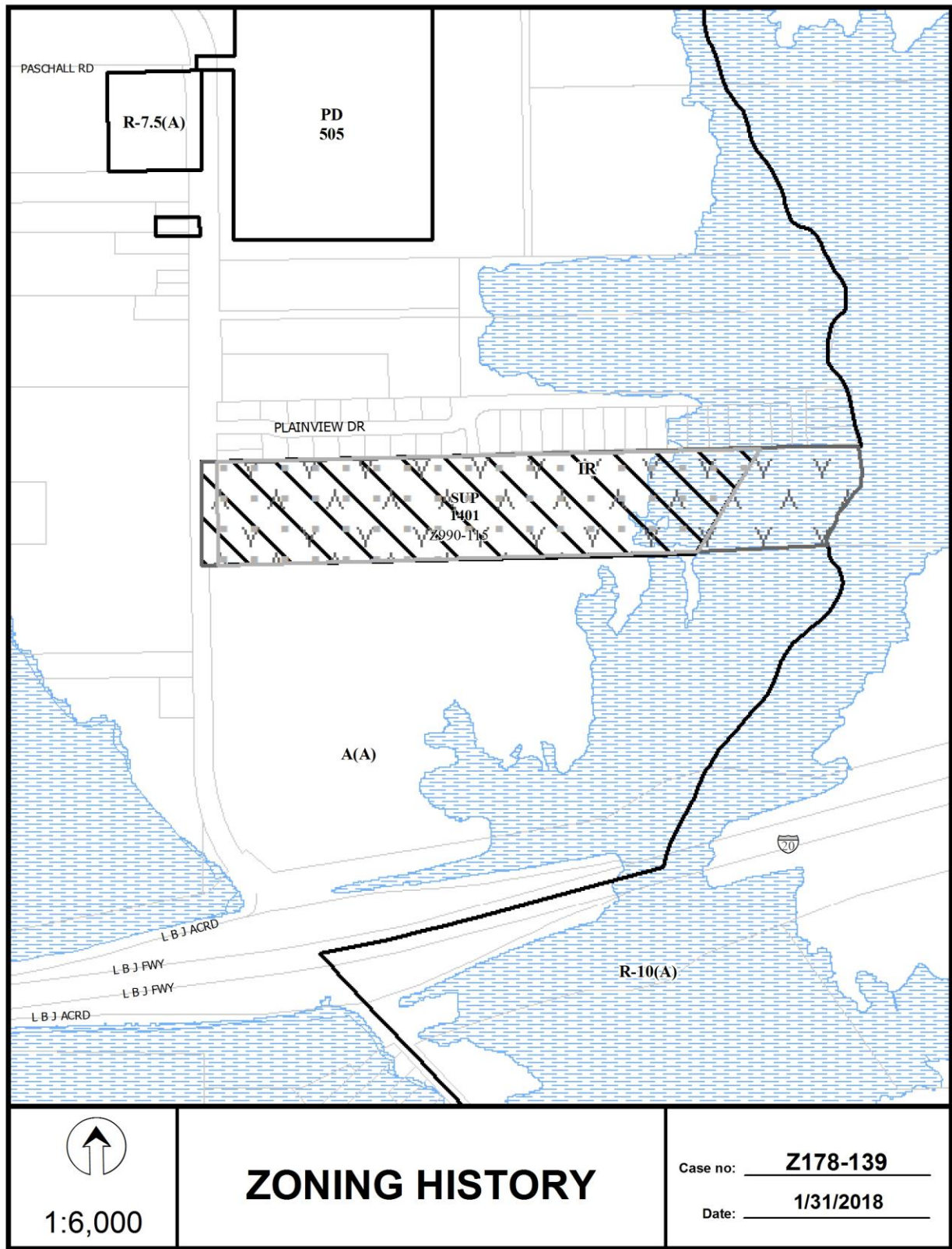
V.

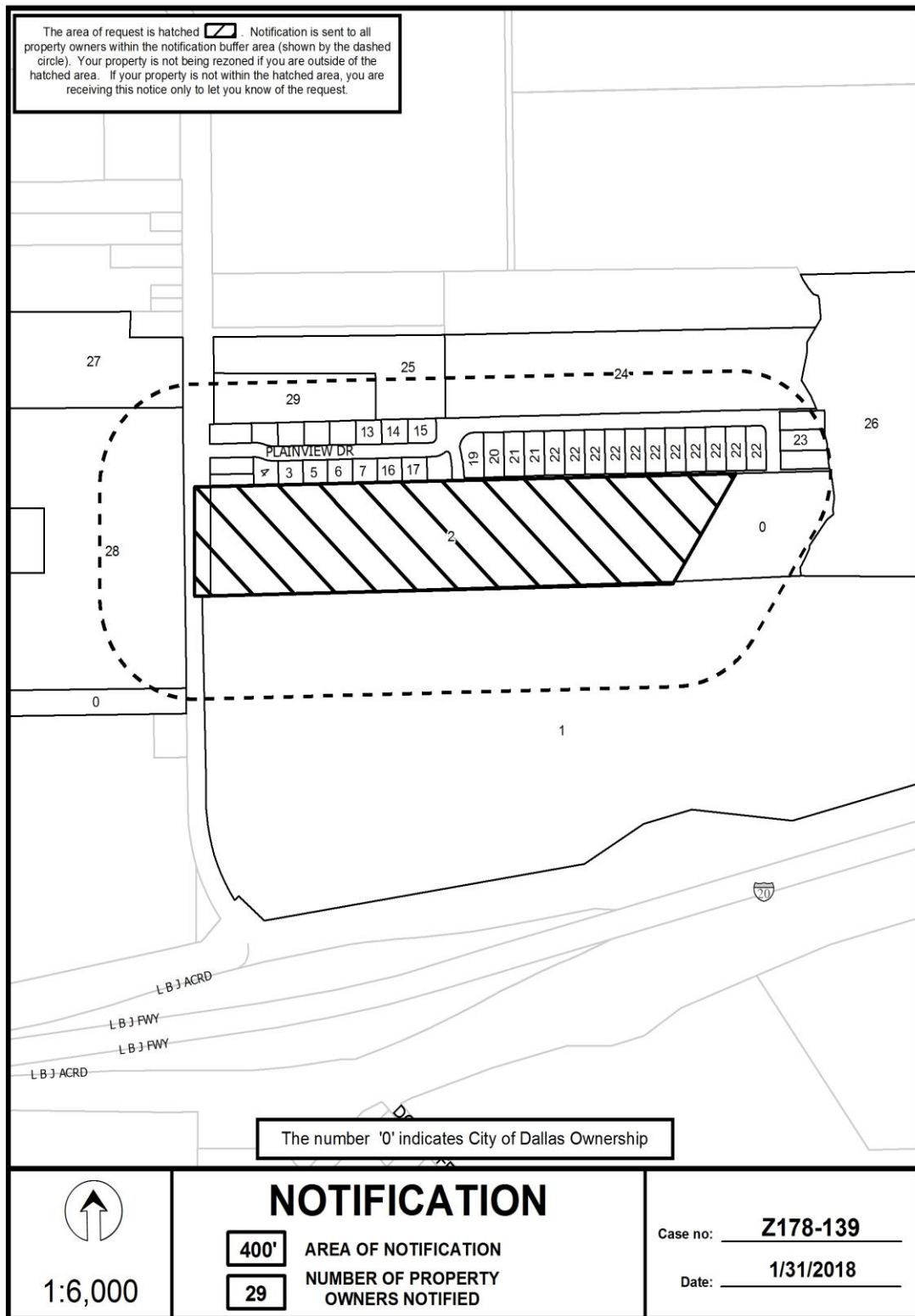
These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.











01/31/2018

Notification List of Property Owners***Z178-139******29 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2200 DOWDY FERRY RD	635 DOWDY VENTURE
2	2040 DOWDY FERRY RD	PLES INVESTMENTS LLC
3	2028 DOWDY FERRY RD	HULSEY JAMES M JR
4	8332 PLAINVIEW DR	CORONADO FRANCISCO J
5	8336 PLAINVIEW DR	GUZMAN MARTHA
6	8340 PLAINVIEW DR	BRANSON ALLINE
7	8344 PLAINVIEW DR	SOLIZ LETICIA B
8	2000 DOWDY FERRY RD	BARAJAS MARIA C
9	8331 PLAINVIEW DR	MARKER BRUCE C & ANGIE L
10	8335 PLAINVIEW DR	PALACIOS MARCOS
11	8337 PLAINVIEW DR	BROWN RICHARD
12	8339 PLAINVIEW DR	BROWN RICHARD
13	8349 PLAINVIEW DR	JAMES PHILLIP A
14	8351 PLAINVIEW DR	CHAVERO FRANCISCO J
15	8353 PLAINVIEW DR	MARTINEZ ALVARO & ANABEL
16	8348 PLAINVIEW DR	MONDRAGON PEDRO LOPEZ
17	8352 PLAINVIEW DR	CHAVERO FRANCISCO
18	8354 PLAINVIEW DR	MOORE CHARLES & AMY SUE
19	8401 PLAINVIEW DR	SARGENT JAMES E JR
20	8406 PLAINVIEW DR	MUNOZ JOSE OSCAR
21	8412 PLAINVIEW DR	RAWLINSON STONEY EUGENE &
22	8424 PLAINVIEW DR	CANYON O C & DELMA
23	2002 PLAINCREEK DR	PENELTON OLIVER
24	2006 PLAINFIELD DR	HORRICE SAMPSON
25	1942 DOWDY FERRY RD	GONZALES DAVID & VICTORIA
26	9301 SANDYLAND BLVD	BOSCO INVESTMENTS LTD

Z178-139(WE/MB)

01/31/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1945 DOWDY FERRY RD	MOJICA JUAN
28	2015 DOWDY FERRY RD	SORIANO BONIFACIO
29	2020 DOWDY FERRY RD	GONZALES ISRAEL

Planner: Pamela Daniel

FILE NUMBER:	Z178-112(WE/PD)	DATE FILED:	October 24, 2017
LOCATION:	West side of South Westmoreland Road, north of Red Raider Lane		
COUNCIL DISTRICT:	3	MAPSCO:	63 S
SIZE OF REQUEST:	Approx. 5.14 acres	CENSUS TRACT:	109.03

APPLICANT: S.I. Abed & Hasan Nasser

OWNER: Grand Junction Partners-2

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

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the development of approximately 26 single family lots. The lot sizes will range between 5,000 square feet and 9,500 square feet. Lots sizes will vary due to an existing creek and the preservation of a large number of existing trees on the site.

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

BACKGROUND INFORMATION:

- The request site is undeveloped with heavy vegetation.
- On October 5, 2017, the City Plan Commission recommended denial without prejudice an application for an R-5(A) Single Family District on property zoned an R-10(A) Single Family District. [Z167-194]
- The applicant's request for a Planned Development District for single family uses will allow for the construction of 26 single family dwellings. The proposed single-family development will have lot sizes ranging between 5,000 square feet and 9,500 square feet.
- The applicant proposes to distribute the single-family dwellings as follows:

Lot Types	Lot size	Number of lots
A	5,000 sq. ft. to 6,000 sq. ft.	Max. of 7 lots,
B	7,500 sq. ft. to 8,000 sq. ft.	16 lots
C	8,000 sq. ft. to 9,500 sq. ft.	3 lots

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

1. Z134-210 On December 10, 2014, the City Council approved an amendment and expansion of Specific Use Permit No. 1995 for an open-enrollment charter school on property zoned a CR Community Retail District and an NO(A) Neighborhood Office District
2. Z167-222 On June 14, 2017, the City Council approval for a renewal of Specific Use Permit No. 1929 for an open-enrollment charter school on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District.
3. Z167-194 On October 5, 2017, the City Plan Commission denied without prejudice an R-5(A) Single Family District on property zoned an R-10(A) Single Family District.

Thoroughfares/Streets:

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

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined it will not have a negative impact on the existing street system.

Land Use:

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

COMPREHENSIVE PLAN:

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

LAND USE ELEMENT**ECONOMIC DEVELOPMENT****GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS**

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

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

Policy 5.2.1 Maintain neighborhood scale and character.

STAFF ANALYSIS:

Land Use Compatibility:

The request site is undeveloped and is contiguous to single family uses to the north, south and west. The applicant's request to change the zoning from an R-10(A) Single Family District to a Planned Development District for R-7.5(A) Single Family District uses will allow for the development of approximately 26 single family dwellings. The proposed PDD will also provide the applicant the flexibility to develop the proposed single family development with lots ranging between 5,000 square feet and 9,500 square feet. The applicant proposes to retain several large trees and develop the site around an existing creek that traverses through the property.

A previous request submitted by the applicant proposed an R-5(A) Single Family District uses with varied lot sizes. In an attempt to ensure the site is developed as proposed by the applicant, staff advised two options of 1) providing volunteered deed restrictions to identify or list the number of lots and lots sizes in the development and protect the trees and creek, or 2) amend the application to request a Planned Development District that will impose development regulations and standards for the development and provide a development plan that will show the layout of the proposed single-family development. The applicant chose to provide volunteered deed restrictions limiting the size of the proposed lots. However, they were later advised that deed restrictions cannot be used to limit the lot area. Consequently, staff would not support the applicant's request for an R-5(A) Single Family District. Additionally, staff would not support the applicant's request for an R-5(A) Single Family District because the lot size neither reflected the overall development pattern of the surrounding area nor conformed to the residential pattern along South Westmoreland Road.

The proposed 26-lot, single family development will be compatible to the uses in the immediate adjacent area. Surrounding land uses consist of mixed density residential developments. The properties to the north are developed on TH-2(A) District lots with a minimum lot size of 2,000 square feet, while the residential developments to the south and southwest of the site are constructed on lots ranging between 7,500 square feet and 10,000 square feet.

As depicted on the development plan, the proposed development will have one primary access point from South Westmoreland Road, a 100' right-of-way principal arterial road that extends north from West Camp Wisdom Road. The residential lots within the development will be served by an internal street network with a minimum width of 53 feet. The main uses permitted within this PDD will include single family detached homes and other uses consistent with the R-7.5(A) zoning district. The PDD proposes a maximum lot coverage of 45 percent, with lot sizes ranging between 5,000 to 9,500 square feet, and a maximum height of 30 feet. With an exception of the proposed front yard setback and seven (7) proposed lots which will differ from what is allowed in the R-7.5(A) development standards, the proposed request will provide for a residential

Z178-112(WE/PD)

development that will be more consistent with the R-7.5(A) and R-10(A) single family development that is located immediately adjacent to the south and west.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
PDD for R-7.5(A) uses - Proposed	15'	5'	Varied sizes	30' or 2-stories	45%	Single family
R-7.5(A) Adjoining to the south	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%	Single family
R-10(A) Existing/Adjoining to W and E	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%	Single family
TH-2(A) Adjoining to the north	0'	0'	1 Dwelling Unit/ 2,000 sq. ft.	36'	60%	Single family

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

List of Officers

Land Owner: GRAND JUNCTION PARTNERS-2, LLC

Managers/Partners/Owners:

S.I. Abed, PE, CFM
Afzal Noor

APPLICANT'S PROPOSED PDD CONDITIONS
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ARTICLE ----.

PD ----.

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

PD ____ was established by Ordinance No. ____, passed by the Dallas City Council on January __, 2018.

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

PD ____ is established on property located along the west side of Westmoreland Road, north of Red Raider Lane. The size of PD_____ is approximately 5.14 acres.

SEC. 51P___.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P-____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit _____A: development plan.

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

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.

SEC. 51P-____.106.

MAIN USES PERMITTED.

Except as provided in this section, the only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-5(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-____.107.

ACCESSORY USES.

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

SEC. 51P-____.108.

YARD, LOT, AND SPACE REGULATIONS.

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

- (a) Front yard. Minimum front yard is 15 feet.
- (b) Side and rear yard. Minimum side and rear yard is five feet.
- (c) Density. Maximum number of dwelling units is 26.
- (d) Floor area ratio. No maximum floor area ratio.
- (e) Height. Maximum structure height is 30 feet.
- (f) Lot coverage. Maximum lot coverage is 45 percent.
- (g) Lot size. Except as provided below, the minimum lot size is 7,500 square feet.
 - 1. A maximum of 7 lots may have a minimum lot size of 5,000 square feet.
- (h) Stories. Maximum number of stories above grade is two.
- (i) Number of lots. Maximum number of lots is 26.

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

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

SEC. 51P-____.110. ON-STREET PARKING REDUCTION.

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

SEC.51P-____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.112. LANDSCAPING.

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

SEC. 51P-____.113. SIGNS.

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

SEC. S-____.114. ADDITIONAL PROVISIONS.

- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Development and use of the Property must comply with Part I of this article.

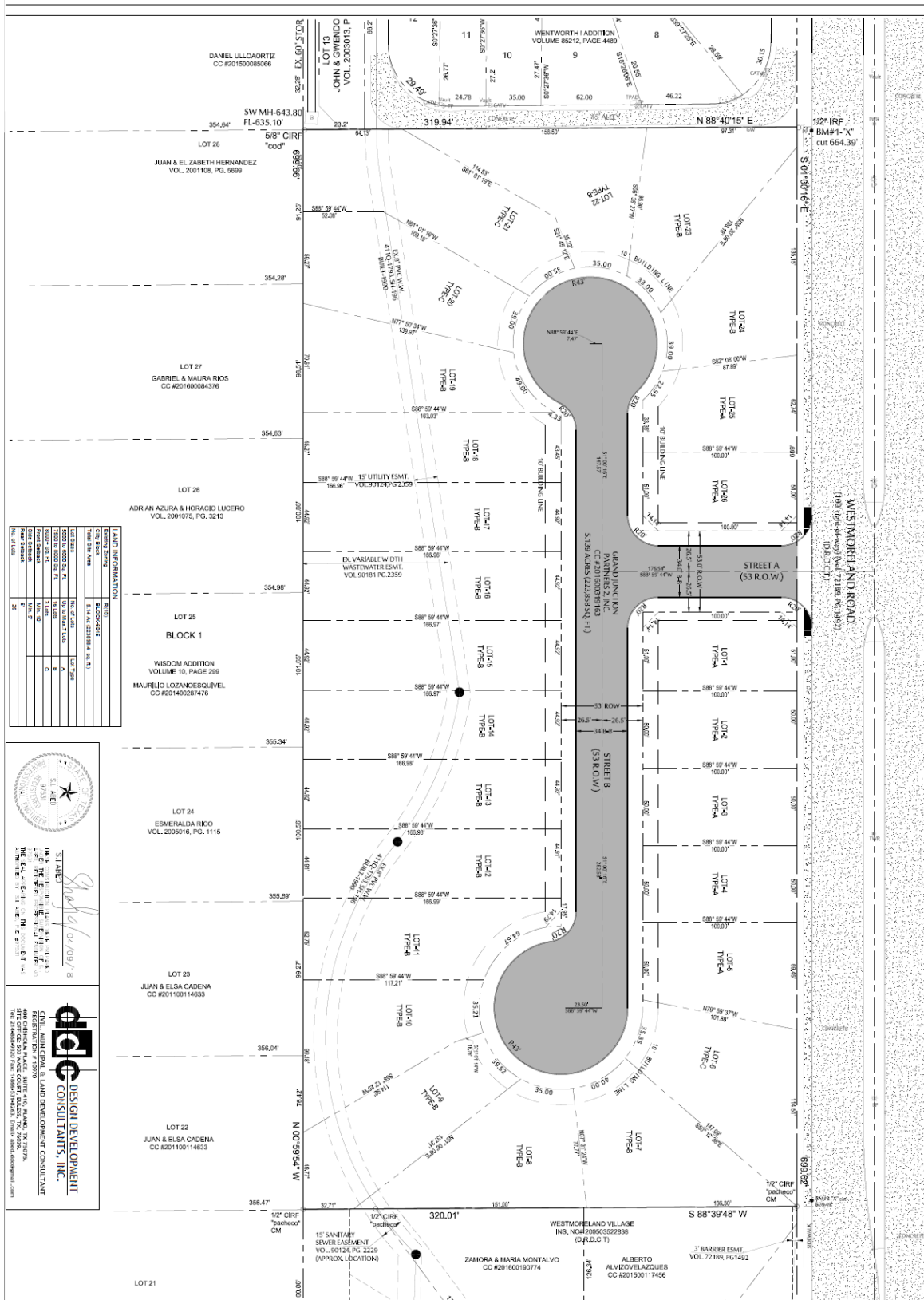
SEC. 51P-____.115. COMPLIANCE WITH CONDITIONS.

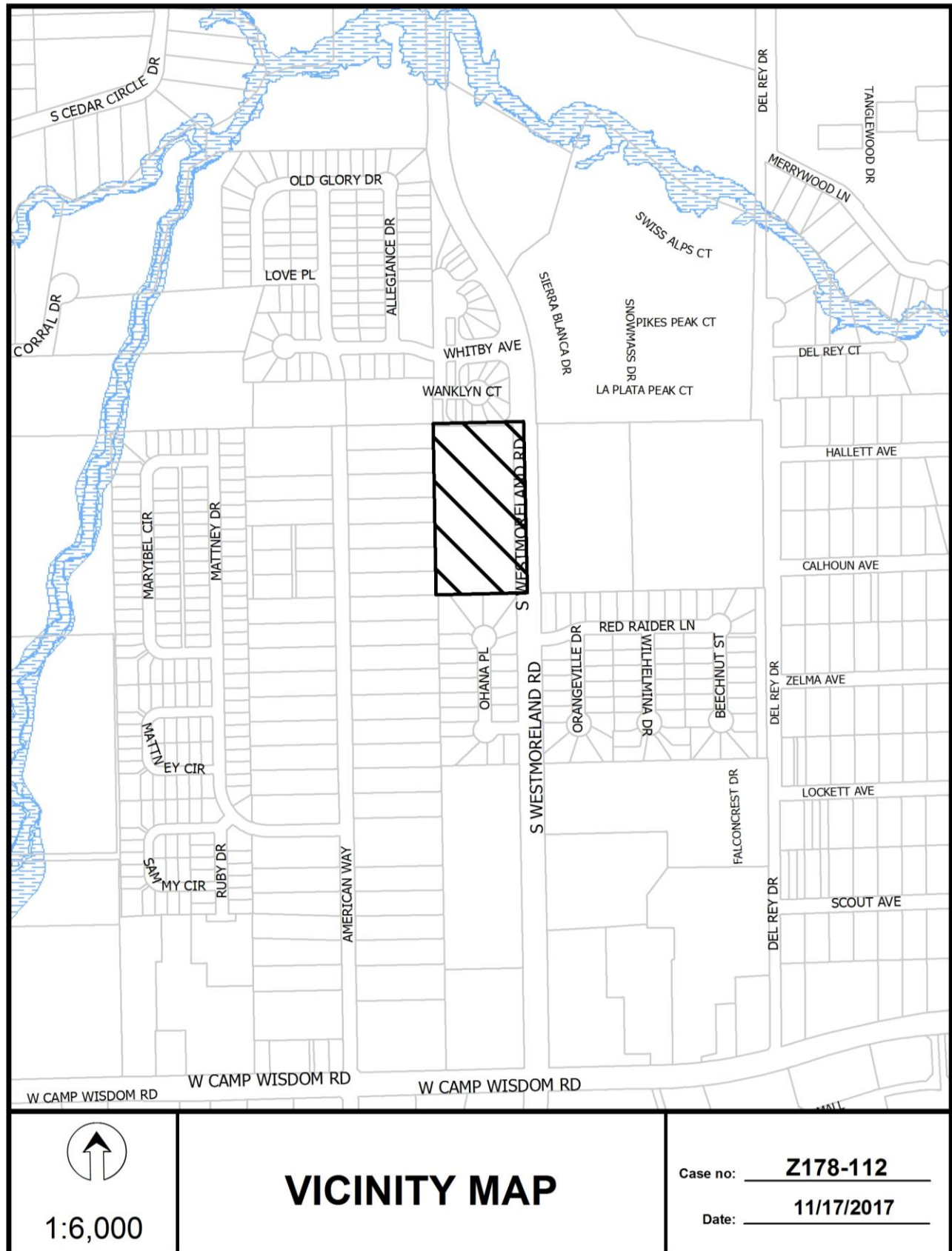
- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

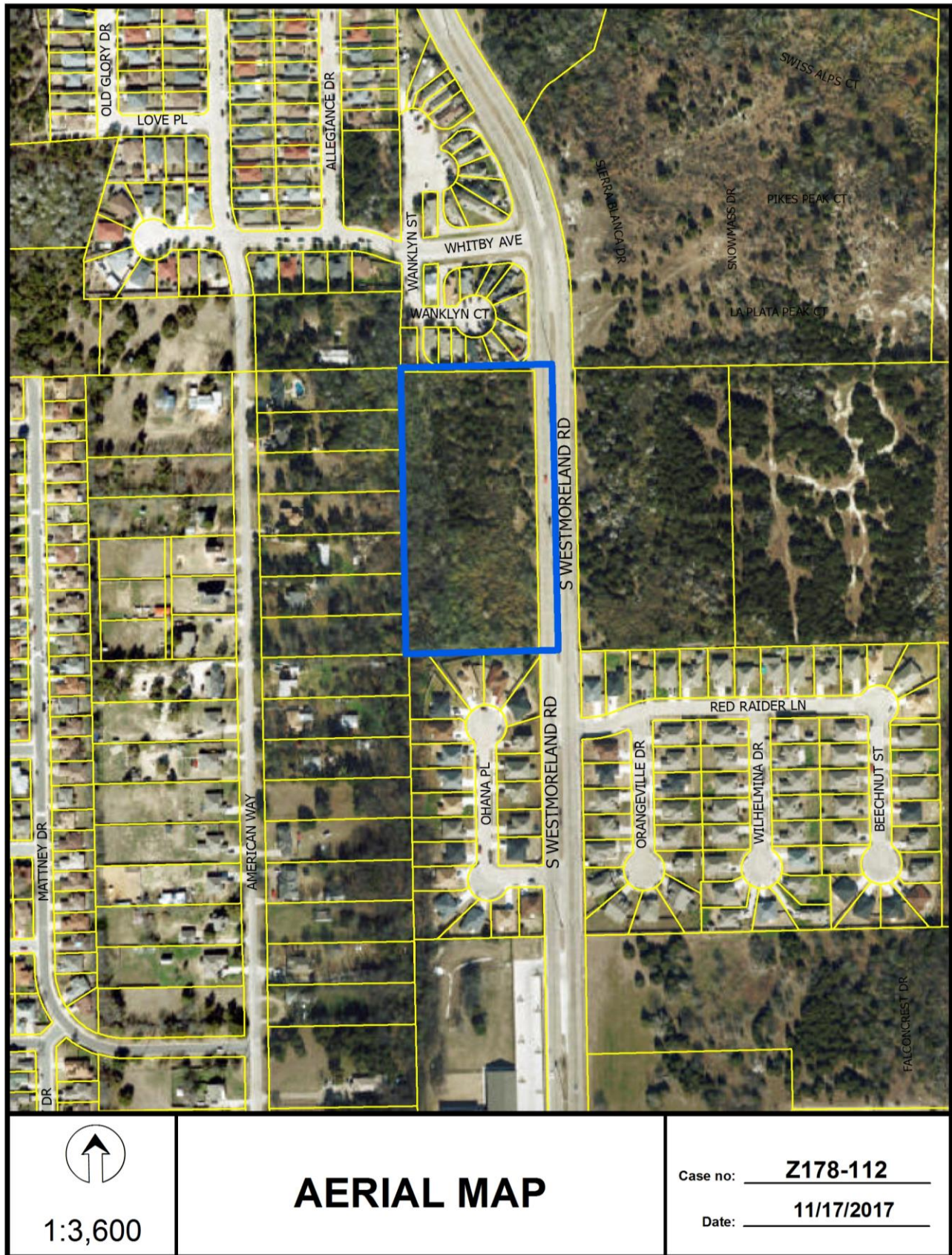
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

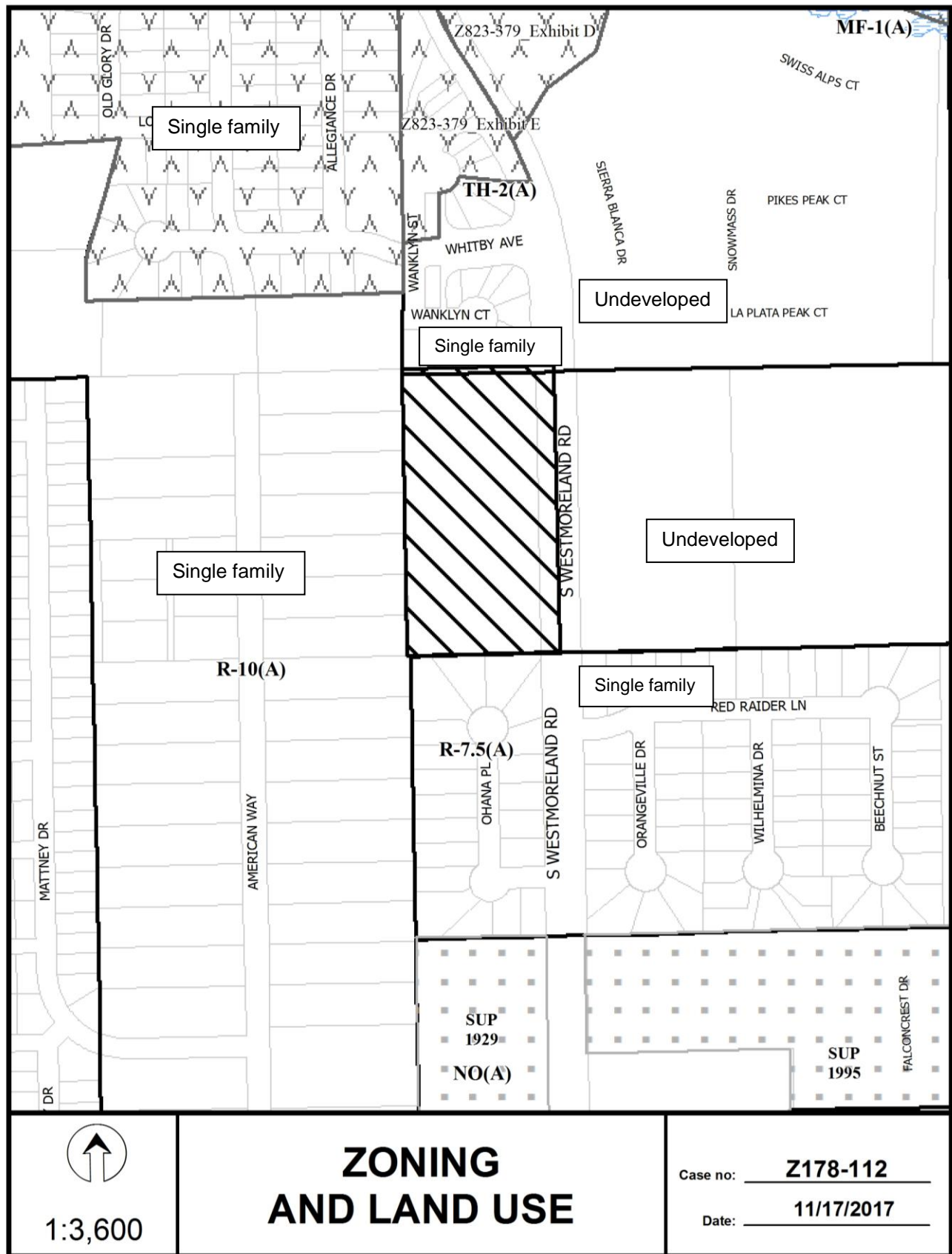


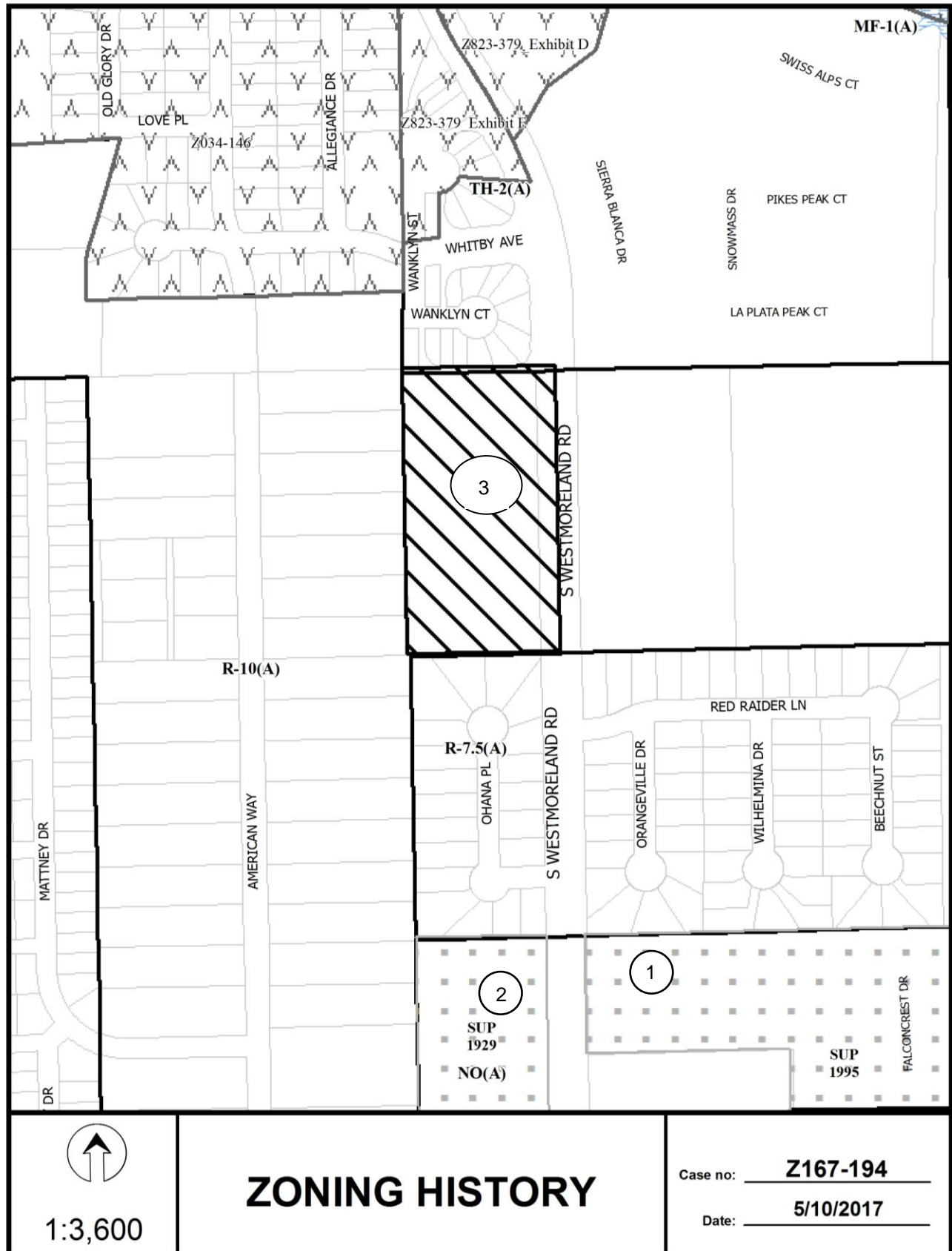
ENLARGED PROPOSED DEVELOPMENT PLAN

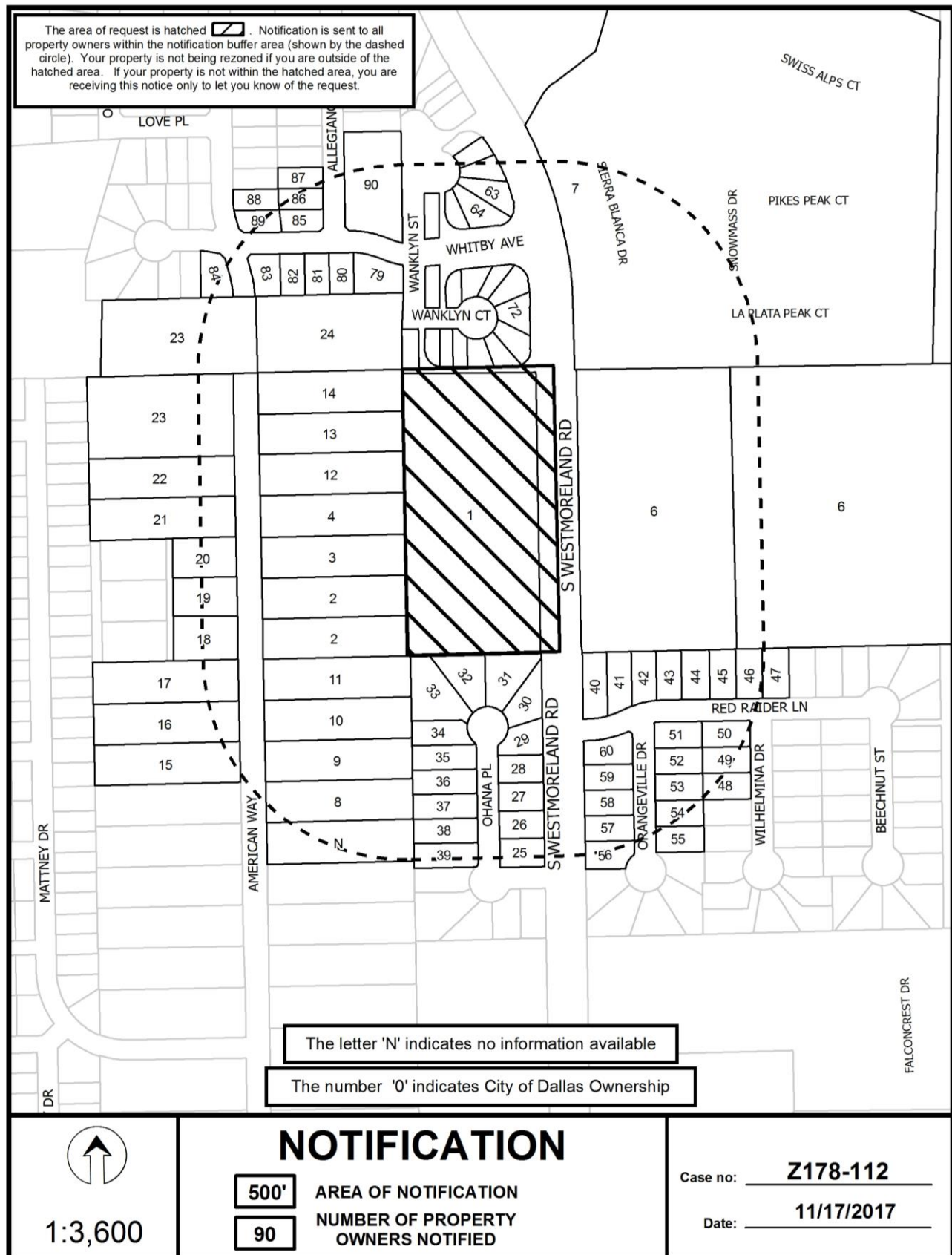












Notification List of Property

Z178-112

90 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6701 S WESTMORELAND RD	GRAND JUNCTION PARTNERS 2 LLC
2	6622 AMERICAN WAY	CADENA JUAN & ELSA
3	6606 AMERICAN WAY	RICO ESMERALDA
4	6530 AMERICAN WAY	LOZANOE SQUIVEL MAURILIO
5	3928 WANKLYN CT	HALL JOHN E &
6	6731 DEL REY DR	Dallas ISD
7	6600 S WESTMORELAND RD	TA PROPERTIES II
8	6722 AMERICAN WAY	LUCERO LUIS ALAN
9	6714 AMERICAN WAY	STRAIN JAMES K
10	6706 AMERICAN WAY	STRAIN BETTY
11	6630 AMERICAN WAY	LAND ROBERT EUGENE &
12	6522 AMERICAN WAY	AZURA ADRIAN I &
13	6514 AMERICAN WAY	RIOS GABRIEL & MAURA
14	6506 AMERICAN WAY	HERNANDEZ JUAN F JR &
15	6715 AMERICAN WAY	RUBIO NATIVIDAD & MARIA D
16	6707 AMERICAN WAY	OLVERA IGNACIO & LETICIA
17	6631 AMERICAN WAY	AZUARA ADRIAN I
18	6623 AMERICAN WAY	MONTTOYA PAUL A
19	6615 AMERICAN WAY	REYES MANUEL &
20	6607 AMERICAN WAY	HERRERA NELSON &
21	6531 AMERICAN WAY	PRINCESS PROPERTY MANAGEMENT LLC
22	6523 AMERICAN WAY	LARA ELI & MARIA I
23	6507 AMERICAN WAY	THAMES C J
24	6500 AMERICAN WAY	CASTANON MARINO & OFELIA
25	6728 OHANA PLC	BT HARBOR ONE LLC
26	6724 OHANA PLC	MACIAS EDNA &

11/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6720 OHANA PLC	JONES LATASHA D
28	6716 OHANA PLC	BLACK LANETTE &
29	6712 OHANA PLC	TRAN HAN VAN &
30	6708 OHANA PLC	CANALES SANTOS JULIANA &
31	6704 OHANA PLC	OVALLE MARIA
32	6703 OHANA PLC	MONTALVO MARTIN ZAMORA &
33	6707 OHANA PLC	PINEDA HECTOR ENMANUEL GOMEZ &
34	6711 OHANA PLC	GARCIA CARLOS A &
35	6715 OHANA PLC	JIMENEZ JUAN CARLOS E &
36	6719 OHANA PLC	NICKLEBERRY KIMBERLY EVON
37	6723 OHANA PLC	RODRIGUEZ ROSELY SILIEZAR &
38	6727 OHANA PLC	SMITH LEMAYA
39	6731 OHANA PLC	MEDINAALMANZA JORGE A &
40	3753 RED RAIDER LN	RAPHEL DORIS
41	3749 RED RAIDER LN	GARCIA KAREN
42	3745 RED RAIDER LN	GONZALEZ BRENDA &
43	3741 RED RAIDER LN	ANDERSON TERRY N & ANISSA P
44	3737 RED RAIDER LN	HE LING
45	3733 RED RAIDER LN	CASTANEDA PERFECTO &
46	3729 RED RAIDER LN	LAW BARBARA & LAWRENCE E JR
47	3725 RED RAIDER LN	RODRIGUEZ DAVID
48	6813 WILHELMINA DR	BROWN KERRY F
49	6809 WILHELMINA DR	ZARAGOZA LUIS ALBERTO
50	6805 WILHELMINA DR	FONTILLAS ANNALYN
51	6804 ORANGEVILLE DR	DUFFEY JIMMY & JOSEPHINE
52	6808 ORANGEVILLE DR	SIERRA OSPICIO
53	6812 ORANGEVILLE DR	RODRIGUEZ RAUL IBARRA &
54	6816 ORANGEVILLE DR	GRIFFIN TENNILLE RICHARDS
55	6820 ORANGEVILLE DR	BROWN TERRY
56	6823 ORANGEVILLE DR	BREWER ERNEST &
57	6819 ORANGEVILLE DR	BERRY ERICKA &

11/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6815 ORANGEVILLE DR	LEVEY HOWARD II
59	6811 ORANGEVILLE DR	BARRERA RAYNALDO &
60	6807 ORANGEVILLE DR	HORTON KELVIN L & KISHA SHERRICE
61	6432 WANKLYN ST	GILBERT BRIDGETTE
62	6436 WANKLYN ST	IVY MICHELLE J
63	6440 WANKLYN ST	GONZALEZ DAPHNE J
64	6444 WANKLYN ST	CATES YOLANDA
65	6448 WANKLYN ST	WHITE ALICIA
66	6452 WANKLYN ST	GOMEZ RAFAEL
67	3923 WANKLYN CT	SOLORZANO JORGE
68	3919 WANKLYN CT	SANMIGUEL JAVIER
69	3915 WANKLYN CT	MILLER SANDRA J
70	3911 WANKLYN CT	ANDERSON WILLIE HAYWOOD EST OF
71	3907 WANKLYN CT	ADKISON JIMMY L
72	3903 WANKLYN CT	COFER BRENDA R
73	3904 WANKLYN CT	WILLBANKS TAMMY
74	3908 WANKLYN CT	BERRY LUTHER W & ELLEN J
75	3912 WANKLYN CT	HUBBARD ROSIE M
76	3916 WANKLYN ST	MUELLER BEVERLY
77	3920 WANKLYN ST	BROWN ELLEN R
78	3924 WANKLYN CT	DOTSON VERNETTE
79	4004 WHITBY AVE	COTTMAN MARIA O
80	4012 WHITBY AVE	GARCIA IRMA
81	4016 WHITBY AVE	SANCHEZ JOHANNA S
82	4020 WHITBY AVE	MACIAS LUIS A & SANDRA
83	4024 WHITBY AVE	JOHNSON BURCHINAL D
84	4034 WHITBY AVE	CORONADO PEDRO
85	6453 ALLEGIANCE DR	AIYELESO OLASEYI
86	6449 ALLEGIANCE DR	SALAS ERIC F
87	6445 ALLEGIANCE DR	HALL WILNETTA
88	6442 AMERICAN WAY	RAMIREZ LAURA

Z178-112(WE/PD)

11/17/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6446 AMERICAN WAY	GONZALEZ FELIPE N
90	6501 AMERICAN WAY	HOA OF AMERICAN WAY ESTATES INC

FILE NUMBER: Z178-154(PD)

DATE FILED: December 18, 2017

LOCATION: West side of Topeka Avenue, south of Pueblo Street

COUNCIL DISTRICT: 6

MAPSCO: 44 Q

SIZE OF REQUEST: ± 0.739 acres

CENSUS TRACT: 101.02

REPRESENTATIVE: Rob Baldwin

APPLICANT: Dallas City Homes

REQUEST: An application for a Planned Development District for MF-1(A) Multifamily District uses and a community service center on property zoned a CR Community Retail District and R-5(A) Single Family District with Neighborhood Stabilization Overlay No. 13

SUMMARY: The request will facilitate the construction of a retirement housing development consisting of approximately 25 dwelling units and a community service center.

STAFF RECOMMENDATION: Approval, subject to a conceptual plan and staff's recommended conditions.

BACKGROUND INFORMATION:

- The ±0.736-acre request site is currently unimproved.
- The last Certificate of Occupancy issued for the subject site was in 1967 for aluminum fabrication for brass and bronze fittings.
- Prior to 1970 and until 1989, the adjoining property to the west on Sylvan Avenue was zoned LC Light Commercial. The property then transitioned to a CR Community Retail District and was rezoned to a CS Commercial Service District between 1989 and 1993.
- On August 22, 2012, the City Council approved a Neighborhood Stabilization Overlay (NSO) District on the subject site and surrounding R-5(A)-zoned property generally bounded by Canada Drive, Gulden Lane, Toronto Street and Sylvan Avenue (Z112-220). The current property owner opposed the Neighborhood Stabilization Overlay District at that time, as well. However, the subject site remained within the boundaries of the NSO. The ordinance that established the NSO states that the height of the structure may not exceed the height plane, which is 27 feet at the front building line. The maximum height in an R-5(A) Single Family District is 30 feet.
- On December 17, 2015, the City Plan Commission recommended denial of an application at the same request site for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District with a Neighborhood Stabilization Overlay No. 13. [Z156-101]
- The purpose of this request is to construct a retirement housing development consisting of approximately 25 dwelling units and a community service center.
- The proposed PD is for MF-1(A) Multi-Family District uses. The conditions for the proposed development indicate the applicant is proposing to deviate from minimum front yard setback of 20 feet.

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

1. **Z156-101:** On September 12, 2012, the City Plan Commission recommended denial of the request for a CS Commercial Service District with deed restrictions volunteered by the applicant and for removal of Neighborhood Stabilization Overlay No. 13 on property zoned an R-5(A) Single Family District with a Neighborhood Stabilization Overlay No. 13.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Topeka Avenue	Local	50 ft.	50 ft.

Traffic:

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

Land Use:

	Zoning	Land Use
Site	CR, R-5(A), NSO #13	Undeveloped
North	R-5(A), NSO #13	Undeveloped
East	R-5(A), NSO #13	Single Family
South	CR	Retail, Surface Parking
West	CR, CS	Industrial (inside), restaurant w/o drive-in service

Comprehensive Plan:

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

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

LAND USE ELEMENT**Neighborhood Plus**

Goal 4.1: Promote Dallas as a city of neighborhoods and publicize neighborhood assets and programs.

Policy 4.1.2 Engage Dallas citizens in an ongoing process of building/promoting/establishing neighborhood identity.

Goal 4.3: Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety.

Land Use Study:

The *West Dallas Urban Structure and Guidelines*, adopted by Dallas City Council on March 1, 2011, identifies the area as a neighborhood that will continue to thrive and benefit from core activity and services available south of Singleton Boulevard. It further states that development will be driven by market forces without intervention by the City.

- Encourage infill single-family homes (1 & 2 story) or townhome (2 & 3 story) and infill development on 100 lots for new single family homes to help strengthen the neighborhood.
- Allow for incremental “transitional buffer” development along Toronto Street for identified residential/office with retail at grade development along Singleton Boulevard.

Land Use Compatibility:

The 0.739-acre site is unimproved and has never been developed. The surrounding land uses consist of single family uses to the east along Topeka Avenue. Existing land uses to the west along Sylvan Avenue include warehouse and retail uses; while properties to the north of the request site consist of undeveloped tracts, single family uses to the east with retail uses and a surface parking lot to the south.

The applicant proposes to create a Planned Development District containing two tracts, Tract 1 and Tract 2. Tract 1 proposes to retain the height plane regulated by NSO No. 13 with a request to deviate from the twenty-foot front yard setback to allow five-foot encroachments and a community service center use while Tract 2 proposes to facilitate the development of a 25-unit retirement housing development with a maximum height of 36 feet. Additionally, the Planned Development District will permit the applicant to 1) allow various uses by right including a community service center; 2) allow five-foot encroachments into the twenty-foot front yard setback within the NSO portion (Tract 1); 3) allow a minimum fifteen-foot front yard setback (Tract 2), and 3) increase the lot coverage from 45 percent to 60 percent in the NSO portion (Tract 1).

The preservation of existing viable neighborhoods is an important need that is accomplished through the planning process by using available planning tools to ensure that neighborhoods and communities maintain their character. As a direct result, the La Bajada community ensured the preservation of its neighborhood by forming a committee to initiate and establish NSO No. 13. to maintain their sense of community and identity by following a consistent neighborhood planning framework. While staff supports the overall request, staff requests the front yard setback remain consistent with the requirements established by the Neighborhood Stabilization Overlay No. 13 (La Bajada). This will ensure that the development complies with the continuity of the blockface, and provides consistency and compatibility of the existing community. The La Bajada neighborhood requested the NSO to preserve the existing physical characteristics of homes in the century old neighborhood and any further develop should conform.

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In an effort to increase the pedestrian amenities, the proposed PD offers the following urban design standards:

- A. A minimum sidewalk of six feet is required. Sidewalk crossings within driveways must be constructed of a material that differs in color or materials from that of the vehicular ingress and egress driveways.
- B. A minimum of one bench, one trash can, and two pedestrian-scale lighting fixtures must be provided between the sidewalk and Topeka Avenue facing facade.
- C. Maximum blank wall area is 20 linear feet on any elevation.
- D. The Topeka Avenue facing facade must have a minimum ground level transparency of 25 percent.
- E. The Topeka Avenue-facing facade must have a sloped roof. Portions of the roof that are flat must be screened from Topeka Avenue with a sloped roof.
- F. A minimum of 70 percent of the street-level Topeka Avenue-facing dwelling units must have individual entries that provide direct connection to the sidewalk with a permeable or nonpermeable surface.
- G. Parking must be located behind the Topeka Avenue front yard setback. Parking may be located within the Sylvan Avenue front yard setback.

The proposed design standards will increase the urban nature of the neighborhood and add a new element to the development pattern of the surrounding properties. Recognizing the positive benefits of encouraging development of the area, staff recommends approval of the request subject to staff's recommended conditions.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing Zoning: CR, R-5(A), NSO No. 13	15', 20', 20'	0' 5' N/A	54' 30' 27'	60% 45%* 45%*	RPS RPS RPS	Residential, Multifamily, Institutional, Recreation, Utility and public service.
Proposed: PDD	20'* w/5-ft encroachments	5'	36'* 27' Maintained in NSO area	60%	No RPS	Residential, Multifamily, Community Service Center

* highlights the zoning standards and the requested deviations

Parking:

Parking will be provided per Chapter 51A which requires that multifamily uses are parked at a ratio of one parking space per bedroom with an additional .25 spaces required for guest parking with 1 space per 200 square feet of floor area for the community service center use. If more than ten off-street parking spaces are required for the use, handicapped parking must be provided pursuant to Section 51A-4.305.

Landscaping and Screening:

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

Z178-154(PD)

LIST OF OFFICERS

Dallas City Homes

Karen Crosby-Nash, President

Proposed PD Conditions

ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located on the west side of Topeka Avenue, north of Singleton Boulevard. The size of PD ____ is approximately ____ 0.739 acres.

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

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

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

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibit is incorporated into this article:

(1) Exhibit ____A: conceptual plan.

SEC. 51P- ____ .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 article and the conceptual plan, the text of this article controls.

SEC. 51P- _____.106. DEVELOPMENT PLAN.

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.

SEC. 51P- _____.107. MAIN USES PERMITTED.

(a) The following uses are only permitted main uses:

(1) Agricultural uses.

-- Crop production.

(2) Institutional and community service uses.

-- Adult day care facility.

-- Church.

-- Community service center.

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

(3) Office uses.

-- Office.

(4) Recreation uses.

-- Private recreation center, club, or area.

(5) Residential uses.

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

-- Multifamily. *[Prohibited on portions of the Property within an*

NSO.]

-- Retirement housing.

-- Single family.

(6) Utility and public service uses.

-- Local utilities.

SEC. 51P- _____.108. ACCESSORY USES.

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

(b) Accessory community center (private) is permitted by right.

SEC. 51P-____.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Except as provided in this section, the yard, lot, and space regulations for the R-5(A) Single Family District apply.

(b) Front yard.

Applicant's Request:

(1) Tract 1. Minimum front yard is 20 feet. Arcades, unenclosed porches, balconies, and awnings may project up to 5 feet into the required front yard.

Staff's Recommendation:

(1) Tract 1. Minimum front yard is 20 feet. ~~Arcades, unenclosed porches, balconies, and awnings may project up to 5 feet into the required front yard.~~

Applicant's Request:

(2) Tract 2. Minimum front yard is 15 feet.

Staff's Recommendation:

(2) Tract 2. Minimum front yard is 20 feet.

(c) Side and rear yard. Minimum side and rear yard is five feet.

(d) Density. Maximum number of dwelling units is 25.

(e) Height.

(1) Tract 1. Maximum height is subject to the height plane of 27 feet at the front building line, in accordance with SEC. 51A-4.507(e)(1)(F).

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

(3) For sloped roofs, height is measured to the midpoint.

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

(g) Lot size. No minimum lot size.

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

SEC. 51P- _____.110. OFF-STREET PARKING AND LOADING.

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

SEC. 51P- _____.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

(a) Except as provided, landscaping must be provided in accordance with Article X.

(b) No residential adjacency buffer is required on the northern boundary if the adjacent property does not contain a single family structure.

(c) Caliper inches above the minimum requirement of street trees count towards the site tree requirement.

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

SEC. 51P- _____.113 URBAN DESIGN STANDARDS.

(a) Purpose. The purpose of the urban design standards is to ensure that development of the Property is compatible with the La Bajada neighborhood and serves as an appropriate transition to commercial uses on Sylvan Avenue.

(b) Sidewalks. A minimum sidewalk of six feet is required. Sidewalk crossings within driveways must be constructed of a material that differs in color or materials from that of the vehicular ingress and egress driveways.

(c) Pedestrian amenities. A minimum of one bench, one trash can, and two pedestrian-scale lighting fixtures must be provided between the sidewalk and Topeka Avenue facing facade.

(d) Blank wall. Maximum blank wall area is 20 linear feet on any elevation.

Z178-154(PD)

(e) Ground level transparency. The Topeka Avenue facing facade must have a minimum ground level transparency of 25 percent.

(f) Roof. The Topeka Avenue-facing facade must have a sloped roof. Portions of the roof that are flat must be screened from Topeka Avenue with a sloped roof.

(g) Entrances. A minimum of 70 percent of the street-level Topeka Avenue-facing dwelling units must have individual entries that provide direct connection to the sidewalk with a permeable or nonpermeable surface.

(h) Parking setback. Parking must be located behind the Topeka Avenue front yard setback. Parking may be located within the Sylvan Avenue front yard setback.

SEC. 51P- ____ .114. SIGNS.

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

SEC. 51P- ____ .115. ADDITIONAL PROVISIONS.

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

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

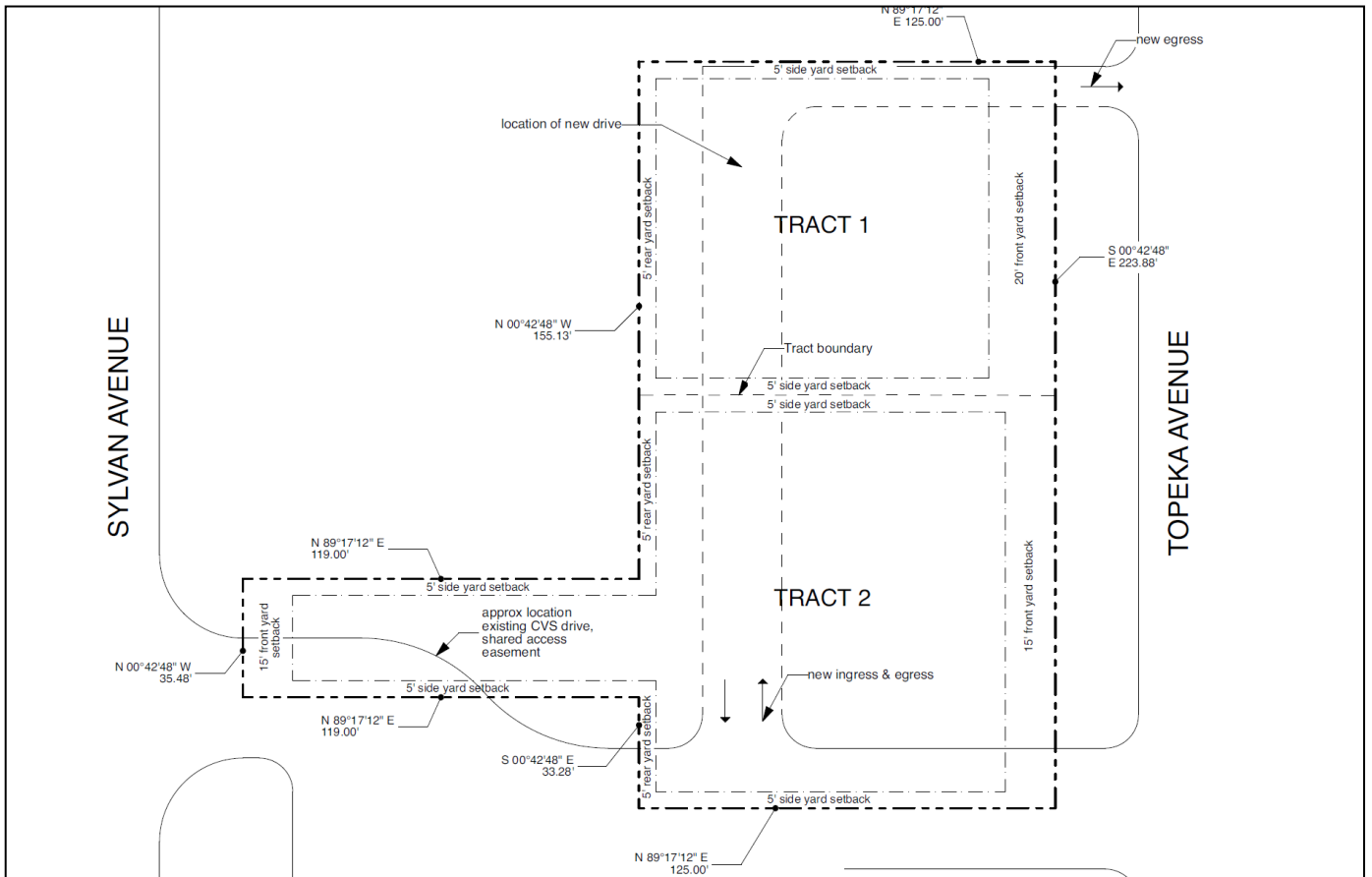
SEC. 51P- ____ .116. COMPLIANCE WITH CONDITIONS.

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

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

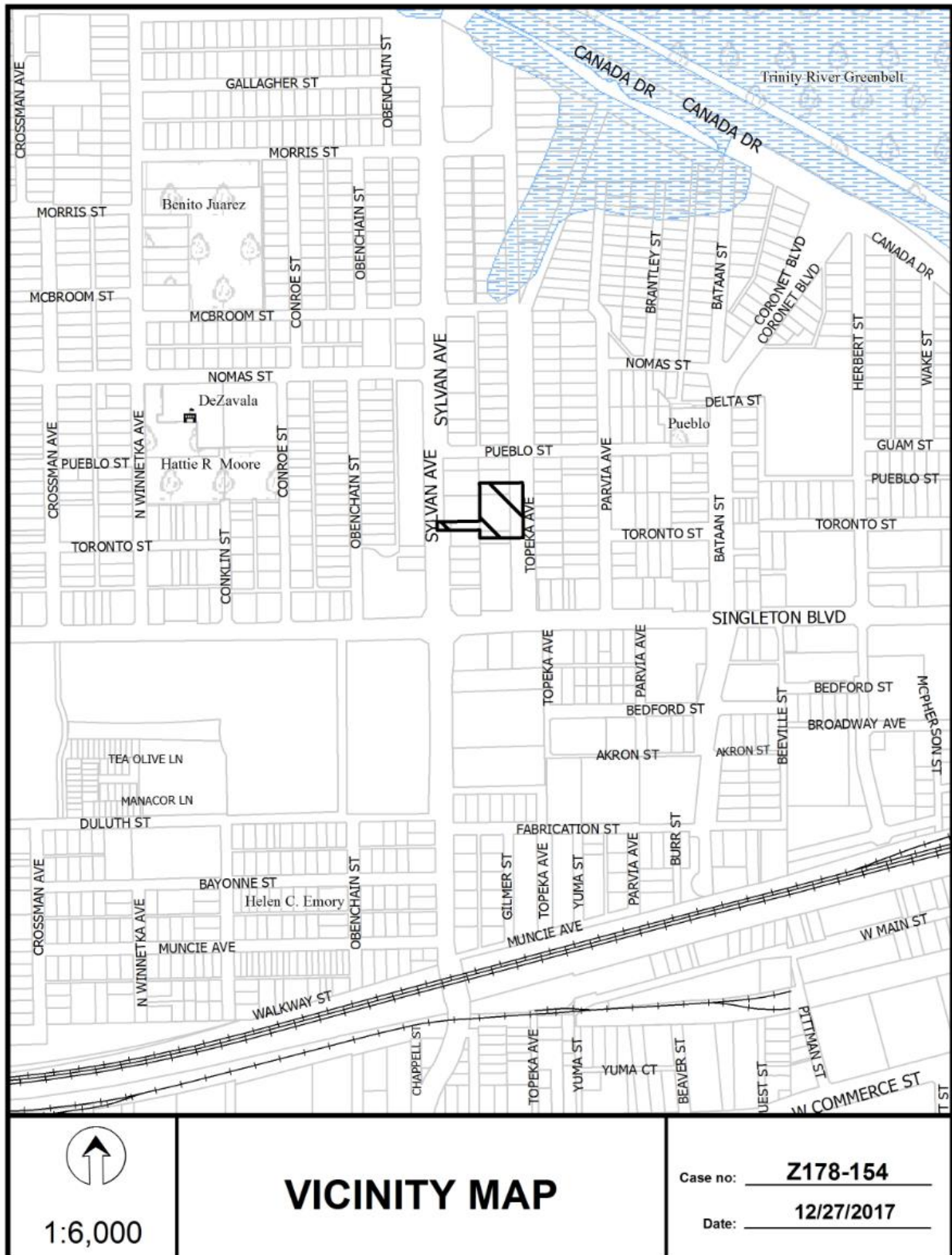


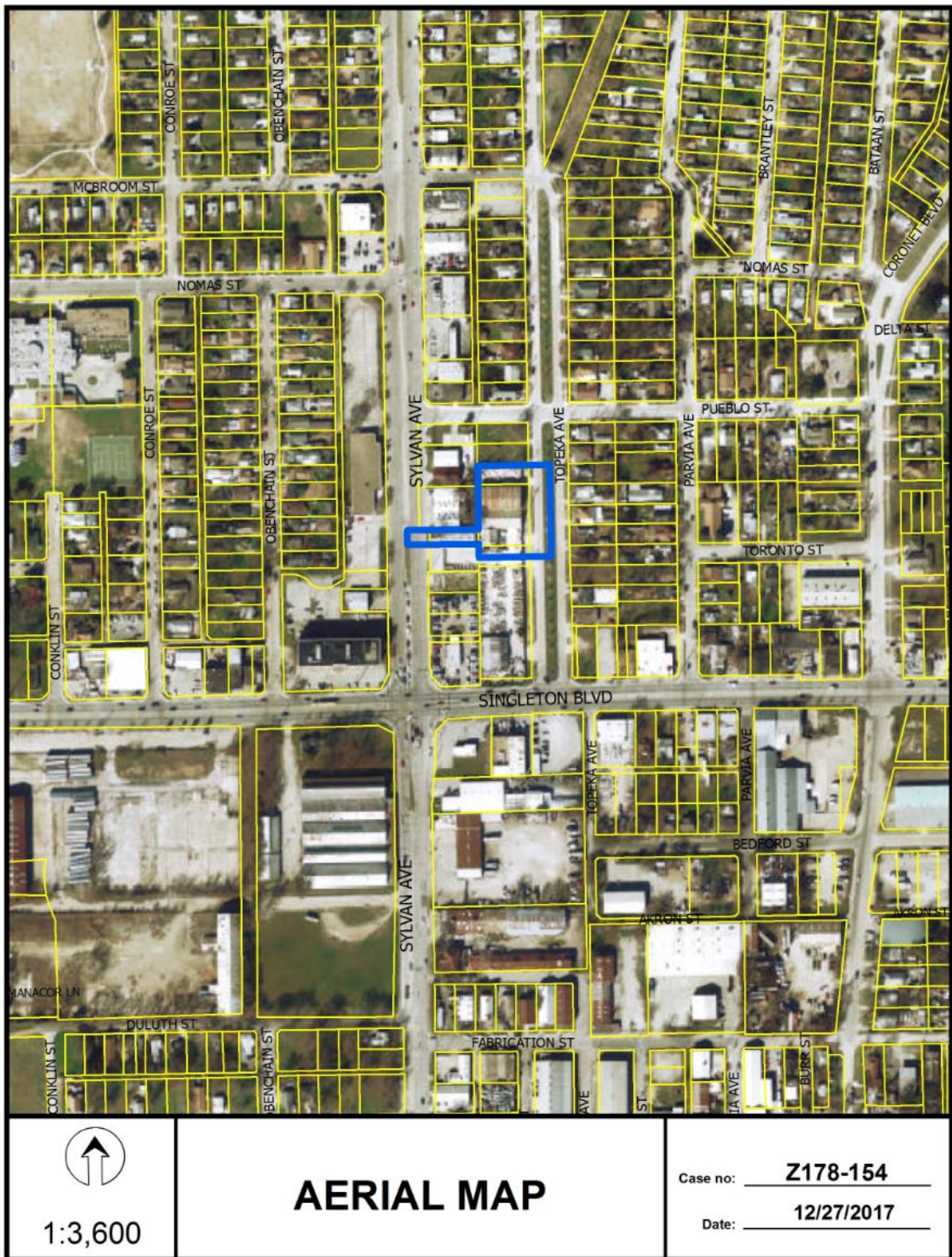
Enlarged Proposed Conceptual Plan

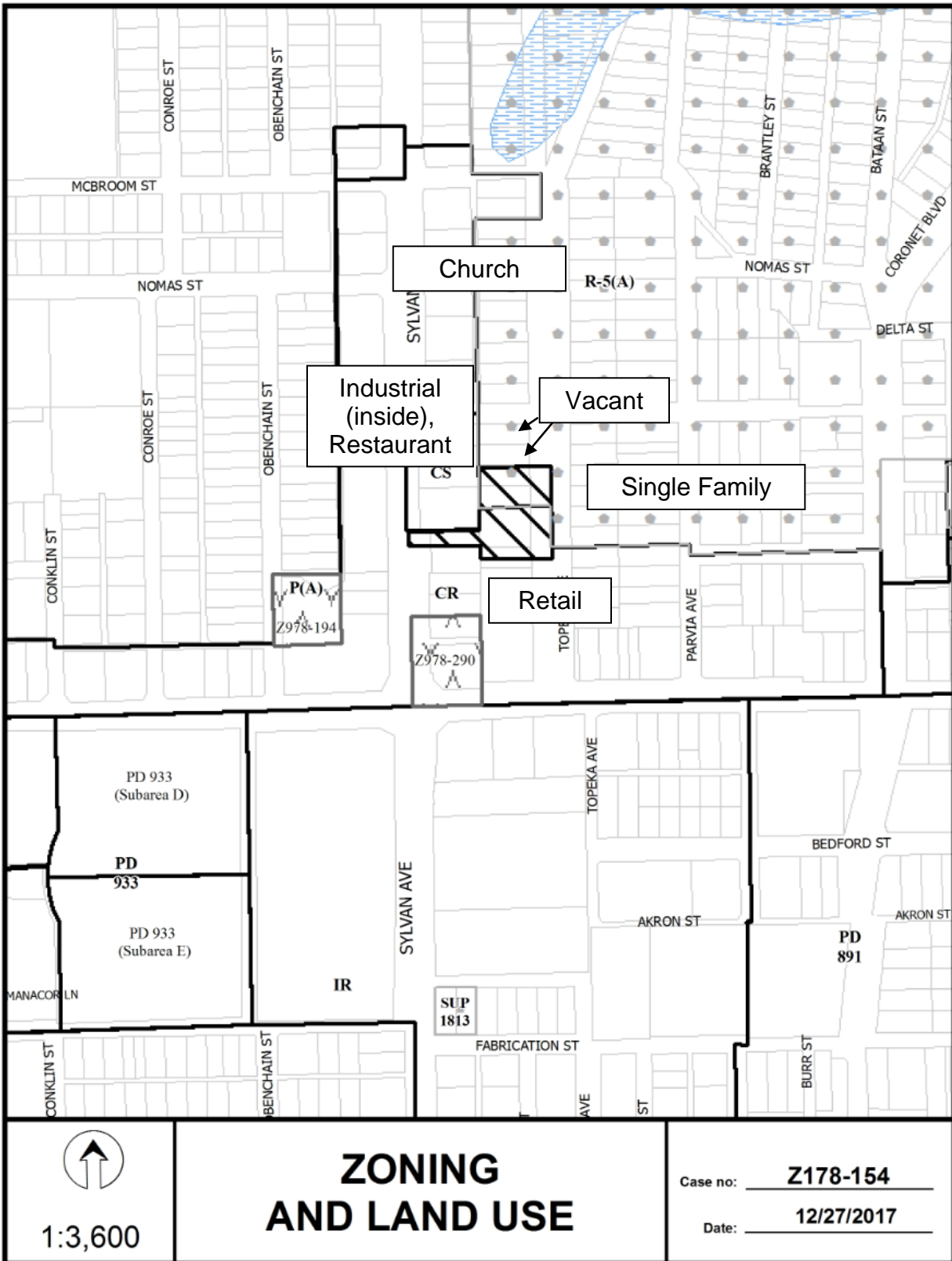


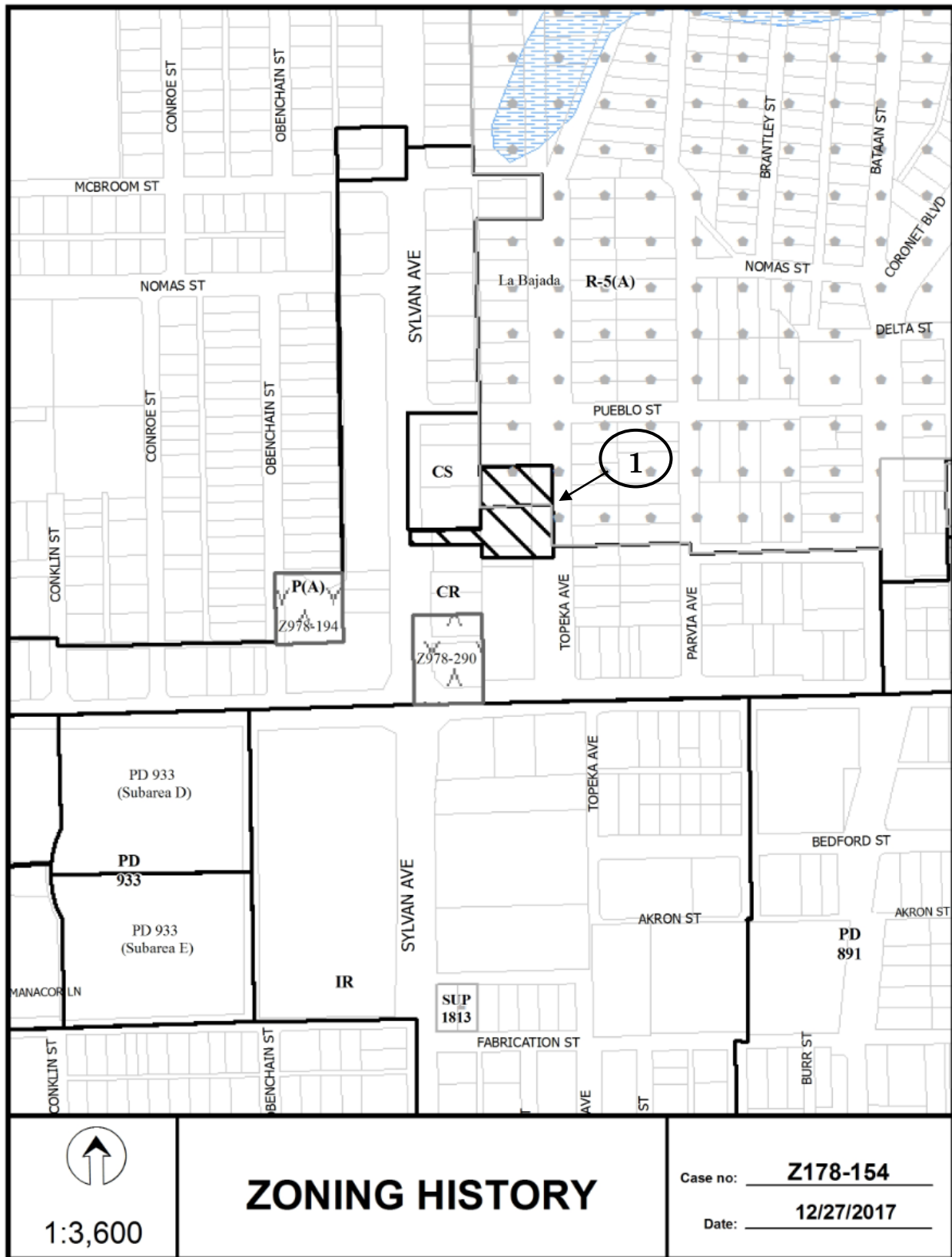
**Proposed 3D Model
For Illustrative Purposes Only**





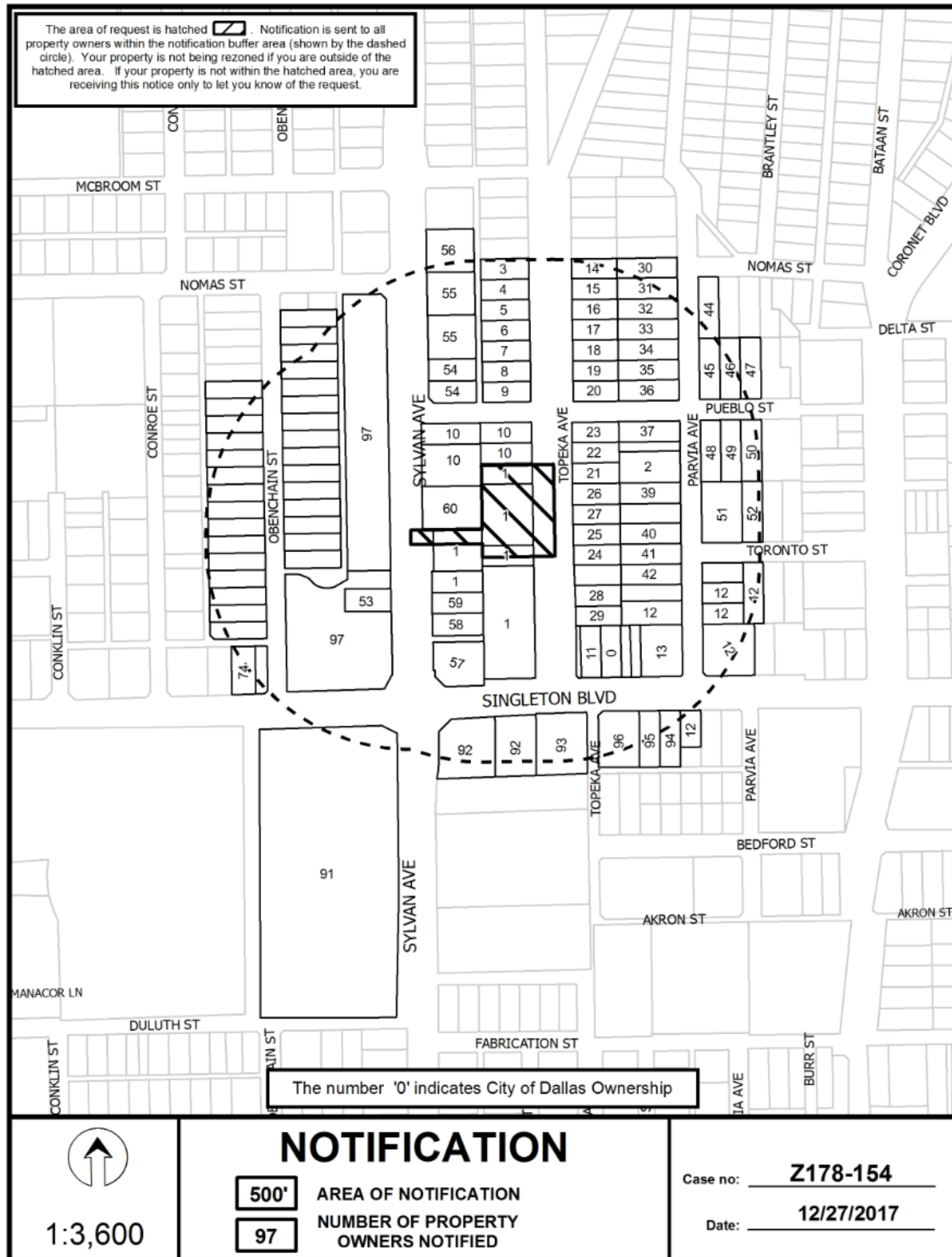






ZONING HISTORY

Case no: **Z178-154**
Date: **12/27/2017**



12/27/2017

Notification List of Property Owners***Z178-154******97 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3115 TOPEKA AVE	CVS PHARMACY INC
2	3115 PARVIA AVE	TRINITY MODERN LLC
3	3227 TOPEKA AVE	PEREZ ANGEL & LENA
4	3223 TOPEKA AVE	MARISCAL BRENDA & CARLOS MARISCAL
5	3219 TOPEKA AVE	GUTIERREZ JOSE
6	3215 TOPEKA AVE	FACUNDO ARTURO & MARIA T
7	3211 TOPEKA AVE	FACUNDO JOSE &
8	3207 TOPEKA AVE	MEDRANO PROP LTD
9	3203 TOPEKA AVE	CORIA SANTOS
10	3123 TOPEKA AVE	WEST DALLAS INVESTMENT LP
11	3006 TOPEKA AVE	GARCIA EDUARDO F
12	613 SINGLETON BLVD	WEST DALLAS INVESTMENTS LP
13	603 SINGLETON BLVD	EMEM III LLC
14	3226 TOPEKA AVE	HERNANDEZ MARIA DE LA LUZ & JAVIER A HERNANDEZ
15	3222 TOPEKA AVE	GALICIA ANASTACIO &
16	3218 TOPEKA AVE	RAMIREZ RUBEN
17	3214 TOPEKA AVE	FACUNDO SALVADOR & MARIA
18	3210 TOPEKA AVE	CASTILLO SOFIA C LIFE ESTATE
19	3206 TOPEKA AVE	JERUSALEM PNTCSTL CH
20	3202 TOPEKA AVE	IGLESIA CHRISTIANA
21	3114 TOPEKA AVE	MOYA FIDEL & LUCIA MEDINA
22	3118 TOPEKA AVE	MEDINA LUCIA
23	3122 TOPEKA AVE	HERMOSILLO JOVITA ESTATE OF
24	3022 TOPEKA AVE	MEDINA TOMASA
25	3102 TOPEKA AVE	NARVAEZ ERNESTINA A
26	3110 TOPEKA AVE	CRAIG PENFOLD PPTIES INC

12/27/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3106 TOPEKA AVE	HERNANDEZ DOMINGO &
28	3014 TOPEKA AVE	BOZQUEZ JUAN ARNULFO ROMAN
29	3010 TOPEKA AVE	ROMAN JUAN ARNULFO
30	3227 PARVIA AVE	CASTILLO JUAN R
31	3223 PARVIA AVE	LIMON JUAN JOSE &
32	3219 PARVIA AVE	FACUNDO ANDRES
33	3215 PARVIA AVE	HERNANDEZ RODOLFO
34	3211 PARVIA AVE	SANDOVAL ABEL
35	3207 PARVIA AVE	HERNANDEZ VIRGINIA
36	3203 PARVIA AVE	ROBLES JAVIER & FRANCISCA
37	3123 PARVIA AVE	RESENDEZ AGAPITO
38	3119 PARVIA AVE	VELAZQUEZ IDALIA
39	3109 PARVIA AVE	CARRILLO TONY &
40	3101 PARVIA AVE	CAZARES FORTUNATA EST OF
41	3023 PARVIA AVE	OROZCO AMELIA
42	3019 PARVIA AVE	HUERTA WALTER A
43	3015 PARVIA AVE	LUNA PAULA &
44	530 NOMAS ST	SOTO EUSTACIO ESTATE OF
45	531 PUEBLO ST	ORANTES GODOFREDO &
46	527 PUEBLO ST	MENDEZ JOE
47	523 PUEBLO ST	HUERTA MARIA CARMEN
48	530 PUEBLO ST	MARTINEZ RUBEN JR &
49	526 PUEBLO ST	URBINA ALFREDO
50	522 PUEBLO ST	WILSON MARTHA
51	531 TORONTO ST	NEW MOUNT CORINTH BAPTIST
52	523 TORONTO ST	HERRERA ZULEMA
53	3017 SYLVAN AVE	ALVARADO DAVID
54	3202 SYLVAN AVE	SYLHO LLC
55	3232 SYLVAN AVE	WALIA & SONS REAL ESTATE INC
56	3306 SYLVAN AVE	ALVARADO CORREA ANTONIO JOSE
57	717 SINGLETON BLVD	CVS PHARMACY INC

12/27/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3012 SYLVAN AVE	CVS PHARMACY INC
59	3016 SYLVAN AVE	CVS PHARMACY INC
60	3108 SYLVAN AVE	WESTER CAROYLN DURBIN
61	3205 OBENCHAIN ST	MARTINEZ SILVERIO
62	3201 OBENCHAIN ST	LUCIO NORMA &
63	3125 OBENCHAIN ST	AYALA MANUAL EST OF
64	3121 OBENCHAIN ST	GARCIA HERLINDA &
65	3117 OBENCHAIN ST	AVILA ANDRES
66	3115 OBENCHAIN ST	RAMIREZ CARLOS & LUCILA
67	3113 OBENCHAIN ST	CHOVANEC MARGARET
68	3109 OBENCHAIN ST	ALONZO ROBERT G
69	3105 OBENCHAIN ST	NEVAREZ MARIO
70	3103 OBENCHAIN ST	TORRES JUANITA
71	3025 OBENCHAIN ST	DREILING JORDAN RENEE &
72	3021 OBENCHAIN ST	RODRIGUEZ JUANITA
73	3019 OBENCHAIN ST	BARRON CORONADO F &
74	833 SINGLETON BLVD	RUIZ RAYMOND JR
75	829 SINGLETON BLVD	RUIZ MARIA E
76	3220 OBENCHAIN ST	WEEMPE BOBBY RAY JR
77	3214 OBENCHAIN ST	PINA ROBERTO A & IRMA E LIFE ESTATE
78	3212 OBENCHAIN ST	BARDALES CAYETANO
79	3208 OBENCHAIN ST	BARRON RAFAEL JR
80	3204 OBENCHAIN ST	RAMIREZ JIMMY & ALICIA
81	3200 OBENCHAIN ST	SALAZAR MARCELO & MARIA
82	3124 OBENCHAIN ST	SALAZAR MARCELO E & MARIA
83	3122 OBENCHAIN ST	RAMOS HILARIO & MARIA EVA
84	3118 OBENCHAIN ST	BARRON MARIA DE LA LUZ
85	3116 OBENCHAIN ST	CORNERSTONE SELECT HOMES LLC
86	3112 OBENCHAIN ST	MONROY JUAN CARLOS
87	3108 OBENCHAIN ST	SILVA JOSE A & SONIA V
88	3104 OBENCHAIN ST	BARRON RAFEL & VIRGINIA

12/27/2017

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3100 OBENCHAIN ST	VILLASENOR FELIPE REY & ARTURO
90	3024 OBENCHAIN ST	VILLAGOMEZ JUAN & CARMEN
91	818 SINGLETON BLVD	ATLAS METAL WORKS
92	730 SINGLETON BLVD	DURBIN PAMELA LYNN TR OF
93	720 SINGLETON BLVD	DURBIN PAMELA LYNN
94	614 SINGLETON BLVD	WEST DALLAS INV LP
95	618 SINGLETON BLVD	SAN MIGUEL GLORIA E &
96	626 SINGLETON BLVD	DELGADO TRINIDAD TR
97	809 SINGLETON BLVD	LOS BARRIOS UNIDOS

Memorandum



CITY OF DALLAS

DATE May 3, 2018

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing for Code Amendment

Commissioners West, Rieves, and Ridley request that the City Plan Commission authorize a public hearing to consider a code amendment to Section 51A-4.504, "Demolition Delay Overlay District," with consideration given to amending the criteria listed in Subsection (b), "General Provisions."

Subsection (b), lists the criteria that a building must meet to be subject to the Phase II portion of the regulations. Phase II requires a meeting with the owner of the property, staff, and interested parties to discuss options to demolition. Section 51A-4.504 is attached for your review.

This is a hearing to consider the request to authorize the hearing and not the Code amendment at this time.

A handwritten signature in blue ink, appearing to be 'Mark Doty'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mark Doty, Chief Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE April 19, 2018

TO David Cossum, Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for Consideration of Code Amendment

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

Consideration of authorizing a public hearing to consider a code amendment to Section 51A-4.504, "Demolition Delay Overlay District," with consideration given to amending the criteria listed in Subsection (b), "General Provisions."

Thank you for your attention to this matter.

A handwritten signature in black ink, appearing to read 'Chad West'.

Chad West, Commissioner

A handwritten signature in black ink, appearing to read 'Mark Rieves'.

Mark Rieves Commissioner

A handwritten signature in black ink, appearing to read 'Paul Ridley'.

Paul Ridley, Commissioner

(2) In a "D" liquor control overlay district, a person shall not sell or serve alcoholic beverages or setups for alcoholic beverages for consumption on or off the premises.

(3) In a "D-1" liquor control overlay district, a person shall not sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council.

(4) It is a defense to prosecution under Paragraphs (2) and (3) of this section that the alcoholic beverage or setup for alcoholic beverage is served, but not sold, at a private residence for consumption at the residence. For purposes of this subsection, a private residence must be a permitted residential or lodging use listed in the use regulations of this article. If the use is a lodging use, the term "private residence" means the guest room only. (Ord. Nos. 19455; 21735)

SEC. 51A-4.504.

DEMOLITION DELAY OVERLAY DISTRICT.

(a) Purpose. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.

(b) General provisions.

(1) The city plan commission or city council may initiate a demolition delay overlay district following the procedure in Section 51A-4.701, "Zoning Amendments."

(2) This section applies to any building located in a demolition delay overlay district that is at least 50 years old and meets one of the following criteria:

(A) the building is located in a National Register Historic District or is individually listed on the National Register of Historic Places;

(B) the building is designated as a Recorded Texas Historic Landmark;

(C) the building is designated as a State Archeological Landmark;

(D) the building is designated as a National Historic Landmark;

(E) the building is listed as significant in the 2003 Downtown Dallas/Architecturally Significant Properties Survey; or

(F) the building is listed as contributing in the 1994 Hardy-Heck-Moore Survey.

(c) Demolition delay process.

(1) Phase I.

(A) Upon receipt of a complete application to demolish a building that is in a demolition delay overlay district, the building official shall refer the application to the historic preservation officer.

(B) Within 10 days after the historic preservation officer receives an application to demolish a building within a demolition delay overlay district, the historic preservation officer shall determine whether the building meets the requirements in Subsection (b)(2).

(C) If the historic preservation officer determines that a building within a demolition delay overlay district does not meet the criteria in Subsection (b)(2) and the application meets the requirements for issuing a demolition permit in the Dallas Building Code, the building official shall grant the application to demolish a building.

(2) Phase II.

(A) Within 45 days after determining whether a building within a demolition delay overlay district meets the requirements in Subsection (b)(2), the historic preservation officer shall schedule a meeting with the building's owner and appropriate city officials to discuss alternatives to demolition, such as historic designation under Section 51A-4.501; historic preservation tax exemptions and economic development incentives for historic properties under Article XI; loans or grants from public or private resources; acquisition of the building; and variances.

(B) The historic preservation officer shall post notice of the meeting with the building's owner on the city's website.

(C) Within two working days after the historic preservation officer determines the building within the demolition delay overlay district meets the

requirements in Subsection (b)(2), the historic preservation officer shall post a sign on the property to notify the public that an application has been made for a demolition permit within a demolition delay overlay district. The sign must include a phone number where citizens can call for additional information.

(D) The meeting may include organizations that foster historic preservation, urban planning, urban design, development, and improvement in demolition delay overlay districts.

(E) If at the end of the 45-day period the application meets the requirements of the Dallas Building Code and the building owner declines to enter into an agreement as outlined in Paragraph (3), the building official shall grant the application to demolish a building within a demolition delay overlay district.

(3) Phase III. The property owner may enter into an agreement with the city to delay granting a demolition permit for an additional time period to continue exploration of alternatives to demolition. (Ord. 29893)

SEC. 51A-4.505. CONSERVATION DISTRICTS.

(a) Definitions. In this section:

(1) AREA means the land within the boundaries of a proposed CD that may include subdistricts, land within the boundaries proposed to be added to an established CD that may include subdistricts, or land within the boundaries of a proposed subdistrict.

(2) BLOCKFACE means the linear distance of lots along one side of a street between the two nearest intersecting streets. If a street dead ends, the terminus of the dead end will be treated as an intersecting street.

(3) CD means conservation district.

(4) CD ORDINANCE means the ordinance establishing or amending a particular conservation district.

(5) DEMOLITION means the intentional destruction of an entire building.

(6) NEIGHBORHOOD COMMITTEE means the property owners of at least 10 properties within a proposed CD, proposed area to be added to an established CD, or an established CD; or, if less than 10 properties, 50 percent of the property owners within the proposed CD, proposed area to be added to an established CD, or an established CD.

(7) PHYSICAL ATTRIBUTES means the physical features of buildings and structures, including the architectural style; characteristics of a period; and method of construction, and may also include those physical characteristics of an area that help define or make an area unique, including scale; massing; spatial relationship between buildings; lot layouts; setbacks; street layouts; streetscape characteristics or other natural features; or land-use patterns.

(8) STABLE means that the area is expected to remain substantially the same over the next 20 years with continued maintenance of the property. While some changes in structures, land uses, and densities may occur, all such changes are expected to be compatible with surrounding development.

(9) STABILIZING means that the area is expected to become stable over the next 20-year period through continued reinvestment, maintenance, or remodeling.

(b) Findings and purpose.

(1) State law authorizes the city of Dallas to regulate the construction, alteration, reconstruction, or razing of buildings and other structures in "designated places and areas of historic, cultural, or architectural importance and significance."

(2) Conservation districts are intended to provide a means of conserving an area's distinctive character by protecting or enhancing its physical attributes.

(3) Conservation districts are distinguished from historic overlay districts, which preserve historic residential or commercial places; neighborhood