



**CITY OF DALLAS**  
**CITY PLAN COMMISSION**  
Thursday, June 21, 2018  
**AGENDA**

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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.

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

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Sharmila Gurung-Shrestha

Consent Items:

- (1) **S178-212**  
(CC District 3)
- An application to replat a 3.69-acre tract of land containing all of Lot 4 in City of Block G/6045 to create a one 0.46-acre lot and one 3.23-acre lot on property located on Camp Wisdom Road at Westmoreland Road, Northeast corner  
Applicant/Owner: 3777 West Camp Wisdom, LTD  
Surveyor: Eagle Surveying  
Application Filed: May 23, 2018  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S178-213**  
(CC District 5)
- An application to replat a 1.680-acre tract of land containing all of Lots 7 through 11 and part of Lot 12 in City Block A/7881 to create 3 lots ranging in size from 0.429-acre to 0.713-acre on property located on St. Augustine Road, south of Seagoville Road.  
Applicant/Owner: Jerman Ochoa Bueso, Alvin Geddings, W.C. Miller, Trustee, Opalach Thomas  
Surveyor: JPH Land Surveying, Inc.  
Application Filed: May 23, 2018  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S178-214**  
(CC District N/A)
- An application to create a 162-lot residential subdivision from a 41.08-acre tract of land located on FM 548 south of University Drive in Kaufman County.  
Owners: Devonshire (Dallas) ASLI VIII, LLC  
Surveyor: J. Volk Consulting  
Application Filed: May 25, 2018  
Zoning: None (ETJ)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-215**  
(CC District 7)
- An application to replat a 2.255-acre tract of land containing all of Lots 1 through 8, all of Lots 12 through 15, and part of Lots 9 through 11 in City Block 24/812 to create one lot on property Located on Al Lipscomb Way, southwest of J.B. Jackson Jr. Boulevard.  
Applicant/Owner: Joe F. Hall and Floydell Hall, Urban Mixed Use, LLC  
Surveyor: Gonzalez & Schneeberg Engineers & Surveyors, Inc.  
Application Filed: May 23, 2018  
Zoning: PD 595 MF-1(A), WR-5, WMU-5  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-217**  
(CC District 14)
- An application to replat a 10.26-acre tract of land containing all of Lots 1 through 7 in City Block I/546, all of Lots 1A in City Block G/452, 4A in City Block F/547 portion of an abandoned Leonard Street, and abandoned Colby Street to create one 1.93-acre lot and one 8.33-acre lot on property located on N. Pearl Street at Woodall Rodgers Freeway, north corner.  
Applicant/Owner: The Federal Reserve Bank of Dallas.  
Surveyor: Votex Surveying Company  
Application Filed: May 24, 2018  
Zoning: PD 330 and PD 193 (HC)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.



- (6) **S178-218**  
(CC District 2)
- An application to replat a 0.895-acre tract of land containing all of Lots 1 through 5 in City Block B/798 on property located on Haskell Avenue at Worth Street, east Corner.  
Applicant/Owner: Martinez Wallace, LLC  
Surveyor: Survey Group  
Application Filed: May 24, 2018  
Zoning: MC-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S178-219**  
(CC District 2)
- An application to replat a 5.448-acre tract of land containing all of Lots 1 through 4 in City Block 14/827, all of Lots 9 through 11, all of Lots 22 and 23 and part of Lot 24 in City Block 838, part of Lot 8 in City Block 839, a tract of land in City Block 835, a tract of land in City Block 836, a portion of abandoned Race Street, a portion of abandoned Simpson Street, and a portion of abandoned Adair Street to create one lot on property located on Elm Street at Washington Avenue, west corner.  
Owners: Baylor Scott and White  
Surveyor: Raymond L. Goodson JR., Inc.  
Application Filed: May 24, 2018  
Zoning: PD 749 Sub-district A, MU-3, and CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S178-220**  
(CC District 8)
- An application to create a 32 lot single family subdivision from a 7.132-acre tract of land ranging in size from 0.172-acre to 0.231-acre on property located on Seagoville Road, southeast of Edd Road.  
Applicant/Owner: Ricardo Vega and San Juanita Cisneros Vega  
Surveyor: Gonzalez & Schneeberg Engineers & Surveyors, Inc.  
Application Filed: May 25, 2018  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S178-222**  
(CC District 1)
- An application to replat a 0.652-acre tract of land containing part of Lots 4 through 8 in City Block 1/3433 to create one lot on property located on Zang Boulevard at Beckley Avenue, southeast corner.  
Applicant/Owner: Mona Patel Holding, LLC and Punjabi Enterprises, Inc.  
Surveyor: O'Neal Surveying Co.  
Application Filed: May 25, 2018  
Zoning: PD 468  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (10) **S178-216**  
(CC District 9)
- An application to replat a 0.872-acre tract of land containing all of Lot 1 in City Block M/2984, a tract of land in City Block M/2984, and a portion of an abandoned alley in City Block M/2984 to create one lot on property located on South Ridge Drive at Hillbrook Street, south corner.
- Applicant/Owner: Kyle P. Kraft and Amanda L. Kraft  
Surveyor: CBG Surveying, Inc.  
Application Filed: May 24, 2018  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S178-221**  
(CC District 9)
- An application to replat a 1.5304-acre tract of land containing all of Lot 1 in City Block 2973 ½ to create one 0.213-acre lot and one 1.321-acre lot on property located on Wendover Road at Sandra Drive, west corner.
- Applicant/Owner: Norma June Wilson  
Surveyor: Nathan D. Maier Consulting Engineers, Inc.  
Application Filed: May 25, 2018  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Change:

- (12) **NC178-005**  
(CC District 14)
- An application to consider changing the name of Alamo Street, between Cedar Springs Road and Woodall Rodgers Service Road, west of Caroline Street, to "Miguel Martinez Way".
- Applicant: Firebird Restaurant Group  
Application Filed: March 12, 2017  
Notices Sent: 2 notices sent May 21, 2018  
SRC Recommendation: **Approval**

Miscellaneous Items:

- M178-035**  
Carlos Talison  
(CC District 1)
- An application for a minor amendment to the site plan for Specific Use Permit No. 2151 for an open enrollment charter school on property zoned R-7.5(A) Single Family District, in an area generally bound by South Vernon Avenue, Ludlow Drive, and Heyser Drive.
- Staff Recommendation: **Approval**  
Applicant: Academy of Dallas  
Representative: Robert Baldwin

**D178-009**

Abraham Martinez  
(CC District 14)

An application for a development plan for a multifamily use on property zoned Subareas D1 and D2 within Planned Development District No. 873, on the east line of Amesbury Drive, south of Sandhurst Lane and Amesbury Drive.

Staff Recommendation: **Approval**

Applicant: JLB 4662 Amesbury Partners L.P.

Representative: Britton Church

**D178-012**

Abraham Martinez  
(CC District 6)

An application for a development plan for a multifamily use on property zoned Subarea C within Planned Development District No. 933, on the south line of Singleton Boulevard, at the terminus of North Winnetka Avenue.

Staff Recommendation: **Approval**

Applicant: Singleton Trinity Groves, LP

Representative: Shawn Graham

Zoning Cases – Consent:

1. **Z178-241(PD)**

Pamela Daniel  
(CC District 14)

An application for a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 with Specific Use Permit No. 2007 for an attached projecting non-premise district activity videoboard sign, on the east side of North Griffin Street, between Pacific Avenue and Elm Street.

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

Applicant: Apple Ten Hospitality Ownership Inc.

Representative: Santos Martinez, Masterplan Consultants

2. **Z178-242(PD)**

Pamela Daniel  
(CC District 2)

An application for a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the east side of North Cesar Chavez Boulevard, between Elm Street and Main Street.

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

Applicant: 2201 Main LLC

Representative: Santos Martinez, Masterplan Consultants

3. **Z178-246(PD)**

Pamela Daniel  
(CC District 8)

An application for a CS Commercial Services District on property zoned an A(A) Agricultural District, south of Telephone Road, east of Travis Trail.

Staff Recommendation: **Approval**

Applicant: Quincy Roberts

Representative: Derek A. White, Ph.D., P.E.

4. **Z178-229(MB)**  
Mohammad Bordbar  
(CC District 6)
- An application for an amendment to Specific Use Permit No. 1464 for a refuse transfer station on property zoned IM Industrial Manufacturing District, on the south line of California Crossing Road, east of Wildwood Drive.  
Staff Recommendation: **Approval** for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a revised site plan and revised conditions.  
Applicant: Community Waste Disposal/Gregory Roemer  
Representative: Kevin D. Yard
5. **Z178-193(SM)**  
Sarah May  
(CC District 7)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of JB Jackson Jr Boulevard and Park Row Avenue.  
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: Peter Kavanagh, Zone Systems, Inc.

Zoning Cases – Under Advisement:

6. **Z167-404(SM)**  
Sarah May  
(CC District 6)
- An application for 1) a new tract for MF-2(A) Multifamily District uses; 2) the termination of Specific Use Permit No. 1636 for multifamily uses; and, 3) the termination of Specific Use Permit No. 2213 for single family uses, on property zoned Tract 12 for MU-1 Mixed Use District uses and Tract 13 for MF-2(A) Multifamily District uses within Planned Development District No. 508, on the north line of Singleton Boulevard, east of Westmoreland Road.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan, revised development plan, and staff's recommended conditions; **approval** of the termination of Specific Use Permit No. 1636 for multifamily uses; and **approval** of the termination of Specific Use Permit No. 2213 for single family uses.  
Applicant: Greenleaf Ventures  
Representative: Victor Toledo  
U/A From: May 17, 2018
7. **Z178-190(SM)**  
Sarah May  
(CC District 1)
- An application to amend Planned Development District No. 282 for mixed uses on property zoned Planned Development District No. 282, on the northwest corner of West Colorado Boulevard and North Beckley Avenue.  
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.  
Applicant: Methodist Hospitals of Dallas  
Representative: David Martin and Tommy Mann, Winstead PC  
U/A From: April 19, 2018, May 17, 2018 and June 7, 2018

8. **Z178-198(MB)**  
Mohammad Bordbar  
(CC District 3)
- An application to amend Planned Development District No. 435 for a public school use on property zoned Planned Development District No. 435, on the northwest corner of Duncanville Road and Illinois Avenue.  
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan and traffic management plan.  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan Consultants  
U/A From: June 7, 2018

Zoning Cases – Individual:

9. **Z178-200(MB)**  
Mohammad Bordbar  
(CC District 7)
- An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast corner of Peabody Avenue and Myrtle Street.  
Staff Recommendation: **Denial**  
Applicant/Representative: Connie Roth
10. **Z167-299(SM)**  
Sarah May  
(CC District 8)
- An application for the renewal of Specific Use Permit No. 2146 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the north corner of Kleberg Road and Carleta Street.  
Staff Recommendation: **Denial without prejudice**  
Applicant: CI Retail Mgmt, Inc.  
Representative: Jason Marshall
11. **Z178-238(SM)**  
Sarah May  
(CC District 10)
- An application for 1) a Planned Development District for R-7.5(A) Single Family District uses on property zoned an NO(A) Neighborhood Office District, CS Commercial Service, and R-7.5(A) Single Family District with Specific Use Permit No. 1781 for a transit passenger station or transfer center on a portion and 2) termination of existing deed restrictions, on the south line of Walnut Hill Lane and the west line of White Rock Trail.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: PSW Real Estate  
Representative: Rob Baldwin

12. **Z145-312(PT)**  
Pam Thompson  
(CC District 2)

A City Plan Commission authorized hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District and Planned Development District No. 473 for mixed uses with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations on property in an area generally bounded by Main Street, Haskell Avenue, the Santa Fe ROW and DART's Green Line.

Staff Recommendation: **Approval** of a Planned Development District, subject to staff's recommended conditions.

Landmark Commission Appeal:

**CA178-487(MP)**  
Marsha Prior  
(CC District 7)

An appeal of the Landmark Commission's denial without prejudice of a two-story addition, front-facing gable to front elevation, replacement of all windows, add door to left side elevation, and replace aluminum siding with Hardie board at 3614 Meadow Street within the Wheatley Place Historic District.

Staff Recommendation: **Deny without prejudice.**

Landmark Commission Recommendation: **Deny without prejudice.**

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Other Matters:

Consideration of appointments to CPC Committees:

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC)**  
**THOROUGHFARE (TRANSPORTATION) COMMITTEE**

Minutes: June 7, 2018

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, June 21, 2018**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, June 21, 2018, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider **DCA 156-008** - Consideration of amending the Dallas Development Code to create regulations for incentive zoning.

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](http://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, JUNE 21, 2018****FILE NUMBER:** S178-212**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Camp Wisdom Road at Westmoreland Road, northeast corner.**DATE FILED:** May 23, 2018**ZONING:** CR**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 3.69 acres**MAPSCO:** 63T

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**APPLICANT/OWNER:** 3777 West Camp Wisdom, LTD

**REQUEST:** An application to replat a 3.69-acre tract of land containing all of Lot 4 in City of Block G/6045 to create a one 0.46-acre lot and one 3.23-acre lot on property located on Camp Wisdom Road at Westmoreland Road, northeast corner.

**SUBDIVISION HISTORY:**

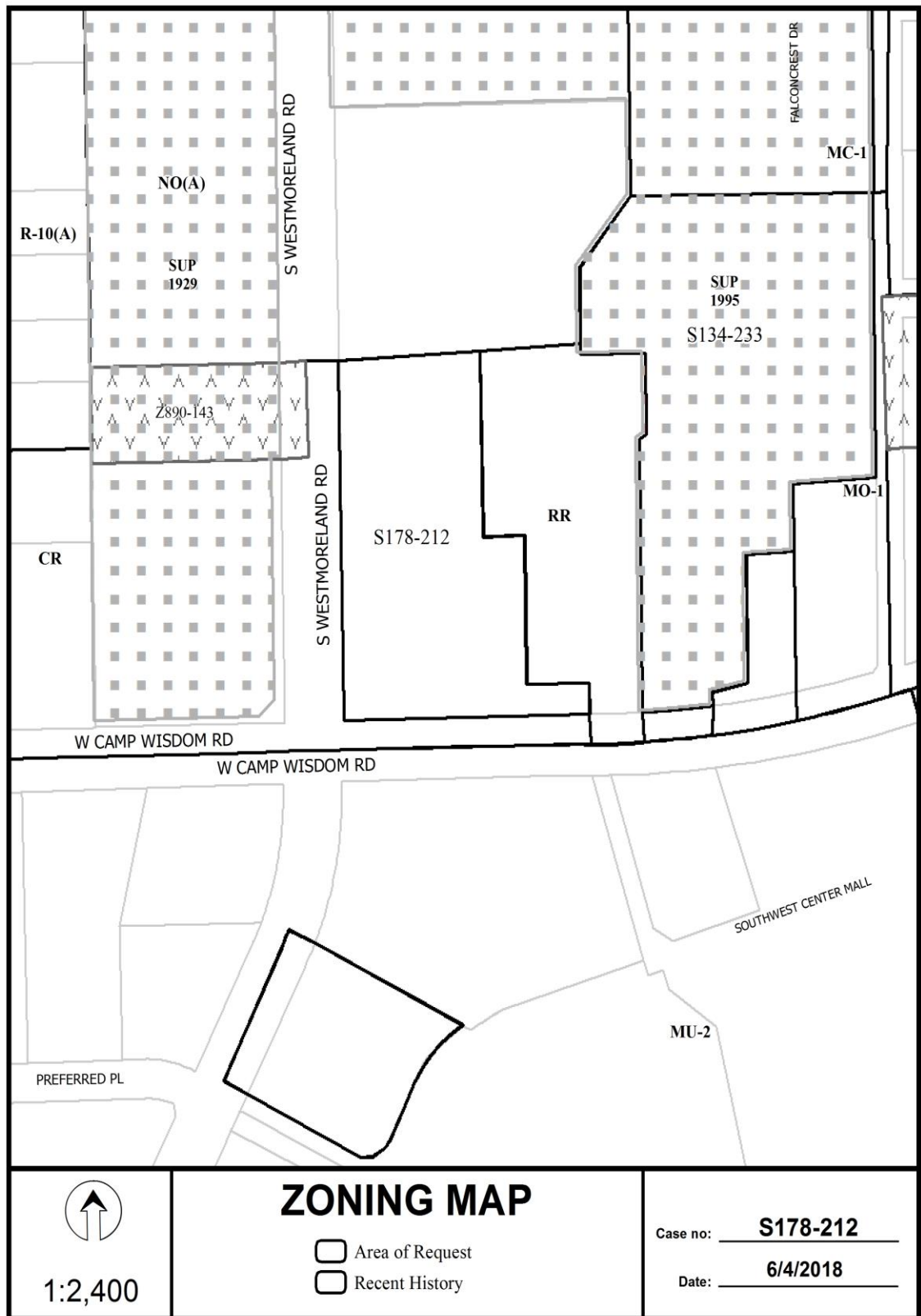
1. S134-233 was a request northeast of the present request to replat a 10.295-acre tract of land containing all of Lot 6 in City Block G/6045 and all of tracts of land in City Block 6045 to create one lot on Property located on Camp Wisdom Road, east of Westmoreland Road. The request was approved September 18, 2014 and has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the CR Community Retail District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

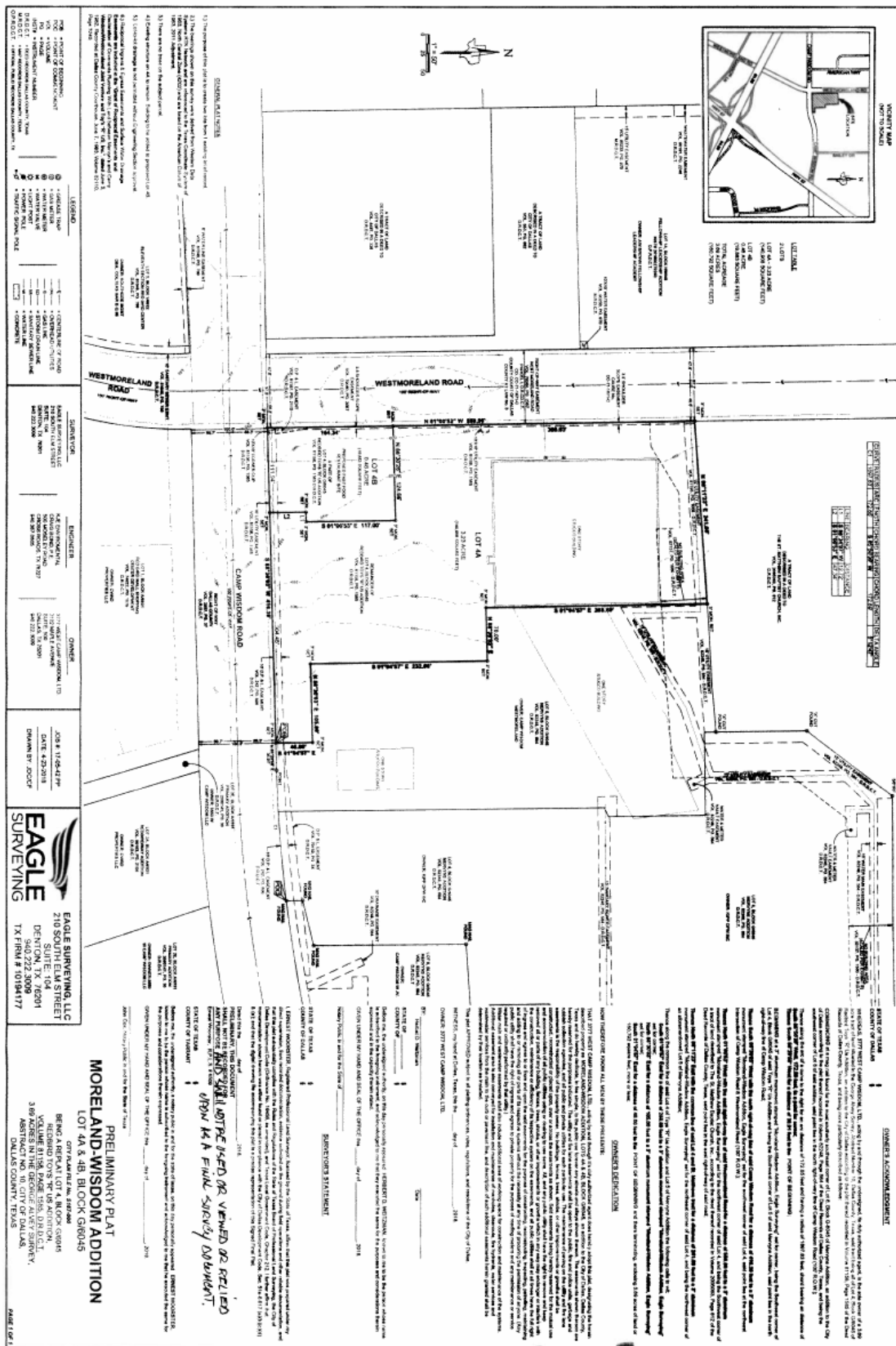
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 50-feet of right-of-way from the established centerline of Westmoreland Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, dedicate a 20-foot by 20-foot corner clip at the intersection of Westmoreland Road and Camp Wisdom Section 51A 8.602(d)(1).
16. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
17. On the final plat, chose a new or different addition name. Platting Guidelines.
18. On the final plat, dedicate street easement in fee simple.
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. If not needed, the shown utility easement need to be abandoned through Real Estate.

21. On the final plat, identify the property as Lots 4A and 4B in City Block G/6045 Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









**CITY PLAN COMMISSION****THURSDAY, JUNE 21, 2018****FILE NUMBER:** S178-213**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** St. Augustine Road, south of Seagoville Road.**DATE FILED:** May 23, 2018**ZONING:** CR**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 1.680 acre**MAPSCO:** 59X**APPLICANT/OWNER:** Jerman Ochoa Bueso, Alvin Geddings, W.C. Miller, Trustee, Opalach Thomas

**REQUEST:** An application to replat a 1.680-acre tract of land containing all of Lot 7 through 11 and part of Lot 12 in City Block A/7881 to create 3 lots ranging in size from 0.429-acre to 0.713-acre on property located on St. Augustine Road, south of Seagoville Road.

**SUBDIVISION HISTORY:**

1. S178-100 An application to replat a 0.713-acre tract of land containing all of Lots 7 and 8 and part of Lot 9 in City Block A/7881 to create one 0.713-acre lot on property located on St. Augustine Road, north of C.F. Hawn Freeway (U.S. Highway 175). The request has been withdrawn.
2. S167-171 was an application north of the present request to replat a 31.543-acre tract of land containing part of Lots 1 and 2, and all of Lots 3, 4, 5, and 6 in City Block 7880 to create one lot on property located on St. Augustine Road between Old Seagoville Road and Grady Lane. The request was approved May 18, 2017, 2016 and has not been recorded.

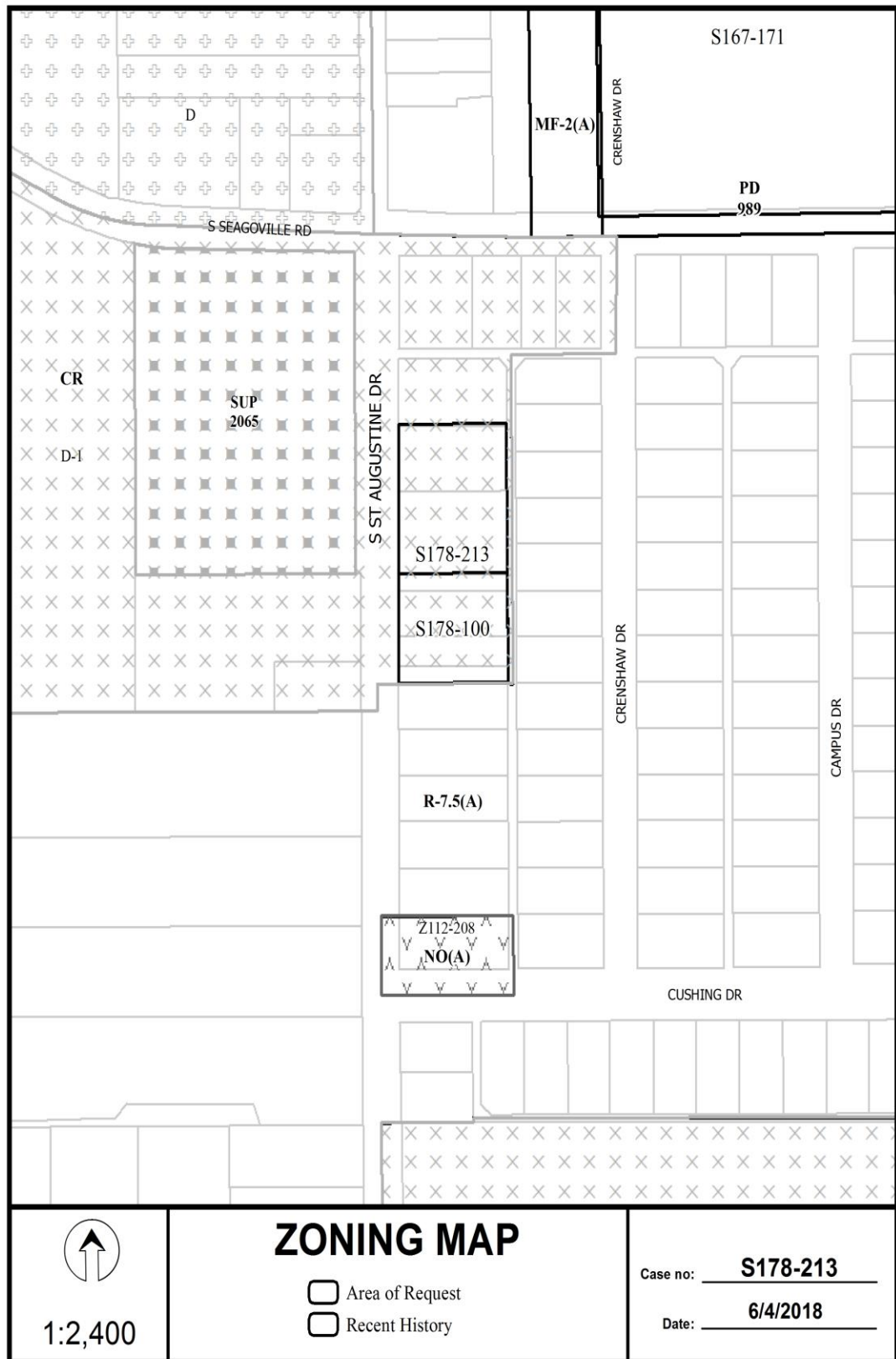
**STAFF RECOMMENDATION:** The request complies with the requirements of the CR Community Retail District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

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

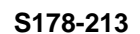


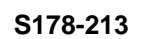
18. On the final plat, change "S. St Augustine Road" to "St. Augustin Drive A.K.A. St. Augustine Road". Section 51A-8.403(a)(1)(A)(xii)
19. On the final plat, identify the property as Lots 7A, 9A, and 11A in City Block A/7881. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).
20. Prior to final plat, remove fence encroachment into alley and provide pictures to Real Estate.
21. On the final plat, provide 30 feet of right-of-way from the centerline of St. Augustine Road.











**CITY PLAN COMMISSION****THURSDAY, JUNE 21, 2018****FILE NUMBER:** S178-214**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** FM 548 south of University Drive in Kaufman County**DATE FILED:** May 25, 2018**ZONING:** ETJ**CITY COUNCIL DISTRICT:** N/A**SIZE OF REQUEST:** 41.08 acres**MAPSCO:** 128**APPLICANT/OWNER:** Devonshire (Dallas) ASLI VIII, LLC

**REQUEST:** An application to create a 162-lot residential subdivision from a 41.08-acre tract of land on property previously approved for 162 single family lots on property located on FM 548 south of University Drive in Kaufman County.

**SUBDIVISION HISTORY:**

1. S156-214 was a 20.136-acre request east of the present request to create an 83-lot single-family plat with lots ranging in size from 7,341-square feet to 19,492-square feet in size, and one common area from a 20.136-acre tract of land on property located in the vicinity of FM 548 and University Drive in Kaufman County. The request was approved June 30, 2016 and recorded on February 13, 2018.

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

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

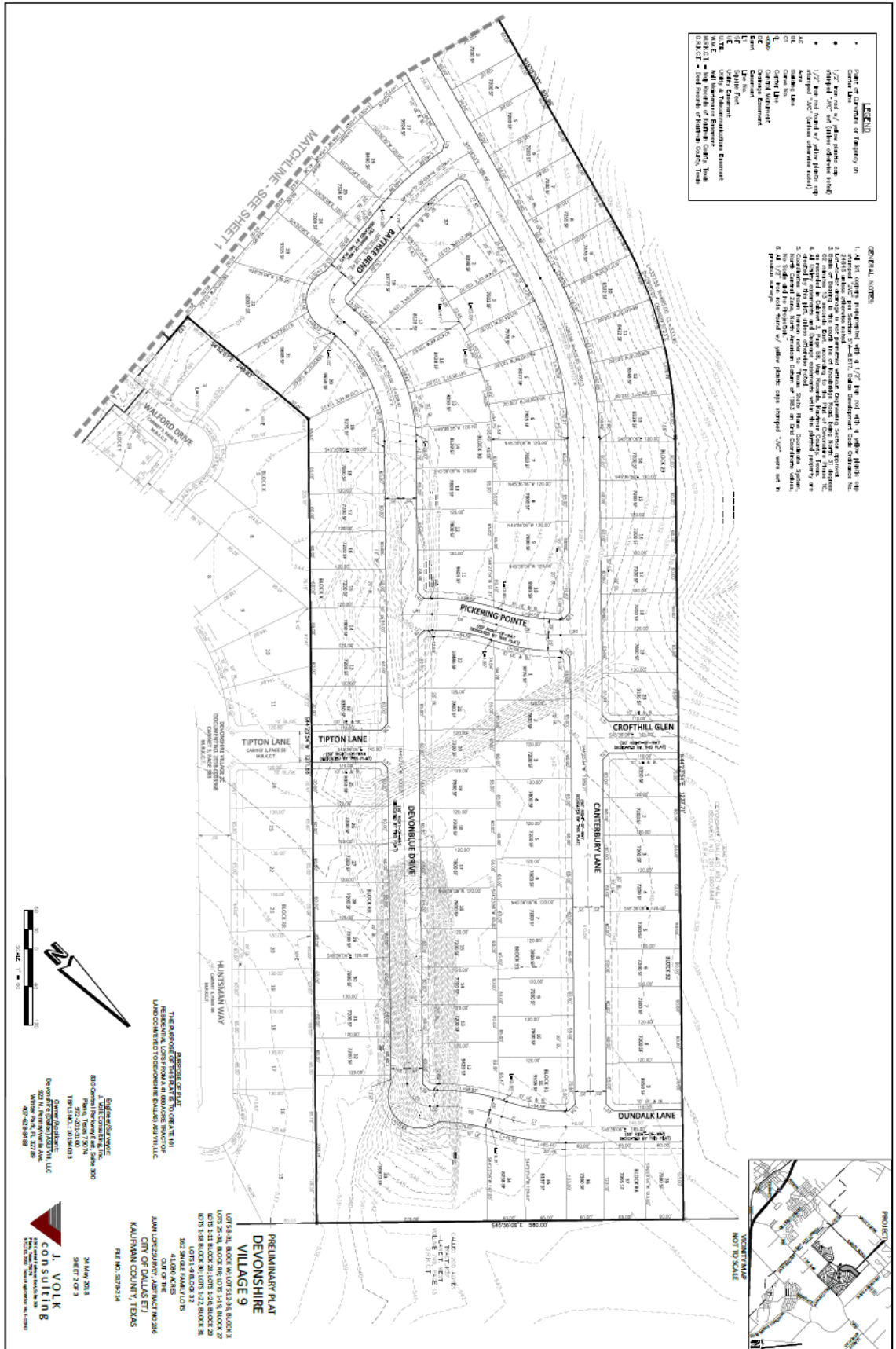
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. The number of lots permitted by this plat is 162.
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 10 foot by 10 foot corner clips at the intersections of all internal streets. Section 51A 8.602(d) (1).
15. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
16. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
17. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
18. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
19. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
22. 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).
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. All utilities in ETJ must comply with Dallas Water Utilities Standards for construction and design.
26. Prior to final plat, contact the Kaufman County 9-1-1 Addressing Coordinator for any comments on the existing street names. Section 51A-8.403(a)(1)(A)(xii)
27. Prior to final plat, contact Kaufman County to determine correct lot and block numbers.











**CITY PLAN COMMISSION****THURSDAY, JUNE 21, 2018****FILE NUMBER:** S178-215**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Al Lipscomb Way, southwest of J.B. Jackson Jr. Boulevard**DATE FILED:** May 23, 2018**ZONING:** PD 595 MF-1(A)WR-5, WMU-5**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2039/ARTICLE%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 2.255 acres**MAPSCO:** 46-P**APPLICANT/OWNER:** Joe F. Hall and Floydell Hall

**REQUEST:** An application to replat a 2.255-acre tract of land containing all of Lots 1 through 8, all of Lots 12 through 15, and part of Lots 9 through 11 in City Block 24/812 to create one lot on property located on Al Lipscomb Way, south of J.B. Jackson Jr. Boulevard.

**SUBDIVISION HISTORY:**

1. S134-028 was a request west of the present request to replat a 0.576-acre tract of land in City Block 24/812 containing part of Lot 11, and all of Lots 12 through 14 in City Block 24/812 to create one 0.576-acre lot on property located at 3201 Elihu Street east of Trunk Street. The request was approved December 5, 2013 and has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of WR-5 and WMU-5; therefore, staff recommends approval of the request subject to compliance with the following conditions:

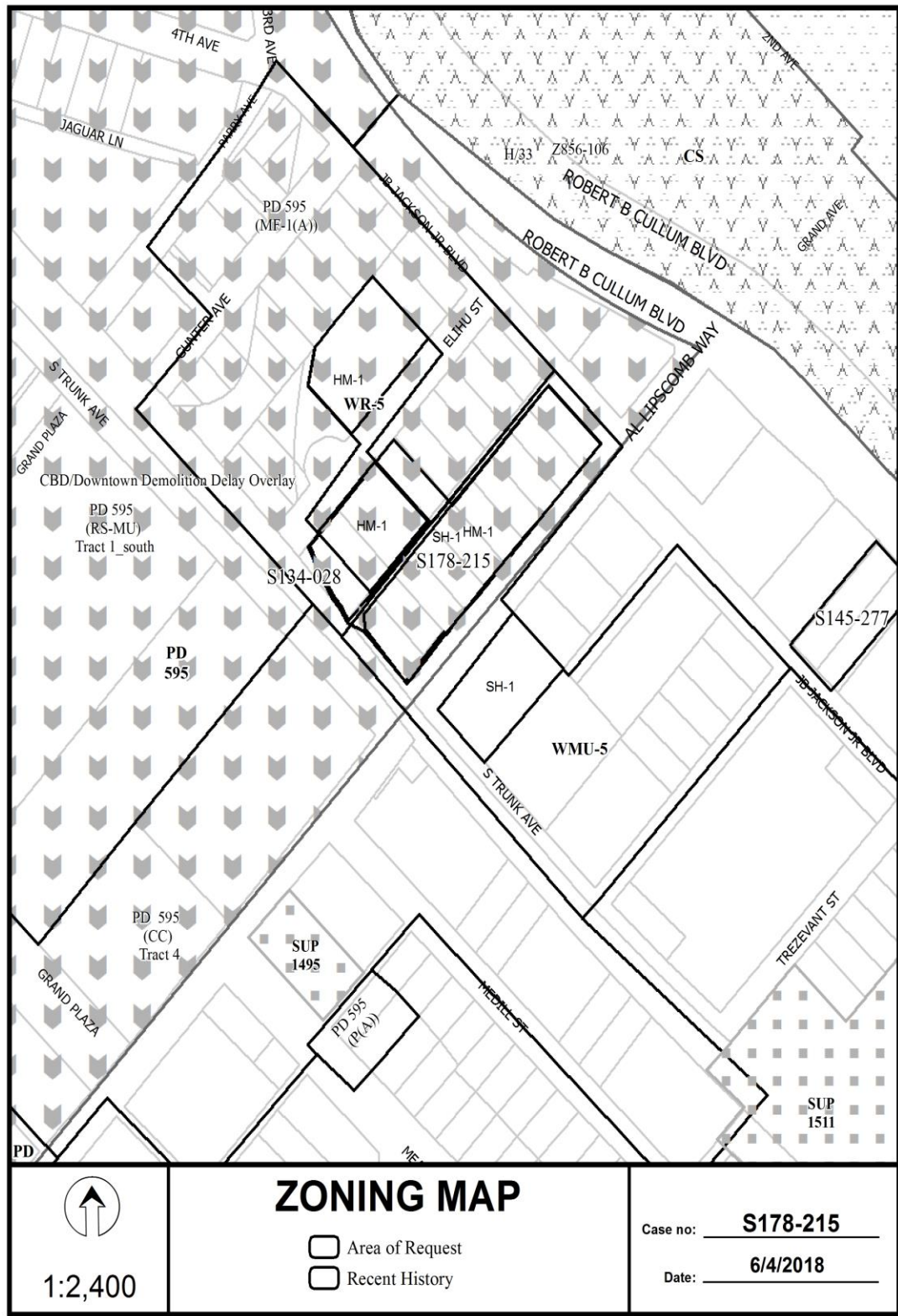
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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 28-feet of right-of-way (or Street Easement) from the established center line of J.B. Jackson Jr. Boulevard. 51A 8.602(c).
15. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of J.B. Jackson Jr. Boulevard and Al Lipscomb Way. Section 51A 8.602(d) (1).
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of J.B. Jackson Jr. Boulevard & the alley. Section 51A-8.602(e),
17. On the final plat, provide adequate Right-of-Way for either a cul-de-sac or alley turn out per city standard 251-D Sheet 4002 and design construct per city standards.
18. Comply with Peaks Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Trinity Watershed Management.
19. 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).
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. 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.
22. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b) (2) (d) and 49-60(d).
23. 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.
24. On the final plat, show abstract line.
25. Prior to final plat, remove fence encroachments in Elihu Street and Al Lipscomb way and provide pictures to real estate.
26. Prior to final plat, 15-foot alley abandonment must be processed through Real Estate and should be shown on plat as: Abandonment authorized by Ordinance No. \_\_\_\_\_ and recorded as Instrument No. \_\_\_\_\_.
27. On the final plat, identify the property as Lot 1A in City Block 24/812. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











**CITY PLAN COMMISSION****THURSDAY, JUNE 21, 2018****FILE NUMBER:** S178-217**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Pearl Street at Woodall Rodgers Freeway, north corner.**DATE FILED:** May 24, 2018**ZONING:** PD 330, PD 193(HC)**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf><http://dallascityattorney.com/51P/Articles%20Supp%206/ARTICLE%20330.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 10.26-acres**MAPSCO:** J7**APPLICANT/OWNER:** The Federal Reserve Bank of Dallas.

**REQUEST:** An application to replat a 10.26-acre tract of land containing all of Lots 1 through 7 in City Block I/546, all of Lots 1A in City Block G/452, 4A in City Block F/547 portion of an abandoned Leonard Street, and abandoned Colby Street to create one 1.93-acre lot and one 8.33-acre lot on property located on N. Pearl Street at Woodall Rodgers Freeway, north corner.

**SUBDIVISION HISTORY:**

1. S145-221 was a request southeast of the present request to create one lot from a 0.6021-acre tract of land in City Block 533 on property located on Crockett Street between Cochran Street and Munger Avenue. The request was approved July 23, 2015 and recorded April 13, 2018
2. S145-045 was an application northeast of the present request to replat a 0.1691-acre tract of land containing part of Lots 1 and 2 and the remainder of Lot 3 in City Block F/564 into one lot on property located at 2626 Thomas Avenue. The request was approved on December 18, 2014 but has not been recorded.
3. S123-198 was an application southwest of the present request to replat a 0.862-acre tract of land containing part of Lot 3A in City Block 524 into one lot on property located at the south corner of Harwood Street and McKinney Avenue. The request was approved on July 25, 2013 but has recorded September 8, 2016.
4. S123-057 was an application west of the present request to create a 3.0986-acre lot from a tract of land containing all of City Block 948 on property bounded by Olive Street, McKinney Avenue, Harwood Street, and Cedar Springs Road. The request was approved on February 7, 2013 but has not been recorded
5. S123-047 was a request northwest of the present request to replat a 2.720-acre tract of land containing all of Lots 1 through 12 in City Block C/549 and two abandoned alleys within City Block C/549 on property bounded by McKinney Avenue, Routh Street, State Street and Fairmount Street. The request was approved December 20, 2012 and has recorded September 3, 2014.

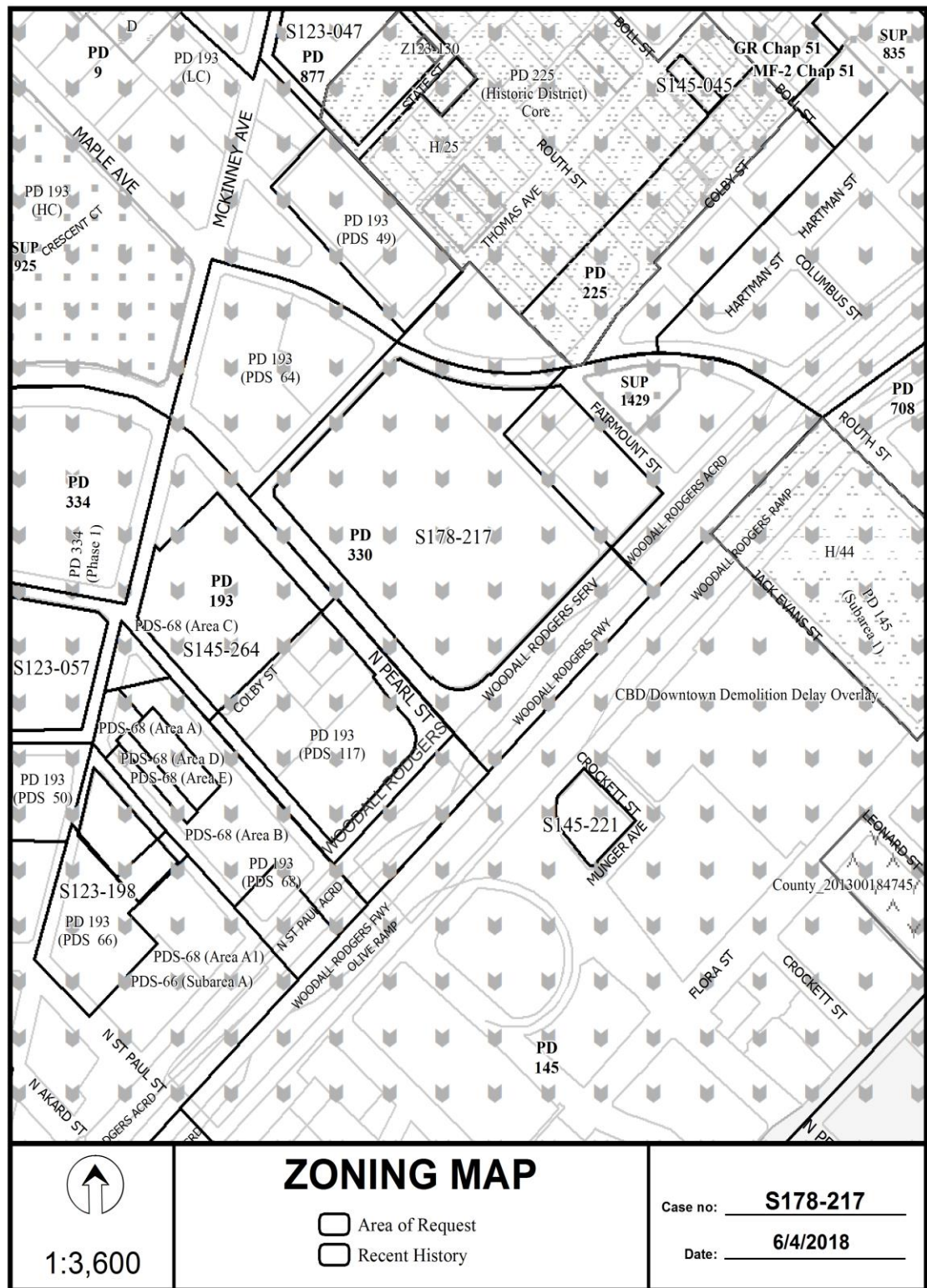
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 330 and PD 193(HC); therefore, staff recommends approval of the request subject to compliance with the following conditions:

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).

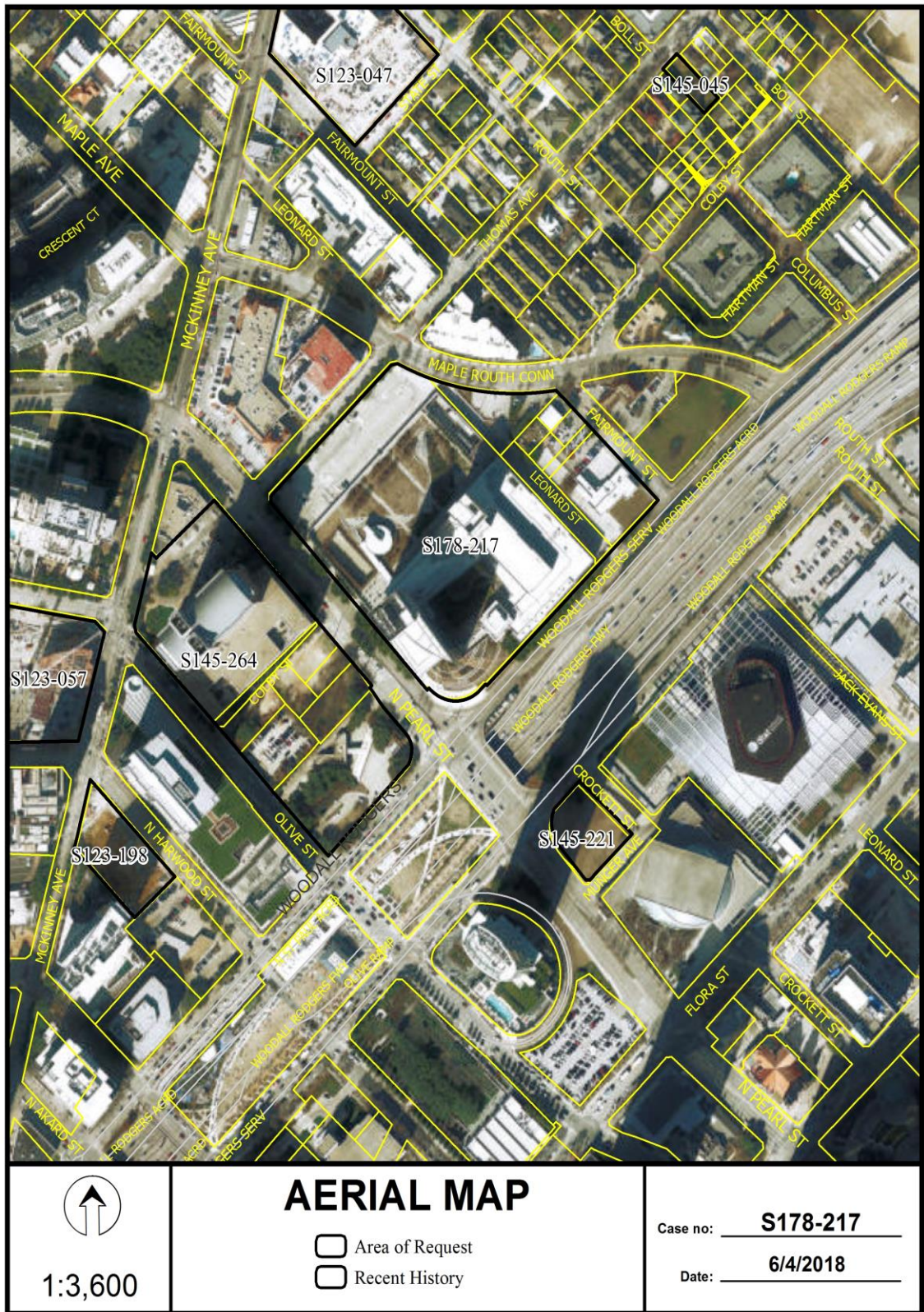
13. Place a note on the final plat stating “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e).
14. On the final plat, dedicate 30 feet of right-of-way from the established centerline of Maple-Routh Connection. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, dedicate 15 foot by 15 foot corner clips at the intersection of Thomas Avenue and Pearl Street. Section 51A 8.602(d) (1).
16. On the final plat, dedicate 15 foot by 15 foot corner clip at the intersection of Thomas Avenue and Maple Routh Connection. Section 51A 8.602(d) (1).
17. On the final plat, dedicate 15 foot by 15 foot corner clip at the intersection of Fairmont Street and Maple Routh Connection. Section 51A 8.602(d) (1).
18. On the final plat, dedicate 15 foot by 15 foot corner clip at the intersection of Fairmont Street and Woodall Rodger Freeway (State Highway SPUR 366). Section 51A 8.602(d) (1).
19. On the final plat, add the note: “TxDOT approval may be required for any driveway modification or new access point(s).” No citation.
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. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
23. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
24. 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.
25. On the final plat, change “Thomas Street” to “Thomas Avenue”. Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, identify the property as Lots 1B, and 1C in City Block G/542. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

27. Prior to final plat, the two Leonard streets and Colby Street abandonment should read on as follows: "Abandonment authorized by Ordinance No. \_\_\_\_\_ and recorded as Instrument No. \_\_\_\_\_ of Volume \_\_\_\_\_, Page No. \_\_\_\_\_ as appropriate".
28. On the final plat, retention of utility easement should be noted on the plat as well.













**OWNERS' DEDICATION**

Other than just substance exposure, and also the subject area of taking steps to minimize and/or prevent exposure, the authors have also included the effects of the use of personal protective equipment (PPE) and the use of engineering controls to reduce exposure. The authors have also included the use of PPE and the use of engineering controls to reduce exposure. The authors have also included the use of PPE and the use of engineering controls to reduce exposure.

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repeated known to me to be the person and other whom name is subscribed to the foregoing instrument and without objection to me that she executed the same for the purpose and consideration therein and in the capacity therein stated.

### Industry Profile: Status of Tourism

**8-217**

S17

Session Date: 6/2

Commis

**CITY PLAN COMMISSION****THURSDAY, JUNE 21, 2018****FILE NUMBER:** S178-218**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Haskell Avenue at Worth Street, east corner.**DATE FILED:** May 24, 2018**ZONING:** MC-3**CITY COUNCIL DISTRICT:** 2      **SIZE OF REQUEST:** 0.895 acre**MAPSCO:** 46E**APPLICANT/OWNER:** Martinez Wallace, LLC

**REQUEST:** An application to replat a 0.895-acre tract of land containing all of Lots 1 through 5 in City Block B/798 on property located on Haskell Avenue at Worth Street, east corner.

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

**STAFF RECOMMENDATION:** The request complies with the requirements of MC-3; Multiple Commercial 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 32.5 feet of right-of-way from the established centerline of Haskell Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, dedicate a 15 foot by 15 foot corner clip at the intersection of Haskell Avenue and Worth Street. Section 51A 8.602(d) (1).
16. On the final plat, coordinate the Haskell Avenue alignment with the Department of Public Work and Transportation and Survey group, refer to Drawing # 2210-017.
17. Comply with Peaks Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Trinity Watershed Management.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
20. 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).
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.



22. Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. On the final plat, label Crutcher Street. Section. 51A-8.403. (a) (1) (A) (xii)
24. On the final plat, label Shreveport Alley. Section. 51A-8.403. (a) (1) (A) (xii).
25. On the final plat, identify the property as Lot 1A in City Block B/798. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).
26. Prior to final plat, remove fence encroachment on Worth Street.
27. Prior to final plat, alley abandonment should be noted on the plat as follows: abandonment authorized by Ordinance No. 18005 and recorded as Instrument No. \_\_\_\_\_. "Retention of utility easement needs to be noted on the plat.







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**CITY PLAN COMMISSION****THURSDAY, JUNE 21, 2018****FILE NUMBER:** S178-219**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Elm Street at Washington Avenue, west corner.**DATE FILED:** May 24, 2018**ZONING:** PD 749 subdistrict A, MU-3, CS**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%209/Article%20749.pdf>**CITY COUNCIL DISTRICT:** 2      **SIZE OF REQUEST:** 5.448-acres      **MAPSCO:** 46J**APPLICANT/OWNER:** Baylor Scott and White

**REQUEST** An application to replat a 5.448-acre tract of land containing all of Lots 1 through 4 in City Block 14/827, all of Lots 9 through 11, all of Lots 22 and 23 and part of Lot 24 in City Block 838, part of Lot 8 in City Block 839, a tract of land in City Block 835, a tract of land in City Block 836, a portion of abandoned Race Street, a portion of abandoned Simpson Street, and a portion of abandoned Adair Street to create one lot on property located on Elm Street at Washington Avenue, west corner.

**SUBDIVISION HISTORY:**

1. S167-228 was a request southwest of the present request to replat a 0.205-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 6/849 to create one lot on property located on Murray Street, south of Commerce Street. The request was approved August 3, 2017 and has not been recorded.
2. S145-271 was a request southwest of the present request to replat part of Lot 1 and a tract of land in City Block 844 into one 1.944-acre lot on property located at 334 North Hall Street between North Trunk Avenue and Elm Street. The request was approved October 1, 2015 and has not been recorded.
3. S145-093 was a request southwest of the present request to replat a 2.037-acre tract of land containing all of Lots 1 through 7 in City Block 847, part of Lots 1 and 10, and all of Lots 2 through 6, and 8 in City Block 847 into one 2.037-acre lot on property bounded by Main Street, Hall Street, Elm Street and North Trunk Avenue. The request was approved March 5, 2015 and recorded April 25, 2018.
4. S134-093 was a request northeast of the present request to replat a 1.592-acre lot from a tract of land containing part of Lot 2 and all of Lots 3, 4, 5, 6, and 7 in City Block 8/827 into one lot on property located on Simpson Street at Hill Avenue, south corner. The request was approved March 20, 2014 and May 24, 2016 recorded.
5. S123-125 was a request south of the present request to create a 0.52-acre lot from a tract of land in City Block 833 and a portion of abandoned Race Street into one lot on property located on Elm Street at North Exposition Avenue, west corner. The request was approved April 8, 2013 and was recorded September 4, 2014.

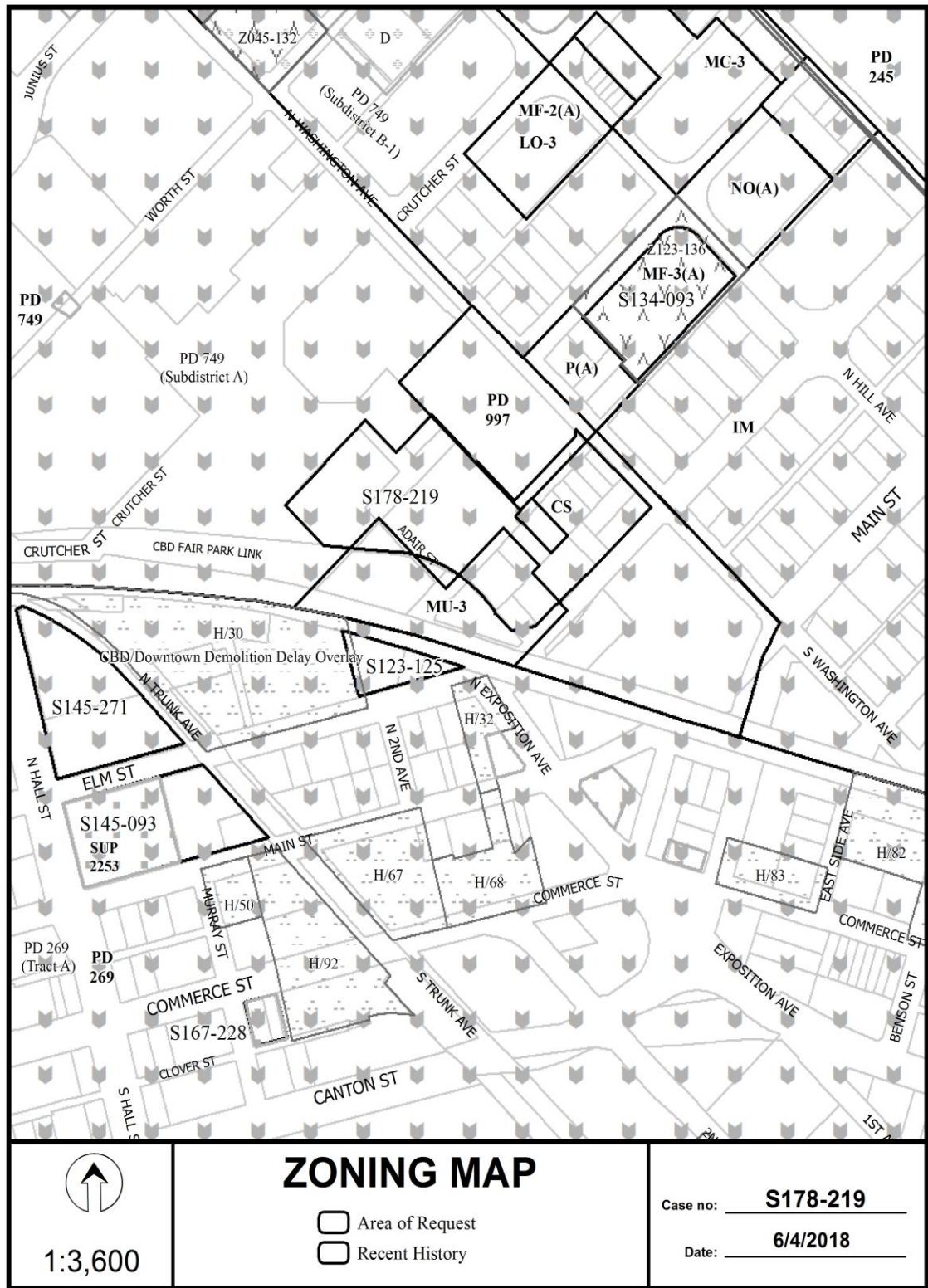
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 749 subdistrict A, MU-3 Mixed Use District, and CS Commercial Services District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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 40 feet of right-of-way from the established centerline of CBD/Fair Park Link Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, dedicate a 10 foot by 10 foot corner clip at the intersection of Washington Avenue and Elm Street. Section 51A 8.602(d) (1).
16. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study.
17. On the final plat, the adjacent CBD/Fair Park Link Right-of-Way must be coordinated with the Department of Public Works.
18. On the final plat, show the recording information on all existing easements within 150 feet of the property.
19. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.
20. 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 and to be by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. 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.
23. Prior to final plat, confirm that Ordinance 29190 is the source for abandonment of “Simpson Street’ and “Race Street”. Section. 51A-8.403. (a) (1) (A) (xii)
24. On the final plat, identify the property as Lot 1A in City Block 14/827. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).
25. Prior to final plat, the two Simpson streets and Race Street abandonment should be read on the plat as follows: “Abandonment authorized by Ordinance

No. \_\_\_\_\_ and recorded as Instrument No. \_\_\_\_\_ of Volume \_\_\_\_\_, Page No \_\_\_\_\_ as appropriate". Retention of utility easement should be noted on the plat.









**CITY PLAN COMMISSION****THURSDAY, JUNE 21, 2018****FILE NUMBER:** S178-220**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Seagoville Road, southeast of Edd Road**DATE FILED:** May 25, 2018**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8    **SIZE OF REQUEST:** 7.132 acres    **MAPSCO:** 70E**APPLICANT/OWNER:** Ricardo Vega and San Juanita Cisneros Vega

**REQUEST:** An application to create a 32-lot single family subdivision from a 7.132-acre tract of land ranging in size from 0.172 acre to 0.231 acre on property located on Seagoville Road, southeast of Edd Road.

**SUBDIVISION HISTORY:**

1. S178-171 was a request south of the present request 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. The request was approved April 19, 2018 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.”

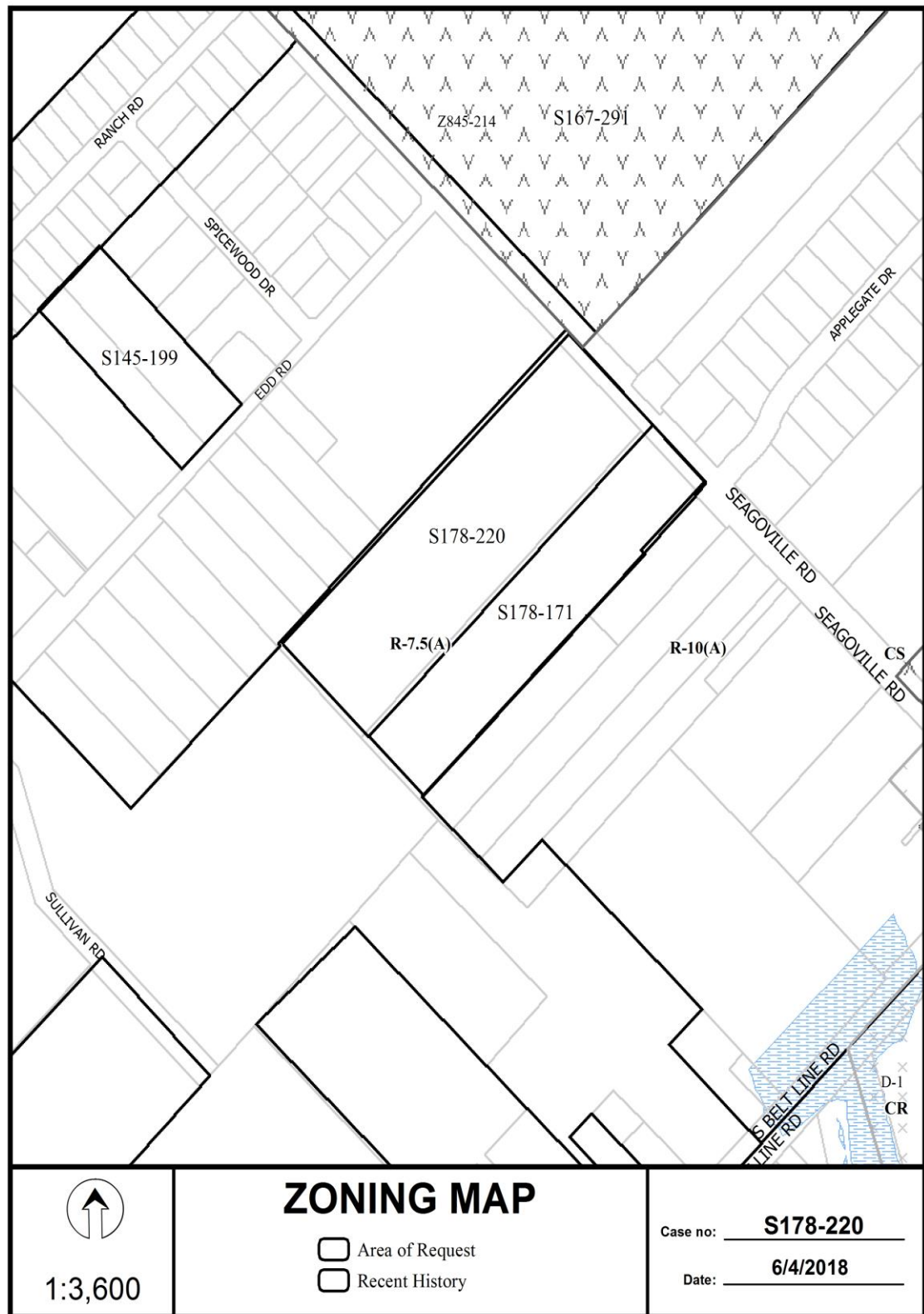
The request complies with the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

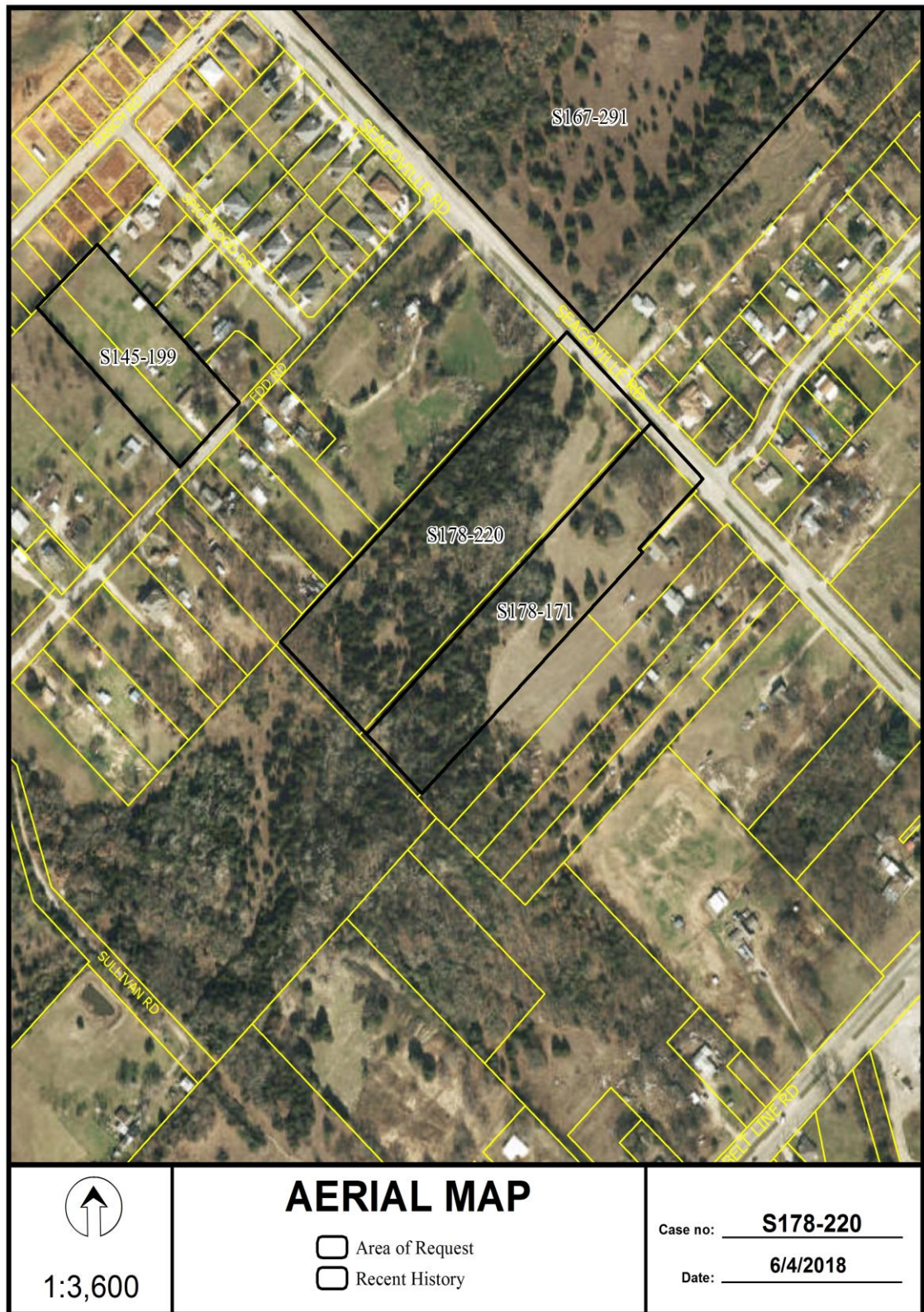


5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division 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 32.
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 53.0 feet of Right-of-Way (or Street Easement) for Estate Lane. 51A 8.602(c).
15. On the final plat, dedicate 40 feet of right-of-way from the established centerline of Seagoville Road Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
17. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.

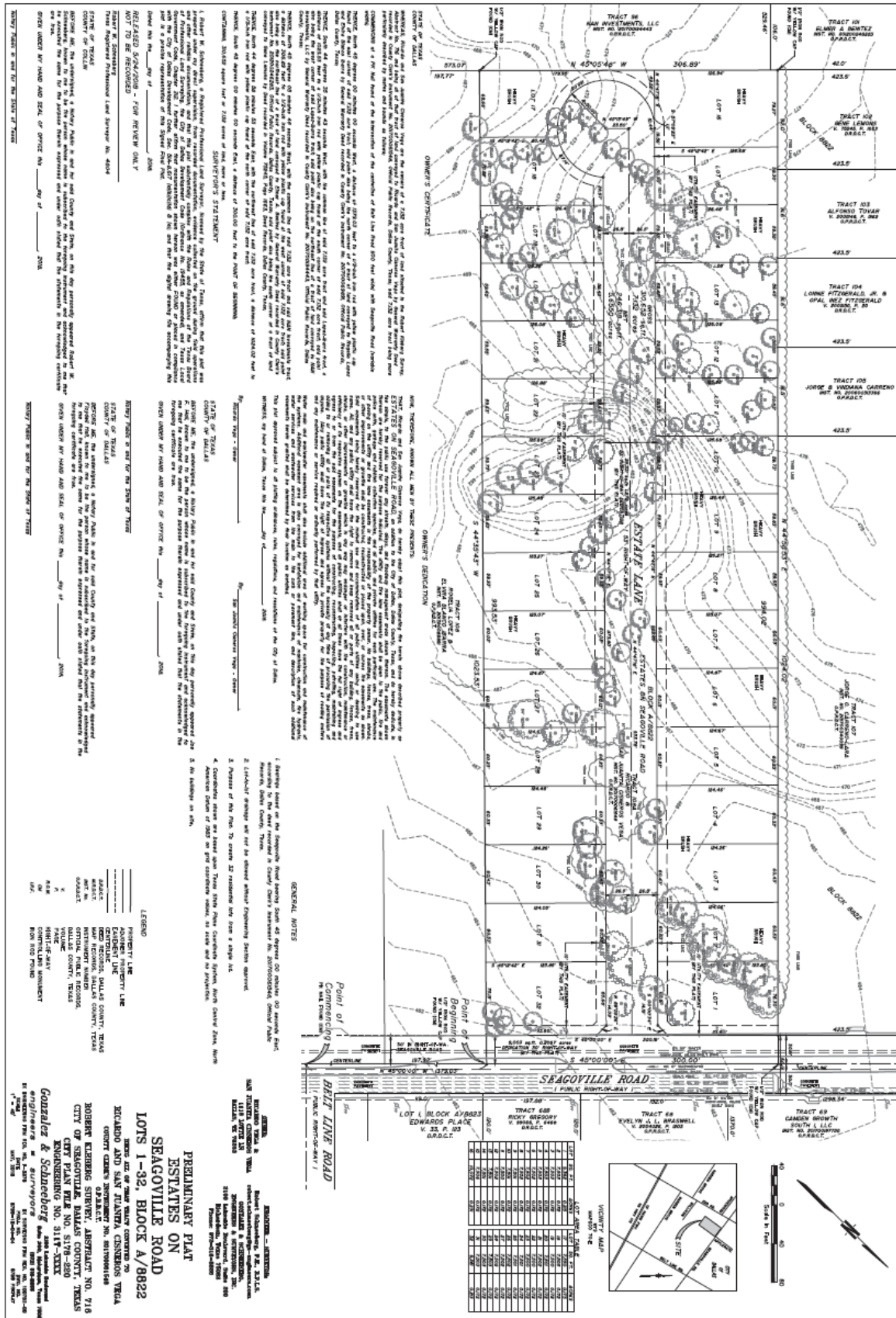
18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
19. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. On the final plat, change "Belt Line Road" to "South Belt Line Road". Section 51A-8.403(a)(1)(A)(xii)
28. Contact the Street Name Coordinator to obtain an approved street name" the "Estate Lane" duplicates an existing Dallas street name. Sections 51A-8.403(a)(1)(A)(xii)
29. On the final plat, identify the property as Lots 4 through 35 in City Block B/8822. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











**CITY PLAN COMMISSION****THURSDAY, JUNE 21, 2018****FILE NUMBER:** S178-222**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Zang Boulevard at Beckley Avenue, southeast corner.**DATE FILED:** May 25, 2018**ONING:** PD 468**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20468.pdf>**CITY COUNCIL DISTRICT:** 1      **SIZE OF REQUEST:** 0.652 acre      **MAPSCO:** 44Z**APPLICANT/OWNER:** Mona Patel Holding, LLC and Punjabi Enterprises

**REQUEST:** An application to replat a 0.652-acre tract of land containing part of Lots 4 through 8 in City Block 1/3433 to create one lot on property located on Zang Boulevard at Beckley Avenue, southeast corner.

**SUBDIVISION HISTORY:**

1. S178-176 was a request southwest of the present request 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. The request was heard on May 3, 2018 and has not been recorded.
2. S178-133 was a request southwest of the present request to 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.
3. S145-226 was a request contiguous on the south 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.
4. S134-211 was a request southwest 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.

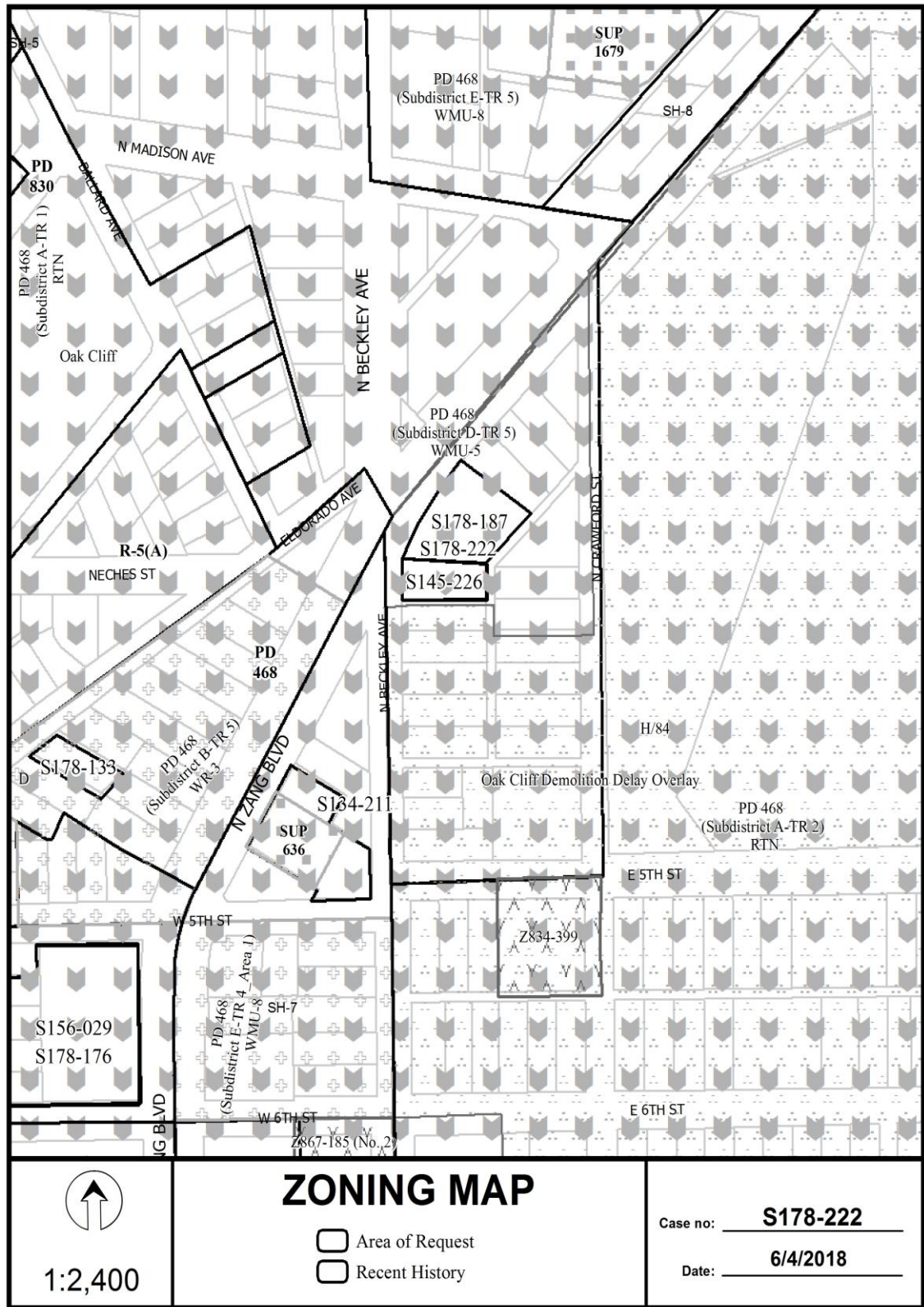
**STAFF RECOMMENDATION:** The request complies with the requirements of PD 468; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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.



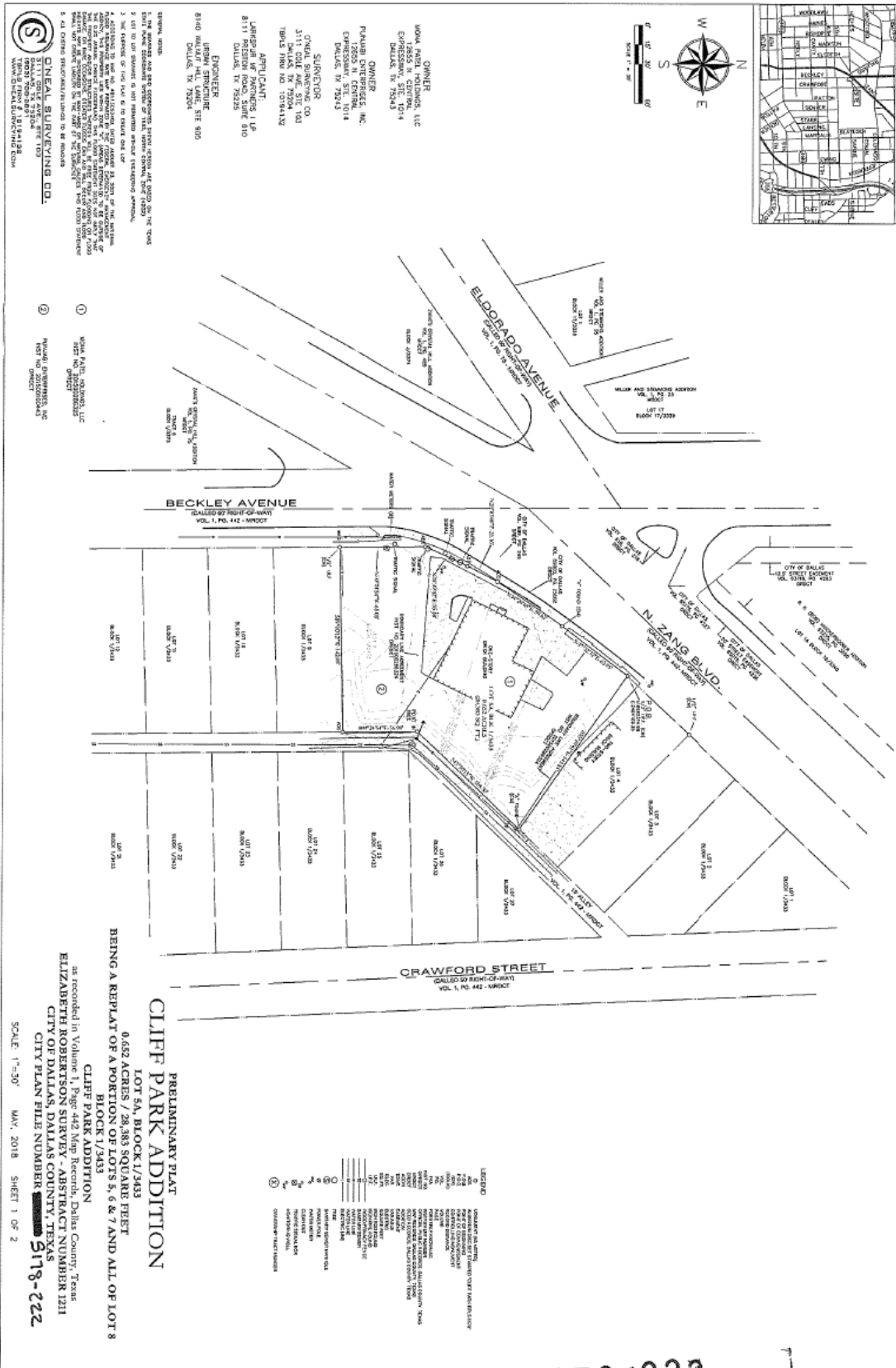
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of 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 50 feet of right-of-way from the established centerline of Zang Boulevard. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. Any proposed access off Zang Boulevard and Beckley Avenue must be coordinated with Dallas Department of Transportation.

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, chose a new or different addition name. Platting Guidelines.
18. Prior to final plat, clarify Volume 689, Page 245, deed records, Dallas County Texas.
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. On the final plat, add a second street name label for “Beckley Avenue” north of its intersection with Eldorado Avenue. Section. 51A-8.403. (a) (1) (A) (xii)
21. On the final plat, add a second street name label for “Zang Boulevard” southwest of its intersection with Beckley Avenue. Section. 51A-8.403.(a)(1) (A) (xii)
22. On the final plat, identify the property as Lot 5A in City Block 1/3433. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











**CITY PLAN COMMISSION****THURSDAY, JUNE 21, 2018****FILE NUMBER:** S178-216**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** South Ridge Drive at Hillbrook Street, south corner.**DATE FILED:** May 24, 2018**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9    **SIZE OF REQUEST:** 0.872 acre**MAPSCO:** 36R**OWNERS:** Kyle P. Kraft and Amanda L. Kraft

**REQUEST:** An application to replat a 0.872-acre tract of land containing all of Lot 1 in City Block M/2984, a tract of land in City Block M/2984, and a portion of an abandoned alley in City Block M/2984 to create one lot on property located on South Ridge Drive at Hillbrook Street, south corner.

**SUBDIVISION HISTORY:**

1. S178-221 is a request southeast of the present request to replat a 1.5304-acre tract of land containing all of Lot 1 in City Block 2973 ½ to create one 0.213-acre lot and one 1.321-acre lot on property located on Wendover Road at Sandra Drive, west corner. The request is also scheduled for this hearing.
2. S156-112 was a request southeast of the present request to create one 7.897-acre lot from a tract of land containing all of City Block 2977 on property located on Hillbrook Street, Sondra Drive, and Wendover Road. The request was approved March 3, 2016 and recorded August 24, 2017.
3. S156-074APM was a request southeast of the present request to replat a 0.418-acre tract of land containing all of Lot 11 in City Block 8/2976 and all of City Block 2976 to create one lot on property located on Sunnyland Lane east of Hillbrook Street. The request was approved November 21, 2013 and recorded October 12, 2016.

**PROPERTY OWNER NOTIFICATION:** 26 notices were sent to property owners within 200 feet of the property on June 2, 2018.

**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.”

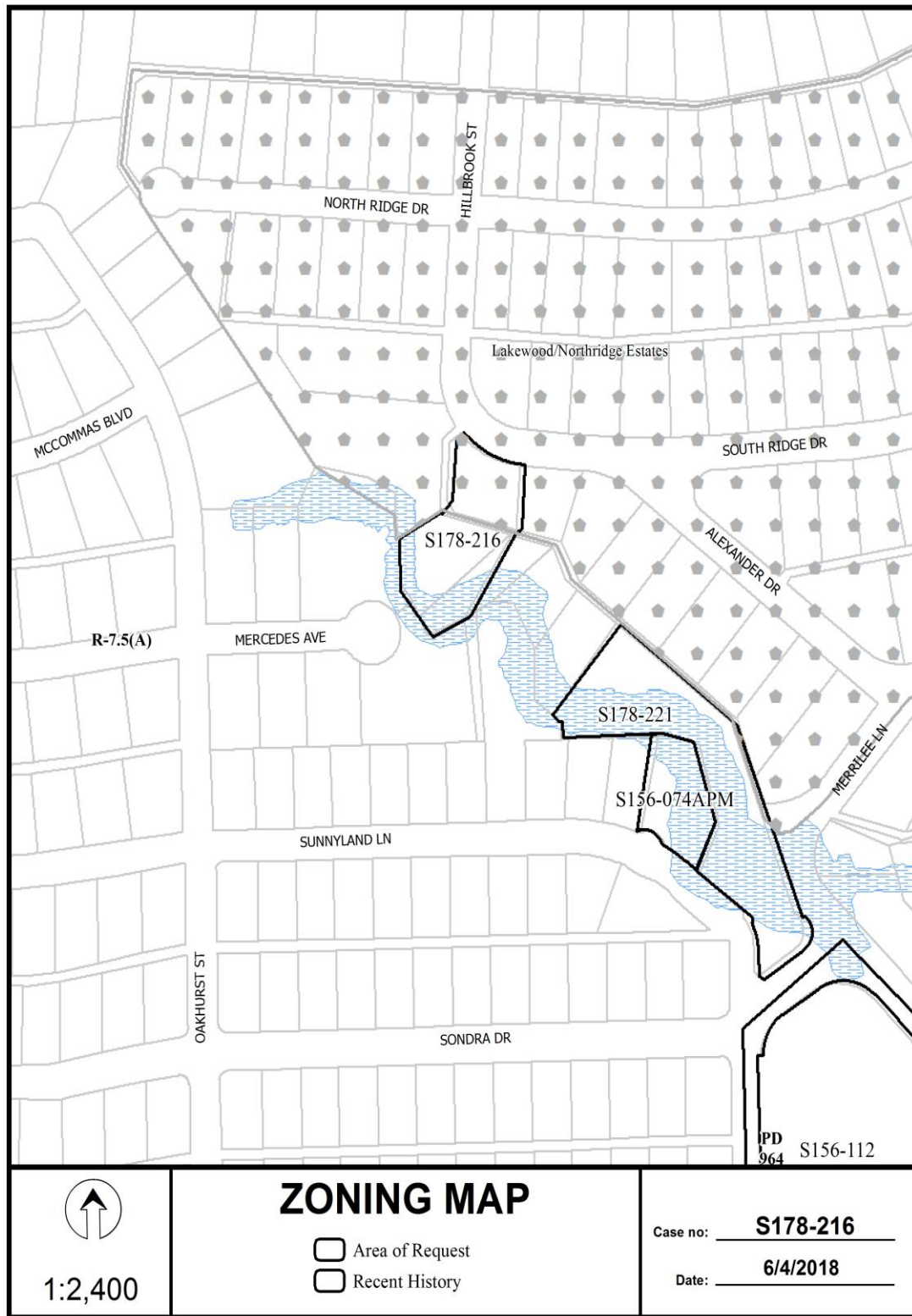
The request is to combine a portion of an abandoned 10-foot alley and a tract of land to Lot 1 in City Block M/2984 to create one 0.872 acre lot. The proposed lots, width, depth, and area are similar to other lots in the area. The lots to the west, southwest and south of the request have a lot area of 1.038 acre, 0.746 acre, and 0.775 acre respectively, Lot 1 in City Block 2973 ½ has a lot area of 1.5304. The requested tract of land in City Block M/2984 is land locked and has no frontage on a public or private right-of-way.

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

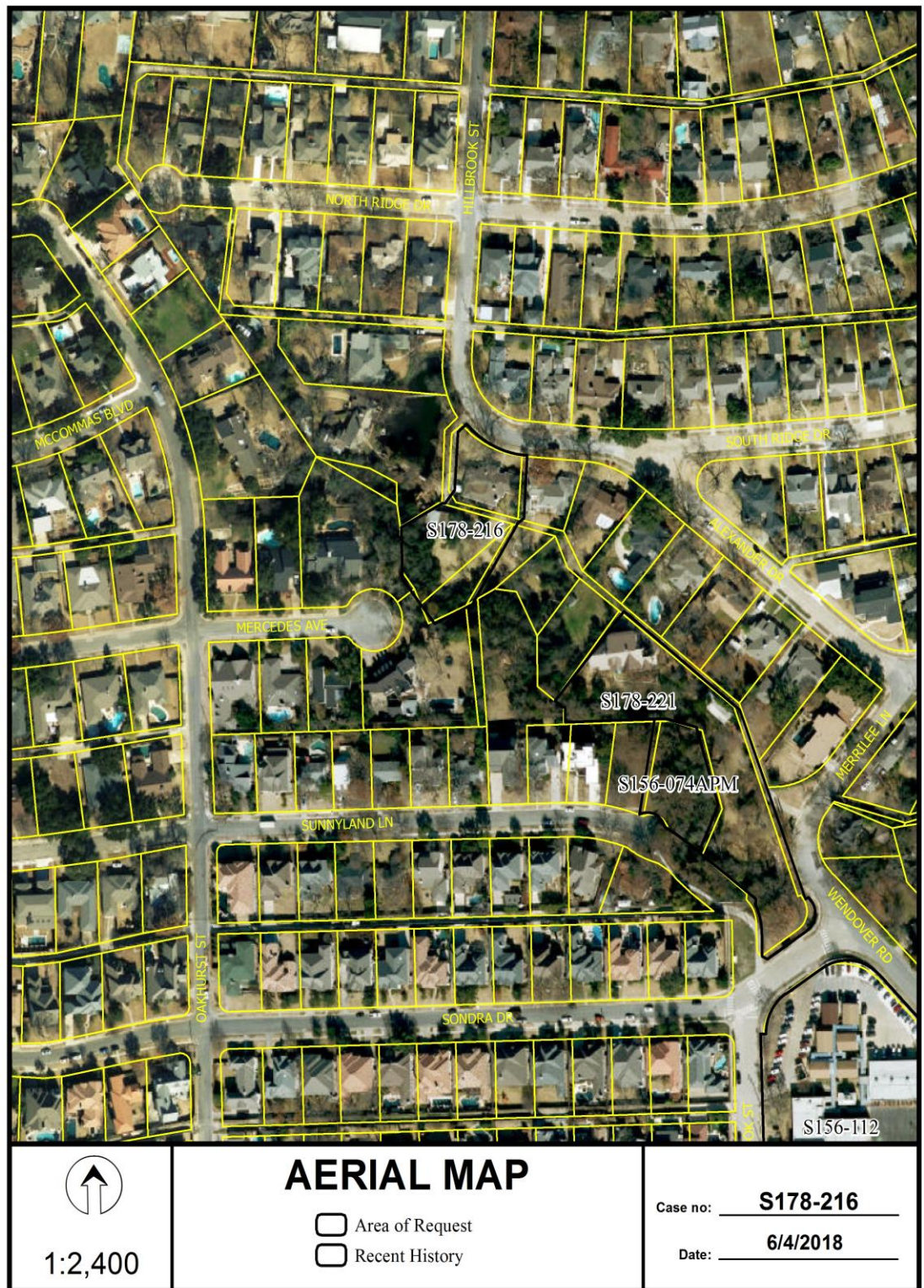
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

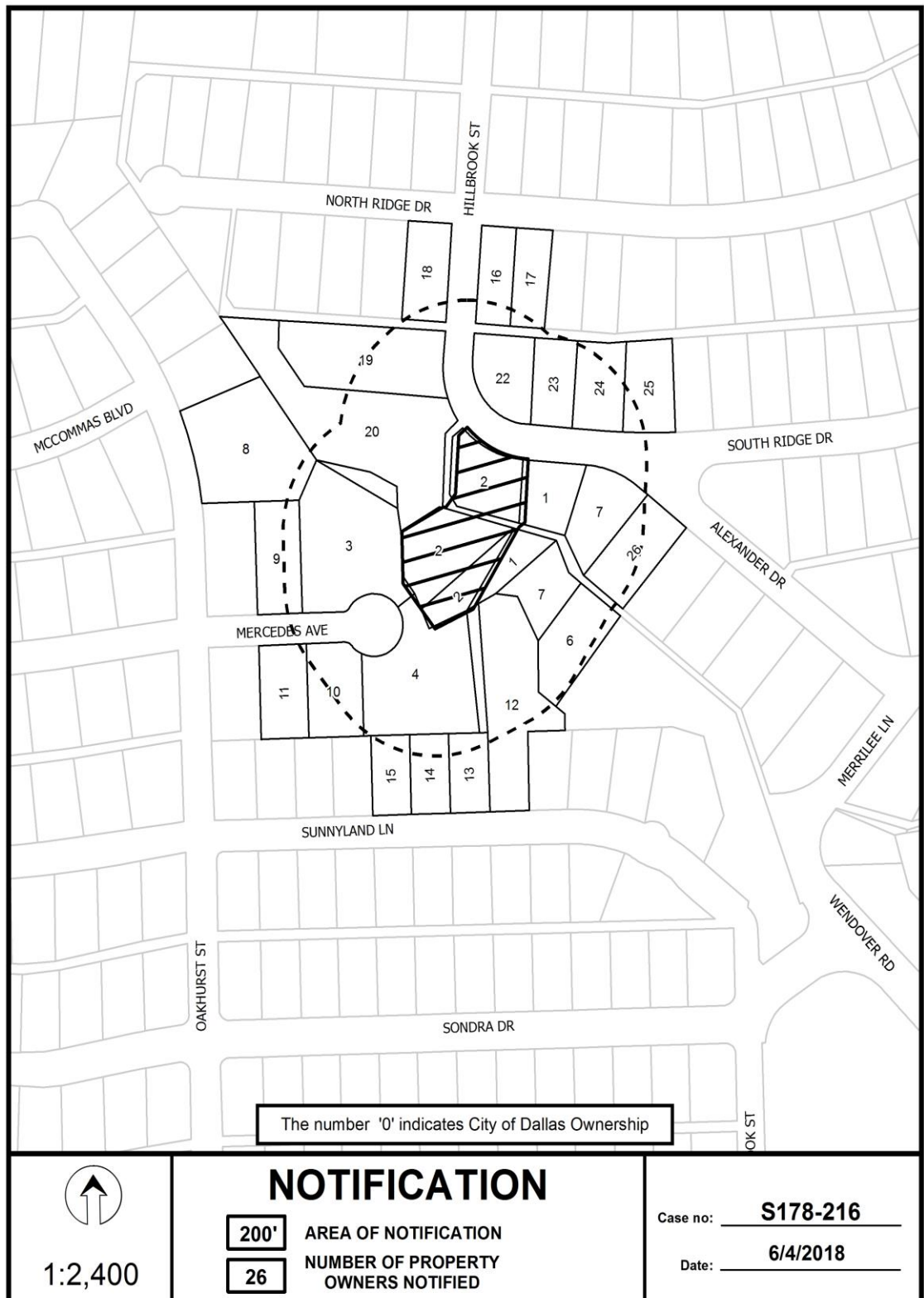
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
14. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of South Ridge Drive & the alley. Section 51A-8.602(e),
15. On the final plat, provide adequate right-of-way for both alley dead-ends by providing either a cul-du-sac or alley turn out per city standard 251-D Sheet 4002 and design and construction per city standards.
16. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
17. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.
18. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.
19. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
20. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
23. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

26. Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
28. On the final plat, change "Southridge Drive" to "South Ridge Drive". Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, use a "diamond" symbol to indicate where "Hillbrook Street" ends and "South Ridge Drive" begin. Section. 51A-8.403. (a) (1) (A) (xii)
30. On the final plat, identify the property as Lot 1A in City Block M/2984. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).
31. Prior to final plat submittal, a 10 foot alley abandonment must be processed through Real Estate and should be shown on plat as follows: "Abandonment authorized by Ordinance No. \_\_\_\_\_ and recorded as Instrument No. \_\_\_\_\_". Retention of the utility easement should be noted on the plat as part of the right-of-way as well.









06/01/2018

***Notification List of Property Owners***  
***S178-216***

***26 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6712 SOUTHRIDGE DR	WHITTEN JON P & LISA
2	6716 SOUTHRIDGE DR	KRAFT KYLE P & AMANDA L
3	6621 MERCEDES AVE	SCHIFF CANDACE S
4	6626 MERCEDES AVE	HALL MARK A & LYNETTE EDA LAING
5	6804 SUNNYLAND LN	HALL MARK A & LYNETTE LAING
6	6710 ALEXANDER DR	GREEN CASEY & PHIL
7	6720 SOUTHRIDGE DR	BREWER KEELAN & PEYTON
8	3302 OAKHURST ST	TINIO FREDERICK & MARIA MARGARITA ORDINARIO
9	6615 MERCEDES AVE	HALE NATHANIEL B & KELLI A
10	6620 MERCEDES AVE	TOKERUD LLOYD & APRIL BELL
11	6612 MERCEDES AVE	DRAAISMA RICHARD J & JOCELYN F
12	6709 SUNNYLAND LN	GRAND JOHN & AMBER
13	6703 SUNNYLAND LN	HILDEBRAND BRODY J &
14	6631 SUNNYLAND LN	MORRIS CHARLES & LINDSAY
15	6625 SUNNYLAND LN	SCHENKLER ELLEN S
16	6704 NORTHRIDGE DR	PACKARD BRUCE K & MARY F
17	6708 NORTHRIDGE DR	SKARBK BRIAN & MEAGAN
18	6624 NORTHRIDGE DR	STREIFF RYAN MARTIN &
19	3509 HILLBROOK ST	HASBANY MICHAEL F &
20	3503 HILLBROOK ST	JOHN ALEXANDER INVESTMENTS INC
21	3503 HILLBROOK ST	ALEXANDER JOHN L
22	6703 SOUTHRIDGE DR	RUZICKA JOSEPH C & ELIZABETH
23	6707 SOUTHRIDGE DR	BEAMS BOND W & NANCY A
24	6717 SOUTHRIDGE DR	DICKSON JON M & MOLLY E
25	6723 SOUTHRIDGE DR	FLICK DANIEL LINN & CHARLENE
26	6708 ALEXANDER DR	GREEN CASEY & PHIL GREEN





**CITY PLAN COMMISSION****THURSDAY, JUNE 21, 2018****FILE NUMBER:** S178-221**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Wendover Road at Sandra Drive, west corner**DATE FILED:** May 25, 2018**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9    **SIZE OF REQUEST:** 1.534 acre**MAPSCO:** 36R**OWNERS:** Norma June Wilson

**REQUEST:** An application to replat a 1.5304-acre tract of land containing all of Lot 1 in City Block 2973 ½ to create one 0.213-acre lot and one 1.321-acre lot on property located on Wendover Road at Sandra Drive, west corner.

**SUBDIVISION HISTORY:**

1. S178-216 is a request northwest of the present request to replat a 0.872-acre tract of land containing all of Lot 1 in City Block M/2984, a tract of land in City Block M/2984, and portion of an abandoned alley in City Block M/2984 to create one lot on property located on South Ridge Drive at Hillbrook Street, south corner. The request is also scheduled for this hearing.
2. S156-074 was an application west of the present request to replat a 0.418-acre tract of land containing part of Lot 11 in City Block 2976 and all of City Block 2976 into one lot on property located on Sunnyland Land, east of Hillbrook Street. The request was approved on November 21, 2013 and recorded October 12, 2016

**PROPERTY OWNER NOTIFICATION:** 36 notices were sent to property owners within 200 feet of the property on June 2, 2018.

**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 request is to create two lots from an existing lot. The proposed lots' width, depth, and area are similar to other lots in the area. The lots in the immediate vicinity of the request range in size from 0.198-acre to 8.055-acre and with various width and depth. Staff concludes that the request is in compliance with Section 51A-8.503 and the requirements of R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

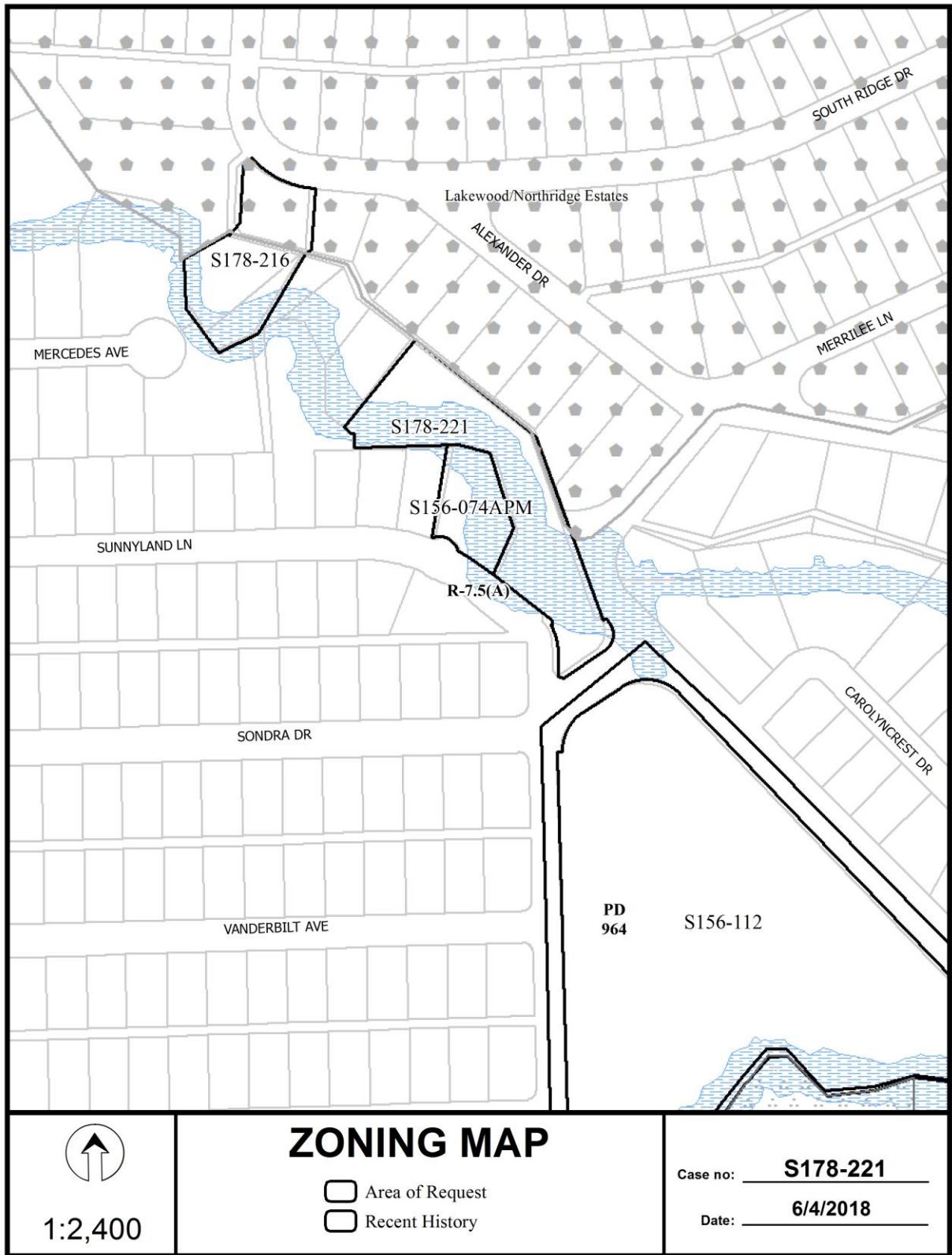
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.



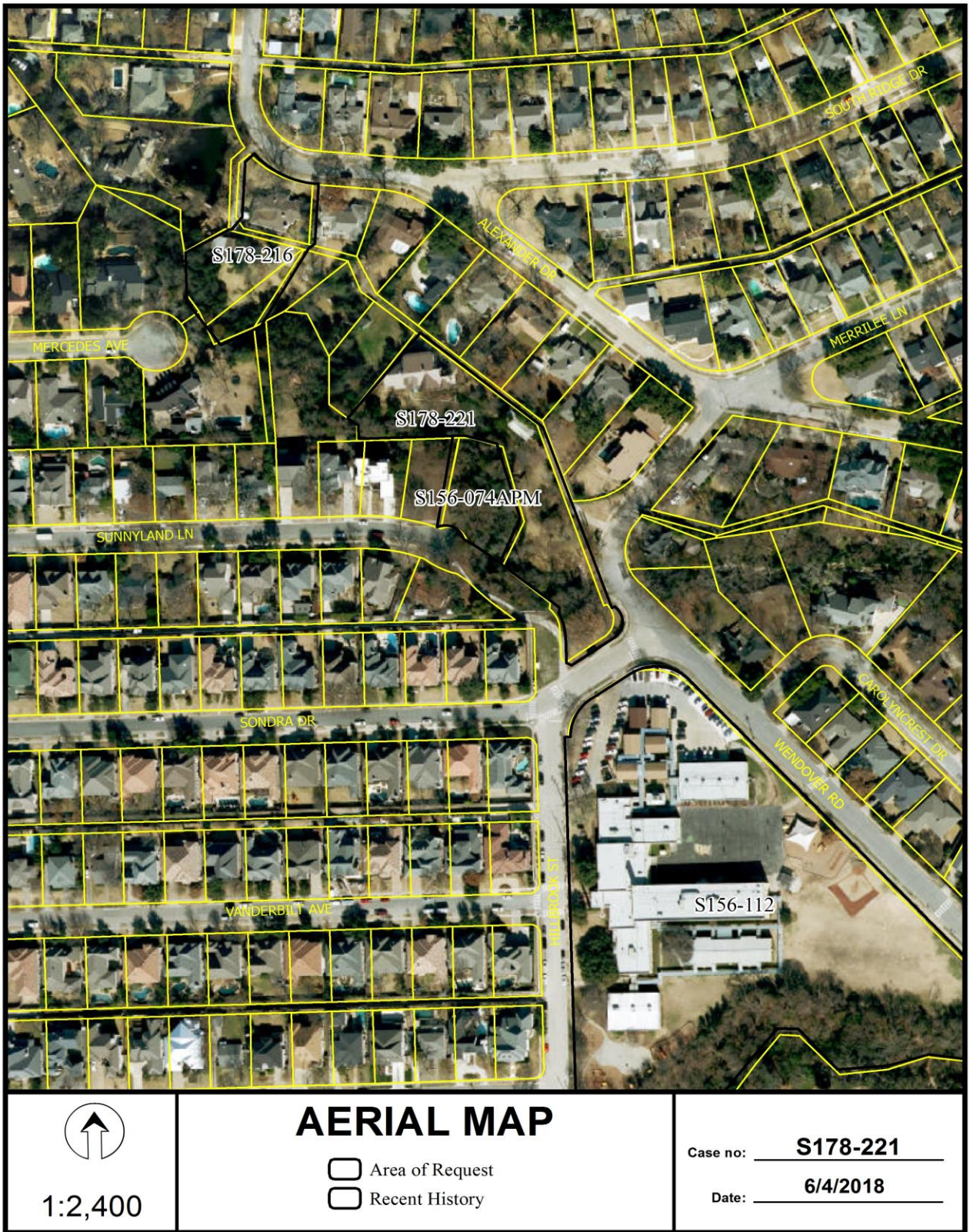
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of 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. Describe monuments in detail. 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 28 feet Right-of-Way (or Street Easement) from the established center line of Hillbrook street 51A 8.602(c).
15. On the final plat, dedicate 28 feet of Right-of-Way (or Street Easement) from the established center line of Sunnyland Lane 51A 8.602(c).

16. On the final plat, dedicate 7.5 feet of right-of-way from the established centerline of the alley Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.
18. 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.
19. 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.
20. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.
21. 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.
22. 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).
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g)
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, all easement abandonments must be shown with the correct recording information. Platting Guidelines.
27. On the final plat, chose a new or different addition name. Platting Guidelines.
28. Prior to final plat, any portion of existing floodway easements being removed, must be abandoned through real Estate.
29. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

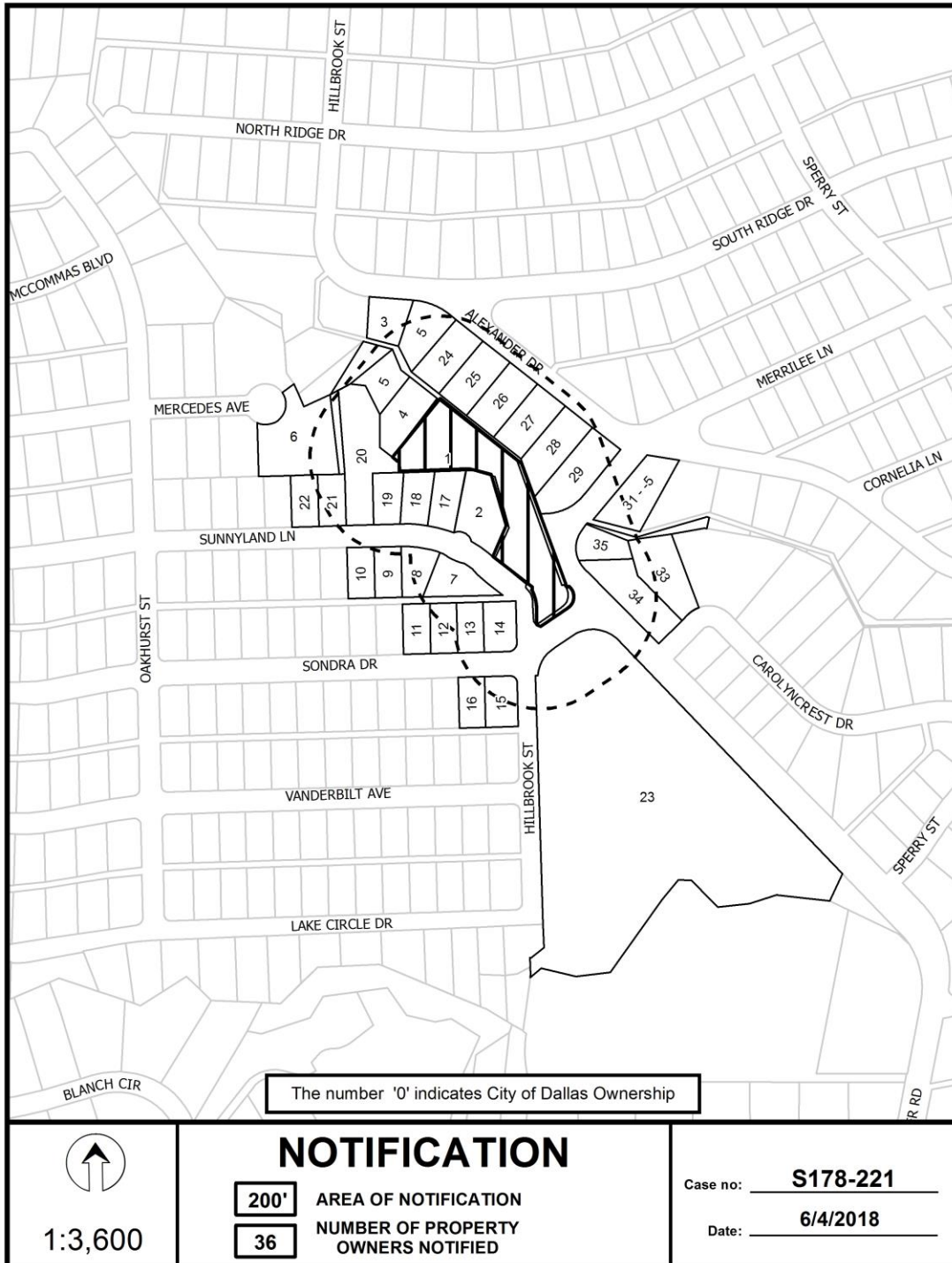
30. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
31. Fire hydrant coverage is questionable for Lot 1A.
32. On the final plat, change "Sandra Drive a.k.a. Sondra Drive" to "Sondra drive". Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, identify the property as Lots 1, and 2 in City Block A/2973. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











06/01/2018

## *Notification List of Property Owners*

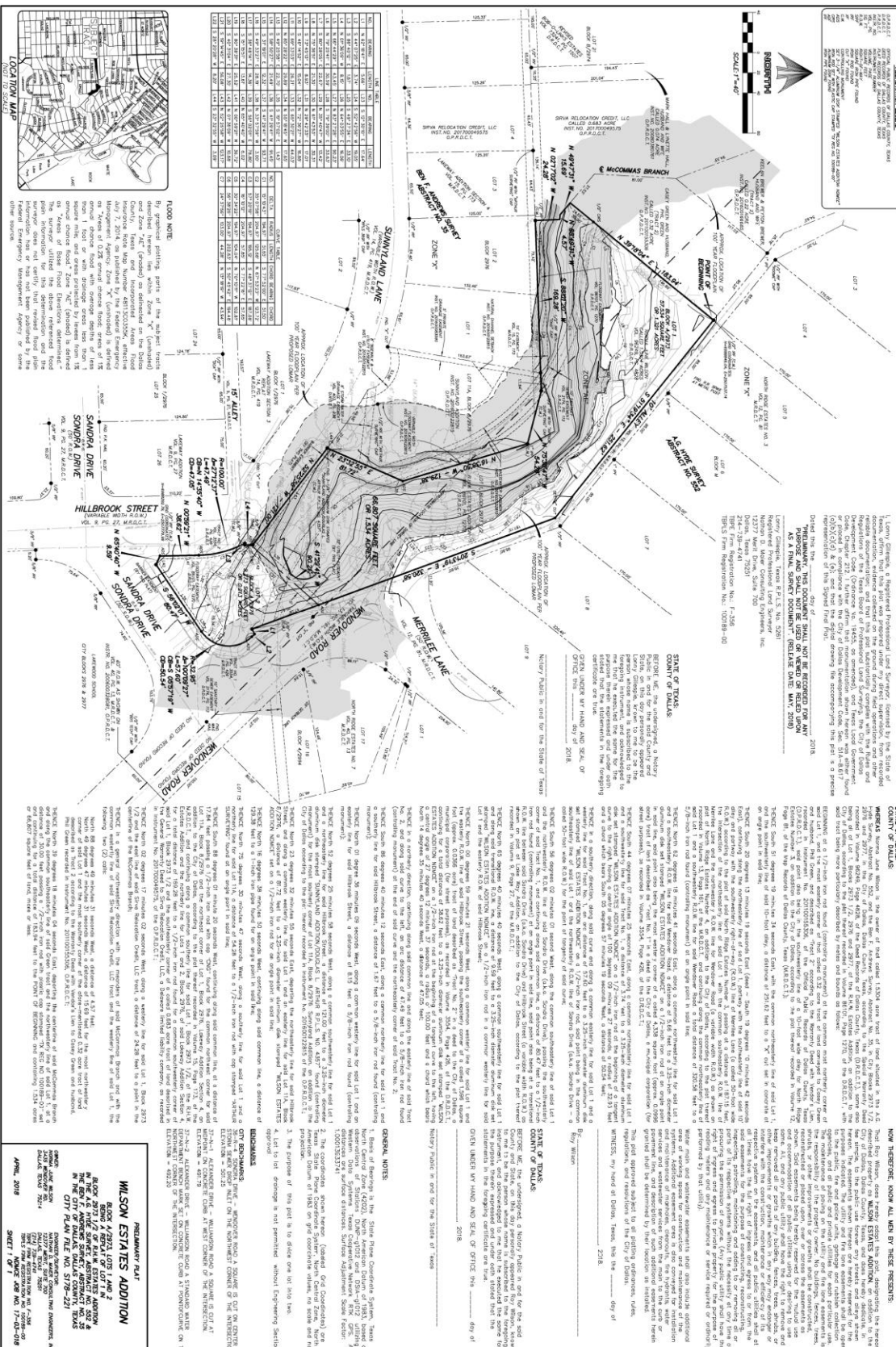
*S178-221*

### *36 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3435 WENDOVER RD	WILSON NORMA JUNE
2	6727 SUNNYLAND LN	TREEHOUSE RESIDENTIAL LLC
3	6712 SOUTHRIDGE DR	WHITTEN JON P & LISA
4	6710 ALEXANDER DR	GREEN CASEY & PHIL
5	6720 SOUTHRIDGE DR	BREWER KEELAN & PEYTON
6	6626 MERCEDES AVE	HALL MARK A & LYNETTE EDA LAING
7	6730 SUNNYLAND LN	BENNETT MARK & ASHLEA
8	6720 SUNNYLAND LN	COSTA JOHN M & LISA M
9	6714 SUNNYLAND LN	WITZKE DOUGLA C & LING S
10	6708 SUNNYLAND LN	COOPER PAUL
11	6717 SONDR A DR	CARTWRIGHT MARK E &
12	6723 SONDR A DR	BRADFORD SCOTT A & JENNIFER W
13	6729 SONDR A DR	BERINHOUT NEAL & SHARON A
14	6735 SONDR A DR	TOLIA VEERAL & DEEPTI
15	6732 SONDR A DR	BATJER HENRY H III & JANET
16	6728 SONDR A DR	BARRETT JAMES A & KARYN M
17	6723 SUNNYLAND LN	DAUWE CHRISTOPHER PAUL &
18	6719 SUNNYLAND LN	PALAMAR KATHERINE S &
19	6715 SUNNYLAND LN	CAMPITI ANTHONY J &
20	6709 SUNNYLAND LN	GRAND JOHN & AMBER
21	6703 SUNNYLAND LN	HILDEBRAND BRODY J &
22	6631 SUNNYLAND LN	MORRIS CHARLES & LINDSAY
23	3000 HILLBROOK ST	Dallas ISD
24	6708 ALEXANDER DR	GREEN CASEY & PHIL GREEN
25	6714 ALEXANDER DR	TALLIS JOAN M TRUSTEE
26	6722 ALEXANDER DR	ROBERTS JOAN

06/01/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6730 ALEXANDER DR	GRAHAM SIDNEY L &
28	6738 ALEXANDER DR	WIGGINS HARVEY W JR
29	6744 ALEXANDER DR	DROEMER MICHAEL
30	6804 ALEXANDER DR	FARNER F NATHAN &
31	6804 ALEXANDER DR	FARNER F NATHAN &
32	6814 ALEXANDER DR	GIBSON GERALD P
33	6815 CAROLYNCREST DR	RYBERG BRETT L &
34	6805 CAROLYNCREST DR	HAY GILBERT R
35	6790 MERRILEE LN	SANDERS DOUG
36	6804 SUNNYLAND LN	HALL MARK A & LYNETTE LAING





**CITY PLAN COMMISSION****THURSDAY, JUNE 21, 2018****FILE NUMBER:** NC178-005**PLANNER:** Sharmila Shrestha**LOCATION:** Alamo Street between Cedar Springs Road and Woodall Rodgers Service Road, west of Caroline Street**DATE FILED:** March 12, 2018**COUNCIL DISTRICT:** 14**MAPSCO:** 45K**APPLICANT:** Firebird Restaurant Group**REQUEST:** Consider changing the name of Alamo Street between Cedar Springs Road and Woodall Rodgers Service Road, west of Caroline Street, to "Miguel Martinez Way."**SUBDIVISION REVIEW COMMITTEE:** The Subdivision Review Committee on May 17, 2018, by a vote of 4 to 1, recommend approval of the proposed street name of Alamo Street, between Cedar Springs Road and Woodall Rodgers Service Road, west of Caroline Street, to "Miguel Martinez Way."**STAFF RECOMMENDATION:** Staff has no objection to the renaming of Alamo Street, between Cedar Springs Road and Woodall Rodgers Service Road, west of Caroline Street, to "Miguel Martinez Way."**SUMMARY:**

- Notices were sent on May 21, 2018 to 2 property owners notifying them of the proposed street name change. Notification signs were put up on April 16, 2018 and newspaper notice published on May 21, 2018.
- In terms of compliance of the request with Section 51A- 9.304(a) (5) of the Dallas Development Code, staff notes the following: The change of Alamo Street to "Miguel Martinez Way" needs a waiver because it does not comply with Section 51A- 9.304(a) (5). The name contains 17 characters.
- In terms of compliance of the request with Section 51A- 9.304(c) (2) of the Dallas Development Code "A street name commemorating a person or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated." staff notes the following: The change of Alamo Street to "Miguel Martinez Way" complies with Section 51A- 9.304(c) (2). Miguel Martinez (1890-1956) was the founder of El Fenix Restaurant.

**BACKGROUND INFORMATION:****Thoroughfare/Street**

Alamo Street

**Roadway Status**

Local Street

## STAFF ANALYSIS:

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

- The change of Alamo Street to “Miguel Martinez Way” needs a waiver from city council because it does not comply with Section 51A- 9.304(a)(5) that states a street name may not contain more than 14 characters. The name contains 17 characters.
- Section 51A- 9.304(c)(2) states that a street name commemorating a person or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated. Staff has determined that the change of Alamo Street to “Miguel Martinez Way” complies with Section 51A- 9.304(c) (2). Miguel Martinez (1890-1956) was the founder of El Fenix Restaurant.
- **51A-9.305 (c)** Notices were sent on May 21, 2018 to 2 property owners notifying them of the proposed street name change. Notification signs were put up on April 16, 2018 and newspaper notice published on May 21, 2018.
- **51A-9.304(g)** The city council, by a three-fourths vote of its members may waive any of the standards contained in this section when waiver would be in the public interest and would not impair the public health, safety, or welfare.

**Departmental Response:** Information on this case was routed to the following entities on April 3, 2018.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	4/4/18
Atmos Energy	N/R	Police	4/3/18
Building Inspection	5/10/18	Mobility planning	4/9/18
City Archivist	N/R	Public Works	4/17/18
City Attorney	5/10/18	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	N/R
Dallas County Historical Commission	4/3/18	Texas DOT	4/10/18
DART	N/R	SD&C_ENG.	5/12/18
Fire Department	N/R	TXU Electric	N/R
Long Range Planning	NR	US Post Office	4/13/18
Park and Recreation	4/13/18	Street Name Coordinator	4/12/18

N/R= No written Response

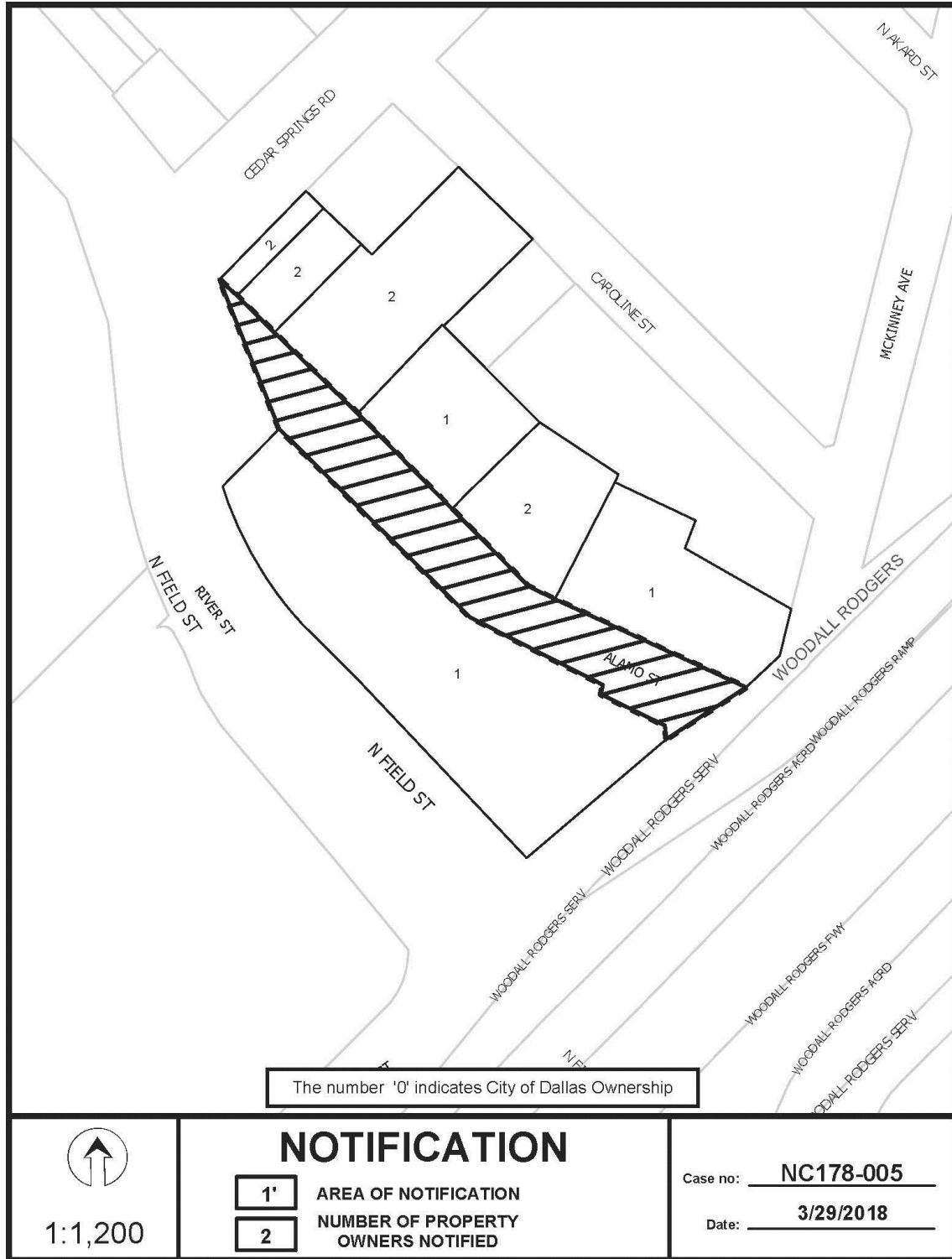
# APPLICATION FOR STREET NAME CHANGE

Development Services Department, City of Dallas, Texas  
Room 115, Oak Cliff Municipal Center, 320 E. Jefferson Blvd., Dallas, TX 75203  
Telephone 214-948-4299

Property Owner (Applicant)	<b>Firebird Restaurant Group</b> Name <u>Firebird Restaurant Group</u> Telephone <u>972-388-5460</u> Address <u>1815 W. LBJ Fwy</u> Zip <u>75201</u> <u>Suite 1100 Dallas TX</u>		Office Use File No: _____ CPC HRG DATE: _____ Sent: _____ Fees RCVD: _____ Reply: _____ Map No: _____ Census Tract: _____ Council District: _____
	Existing Name: <u>Alamo St.</u> Proposed Name: <u>Miguel Martinez Way</u> From: _____ Street Status: <input type="checkbox"/> Major <input type="checkbox"/> Minor		
Project Description			

Accepted By: [Signature] Date Accepted: 3/12/18

Statement (Reasons for Request)	Requesting the name change to recognize the 10th Anniversary of the historical & world known El Fenix Brand. We would like to use this opportunity to honor the Martinez family & our brand. Thanks!
General Information	<input type="checkbox"/> PETITION INDICATING THAT AT LEAST FIFTY-ONE (51) PERCENT OF OWNERS OF LOTS ABUTTING THE STREET WHOSE NAME IS TO BE CHANGED FAVOR THE NAME CHANGE <input type="checkbox"/> APPLICATION FEE <input type="checkbox"/> SITE PLAN SHOWING LOCATION OF THE STREET <input type="checkbox"/> STATEMENT OF REASONS FOR SUPPORTING A STREET NAME CHANGE <input type="checkbox"/> ROADWAY'S STATUS AS A MAJOR OR MINOR ROADWAY <input type="checkbox"/> EXISTING AND PROPOSED STREET NAMES
Applicants Signature	I hereby certify that I am the applicant in the foregoing application, and that I am the owner of a lot abutting the street for which a street name change is being requested. Signature <u>[Signature]</u> Date <u>3/12/18</u>





03/29/2018

## ***Notification List of Property Owners***

***NC178-005***

### ***2 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2200 ALAMO ST	TRITON DOWNTOWN LLC
2	2223 CAROLINE ST	TRITON DOWNTOWN LLC

**FILE NUMBER:** M178-035

**DATE FILED:** April 13, 2018

**LOCATION:** Generally bound by South Vernon Avenue, Ludlow Drive, and Heyser Drive

**COUNCIL DISTRICT:** 1

**MAPSCO:** 54-P

**SIZE OF REQUEST:** ±4.3 acres

**CENSUS TRACT:** 62.00

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**MISCELLANEOUS DOCKET ITEM**

**OWNER/APPLICANT:** Academy of Dallas

**REPRESENTATIVE:** Robert Baldwin

**REQUEST:** An application for a minor amendment to the site plan for Specific Use Permit No. 2151 for an open enrollment charter school on property zoned R-7.5(A) Single Family District.

**SUMMARY:** On October 28, 2015, the City Council granted Specific Use Permit No. 2151 for an open enrollment charter school on property zoned an R-7.5 Single Family District, established by Ordinance No. 29907.

At this time, the property owner has submitted an application to allow for the expansion of the parking lot on the southeast portion of the property for the addition of 16 parking spaces, abutting Heyser Drive. The additional 16 parking spaces will exceed the required amount by 28 parking spaces and allow for less congestion during student drop-off and pick-up.

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

**STAFF RECOMMENDATION:** Approval

<b>Partners, Principals, &amp; Officers</b>
---

Academy of Dallas

Jessica Sears, President

Robert Young, Vice-President

Paul Bradley, Secretary

Nathalia Brooks, Treasurer

Ross F. Williams, Jr., Regional Director

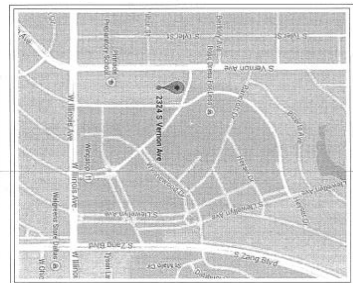
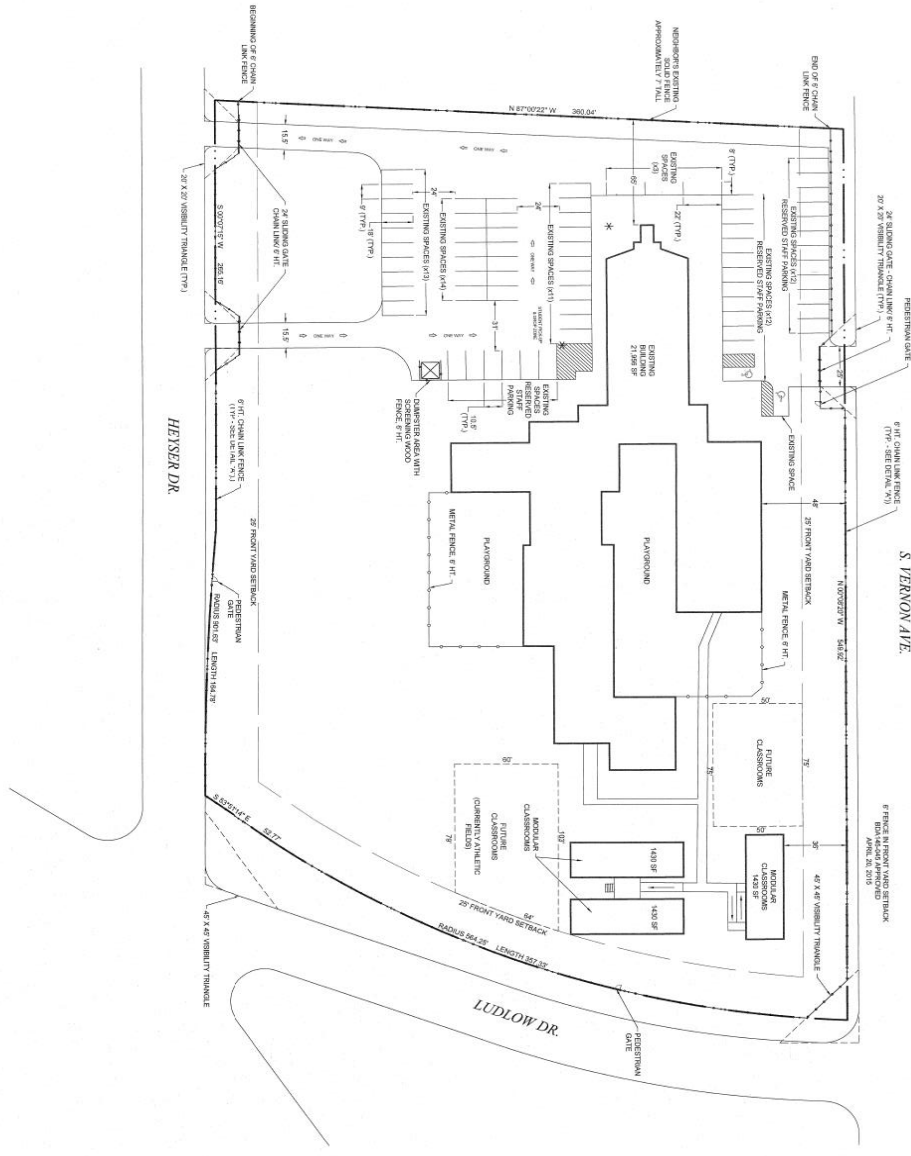
Rev. H. Lee Barnes, Director

# Existing Development Plan



SUP SITE PLAN - 2324 S. VERNON AVE.

SCALE: 1" = 30'-0"



VICINITY MAP  
NTS

★ STAFF MANAGING STUDENT  
DROP-OFF/PICK-UP  
(SEE TWP CIRCULATION PLAN)

29907

151990

CASE NUMBER: Z145 - 106 (RB)

2324 S. VERNON AVE.  
CITY OF DALLAS, TEXAS

Approved  
City Council  
September 11, 2013

**Baldwin**  
Associates

**BALDWIN ASSOCIATES**  
3904 Elm Street, Suite B  
Dallas, Texas 75226  
MOBILE: 214.729.7949  
OFFICE: 214.824.7949  
rob@baldwinplanning.com

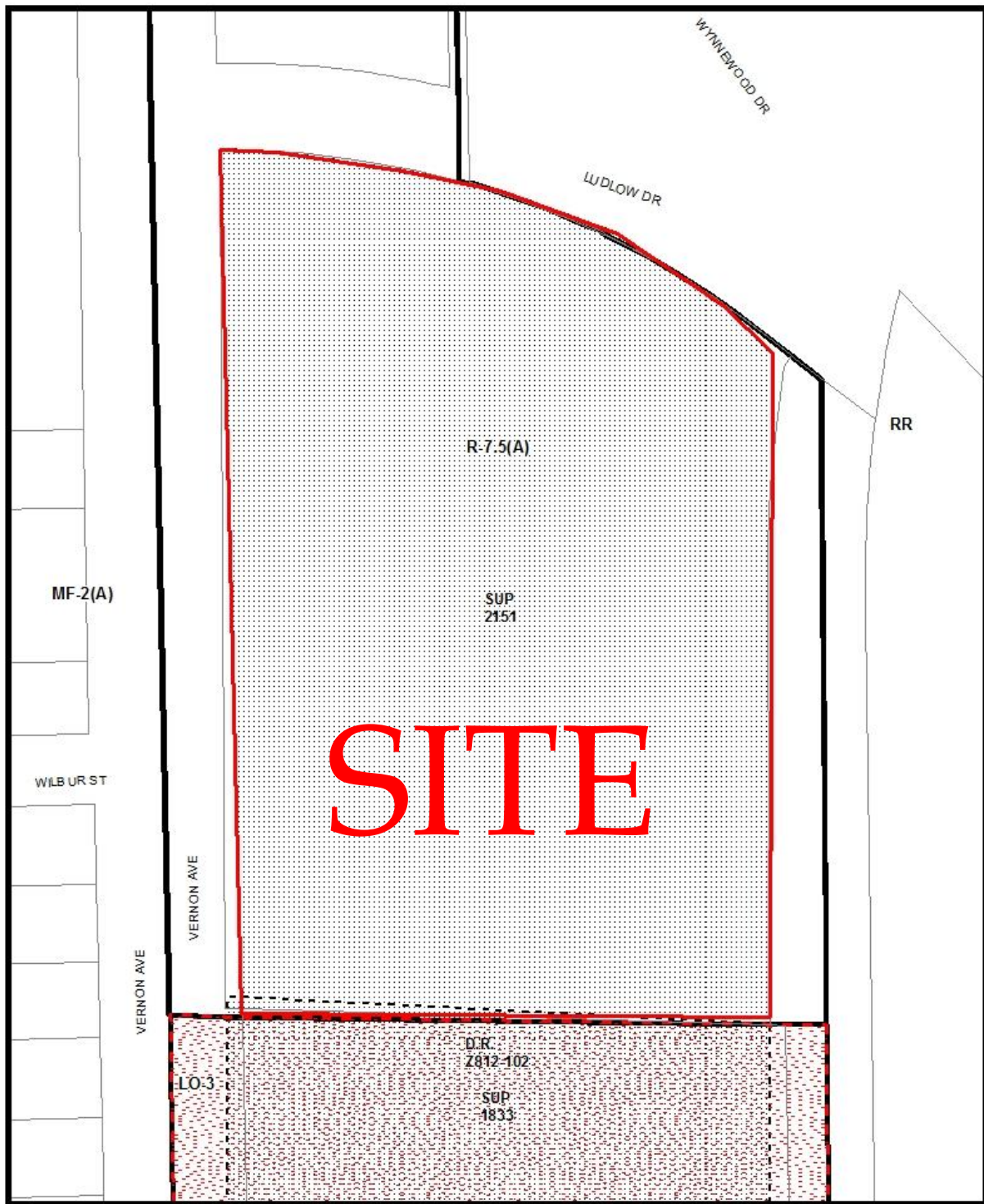
08/26/15

PROJECT NUMBER

CASE NUMBER







 1:930

## Zoning Map

Printed Date: 6/4/2018

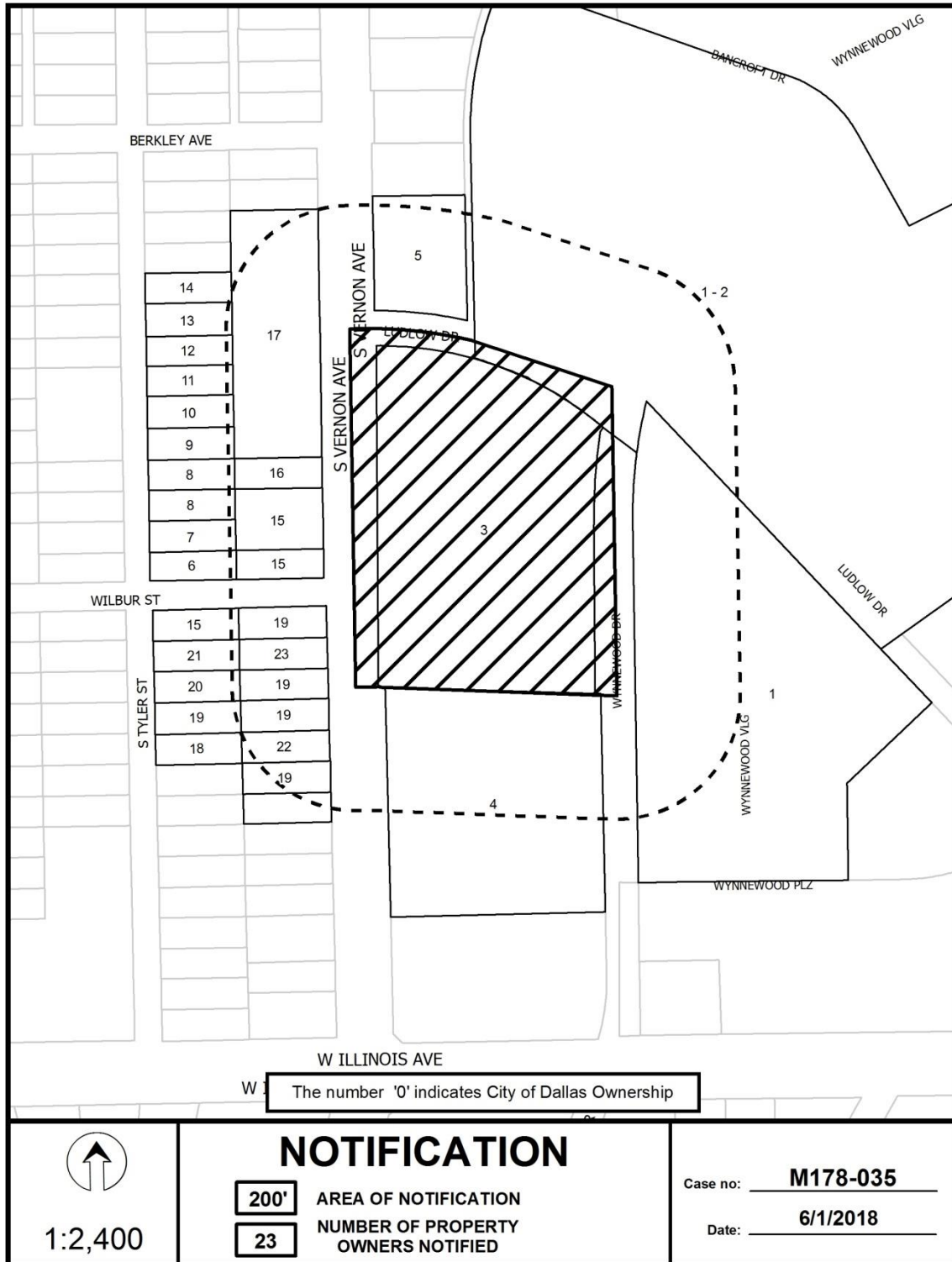


1:930

## Aerial Map

Printed Date: 6/4/2018





# ***Notification List of Property Owners***

***M178-035***

## ***23 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	701 W ILLINOIS AVE	CENTRO NP HOLDINGS 12 SPE LLC
2	701 W ILLINOIS AVE	BELLAIRE CAPITAL PS LP
3	2324 S VERNON AVE	ACADEMY OF DALLAS
4	2510 S VERNON AVE	UPLIFT EDUCATION
5	2210 S VERNON AVE	WORLD MISSIONARY
6	2326 S TYLER ST	GONZALEZ FRANCISCO &
7	2322 S TYLER ST	ORTEGA SANTIAGO JR &
8	2318 S TYLER ST	GREATER NEW HOPE MISSIONARY BAPTIST
9	2310 S TYLER ST	HERNANDEZ RAFAEL
10	2306 S TYLER ST	CLEWIS SHIRLEY L
11	2302 S TYLER ST	GARCIA CESAR GARCIA
12	2226 S TYLER ST	IBARRA JUAN MARTINEZ &
13	2222 S TYLER ST	PFEIL JUDY
14	2218 S TYLER ST	PACHECO CELIA
15	2327 S VERNON AVE	WALKER CHARLES FRANKLIN
16	2315 S VERNON AVE	OSBORN CHARLES A JR
17	2211 S VERNON AVE	KARIKAL LLC
18	2418 S TYLER ST	ALANIS LUIS M
19	2414 S TYLER ST	WALKER CHARLES FRANKLIN
20	2410 S TYLER ST	AGUILAR YOLANDA
21	2406 S TYLER ST	WALKER CHARLES FRANKLIN &
22	2417 S VERNON AVE	WALKER CHARLES F &
23	2405 S VERNON AVE	WALKER CHARLES FRANKLIN &

**FILE NUMBER:** D178-009**DATE FILED:** March 23, 2018**LOCATION:** East line of Amesbury Drive, south of Sandhurst Lane and Amesbury Drive**COUNCIL DISTRICT:** 14**MAPSCO:** 36-F**SIZE OF REQUEST:** ± 4.08 ac**CENSUS TRACT:** 79.14

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**MISCELLANEOUS DOCKET ITEM****APPLICANT/OWNER:** JLB 4662 Amesbury Partners L.P.**REPRESENTATIVE:** Britton Church**REQUEST:** An application for a development plan for a multifamily use on property zoned Subareas D1 and D2 within Planned Development District No. 873.**SUMMARY:** On November 14, 2012, the Dallas City Council established Planned Development District No. 873 by Ordinance No. 28843.

The zoning was granted subject to a conceptual site plan and requires a development plan be approved by the City Plan Commission prior to the issuance of any building permits. This request seeks the approval of a development plan for a split four-story and five-story multifamily residential structure consisting of 360 units at a maximum height of 54 feet in Subarea D2, and a maximum height of 65 feet in Subarea D1. A five-story parking garage with 455 vehicle parking stalls and 19 bicycle parking spaces, built at a maximum height of 54 feet, will be located in conjunction to the multifamily structure.

Upon reviewing the requested development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 873, and does not impact any other provisions of the ordinance permitting this use.

The proposed development plan is attached for City Plan Commissions consideration. The most up to date PD ordinance may be reviewed at the following link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2030/ARTICLE%20%20873.pdf>

**STAFF RECOMMENDATION:** Approval

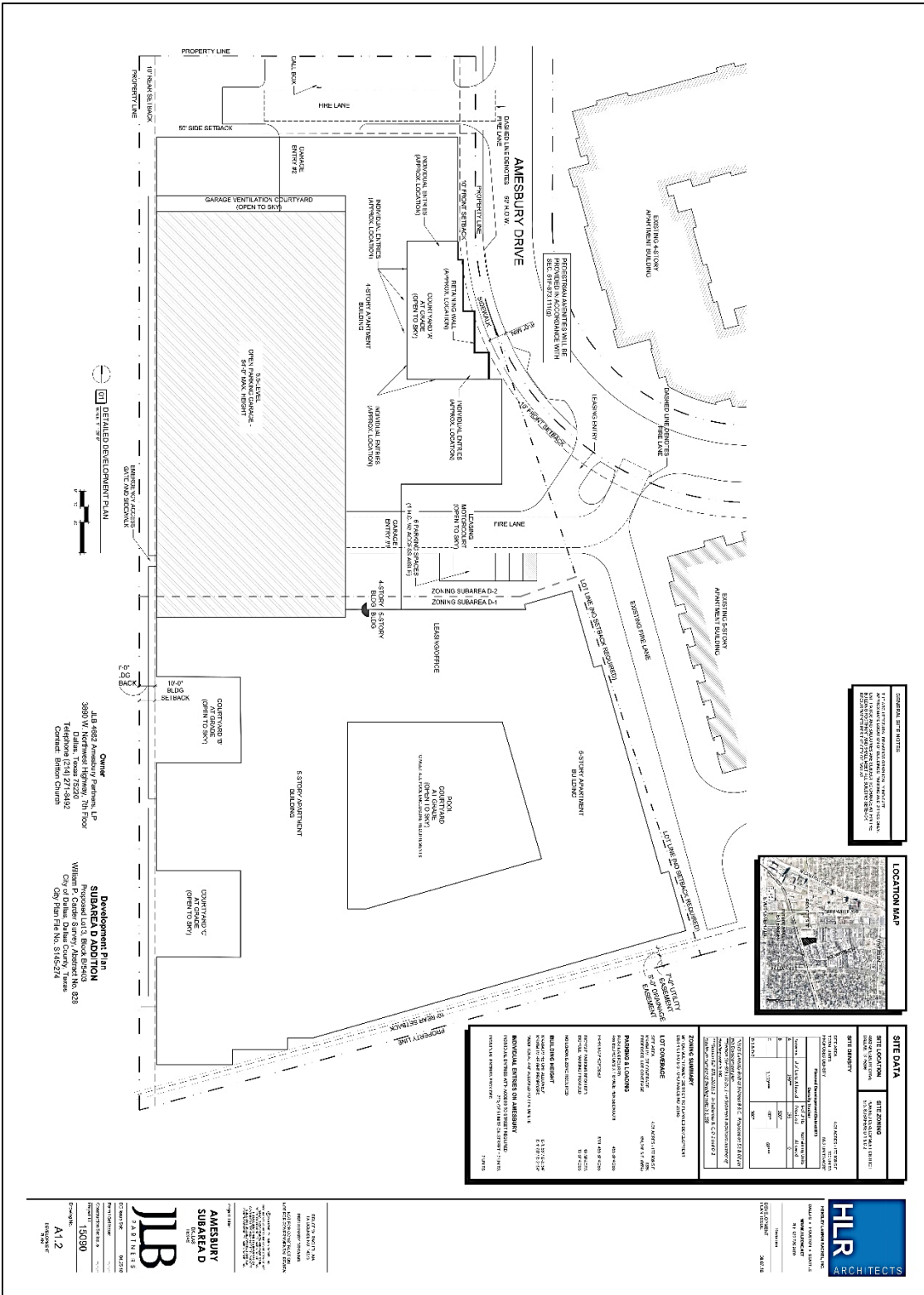


List of Officers
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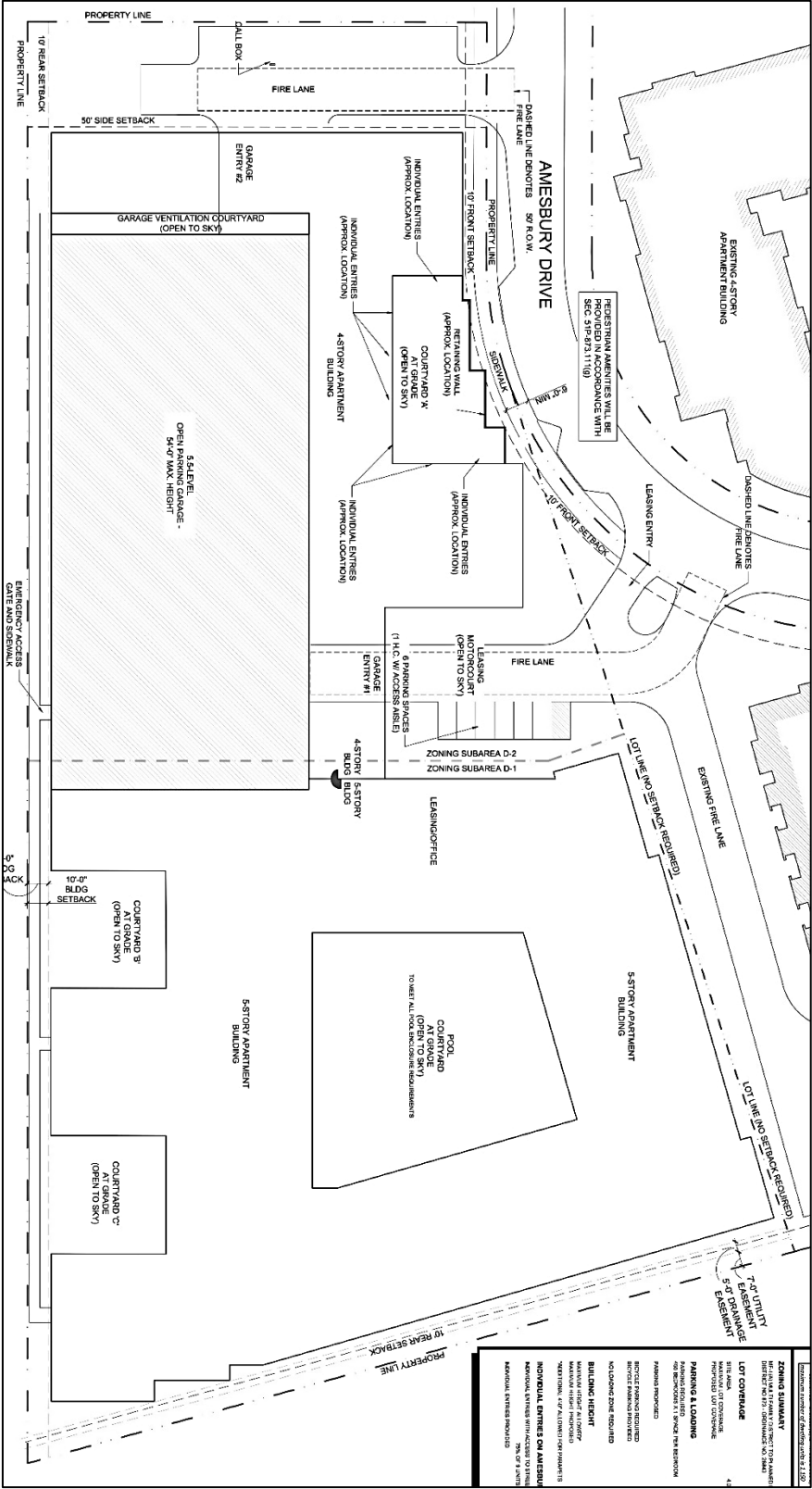
JLB 4662 Amesbury Partners LLC

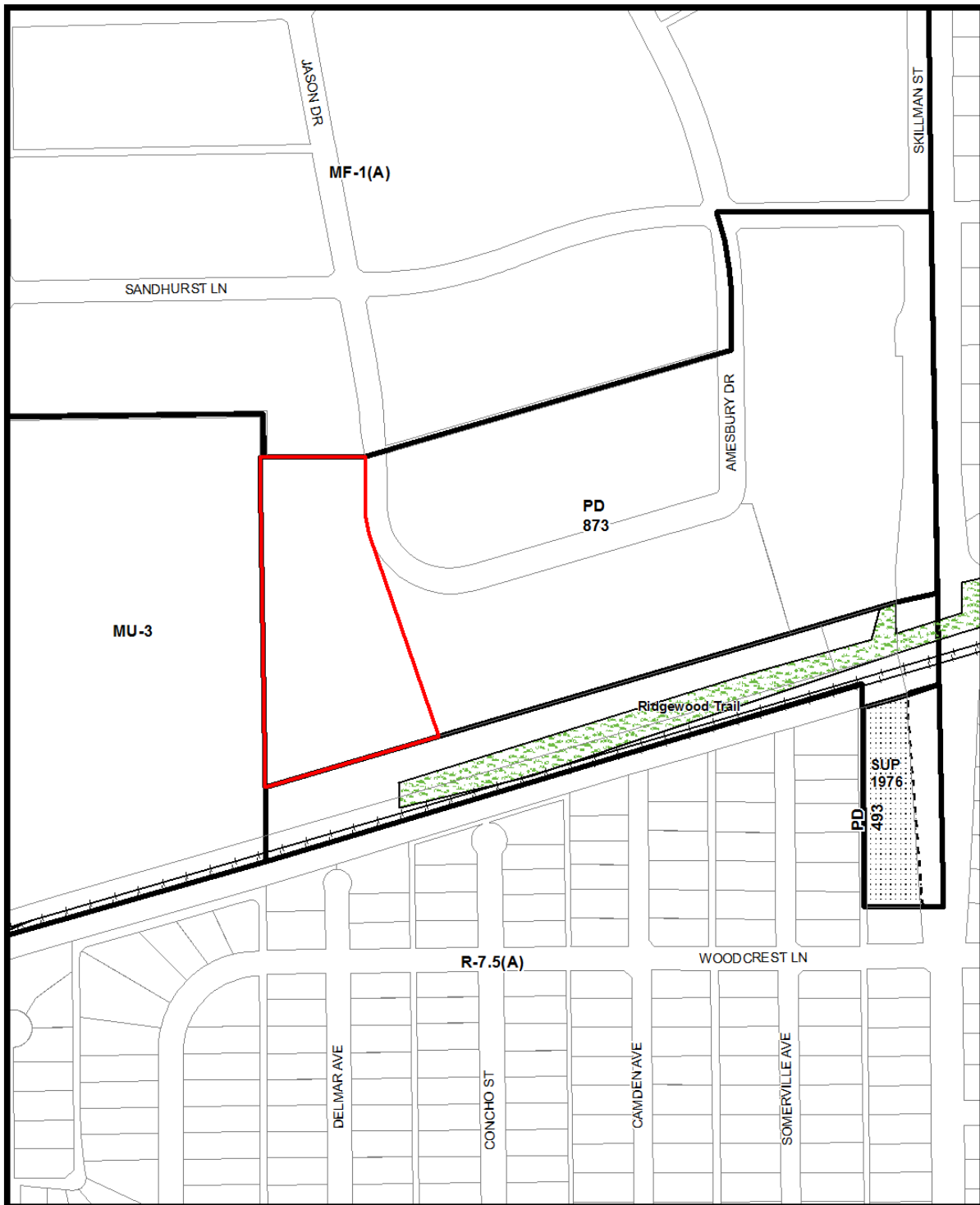
Bay W. Miltenberger	Manager
Charles C. Carey	Vice President


### Proposed Development Plan



## Proposed Development Plan - Enlarged





 1:3,000

## Zoning Map

Printed Date: 4/4/2018





 1:3,000

## Aerial Map

Printed Date: 4/4/2018



**FILE NUMBER:** D178-012**DATE FILED:** April 16, 2018**LOCATION:** South line of Singleton Boulevard, at the terminus of North Winnetka Avenue**COUNCIL DISTRICT:** 6**MAPSCO:** 44-P**SIZE OF REQUEST:** ± 6.04 acres**CENSUS TRACT:** 43.00

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**MISCELLANEOUS DOCKET ITEM****APPLICANT/OWNER:** Singleton Trinity Groves, LP**REPRESENTATIVE:** Shawn Graham**REQUEST:** An application for a development plan for a multifamily use on property zoned Subarea C within Planned Development District No. 933.**SUMMARY:** On December 10, 2014, the Dallas City Council established Planned Development District No. 933 by Ordinance No. 29586.

The zoning was granted subject to a conceptual site plan and requires a development plan be approved by the City Plan Commission prior to the issuance of any building permits. This request seeks the approval of a development plan for a five-story multifamily residential structure consisting of 279 units at a maximum height of 75 feet with an overall building footprint totaling 92,200 square feet. A five-story parking garage with 373 vehicle parking stalls and 28 bicycle parking spaces, built at a maximum height of 70'-6", will be located in conjunction to the multifamily structure.

Upon reviewing the requested development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 933 and does not impact any other provisions of the ordinance permitting this use.

The proposed development plan is attached for City Planning Commissions consideration. The most up to date PD ordinance may be reviewed at the following link:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20933.pdf>

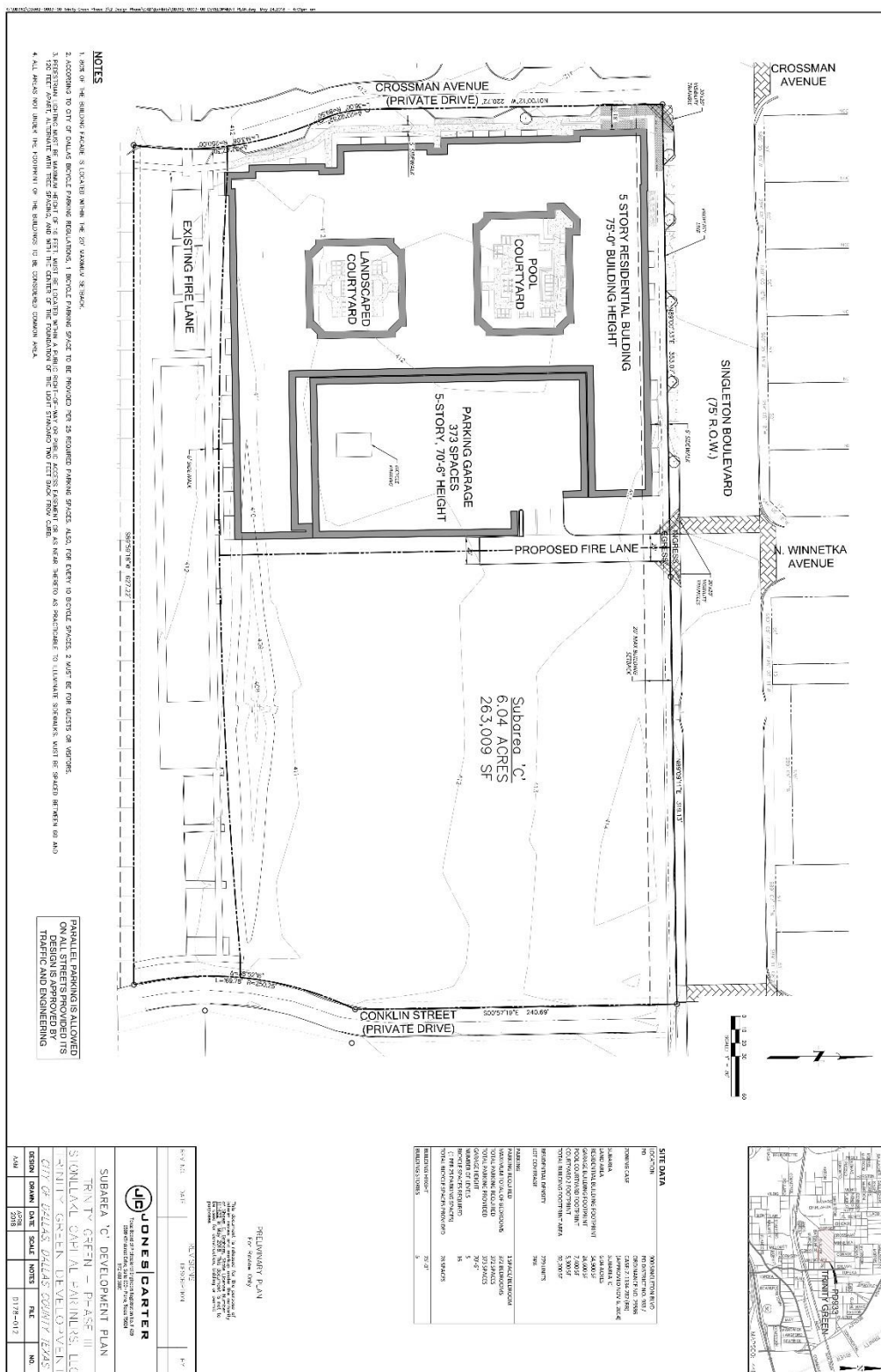
**STAFF RECOMMENDATION:** Approval

List of Officers
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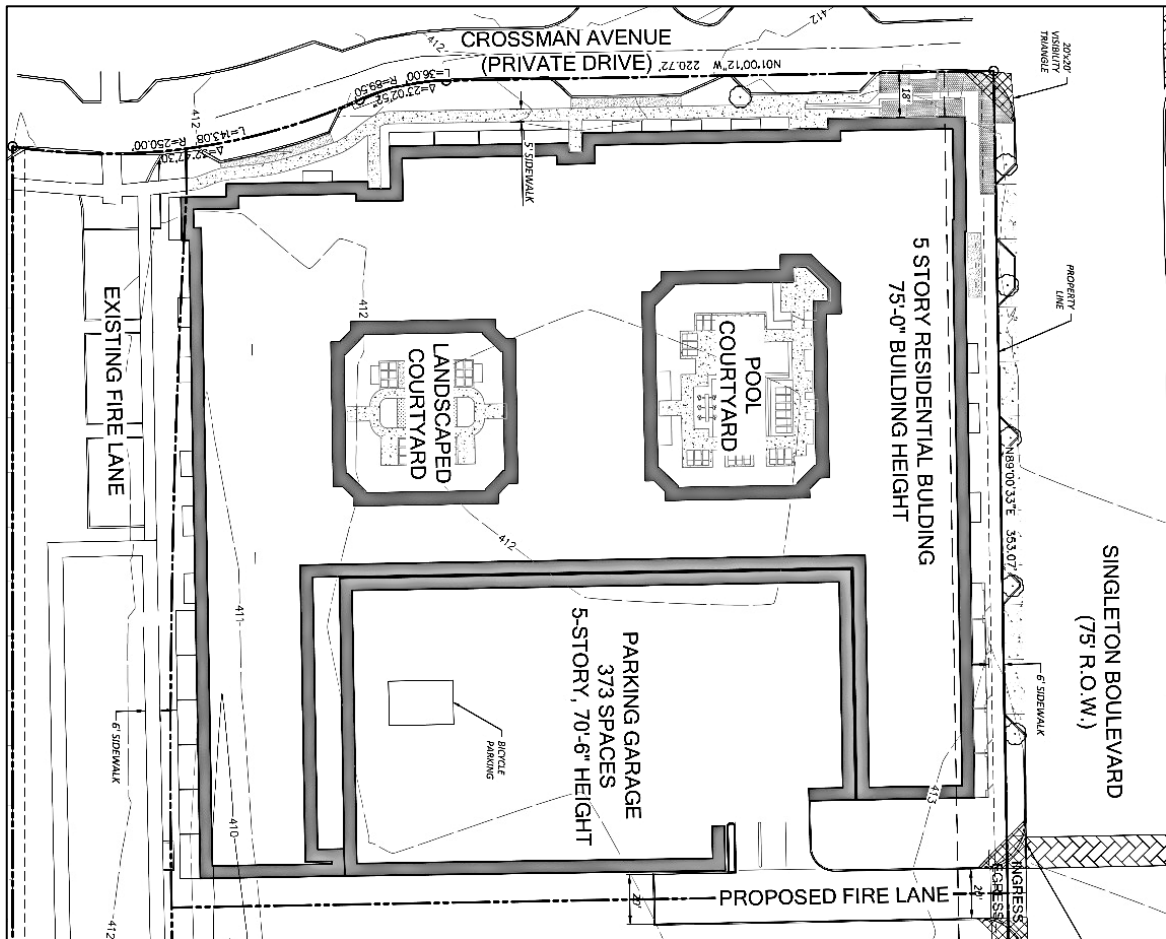
Singleton Trinity Groves, LP

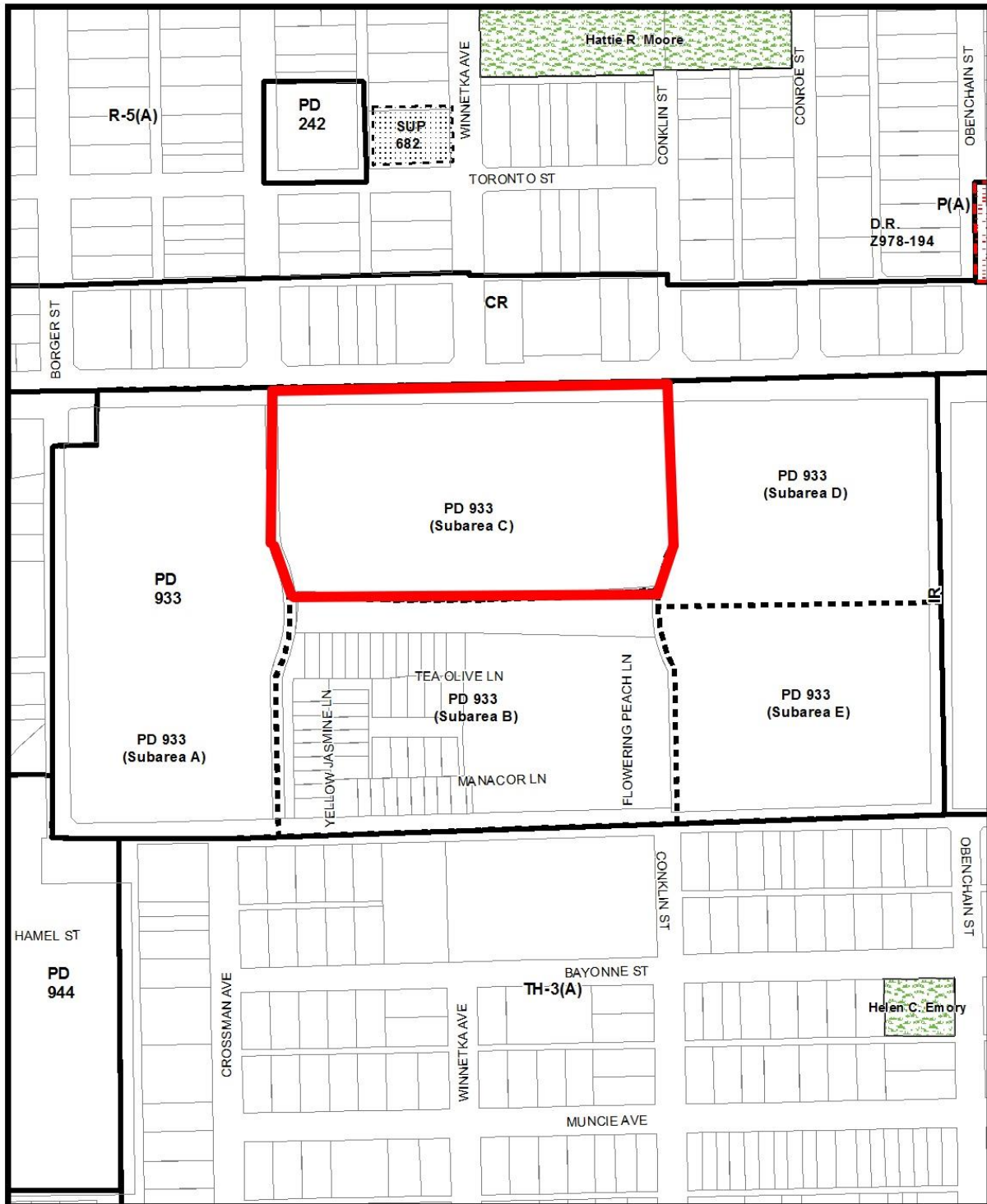
William C. Jenkins –	Director
William H. Peeples –	Vice President
Coleman R. Brown –	C.O.O.
W. Hunter Sage –	Managing Director
Travis W. Eickenhorst –	Partner
Kenneth E. Aboussie, Jr. –	Partner
John A. Kiltz -	Partner

## 3



# Proposed Development Plan - Enlarged



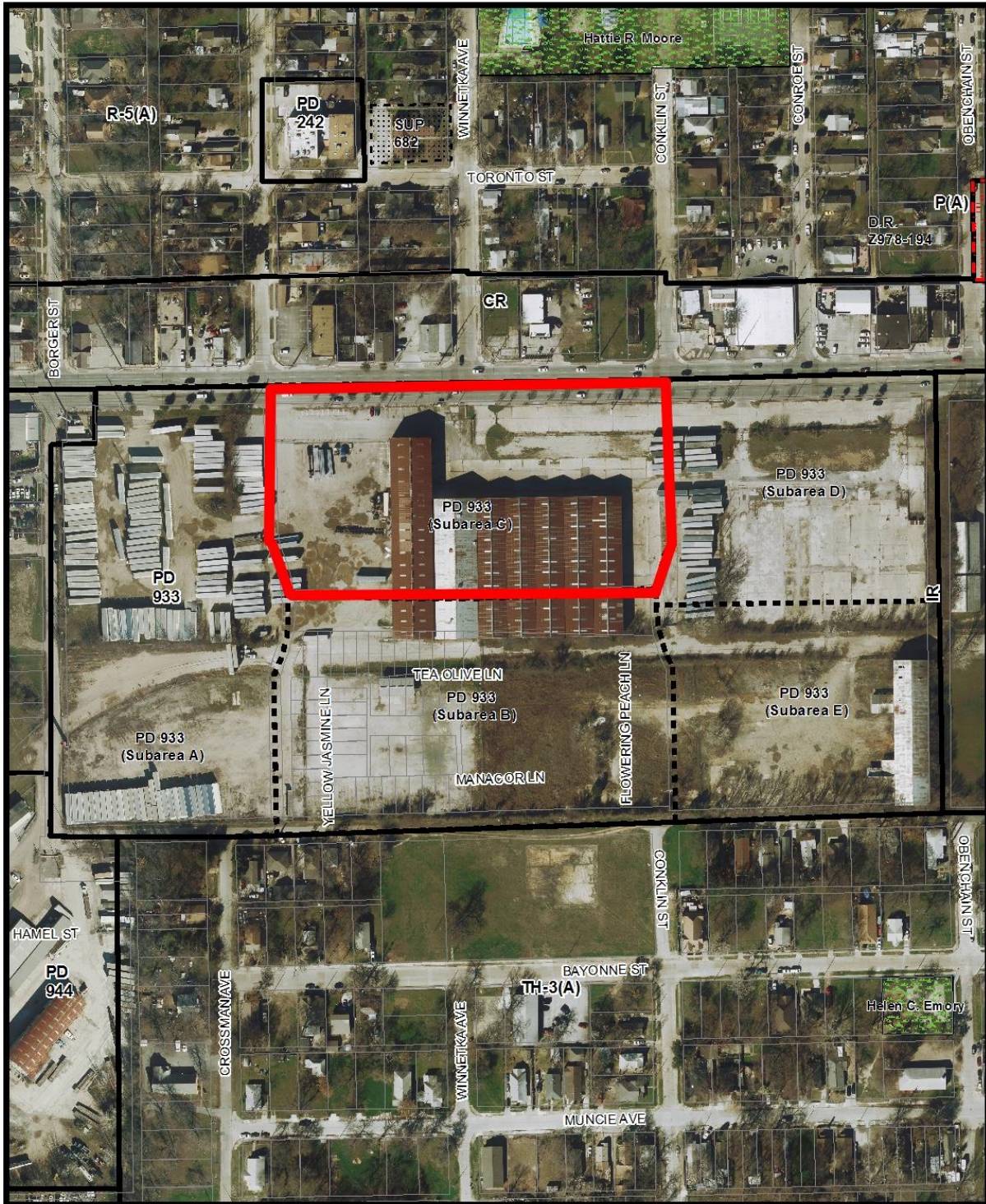


 1:2,517

## Zoning Map

Printed Date: 5/25/2018





1:2,517

## Aerial Map

Printed Date: 5/25/2018

**FILE NUMBER:** Z178-241(PD)**DATE FILED:** April 18, 2018**LOCATION:** East side of North Griffin Street, between Pacific Avenue and Elm Street**COUNCIL DISTRICT:** 14**MAPSCO:** 45 K**SIZE OF REQUEST:** ± .2477 acres**CENSUS TRACT:** 31.01

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**APPLICANT/OWNER:** Apple Ten Hospitality Ownership Inc.**REPRESENTATIVE:** Santos Martinez, Masterplan Consultants

**REQUEST:** An application for a Specific Use Permit for the installation of a non-premise district activity videoboard sign on property zoned Planned Development District No. 619 with Specific Use Permit No. 2007 for an attached projecting non-premise district activity videoboard sign.

**SUMMARY:** The applicant proposes to install a second attached projecting non-premise district activity videoboard sign on the western façade of the existing hotel [Hilton Homewood Suites]. The existing attached projecting non-premise district activity videoboard sign on the southern façade will remain.

**STAFF RECOMMENDATION:** Approval for a six-year period, subject to a site plan and conditions.

**PDD No. 619 LINK:**<http://www.dallascityattorney.com/51P/Articles%20Supp%2034/Article%20619.pdf>

**BACKGROUND INFORMATION:**

- The request site is currently developed with a hotel use [Hilton Homewood Suites] and an attached projecting non-premise district activity videoboard sign, approved under Specific Use Permit No. 2007.
- The properties in the surrounding area are developed with a transportation and retail and personal service use to the north, a transportation use to the northwest, a lodging use to the west, office uses to the south and southwest, with office, lodging and personal service uses to the east.
- The applicant is proposing to install a 16'x 9' (144 square feet) videoboard sign. The proposed sign will be installed 20 feet above the sidewalk.
- 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 SPSP to a total of 15 and increase the area in which the videoboard signs are allowed.
- Currently, 12 non-premise district activity videoboard signs have been approved and exist in the Downtown Special Provision Sign District.
- If this request is approved, the site will house two non-premise district activity videoboard signs; the existing sign is located on the south façade fronting on Elm Street, with the proposed sign proposed to be located on the west façade fronting on N. Griffin Street

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

1. **Z123-123:** On January 23, 2013, the City Council approved Specific Use Permit No. 2005 for an attached projecting non-premise district activity videoboard sign. \*(Never installed)
2. **Z123-122:** On January 23, 2013, the City Council approved the renewal of Specific Use Permit No. 2006 for an attached projecting non-premise district activity videoboard sign. \*(Never installed)
1. **Z123-112:** On January 23, 2013, the City approved Specific Use Permit No. 2007 for an attached projecting non-premise district activity videoboard sign.



**Videoboard Signs:** There are currently 12 videoboard signs existing and active. (Refer to Exhibit A)

No.	SUP No./CASE No.	APPROVED	EXPIRATION
1 & 2	<b>SUP No.1755</b> (Renewal, Z145-276)	9-9-2015 (two videoboards)	9-9-2021
3	<b>SUP No.1788</b> (Renewal, Z145-277)	9-9-2015	9-9-2021
4	<b>SUP No. 1791</b> (Renewal, Z145-278)	9-9-2015	9-9-2021
5	<b>SUP No. 1796</b> (Renewal, Z123-224)	8-14-2013	8-14-2019
6	<b>SUP No. 1957</b> (Renewal, Z178-123)	*6-13-2018	*6-13-2028
7	<b>SUP No. 1958</b> (Renewal, Z178-124)	2-14-2018	2-14-2028
8	<b>SUP No. 2005</b> (Z123-123)	1-23-2013	1-23-2019
9	<b>SUP No. 2006</b> (Z123-122)	1-23-2013	1-23-2019
10	<b>SUP No. 2007</b> (Z123-112)	1-23-2013	1-23-2019
11	<b>SUP No. 2008</b> (Z123-110)	1-23-2013	1-23-2019
12	<b>SUP No. 2009</b> (Z112-111)	1-23-2013	1-23-2019

\*proposed date for City Council action

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Elm Street	Collector	Variable Width
Pacific Avenue	Minor Arterial	Variable Width
N. Griffin Street	Minor Arterial	Variable Width

**Traffic:**

The applicant submitted a traffic study conducted by an independent firm. The traffic analysis concluded that the proposed sign will not significantly interfere with the effectiveness of traffic control devices within 300 feet of the sign.

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
<b>Site</b>	PDD No 619	Hilton Homewood Suites
<b>North</b>	CA-1(A)	Surface Parking Lot & Dart Rail Line
<b>Northwest</b>	CA-(A)	Dart West Transit Center
<b>West</b>	CA-1(A)	Crowne Plaza
<b>Southwest</b>	CA-1(A)	Bank of America
<b>South</b>	PDD No. 619	Office
<b>East</b>	PDD No. 619	Office, Renaissance Tower

**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 .2477-acre request site is zoned Planned Development District No. 619 and is developed with a hotel use. The applicant proposes to install a second attached projecting non-premise district activity videoboard sign on the western façade of the existing hotel [Hilton Homewood Suites]. The existing attached projecting non-premise district activity videoboard sign on the southern façade will remain.

The properties in the surrounding area are developed with a transportation and retail and personal service use to the north, a transportation use to the northwest, a lodging use to the west, office uses to the south and southwest, with office, lodging and personal service uses to the east.

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 (other than commercial parking lot or garage) 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 an SUP.

### **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 Street, 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;

## Z178-241(PD)

- 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

<b>LIST OF OFFICERS</b>
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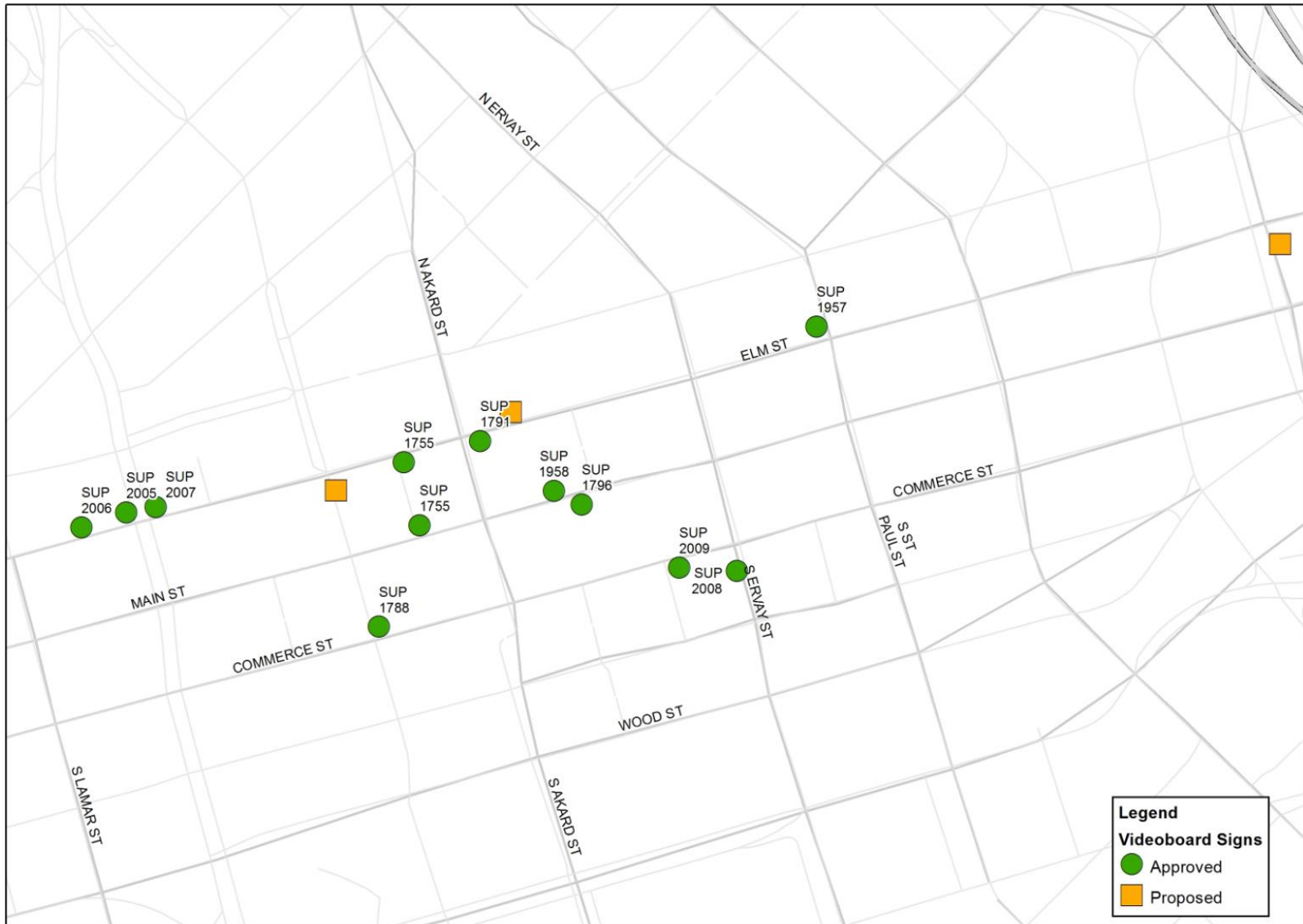
Apple Ten Hospitality Texas Services II, Inc., DBA Homewood Suites Dallas Downtown:

Glade M. Knight – Executive Chairman

Justin Knight - President & CEO

Kristian Gathright – Executive Vice President & COO

**Videoboards Current & Proposed  
(Exhibit A)**



## Videoboard Signs

1:4,800



**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is an attached 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.

Staff Recommendation:

- |   |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on ( <u>six years from the passage of this ordinance</u> ). |
|---|

Applicant's Request

- |   |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on ( <u>10-year from the passage of this ordinance</u> ). |
|---|

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.



## SIGN PLACEMENT REVIEW



7557 Rambler Road, Suite 1400  
Dallas, Texas 75231-2388  
(972) 235-3031 www.pkce.com  
TX. REG. ENGINEERING FIRM F-469  
TX. REG. SURVEYING FIRM LS-100080-00



## TECHNICAL MEMORANDUM

**To:** Tanya Lillie – Outfront Media  
**From:** Steve E. Stoner, P.E., PTOE  
**Date:** April 10, 2018  
**Subject:** **Downtown Videoboard Sign for 1025 Elm Street – Sign Placement Review**  
PK #3346-18.110

### INTRODUCTION/PURPOSE

The services of **Pacheco Koch** were retained by **Outfront Media** (the "Applicant") to prepare a *Sign Placement Review* for a proposed, attached, non-premise, district activity, videoboard sign located on the existing building at 1025 Elm Street (on the N. Griffin Street frontage) in downtown Dallas. The provisions and regulations for such signs are outlined in Section 51A-7.908 through 910 of the Dallas Development Code.

As part of the application process for the sign installation, the Applicant must commission and submit a report, prepared by a traffic engineer, verifying that the proposed sign location will not interfere with the effectiveness of traffic control devices within 300 feet of the sign.

A visual rendering of the proposed sign location, provided by **Outfront Media**, is provided at the end of this report. A site location map showing the proposed sign location and a 300-foot radius from the proposed sign location is provided in **Exhibit 1**.

### ANALYSIS

Traffic engineers from Pacheco Koch conducted a field reconnaissance of the proposed videoboard sign location and surrounding area on Wednesday, March 26, 2018. The proposed videoboard sign location was identified based upon the rendering provided by the Applicant.

General traffic observations about the local environment:

- The area is a low-speed environment (average speed is estimated at less than 30 MPH)
- The area is a very urban condition with traffic signals at most every intersection (typical intersection spacing is approximately 300 feet)
- Traffic volumes and general activity in the area is high requiring heightened driver attentiveness

**Z178-241**  
**Downtown Videoboard Sign – Sign Placement Evaluation**  
**1025 Elm Street**

- A variety of street signs (including other videoboard signs) are prevalent in the area

The proposed videoboard sign location will primarily be visible to motorists travelling in the northbound and southbound directions of N. Griffin Street. The following, existing traffic control devices were noted within the 300 feet of the proposed sign location:

- A. Vehicular/light rail/pedestrian traffic signal at the intersection of N. Griffin Street and Pacific Avenue/DART Transit Mall located approximately 150 feet to the north of the proposed videoboard sign.
- B. Vehicular/pedestrian traffic signal at the intersection of N. Griffin Street and Elm Street located approximately 100 feet to the south of the proposed videoboard sign

#### Observations and findings:

##### In the northbound direction of travel

- Due to vertical clearance, lateral offset, and spatial distance of the proposed videoboard sign placement location, the proposed videoboard sign will not visually obstruct the view of traffic signals "A" or "B"
- The proposed videoboard will be located within the same general field of vision as traffic signal "A"; however, (1) potential visual overlap (i.e., videoboard directly behind an individual traffic signal head), if any, will only occur either at great distance (more than 300 feet away) or at very close distances at extreme angles but is not anticipated to result in a driver's ability to process the signal indication, and (2) the existing traffic signal provides multiple traffic signal heads with backplates and is considered sufficiently visible

##### In the southbound direction of travel:

- Due to vertical clearance, lateral offset, and spatial distance of the proposed videoboard sign placement location, the proposed videoboard sign will not visually obstruct the view of traffic signals "A" or "B"
- The proposed videoboard will be located on the opposite side of the street and is not expected to affect the operation of traffic signals "A" or "B"

#### CONCLUSIONS

Based upon Pacheco Koch's assessment of the proposed videoboard sign placement at 1025 Elm Street as depicted in the rendering provided by Applicant, it is our opinion that the proposed sign location will not interfere with the effectiveness of traffic control devices within 300 feet of the sign.

DISCLAIMER: The preceding analysis is based upon the professional opinions of Pacheco Koch and assume motorists accept customary responsibilities associated with operation of motor vehicles and exercise reasonable judgment and caution while driving. It is also assumed that the videoboard sign will be installed and operated (by others) in accordance with applicable regulations and industry standards.

END OF MEMO




Z178-241

*Downtown Videoboard Sign – Sign Placement Evaluation  
1025 Elm Street*





Downtown Videoboard Sign  
1025 Elm Street  
Sign Placement Review

- LEGEND:**
-  Traffic Signal Head (pole-mounted)
  -  Traffic Signal Heads (mast-arm-mounted)
  -  Proposed Sign Location (Approximate)

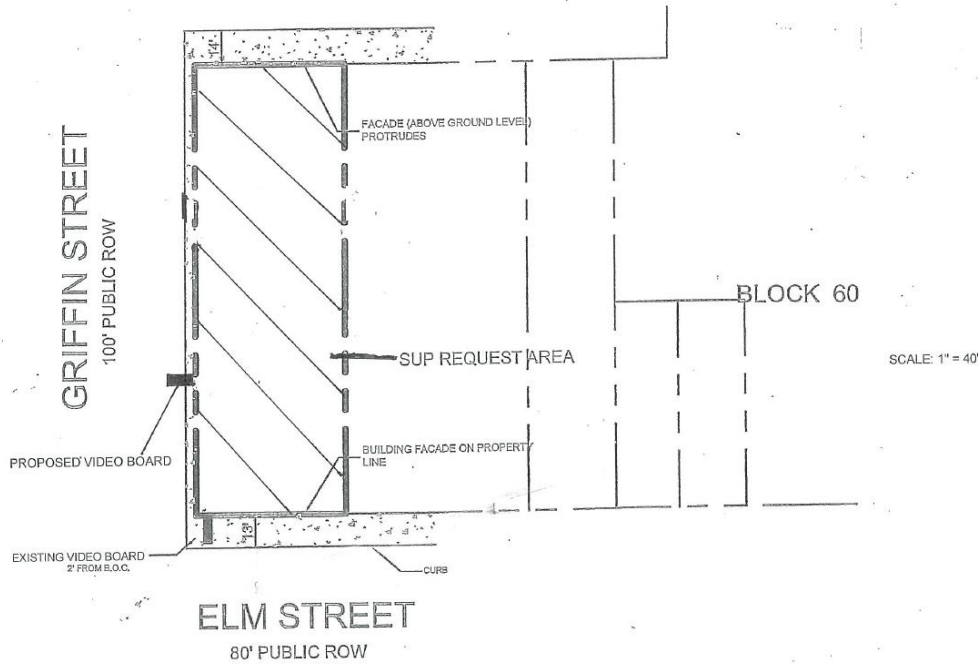
Z178-241





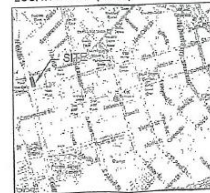
Z178-241

## Proposed Site Plan



200 N. GRIFFIN STREET  
GRIFFIN STREET FAÇADE  
LOTS 21, 22 & 23, BLOCK 63  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

LOCATION MAP (N.T.S.)

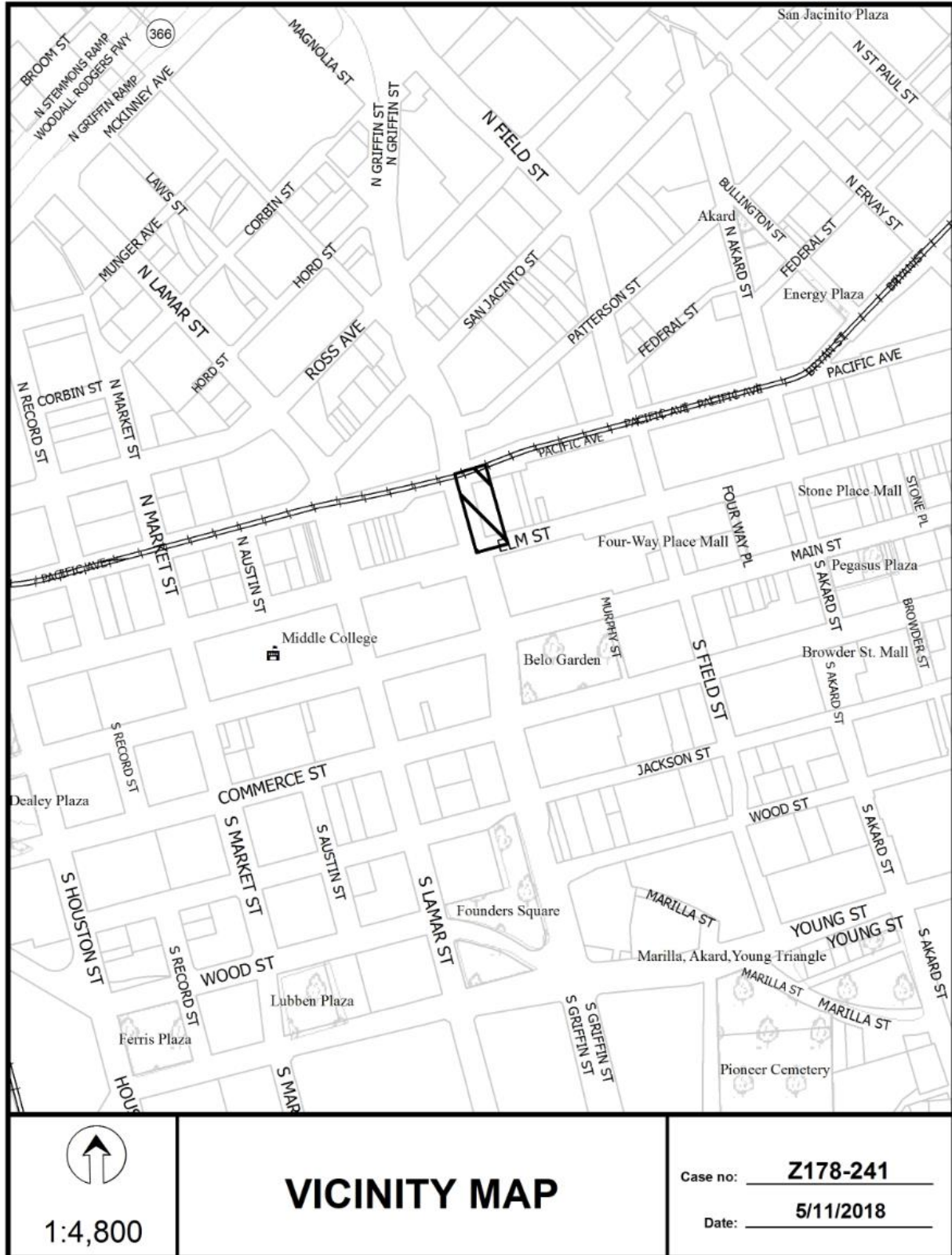


SITE PLAN

Z178-241

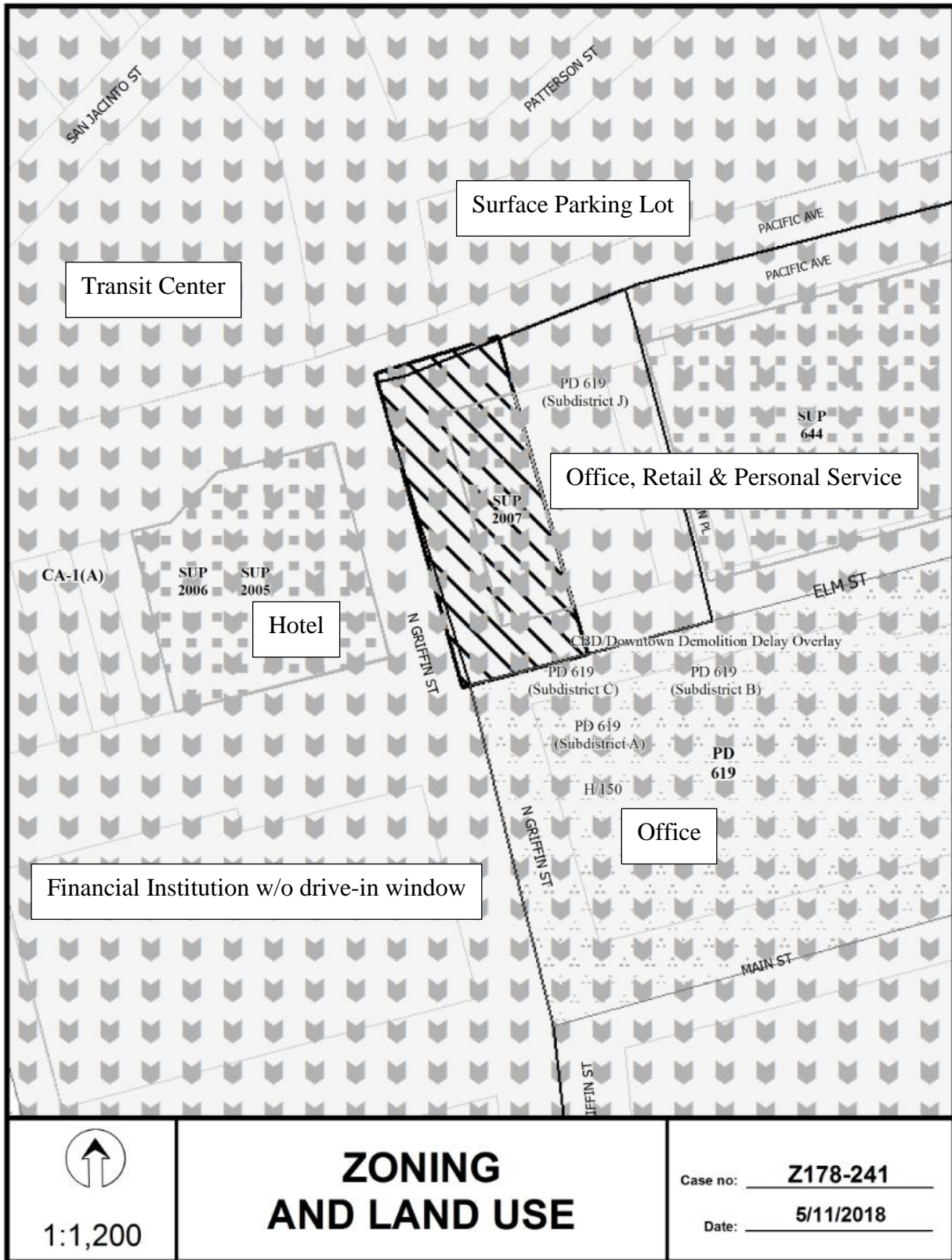


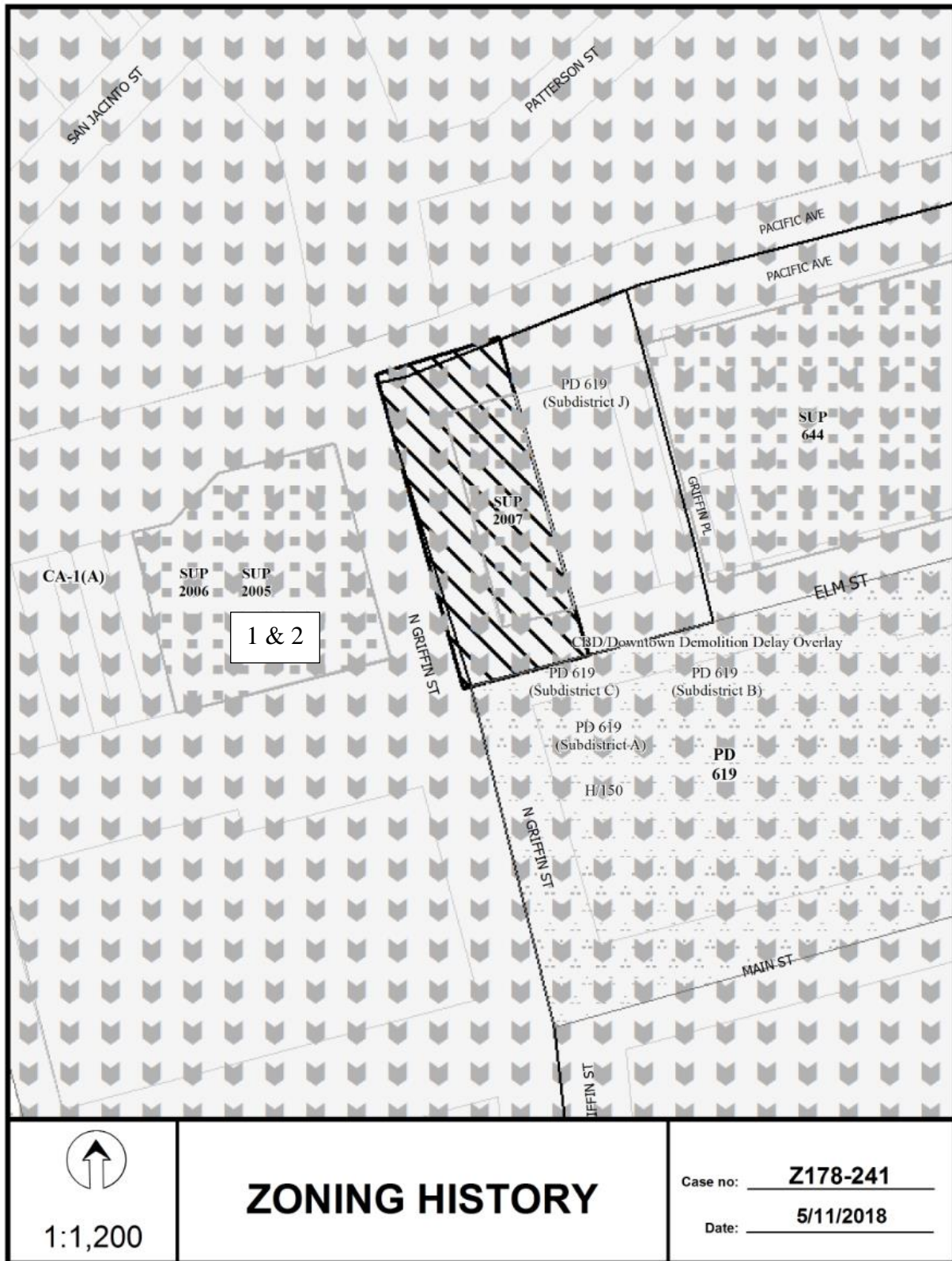


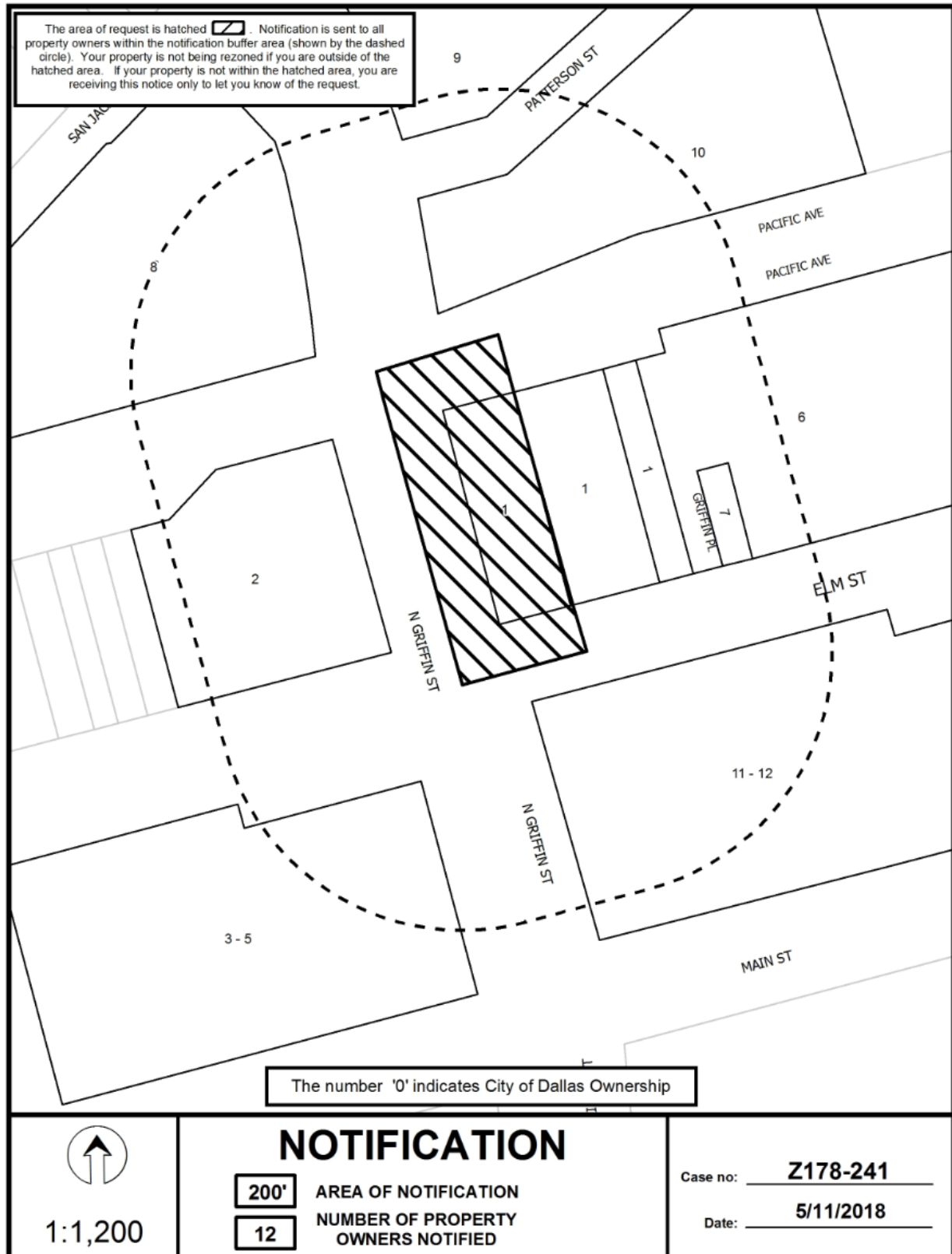














05/11/2018

***Notification List of Property Owners***  
***Z178-241***

***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1025 ELM ST	APPLE TEN HOSPITALITY
2	1015 ELM ST	TOG HOTELS DOWNTOWN
3	901 MAIN ST	DALLAS MAIN LP
4	100 N LAMAR ST	INTERFIRST BANK DALLAS
5	901 MAIN ST	INTERFIRST BANK DALLAS
6	1201 ELM ST	BINYAN REALTY LP
7	1201 ELM ST	SILBERSTEIN LISA
8	202 N LAMAR ST	DALLAS AREA RAPID TRANSIT
9	1109 PATTERSON AVE	DALLAS FORT WORTH ARGYLE
10	1100 PATTERSON AVE	CHAVEZ LAND INCOME
11	1201 MAIN ST	ONE MAIN PLACE HOTEL LLC
12	1201 MAIN ST	ONE MAIN PLACE OFFICE LLC

**FILE NUMBER:** Z178-242(PD)

**DATE FILED:** April 18, 2018

**LOCATION:** East side of North Ceasar Chavez Boulevard, between Elm Street and Main Street

**COUNCIL DISTRICT:** 2

**MAPSCO:** 45 L

**SIZE OF REQUEST:** ± 1.4 acres

**CENSUS TRACT:** 31.01

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**APPLICANT/OWNER:** 2201 Main LLC

**REPRESENTATIVE:** Santos Martinez, Masterplan Consultants

**REQUEST:** An application for a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

**SUMMARY:** The applicant proposes to install an attached projecting non-premise district activity videoboard sign.

**STAFF RECOMMENDATION:** Approval for a six-year period, subject to a site plan, and conditions.

**PDD No. 619 LINK:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2034/Article%20619.pdf>

**BACKGROUND INFORMATION:**

- The request site is currently developed with an office and parking garage use.
- The applicant is proposing to install a 16'x 9' (144 square feet) videoboard sign. The proposed sign will be installed 20 feet above the sidewalk.
- 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 SPSP to a total of 15 and increase the area in which the videoboard signs are allowed.
- Currently, 12 non-premise district activity videoboard signs have been approved and exist in the Downtown Special Provision Sign District.

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

**Videoboard Signs:** There are currently 12 videoboard signs existing and active. (Refer to Exhibit A)

No.	SUP No./CASE No.	APPROVED	EXPIRATION
1 & 2	<b>SUP No.1755</b> (Renewal, Z145-276)	9-9-2015 (two videoboards)	9-9-2021
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12	<b>SUP No. 2009</b> (Z112-111)	1-23-2013	1-23-2019

\*proposed date for City Council action

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Elm Street	Collector	Variable Width
N. Ceasar Chavez Boulevard	Principal Arterial	Variable Width
Main Street	Minor Arterial	100-ft.

**Traffic:**

The applicant submitted a traffic study conducted by an independent firm. The traffic analysis concluded that the proposed sign will not significantly interfere with the effectiveness of traffic control devices within 300 feet of the sign.

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:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CA-1(A)	Office & Parking Garage
<b>North</b>	CA-1(A)	Commercial Parking Lot
<b>West</b>	CA-1(A)	Vacant Lot
<b>South</b>	CA-1(A)	Office
<b>East</b>	CA-1(A)	RL Thornton Expressway

**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**

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**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 1.4-acre request site is zoned CA-1(A) Central Area District 1 and is developed with an office and parking garage.

The properties in the surrounding area are developed with a commercial parking lot use to the north, vacant lot to the west, an office use to the south and RL Thornton Freeway to the east.

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.

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## Z178-242(PD)

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

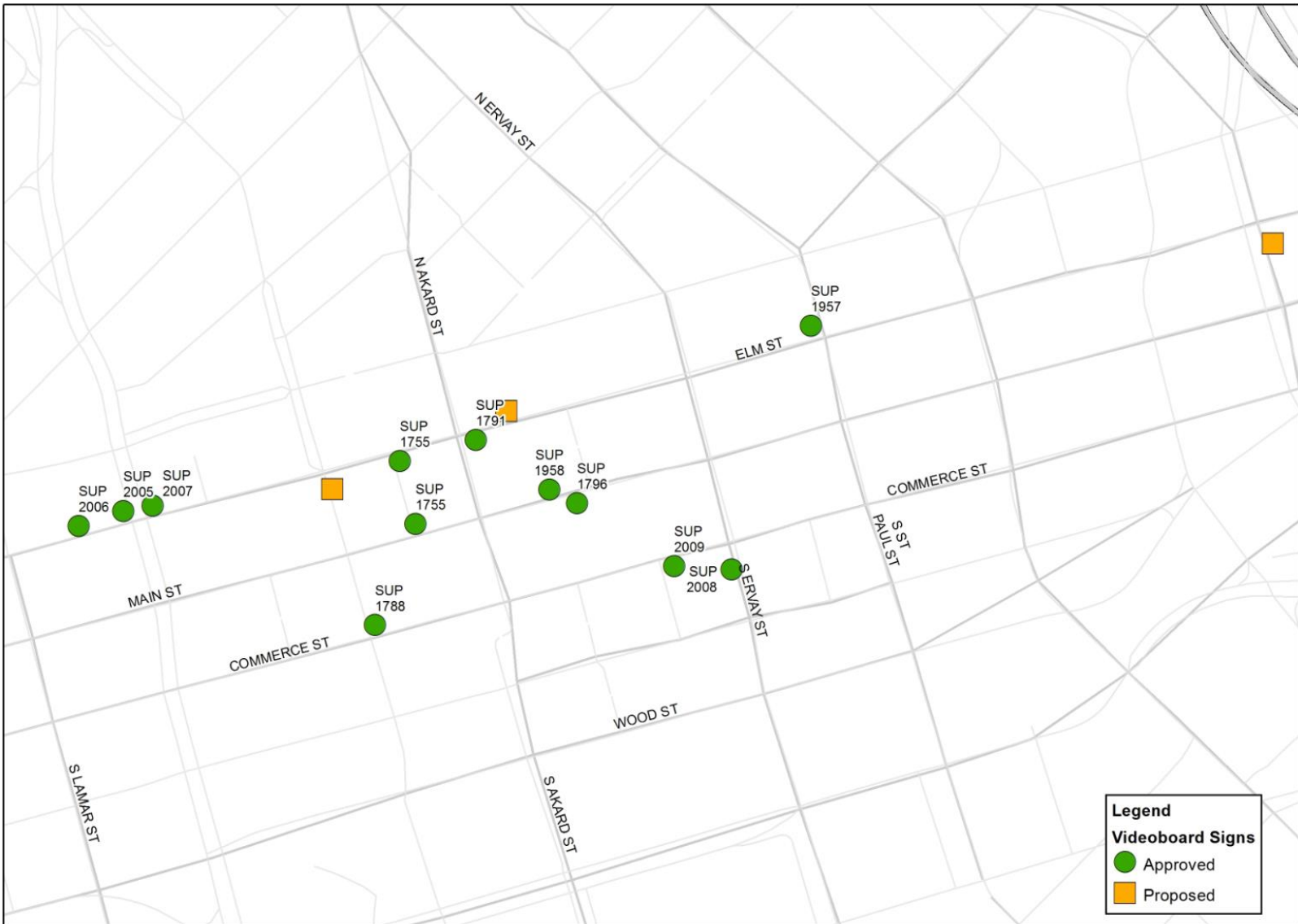
Z178-242(PD)

<b>LIST OF OFFICERS</b>
-------------------------

John R. Salazar

Eva G. Salazar

**Videoboards Current & Proposed  
(Exhibit A)**



**PROPOSED SUP CONDITIONS**

1. USE: The only use authorized by this specific use permit is an attached 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.

Staff Recommendation:

- |   |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on ( <u>six years from the passage of this ordinance</u> ). |
|---|

Applicant's Request

- |   |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on ( <u>10-year from the passage of this ordinance</u> ). |
|---|

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.



## SIGN PLACEMENT REVIEW



7557 Rambler Road, Suite 1400  
Dallas, Texas 75231-2388  
(972) 235-3031 www.pkce.com  
TX, REG: ENGINEERING FIRM F-469  
TX, REG: SURVEYING FIRM LS-100080-00



## TECHNICAL MEMORANDUM

**To:** Tanya Lillie – Outfront Media  
**From:** Steve E. Stoner, P.E., PTOE  
**Date:** April 10, 2018  
**Subject:** **Downtown Videoboard Sign for 2201 Main Street – Sign Placement Review**  
PK #3346-18.110

### INTRODUCTION/PURPOSE

The services of **Pacheco Koch** were retained by **Outfront Media** (the "Applicant") to prepare a *Sign Placement Review* for a proposed, attached, non-premise, district activity, videoboard sign located on the existing building at 2201 Main Street (on the S. Cesar Chavez Boulevard frontage) in downtown Dallas. The provisions and regulations for such signs are outlined in Section 51A-7.908 through 910 of the Dallas Development Code.

As part of the application process for the sign installation, the Applicant must commission and submit a report, prepared by a traffic engineer, verifying that the proposed sign location will not interfere with the effectiveness of traffic control devices within 300 feet of the sign.

A visual rendering of the proposed sign location, provided by **Outfront Media**, is provided at the end of this report. A site location map showing the proposed sign location and a 300-foot radius from the proposed sign location is provided in **Exhibit 1**.

### ANALYSIS

Traffic engineers from Pacheco Koch conducted a field reconnaissance of the proposed videoboard sign location and surrounding area on Wednesday, March 26, 2018. The proposed videoboard sign location was identified based upon the rendering provided by the Applicant.

General traffic observations about the local environment:

- The area is a low-speed environment (average speed is estimated at less than 30 MPH)
- The area is a very urban condition with traffic signals at most every intersection (typical intersection spacing is approximately 300 feet)
- Traffic volumes and general activity in the area is high requiring heightened driver attentiveness

*Downtown Videoboard Sign – Sign Placement Evaluation*  
2201 Main Street

Z178-242

- A variety of street signs (including other videoboard signs) are prevalent in the area

The proposed videoboard sign location will primarily be visible to motorists travelling in the northbound and southbound directions of S. Cesar Chavez Boulevard. The following, existing traffic control devices were noted within the 300 feet of the proposed sign location:

- A. Vehicular/pedestrian traffic signal at the intersection of S. Cesar Chavez Boulevard and Elm Street located approximately 100 feet to the north of the proposed videoboard sign.
- B. Vehicular/pedestrian traffic signal at the intersection of S. Cesar Chavez Boulevard and Main Street located approximately 180 feet to the south of the proposed videoboard sign

Observations and findings:

In the northbound direction of travel

- Due to vertical clearance, lateral offset, and spatial distance of the proposed videoboard sign placement location, the proposed videoboard sign will not visually obstruct the view of traffic signals "A" or "B"
- The proposed videoboard will be located within the same general field of vision as traffic signal "A"; however, (1) potential visual overlap (i.e., videoboard directly behind an individual traffic signal head), if any, will only occur either at great distance (more than 300 feet away) or at very close distances at extreme angles but is not anticipated to result in a driver's ability to process the signal indication, and (2) the existing traffic signal provides multiple traffic signal heads with backplates and is considered sufficiently visible

In the southbound direction of travel:

NOTE: At the time of the study, the southbound travel lanes were under construction and not open to public traffic. However, the following observations were made based upon Pacheco Koch's general knowledge of the future conditions.

- Due to vertical clearance, lateral offset, and spatial distance of the proposed videoboard sign placement location, the proposed videoboard sign will not visually obstruct the view of traffic signals "A" or "B"
- The proposed videoboard will be located on the opposite side of the street and is not expected to affect the operation of traffic signals "A" or "B"

### CONCLUSIONS

Based upon Pacheco Koch's assessment of the proposed videoboard sign placement at 2201 Main Street as depicted in the rendering provided by Applicant, it is our opinion that the proposed sign location will not interfere with the effectiveness of traffic control devices within 300 feet of the sign.

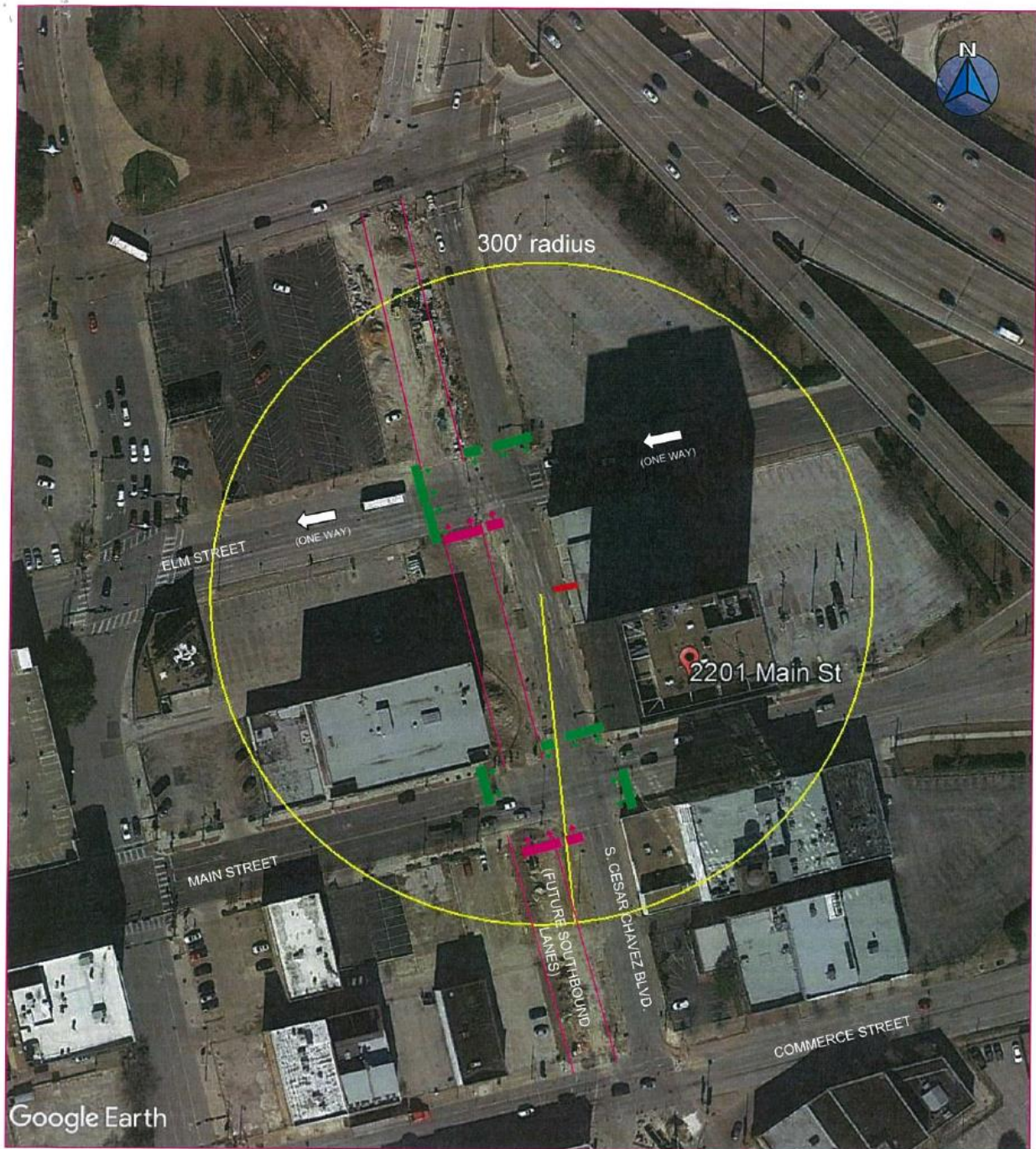
DISCLAIMER: The preceding analysis is based upon the professional opinions of Pacheco Koch and assume motorists accept customary responsibilities associated with operation of motor vehicles and exercise reasonable judgment and caution while driving. It is also assumed that the videoboard sign will be installed and operated (by others) in accordance with applicable regulations and industry standards.

END OF MEMO

*Z178-242*

**Downtown Videoboard Sign – Sign Placement Evaluation  
2201 Main Street**





Downtown Videoboard Sign  
2201 Main Street  
*Sign Placement Review*

- LEGEND:**
- Traffic Signal Head (pole-mounted)
  - Traffic Signal Heads (mast-arm-mounted)
  - Future Traffic Signal Head (pole-mounted)
  - Future Traffic Signal Heads (mast-arm-mounted)
  - Proposed Sign Location (Approximate)

*Z178-242*



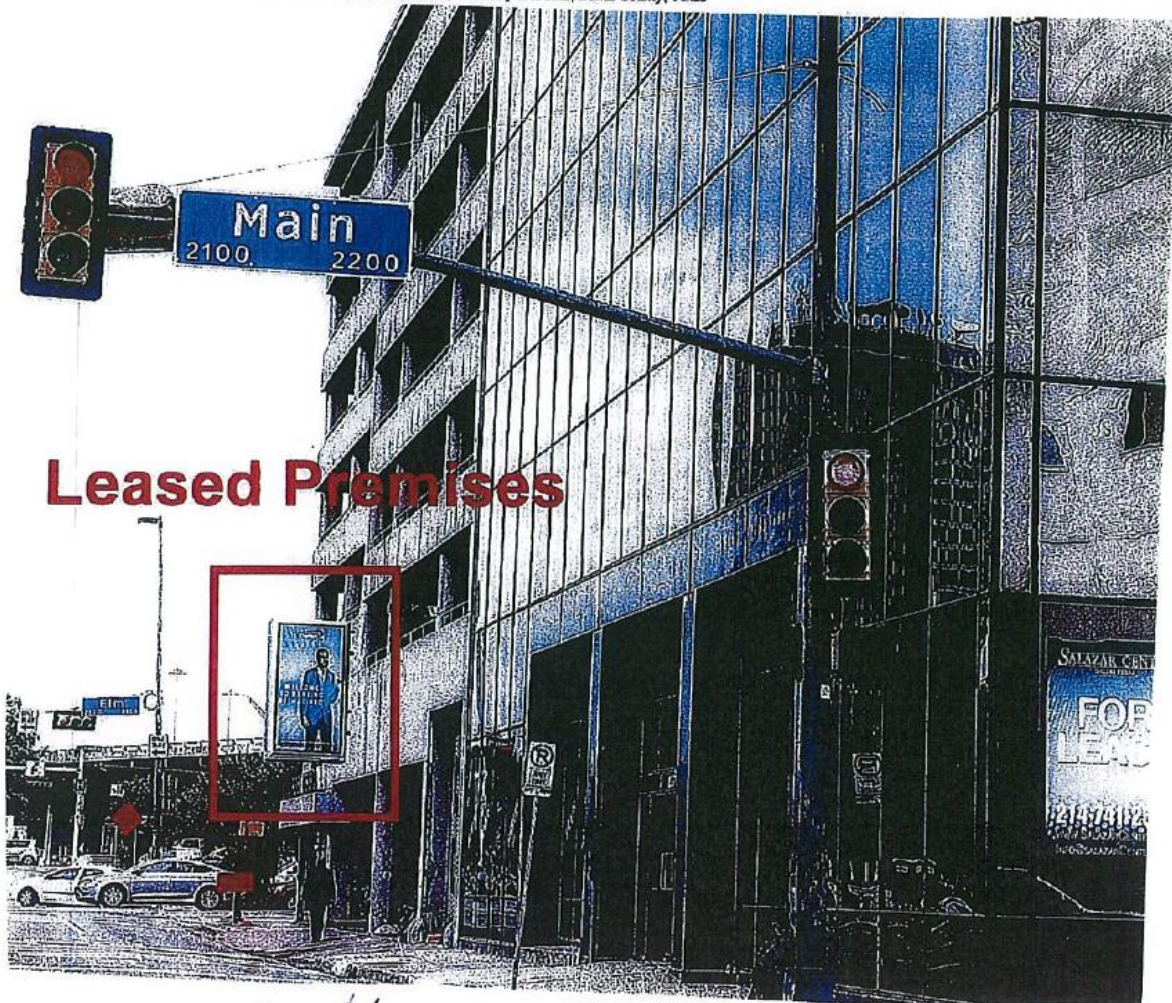


EXHIBIT A

[Exhibit A shall consist of one of the following to the extent that the same are available. The following examples are listed in order of the company's order of preference]

1. Google Survey with lines drawn around leased premises and measurements or the leased premises borders.
2. Survey.
3. Drawing indicating approximate location on the property with measurements from the applicable property lines and the borders of the leased premises.
4. Tax parcel and indication of general location on parcel (i.e. northwest portion)
5. Address and indication of general location on parcel (i.e. northwest portion)

2201 Main St. located in Block 149 in the City of Dallas, Dallas County, Texas



TLL

5

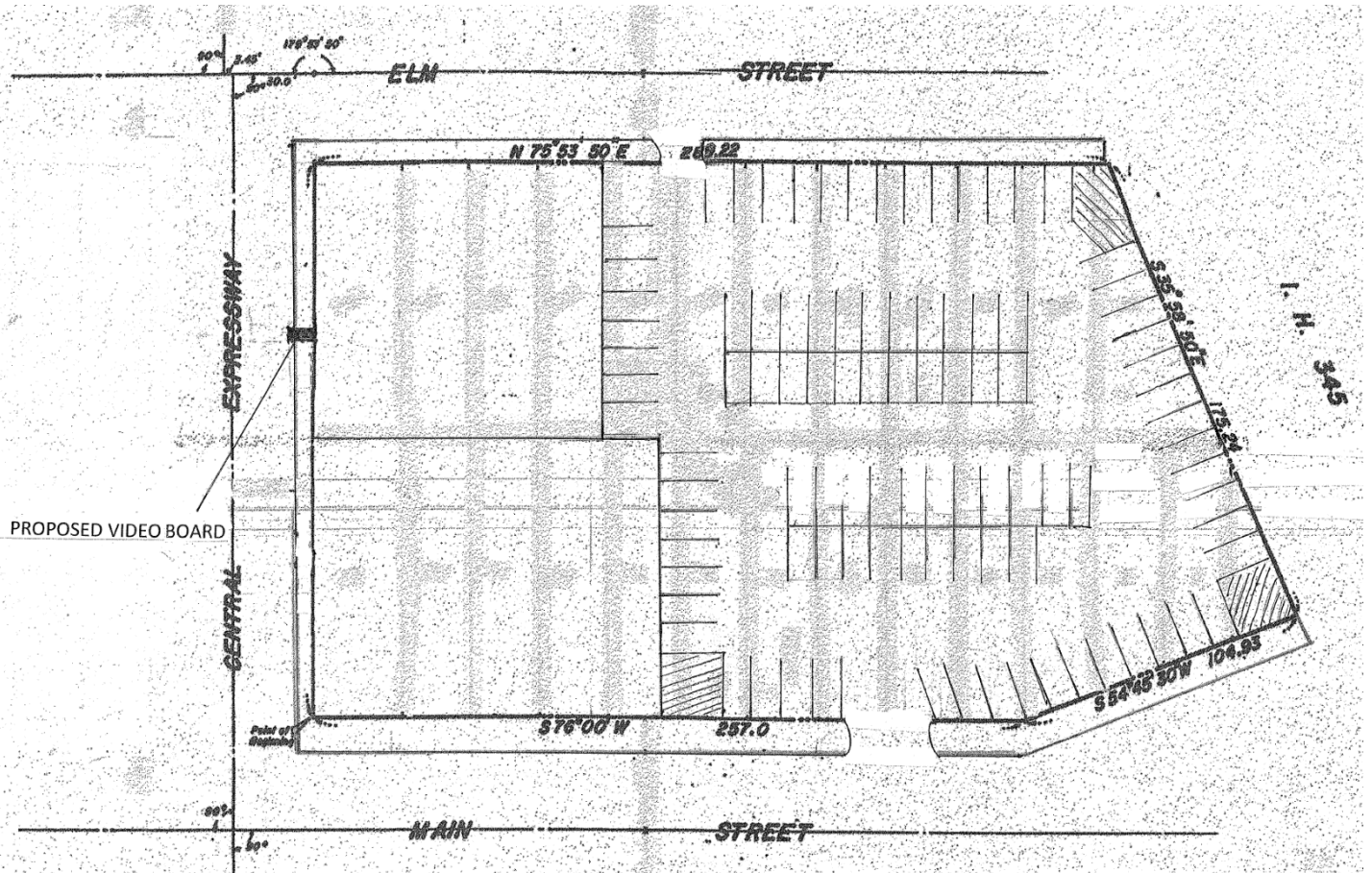
PRE: 6/15/16

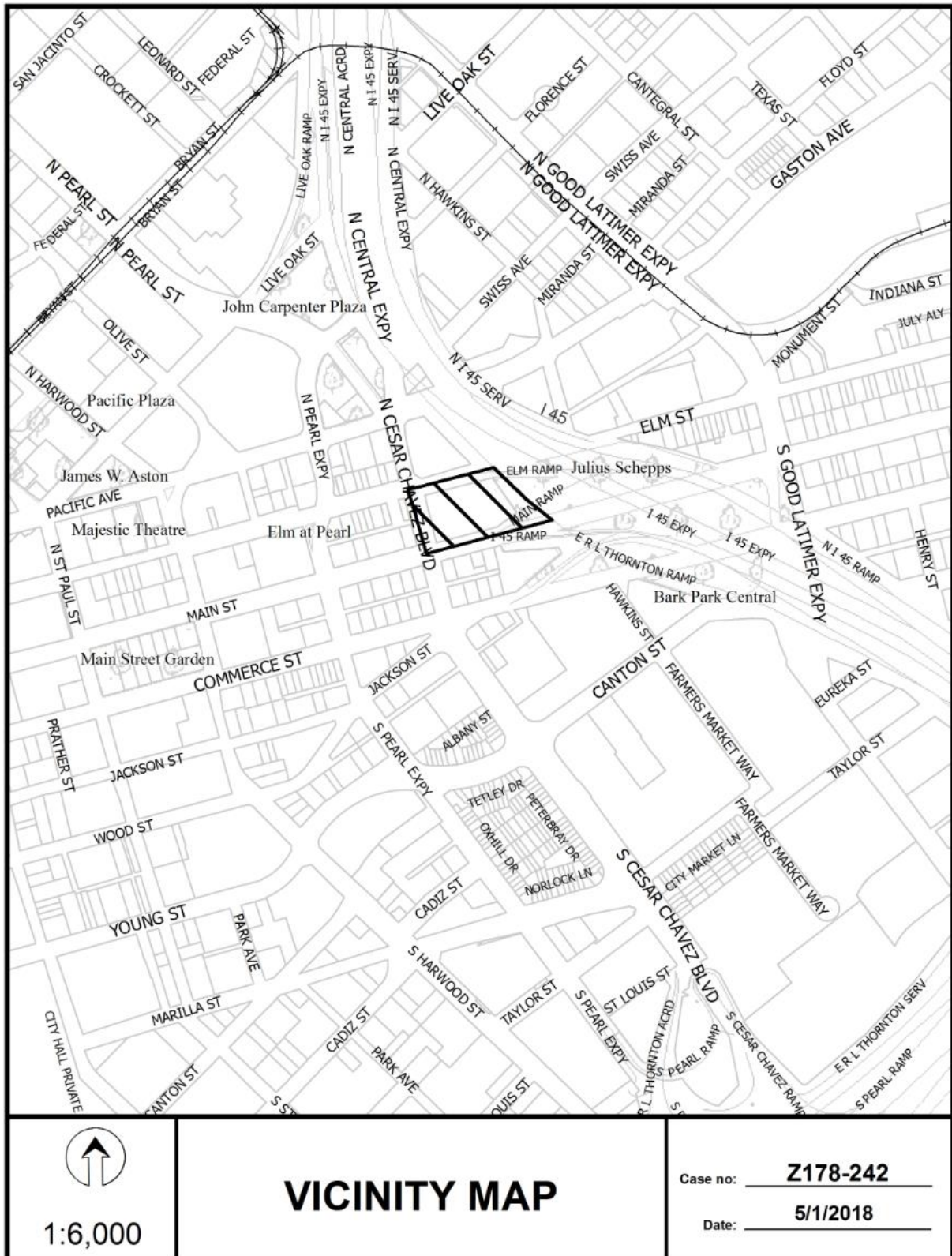
Z178-242





ENLARGED PROPOSED SITE PLAN

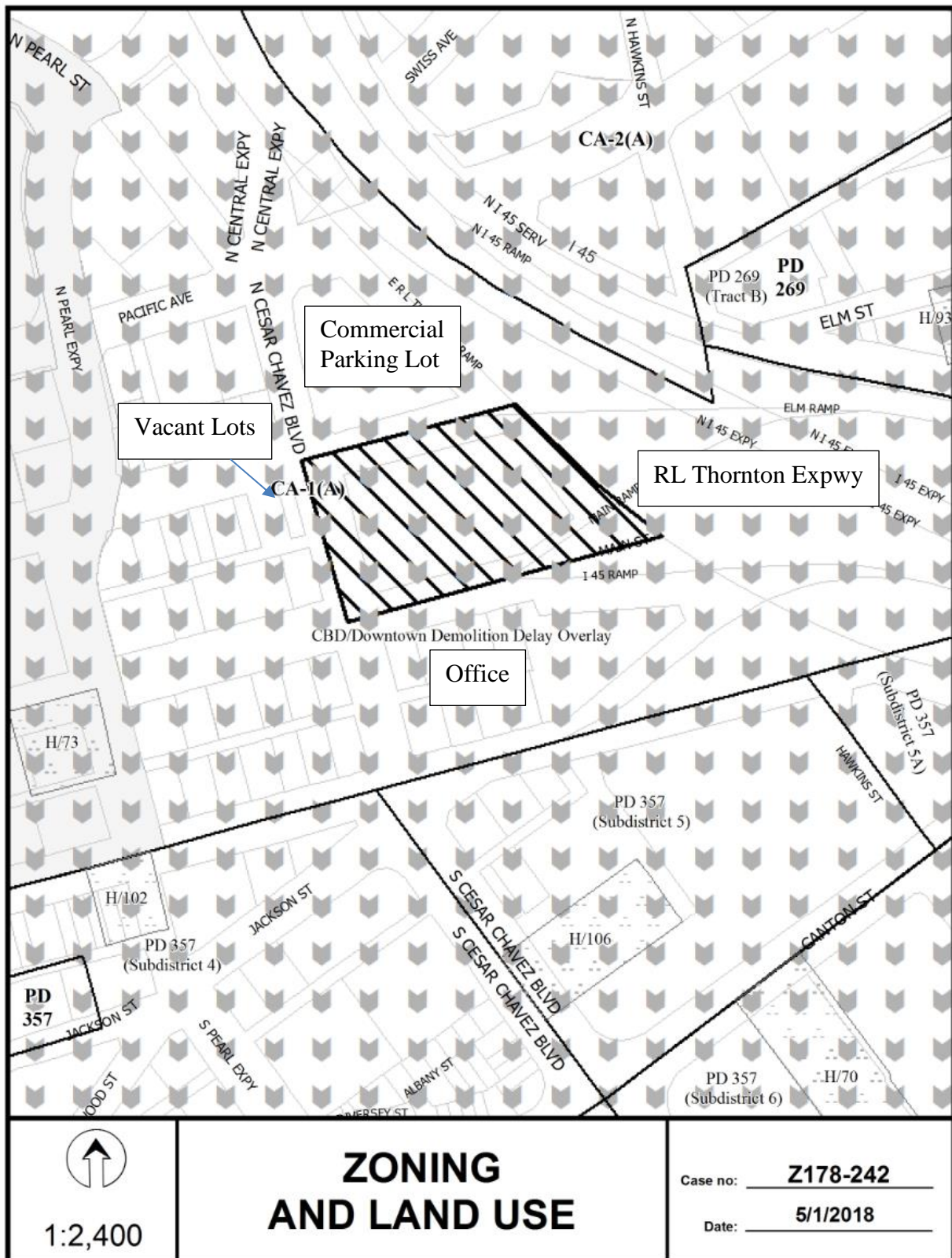


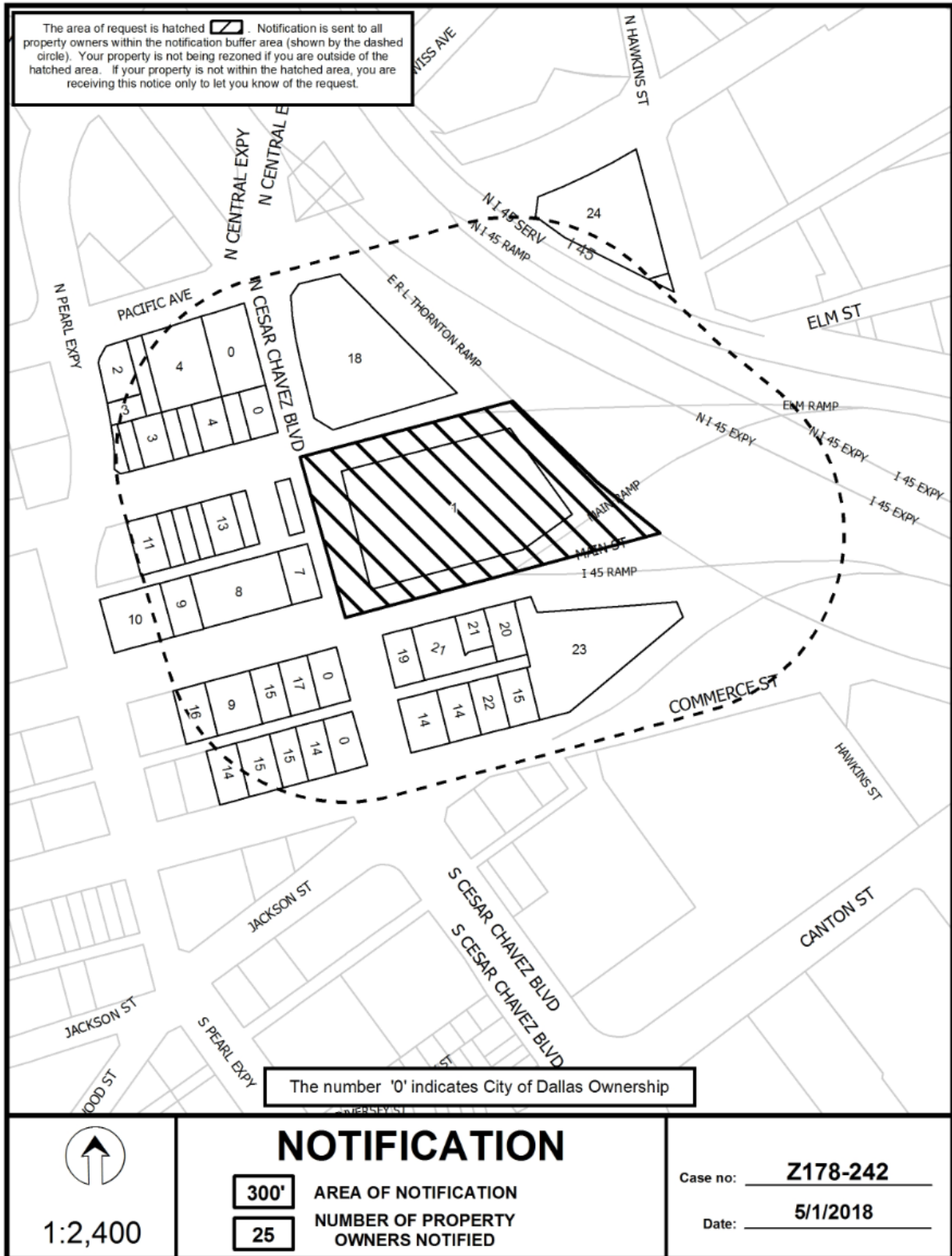














05/01/2018

***Notification List of Property Owners******Z178-242******25 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2201 MAIN ST	2201 MAIN LLC
2	2200 PACIFIC AVE	GREY JAMES
3	210 S PEARL EXPY	GREY JAMES C
4	2217 ELM ST	OCONNOR J C ESTATE ET AL
5	2211 ELM ST	GREY JAMES C &
6	2205 ELM ST	42 EADO LP
7	2125 MAIN ST	PARK A LOT LP
8	2121 MAIN ST	PAN COASTAL LIMITED PS
9	2107 MAIN ST	SOUTHWESTERN BLUEPRINT COMPANY
10	2101 MAIN ST	42 EADO LP
11	2206 ELM ST	SDH 2009 INVESTMENTS LP
12	2210 ELM ST	PHILLIPS PATRICIA W EST
13	2216 ELM ST	42 EADO LP
14	2121 COMMERCE ST	MAHARGER DEV COMPANY LLC
15	2117 COMMERCE ST	GRAHAM RALPH E III
16	2106 MAIN ST	SOUTHWEST BLUEPRINT
17	2120 MAIN ST	PURPLE PARKING PROJECT LLC
18	2306 PACIFIC AVE	PAN COASTAL LIMITED PS
19	2200 MAIN ST	TMLV LLC
20	2214 MAIN ST	WILSON JOHN BROWNLEE JR
21	2210 MAIN ST	TMLV LLC
22	2211 COMMERCE ST	MAHARGER DEVELOPMENT
23	2222 MAIN ST	2220 MAIN JOINT VENTURE
24	2400 GASTON AVE	WESTDALE PPTIES AMERICA I
25	201 N HAWKINS ST	PHILLIPS PATRICIA W EST

**FILE NUMBER:** Z178-246(PD)

**DATE FILED:** April 27, 2018

**LOCATION:** South of Telephone Road, east of Travis Trail

**COUNCIL DISTRICT:** 8

**MAPSCO:** 76 L

**SIZE OF REQUEST:** ± 0.225 acres

**CENSUS TRACT:** 167.03

---

**APPLICANT/ OWNER:** Quincy Roberts

**REPRESENTATIVE:** Derek A. White, Ph.D., P.E.

**REQUEST:** An application for a CS Commercial Service District on property zoned an A(A) Agricultural District.

**SUMMARY:** The applicant proposes to allow for the construction of a 6,000-square-foot office building that will serve a contractor's maintenance yard proposed to be developed on the adjacent property surrounding the subject site.

**STAFF RECOMMENDATION:** Approval

**BACKGROUND INFORMATION:**

- The 0.225-acre request site is currently zoned an A(A) Agricultural District and is generally located at Telephone Road and Travis Trail, north of Wintergreen Road, east of Bonnie View Road, and west of Van Horn Drive. It is currently developed with a vacant residential structure.
- On August 23, 2017, the City Council approved a CS Commercial Service District with volunteered deed restrictions prohibiting commercial ingress and egress off of Travis Trail [Z167-243], which legalized the current operation of a contractor's maintenance yard on the 13.39-acre site surrounding the subject request site. The applicant had been operating the contractor's maintenance yard without a Certificate of Occupancy since 2014.
- The applicant proposes to allow for the construction of a 6,000-square-foot office building that will serve the contractor's maintenance yard.
- The proposed CS Commercial Service District would add a multitude of new uses, including office, lodging, and retail and personal service uses.

**Zoning History:**

1. **Z167-243:** On August 23, 2017, the City Council approved a CS Commercial Service District with volunteered deed restrictions on property zoned an A(A) Agricultural District.
2. **Z167-253:** On June 28, 2017, the City Council approved an IM Industrial Manufacturing District and an SUP for a commercial motor vehicle parking lot on property zoned an A(A) Agricultural District.

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Telephone Road	Substandard	40 ft.
Travis Trail	Substandard	40 ft.

**Traffic:**

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

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
Site	A(A)	Vacant Structure
North	A(A)	Undeveloped
South	CS	Undeveloped
East	CS	Undeveloped
West	CS	Undeveloped

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

1.2.1.1 Use the Vision Illustration and Building Blocks as a general guide to shape zoning and land use concepts, while also considering site specific and area specific issues. Site specific zoning cases must consider relevant policy statements contained within the Policy Plan, such as environmentally sensitive land, the site's proximity to the edge of a Building Block and appropriate transitions between Building Blocks.

The Vision identifies the area as an Industrial Building Block. Industrial Areas, which offer important employment opportunities, occupy large areas of land and usually are near major roads and heavy rail lines. This request is characteristic of the building block in that it will service as an office use to service the administrative needs of the contractor's maintenance yard as well as the mix of low- and medium-density industrial buildings and industrial yards supporting the Southport and the Agile Port, parts of West Dallas along I-30, and the Stemmons industrial area.

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

## **ECONOMIC ELEMENT**

### **GOAL 2.1 PROMOTE BALANCED GROWTH**

Policy 2.1.4 Support efforts to expand targeted business and industry development within the Southern Sector.

Policy 2.2.4 Focus on logistics-related jobs for the expansion of employment opportunities, particularly in the Southern Sector.

Dallas' future development opportunities and much of the projected growth capacity lie in the Southern Sector, offering a great opportunity to guide development and direct economic activity. The vast majority of vacant land in the city is located in the Southern Sector. As such, developments similar to this are necessary to promote and encourage efforts for continued investment in these economically deprived and underutilized areas of the city.

#### **Land Use Compatibility:**

The applicant's request to change the zoning is to construct a 6,000-square-foot office building that will serve a contractor's maintenance yard proposed to be developed on the adjacent property surrounding the subject site.

The surrounding land uses consist of an undeveloped agricultural land to the north, and undeveloped commercial land uses to the east, south, and west. The area of request is surrounded by CS Commercial Service District with LI Light Industrial District to the northwest, and PDD No. 761, The Dallas Logistics Port Special Purpose District, further southeast south of the request site and the contractor's maintenance yard.

The area of request is currently zoned an A(A) Agricultural District. The purpose of this district as defined in the Dallas Development Code, Section 51A-4.111(1), states that there exists in certain fringe areas of the city, land which is presently used for agricultural purposes and to which urban services are not yet available. These lands should appropriately continue to be used for agricultural purposes until needed for urban purposes in conformity with the orderly growth of the city. It is anticipated that all of the A(A) district area will be changed to other urban zoning categories as the area within the corporate limits of Dallas becomes fully developed.

The CS Commercial Service District is described as being for the development of commercial and business serving uses that may involve outside storage, service, or display. This district is not intended to be located in areas of low and medium density residential development

The proposed request to CS zoning will provide uniformity and consistency with the recently zoned CS District surrounding the request site. The Building Inspection Division of the Sustainable Development and Construction Department is currently reviewing plans and permits for a 700,000-square-foot warehouse complex located in PDD No.



761, The Dallas Logistics Port Special Purpose District which further provides compatibility, uniformity and consistency of this request. Additionally, the proposed CS zoning will serve to complement the existing LI Light Industrial District to the northwest, and the light industrial planned development to the south and southeast, PDD No. 761, The Dallas Logistics Port Special Purpose District. The surrounding zoning changes, established zoning districts, current land uses, and proposed development would all be compatible to the CS Commercial Service District and the adjacent land uses.

### **Development Standards:**

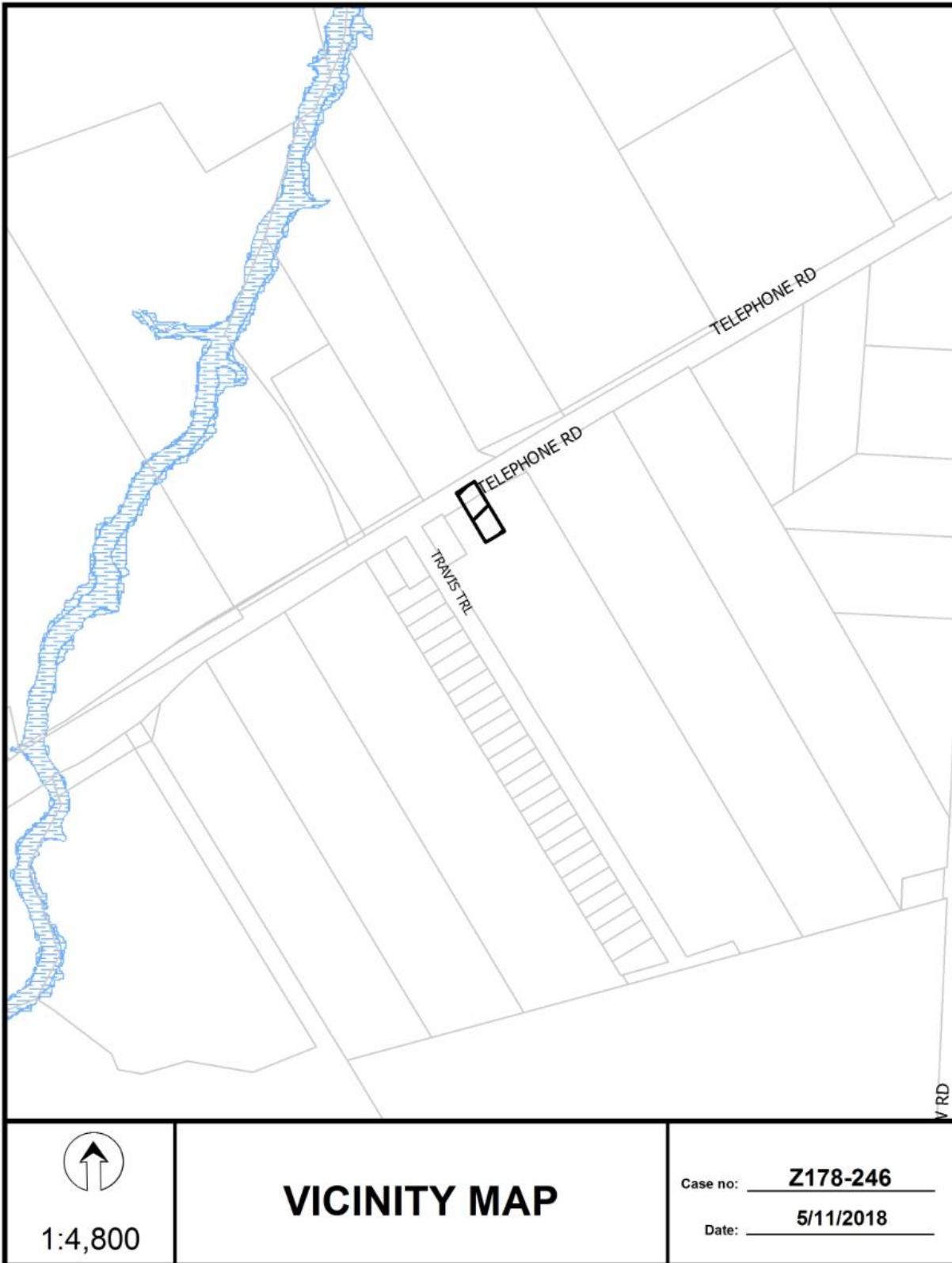
DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
A(A) Agricultural	50'	20' SY 50' RY for Single Family 10' RY for Other	N/A	24'	10% for res structure; 25% for non-res	N/A	Residential, Agricultural, Utility and Public Service
Proposed							
CS Commercial Service	15' where adj to expressw ay or thoroughf are	No Min.; adj to res 20'	0.5 for office, lodging, retail; 0.75 for all uses combined	45' RPS	80%	Residential Proximity Slope	Institutional, Lodging, Office, Retail, Wholesale uses

### **Parking:**

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. The required off-street parking ratio for an office use is 1 space per 333 square feet of floor area. If more than ten off-street parking spaces are required handicapped parking must be provided pursuant to Section 51A-4.305.

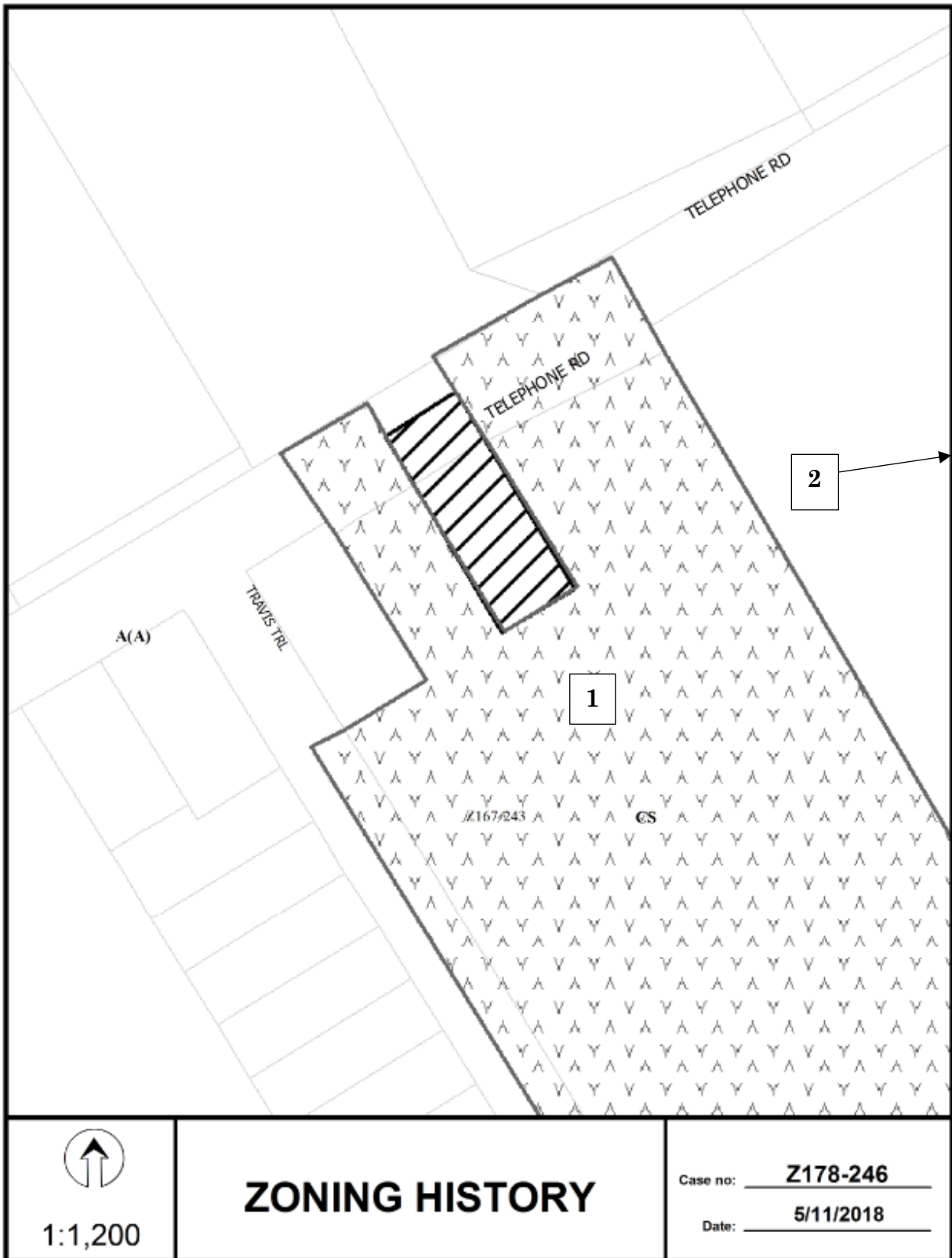
### **Landscaping:**

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

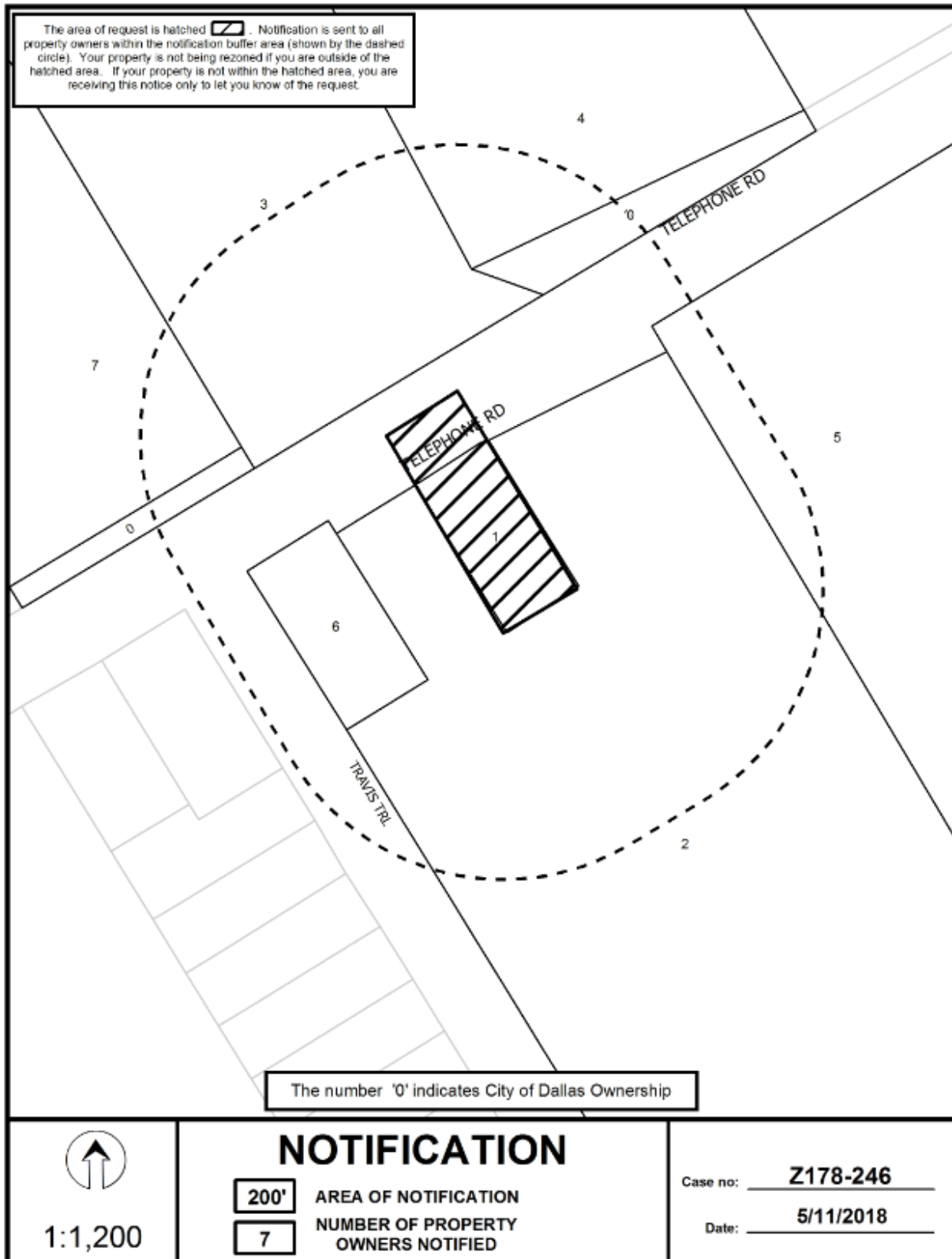












05/11/2018

## ***Notification List of Property Owners***

***Z178-246***

### ***7 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3918 TELEPHONE RD	ROBERTS QUINCY
2	9600 TRAVIS TRL	ROBERTS QUINCY
3	3925 TELEPHONE RD	SPRINGFUL PROPERTIES LLC
4	3935 TELEPHONE RD	VILLEGAS MARCELINO
5	4100 TELEPHONE RD	FENNER PAT &
6	3906 TELEPHONE RD	NEXTLOTS NOW LLC
7	3901 TELEPHONE RD	CURRIE JULIAN & GLORIA

**FILE NUMBER:** Z178-229(MB)

**DATE FILED:** April 9, 2018

**LOCATION:** South line of California Crossing Road, east of Wildwood Drive

**COUNCIL DISTRICT:** 6

**MAPSCO:** 22 T

**SIZE OF REQUEST:** Approx. 11.5 acres

**CENSUS TRACT:** 99.00

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**APPLICANT/OWNER:** Community Waste Disposal/Gregory Roemer

**REPRESENTATIVE:** Kevin D. Yard

**REQUEST:** An application for an amendment to Specific Use Permit No. 1464 for a refuse transfer station on property zoned IM Industrial Manufacturing District.

**SUMMARY:** The purpose of the request is to allow for various improvements to the existing Community Waste Disposal facility, as follows: 1) the expansion of the maintenance building and related improvement; 2) the relocation and expansion of the truck washing facility; 3) the enclosure of certain areas of the recycling building; 4) the future expansion of the operation support building; and, 5) pavement and parking area improvements.

**STAFF RECOMMENDATION:** Approval for a 10-year period with eligibility for automatic renewals for additional 10-year periods, subject to a revised site plan and revised conditions.

**BACKGROUND INFORMATION:**

- The 11.5-acre site is developed with a refuse transfer station.
- The refuse transfer station requires a Specific Use Permit in IM Industrial Manufacturing District.
- In April 10, 2002, City Council approved a zoning request for a Specific Use Permit No. 1464 for a refuse transfer station on property zoned IM Industrial Manufacturing District for a 10-year period with eligibility for automatic renewals for additional 10-year periods. The SUP was automatically renewed for an additional 10-year period on March 23, 2012.
- The applicant is requesting to amend SUP No. 1464 to allow the following: 1) the expansion of the maintenance building and related improvement; 2) the relocation and expansion of the truck washing facility; 3) the enclosure of certain areas of the recycling building; 4) the future expansion of the operation support building; and, 5) pavement and parking area improvements.

**Zoning History:** There have been no recent zoning cases in the area in the past five years.

**Thoroughfares:**

Thoroughfare/Street	Type	Existing ROW
California Crossing Road	Local Street	50 feet

**Traffic:**

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

**STAFF ANALYSIS:**

**Comprehensive Plan:**

The *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 comprehensive plan does not make a specific land use recommendation related to the request.

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

## **LAND USE ELEMENT**

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

Policy 1.4.3 Embrace environmental sustainability

## **ENVIRONMENTAL USE**

### **GOAL 6.6 INCREASE RECYCLING AND CONSERVATION OF RENEWABLE RESOURCES**

Policy 6.6.1 Increase recycling and composting

#### **Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	IM	Industrial inside
<b>North</b>	IR, CS	Industrial inside, Office Showroom/warehouse
<b>East</b>	IR	Industrial inside
<b>South</b>	IR	Nursery
<b>West</b>	PD 444	Office Showroom/warehouse

#### **Land Use Compatibility:**

The 11.5-acre request site is located within an industrial area and is currently developed with a refuse station use (CDW) which was granted by Specific Use Permit No. 1464 in 2002. According to the applicant's land use statement, CWD provides non-hazardous waste collection and recycling services for numerous businesses in the City of Dallas. The site is currently developed with the following structures: an approximately 47,000-square-foot office recycling building, 7,500-square-foot vehicle maintenance shop, and 25,000-square-foot shop to refurbish trash cans/dumpster.

In order to meet the recycling and waste collections needs for the expanded service for CWD's customers, the applicant is proposing certain improvements to the existing facility as follows: 1) the expansion of the maintenance building and related improvement; 2) the relocation and expansion of the truck washing facility; 3) the enclosure of certain areas of the recycling building; 4) the future expansion of the operation support building; and, 5) pavement and parking area improvements. The applicant has indicated that there is no proposed change in the use of the buildings and



Z178-229(MB)

the maximum height of the proposed structures will be less than the maximum height of existing structures on the site.

The surrounding land uses include office showroom/warehouse and industrial inside to the north, east, and west and a nursery to the south. The use is compatible with the surrounding industrial uses and the proposed expansion to the site is not anticipated to have a negative impact on the surrounding uses.

**Parking:**

The proposed request requires 262 parking spaces based on the floor area. Specifically, the proposed use requires parking at a rate of 1 space per 1,000 square feet of floor area. The applicant is proposing 261,360 square feet of land area, excluding the parking area.

**Landscaping:**

Landscaping must be provided as shown on the attached landscape plan. Plant materials must be maintained in a healthy, growing condition.

List of Officers



CommunityWasteDisposal.com

City of Dallas  
Development Services Department  
Dallas, Texas 76004-0231

March 15, 2018

Re: List of Partners, Principals, and Officers  
Community Waste Disposal, L.P.  
Dallas County, Texas

Dear Sir / Madam:

This is to advise the City of Dallas Development Services Department that Mr. Greg A. Roemer, Jason Roemer and Nicole Roemer, son and daughter of Mr. Greg A. Roemer, own 100% of Community Waste Disposal, L.P. (CWD), located at 2010 California Crossing. Mr. Greg A. Roemer is the President of CWD.

ATTEST:

Signature

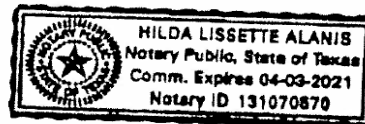
Greg A. Roemer  
President

SWORN TO AND SUBSCRIBED BEFORE ME by Greg A. Roemer on the 15<sup>th</sup> day of March 2018,  
which witness my hand and seal of office.

Hilda Alanis  
Notary Public in and for the State of Texas

Hilda Alanis  
Printed Name

My Commission Expires 04-03-2021

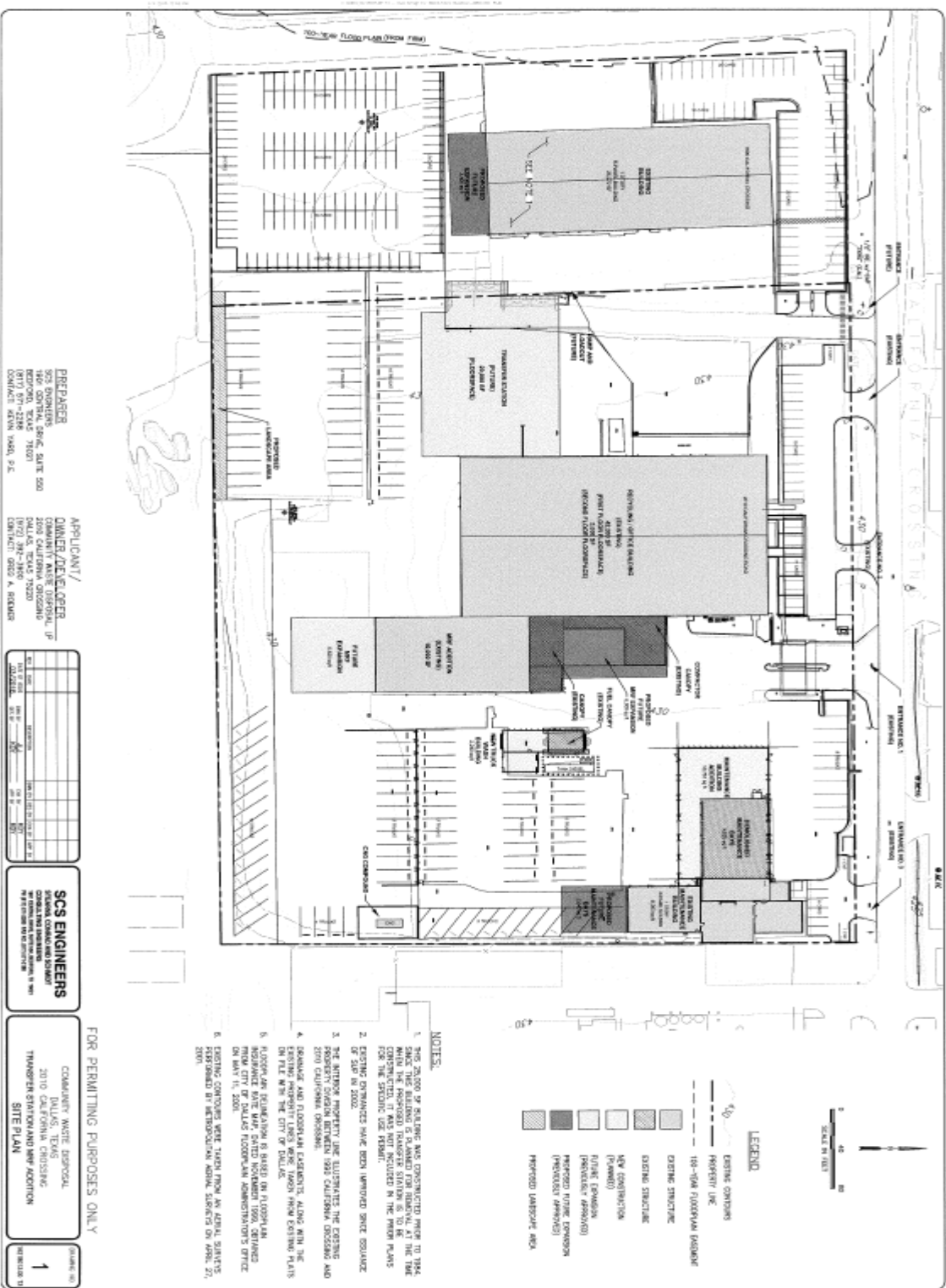


2010 California Crossing  
Dallas, Texas 75220-1310  
Telephone: 972-302-9700 FAX: 972-302-9701  
Facsimile: 972-302-9701

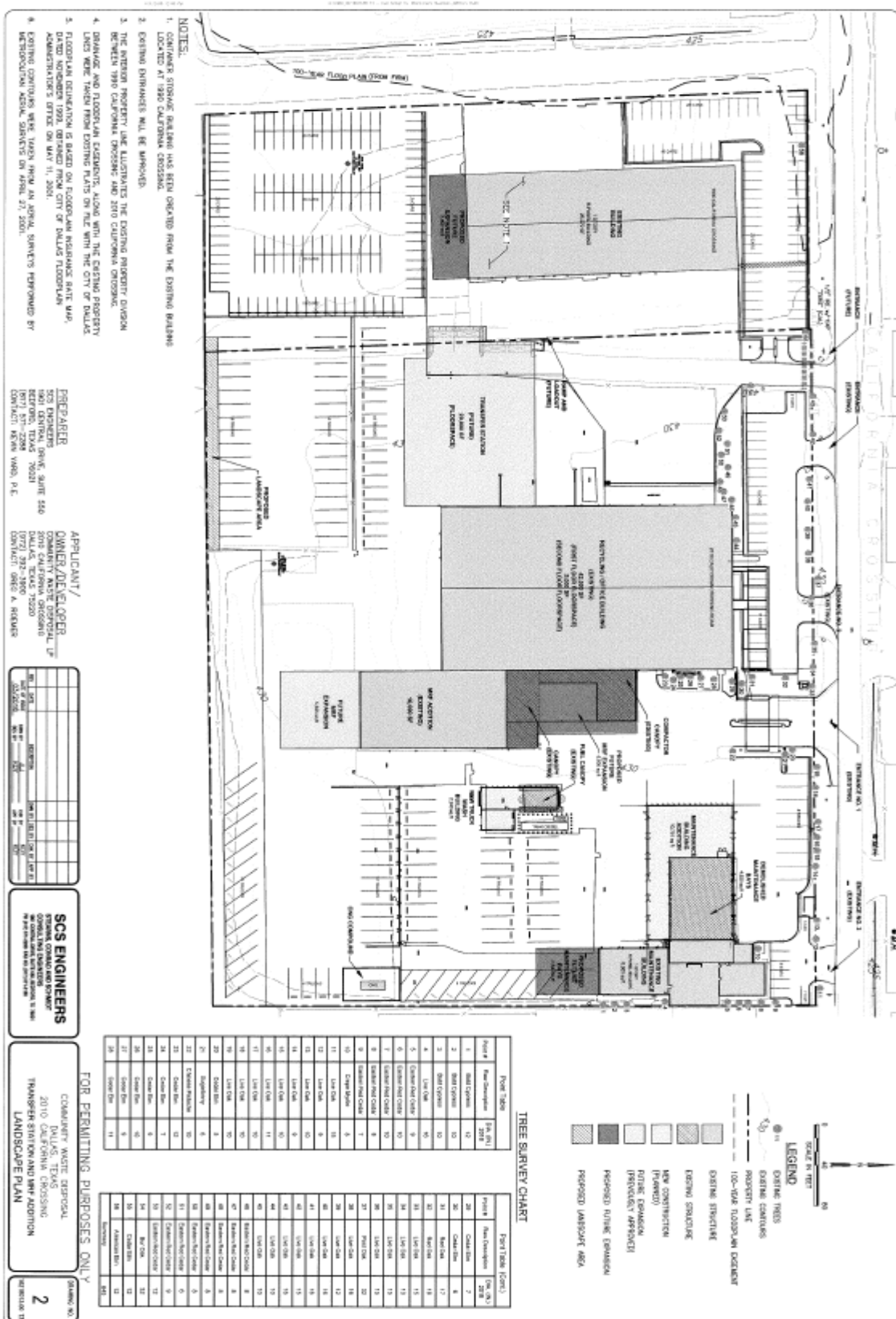
**Proposed SUP Conditions**

1. USE: The only use authorized by this specific use permit is a refuse transfer station.
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 (ten years from the passage of this ordinance) but is eligible for automatic renewal for additional 10-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 as shown on the attached landscape plan. Plant materials must be maintained in a healthy, growing condition.
5. INGRESS AND EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress and egress is permitted.
6. PLATTING: The Property must be platted as a single lot before issuance of a building permit or a certificate of occupancy for a refuse transfer station.
7. OFF-STREET PARKING AND LOADING: A minimum of 262 off-street parking spaces must be provided in the location shown on the attached site plan.
8. SOLID WASTES: This use must comply with Chapter 18 of the Dallas City Code, as amended.
9. STORM WATER DRAINAGE: Storm water drainage system and rain event sampling must comply with Chapter 19 of the Dallas City Code, as amended.
10. MAINTENANCE: The entire Property must be properly maintained in a state of good repair and neat appearance at all times.
11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan

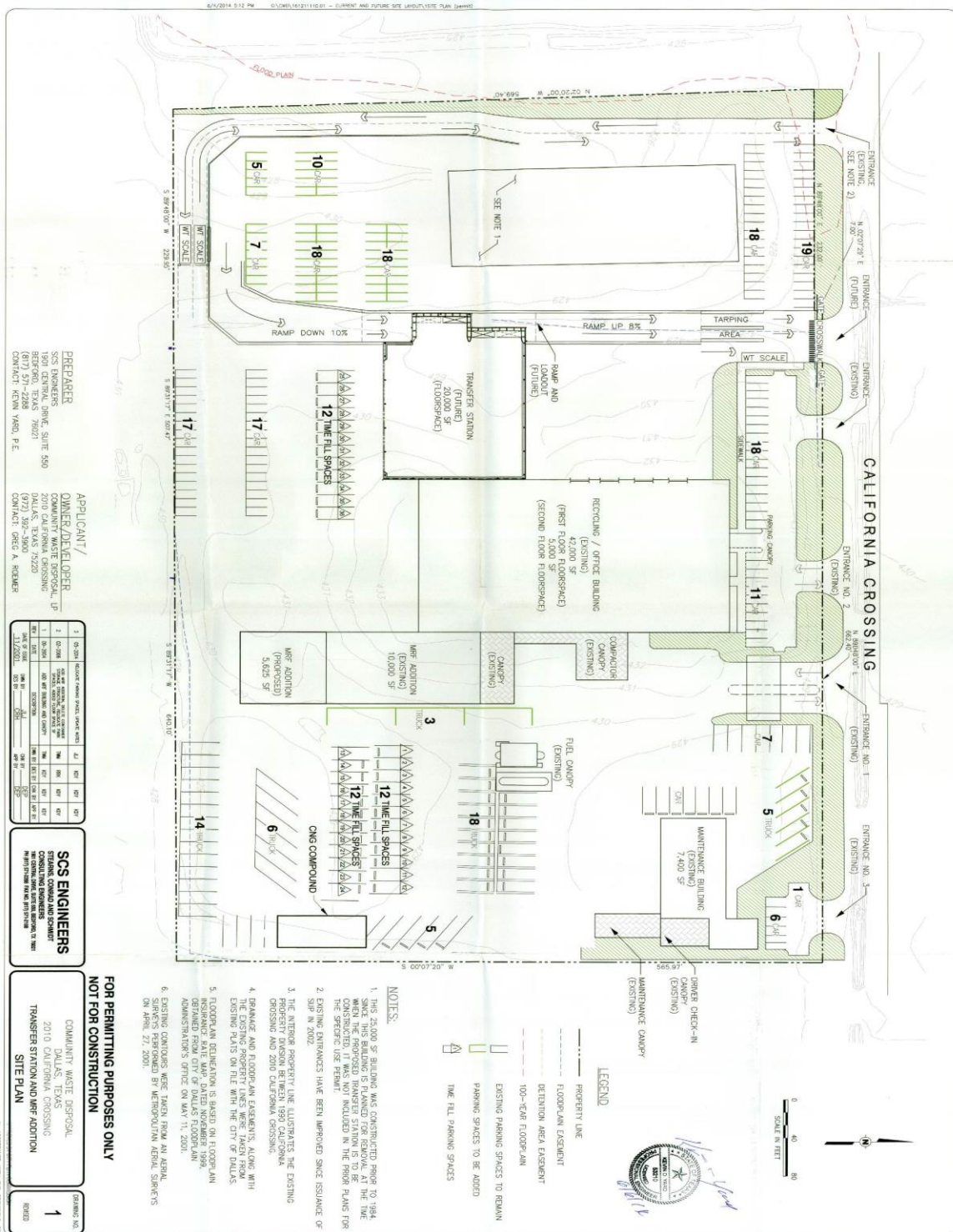


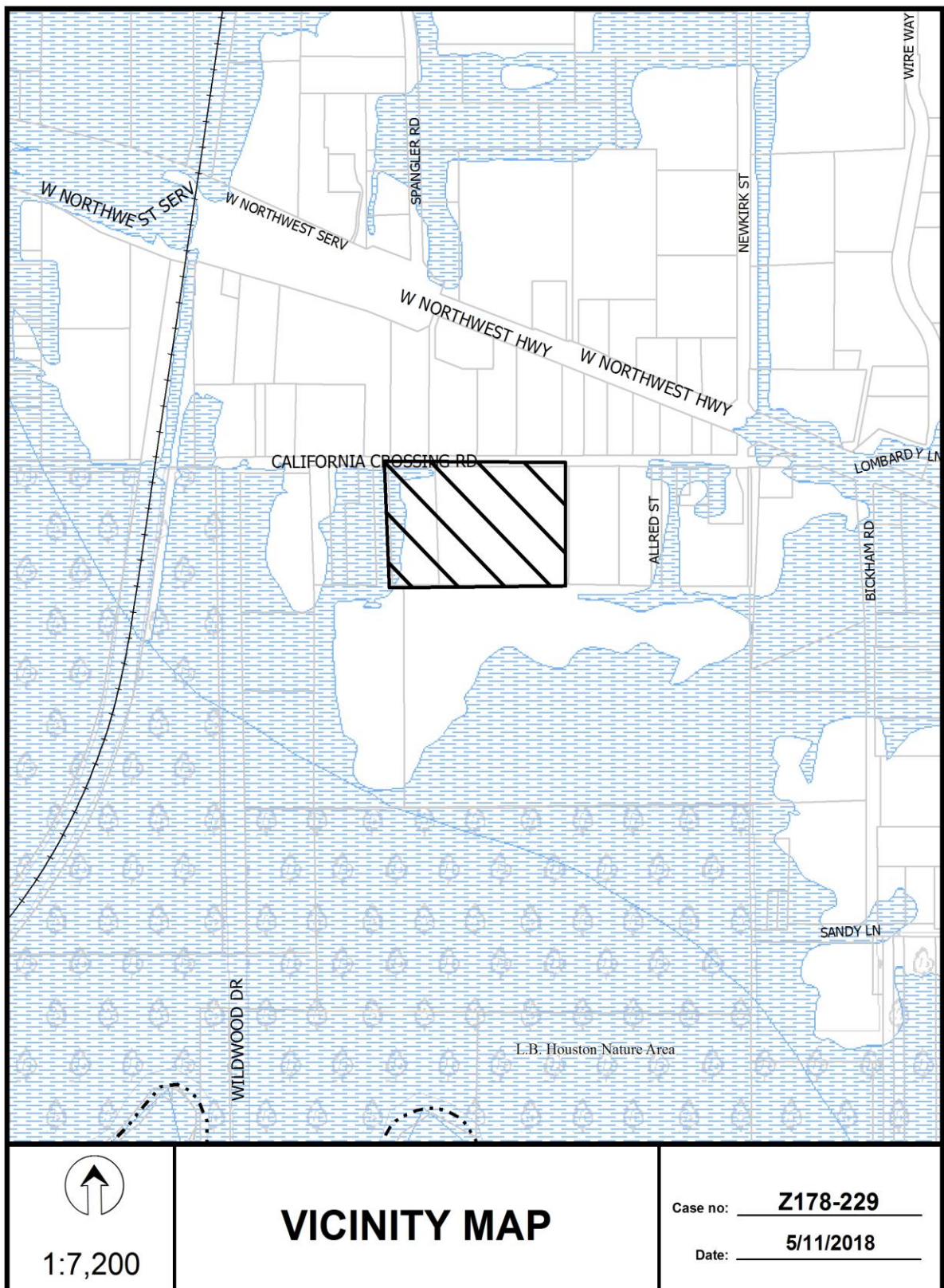
# Landscape Plan





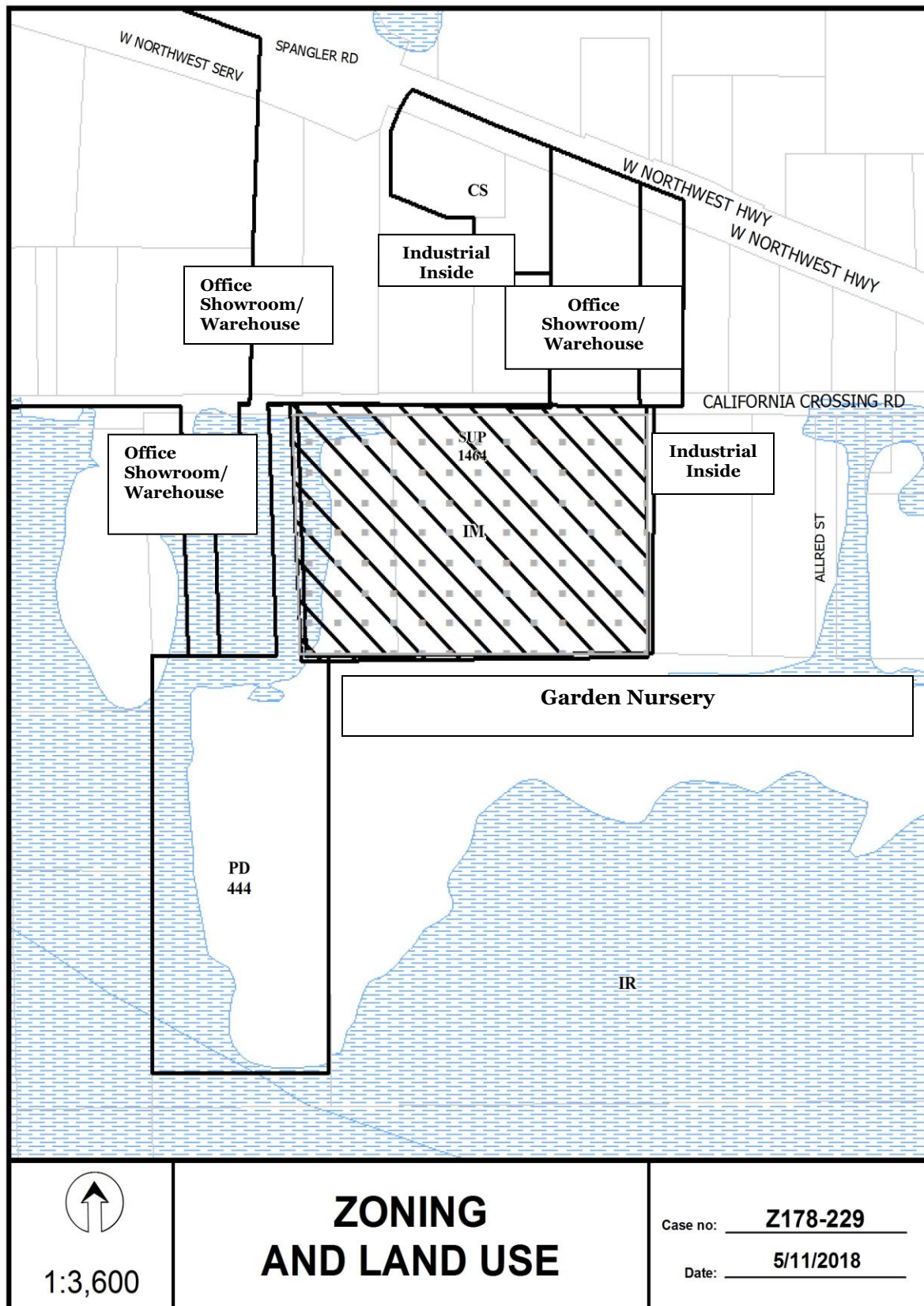
# Existing Site Plan



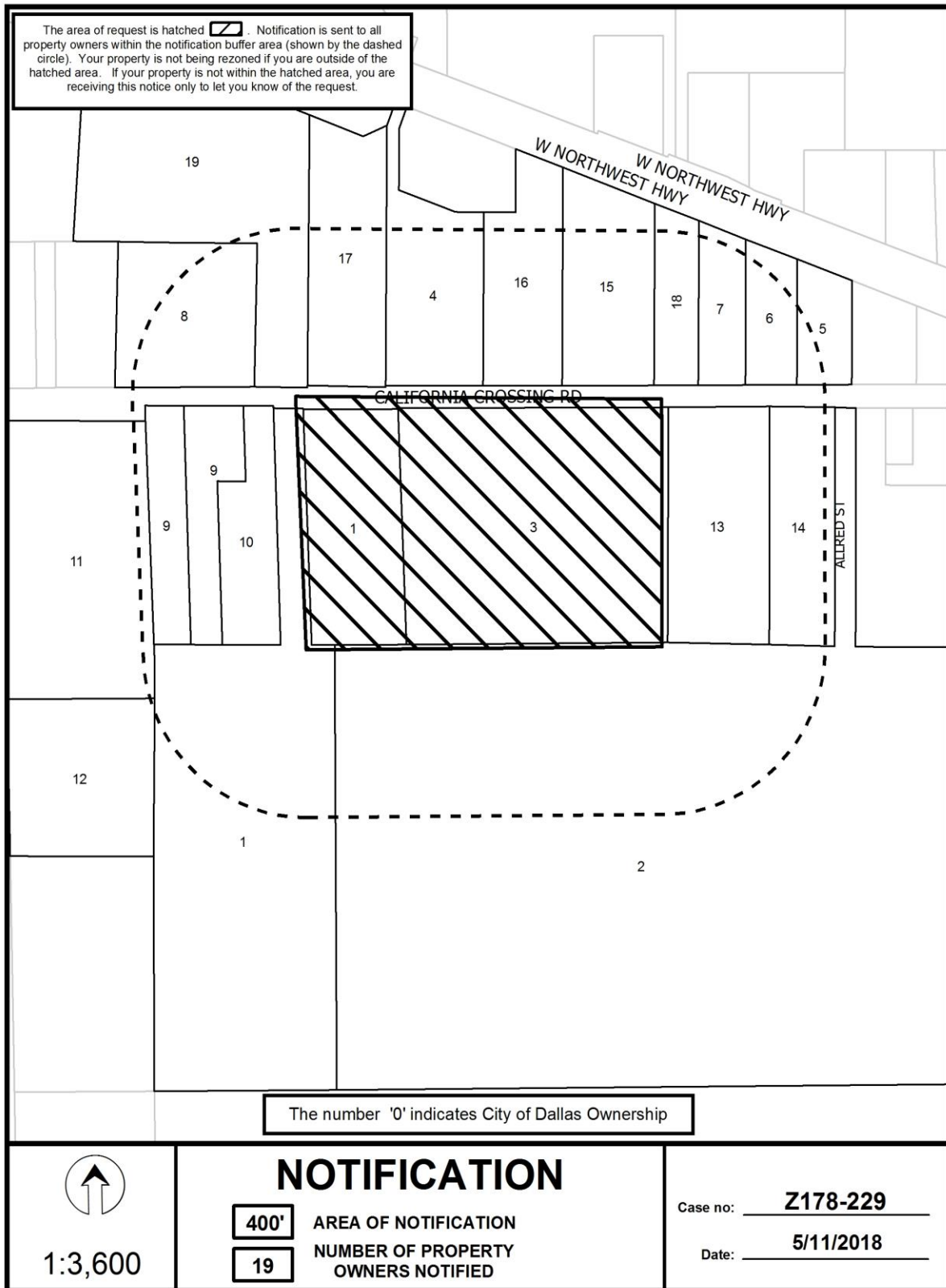














05/11/2018

***Notification List of Property Owners******Z178-229******19 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1990 CALIFORNIA CROSSING RD	TONG DEVELOPMENT LLC
2	2118 CALIFORNIA CROSSING RD	TOBIN EUGENE W
3	2010 CALIFORNIA CROSSING RD	H R DEVELOPMENT INC
4	2011 CALIFORNIA CROSSING RD	FIRE PROTECTION &
5	2020 W NORTHWEST HWY	NA KI PONG &
6	1990 W NORTHWEST HWY	PARSIYAR SAEED
7	1970 W NORTHWEST HWY	BUSH THOMAS ALMA TRUST UA &
8	1975 CALIFORNIA CROSSING RD	VOGT JOHN ET AL
9	1964 CALIFORNIA CROSSING RD	INTERNATIONAL SUPPLY
10	1976 CALIFORNIA CROSSING RD	STOCKWEATHER E J &
11	1946 CALIFORNIA CROSSING RD	SOUTHERN STAR CONCRETE IN
12	10402 WILDWOOD DR	F & F INVESTMENT CO
13	2040 CALIFORNIA CROSSING RD	MBSR PPTIES LLC
14	2110 CALIFORNIA CROSSING RD	AHSU LLC
15	1960 W NORTHWEST HWY	YAW LP
16	1940 NORTHWEST HWY	BERRIDGE MANUFACTURING COMPANY
17	1888 W NORTHWEST HWY	MARTECO RENTAL CO INC
18	1966 W NORTHWEST HWY	LONE STARR MULTI THEATRES
19	1864 W NORTHWEST HWY	BBK PROPERTIES

**FILE NUMBER:** Z178-193(SM)

**DATE FILED:** February 26, 2018

**LOCATION:** South corner of JB Jackson Jr Boulevard and Park Row Avenue

**COUNCIL DISTRICT:** 7

**MAPSCO:** 46 P

**SIZE OF REQUEST:** Approx. 2.3 acres

**CENSUS TRACT:** 203.00

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**APPLICANT:** Verizon Wireless

**OWNER:** Fourth Avenue Church of Christ

**REPRESENTATIVE:** Peter Kavanagh, Zone Systems, Inc.

**REQUEST:** An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The applicant [Verizon Wireless] proposes to construct a monopole tower for cellular communication within a concealment tower with an overall height of 85 feet to the southwest of the existing church property. The 25-foot by 52-foot wireless lease area is proposed approximately 360 feet southwest of the south corner of JB Jackson Jr Boulevard and Park Row Avenue and the tower and equipment is proposed to be surrounded by a six-foot-tall concrete masonry unit (CMU) wall to match the church.

**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.

**PLANNED DEVELOPMENT DISTRICT No. 595:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%2039/ARTICLE%20595.pdf>

**BACKGROUND INFORMATION:**

- The wireless lease site is proposed to be located behind the existing church building.
- The church building was originally constructed in 1990 and expanded in 2005, according to Dallas Central Appraisal District Records.

**Zoning History:** There have been no recent zoning cases requested in the area in the past five years

**Thoroughfares/Streets:**

Thoroughfare/Street	Type	Street Width
JB Jackson Jr Boulevard	Local	50' ROW
Park Row Avenue	Local	45' ROW
Trezevant Street	Local	40' ROW
S Trunk Avenue	Local	15' ROW

**Traffic:**

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

**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.

**Surrounding Land Uses:**

<b>Location</b>	<b>PDD No.595 Subdistrict</b>	<b>Land Use</b>
Site	MF-2(A)	Church
Northeast	Community Commercial (CC)	Retail and Drive-through restaurants
Southeast	MF-2(A) with SUP 1511	Transit Station and Single Family
Southwest	MF-2(A) and Community Commercial (CC)	Undeveloped, DART rail line, and Commercial
Northwest	WMU-5	Storage and Undeveloped

**Land Use Compatibility:** The subject site is currently developed with an existing church and surface parking lot. The proposed location of the stealth monopole tower is to the rear of the church, near the DART light rail line. The 25-foot by 52-foot wireless lease area is proposed approximately 360 feet southwest of the south corner of JB Jackson Jr Boulevard and Park Row Avenue and the tower and equipment is proposed to be surrounded by a six-foot-tall concrete masonry unit (CMU) wall to match the church.

Development of the remainder of the site consists of an existing church and an abutting undeveloped parcel to the southwest. The proposed location of the stealth monopole tower is southeast and across a bounding street from an outside storage area. Retail and drive-through restaurants are located to the northeast of the existing church. Surrounding uses to the southeast include three single family homes, three undeveloped parcels, and a transit center. Finally, a small undeveloped parcel abuts the site to the southwest and separates the proposed location of the stealth monopole tower from a narrow roadway and the DART light rail line, which physically separates the site from commercial uses located farther southwest with two chain-link fences on each side of the rail line.

Section 51A-4.408 of the Dallas Development Code provides an exception of maximum structure height for utility and public service uses, including a tower/antenna for wireless communication, but requires compliance with residential proximity slope. Therefore, the maximum structure height of 36 feet in the MF-2(A) Multifamily District does not apply to a tower/antenna for cellular communication; however, a one-to-three residential proximity slope (RPS) is required. For the proposed 85-foot tall tower to comply with RPS, it must be placed 255 feet away from the nearest single family, duplex, or townhouse zoned private property, called a *site of origination*. Since the closest site of origination to the proposed monopole is over 1,000 feet to the southeast, staff's position is the proposed structure is not detrimental to surrounding properties.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas

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

Staff supports the request because (1) the proposed monopole is located over three times the distance beyond where an residential proximity slope would project from the nearest site of origination, (2) the cellular array is concealed within a pole thus minimizing the visual effect of a cellular platform, and (3) the public utility service of increased coverage would significantly improve as shown by the following coverage maps.

**Parking:** Parking will be provided in accordance to the parking requirements in the Dallas Development Code, as amended, which is one space if the cellular communication tower/antenna has an auxiliary building housing electronic and communication equipment (“auxiliary building”) greater than 120 square feet. No auxiliary building is proposed and therefore no additional parking is triggered by the development of this use.

**Landscaping:** In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. Per the current proposal, the area of request will not be required to provide landscaping because less than 2,000 square feet of non-permeable surface will be installed.



## **List of Officers**

Fourth Avenue Church of Christ Shepherds

**Bro. Robert Edison and wife Bonnie**

**Bro. Robert Ivy and wife Effeunia**

**Bro. Calvin Jones and wife Christell**

**Bro. Harold Wallace and wife Carol**

**Verizon Board of Directors**

Lowell McAdam  
Richard Carrion  
Clarence Otis, Jr.  
M. Frances Keith  
Gregory Weaver  
Rodney Slater  
Melanie Healey  
Kathryn Tesija  
Gregory Wasson  
Shellye Archambeau  
Mark Bertolini

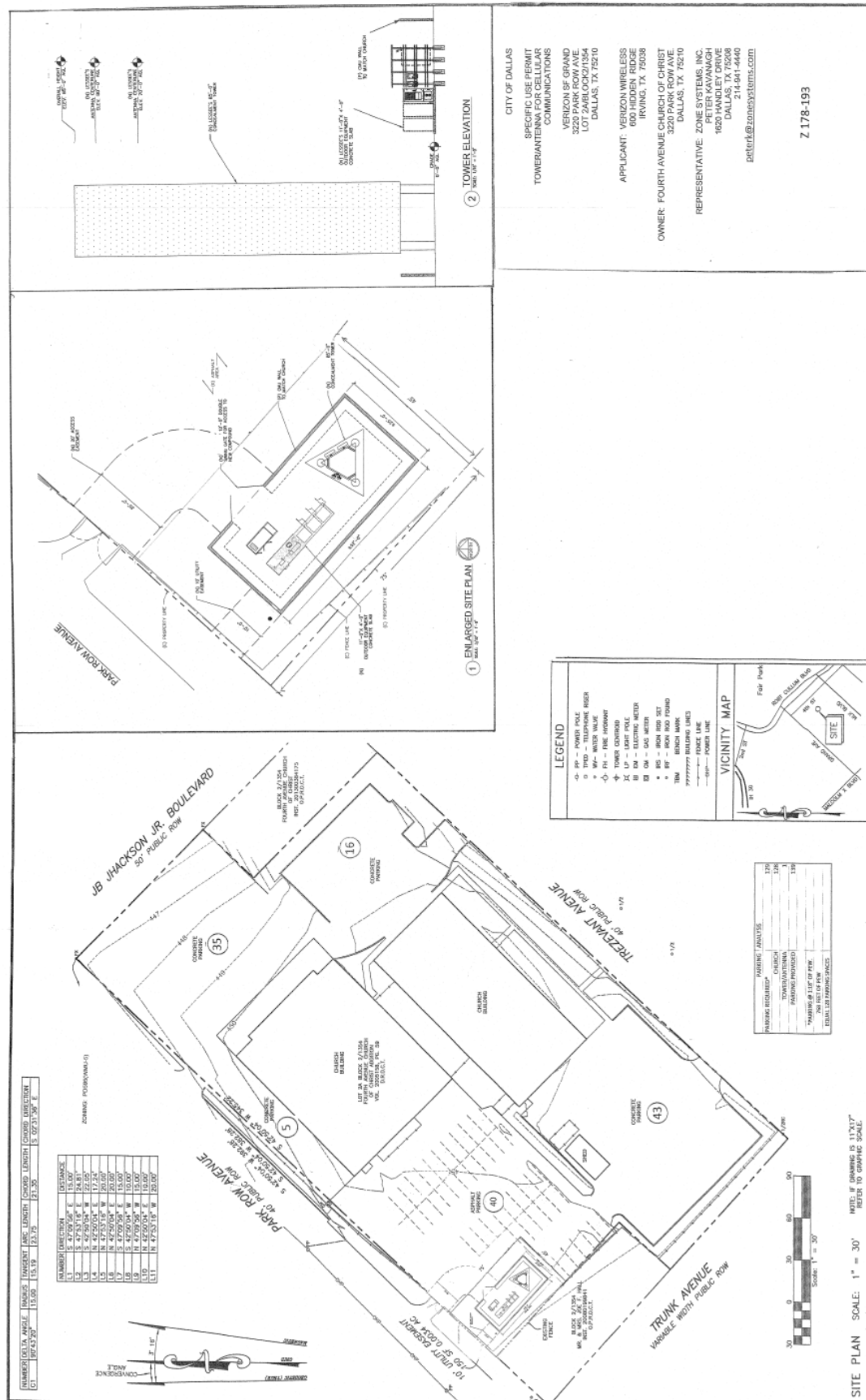
**Verizon Executive Officers**

Lowell McAdam, Chief Executive Officer  
Tim Armstrong, Chief Executive Officer – Oath  
Martin Burvill, Senior Vice President  
Eric Cevis, Senior Vice President  
Kenneth Dixon, Senior Vice President  
Ronan Dunne, Executive Vice President  
Mathew D. Ellis, Executive Vice President  
Tami Erwin, Executive Vice President  
George Fischer, Senior Vice President  
James Gerace, Chief Communications Officer  
Rose Stuckey Kirk, Chief Social Responsibility Officer  
Rima Qureshi, Executive Vice President and Chief Strategy Officer  
Marc C. Reed, Executive Vice President  
Diego Scotti, Executive Vice President  
Craig Silliman, Executive Vice President  
David Small, Executive Vice President  
John G. Stratton, Executive Vice President  
Hans Vestberg, Executive Vice President

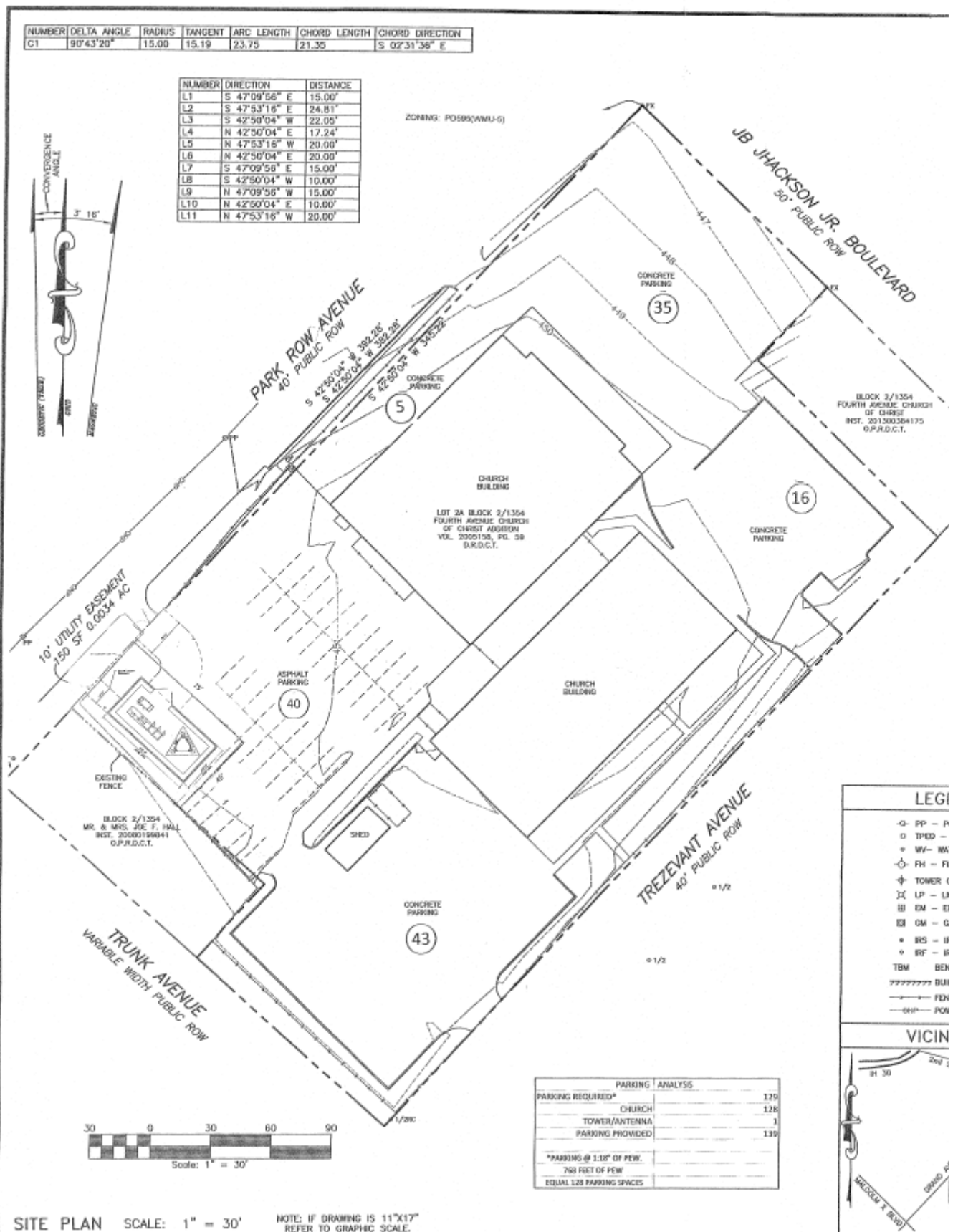
### **Proposed SUP Conditions**

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 and elevation.
3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), 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 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 180<sup>th</sup> but before the 120<sup>th</sup> 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. COLLOCATION: Any tower/antenna support structure must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.
5. HEIGHT: The maximum height of a tower/antenna for cellular communication is 85 feet.
6. SCREENING: The lease area must be screened by a six-foot-tall solid screening fence and secured by a six-foot-tall access gate in the location shown on the attached site plan.
7. STEALTH DESIGN: The tower/antenna for cellular communication must be constructed with a stealth design with the platform concealed within the overall vertical design of the tower.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

## PROPOSED SITE PLAN

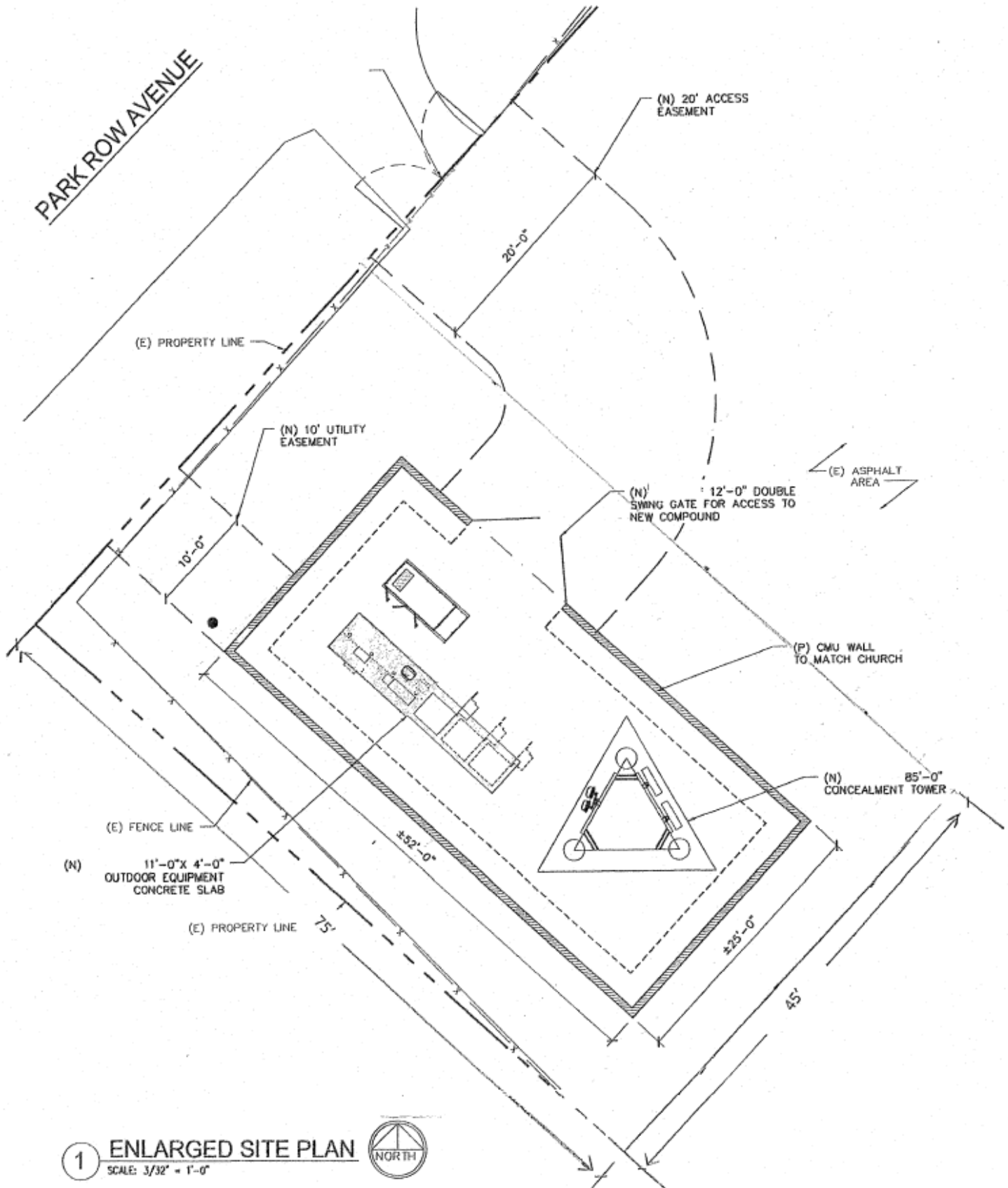


## ENLARGED OVERALL SITE PLAN

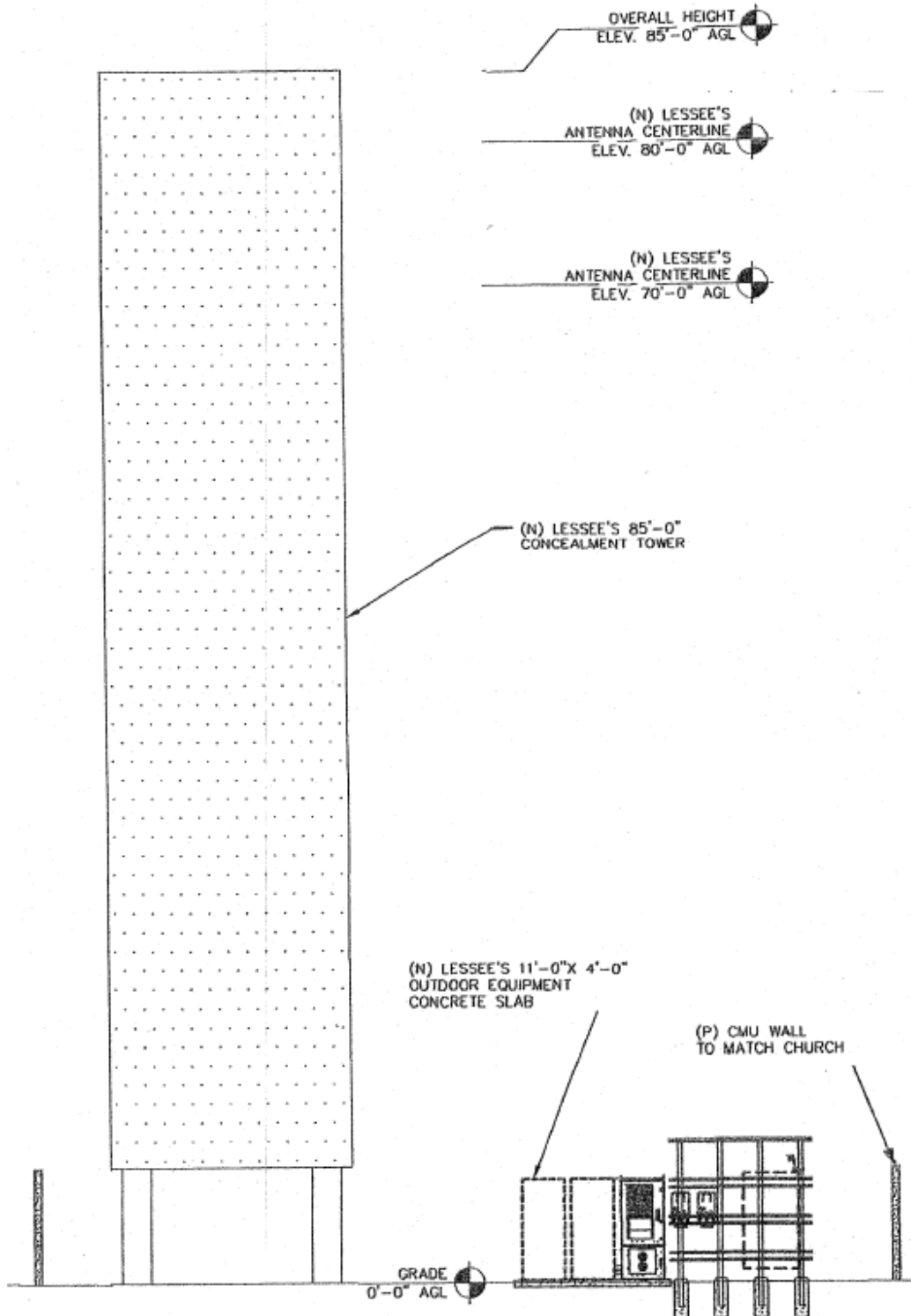




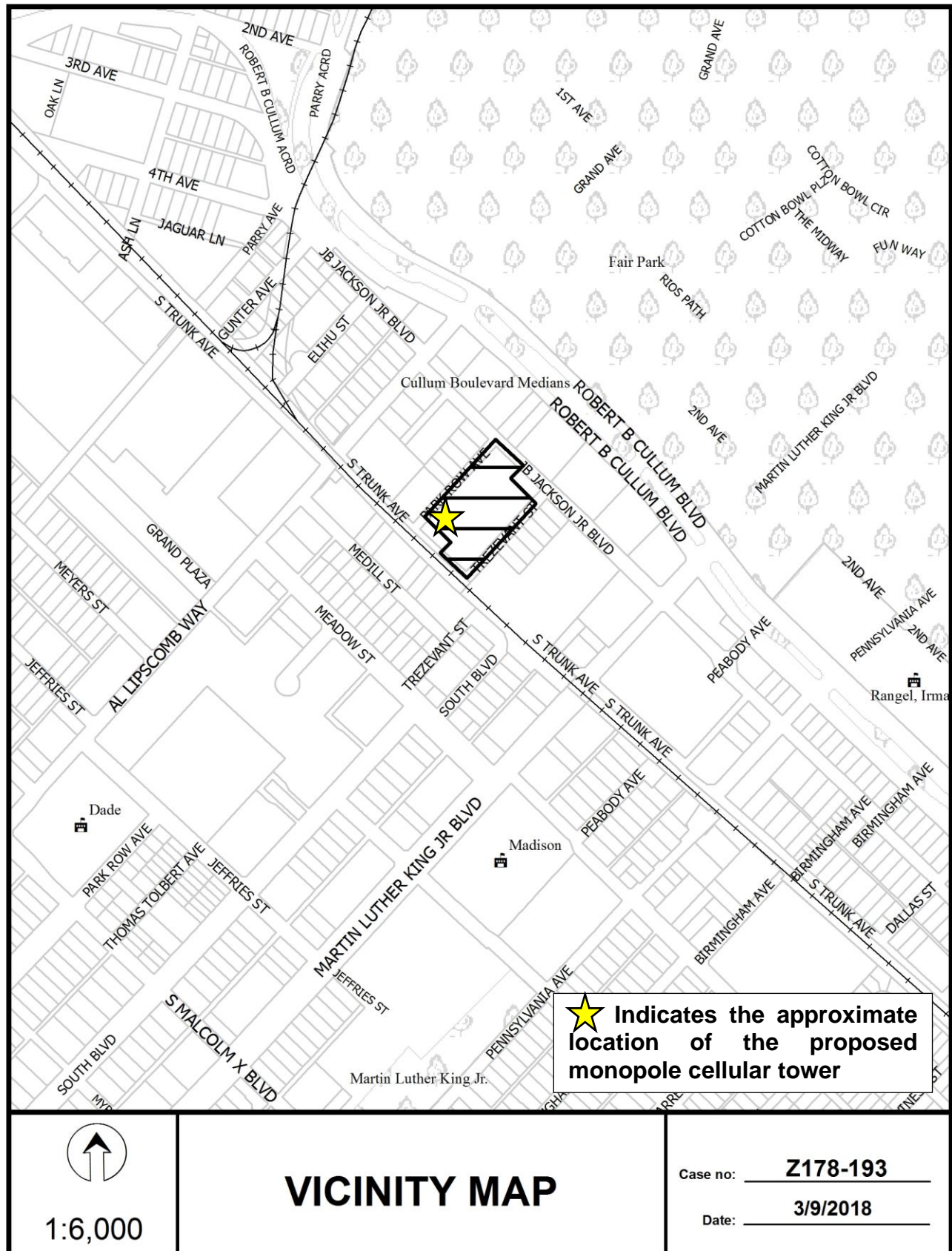
# ENLARGED SITE PLAN



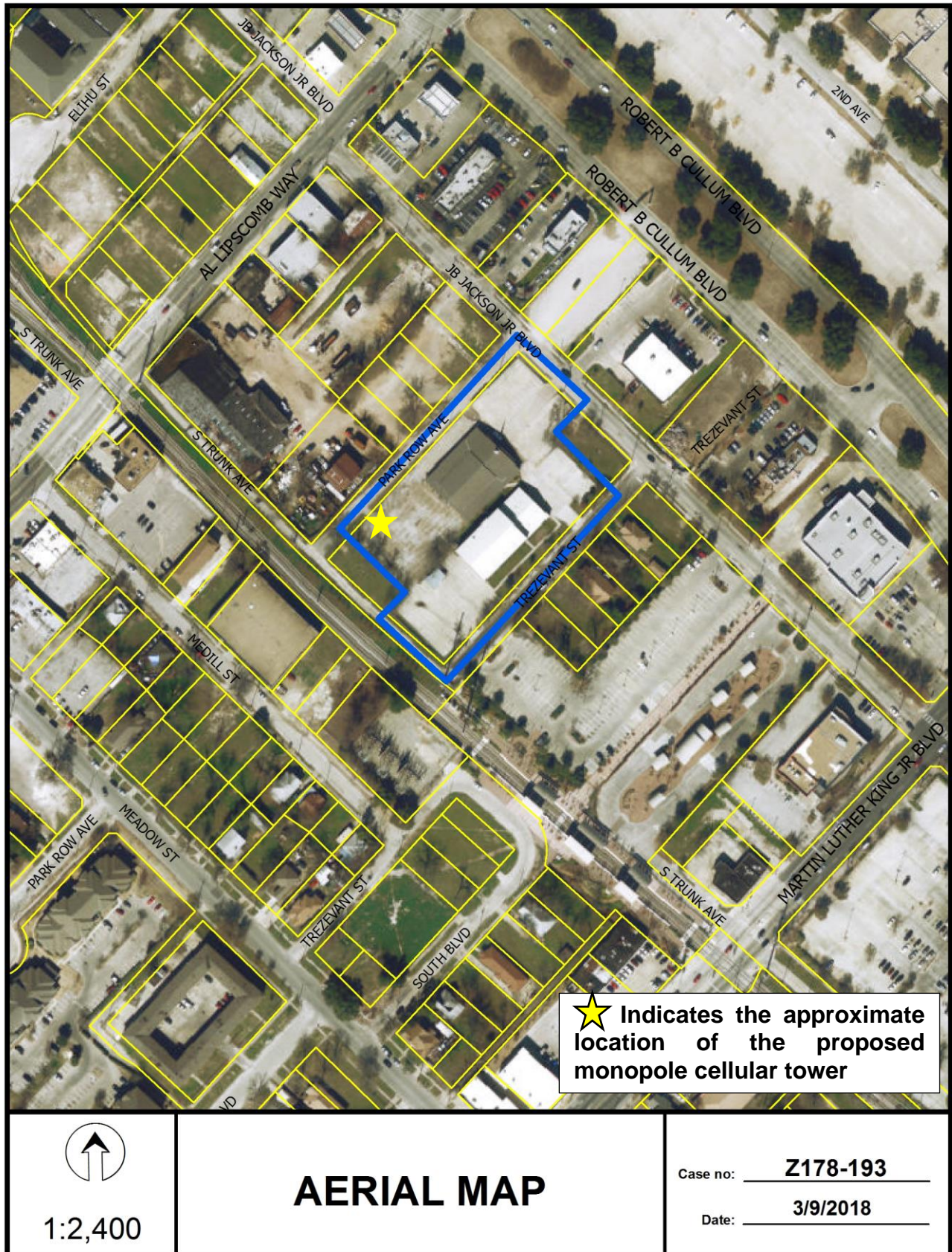
# ENLARGED ELEVATION DETAIL



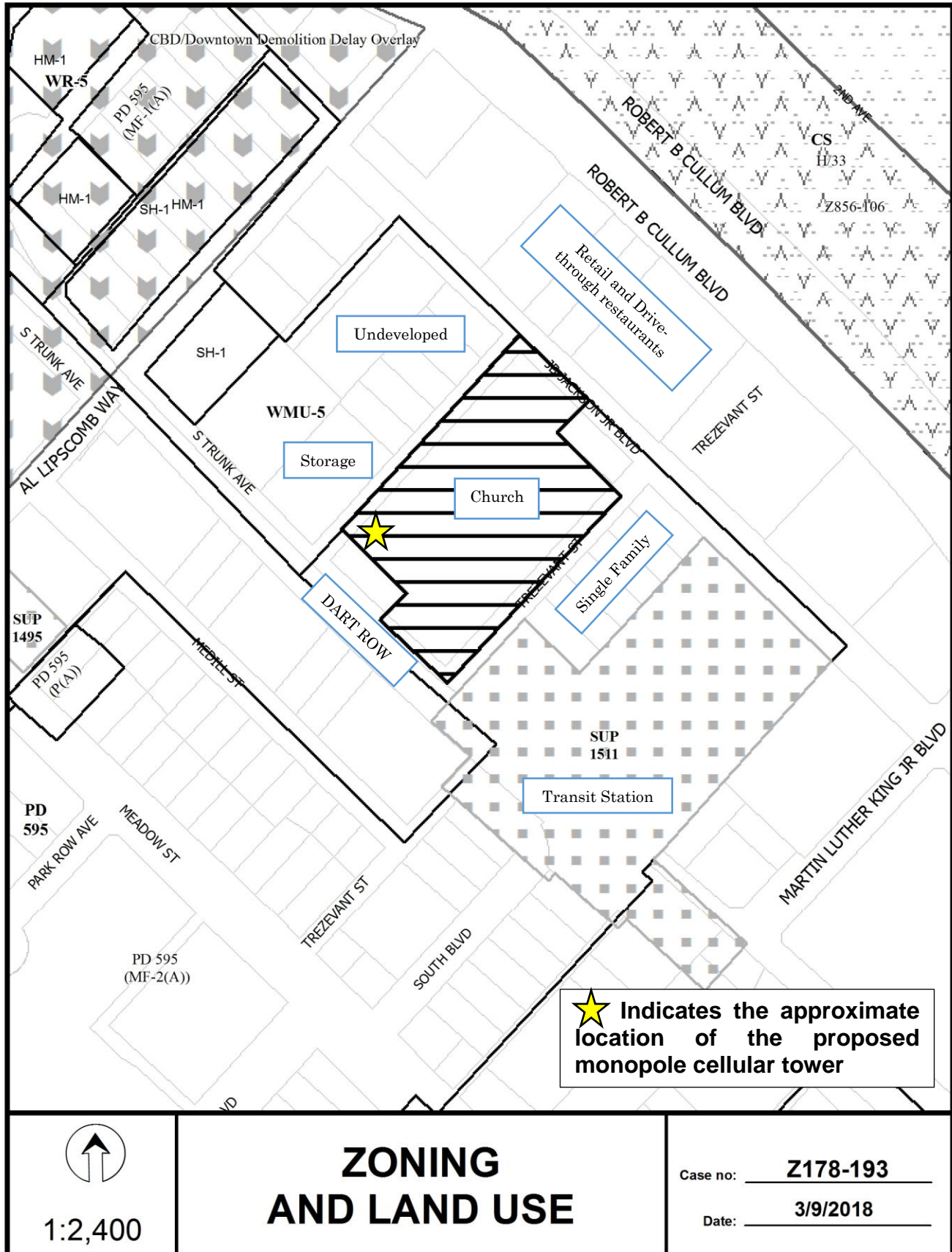
2 TOWER ELEVATION  
SCALE: 1/16" = 1'-0"



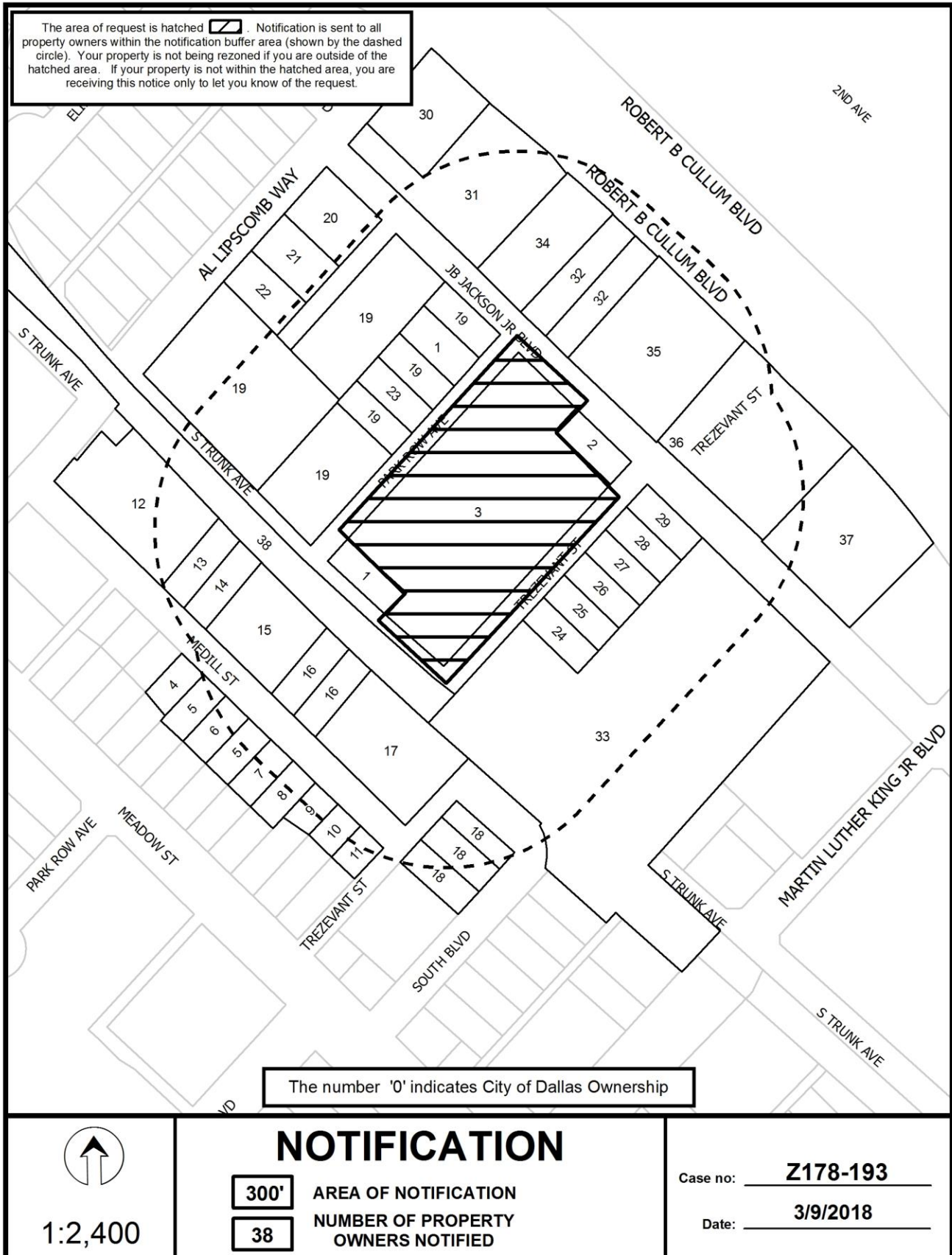












03/09/2018

***Notification List of Property Owners******Z178-193******38 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3200 PARK ROW AVE	HALL FLOYDELL
2	3233 TREZEVANT ST	FOURTH AVENUE CHURCH OF CHRIST
3	3220 PARK ROW AVE	FOURTH AVE CHURCH OF CHRIST
4	2725 MEDILL ST	LARSON MARK E
5	2801 MEDILL ST	LARSON MARK
6	2805 MEDILL ST	JOHNSON DON
7	2811 MEDILL ST	COBB LARRY C
8	2819 MEDILL ST	COBB LARRY &
9	2823 MEDILL ST	JOHNSON DEWAYLON OSHUN
10	2825 MEDILL ST	BATES WILLIAM
11	2831 MEDILL ST	BATES DEBORAH C
12	3120 AL LIPSCOMB WAY	ALPHA VII GROUP INC
13	2722 MEDILL ST	SDMC INVESTMENTS LLC
14	2728 MEDILL ST	LOUER BETTE B TRUSTEE
15	2730 MEDILL ST	PEREZ BROTHERS INV LLC
16	2810 MEDILL ST	PEREZ BROTHERS INVESTMENTS LLC
17	2814 MEDILL ST	TEXAS UTILITIES ELEC CO
18	3125 SOUTH BLVD	GOLDBERG ALEXANDER J
19	3200 AL LIPSCOMB WAY	HALL FLOYDELL
20	3232 AL LIPSCOMB WAY	EDWARDS BRUCE TRUST
21	3224 AL LIPSCOMB WAY	EDWARDS BRUCE M TRUST
22	3220 AL LIPSCOMB WAY	SELMA VENTURES LTD
23	3225 PARK ROW AVE	HALL FLOYDELL
24	3214 TREZEVANT ST	HALL DEVIN
25	3218 TREZEVANT ST	WATSON CLARA
26	3222 TREZEVANT ST	WILLIAMS THOMAS

Z178-193(SM)

03/09/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3226 TREZEVANT ST	BYNUM ONITA &
28	3230 TREZEVANT ST	REED PHILLIP
29	3234 TREZEVANT ST	THOMPSON MAYE E DARBY REVOCABLE TRUST THE
30	3306 AL LIPSCOMB WAY	S PETROLEUM INC
31	3310 AL LIPSCOMB WAY	MCDONALD CORP 042 0306
32	1232 ROBERT B CULLUM BLVD	GOOD CLUCK LLC
33	1423 MARTIN LUTHER KING JR BLVD	DALLAS AREA RAPID TRANSIT
34	1228 ROBERT B CULLUM BLVD	ASLAM REAL ESTATE LLC
35	1300 ROBERT B CULLUM BLVD	GREGSON ENTERPRISES LLC
36	1441 ROBERT B CULLUM BLVD	TWO PODNERS RETAIL EATERIES LLC
37	1461 ROBERT B CULLUM BLVD	WG DALLAS TX LP
38	555 2ND AVE	DART

**Planner: Sarah May**

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<b>FILE NUMBER:</b>	Z167-404(SM)	<b>DATE FILED:</b>	September 29, 2017
<b>LOCATION:</b>	North line of Singleton Boulevard, east of Westmoreland Road		
<b>COUNCIL DISTRICT:</b>	6	<b>MAPSCO:</b>	43 L
<b>SIZE OF REQUEST:</b>	Approx. 18.25 acres	<b>CENSUS TRACT:</b>	205

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**APPLICANT/OWNER:** Greenleaf Ventures**REPRESENTATIVE:** Victor Toledo

**REQUEST:** An application for 1) a new tract for MF-2(A) Multifamily District uses; 2) the termination of Specific Use Permit No. 1636 for multifamily uses; and, 3) the termination of Specific Use Permit No. 2213 for single family uses, on property zoned Tract 12 for MU-1 Mixed Use District uses and Tract 13 for MF-2(A) Multifamily District uses within Planned Development District No. 508.

**SUMMARY:** The applicant proposes to construct a residential development with a maximum number of 233 dwelling units, of which no more than 73 may be multifamily units. The proposed development plan depicts approximately 117 single family lots in the central portion of the property and approximately 17 multifamily lots on the southern and northern portions of the property.

**STAFF RECOMMENDATION:** Approval, subject to a revised conceptual plan, revised development plan, and staff's recommended conditions; approval of the termination of Specific Use Permit No. 1636 for multifamily uses; and approval of the termination of Specific Use Permit No. 2213 for single family uses.

**PRIOR CPC ACTION:** On May 17, 2018, the City Plan Commission held this item under advisement.

**PLANNED DEVELOPMENT DISTRICT NO. 508:**  
<http://www.dallascityattorney.com/51P/ARTICLE%20508.pdf>

## **BACKGROUND INFORMATION:**

- The request site is undeveloped.
- On June 26, 2006, the City Council approved Specific Use Permit No. 1636 for multifamily uses for 233 multifamily units for a permanent time period.
- On September 28, 2016, the City Council approved Specific Use Permit No. 2213 for a maximum of 104 single family units for a permanent time period.
- The applicant also proposes to terminate the two existing Specific Use Permits on site since the proposed tract allows both uses without a specific use permit.

## **Zoning History:**

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

1. **Z156-264:** On September 28, 2016, City Council approved Specific Use Permit No 2213 for single family uses on property zoned as Tract 12 within Planned Development District No. 508 [subject site].
2. **Z156-117:** On February 24, 2016, City Council approved an amendment to a development plan for Tract 12 of Planned Development District No. 508.
3. **Z145-115:** On June 10, 2015, City Council approved an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.
4. **Z167-239:** On January 10, 2018, City Council denied the renewal of Specific Use Permit No. 1624 for an Industrial (outside) not potentially incompatible use for a concrete batch plant on property zoned an IR Industrial Research District.

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Singleton Boulevard	Principal Arterial	100 ft.	100 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 development or on the surrounding street system if staff's recommended conditions are approved.

**Comprehensive Plan:**

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

**LAND USE ELEMENT**

GOAL 1.1           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.

GOAL 1.3           PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1       Create housing opportunities throughout Dallas.

**ECONOMIC ELEMENT**

GOAL 2.5           FOSTER A CITY OF GREAT NEIGHBORHOODS

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

**URBAN DESIGN ELEMENT**

GOAL 5.1           PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.5.1       Promote pedestrian-friendly streetscapes.

The request meets the vision of the *forwardDallas! Comprehensive Plan* by providing an additional housing opportunity adjacent to an established residential community. According to the Comprehensive Plan, "objective standards help establish a level playing field and take the guesswork out of the development process for both developers and neighbors." Staff's recommended conditions for the proposed residential development will provide a streetscape that will accommodate pedestrian use and encourage walkability, thus making it a unique and desirable housing option within the community.

**Area Plan:**

The *Trinity River Corridor Comprehensive Land Use Plan* was adopted by City Council March 9, 2005. The Plan identifies the area of request as being located within the West Dallas District. The preferred Land Use Plan of the West Dallas District, notes the frontage along Singleton Boulevard as a Community Corridor and the remainder of the property as within the Residential Traditional Land Use Module. The Plan states the following on page 74:

While the Residential Traditional land use module can generally accommodate some multi-family, office and/or retail development, these uses should not extend into the single family neighborhoods. Community Corridor development is planned along three major roadways in this district – Singleton Boulevard and Westmoreland and Hampton Roads.

**STAFF ANALYSIS:****Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	Tracts 12 and 13 within PDD No. 508 w/SUP Nos. 1636 and 2213	Undeveloped
<b>North</b>	Tract 12 w/SUP No. 1407 within PDD No. 508	Multifamily
<b>East</b>	Tracts 11 and 13 within PDD No. 508	Multifamily
<b>South</b>	IR	Public school
<b>West</b>	Tract 12 within PDD No. 508	Warehouse distribution

**Land Use Compatibility:**

The surrounding land uses consist of multifamily uses to the north and east, a public school to the south across Singleton Boulevard, and a warehouse distribution center to the west. Properties east of the site are developed with single family uses. Staff supports the request for an MF-2(A) Multifamily District based tract within PDD No. 508 because it is consistent with the surrounding land uses.

**Development Standards:**

The request site is primarily zoned Tract 12 and includes a narrow portion zoned Tract 13 on the easternmost property line that abuts the Kingbridge drainage channel. Tract 12 development standards are based on the MU-1 Mixed Use District standards and Tract 13 development standards are based on the MF-2(A) District standards.

<b>DISTRICT</b>	<b>SETBACKS</b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Minimum Lot Size</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
PD 508 (Tr 12) Mixed use (Existing)	15'	0' 20' adjacent to resident.	35 units per acre	50'	80%	No minimum	Residential, retail and office
PD 508 (Tr 13) Multi-family (Existing)	15'	0' for SF	No maximum	36'	60%	1,000 sq. ft.	Residential
PD 508 (Tr 13A) Multi-family (Proposed)	15' on Singleton, none otherwise	0'	233 unit max overall 73 max MF units	48'	75%	No minimum	Residential

The applicant proposes to build affordable housing units per a separate process with the Housing and Neighborhood Revitalization Department and therefore requests the following modifications to development standards which will be offset by the proposed urban design standards.

#### **Front yard:**

The existing front yard setback in Tracts 12 and 13 is 15 feet. The applicant proposes to provide a minimum 15-foot front yard along Singleton Boulevard, with the flexibility to not provide front yard setbacks on any new rights-of-way. Front yard setback continuity is important and will need to be maintained along Singleton Boulevard, but staff supports the applicant's request for flexibility within the development on the condition that urban design standards are required.

#### **Dwelling unit density and minimum lot size:**

The applicant's proposed development plan includes 817,310 square feet of land which will include 224,694 square feet of open space and 129,294 square feet dedicated right-of-way. Therefore, 643,325 square feet would remain to construct the maximum number of 233 dwelling units. This equates to an average 2,761 square feet of lot area per dwelling unit, which is less dense than the minimum 1,000 square feet that is required of a single family unit in Tract 13. Similarly, Tract 12 limits maximum dwelling unit density to 35 units per acre, or 1,244.57 square feet per dwelling unit. Since the applicant has added an overall maximum number of dwelling units for the proposed tract that essentially decreases the maximum number of dwelling units allowed in Tracts 12 or 13, staff supports the request to exempt the site from minimum lot size requirements.

#### **Height and stories:**

The maximum height and stories in Tract 12 is 50 feet and four stories; the maximum height and stories in Tract 13 is 36 feet and does not limit the number of stories. Staff

supports the applicant's request for a maximum height of 30 feet (36 feet for lots that abut Singleton Boulevard) and three stories plus a rooftop deck because it is less than the maximum height of the current zoning district (primarily Tract 12) and the proposed limitation on the maximum number of stories will limit the structures to be compatible with surrounding multifamily districts.

**Development Plan:**

The applicant requests to allow a plat to serve as a development plan for open space, single family, and multifamily uses. Staff supports the concept of a final plat serving as a development plan for single family and open space uses since the subdivision process would more thoroughly vet the subdivision of single family lots and open space. However, staff does not support the applicant's request to allow a plat to serve as a development plan for a multifamily use, regardless of unit size, because multifamily uses are required to obtain a CPC approved development plan for all other tracts in the remainder of the PDD.

**Urban design requirements:**

In exchange for the relaxation on front yard setbacks, the applicant has proposed some urban design requirements to ensure the street-facing building facades promote a pleasing pedestrian environment.

**Blank wall:**

The applicant proposes a 30-foot maximum blank wall area. *Blank wall area* means any portion of the exterior of a building that does not include a material change, windows or doors, or columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story. This standard is consistent with the apartment, townhouse stacked, townhouse, manor house, and single family development types of Article XIII: Form District regulations.

**Direct entries on Singleton Boulevard:**

Ground-story activation is important to the street frontage on Singleton Boulevard. Therefore, staff supports the request to require a permeable or impermeable path to connect individual ground-level dwelling units along Singleton Boulevard to the public sidewalk.

**Fences:**

Fences in single family districts are restricted to four feet in height only if constructed within the front yard setback. The proposed fence conditions require fences between the street and street-facing building facade to be no more than four feet in height and for all other fences to be a minimum 50 percent open when 1) it exceeds six feet in height, 2) is located within 10 feet of an area used as open space, or 3) is located within 35 feet of the Singleton Boulevard right-of-way. Staff supports the proposed conditions because it is important to regulate how fences separate private and public spaces and because the applicant proposes to not have a front yard setback, with the exception of Singleton Boulevard.

**Transparency:**

Since the Singleton Boulevard street-facing facade and multifamily building street-facing facades are paramount to promoting visibility to streets, staff supports the transparency requirements included in the proposed conditions. This standard is consistent with the apartment, townhouse stacked, townhouse, and manor house development types of Article XIII: Form District regulations.

Staff requested the applicant comply with a 20-percent minimum transparency for the ground and upper stories of a single family structure, which would have been consistent with Article XIII: Form District regulations; however, the applicant objected. Since each single family lot will provide a two-car enclosed parking space, which could be up to 19 feet wide on a 30-foot-wide building facade; the garage would occupy approximately 63 percent of the ground story street-facing building facade. Since the ground story is expected to be 11-and-a-half feet tall, the ground story building facade without a garage would leave approximately 126 square feet to provide 69 square feet of transparency. The applicant objected because of the building costs and energy inefficiencies required to provide more than half of the building facade without a garage with glass.

**Parking:**

The parking requirement for a single family unit is a minimum of two off-street parking spaces. The applicant intends to construct two enclosed parking spaces (garage or carport) for each single family lot; however, the Dallas Development Code requires enclosed parking spaces to be constructed no closer than 20 feet from any right-of way. Staff supports the applicant's requested modification of this requirement to be 20 feet from the sidewalk in lieu of the right-of-way in exchange for architectural elements to soften the presence of a garage door that is expected to occupy approximately two-thirds of the building facade. Staff notes that although a typical parking space is 18 feet



deep, a minimum of two feet are expected between the vehicle and garage door, and therefore, a minimum 20-foot space between garage door and sidewalk is staff's recommended minimum to ensure pedestrians need not enter the street to avoid a vehicle parked across the sidewalk.

### **Landscaping:**

Landscaping in PDD No. 508 refers to Article X landscaping standards. Staff supports the applicant's request for an increased number and caliper of street trees on Singleton Boulevard.

<b>Landscaping Standard</b>	<b>Article X</b>	<b>Proposed</b>
Street trees per feet of frontage	50	40
Minimum street tree caliper	3 inches	4 inches
Maximum distance from curb	30 feet	20 feet

### **Street Design:**

#### **Minimum pavement and right-of-way width:**

Staff does not support the applicant's requested minimum right-of-way width of 45 feet with a minimum 26 feet of pavement as illustrated on the attached exhibit. Staff recommends that street and right-of-way standards be governed by the subdivision process and not altered in planned development district regulations because it has the potential to create substandard street conditions that could prevent emergency access and create utility conflicts. For instance, the Dallas Fire Department requires a minimum 20-foot-wide clear path to maneuver and operate fire apparatuses when it serves structures that do not exceed 30 feet in height. Since a parked car occupies approximately eight to eleven feet in pavement width, and since it is common for residents, visitors, and service vehicles to park on either or both sides of a public street, regardless if no parking signs are posted, the applicant's minimum 26-feet of pavement could prevent or delay emergency fire access to the proposed development. Additionally, if utilities do not have adequate right-of-way, they begin to stack upon each other, which could potentially complicate upgrades and repairs; or, they may refuse to provide service to the development altogether.

If staff's recommendation is followed and the planned development regulations were silent on right-of-way width and pavement width, the right-of-way dedication for the development would be 52 feet. This right-of-way width would contain the following elements as illustrated on the next page: 1) because the request limits lots that do not front on Singleton Boulevard to 30 feet in height, the Dallas Fire Department would

require 20 feet of clearance for fire apparatuses; 2) since a parked car or service vehicle would obstruct the clearance needed for fire vehicles and equipment, a minimum of eight feet of pavement with a six-inch curb is required for each side of the roadway, or an additional 17 feet of pavement; 3) staff recommends a minimum five-foot wide sidewalk on each side of the street; and 4) the remaining right-of-way width would be available for utilities which utilize the entire right-of-way width to place utilities to the development.

Finally, staff's recommendation for a right-of-way width that meets City standards is not only for public health, safety, and welfare, but also because the proposed conditions do not require front yard setbacks and because the proposed conditions include relief for a garage door to be located closer than 20 feet from the right-of-way.

**Allowed uses in a shared access easement:**

The applicant has also requested that any allowed use need only to have frontage on a shared access easement instead of a dedicated public right-of-way. Since public rights-of-way are integral to providing access, emergency services, and utilities, and because shared access developments are restricted by plat to single family uses in the Dallas Development Code, staff does not support this portion of the request.

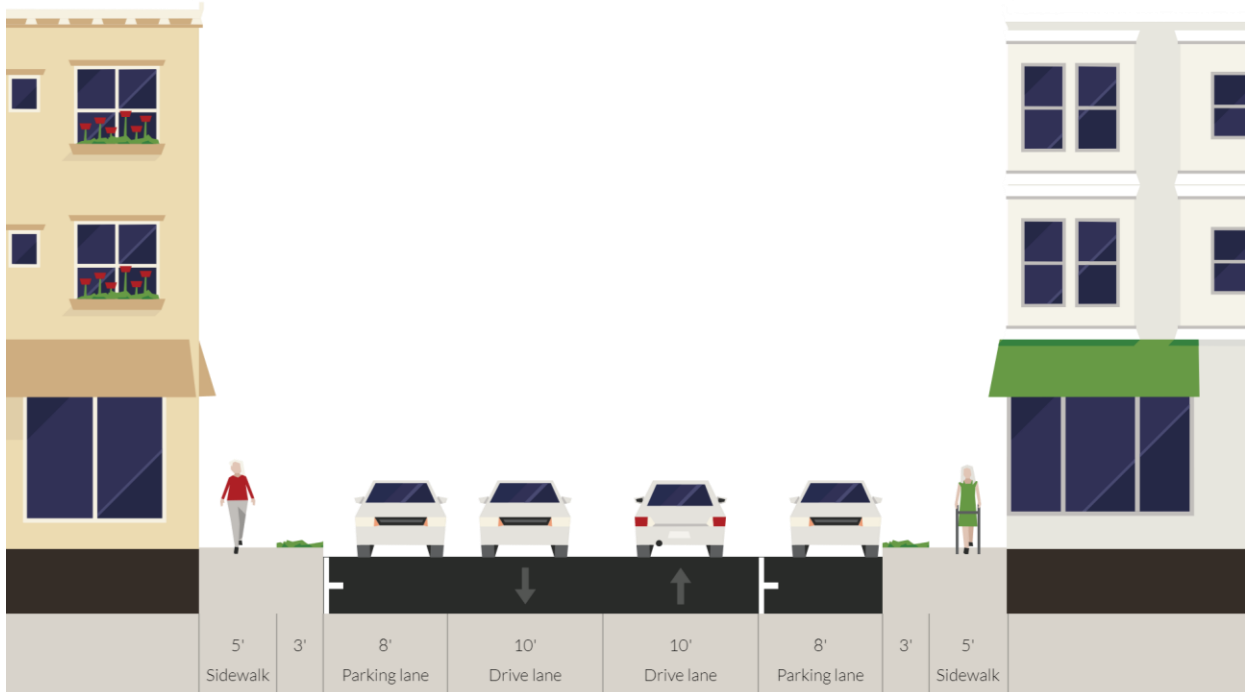
**Emergency access:**

The applicant has requested a provision to memorialize a reported conversation with the Dallas Fire Department which is predicated on whether or not the applicant is able to secure an access point through adjoining private property for emergency access. The applicant proposes that if emergency access is not granted via an adjacent property, then automatic sprinkler systems would serve as a substitute protection. Staff does not support the request 1) because not all emergency access problems, such as medical attention, can be solved with sprinklers and 2) zoning regulations should not be used as leverage to pervert other regulations that do not pertain to zoning and land use.

## Applicant Requested



## Staff Recommended



**PROPOSED AMENDMENTS TO:**

**ARTICLE 508.**

**PD 508.**

**SEC. 51P-508.101. LEGISLATIVE HISTORY.**

PD 508 was established by Ordinance No. 23536, passed by the Dallas City Council on June 10, 1998. Ordinance No. 23536 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23536 was amended by Ordinance No. 24076, passed by the Dallas City Council on October 27, 1999; Ordinance No. 24374, passed by the Dallas City Council on September 13, 2000; Ordinance No. 24655, passed by the Dallas City Council on June 27, 2001; Ordinance No. 24725, passed by the Dallas City Council on September 26, 2001; and Ordinance No. 25982, passed by the Dallas City Council on May 25, 2005. (Ord. Nos. 19455; 23536; 24076; 24374; 24655; 24725; 25982; 26042)

**SEC. 51P-508.102. PROPERTY LOCATION AND SIZE.**

PD 508 is established on property generally bounded by Hampton Road on the east, Dennison Street, Fish Trap Road and Singleton Boulevard on the South, Westmoreland Road and the centerline of Old Trinity River on the west, and Canada Drive on the north. The size of PD 508 is approximately 481.26 acres. (Ord. Nos. 23536; 26042)

**SEC. 51P-508.103. 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. In this district,

(1[e]) COMMERCIAL AMUSEMENT CABLE SKI PARK AND RECREATION AREA means a facility offering water skiing and wakeboarding by an automated cable pulling system and other recreation or games of skill to the general public for a fee. This use must include water skiing and wakeboarding by an automated cable pulling system, but may also include other recreation activities and games of skill. Office, retail, and restaurant uses are permitted as part of this use but are limited to a total of 5,000 square feet of floor area.

(2) OPEN SPACE means an area that is open to the public and is unobstructed to the sky without permanent structures except structures supporting pedestrian or outdoor recreational uses; kiosks that provide information related to the open space; water features, including fountains, ponds, and waterfalls; and security, audio-visual, or maintenance equipment.

(3) WOONERF means a street with no traditional curb and gutter to accommodate pedestrian use and allow storm water to drain as a sheet flow across the street.

(c) Tract 13A is considered to be a residential zoning district.  
(Ord. Nos. 23536; 25982; 26042; 27771)

#### **SEC. 51P-508.103.1. EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 508A: conceptual plan.
- (2) Exhibit 508B: development plan for Tract 12A.
- (3) Exhibit 508C: development plan for a portion of Tract 3.
- (4) Exhibit 508D: development plan for a portion of Tract 14.
- (5) Exhibit 508E: development plan for a portion of Tract 12.
- (6) Exhibit 508F: athletic field traffic management plan. (Ord. Nos. 28758; 30024; 30230)

#### **SEC. 51P-508.104. CONCEPTUAL PLAN.**

Use of the Property must comply with the conceptual plan (Exhibit 508A). In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. Ord. Nos. 23536; 25982; 26042; 27175)

#### **SEC. 51P-508.105. DEVELOPMENT PLAN.**

- (a) A development plan for each phase of development must be approved by the city plan commission prior to the issuance of a building permit for each phase.
- (b) A development plan for Tract 12A is labeled Exhibit 508B.
- (c) A development plan for a portion of Tract 3 is labeled Exhibit 508C.
- (d) A development plan for a portion of Tract 14 is labeled Exhibit 508D.

*Staff recommendation:*

(e) For open space and single family uses in Tract 13A, a final plat may serve as a development plan.



*Applicant requested:*

(e) For multifamily uses limited to 40 units, open space, and single family uses in Tract 13A, a final plat may serve as a development plan.
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**SEC. 51P-508.106. CREATION OF TRACTS.**

This district is divided into 17 [46] tracts: Tracts 1, 2, 3, 4, 5, 6, 7, 7A, 8, 9, 10, 11, 12, 12A, 13, 13A, and 14. The boundaries of all areas are described in Exhibit A of Ordinance No. 23536, as amended by Ordinance No. 25982. The boundaries of the areas are shown on the conceptual plan. If there is a conflict, the descriptions in Exhibit A of Ordinance No. 23536, as amended, control over the graphic description on the conceptual plan. (Ord. Nos. 23536; 24725; 25982; 26042; 30230)

**SEC. 51P-508.107. TRACT REGULATIONS.**

- (a) Tracts 1 and 9 [CLUSTERED HOUSING (CH) Tracts].

*OMITTED FOR BREVITY*

- (b) Tracts 4, 8, 10, 11, ~~and~~ 13, and 13A (MULTI-FAMILY [MF-2(A)] Tracts).

- (1) Main uses permitted.

- (A) Agricultural uses.

-- None permitted.

- (B) Commercial and business service uses.

-- None permitted.

- (C) Industrial uses.

-- None permitted.

- (D) Institutional and community service uses.

-- Adult day care facility. [SUP]

-- Child-care facility. [SUP]

-- Church.

-- College, university, or seminary. [SUP]

-- Community service center. [SUP]

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

institutions.

- Convent or monastery. *[SUP]*
- Foster home. *[SUP]*
- Hospital. *[SUP]*
- Library, art gallery, or museum. *[SUP]*
- Public or private school. *[SUP]*
- Cemetery or mausoleum.
  
- (E) Lodging uses.
  - None permitted.
  
- (F) Miscellaneous uses.
  - Carnival or circus (temporary). *[By special authorization of the building official.]*
  - Temporary construction or sales office.
  
- (G) Office uses.
  - None permitted.
  
- (H) Recreation uses.
  - Private recreation center, club, or area. *[SUP]*
  - Public park, playground, or golf course.
  
- (I) Residential uses.
  - Multifamily.
  - Single family.
  - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
  - Retirement housing. *[Tract 4 only.]*
  
- (J) Retail and personal service uses.
  - None permitted. *[Tracts 4, 8, 10, 11 only.]*
  - Commercial amusement cable ski park and recreation area. *[Tract 13 only.]*
  
- (K) Transportation uses.
  - Transit passenger shelter.
  - Transit passenger station or transfer center. *[SUP]*
  
- (L) Utility and public service uses.
  - Electrical substation. *[SUP]*

- Local utilities.
- Police or fire station. [SUP]
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [SUP]
- Utility or governmental installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

- Recycling drop-off container.
- Recycling drop-off for special occasion collection.

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

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

- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory pathological waste incinerator.

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

- Accessory helistop.

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

(A) Front yard.

- (i) Tract 4. Minimum front yard is 50 feet.
- (ii) Tracts 8, 10, 11, and 13. Minimum front yard is 15 feet.
- (iii) Tract 13A. Except as provided in this subparagraph, no minimum front yard. Minimum front yard is 15 feet along Singleton Boulevard.

(B) Side and rear yard.

- (i) Tract 4. Minimum side and rear yard is 50 feet.
- (ii) Tracts 8, 10, 11, and 13, and 13A.

(aa) No minimum side and rear yard for single family structures.

(bb) Minimum side yard for other permitted structures is 10 feet.

(cc) Minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(C) Dwelling unit density. Except as provided in this subparagraph, ~~n[N]~~o maximum dwelling unit density. In Tract 13A, maximum number of multifamily dwelling units is 73 and maximum total number of dwelling units is 233.

(D) Floor area ratio. No maximum floor area ratio.

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height.

(aa) Unless further restricted under Subparagraph (E)(i) and except as provided in this paragraph, maximum structure height is 36 feet.

(bb) In Tract 4, maximum structure height is 50 feet.

(cc) In Tract 13, maximum height for towers for a commercial amusement cable ski park and recreation area is 60 feet.

(dd) In Tract 13A, except as further restricted under Subparagraph (E)(i) and as provided in this maximum height is 30 feet. For lots with frontage on Singleton Boulevard, maximum height is 36 feet.

(F) Lot coverage.

(i) Except as provided in this subparagraph, ~~m[M]~~aximum lot coverage is:

(aa) 60 percent for residential structures; ~~and~~

(bb) 50 percent for nonresidential structures;

(cc) 75 percent in Tract 13A.

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

(G) Lot size.

(i) Except for Tract 13A, m[M]inimum lot area per dwelling unit is as follows:

<u>Type of Structure</u>	<u>Minimum Lot Area Per Dwelling Unit</u>
Single family	1,000 s[S]q. ft.
Multifamily:	
No separate bedroom	800 sq. ft.
One bedroom	1,000 sq. ft.
Two bedroom	1,200 sq. ft.
More than two bedrooms	150 sq. ft.
(Add this amount for each bedroom over two)	

(ii) In Tract 13A, no minimum lot size.

(H) Stories. Except as provided in this subparagraph, n[N]o maximum number of stories. In Tract 13A, except for a rooftop deck, maximum number of stories is three.

(I) Tract 13A urban design requirements. The requirements in this subparagraph apply in Tract 13A.

(i) Blank wall. Maximum blank wall area on street-facing facades is 30 feet.

(ii) Direct entries on Singleton Boulevard. Street-fronting, ground-level dwelling units along Singleton Boulevard must have an improved path connecting individual dwelling units facing Singleton Boulevard to the public sidewalk. The improved path may be constructed of concrete or a permeable hardscape material such as decomposed granite.

(iii) Fences. Fences between the right-of-way and the street-facing building facade may not exceed four feet in height. For all other fences, a fence must be a minimum 50 percent open when the fence:

(aa) exceeds six feet in height,



(bb) is located within ten feet of an area used as required open space, or

(cc) is located within 35 feet of the Singleton Boulevard right-of-way.

(iv) Transparency.

(aa) In general. Ground story transparency is calculated as a percentage of the ground story building facade that contains openings filled with glass. Upper story transparency is calculated as a percentage of the building facade above the ground story building facade that contains openings filled with glass. Transparency applies to street-facing facades and to facades that face open space. Transparency does not apply to detached single family structures.

(bb) Ground story transparency. A minimum of 30 percent of the ground story facade must contain openings filled with glass.

(cc) Upper story transparency. A minimum of 25 percent of the upper story facade must contain openings filled with glass.

(v) Walking distance to open space. Maximum walking distance to open space from the nearest point of a ground story entrance of a residential building is 500 feet, measured along the most convenient pedestrian walkway.

(vi) Open space.

(aa) In general. A minimum of 87,120 square feet must be provided as open space.

(bb) Pedestrian amenities. In each open space area, a minimum of one of the following pedestrian amenities is required:

(I) Art or an architectural element. This pedestrian amenity is required within the open space area at the southeast corner of Tract 13A fronting on Singleton Boulevard.

(II) Fishing pier or boat launch.

(III) Playground.

(IV) Dog park with a minimum four-foot tall, minimum 50 percent open perimeter fence and a minimum of one pet waste station for every 2,000 square feet of fenced dog park area.

(V) Public seating or gathering areas.

(VI) Bicycle racks

(dd) Maintenance. All pedestrian amenities must be maintained by the owner of the lot or the home owner's association; if there is more than one owner, all owners are jointly and severally responsible for maintenance.

(4) Off-street parking and loading.

(A) In general. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(B) Commercial amusement cable ski park and recreation area. A commercial amusement cable ski park and recreation area is required to provide 150 parking spaces. The parking must be paved or of a surface approved by the Building Official.

(C) Tract 13A.

(i) Garage design. Front loading, street facing enclosed parking spaces must not project out from the ground story street-facing building facade. When an enclosed parking space is recessed less than seven feet from the ground story street-facing building facade, it must incorporate four different architectural elements. Architectural elements include:

(aa) Arches.

(bb) Balconies or other decorative overhangs above an enclosed parking space.

(cc) Columns flanking an enclosed parking space.

(dd) Decorative banding or moldings.

(ee) Decorative vent covers on a gable facade just above the enclosed parking space.

(ff) Multiple raised panel garage door designs.

(gg) Architectural detailing including decorative brackets on garage doors.

(hh) Sconce lighting.

(ii) Windows or openings on garage doors.

(ii) Garage location. Except as provided in this subparagraph, a parking space in an enclosed structure must be at least 20 feet from the right-of-way line adjacent to a street or alley when the space faces upon or can be entered directly from the street or alley. A parking space in an enclosed structure may be within 20 feet of the right-of-way line adjacent to a street or alley when:

(aa) The parking space can be entered directly only from a street or alley that is not designated as a thoroughfare in the city's thoroughfare plan;

(bb) The garage door has a remote automatic control installed that is maintained in working condition; and

(cc) The garage door is a minimum of 20 feet from the sidewalk.

(5) Environmental performance standards.

(A) Except as provided in this paragraph, see Article VI.

(B) All of the following are required for a commercial amusement cable ski park and recreation area in Tract 13:

(i) A plan and design to preserve and enhance the water quality of the lake prepared by a Certified Professional Wetland Scientist by the Society of Wetland Scientists must be submitted with the development plan for City Plan Commission approval. The plan must show the location and type of aquatic vegetation.

(ii) Aquatic vegetation must be planted adjacent to all storm water outfalls.

(iii) The wetland buffer must be an area shown on the development plan with a minimum of 7,000 square feet adjacent to the outfall at the southeast corner of Fish Trap Lake. Native wetland plants suitable for planting include, but are not limited to:

(aa) Grasses:

-- Sedges (Carex, Eleocharis sp.)

-- Rushes (Juncus sp.)

-- Bulrushes (Schoenoplectus, Scirpus sp.)

(bb) Herbs:

-- Sweetflag (Acorus sp.)

-- Cannas (Canna sp.)

-- Horsetails (Equisetum sp.)

-- Irises (Iris sp.)

-- Arrowheads (Sagittaria sp.)

-- Lilies (Nymphaea sp.)

(iv) Sediment discharge from the storm water outfalls shall be removed annually for the duration of the commercial amusement cable ski park and recreation area use.

(v) A person operating a commercial amusement cable ski park and recreation area must test the water in Fish Trap Lake on a quarterly basis using the current state standard for contact water sports. The test results must be made available to the Building Inspector and the Director of Storm Water Management, upon request.

(6) Landscaping.

(A) In general. Except as provided in this section, l[~~L~~]andscaping must be provided in compliance with the requirements of Article X.

(B) Tract 13A. Along Singleton Boulevard, one large street tree with a minimum four caliper inches must be provided for every 40 feet of frontage and must be located within two and one-half feet and 20 feet from the back of the projected Singleton Boulevard street curb.

(7) Additional provisions.

(A) In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(B) Access to a commercial amusement cable ski park and recreation area in Tract 13 must be off Toronto Street as shown in the traffic management plan (Exhibit 508C).

(c) Tracts 3, 5, 6, 7, 7A, and 14 (LIMITED OFFICE [LO-1(A)] Tracts).

*OMITTED FOR BREVITY*

(d) Tracts 2, 12, and 12A [MIXED USE (MU-1) Tracts].

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

- Catering service.
- Custom business service.
- Electronics service center.
- Labor hall. [SUP]
- Medical or scientific laboratory. [SUP]

- Custom woodworking, furniture construction or repair.  
*[Permitted on Tract 12 only.]*
- Commercial cleaning or laundry plant. *[Permitted on Tract 12 only.]*
- Machinery, heavy equipment or truck sales and service.  
*[Permitted on Tract 12 only.]*

(C) Industrial uses.

- None permitted.

(D) Institutional and community service uses.

- Adult day care facility. *[SUP]*
- Child-care facility. *[SUP]*
- Church
- College, university, or seminary. *[SUP]*
- Community service center, Tracts 2 and 12. *[SUP]*
- Community service center, Tract 12A.
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*
- Foster home. *[SUP]*
- Hospital. *[SUP]*
- Library, art gallery, or museum. *[SUP]*
- Public or private school.

(E) Lodging uses.

- Hotel or motel. *[SUP]*

(F) Miscellaneous uses.

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

(G) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window. *[DIR]*
- Medical clinic or ambulatory surgical center.
- Office.

(H) Recreation uses.

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



(I) Residential uses.

- Duplex. [SUP]
- Group residential facility. [SUP]
- Handicapped group dwelling unit. [SUP]
- Residential hotel. [SUP]
- Retirement housing. [SUP]
- Single family. [SUP]
- Multifamily. [SUP]

(J) Retail and personal service uses.

- Animal shelter or clinic without outside run.
- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside). [SUP]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [SUP]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [DIR]
- Restaurant with drive-in or drive-through service. [DIR]
- Theater.

(K) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. [SUP or city council resolution.]

(L) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.

-- Radio, television, or microwave tower. [SUP]  
-- Tower/antenna for cellular communication. *[Use is permitted on these tracts as if the tracts were located in an MU-1 Mixed Use District; see Section 51A-4.212(10.1).]*  
-- Utility or government installation other than listed. [SUP]

(M) Wholesale, distribution, and storage uses.

- Mini-warehouse. [SUP]
- Recycling buy-back center. [SUP]
- Recycling collection center. [SUP]
- Recycling drop-off container. [SUP]
- Recycling drop-off for special occasion collection. [SUP]
- Warehouse. *[Permitted on Tract 12 only.]*

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

(A) The following accessory use is not permitted in this district:

- Private stable.

(B) The accessory helistop use is permitted by SUP only.

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

(A) Front yard.

- (i) Minimum front yard is 15 feet.
- (ii) Urban form setback. An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(B) Side and rear yard.

- (i) Minimum side and rear yard is:
  - (aa) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and
  - (bb) no minimum in all other cases.

(ii) Tower spacing. An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet.

(C) Dwelling unit density.

(i) Tract 2. Maximum dwelling unit density in Tract 2 varies depending on whether the development is a “mixed use project” as follows:

<b>Maximum Dwelling Unit Density</b> <b><u>(dwelling units per net acre)</u></b>		
<b><u>Base</u></b> <b><u>(No MUP)</u></b>	<b><u>MUP with Mix of</u></b> <b><u>2 Categories</u></b>	<b><u>MUP with Mix of 3</u></b> <b><u>or More Categories</u></b>
<b>15</b>	<b>20</b>	<b>25</b>

(ii) Tract 12. Maximum dwelling unit density in Tract 12 is 35 units per acre. Maximum number of residential dwelling units permitted in Tract 12 is 1770.

(D) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is a “mixed use project” as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” The third column (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. The fourth column (MUP=3/no Res) is the FAR for an MUP with a mix of three or more use categories, none of which is “residential.” The fifth column (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two or more other use categories.]

<b>Maximum Floor Area Ratio</b>					
<b><u>Use</u></b> <b><u>Categories</u></b>	<b><u>Base</u></b> <b><u>(no MUP)</u></b>	<b><u>MUP=2</u></b> <b><u>(no Res)</u></b>	<b><u>MUP=2</u></b> <b><u>(with Res)</u></b>	<b><u>MUP=3</u></b> <b><u>(no Res)</u></b>	<b><u>MUP=3</u></b> <b><u>(with Res)</u></b>
<b>Lodging</b>	<b>0.8</b>	<b>0.85</b>	<b>0.9</b>	<b>0.85</b>	<b>0.95</b>
<b>Office</b>	<b>0.8</b>	<b>0.85</b>	<b>0.9</b>	<b>0.85</b>	<b>0.95</b>
<b>Residential</b>	<b>0.8</b>	<b>-----</b>	<b>0.95</b>	<b>-----</b>	<b>0.95</b>
<b>Retail and personal service</b>	<b>0.4</b>	<b>0.5</b>	<b>0.5</b>	<b>0.6</b>	<b>0.6</b>
<b>TOTAL DEVELOPMENT</b>	<b>0.8</b>	<b>0.9</b>	<b>1.0</b>	<b>1.0</b>	<b>1.1</b>

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys and sports lighting, structures listed in Section 51A-4.408(a)(2)

may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. Residential proximity slope does not apply to sports lighting standards in Tract 2 only.

(ii) Maximum height.

(aa) Unless further restricted under Subparagraph (E)(i), maximum structure height is 50 feet.

(bb) In Tract 2, maximum height for sports lighting standards is 80 feet.

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

(G) Lot size. No minimum lot size.

(H) Stories. Maximum number of stories is four.

(4) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. For the community service center in Tract 12A, off-street parking must be provided as shown on the development plan for Tract 12A.

(5) Environmental performance standards. See Article VI.

(6) Landscaping. Landscaping must be provided in compliance with the requirements of Article X.

(7) Additional provisions.

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

(B) Creation of a building site on Tract 12 A. The building official may issue a certificate of occupancy or building permit for a building site on Tract 12A if the building permit that authorized the existing structure was issued on or before August 1, 1984, and the proposed work will not increase the floor area of the structure by more than 80 percent.

The total floor area of the proposed work must not exceed 10,000 square feet. No certificate of occupancy or building permit may be issued for a single family or duplex use in Tract 12A.

(8) Screening.

(A) The provisions for off-street parking contained in Section 51A-4.301(f) apply to this PD except as provided in this Subparagraph (B).

(B) Screening of off-street parking on Tract 12 may be a wrought iron fence that is not less than six feet in height in combination with evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed. (Ord. Nos. 23536; 24076; 24374; 24655; 24725; 25982; 26042; 27175; 27771; 27785; 28758; 30230)

**SEC. 51P-508.108. SIGNS.**

Signs must comply with the following regulations:

(1) For Tracts 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13, **13A**, and 14, signs must comply with the provisions for non-business zoning districts contained in Article VII.

(2) For Tracts 2, 7A, 12, and 12A, signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23536; 25982; 26042; 30230)

**SEC. 51P-508.108.1. ADDITIONAL PROVISIONS FOR ATHLETIC FIELDS IN TRACTS 2 AND 7A.**

*OMITTED FOR BREVITY*

**SEC. 51P-508.109. ADDITIONAL PROVISIONS.**

(a) The Property [~~entire premises~~] must be properly maintained in a state of good repair and neat appearance at all times.

(b) Use of the Property must comply with all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 23536; 25982; 26042)



*Staff recommended:*

**SEC. 51P-508.110. SIDEWALKS AND PAVING.**

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

**(b) Tract 13A.** Sidewalks must be a minimum of five feet wide.

*Applicant requested:*

**SEC. 51P-508.110. STREET DESIGN, SIDEWALKS, PAVING, AND EMERGENCY ACCESS.**

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

**(b) Tract 13A.** When on-street parking is prohibited:

(1) Minimum right-of-way width is 45 feet.

(2) Minimum street pavement width is 26 feet.

(3) When streets are constructed as a Woonerf, bollards or other traffic barriers must be located to direct and separate automobile traffic from pedestrian traffic.

(4) All allowed uses in Tract 13A are allowed in a shared access development.

(5) All shared access areas must front on a public street (not an alley) or a mutual access and public utility easement, have a minimum width of 20 feet, and have a minimum paving width of 16 feet..

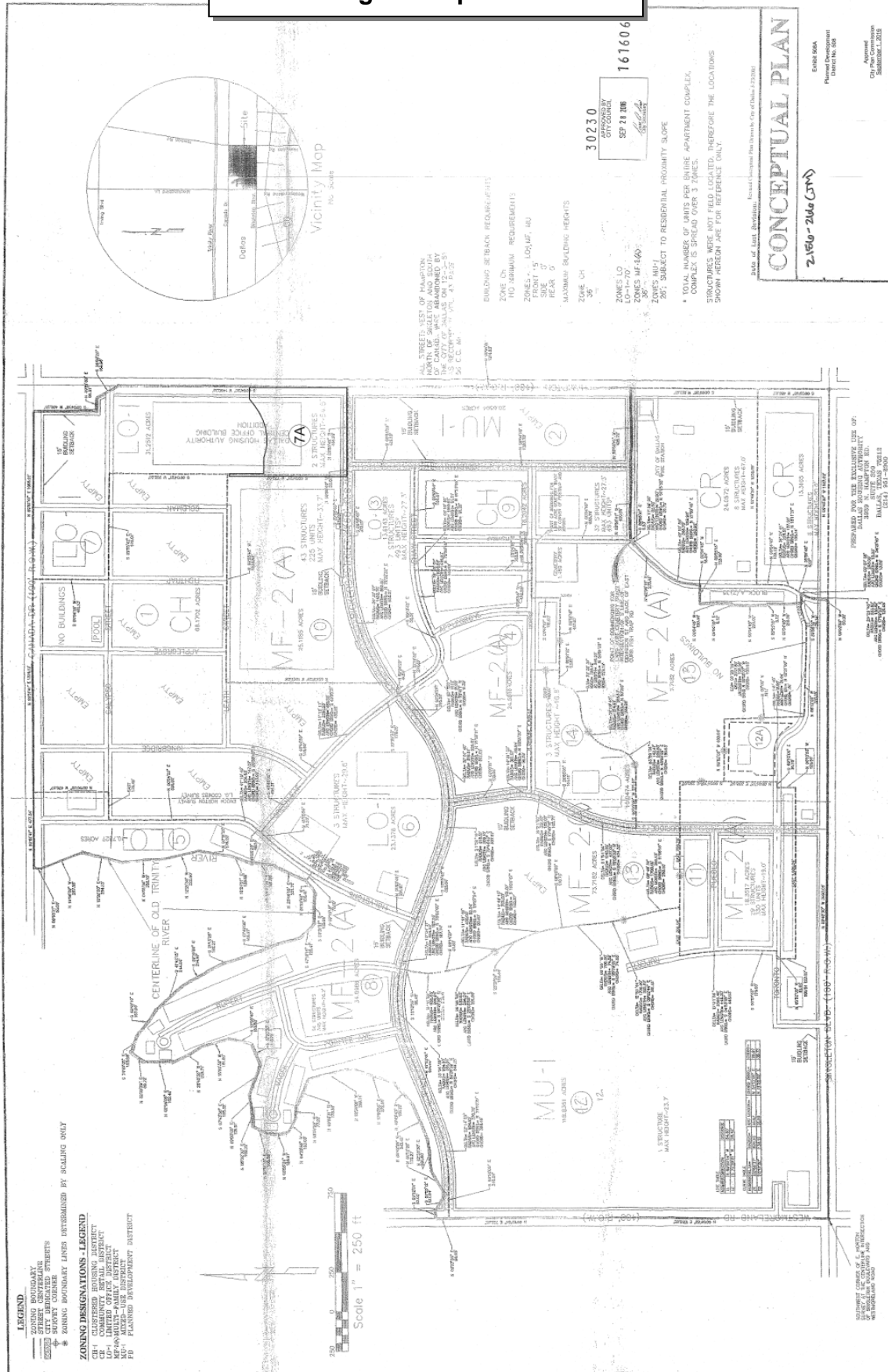
**(c) Emergency access to Tract 13A.** Tract 13A will include a minimum of three access points provided that the adjoining landowner to the north and east of Tract 13A is agreeable. If the adjoining landowner is not agreeable, a minimum of two access points will be sufficient in Tract 13A provided that automatic sprinkler systems are provided in all structures that are not located within 600 feet of an access point.

(Ord. Nos. 24655; 26042)

**SEC. 51P-508.111. COMPLIANCE WITH CONDITIONS.**

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24655; 26042)

### Existing Conceptual Plan





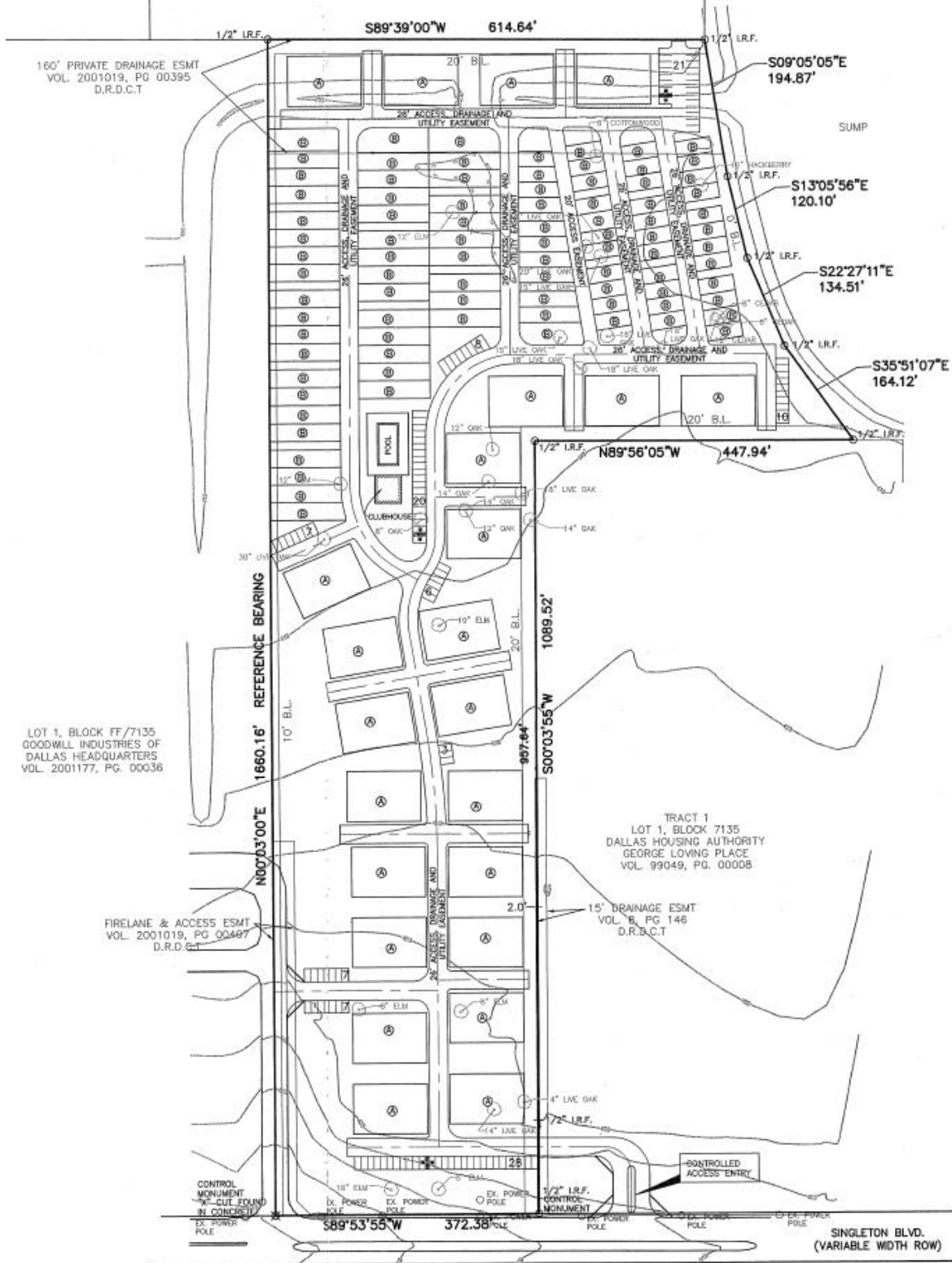
**PROPOSED TERMINATION  
SUP NO. 1636**

1. ~~[USE: The only use authorized by this specific use permit is multifamily use.]~~
2. ~~[SITE PLAN: Use and development of the Property must comply with the attached site plan.]~~
3. ~~[TIME LIMIT: This specific use permit has no expiration date.]~~
4. ~~[LANDSCAPING: Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.]~~
5. ~~[DENSITY: The maximum number of dwelling units is 233.]~~
6. ~~[INGRESS AND EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.]~~
7. ~~[OFF-STREET PARKING: A minimum of 583 off-street parking spaces must be provided in the location shown on the attached site plan.]~~
8. ~~[SCREENING: A minimum eight-foot-high solid masonry fence must be provided along the western boundary of the Property.]~~
9. ~~[SETBACKS: Setbacks must be provided as shown on the attached site plan.]~~
10. ~~[MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.]~~
11. ~~[GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.]~~

# Existing Site Plan SUP NO. 1636 (To be terminated)

2.3 ACRE TRACT  
BLOCK 7135  
HOUSING AUTHORITY  
ERS STREET TRACT

152 TOWNHOMES  
VOL. 2001029, PG. 02004

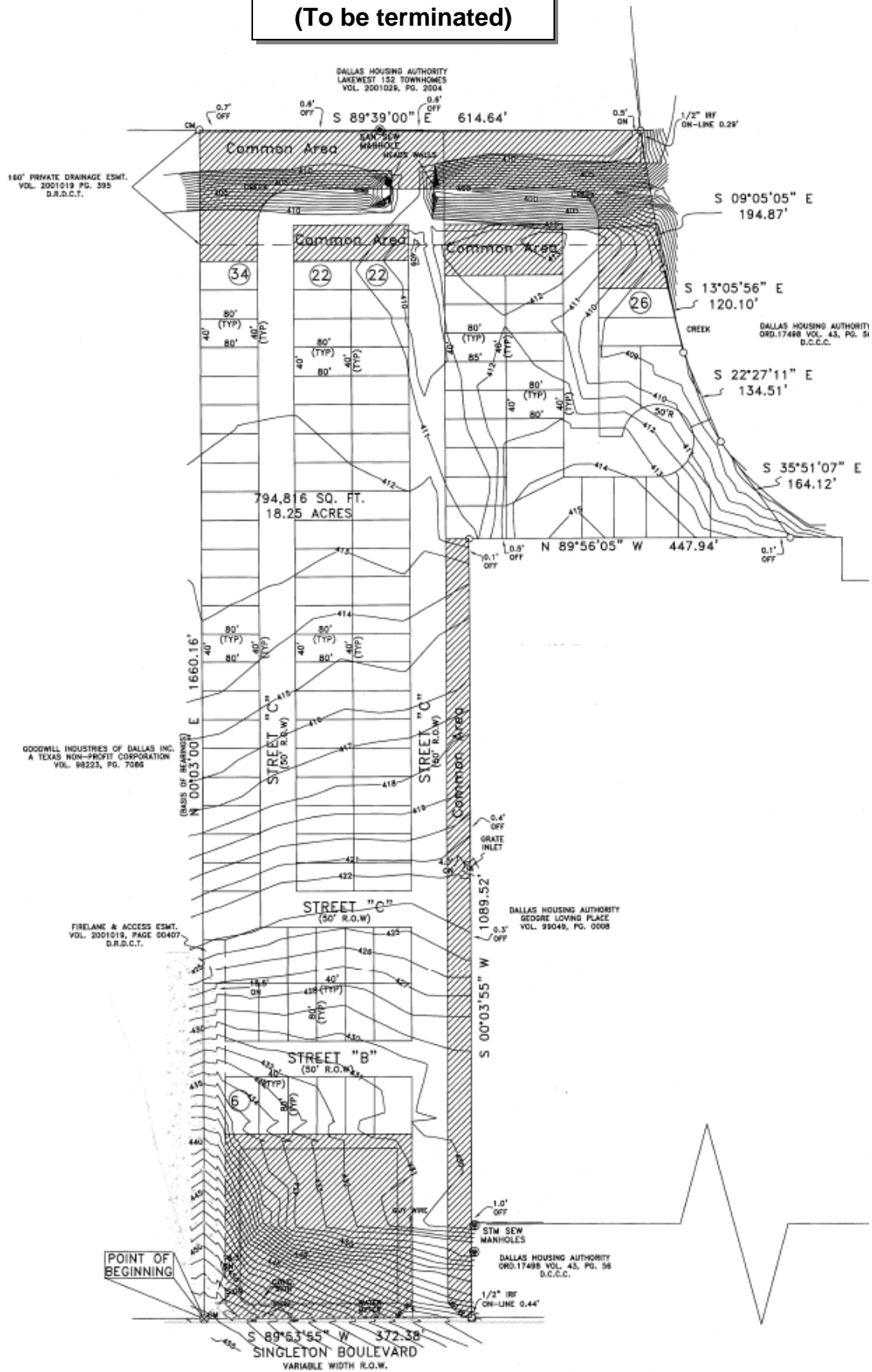


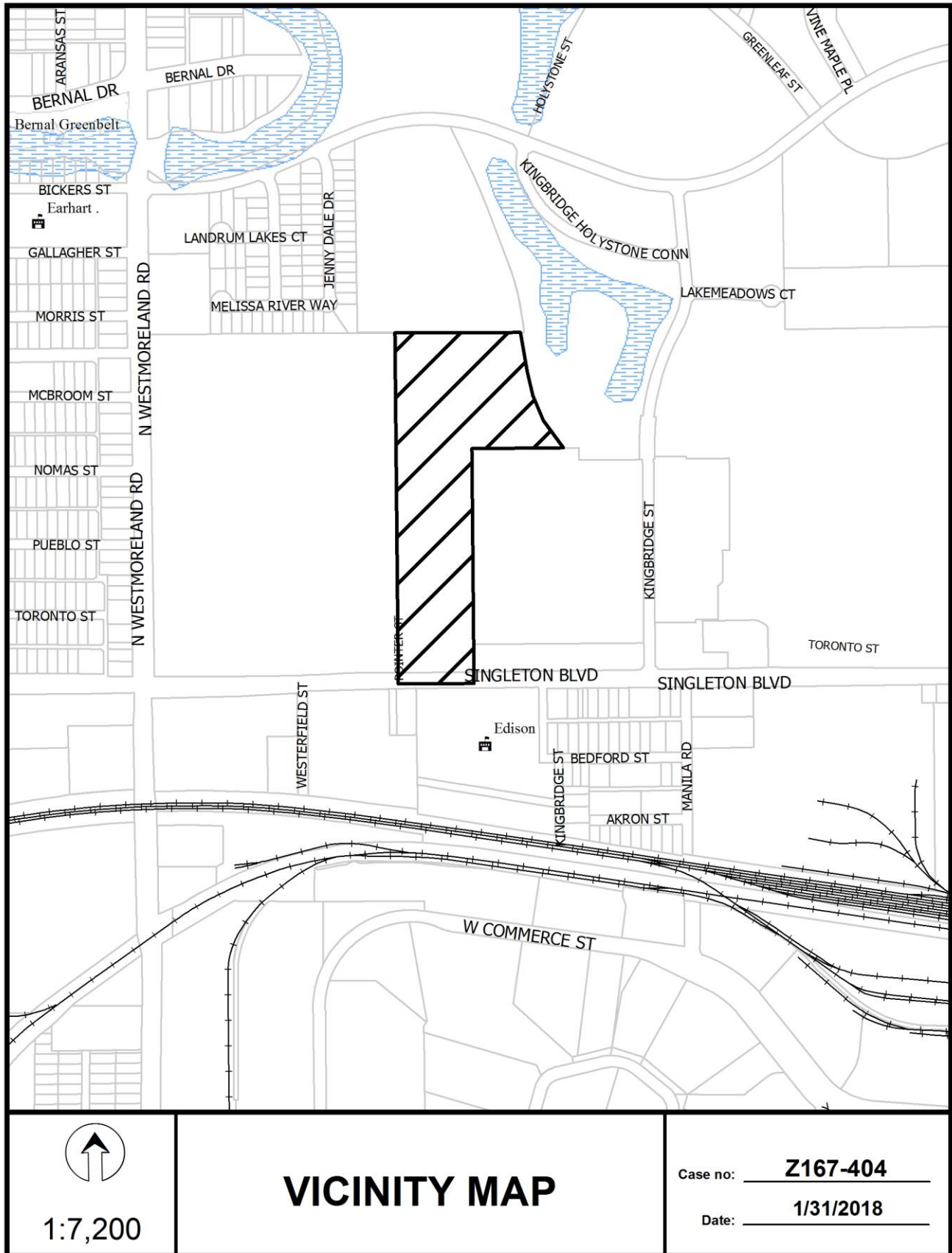


**PROPOSED TERMINATION  
SUP NO. 2213**

1. ~~[USE: The only use authorized by this specific use permit is single family.]~~
2. ~~[SITE PLAN: Use and development of the Property must comply with the attached site plan.]~~
3. ~~[TIME LIMIT: This specific use permit has no expiration date.]~~
4. ~~[LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.]~~
5. ~~[DENSITY: The maximum number of dwelling units is 104.]~~
6. ~~[INGRESS AND EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.]~~
7. ~~[SCREENING: A minimum eight-foot-high solid masonry fence must be provided along the western boundary of the Property except where existing pavement is located.]~~
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.]~~

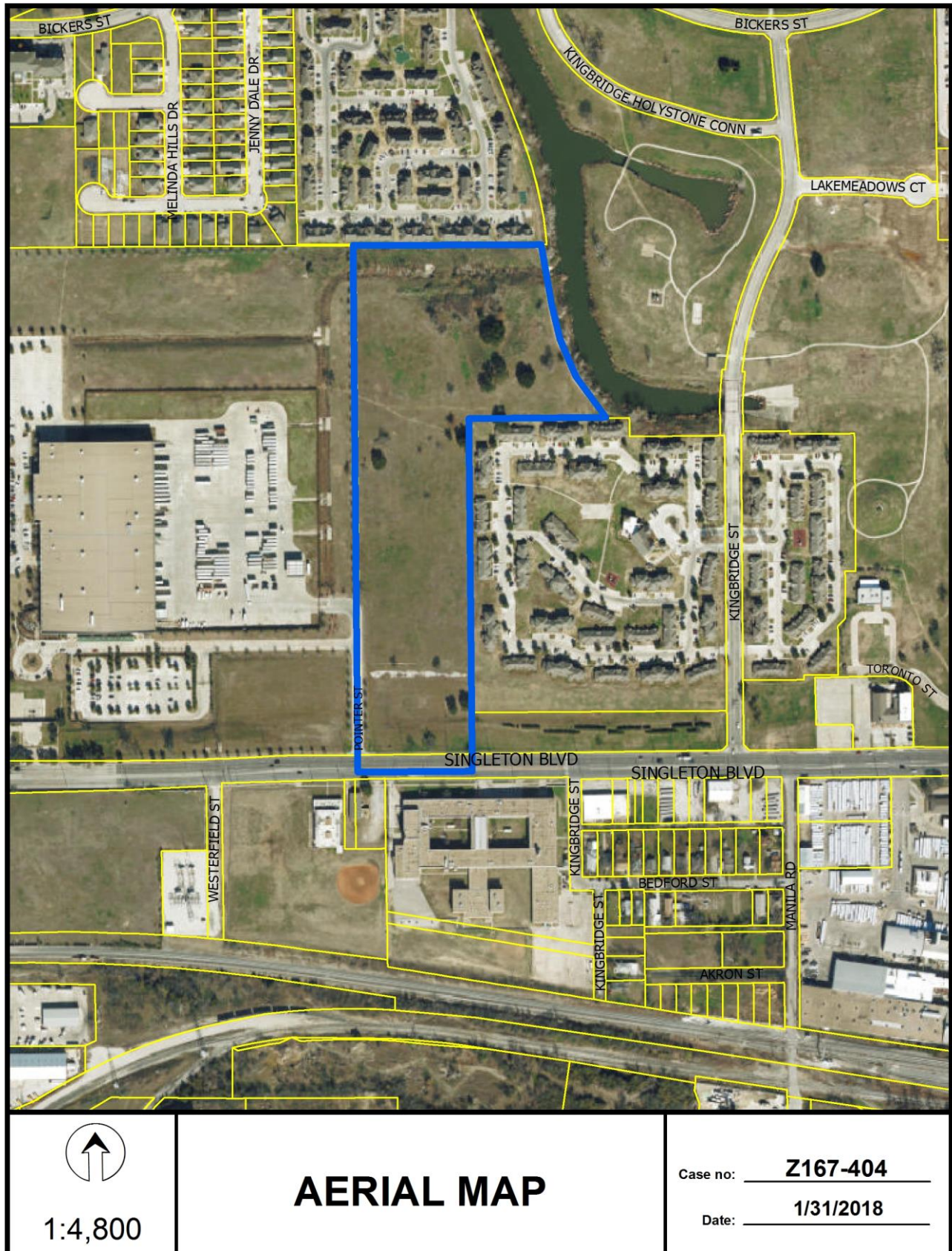
**Existing Site Plan  
SUP NO. 2213  
(To be terminated)**

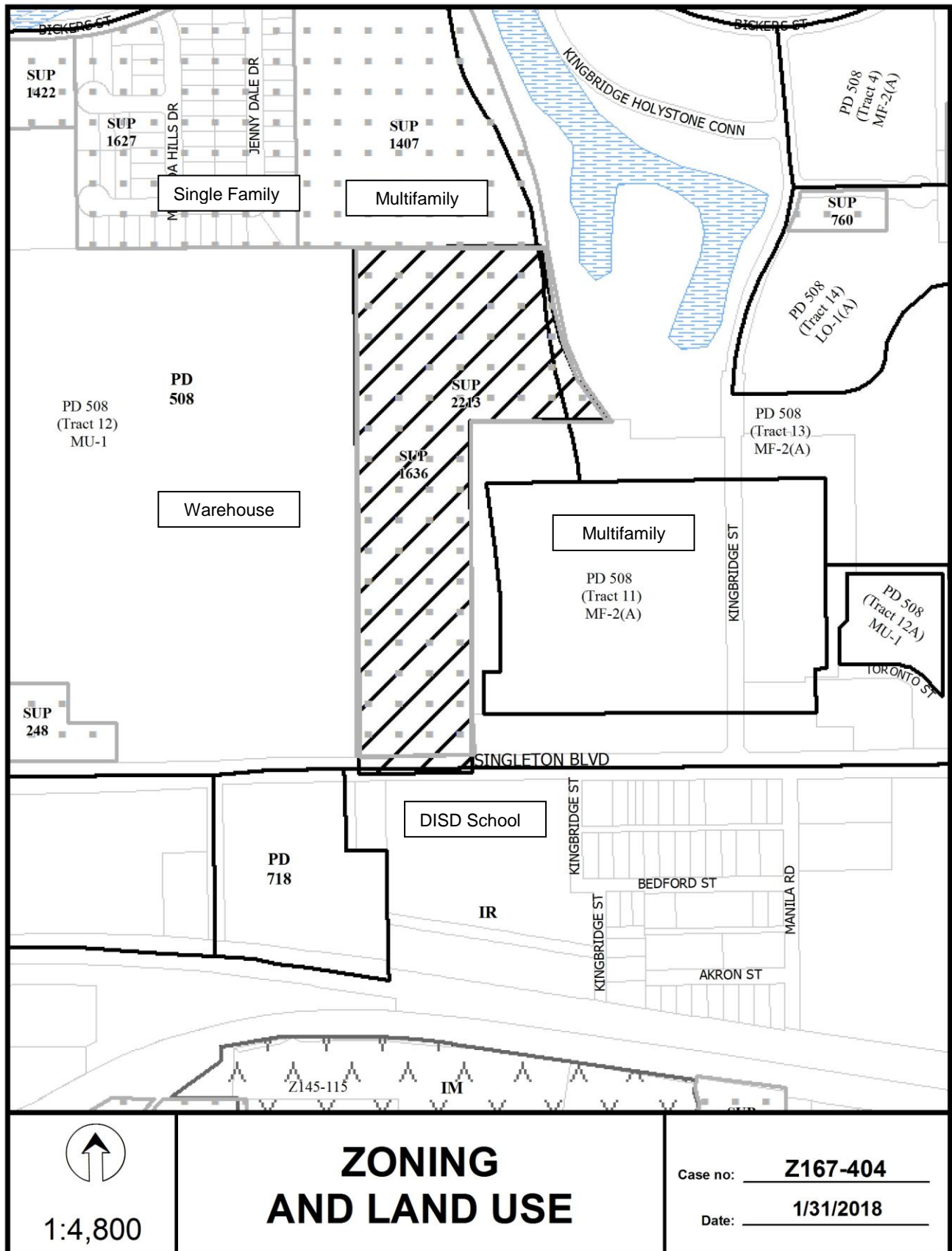




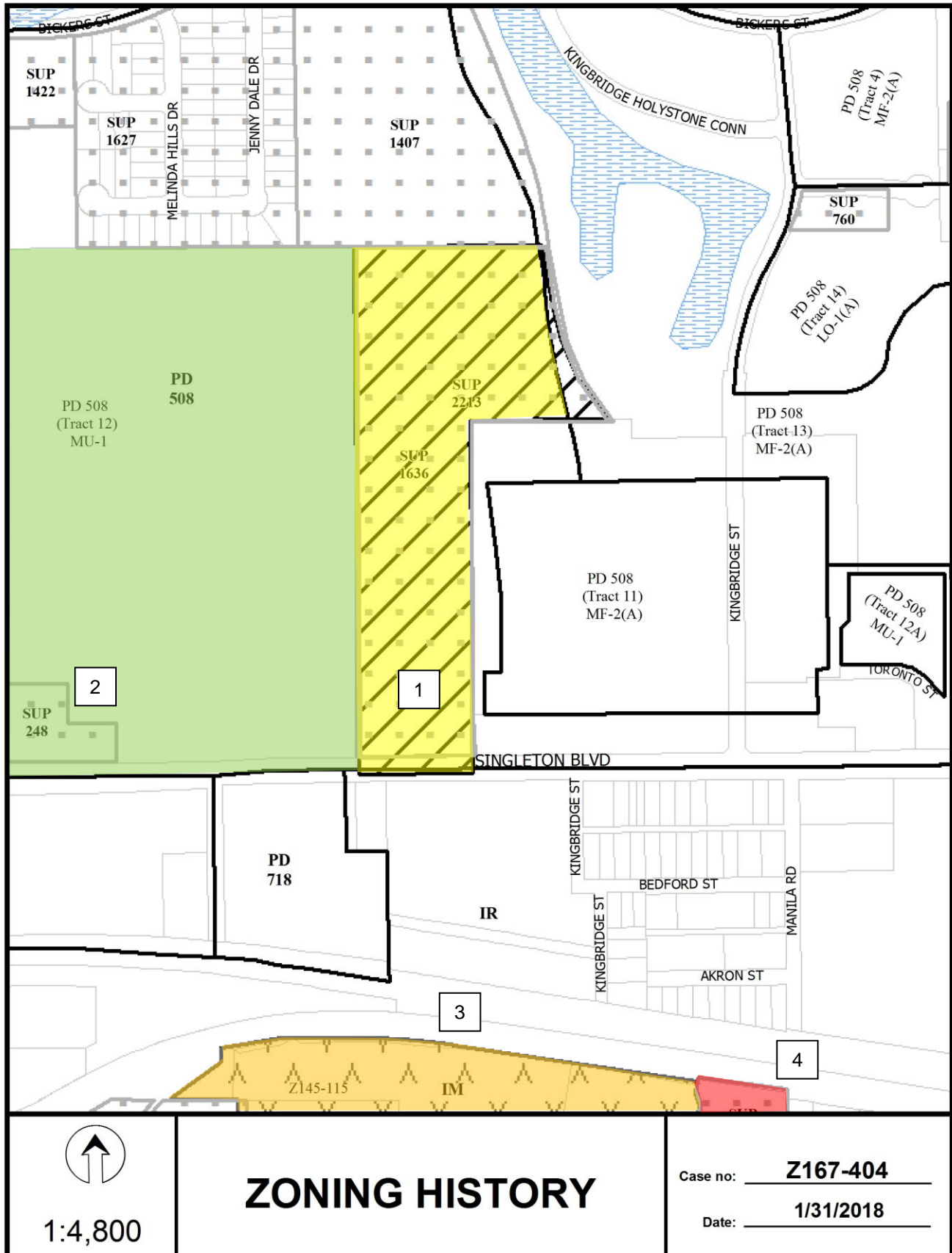


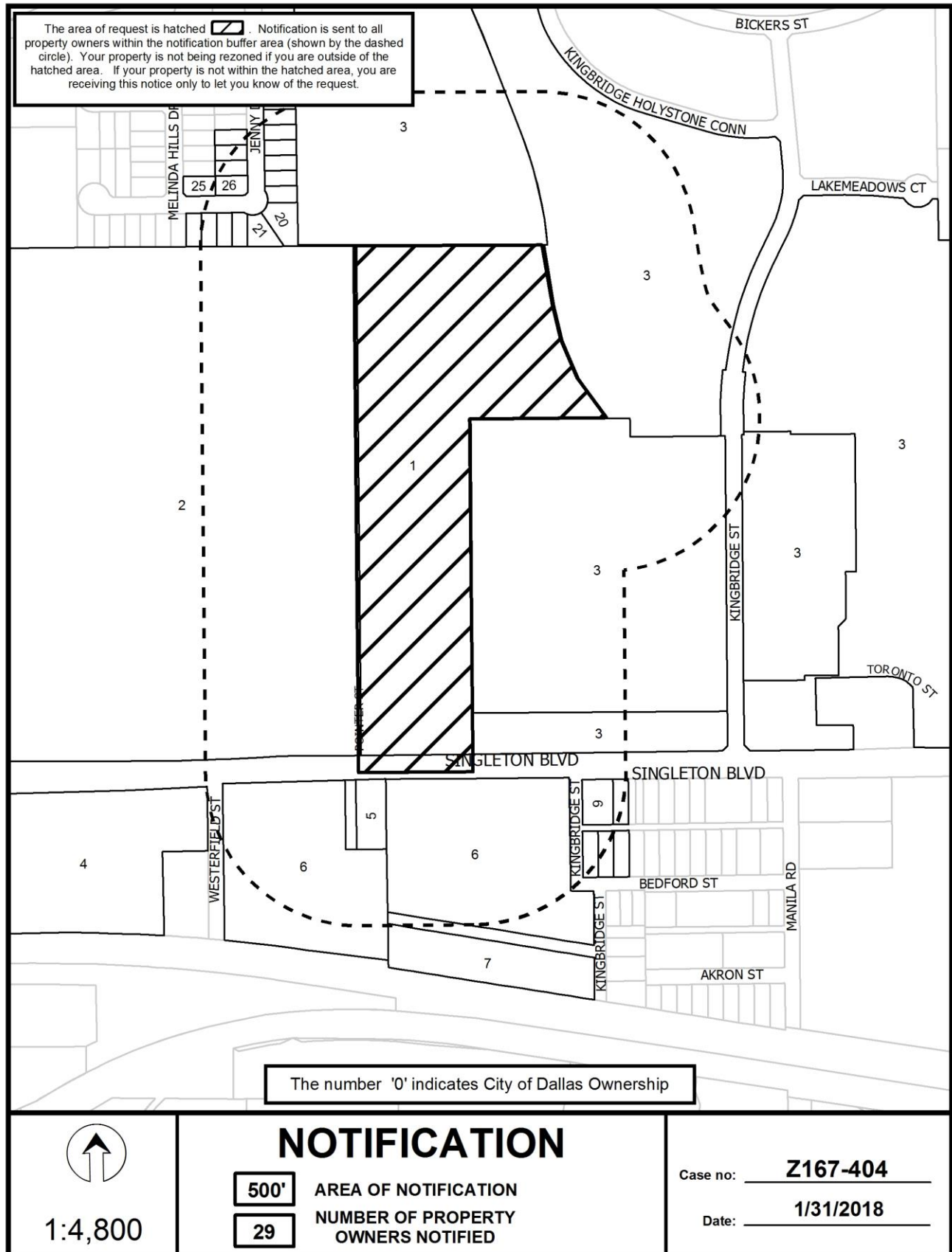
Z167-404(SM)











01/31/2018

***Notification List of Property Owners******Z167-404******29 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	3020 BICKERS ST	GREENLEAF VENTURES LLC
2	3020 N WESTMORELAND RD	GOODWILL INDUSTRIES OF
3	3130 KINGBRIDGE ST	DALLAS HOUSING AUTHORITY
4	2826 N WESTMORELAND RD	EZS TRUCKING INC
5	2950 SINGLETON BLVD	REDEEMER BAPTIST CHURCH
6	3002 SINGLETON BLVD	Dallas ISD
7	2701 KINGBRIDGE ST	CENTRO CRISIANO PARA LA FAMILIA
8	2840 SINGLETON BLVD	JHD III INVESTMENTS LLC
9	2850 SINGLETON BLVD	KATIE LITTLE ANGEL DAY CARE
10	2849 BEDFORD ST	ZAMUDIO MARIA DE LA PAZ
11	2847 BEDFORD ST	LOPEZ MICHELLE
12	2843 BEDFORD ST	ZAMUDIO JUAN
13	3528 JENNY DALE DR	GARCIACORDOVA CHRISTOPHER
14	3524 JENNY DALE DR	LAWAL OLABISI O
15	3520 JENNY DALE DR	ODA HAREGEWOIN
16	3516 JENNY DALE DR	HARRINGTON DONNA
17	3512 JENNY DALE DR	FELEKE DANIEL & W KIRKOS RAHEL
18	3508 JENNY DALE DR	FEYE TESFAYE & EMEBET GEBRETSADIK
19	3504 JENNY DALE DR	QUEZADA JUAN ANTONIO & MARIA
20	3502 JENNY DALE DR	ESTALA BRYAN
21	3106 MELISSA RIVER WAY	ASHRAF MUHAMMAD
22	3110 MELISSA RIVER WAY	JUAREZ RAMON &
23	3118 MELISSA RIVER WAY	VARGAS JOSEFINA
24	3122 MELISSA RIVER WAY	ESHETU TIGIST
25	3502 MELINDA HILLS DR	RUAN NINA DANDAN &
26	3507 JENNY DALE DR	FERNANDEZ ADELAIDE &
27	3511 JENNY DALE DR	ESTIFANOS SEMERT
28	3515 JENNY DALE DR	METAFERIA FIKRU &
29	3519 JENNY DALE DR	RAMOS SUSANA

**FILE NUMBER:** Z178-190(SM)

**DATE FILED:** February 22, 2017

**LOCATION:** Northwest corner of West Colorado Boulevard and North Beckley Avenue

**COUNCIL DISTRICT:** 1

**MAPSCO:** 44 Z

**SIZE OF REQUEST:** Approx. 35.86 acres

**CENSUS TRACT:** 42.01

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**OWNER:** Pavilion Properties

**APPLICANT:** Methodist Hospitals of Dallas

**REPRESENTATIVE:** David Martin and Tommy Mann, Winstead PC

**REQUEST:** An application to amend Planned Development District No. 282 for mixed uses on property zoned Planned Development District No. 282.

**SUMMARY:** The applicant [Methodist Hospitals of Dallas] proposes to reconstruct an approximate two-story, 35,000-square-foot wellness center on the north side of the hospital campus, near Greenbriar Lane.

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

**PRIOR CPC ACTION:** On April 19, May 17 and June 7, 2018, the City Plan Commission held this item under advisement to allow the applicant to hold a neighborhood meeting. No changes have been made to this report.

**PLANNED DEVELOPMENT DISTRICT No. 282:**

<http://www.dallascityattorney.com/51P/Articles%20Supp%206/ARTICLE%20282.pdf>

**BACKGROUND INFORMATION:**

- According to the applicant's website, Methodist Hospital of Dallas originally opened in 1927 and has since had many expansions.
- On December 2, 1987, the City Council approved PDD No. 282. The PDD has since been amended several times.

**Zoning History:** There have been two recent zoning cases in the vicinity in the last five years.

1. **Z178-185:** On April 25, 2018, the City Council will consider a City Plan Commission authorized hearing for a historic building demolition delay.
2. **Z145-341:** On November 10, 2015, the City Council approved a City Plan Commission authorized hearing for a historic building demolition delay.

**Thoroughfares/Streets:**

Thoroughfare/Street	Function	Proposed Dimension and ROW
West Colorado Boulevard	Collector	Minimum-4 lanes-undivided, Varies
North Beckley Avenue	Minor Arterial	6 lanes-divided, 100' ROW, 72' pavement with cycle track
Greenbriar Lane	Local Street	120 feet
Haines Avenue	Local Street	85 feet

**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.

**Comprehensive Plan:**

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

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



**LAND USE ELEMENT****GOAL 1.1 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. Dallas is a city of great neighborhoods. To attract new families and maintain existing stable neighborhoods, residents must take pride in and feel confident in investing in their neighborhoods over the long term. Existing neighborhoods require public and private investment and attention to maintain their desirability as places to live. New neighborhoods must be pedestrian-friendly, have a sense of community, and exhibit long-term viability.

**ECONOMIC ELEMENT****GOAL 2.1 PROMOTE BALANCED GROWTH**

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

Planning for balanced growth in a dynamic economic environment calls for flexible zoning regulations to enable the City to respond to changing markets and to better facilitate development that aligns with economic priorities.

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PD No. 282	Hospital and related uses
<b>North</b>	R-7.5(A)	Single Family
<b>East</b>	PD No. 468 (Subdistrict D, WMU-5); PD No. 468 (Subdistrict G, WMU-20, Medical Use Overlay);	Multifamily; Medical Offices; Retail
<b>South</b>	PD No. 468 (Subdistrict D, WMU-5);	Restaurants, Personal service, and Retail uses
<b>West</b>	R-7.5(A)	Single Family

**Land Use Compatibility:**

The request site is developed with a hospital, medical office buildings, personal service use, parking garages, and surface parking areas. PDD No. 282 limits floor area to a maximum of 2,100,000 square feet. The existing development plan states that the Folsom Fitness Center is 5,168 square feet with a total of 1,595,940 square feet of floor

area for all buildings shown on the property. The request proposes a 29,832-square-foot increase to the floor area to replace the Folsom Fitness Center which brings the cumulative floor area on the property to 1,625,772 square feet. The site also has significant topography with the southeastern corner of the site at the highest grade and the northwestern corner at the lowest grade.

Surrounding uses include single family to the north and west and some retail-oriented uses to the north, primarily fronting on North Beckley Avenue. The uses that front on the west line of North Beckley Avenue, to the east of the site from north to south, include multifamily, hospital parking, medical offices, and retail. Finally, restaurants, personal service, and retail uses are located to the south of the property.

The request includes a change to allow personal service uses within 200 feet of Greenbriar Lane where it is currently prohibited. Staff supports this change because it is limited to 35,000 square-feet in floor area as shown on the development plan. Additionally, the applicant made the decision to locate the wellness center within this 200-foot buffer because of 1) the physical characteristics of the property and 2) operational considerations for accommodating a major healthcare system. With respect to the physical characteristics of the site, the most undeveloped portion of the property is on this northern end, where there is significant topography. The proposed location for the new wellness center allows the applicant to minimize the need to do significant regrading in order to construct a viable building pad.

With respect to the operational considerations, construction within this area of the property will result in minimal disturbance to ongoing hospital and related activities. Had the applicant selected a location more central to the site, it could impact deliveries, emergency vehicle access routes, parking, and patient access to the facilities. Additionally, the wellness center is intended to be a community asset and will be open for membership to the neighborhood. Once constructed, members will be able to enter and exit the wellness center for morning workouts and similar activities without overly interfering with other patient-care and hospital-related ingress and egress to the overall property. Finally, walking trails and other amenities already exist within this area of the site, and by placing the wellness center in this location, its members will be able to utilize these outdoor amenities as well. Therefore, staff recommends approval of the request.

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

**Parking:** Parking will be in accordance with the existing regulations of PDD No. 282. The development plan shows 2,126 parking spaces are required by code for the multitude of uses and floor area on the site and 3,684 spaces are provided.

**List of Officers and Directors – METHODIST HOSPITALS OF DALLAS**

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAMES</u>
<b>Last Update</b>	<b>Name</b>	<b>Title</b>	<b>Address</b>	
October 5, 2012	Greg A. Campbell	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Randall Canedy	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	John M. Collins	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Levi H. Davis	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	John R. Ford	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Joe B. Fortson	Director	1441 N Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Pearl Garza Fracchia	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Duncan Fulton	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Richard W. Griner	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Stephen L Mansfield	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Stephen Mueller	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Sheron Patterson	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Kenneth G. Pritchett	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Norman G. Prothro	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Pete Schenkel	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Allen R. Schneider	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	George R. Schrader	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	George A. Shafer	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	James N. Swafford	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Ruben L. Velez	Director	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Laura Irvine	President/MDMC	1441 N. Beckley Ave Dallas, TX 75203 USA	
October 5, 2012	Michael Price	Assistant Secretary	1441 N. Beckley Dallas, TX 75203 USA	
October 5, 2012	Joe B. Fortson	Vice Chair	1441 N. Beckley Dallas, TX 75203 USA	
October 5, 2012	Michael J Schaefer	Exec Vice Chair	1441 N. Beckley Dallas, TX 75203 USA	
October 5, 2012	Pamela L Stoyanoff	Exec. Vice President		

## Z178-190(SM)

October 5, 2012	Tim B Kirby	Exec. Vice President	1441 N. Beckley Dallas, TX 75203 USA
January 11, 2005	John Baumgartner	Senior Vice-President	1441 N. Beckley Dallas, TX 75203 USA
January 11, 2005	Pam McNutt	Senior Vice-President	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Jonathan S Davis	President MCMC	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Duncan Fulton	Vice Chair	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	John M Collins	Vice Chair	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Norman G Prothro	Vice Chair	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Greg Campbell	Vice Chair	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Adam Meyers	Sr Vice-President	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Ken Hutchenrider Jr	President MRMC	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	John Phillips	President MMMC	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	April Chamberlain	President MHS Foundation	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Robert Milone	Assistant Treasurer	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Deanna Kennard	Sr Vice-President	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Stephen Folsom	Director	1441 N. Beckley Ave Dallas, TX 75203 USA
October 5, 2012	Larry George	Director	1441 N. Beckley Ave Dallas, TX 75203 USA
October 5, 2012	Robert Hasley	Director	1441 N. Beckley Ave Dallas, TX 75203 USA
October 5, 2012	Joe Snayd	Director	1441 N. Beckley Ave Dallas, TX 75203 USA
October 5, 2012	Kelvin Walker	Director	1441 N. Beckley Ave Dallas, TX 75203 USA
October 5, 2012	Julie Yarbrough	Director	1441 N. Beckley Ave Dallas, TX 75203 USA
October 5, 2012	Michael Price	Exec Vice-President	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Michael J Schaefer	Treasurer	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Pamela L Stoyanoff	COO	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Scott Siemer	Sr Vice-President	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Charles Brizius	Sr Vice-President	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Scott Siemer	CDO	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Adam Meyers	CMO	1441 N. Beckley Dallas, TX 75203 USA
October 5, 2012	Stephen Folsom	Vice-Chair	1441 N. Beckley Ave Dallas, TX 75203 USA

**List of Officers and Directors – PAVILION PROPERTIES**

<u>REGISTERED AGENT</u>	<u>FILING HISTORY</u>	<u>NAMES</u>	<u>MANAGEMENT</u>	<u>ASSUMED NAME</u>
<b>Last Update</b>	<b>Name</b>	<b>Title</b>	<b>Address</b>	
July 12, 2007	STEPHEN L MANSFIELD	Director	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	MICHAEL SCHAEFER	Director	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	JOHN BAUMGARTNER	Director	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	STEPHEN L MANSFIELD	Chairman	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	MICHAEL SCHAEFER	President	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	JOHN BAUMGARTNER	Vice-President	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	JOHN BAUMGARTNER	Treasurer	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	JOHN BAUMGARTNER	Assistant Secretary	1441 N BECKLEY AVE Dallas, TX 75203 USA	
July 12, 2007	MICHAEL PRICE	Secretary	1441 N BECKLEY AVE Dallas, TX 75203 USA	



**PROPOSED AMENDMENTS TO**

**ARTICLE 282.**

**PD 282.**

**SEC. 51P-282.101.  
HISTORY.**

**LEGISLATIVE**

PD 282 was established by Ordinance No. 19779, passed by the Dallas City Council on December 2, 1987. Ordinance No. 19779 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Ordinance No. 19779 was amended by Ordinance No. 19943, passed by the Dallas City Council on April 27, 1988, and Ordinance No. 22011, passed by the Dallas City Council on April 13, 1994. (Ord. Nos. 10962; 19455; 19779; 19943; 22011; 25711; 25917)

**SEC. 51P-282.102.  
SIZE.**

**PROPERTY LOCATION AND**

PD 282 is established on property generally located at the northeast corner of Colorado Boulevard and Haines Avenue. The size of PD 282 is approximately 35.86 acres. (Ord. Nos. 19779; 22011; 25711; 25917)

**SEC. 51P-282.103.**

**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. (Ord. Nos. 25711; 25917)

**SEC. 51P-282.104.**

**DEVELOPMENT PLAN.**

(a) For a hospital, electronics service center, medical or scientific laboratory, medical clinic or ambulatory surgical center, office, ambulance service, commercial parking lot or garage, dry cleaning or laundry store, general merchandise or food store 3,500 square feet or less, general merchandise or food store greater than 3,500 square feet, personal service use, restaurant without drive-in or drive through, surface parking, theater, or helistop, development and use of the Property must comply with the development plan (Exhibit 282A). In the event of a conflict between the text of this article and the development plan, the text of this article controls.

(b) For any other use, a revised development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. (Ord. Nos. 22011; 25711; 25917)

**SEC. 51P-282.105.**

**MAIN USES PERMITTED.**

The following uses are the only main uses permitted in this district, and some are not permitted within 200 feet of Greenbriar Lane as indicated in this section:

- (1) Agricultural uses.
  - None permitted.
- (2) Commercial and business service uses.
  - Commercial cleaning or laundry plant. *[Not permitted within 200 feet of Greenbriar Lane.]*
  - Custom business services.
  - Electronics service center. *[Not permitted within 200 feet of Greenbriar Lane.]*
  - Medical or scientific laboratory.
- (3) Industrial uses.
  - None permitted.
- (4) Institutional and community service uses.
  - Child-care facility.
  - Church.
  - College, university, or seminary.
  - Convalescent and nursing homes, hospice care and related institutions.
  - Hospital.
  - Public or private school.
- (5) Lodging uses.
  - Hotel or motel.
- (6) Miscellaneous uses.
  - Temporary construction or sales office.
- (7) Office uses.
  - Financial institution without drive-in window.
  - Medical clinic or ambulatory surgical center.
  - Office.
- (8) Recreation uses.
  - Private recreation center, club, or area.

(9) Residential uses.

- Retirement housing.

(10) Retail and personal service uses.

- Ambulance service.
- Commercial parking lot or garage.
- General merchandise or food store 3,500 square feet or less. *[Not permitted within 200 feet of Greenbriar Lane.]*
- General merchandise or food store greater than 3,500 square feet. *[Not permitted within 200 feet of Greenbriar Lane.]*
- Personal service uses. *[When located within 200 feet of Greenbriar Lane, personal service uses are limited to 35,000 square feet in the location shown on the development plan. No limitation when located farther than ~~[Not permitted within]~~ 200 feet of Greenbriar Lane.]*
- Restaurant without drive-in or drive-through service. *[Not permitted within 200 feet of Greenbriar Lane.]*
- Surface parking.
- Theater. *[Not permitted within 200 feet of Greenbriar Lane.]*

(11) Transportation uses.

- Heliport.
- Helistop.
- Private street or alley.
- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.
- Post office.
- Radio, television, or microwave tower. (Ord. Nos. 22011; 25917)

**SEC. 51P-282.106.**

**ACCESSORY USES.**

As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. 25917)

**SEC. 51P-282.107.**

**YARD, LOT, AND SPACE REGULATIONS.**

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

(a) Setbacks.

(1) Except as provided in this subsection, the minimum setback from all street frontages is 15 feet.

(2) Minimum setback from Colorado Boulevard is 20 feet for all structures built after March 9, 2005. Signs must comply with the setbacks provided in Section 51P-282.113.

(b) Floor area. Maximum floor area is 2,100,000 square feet. The calculation of the floor area does not include above-grade, below-grade, or surface parking areas.

(c) Height. Maximum structure height in the area designated for business signage regulations as shown on the development plan is 680 feet above mean sea level, and in the area designated for non-business signage regulations is 634 feet above mean sea level. The elevation above mean sea level (MSL) is calculated from the existing benchmark located at the southwest corner of Greenbriar Lane and Beckley Avenue. The elevation of the benchmark is 420.35 feet above MSL. The following structures may project a maximum of 12 feet above the height limitations specified in this subsection.

(1) Elevator penthouse or bulkhead.

(2) Mechanical equipment room.

(3) Visual screens which surround roof-mounted mechanical equipment and roof mounted equipment if screened.

(4) Chimney and vent stacks.

(5) Navigation and landing aids.

(6) Communications equipment.

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

(e) Stories. Maximum number of stories in the area designated for business signage regulations as shown on the development plan is 11, and in the area designated for non-business signage regulations is nine. (Ord. 25917)

**SEC. 51P-282.108.**

**OFF-STREET PARKING.**

(a) Rehabilitation center. For the rehabilitation center shown on the development plan as “existing fitness center,” parking must be provided at a ratio of one parking space for each 375 square feet of floor area.

(b) All other uses. For all other uses, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. Nos. 22011; 25917)

**SEC. 51P-282.109. TRANSPORTATION IMPROVEMENTS AND DEDICATIONS.**

(a) Beckley Avenue median. The owner(s) must provide all improvements to the Beckley Avenue median between Tilden Avenue and Colorado Boulevard required by the director of the department of public works and transportation to facilitate safe access to and circulation around the Property.

(b) Greenbriar Lane access. No ingress or egress to or from the Property is permitted from Greenbriar Lane. (Ord. Nos. 22011; 25917)

**SEC. 51P-282.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. 25917)

**SEC. 51P-282.111. LANDSCAPING.**

(a) Landscaping must be provided in accordance with Article X.

(b) All plant materials must be maintained in a healthy, growing condition. (Ord. 25917)

**SEC. 51P-282.112. LIGHTING.**

(a) Any lighting fixture located on the Property that exceeds 10 feet in height may not penetrate a one-to-three slope projecting upward and outward from the property line of any R, R(A), D, D(A), TH, or TH(A) district or any PD that allows single family, duplex, or townhouse uses; or a one-to-one slope projecting upward and outward from the property line of any MF, MF(A), MH, MH(A), or CH district or any PD that allows multifamily, manufactured home, or clustered housing uses. In no event, however, may a light fixture located on the Property exceed 30 feet in height.

(b) Lighting on the Property must average, on a maintained basis, an intensity of not less than 0.5 foot-candle. Residual illumination of nearby residentially zoned property may not exceed 0.1 foot-candle measured at ground level five or more feet inside the residential property line.

(c) Only cut-off, indirect, or shielded light fixtures are permitted on the Property. (Ord. Nos. 22011; 25917)

**SEC. 51P-282.113. SIGNS.**

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

(b) Signs located adjacent to the northern and western boundaries of the Property in the area shown on the development plan must comply with the provisions for non-business zoning districts in Article VII.



(c) Detached premise signs must be set back a minimum is 10 feet from Colorado Boulevard. (Ord. Nos. 22011; 25917)

**SEC. 51P-282.114. HELICOPTER BASE.**

(a) The helicopter base may have no more than two helipads. These pads are limited to air ambulance transport of patients to and from the facility and other medical-related purposes, including but not limited to the transport of medical supplies and organs. The helicopter base may also have a refueling facility to be used only for refueling the helicopters providing contractual service to the facility. The following additional conditions apply.

(b) The helicopter pilot should follow major thoroughfares when approaching and departing the helicopter base.

(c) The helicopter pilot must maintain an elevation of 1,200 feet above mean sea level except during landing and takeoffs.

(d) The helicopter pilot should avoid noise sensitive areas such as residences, schools, and churches.

(e) The helicopter base must be located as shown on the helicopter base plan (Exhibit 282B).

(f) Takeoffs and landings must follow the paths shown on the helicopter flight path plan  
(Exhibit 282C). (Ord. Nos. 19779; 22011; 25917)

**SEC. 51P-282.115. ADDITIONAL PROVISIONS.**

(a) A minimum five-foot wide sidewalk is required within the rights-of-way in the approximate locations shown on the development plan.

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

(c**[b]**) Development of the Property must comply with the requirements of the Federal Aviation Administration and with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22011; 25917)

**SEC. 51P-282.116. PAVING.**

All parking spaces, aisles, maneuvering areas, and driveway connections to streets or alleys, whether enclosed or unenclosed, must comply with the standards set forth in the Dallas Development Code. (Ord. Nos. 22011; 25917)

**SEC. 51P-282.117.**

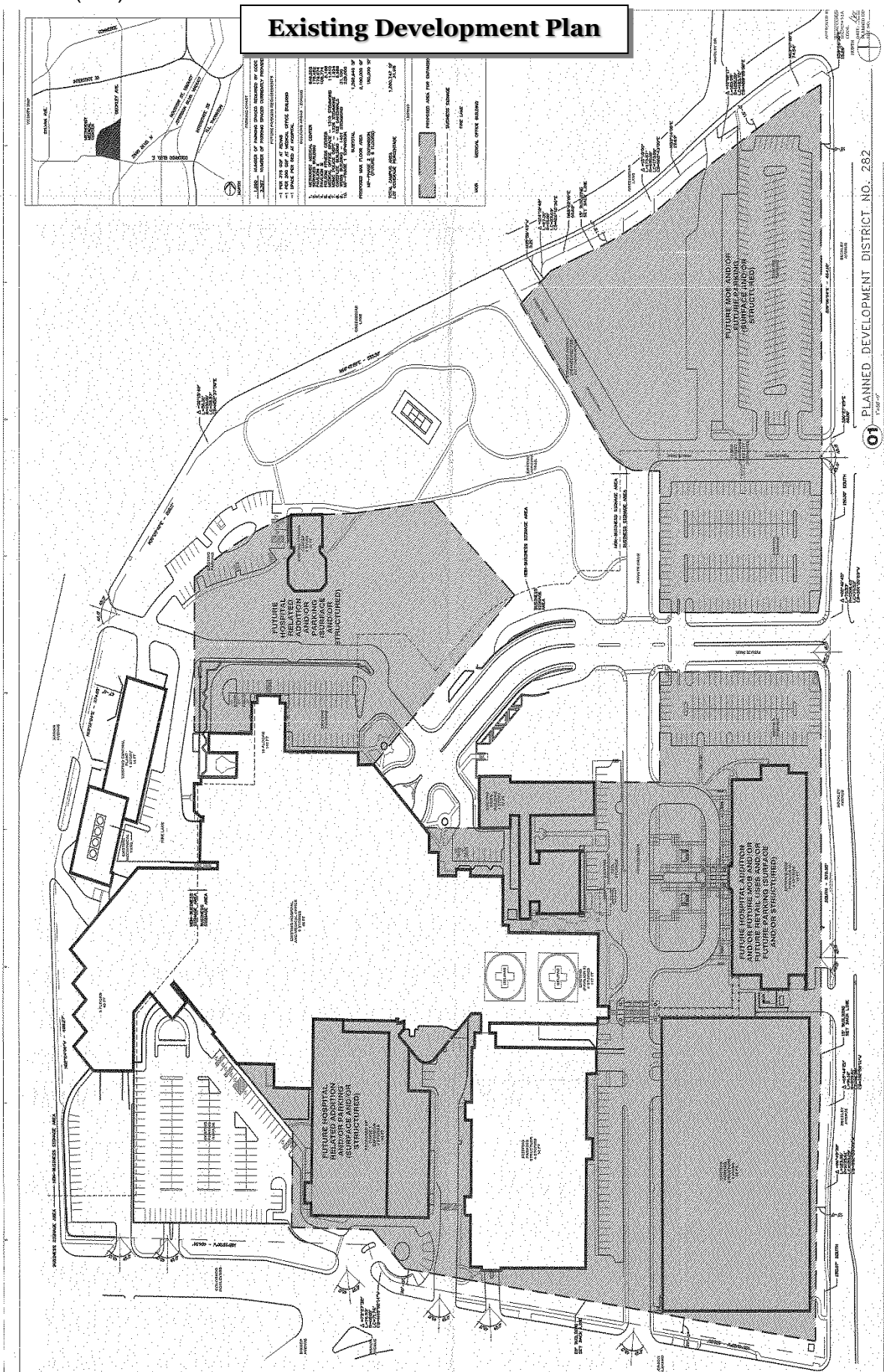
**COMPLIANCE WITH CONDITIONS.**

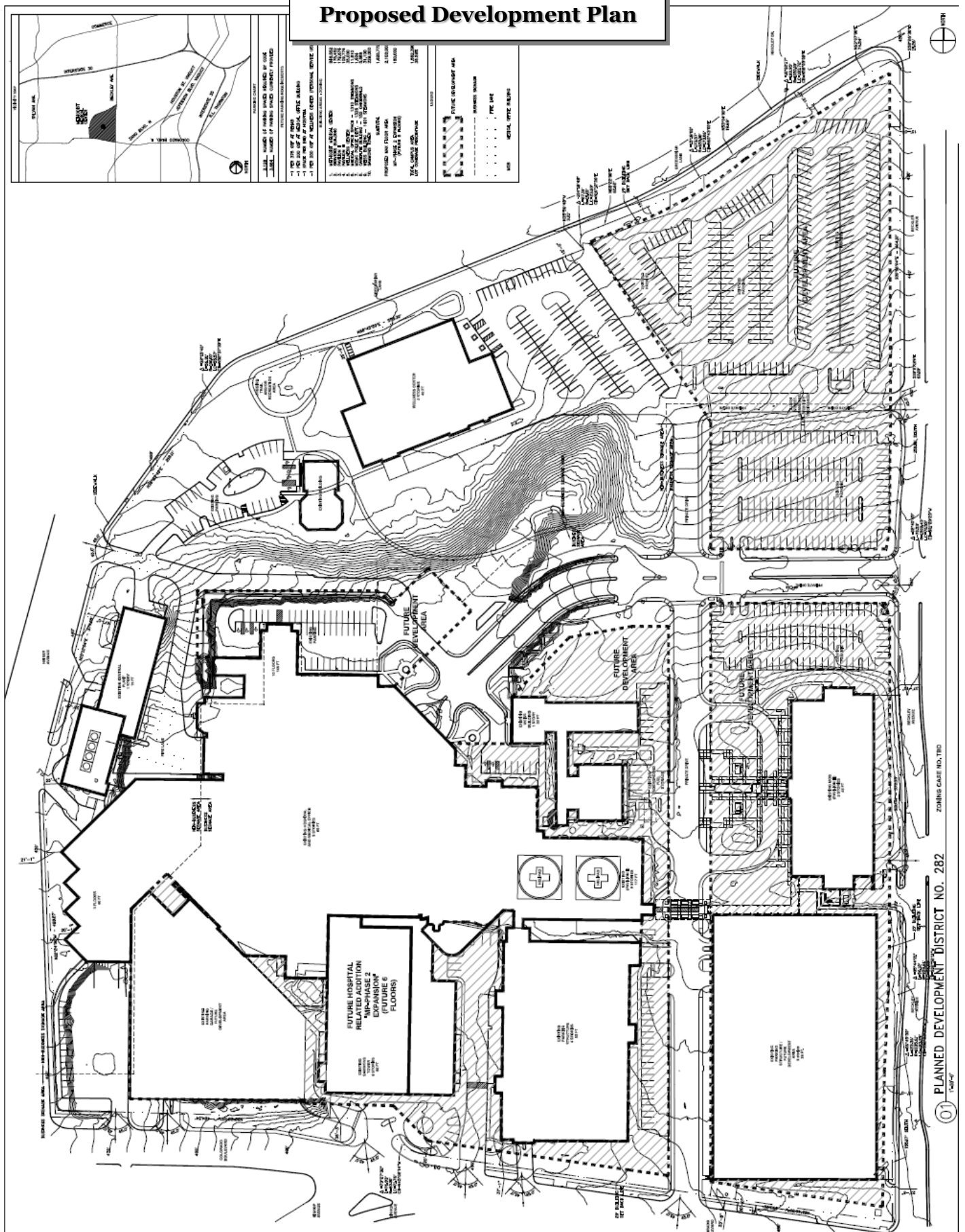
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work or certificate of occupancy to authorize the operation of a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 22011; 25917)

**~~[SEC. 51P-282.118. ZONING MAP.~~**

~~PD 282 is located on Zoning Map Nos. K-6 and K-7. (Ord. Nos. 19779; 25917)]~~

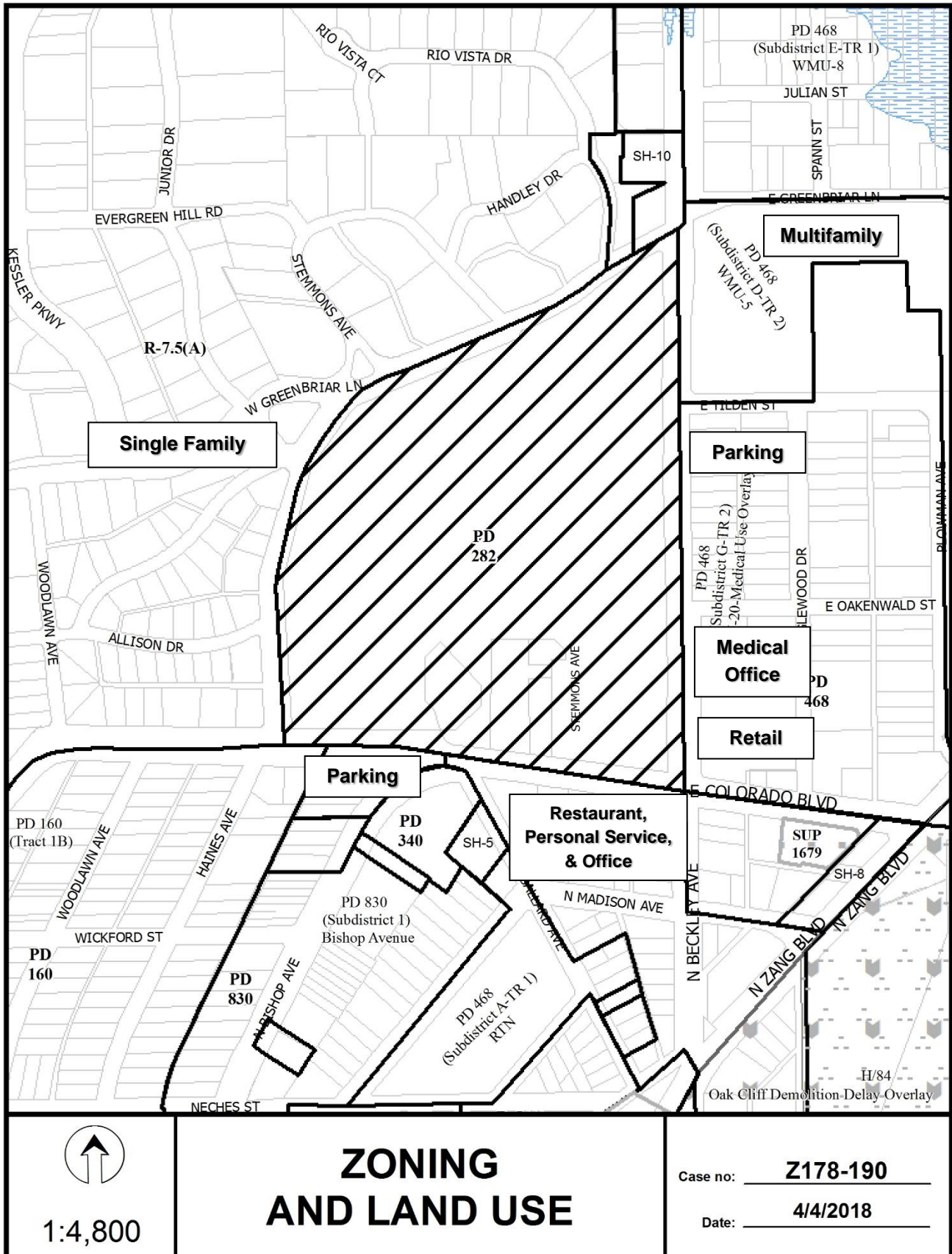


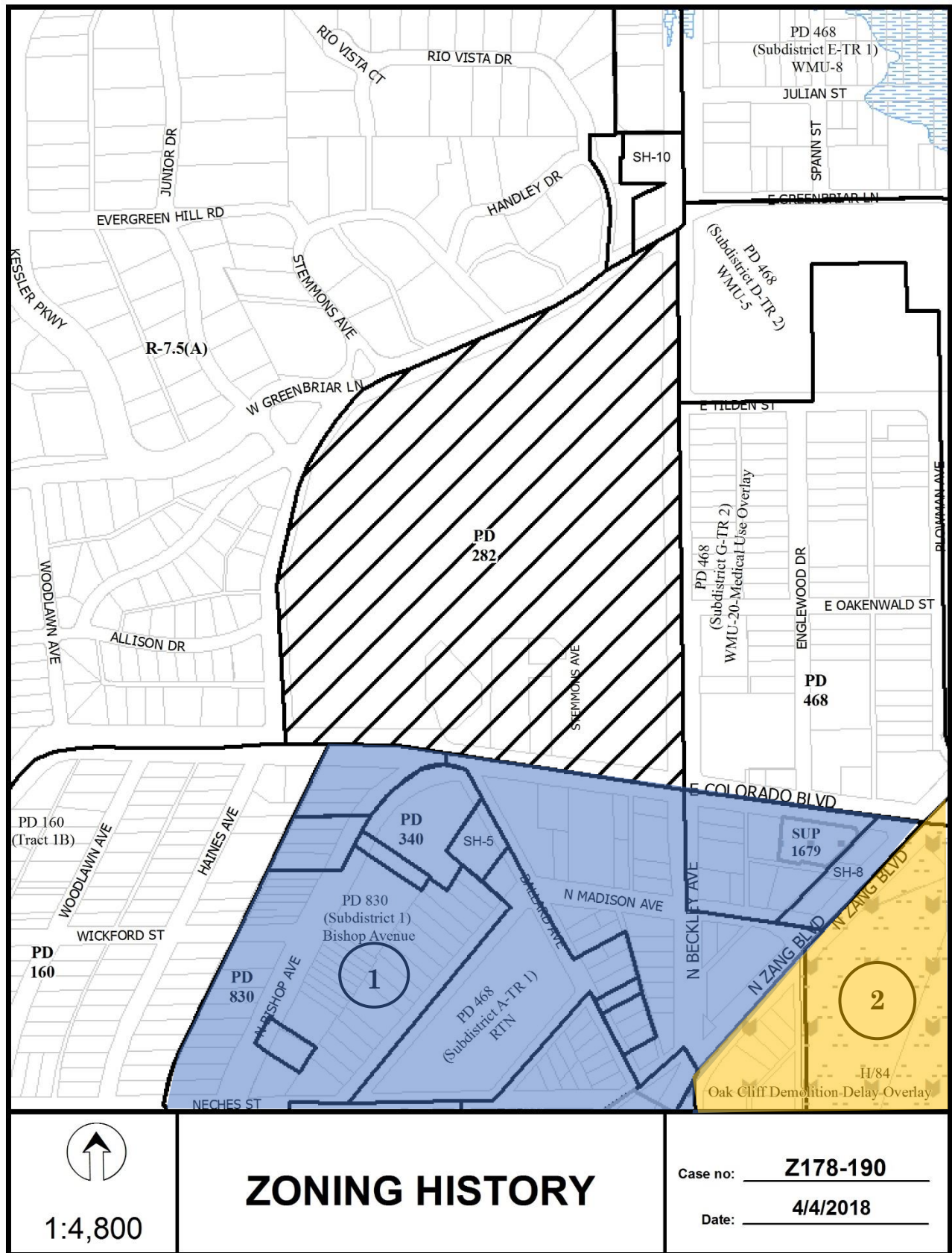
















04/04/2018

***Notification List of Property Owners******Z178-190******144 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1441 N BECKLEY AVE	PAVILION PROPERTIES
2	1401 STEMMONS AVE	PAVILLION PROP
3	1424 N BECKLEY AVE	METHODIST HOSPITALS OF DALLAS
4	1136 BALLARD AVE	METHODIST HOSPITALS OF DALLAS
5	221 W COLORADO BLVD	METHODIST HOSPITALS OF DALLAS
6	1134 BALLARD AVE	HELLEN RYAN
7	1212 N MADISON AVE	METHODIST HOSPITALS OF DALLAS
8	1129 N BECKLEY AVE	GREENHOUSE CLYDE
9	1127 N BECKLEY AVE	MTX NOOR REAL ESTATE LLC
10	1300 N MADISON AVE	122S HAMPTON LLC
11	1304 N MADISON AVE	CASTILLO SIMON III
12	1215 N ZANG BLVD	TRITON ZANG LLC
13	1317 N MADISON AVE	TRITON ZANG, LLC
14	1202 N BECKLEY AVE	TRITON ZANG LLC
15	1309 N MADISON AVE	MARTINEZ BROS INV
16	1218 N BECKLEY AVE	MARTINEZ BRO INV
17	1211 N BECKLEY AVE	BECKLEY PLACE PARTNERS LP
18	1221 N BECKLEY AVE	DEJONG VLADI &
19	200 W COLORADO BLVD	METROPLEX PROPERTIES
20	1205 N MADISON AVE	KECHEJIAN ENTERPRISES LP
21	1322 N BECKLEY AVE	JONES VICKI D
22	116 OAKENWALD ST	BARR JOHN H TRUSTEE
23	1339 ENGLEWOOD AVE	KESSLER WOMERNS GROUP LLC
24	1333 ENGLEWOOD AVE	BARR MARY CHRISTIAN TRUST
25	1329 ENGLEWOOD AVE	BARR BURT JR
26	1325 ENGLEWOOD AVE	BARR JOHN H TRUSTEE

04/04/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1307 ENGLEWOOD AVE	AMIRGHOLIZADEH KARIM
28	123 E COLORADO BLVD	AMIR KARIM
29	203 E COLORADO BLVD	MARY CHRISTIAN BARR TRUST
30	1336 ENGLEWOOD AVE	BARR JOHN HOLMAN II TR
31	1338 ENGLEWOOD AVE	BARR JOHN HOLMAN II TR
32	1402 ENGLEWOOD AVE	DEAN PATRICK J
33	1406 ENGLEWOOD AVE	METHODIST HOSPITALS OF DALLAS
34	1426 ENGLEWOOD AVE	BUCKOVAN ROBERT SCOTT
35	1430 ENGLEWOOD AVE	BUCKOVAN COPE CYNTHIA JEAN
36	1438 ENGLEWOOD AVE	DIAZ MARY G
37	1400 N BECKLEY AVE	METHODIST HOSPITALS OF DALLAS
38	1403 ENGLEWOOD AVE	METHODIST HOSPITALS OF DALLAS
39	1224 WOODLAWN AVE	WILLIAMS ELDA FAYE
40	1230 WOODLAWN AVE	STAGGS SAM
41	1234 WOODLAWN AVE	BURDINE T W &
42	1236 WOODLAWN AVE	BURDINE T W
43	1242 WOODLAWN AVE	LOGAN KIMBERLY DIANE
44	458 W COLORADO BLVD	HARRIS W ERNEST
45	408 W COLORADO BLVD	COLLIE RUTH
46	1241 HAINES AVE	WAVERING TAMMY A
47	1235 HAINES AVE	SPENGLER COREY & VERONICA
48	1231 HAINES AVE	MURPHREE TRACIE
49	1227 HAINES AVE	GARCIA DESSIE &
50	1223 HAINES AVE	MCLAURY MICHAEL W
51	1219 HAINES AVE	MCDONALD JAMES W &
52	1208 HAINES AVE	HAINES SHARSHIV LLC
53	1234 HAINES AVE	PROHASKA THOMAS M & JILL M
54	330 W COLORADO BLVD	HUGHES WENDY L
55	328 W COLORADO BLVD	ANDROSOV TATIANA
56	1218 N BISHOP AVE	AXXIS ENTERPRISES
57	1167 N MADISON AVE	DELEON SERGIO & OLGA A



04/04/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1159 N MADISON AVE	1159 NORTH MADISON LLC
59	1155 N MADISON AVE	LOMAS HOMAR C &
60	101 JULIAN ST	DALLAS COUNTY SCHOOLS
61	1616 N BECKLEY AVE	DP BECKLEY 1616 LLC
62	115 E GREENBRIAR LN	MIMS JACK A &
63	123 E GREENBRIAR LN	RICHARDSON DARYL GOURMET CATERING INC
64	1542 STEMMONS AVE	PATTERSON ROBERT K & AMBER L
65	1528 STEMMONS AVE	MALONE THOMAS DEAN &
66	1654 HANDLEY DR	ROSEN MATTHEW
67	1640 HANDLEY DR	MALLINSON LUKE W &
68	1605 N BECKLEY AVE	AUSBROOKE LLC
69	1620 HANDLEY DR	KAVANAGH PETER
70	115 W GREENBRIAR LN	DSGN ASSOCIATES INC
71	141 W GREENBRIAR DR	SCOTT KACEY & JAKE B
72	215 W GREENBRIAR LN	MERLINO ANDREW &
73	233 W GREENBRIAR LN	OCON JOE
74	1561 STEMMONS AVE	EBERHART BLAKE ALLEN & ANGELA NEYLON
75	1551 STEMMONS AVE	TINDLE DAVID WELDON
76	1535 STEMMONS AVE	BARLOW CLINTEN & WHITNEY
77	305 W GREENBRIAR LN	KAVANAGH PETER J & A LYNN
78	1580 STEMMONS AVE	TERRELL LANE &
79	1524 JUNIOR DR	OBRIEN THOMAS J & MELISSA
80	1514 JUNIOR DR	CRUMP THOMAS B &
81	911 KESSLER PKWY	ARRINGTON JOHN C &
82	921 KESSLER PKWY	OBRIEN MELISSA ANN &
83	1505 JUNIOR DR	BERRY MARTHA W D
84	1509 JUNIOR DR	BIELAMOWICZ MATTHEW T &
85	1517 JUNIOR DR	HOPPER KIRK
86	1611 RIO VISTA DR	CHERNOCK CHRISTIAN S
87	1606 RIO VISTA DR	ALEXANDER BRIAN & BICK SARAH
88	434 ALLISON DR	SHIPP BRETT R

04/04/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	428 ALLISON DR	WILKINS GREGORY ALAN & ROBIN M
90	424 ALLISON DR	PADIAN JOHN G
91	420 ALLISON DR	PRUITT NATALIE R
92	416 ALLISON DR	VANLANDINGHAM JARED ROBERT
93	410 ALLISON DR	JORDAN MATTHEW LEVI
94	402 ALLISON DR	TRAMMELL ROBERT W &
95	403 W COLORADO BLVD	STOLLY JOHN A
96	415 W COLORADO BLVD	THACKER DONALD WEY &
97	423 W COLORADO BLVD	HORN PAUL R
98	427 W COLORADO BLVD	COLLIER WILMA LUCILLE
99	433 W COLORADO BLVD	JACOBSEN PETER C JR
100	1414 JUNIOR DR	DUNCAN GORDON SCOTT
101	1420 JUNIOR DR	RALEY ROGER DALE JR
102	1424 JUNIOR DR	GOODEN KARL S
103	1430 JUNIOR DR	MADDING DAN
104	1434 JUNIOR DR	MORTENSEN SHENNY M
105	1438 JUNIOR DR	HESSER THOMAS J &
106	1450 JUNIOR DR	BRANDT SCOTT G &
107	1435 HAINES AVE	ZAMAN SAYED & SABA SYED
108	1427 HAINES AVE	MECKFESSEL ROBERT & PATRICIA
109	1419 HAINES AVE	CLARKE TYLER & ELISE
110	403 ALLISON DR	ROSS SUSAN KELLI
111	411 ALLISON DR	HAGAN LAURA
112	415 ALLISON DR	PONCE JESUS J & ANJULIE M
113	421 ALLISON DR	CORRELL MICHAEL A & VICTORIA T
114	427 ALLISON DR	BEACHUM LARRY M
115	435 ALLISON DR	SHARPE THOMAS EST OF
116	438 W GREENBRIAR LN	LIBERDA CURTIS A
117	434 W GREENBRIAR LN	PINKERTON WILLIAM E II &
118	404 W GREENBRIAR LN	RILEY HANNAH KATE
119	1439 JUNIOR DR	LIND LEON D

04/04/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1427 JUNIOR DR	GAMBER VIBEKE M LIFE ESTATE
121	304 W GREENBRIAR LN	VANDERWOUDE LARRY A & PAULA BARBER
122	1133 N ZANG BLVD	ZANG OC 2016 LLC
123	126 E COLORADO BLVD	HEBREE REVOCABLE LIVING TRUST
124	1306 N BECKLEY AVE	CTA ASSOCIATES LP
125	1330 N BECKLEY AVE	KESSLER WOMENS GROUP LLC
126	1215 N BISHOP AVE	COTE SEAN S &
127	1213 N BISHOP AVE	NEELY CHRISTOPHER & FRANCESCA
128	1211 N BISHOP AVE	PALCHIK DIANA
129	1209 N BISHOP AVE	BERMAN DOUGLAS M & SUMMER M
130	1144 N MADISON AVE	Dallas ISD
131	1222 N BISHOP AVE	1222 BISHOP LLC
132	1163 N MADISON AVE	ARELLANO JULIO &
133	1150 N BISHOP AVE	OAK CLIFF LAND DEV CO
134	114 JULIAN ST	DARYL RICHARDSON GOURMET CATERING INC
135	1520 N BECKLEY AVE	KESSLER PEAK LTD PS
136	1619 N BECKLEY AVE	AUSBROOKE LLC
137	1639 HANDLEY DR	TUCKER TOBY & REBECCA
138	1629 HANDLEY DR	HOMAN KATHERINE LIFE ESTATE
139	1655 HANDLEY DR	CANAVATI NATALIE
140	133 W GREENBRIAR LN	JOHNSTON JOHN & PATRICIA
141	1534 JUNIOR DR	REA JAMES G
142	1703 N BECKLEY AVE	BG BROOKVIEW PARTNERS LTD
143	1411 HAINES AVE	ISENBERG RALPH & YAN HONG
144	1445 JUNIOR DR	JENKINS KITTY VALERIE &

**Planner: Mohammad Bordbar**

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<b>FILE NUMBER:</b>	Z178-198(MB)	<b>DATE FILED:</b>	March 2, 2018
<b>LOCATION:</b>	Northwest corner of Duncanville Road and Illinois Avenue		
<b>COUNCIL DISTRICT:</b>	3	<b>MAPSCO:</b>	52 P
<b>SIZE OF REQUEST:</b>	Approx. 64.88 acres	<b>CENSUS TRACT:</b>	107.4

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**APPLICANT/OWNER:** Dallas Independent School District

**REPRESENTATIVE:** Karl A. Crawley, Masterplan Consultants

**REQUEST:** An application to amend Planned Development District No. 435 for a public school use on property zoned Planned Development District No. 435.

**SUMMARY:** The applicant is proposing to expand the existing public school facility (Molina High School) by constructing a new 38,802-square-foot classroom addition. The proposed two-story addition will contain 16 classrooms to replace 16 existing portable classrooms. The applicant has asserted that there will be no change to the student enrollment based on this request.

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

**PRIOR CPC ACTION:** On June 7, 2018, the City Plan Commission held this item under advisement.

**PLANNED DEVELOPMENT No. 435:**

<http://dallascityattorney.com/51P/Articles%20Supp%207/Article%20435.pdf>

**BACKGROUND INFORMATION:**

- On March 13, 1996, the City Council approved the creation of PD No. 435 for a Public School and certain R-7.5 (A) Single Family District uses on property zoned an R-7.5(A) Single Family District.
- The subject site is developed with approximately 64.88 acres.
- The purpose of this request is to construct new 38,802 square foot two story building will containing 16 classrooms and replaces 16 existing portable classrooms.

**Zoning History:** There have been no zoning cases in the area over the past five years.

**Thoroughfares/Streets:**

<b>Thoroughfare/Street</b>	<b>Type</b>	<b>Existing ROW</b>
Illinois Avenue	Principal Arterial	Variable right-of-way
Duncanville Road	Principal Arterial	Variable right-of-way

**Traffic:**

The applicant has submitted a Traffic Management Plan that shows that the school will provide no queuing on the City right-of-way and ensure the safety of the students at the drop-off and pick-up times. The site plan as shown on Exhibit 1 of the TMP, reveals two School Bus access points; one on the east side of the site off Duncanville Road and one on the south side off Illinois Avenue.

With respect to traffic queue operations, the TMP stipulates that parents picking up students should enter the parking lot east of the school building via Duncanville Road (see Exhibit 1).

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that, based on the technical support provided in the Traffic Management Plan and Transportation Assessment and Parking Analysis, it will not significantly impact the surrounding roadway system.



**Land Use:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	PDD No.435	Public School
<b>North</b>	SUP 1253 and PDD 247 Tract 4	Multi Family and Public School
<b>East</b>	SUP 472	Community Collage
<b>South</b>	R-5(A)	Single Family Dwelling
<b>West</b>	A(A) and SUP 2023	Undeveloped Land and Privet School

**STAFF ANALYSIS:**

**Comprehensive Plan:**

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

**LAND USE ELEMENT**

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

Policy 1.4.1 Coordinate development and planning activities.

**ECONOMIC ELEMENT**

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

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

**Neighborhood Plus**

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

**Land Use Compatibility:**

Surrounding land uses consist of public school and multifamily to the north, community college to the east, personal service, retail, and restaurant to the southeast, single family to the south, and Privet school and undeveloped land to the west.

Built in 1996, the Moises E. Molina High School has Grade 9 through 12 and has a current enrollment of 2,198 student. The applicant is proposing to remove 16 portable class room and to construct a new 38,802 square foot two story building comprised of 16 classrooms.

The applicant is not seeking any changes to the existing PD conditions.

**Off-Street Parking:** there will be no change to the parking requirement and parking will be provided as shown on the development plan.

**Landscaping:**

The applicant proposes to provide landscaping per the proposed landscape plan.

**List of Officers**

DALLAS INDEPENDENT SCHOOL DISTRICT.

BOARD OF TRUSTEES.

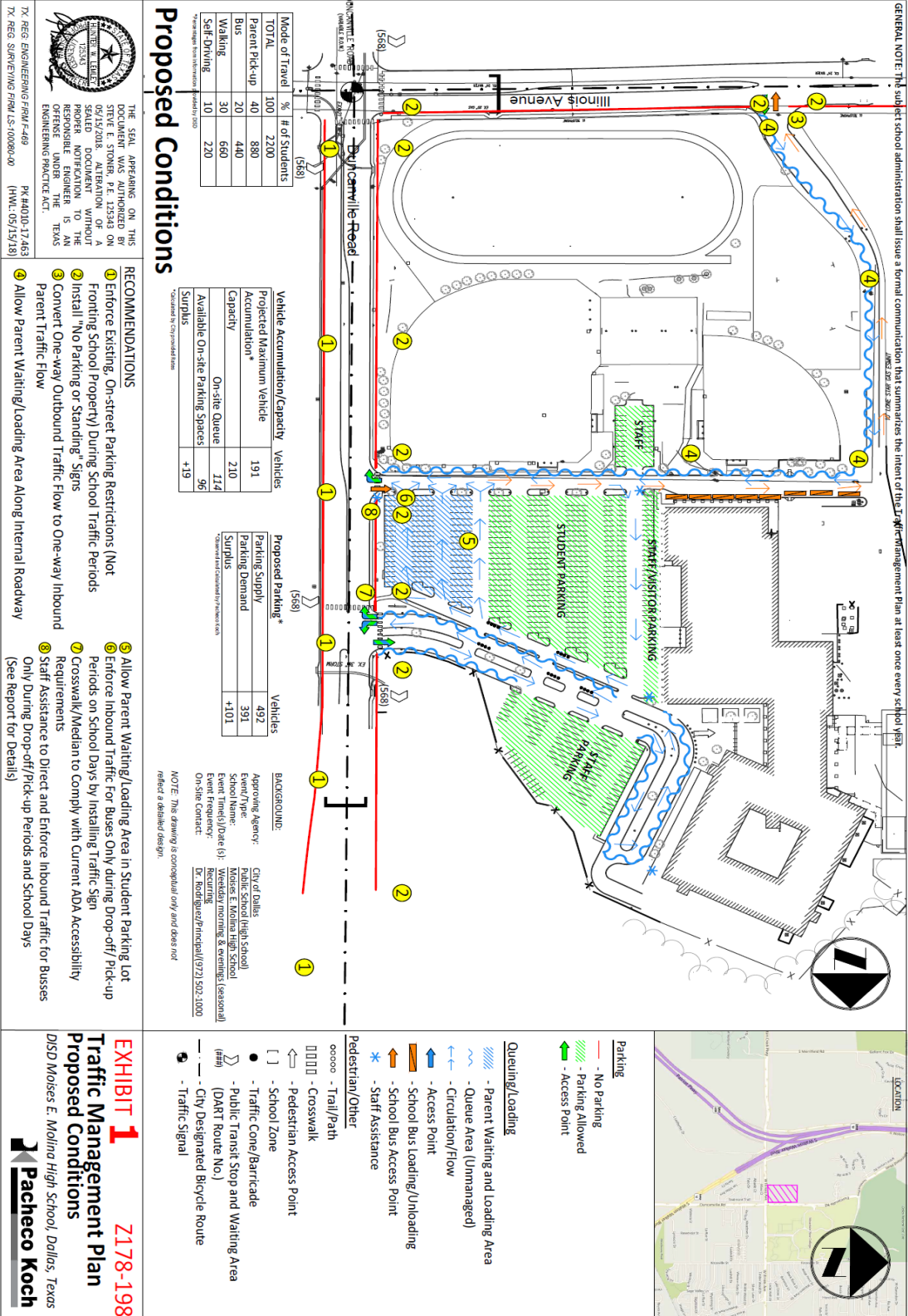
- District 1 Edwin Flores, 1<sup>st</sup> Vice President
- District 2 Dustin Marshall
- District 3 Dan Micciche, President
- District 4 Jamie Resendez
- District 5 Lew Blackburn, Ph.D
- District 6 Joyce Foreman, 2<sup>nd</sup> Vice President
- District 7 Audrey Pinkerton, Board Secretary
- District 8 Miguel Solis
- District 9 Bernadette Nutall

**PROPOSED CONDITIONS.**

**ARTICLE 435.**

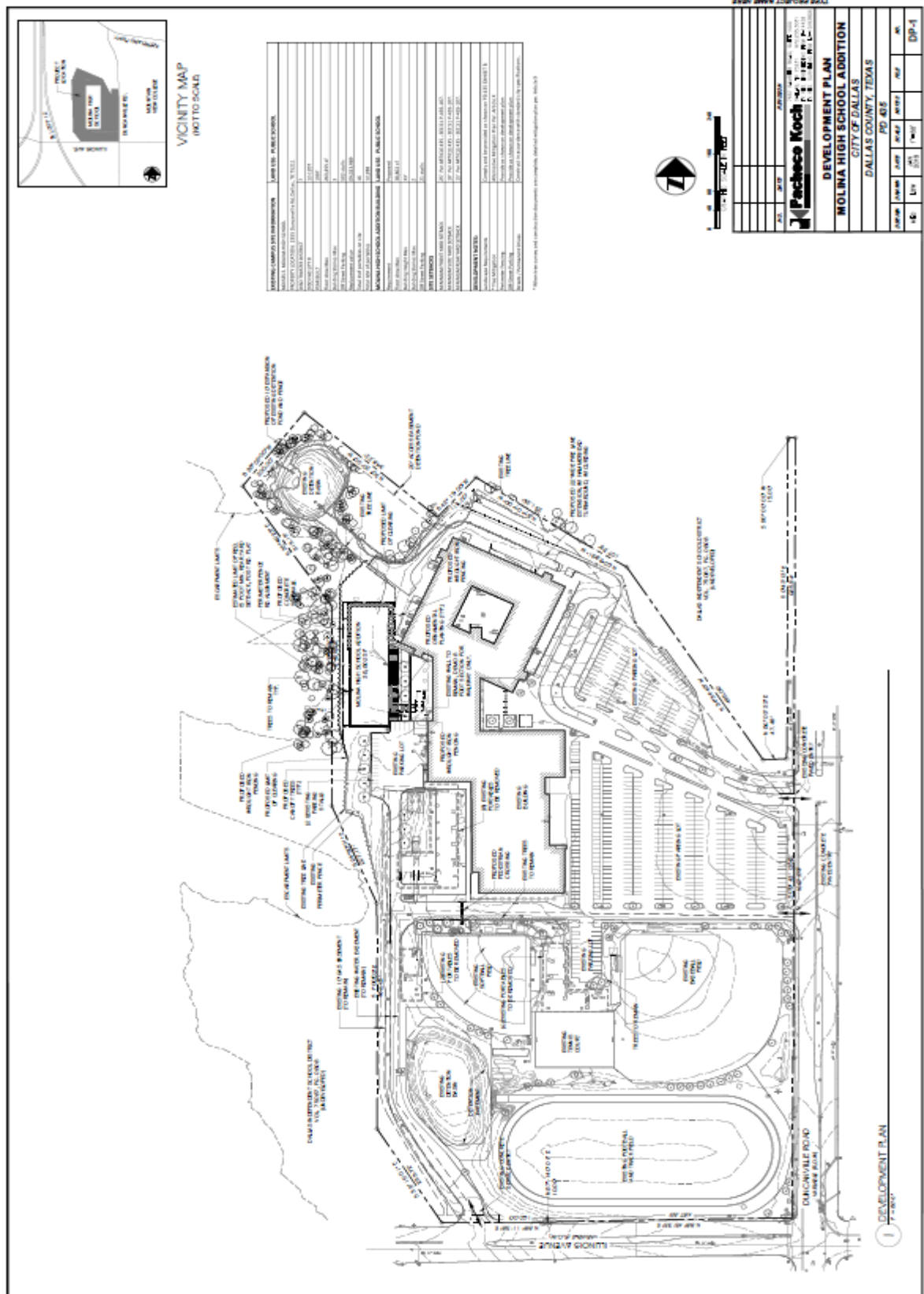
PD 435.

There is no change to the existing PD conditions.

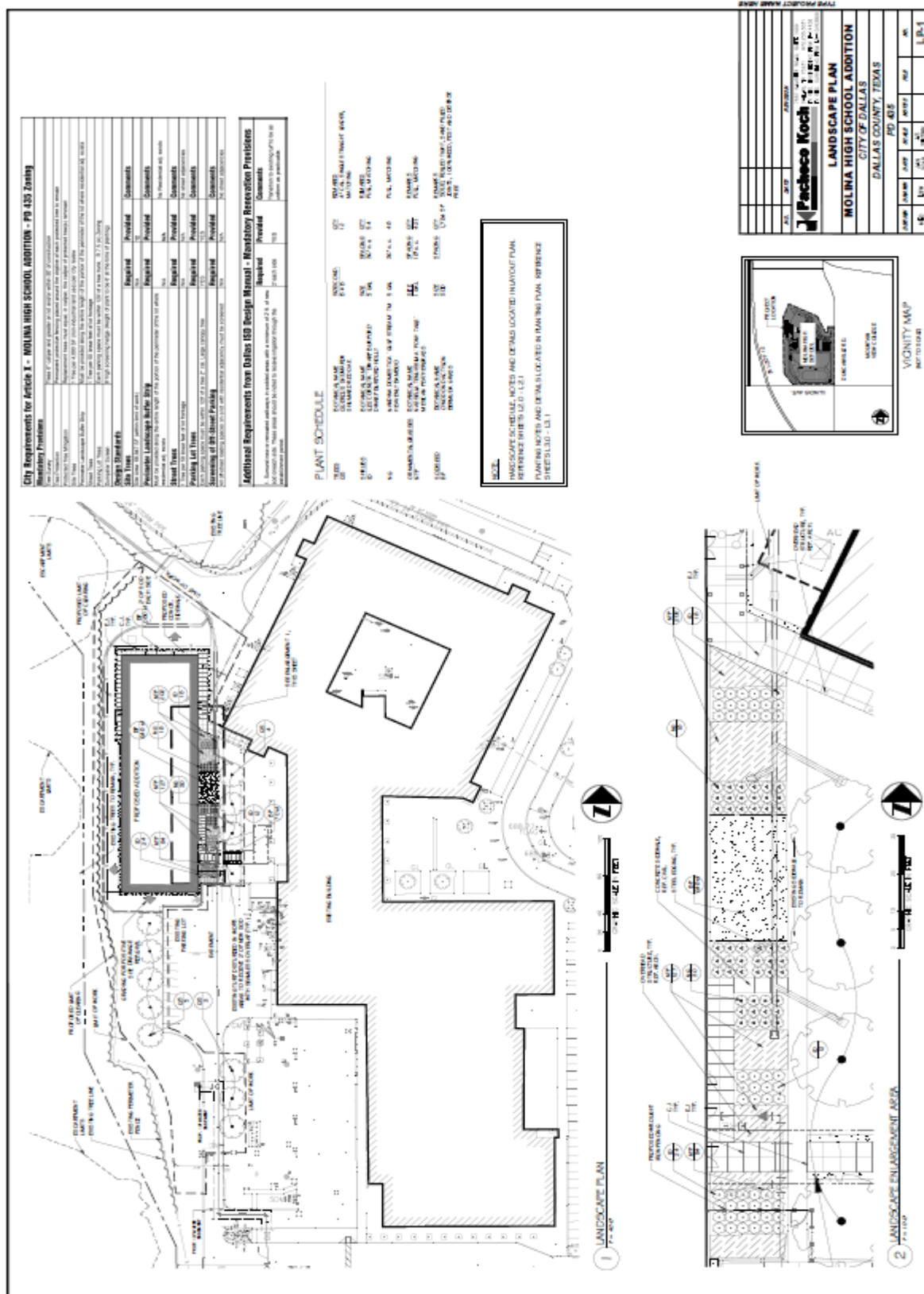


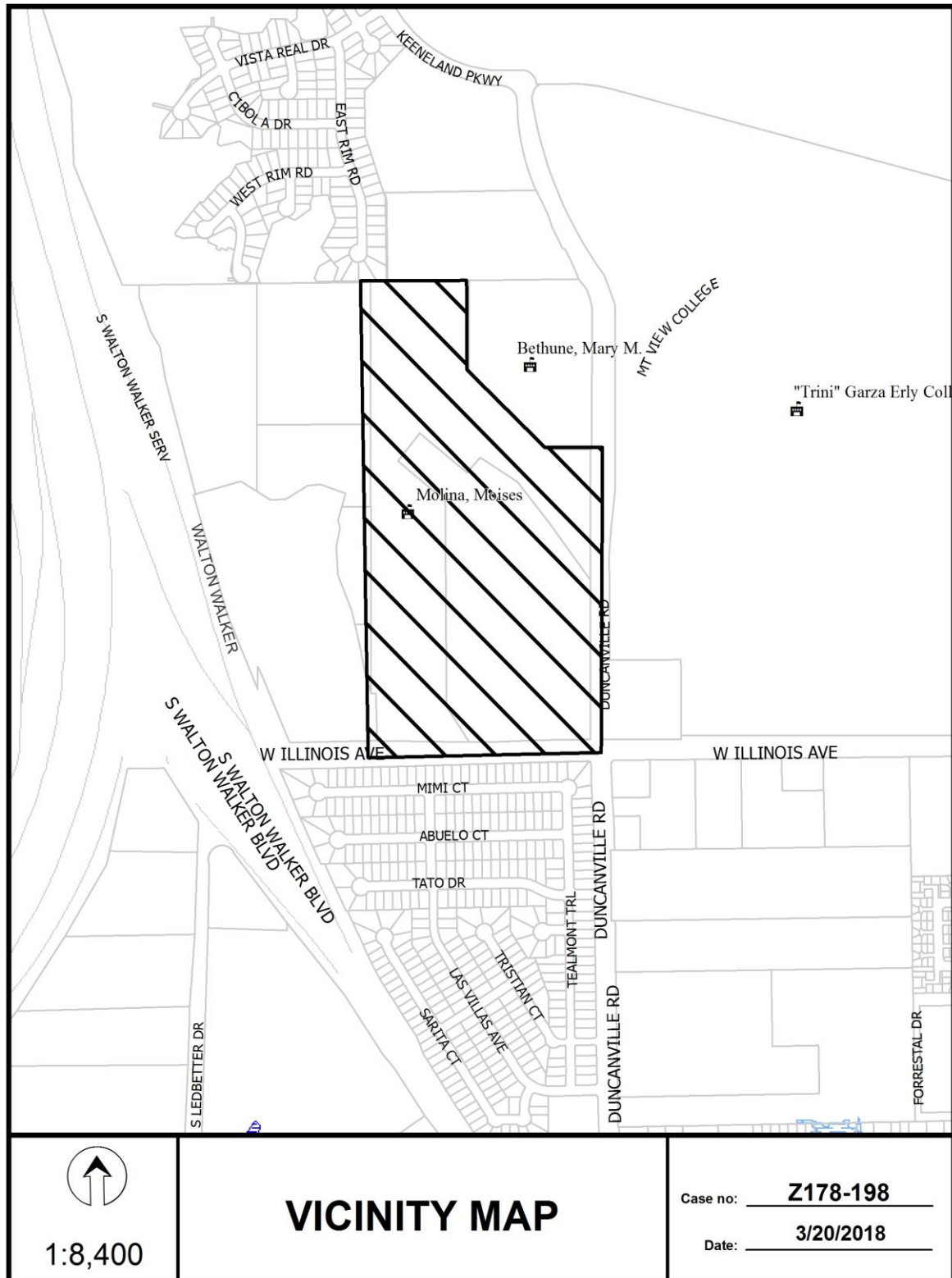


## Proposed development Plan



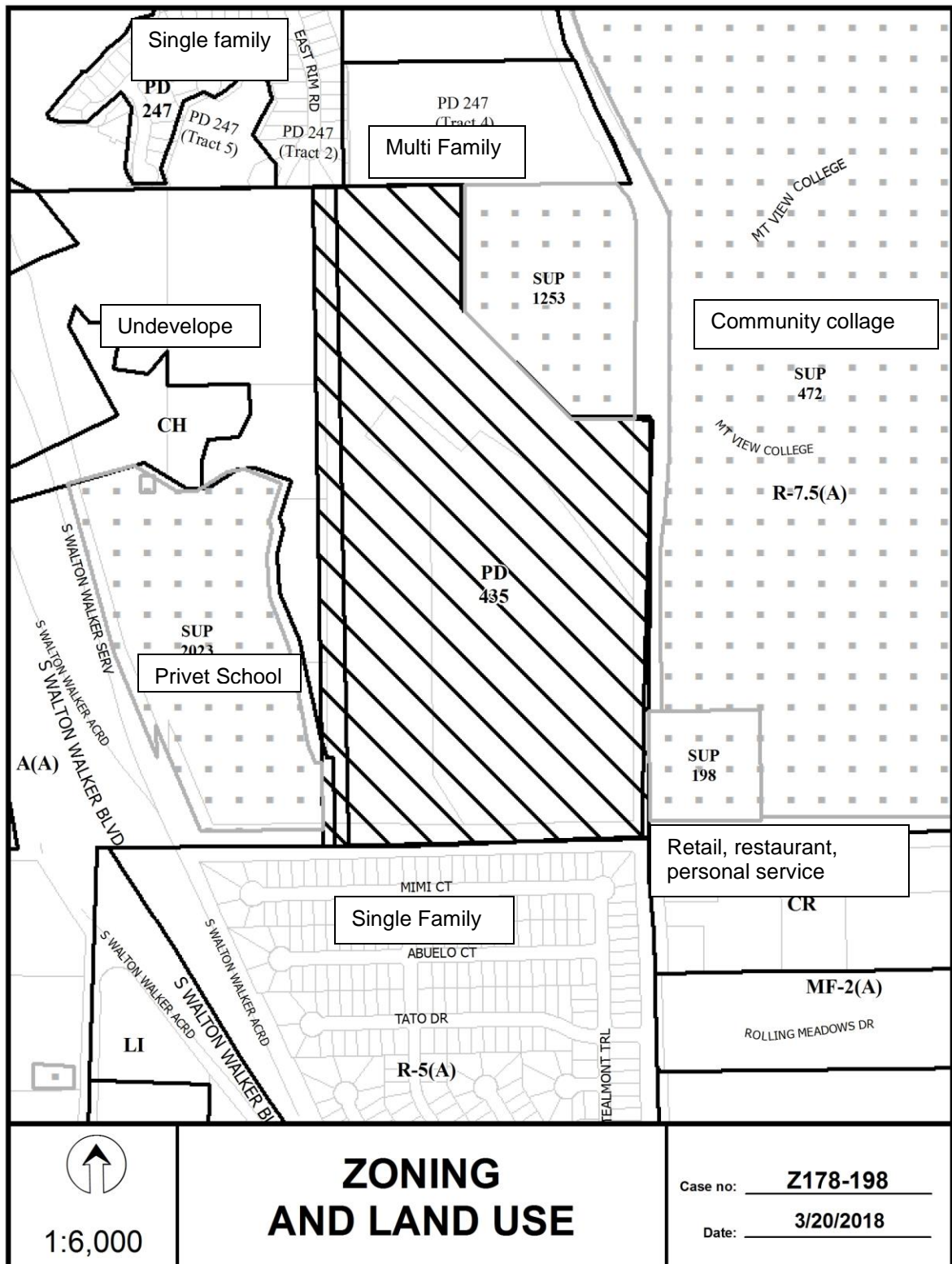
## Proposed landscape Plan



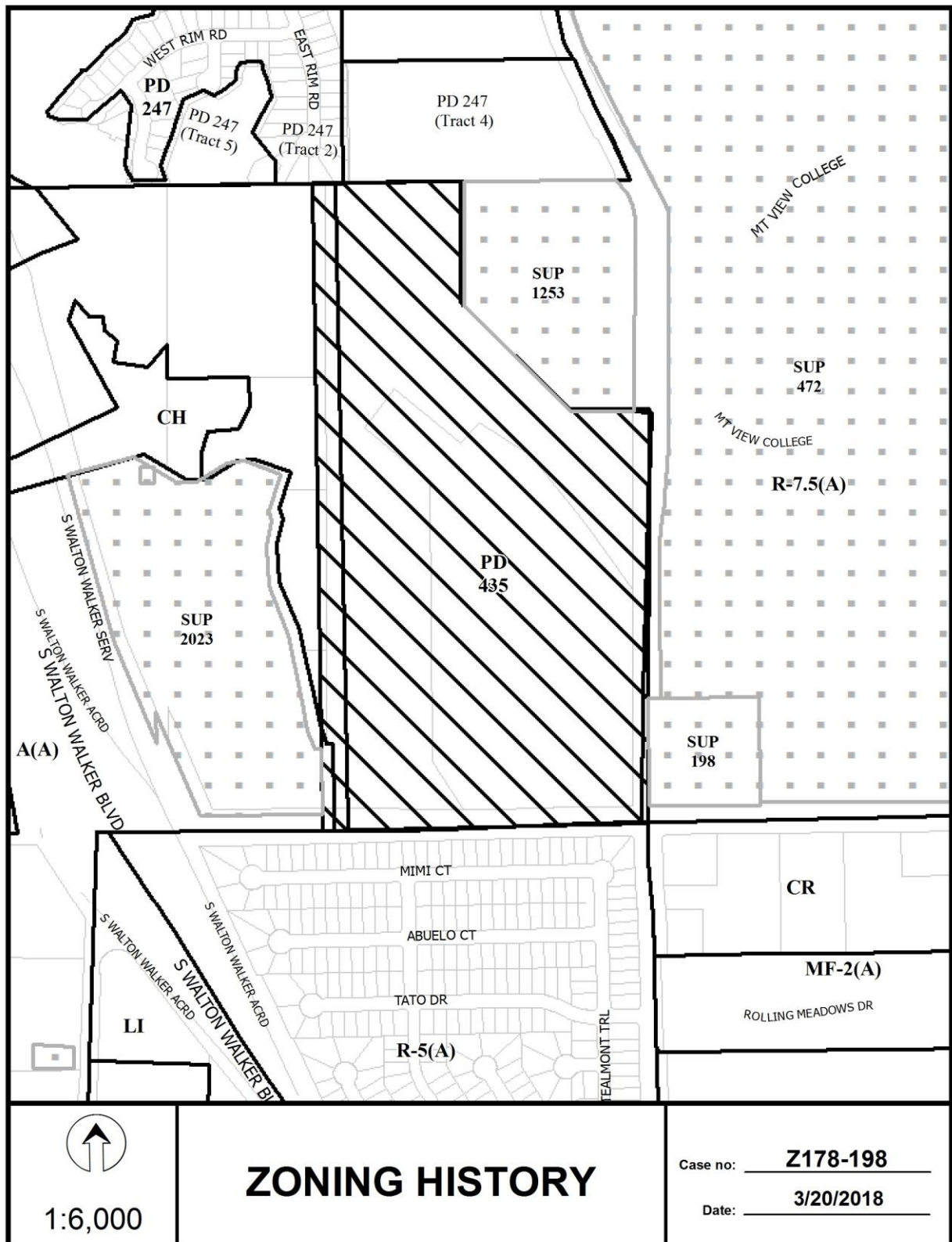


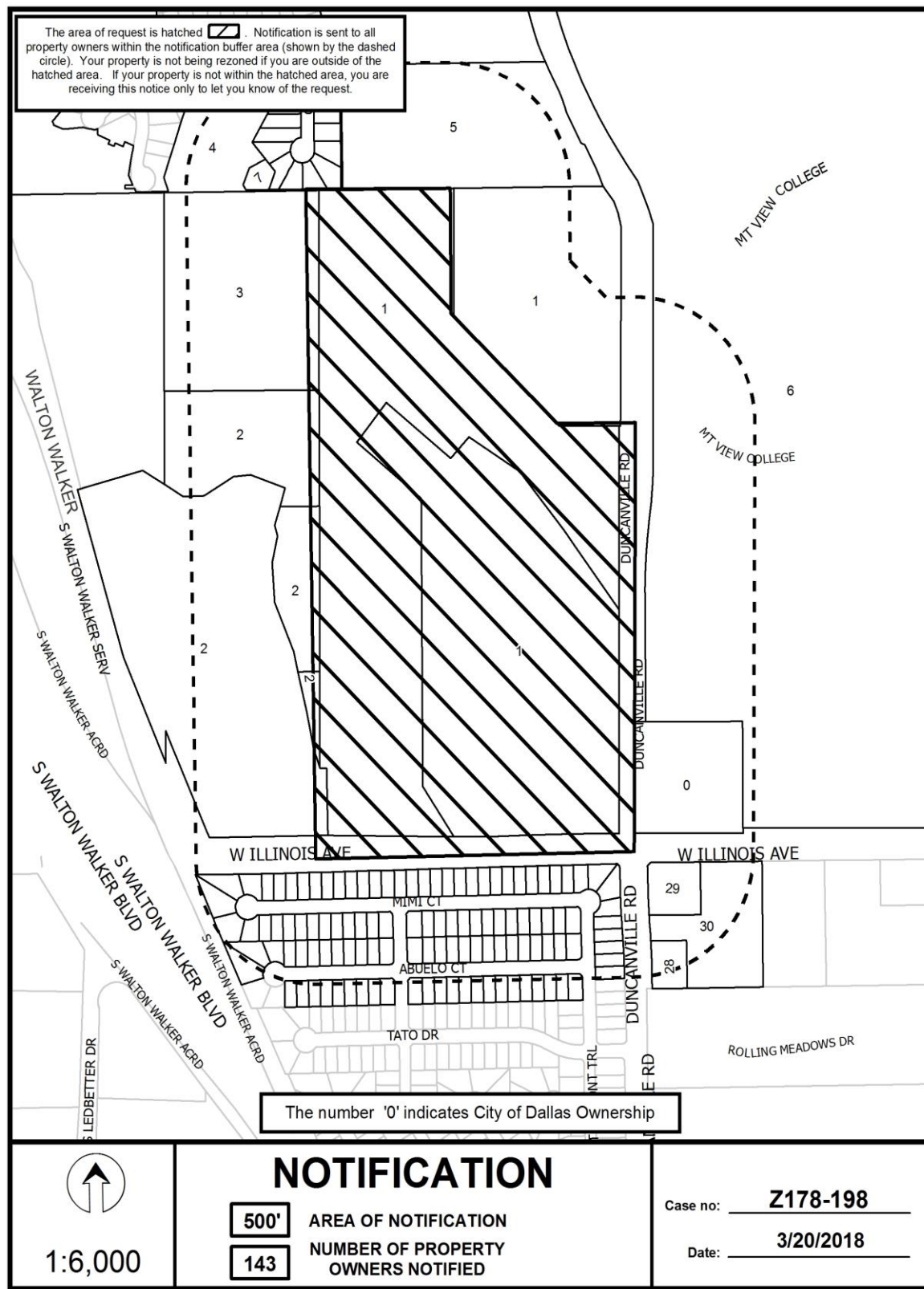












## ***Notification List of Property Owners***

### ***Z178-198***

#### ***143 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2355 DUNCANVILLE RD	Dallas ISD
2	5355 W ILLINOIS AVE	GOSPEL LIGHTHOUSE CHURCH THE
3	5555 W ILLINOIS AVE	YAQUINTO ROBERT JR &
4	2200 S WALTON WALKER BLVD	CAMBRIDGE CAPITAL CORP ASSOCIATION INC
5	1531 DUNCANVILLE RD	ATLAS MARIPOSA VILLAS LLC
6	4849 W ILLINOIS AVE	DALLAS COUNTY COMMUNITY
7	11 EAST RIM RD	VISTA REAL SUBDIVISION
8	1 EAST RIM RD	VISTA REAL SUBDIVISION OWNERS
9	5042 EAST RIM RD	GRACIANO EMMANUEL &
10	5038 EAST RIM RD	PINTO SERGIO JR &
11	5034 EAST RIM RD	MALDONADO PABLO &
12	5030 EAST RIM RD	WEBB DON M & NORMA P
13	5026 EAST RIM RD	LARY TERRI G &
14	5022 EAST RIM RD	ROQUE CARLOS
15	5018 EAST RIM RD	GUTIERREZ REYNALDO &
16	5014 EAST RIM RD	ARUGETA JOSE & ADRIANA
17	5010 EAST RIM RD	PESCADOR SEVERIANO &
18	5013 EAST RIM RD	GURUSQUIETA EZEQUIEL
19	5021 EAST RIM RD	HUD
20	5025 EAST RIM RD	LOPEZ PERLA R
21	5029 EAST RIM RD	ALFONSO MANUEL A &
22	5033 EAST RIM RD	RUIZ JONATHAN L & MARTA L
23	5037 EAST RIM RD	RAMOS ELIAS
24	5041 EAST RIM RD	SANCHEZ JOSE & GUADALUPE
25	5045 EAST RIM RD	GUTIERREZ LAURA
26	1408 WEST RIM RD	ALMANZA ARTURO

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5030 LEONILA PLAZA	IBARRA GRACIELA
28	2410 DUNCANVILLE RD	DALLAS ALISHAH
29	4970 W ILLINOIS AVE	KA INVESTMENT INC
30	4950 W ILLINOIS AVE	KULSOOM ENTERPRISES INC
31	5210 ABUELO CT	CASTRO MIGUEL A
32	5214 ABUELO CT	ECHEVERRIA MARTHA &
33	5218 ABUELO CT	CEVALLOS JOSE A &
34	5222 ABUELO CT	LOERA ANA TERESA
35	5226 ABUELO CT	RODRIGUEZ JUAN J &
36	5230 ABUELO CT	GAMEZ RICARDO ELIAS
37	5234 ABUELO CT	VALENCIA ALEJANDRO
38	5238 ABUELO CT	RUBIO YESENIA
39	5242 ABUELO CT	DIAZ JOSE &
40	5257 ABUELO CT	MATTHEWS RANDALL R &
41	5253 ABUELO CT	VALENZUELA OLIVIA C &
42	5249 ABUELO CT	CARDONA WANDA
43	5245 ABUELO CT	GOMEZ JESUS R
44	5241 ABUELO CT	ELORZA THEODORA DELFINA & GABINO ELORZA ZUNIGA
45	5237 ABUELO CT	CASTILLO MARIA
46	5233 ABUELO CT	SALDANAGUTIERREZ ROGELIO &
47	5229 ABUELO CT	SANDOVALLOPEZ ABRAHAM
48	5225 ABUELO CT	YASSIN FERNANDO
49	5221 ABUELO CT	QUINTANA JOSE P &
50	5217 ABUELO CT	BARBOZA ANTONIO FLORES
51	5213 ABUELO CT	VEGA VERONICA G &
52	5208 MIMI CT	SUAREZ MARTINIANO FELIX
53	5212 MIMI CT	RAMIREZ EFRAIN
54	5216 MIMI CT	HASTINGS DONALD S & CONSUELO
55	5220 MIMI CT	MORENO DAVID V
56	5224 MIMI CT	LARA JUAN
57	5228 MIMI CT	RIVAS ANDRES & MARIA S

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5232 MIMI CT	DURAN FRANCISCO & LETICIA
59	5236 MIMI CT	AGUIRRE CELSO &
60	5240 MIMI CT	MONTEMAYOR MARIA CRISTINA
61	5244 MIMI CT	TANNER EVA E
62	5248 MIMI CT	VALENCIA ALEJANDRO
63	5252 MIMI CT	MUNOS MARTHA E
64	5256 MIMI CT	LOERA MARTIN &
65	5257 MIMI CT	MALDONADOTORRES ALMA A &
66	5253 MIMI CT	NIETO JOSE L
67	5249 MIMI CT	RUBIO NOEL ANTONIO
68	5245 MIMI CT	DELEON ROBERTO & MAYRA V
69	5241 MIMI CT	BURCIAGA BERTHA
70	5237 MIMI CT	HOWARD TAMEKA
71	5233 MIMI CT	AVILA JOSE H &
72	5229 MIMI CT	MILLER JEANELL B
73	5225 MIMI CT	BENAVIDEZ JOSE
74	5221 MIMI CT	HERNANDEZ MARIA P
75	5217 MIMI CT	PINEDA JOSE &
76	5213 MIMI CT	CENICEROS SANDRA E
77	5209 MIMI CT	SANCHEZ JUAN FRANCISCO & KATHERINE PUERTA
78	5205 MIMI CT	PICHE ELMER A
79	5165 MIMI CT	CAMPOS RENE
80	5161 MIMI CT	RIVERA NICOLAS Y
81	5157 MIMI CT	BARRERA JOSE
82	5153 MIMI CT	HERRERA FERNANDO I &
83	5149 MIMI CT	VIGIL NEHEMIAS &
84	5145 MIMI CT	MONREAL RAFAEL JR
85	5141 MIMI CT	LOPEZ CARLOS E
86	5137 MIMI CT	CASAS RICARDO M & LORENA
87	5133 MIMI CT	RIVAS GERARDO & RAFAELA
88	5129 MIMI CT	ZACARIAS MARCO A & LAURA P



<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5125 MIMI CT	SIGALA EFRAIN
90	5121 MIMI CT	TORRES JOSE VALENCIA
91	5115 MIMI CT	ZHANG HAOYANG &
92	5111 MIMI CT	VASQUEZ MIKE R &
93	5107 MIMI CT	ZELAYA JOSE H
94	5103 MIMI CT	PADILLA ZULEMA
95	2508 TEALMONT TRL	GARCIA SALVADOR & MARTHA A
96	2512 TEALMONT TRL	PINEDA FLOR
97	2516 TEALMONT TRL	FLORES ODILIA E
98	2520 TEALMONT TRL	RODRIGUEZ WILLIAM
99	2524 TEALMONT TRL	PERSON GLENN L
100	2528 TEALMONT TRL	MORENO MARISELA
101	2532 TEALMONT TRL	ECHEVERRIA JUAN
102	5112 ABUELO CT	QUEZADA HILDA A
103	5116 ABUELO CT	DORADO JAVIER B &
104	5120 ABUELO CT	ORELLANA JOSE PEDRO &
105	5124 ABUELO CT	BRITO PEDRO M
106	5128 ABUELO CT	AVALOS JOSE DE JESUS &
107	5132 ABUELO CT	CABRERA DELORES H &
108	5136 ABUELO CT	DAVILA FREDY
109	5140 ABUELO CT	MARTINEZ LAZARO &
110	5144 ABUELO CT	MAYBERRY JOSEPH
111	5148 ABUELO CT	GONZALEZ JOSE DE J
112	5152 ABUELO CT	GONZALES FAMILY TRUST
113	5156 ABUELO CT	ROSALES MANUEL
114	5160 ABUELO CT	ROBLES ROMUALDO G
115	5164 ABUELO CT	SILVA JOSE M & IRMA I
116	5110 MIMI CT	REYES FIDEL A
117	5114 MIMI CT	THAVYSAY HAU
118	5118 MIMI CT	PALACIOS JULIO ENRIQUE
119	5122 MIMI CT	RAMIREZ RAUL & OLGA

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5126 MIMI CT	BARRIENTOS MARIA O &
121	5130 MIMI CT	BRAVO JUAN M &
122	5134 MIMI CT	RODRIGUEZ ISAAC
123	5138 MIMI CT	MARISCAL ALEJANDRO R
124	5142 MIMI CT	LOPEZ MARIO
125	5146 MIMI CT	REYES JUAN P &
126	5150 MIMI CT	MANZANERA NICEFORO M &
127	5154 MIMI CT	JACOBO JUAN A &
128	5160 MIMI CT	VALDES JUAN CARLOS &
129	5164 MIMI CT	PEREZ JUAN FRANCISCO
130	5163 ABUELO CT	GOMEZ HILARIO &
131	5159 ABUELO CT	PERDOMO BLANCA ROSA
132	5155 ABUELO CT	ALVARADO PEDRO H
133	5151 ABUELO CT	BARRIENTOS ELADIA
134	5147 ABUELO CT	HERNANDEZ CARLOS A
135	5143 ABUELO CT	LARA JUAN MIGUEL
136	5139 ABUELO CT	RAMIREZ NOE
137	5135 ABUELO CT	RAMIREZ ALEXANDER &
138	5131 ABUELO CT	UGARTE VICTOR
139	5127 ABUELO CT	TORRES ALMA MALDONADO & JHANY ORTIZ
140	5123 ABUELO CT	ALBA CRYSTAL
141	5119 ABUELO CT	RODRIGUEZ ALFONSO & ANNA M
142	5115 ABUELO CT	WOOD DAVID WAYNE
143	5111 ABUELO CT	RAMIREZ ELVIA

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 21, 2018**

**Planner: Mohammad Bordbar**

**FILE NUMBER:** Z178-200(MB) **DATE FILED:** March 5, 2018

**LOCATION:** Northeast corner of Peabody Avenue and Myrtle Street

**COUNCIL DISTRICT:** 7 **MAPSCO:** 46 T

**SIZE OF REQUEST:** Approx. 0.14 acres **CENSUS TRACT:** 203.00

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**APPLICANT/OWNER:** Connie Roth

**REPRESENTATIVE:** Connie Roth

**REQUEST:** An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

**SUMMARY:** The applicant proposes to develop the site with a duplex which is defined as two dwelling units on one lot.

**STAFF RECOMMENDATION:** **Denial**

**PLANNED DEVELOPMENT No. 595 (R-5) A**

<http://dallascityattorney.com/51P/Articles%20Supp%2039/ARTICLE%20595.pdf>

## **BACKGROUND INFORMATION:**

- On September 26, 2001, the City Council approved the creation of PD No. 595 comprised of nine residential and nonresidential subdistricts.
- The 0.14-acre subject site is located in the R-5(A) Single Family Subdistrict and is currently undeveloped.
- The purpose of this request is to rezone the site to a D(A) Duplex Subdistrict to allow for the construction of one two-story duplex ( two units on one lot), with each unit totaling 1,474 square feet.

**Zoning History:** There have been no zoning cases in the area over the past five years.

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Existing ROW
Peabody Avenue	Local Street	60 feet
Myrtle Street	Local Street	50 Feet

## **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.

## **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 does not support the following Plan's goals or policies.

## **LAND USE ELEMENT**

### **GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

Policy 1.2.2 Establish clear and objective standards for land use planning.

**Surrounding Land Uses:**

	<b>Subdistricts in PD No. 595</b>	<b>Land Use</b>
Site	R-5(A)	Undeveloped
Northeast	R-5(A)	Single Family
Northwest	R-5(A)	Undeveloped
Southeast	R-5(A)	Single Family
Southwest	R-5(A)	Undeveloped

**Land Use Compatibility:**

The subject site is currently undeveloped and consists of portions of four platted lots (Lots 19, 20, 21, and 22). Each lot is comprised of approximately 3,918 square feet, which does not conform to the minimum lot size requirement of the R-5(A) Single Family Subdistrict within PD No. 595. The request site is predominately surrounded by single family uses, constructed as early as 1943, on building sites formed by metes and bounds.

Staff believes that the development of a duplex unit in a predominately single family neighborhood could have a potential negative impact on the character of the surrounding area. In addition, as indicated in the development standards table below, the regulations differ between the existing R-5(A) Single Family Subdistrict and proposed (D) Duplex Subdistrict as they relate to the height, lot coverage, and lot size. The potential increase in the density and scale of the proposed development is inconsistent to the development pattern that has already been established in the adjacent residential community. As such, staff is recommending denial of the proposed zoning change as it is inappropriate in the context of the property's surrounding zoning districts.

**Development Standards:**

<b><u>DISTRICT</u></b>	<b><u>SETBACKS</u></b>		<b>Density</b>	<b>Height</b>	<b>Lot Coverage</b>	<b>Special Standards</b>	<b>PRIMARY Uses</b>
	<b>Front</b>	<b>Side/Rear</b>					
PD 595 R-5(A) - Existing Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%	Min. Lot: 5,000 sq. ft.	Single family
D(A) - Proposed Duplex	25'	5'	1 Dwelling Unit/ 3,000 sq. ft.	36'	60%	Min. Lot: 6,000 sq. ft.	Duplex & single family

**Off-Street Parking:** Parking regulations will have to comply with Chapter 51A-4.113, the Dallas Development Code. In addition, PD 595 requires additional parking setbacks and screening.

**Landscaping:** Landscaping of any development will be in accordance with the landscape regulations of PDD No. 595.



**List of Partners/Principals/Officers**

Contain Your Green Home LLC  
3200 Bonniebrook Drive  
Plano, TX 75075

Principles of the Corporation as of 04 March, 2018

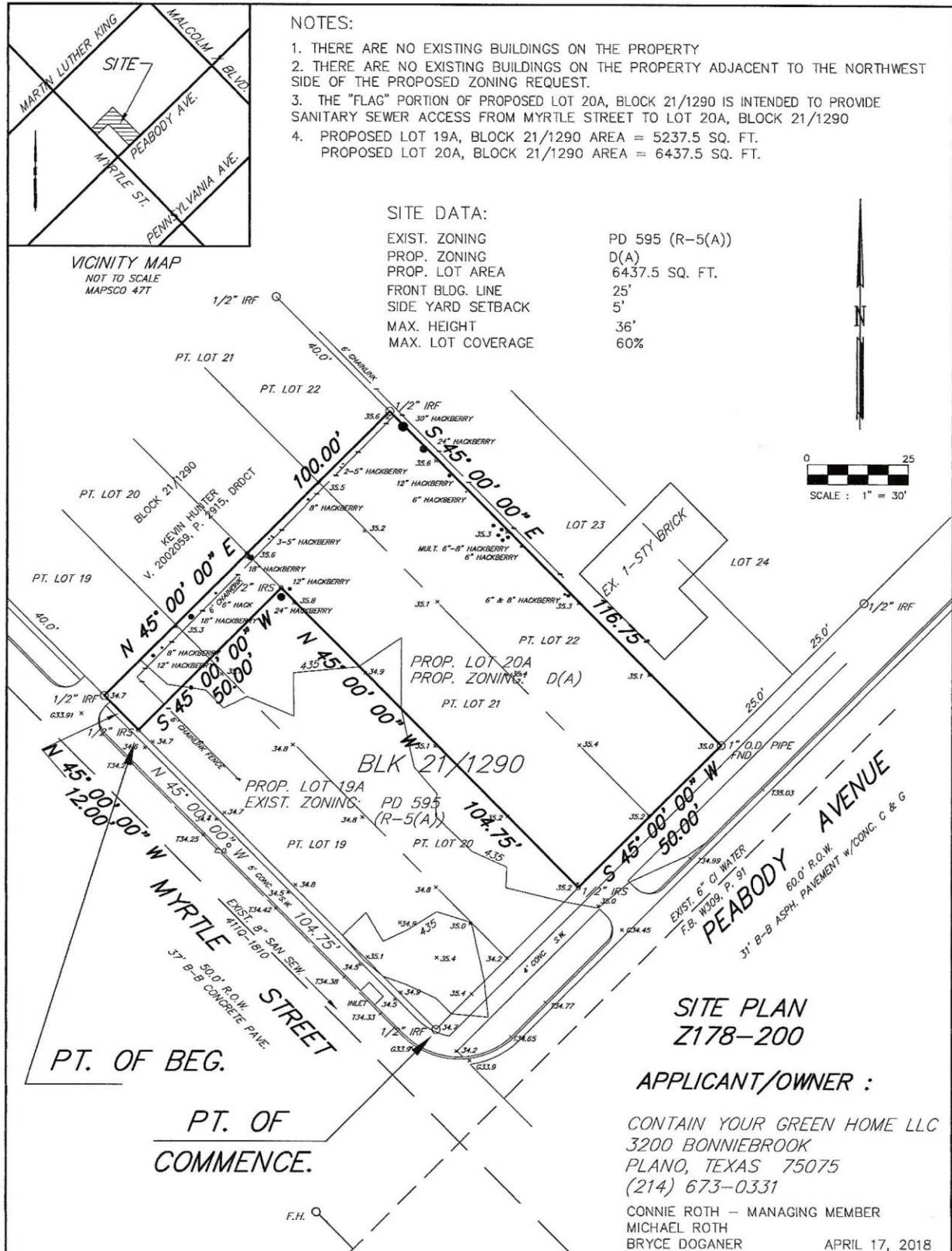
Connie G. Roth, 3200 Bonniebrook Dr, Plano, 75075; 214-673-0331; Managing Partner

Michael A. Roth, 3200 Bonniebrook Dr, Plano, 75075; 214-662-3033; Managing Partner

Bryce A. Doganer, 3200 Bonniebrook Dr, Plano, 75075; 214-206-5977; Managing Partner

Z178-200

**Proposed Site**  
(for reference purposes only)



33	35	7-21-57	156.75
25	35	Z	96.6 21 1760 15

MYRTLE 3000<sup>4</sup> 3000

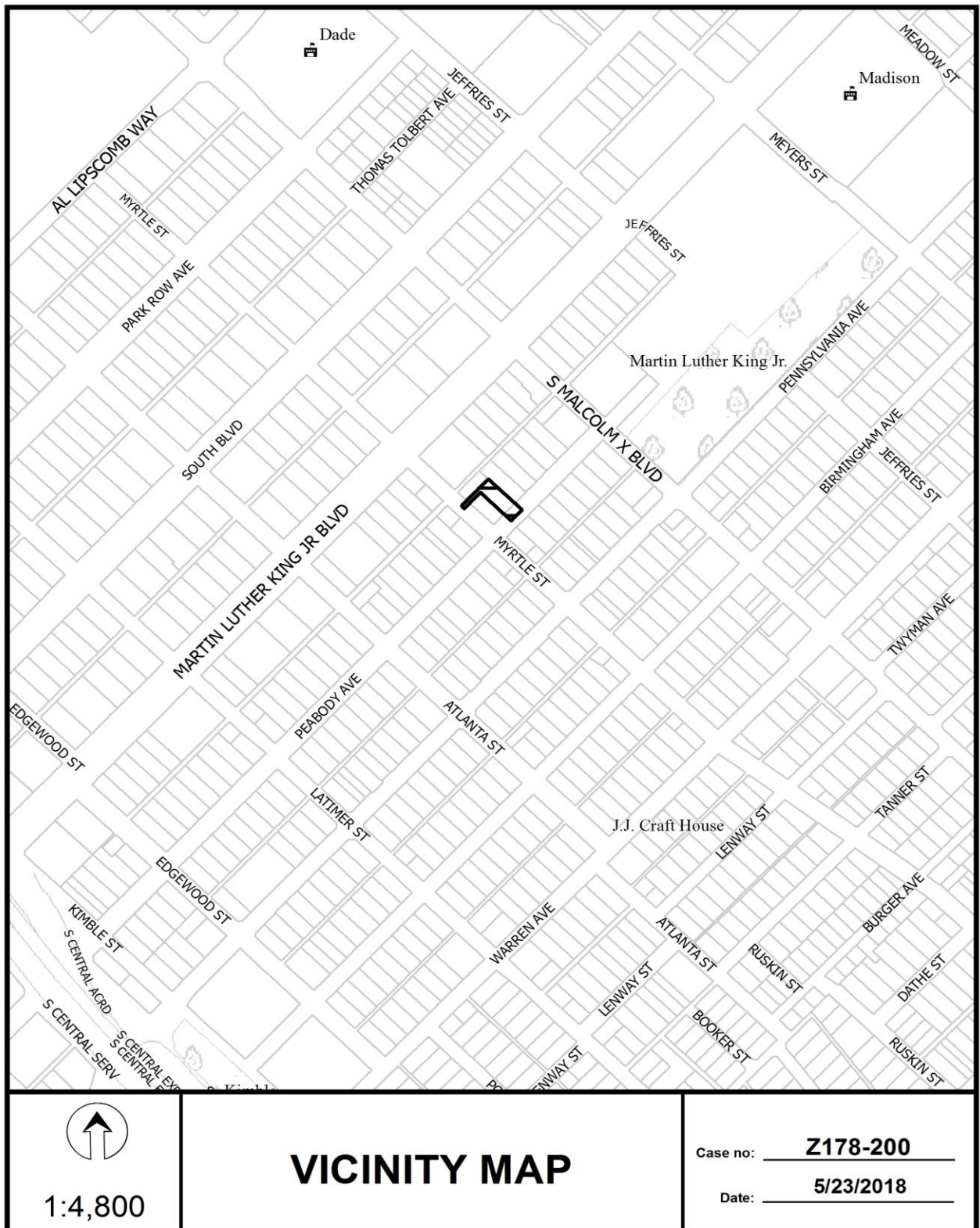
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25	01	116.75	20	19	18	14	40
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	05			21			
	07	REHAB	Z	22			
		116.75					40
	(09)			23	156.75		
					REHAB		
	(11)			24			
					REHAB		
				25			



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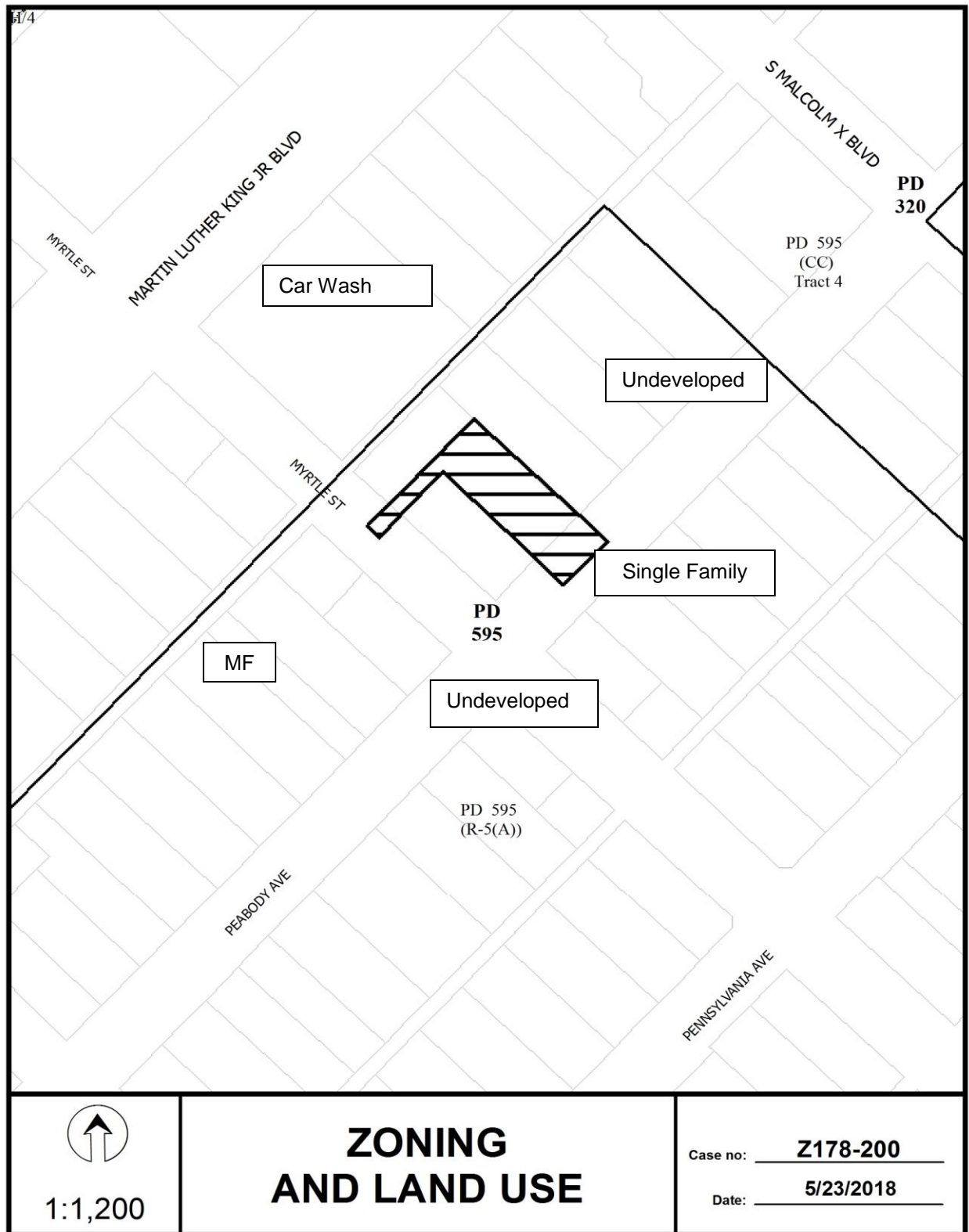
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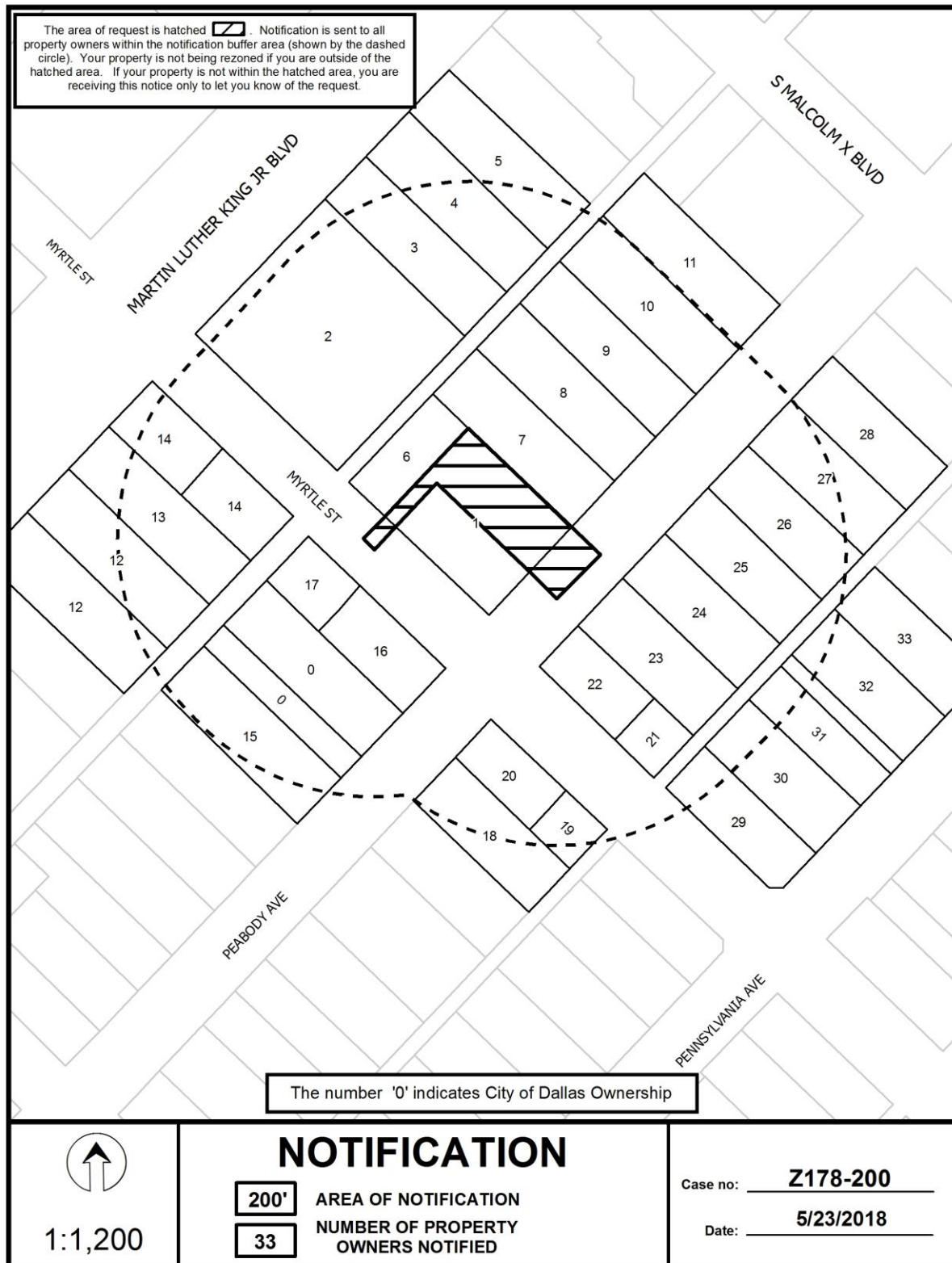












## ***Notification List of Property Owners***

### ***Z178-200***

#### ***33 Property Owners Notified***

<i><b>Label #</b></i>	<i><b>Address</b></i>	<i><b>Owner</b></i>
1	2703 PEABODY AVE	ROTH CONNIE G & MICHAEL A
2	2702 MARTIN LUTHER KING JR BLVD	DAVENPORT FREDDY
3	2714 MARTIN LUTHER KING JR BLVD	DALLAS SKYFALL LLC SERIES
4	2716 MARTIN LUTHER KING JR BLVD	JEANETTE INV II LTD
5	2720 MARTIN LUTHER KING JR BLVD	RUDBERG JOYCE A &
6	3016 MYRTLE ST	HUNTER KEVIN
7	2709 PEABODY AVE	CROSTIMBERS CAPITAL INC
8	2715 PEABODY AVE	MOORE KATHRYN L MCELWEE
9	2717 PEABODY AVE	ALVARADO JUAN G
10	2725 PEABODY AVE	JARVIS FAMILY INVESTMENTS LLC
11	2727 PEABODY AVE	CHURCH LORD JESUS CHRIST
12	2622 MARTIN LUTHER KING JR BLVD	BEDFORD L A JR
13	2628 MARTIN LUTHER KING JR BLVD	BEDFORD LOUIS A JR
14	3011 MYRTLE ST	JOHNSON JOE W
15	2623 PEABODY AVE	JONES TERRACE & JANICE Y
16	2633 PEABODY AVE	BARRY GLENN
17	3015 MYRTLE ST	BRYANY JANET M
18	2630 PEABODY AVE	CLAYTON GARY R
19	3109 MYRTLE ST	JOHNSON ELLA JOHNSON
20	2632 PEABODY AVE	JOHNSON JUANE & GLENDA
21	3108 MYRTLE ST	WILLIAMS GREGORY A
22	2700 PEABODY AVE	CRAYCRAFT PAMELA
23	2706 PEABODY AVE	MONTGOMERY IVORY
24	2708 PEABODY AVE	BURNETT WILLIAM P
25	2712 PEABODY AVE	WALKER LILLIAN
26	2716 PEABODY AVE	WILLIAMS N L

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2720 PEABODY AVE	MUHAMMAD JEFFERY
28	2724 PEABODY AVE	PACKING HOUSE MARKET INC &
29	2701 PENNSYLVANIA AVE	WATTS MRS LOUISE E
30	2705 PENNSYLVANIA AVE	TOPLETZ DENNIS D
31	2709 PENNSYLVANIA AVE	DUFFEY LURLETER
32	2715 PENNSYLVANIA AVE	WATSONTILLIS LINDA GAYLE
33	2717 PENNSYLVANIA AVE	DESOTO REAL ESTATE RESOURCE LLC

**FILE NUMBER:** Z167-299(SM)

**DATE FILED:** May 11, 2017

**LOCATION:** North corner of Kleberg Road and Carleta Street

**COUNCIL DISTRICT:** 8

**MAPSCO:** 69A U

**SIZE OF REQUEST:** Approx. 4,060 sq. ft.

**CENSUS TRACT:** 171.02

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**APPLICANT:** CI Retail Mgmt, Inc.

**REPRESENTATIVE:** Jason Marshall

**OWNER:** CHUP Corporation, Inc.

**REQUEST:** An application for the renewal of Specific Use Permit No. 2146 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

**SUMMARY:** The applicant proposes to sell beer and wine in conjunction with an existing general merchandise or food store [Sid's Food Store].

**STAFF RECOMMENDATION:** **Denial without prejudice**



## BACKGROUND INFORMATION:

- The area of request is developed with a 4,060-square-foot convenience store with motor vehicle fueling and was constructed in 1981, according to Dallas Central Appraisal District records.
- On May 13, 2015, Specific Use Permit No. 2146 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet was approved by City Council for a two-year period.
- On October 11, 2016, staff mailed a notice to the applicant and owner of the upcoming expiration date of SUP No. 2146.
- The site's Convenience Store (CS) License expired in May 2017.
- On October 27, 2017, the applicant's representative informed staff that the paperwork for the CS License had been filed with the Dallas Police Department (DPD).
- On November 14, 2017, DPD informed staff that the application was incomplete when submitted in October but had since been corrected.
- On December 4, 2017, April 9 and May 29, 2018 the site failed the CS License site inspection.

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

## **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Dimension	ROW
Kleberg Road	Minor Arterial	Standard-4 lane-undivided	80 feet
Carleta Street	Local	N/A	50 feet

**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. The analysis is based upon the traffic worksheet the applicant provided during the application submittal.

**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.

**URBAN DESIGN ELEMENT****GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE**

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

**Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	CR-D -1, SUP No. 2146	General merchandise or food store greater than 3,500 square feet with motor vehicle fueling
<b>Northeast</b>	R-7.5(A)	Undeveloped and single family
<b>Southeast</b>	CR-D-1	General merchandise or food store less than 3,500 square feet
<b>Southwest</b>	IR-D-1	Undeveloped
<b>Northwest</b>	CR-D-1 and R-7.5(A)	Laundry store and single family

**Land Use Compatibility:**

The request site is currently developed with the convenience store for an existing gas station. The site is surrounded by undeveloped land and single family to the northeast and a small retail store to the southeast, across Carletta Street. On the other side of a large divided roadway, Kleberg Road, there is a large undeveloped property that abuts a commercial use. Finally, a laundry store abuts the site to the northwest with additional single family uses farther northwest, across Parkcliff Drive.

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. The applicant's CS license expired May 2017, just after the application for renewal was submitted. Staff has been conferring with the Dallas Police Department and has delayed scheduling the case for consideration to allow the applicant time to pass inspection and meet all CS license requirements for over a year. Since the applicant has yet to comply with the minimum regulations to renew its CS license, staff recommends the item be denied without prejudice.

The requested renewal of the continued sale of alcoholic beverages in conjunction with the existing general merchandise or food store is compatible with the surrounding retail and other non-residential uses because it accesses a major thoroughfare. Additionally, the continued sale of alcoholic beverages in conjunction with the existing general merchandise or food store should not be a detriment to the adjacent properties because the Specific Use Permit requires periodic review. However, although staff supports the request, because the applicant has not met the minimum standards to renew the Convenience Store license, staff recommends denial without prejudice.

**Parking:**

Pursuant to the Dallas Development Code, the off-street parking requirement for a general merchandise or food store use is one (1) space per 200 square feet of floor area. Therefore, the approximately 4,060-square-foot convenience store requires 20 parking spaces. Off-street and loading required parking must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

**List of Partners**

**Applicant:**

Pratima Kharel  
Director/President/Secretary  
CI RETAIL MANAGEMENT, INC.

**Owner:**

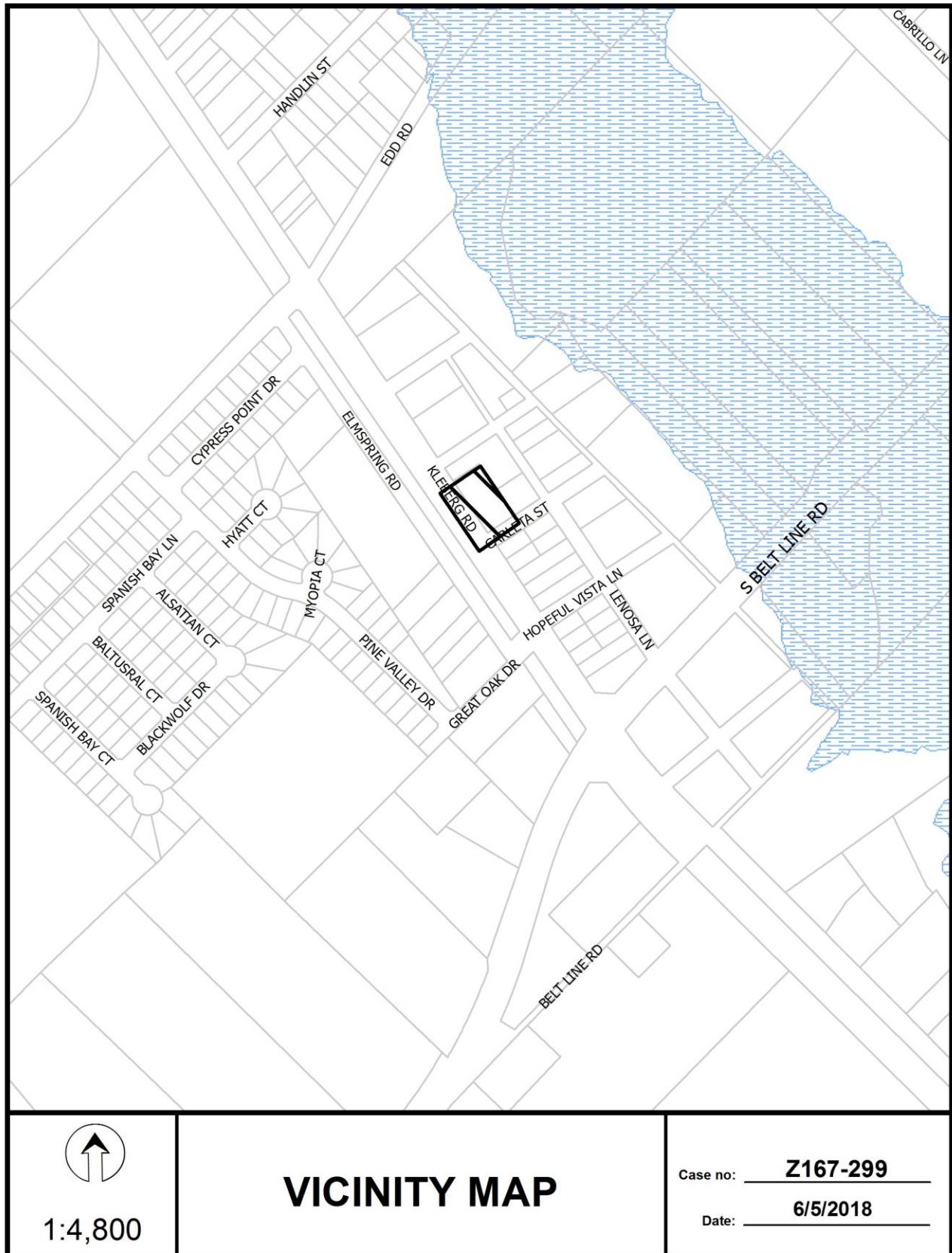
Dipak Kharel  
Director/President/Secretary  
CHUP CORPORATION, INC.

### **Proposed SUP conditions**

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [FIVE years from the passage of this ordinance], but is eligible for automatic renewal for additional FIVE-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.) [May 13, 2017].
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.



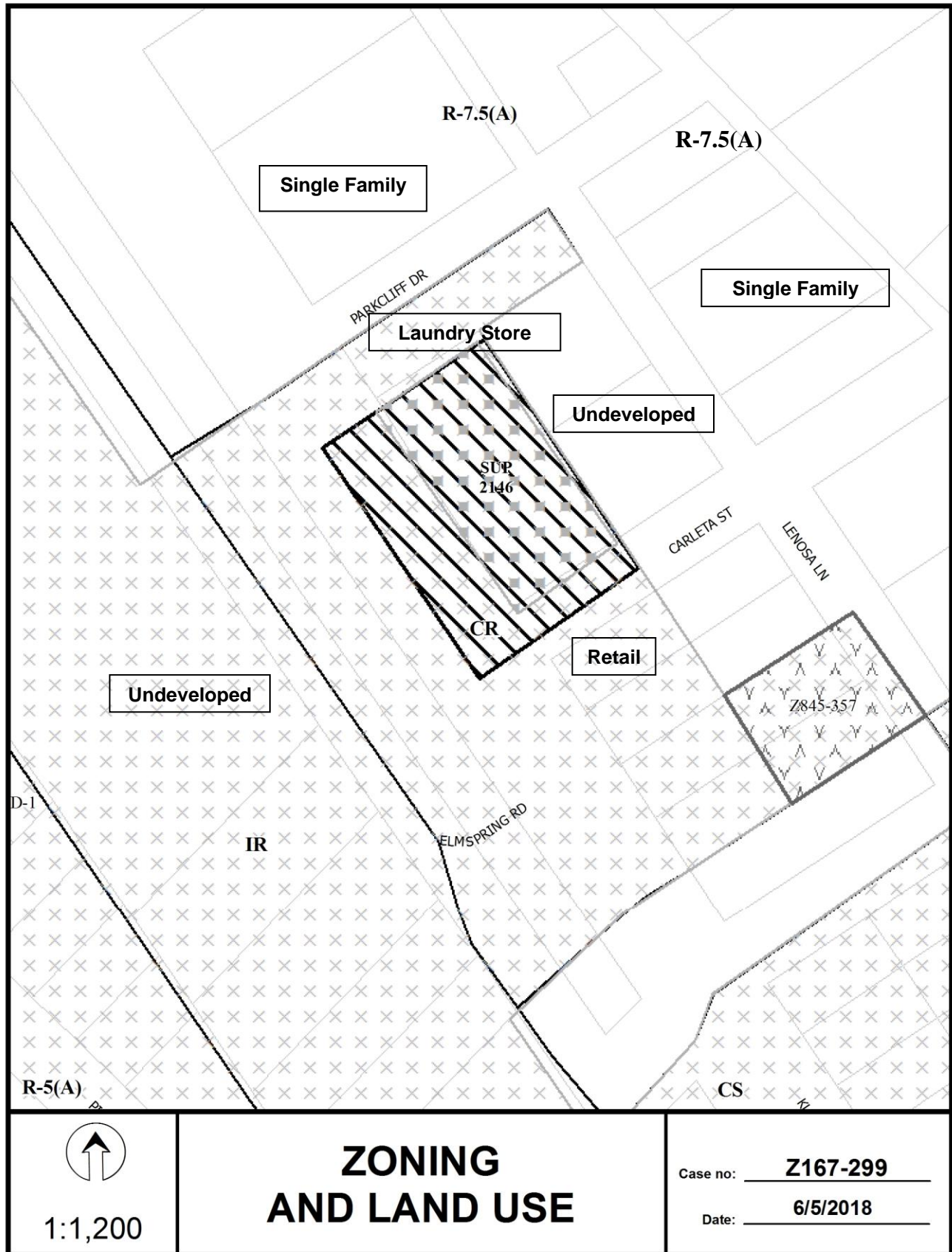


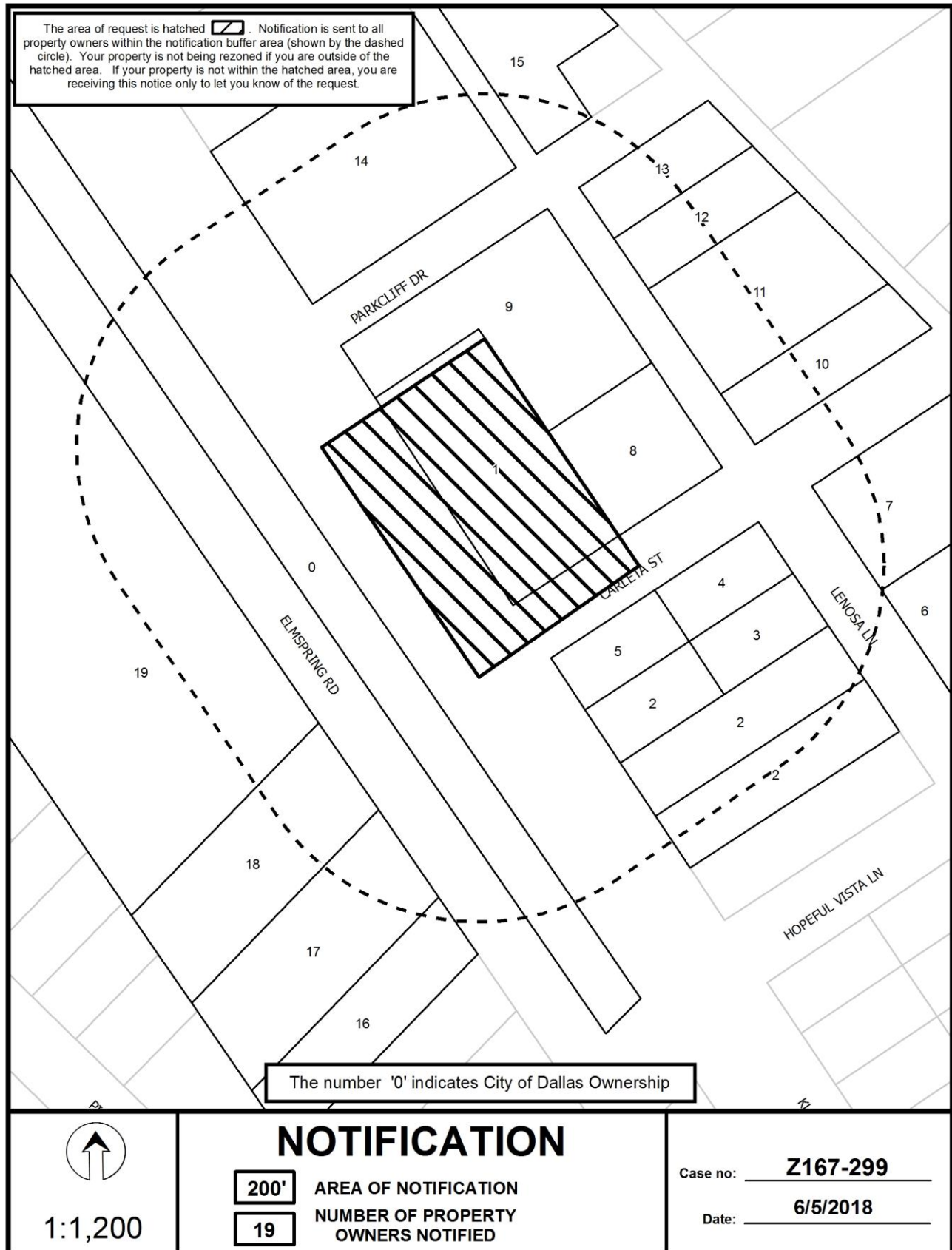














06/05/2018

## ***Notification List of Property Owners***

### ***Z167-299***

#### ***19 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	13317 KLEBERG RD	CHUP CORPORATION INC
2	13423 KLEBERG RD	MARTINEZ GUADALUPE &
3	13422 LENOSA LN	BLANCO ROSA D
4	2300 CARLETA ST	MARSHALL EOLA
5	13405 KLEBERG RD	FOREMAN ROBERT
6	13500 LENOSA LN	Dallas ISD
7	13429 LENOSA LN	IGLESIA DE CRISTO ON
8	13328 LENOSA LN	FREEMAN C B
9	13305 KLEBERG RD	DALLAS PETROLEUM LLC
10	13329 LENOSA LN	FRITTS DAVID E & TERI C
11	13323 LENOSA LN	CRUTCHER GEORGE W JR EST OF &
12	13317 LENOSA LN	AGUILAR ERNESTO
13	5 LENOSA LN	EZQUIVEL MARIA GALLEGOS
14	13137 KLEBERG RD	NEGRETE LEGARIO & ELVIRA
15	2445 PARKCLIFF DR	NEGRETE OLEGARIO
16	13424 ELMSPRING RD	SALAZAR ROGELIO
17	13418 ELMSPRING RD	SALAZAR ROGELIO &
18	13412 ELMSPRING RD	CASTANEDA ESTEBAN
19	13248 ELMSPRING RD	FIRST BAPTIST CHURCH OF

**Planner: Sarah May****FILE NUMBER:** Z178-238(SM) **DATE FILED:** April 16, 2018**LOCATION:** South line of Walnut Hill Lane and the west line of White Rock Trail**COUNCIL DISTRICT:** 10 **MAPSCO:** 27 P**SIZE OF REQUEST:** Approx. 4.593 acres **CENSUS TRACT:** 130.04

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**OWNER:** Richardson ISD**APPLICANT:** PSW Real Estate**REPRESENTATIVE:** Rob Baldwin

**REQUEST:** An application for 1) a Planned Development District for R-7.5(A) Single Family District uses on property zoned an NO(A) Neighborhood Office District, CS Commercial Service District, and R-7.5(A) Single Family District with Specific Use Permit No. 1781 for a transit passenger station or transfer center on a portion and 2) the termination of existing deed restrictions.

**SUMMARY:** The applicant requests to construct 38 single family units that will utilize a shared access drive with one ingress/egress point on White Rock Trail.

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

## BACKGROUND INFORMATION:

- On April 27, 2017 a demolition permit was completed to remove an existing office building that was originally constructed in 1986, according to permit records.

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

### **Thoroughfares/Streets:**

Thoroughfare/Street	Type	Thoroughfare Dimension; ROW
Walnut Hill Lane	Principal Arterial	Minimum 6-lanes divided; 100 feet
White Rock Trail	Local Street	60 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.

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

## LAND USE ELEMENT

GOAL 1.1 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.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

## ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

**URBAN DESIGN ELEMENT****GOAL 5.1        PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY****Policy 5.5.1        Promote pedestrian-friendly streetscapes.**

The proposed development meets the vision of the *forwardDallas! Comprehensive Plan* by providing an additional housing opportunity adjacent to an established residential community. According to the Comprehensive Plan, “objective standards help establish a level playing field and take the guesswork out of the development process for both developers and neighbors.” The proposed single family development will provide a streetscape that will accommodate pedestrian use and encourage walkability, thus making it a unique and desirable housing option within the community.

**STAFF ANALYSIS:****Surrounding Land Uses:**

	<b>Zoning</b>	<b>Land Use</b>
<b>Site</b>	NO(A) with DR No. Z1767-294, CS, R-7.5(A) with SUP No. 1781	Undeveloped Abutting rights-of-way
<b>North</b>	MF-1(A) with DR No. Z756-196 and SUP No. 740	Child-care facility and Private school
<b>East</b>	R-7.5(A)	Single Family
<b>South</b>	CS	Manufacturing and warehouse
<b>West</b>	MF-1(A) and PDD No. 758 Subarea C	DART ROW and Multifamily

**Land Use Compatibility:**

The applicant proposes to develop the site with a single family residential development consisting of a maximum of 38 dwelling units that utilize a looped shared access easement with an enlarged singular access point on White Rock Trail. The site is currently undeveloped and slopes from the adjacent roadways to the floodplain which is opposite to the abutting the DART light rail line. Surrounding uses to the site include a child-care facility and private school to the north, opposite Walnut Hill Lane; single family neighborhoods to the northeast and east, opposite White Rock Trail; a commercial manufacturing or warehouse development abuts the site to the south; and a DART rail line separates the site from flood plain and multifamily farther west. The site also abuts an improved hike and bike trail that passes beneath the Walnut Hill Lane bridge and leads to the nearby DART Lake Highlands Blue Line Light Rail Station, just northwest to the site.

The applicant plans to develop the site as a shared access development but the proposed planned development district may also allow a more traditional single family subdivision. The applicant also proposes five-foot sidewalks on White Rock Trail to connect future residents and the community to the existing hike and bike trail that runs adjacent to the site on Walnut Hill Lane. With respect to design standards, the applicant has offered some minimum masonry requirements to allow a varying facade treatment to the proposed single family development.

Staff recommends approval of the proposed 38-lot, single-family development with R-7.5(A) Single Family District allowed uses because it will be compatible to the uses in the immediate adjacent area. Additionally, the smaller lot sizes and immediate access to retail to the west and a light rail station to the northwest will provide a transitional development to the adjacent land uses and is therefore compatible with surrounding properties.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing NO(A) Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
Proposed PDD	15' on White Rock Trail, 0' otherwise	5' for single family; 10'/20' for other uses	Max 38 Units; No max FAR	30'	65% for residential; 25% other		Single family

**Parking:** The request includes two modifications to the requirements in the Dallas Development Code. First, the Dallas Development Code requires just one parking space for single family uses in the R-7.5(A) Single Family District and the applicant requests that a minimum of two are required for single family uses in the proposed PDD regulations, which staff supports. The applicant has not requested to modify the parking requirements of a shared access development, which would require an additional one-quarter space per dwelling unit for visitor parking in addition to the two spaces required for each single family unit.

Second, the applicant requests a modification to alter platting and other requirements so that the shared access drive be allowed to dead-end without a turn-around. Staff does not support this request because it may cause unforeseen complications with utilities or emergency access. Further, staff does not support this portion of the request because it proposes to leverage zoning regulations to attempt to corrupt regulations that do not pertain to zoning and land use.

**Landscaping:** In general, landscaping must be provided in accordance with the landscaping requirements in Article X, as amended. The applicant proposes to establish three landscaping regulations for shared access developments. First, the applicant



proposes to increase the amount of landscape area that the proposed amendments to Article X require, from 15 percent to 20 percent. The second landscaping request is to ensure the current site tree requirement is not reduced or modified in the Article X amendments. The final modification is to increase the number of street trees from a ratio of one per 40 feet of linear frontage of Article X to one per 25 feet of linear frontage. Staff supports the request to enhance landscaping regulations.

**Fences:**

Since the site slopes down from the adjacent roadways, the applicant plans to depress the grade adjacent to the roadways and raise the lower areas of the site near the DART light rail line. Therefore, since fencing regulations in single family districts require fences in front yards to be measured from the lowest grade to the top of the fence—which would be measured from the inside of the fence along White Rock Trail—and that front yard fencing must have a minimum openness of 50 percent, the applicant requests relief from these regulations. The applicant proposes to grade and develop the site in a manner in which the lots proposed to front on White Rock Trail will have a depressed “back yard” and second-story bedroom windows are likely to be constructed approximately at the same level as White Rock Trail. Staff supports the applicant’s fencing requests because the modifications will allow future residents some privacy along a busy roadway.

**Shared Access:**

The applicant also requests two separate, but related, modifications to shared access regulations. The applicant proposes to reduce the minimum t access point standard from two to one and to increase the minimum pavement width of the shared access point from 16 feet to 30 feet. Staff supports this request because the modification to increase the pavement width of the singular access point to allow additional vehicular capacity is almost doubled but is not so wide as to make an unsafe driveway width for pedestrian crossings. Additionally, the proposed minimum pavement width also allows room to fine-tune the alignment and geometrics during the subdivision process.

## Officers

### PSW Real Estate

Adam Stetson, Dallas Divisional President  
Anthony Siela, Managing member  
Ben Rutkowski, Member  
Casey Giles, Director  
Eduardo Garza, Director  
Jim Bernard, Chief Financial Officer  
Michael Padavic, Member  
Mike Andrus, Chief Marketing Officer  
Ross Wilson, Member  
Ryan Diepenbrock, Managing member  
Will Winkler, Member

### Richardson Independent School District

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

**PROPOSED PDD CONDITIONS**

**ARTICLE \_\_\_\_.**

**PD \_\_\_\_.**

**SEC. 51P-\_\_\_\_.101. LEGISLATIVE HISTORY.**

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

**SEC. 51P- \_\_\_\_ .102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property located at the southwest corner of Walnut Hill Lane and White Rock Trail. The size of PD \_\_\_\_ is approximately 4.57 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. EXHIBIT.**

The following exhibit is incorporated into this article: Exhibit \_\_\_\_A: conceptual plan.

**SEC. 51P- \_\_\_\_ .104. CONCEPTUAL PLAN.**

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

**SEC. 51P- \_\_\_\_ .105. DEVELOPMENT PLAN.**

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

- (b) For single family uses, a final plat may serve as the development plan.

**SEC. 51P-\_\_\_\_.107. MAIN USES PERMITTED.**

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.

**SEC. 51P-\_\_\_\_.108. ACCESSORY USES.**

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

(b) Accessory community center (private) is permitted by right. When located within a shared access development, an accessory community center (private) does not have to be located on the same lot as the main use.

**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) Front yard.

(1) Minimum front yard is 15 feet along White Rock Trail. Cantilevered roof eaves, unenclosed porches, stairs, stoops, and awnings may project up to five feet into the White Rock Trail front yard.

(2) Walnut Hill Lane is considered a side yard.

(c) Side and rear yard. For single family structures, minimum side and rear yard is five feet.

(d) Density. Maximum number of dwelling units is 38.

(e) Floor area ratio. No maximum floor area ratio.

(f) Height. Maximum structure height is 30 feet, measured to the midpoint of a sloped roof or to the top of the roof for a flat roof.

(g) Lot coverage. Maximum lot coverage is 65 percent for residential structures. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not. The shared access area may be used to determine lot coverage.

(h) Lot size. No minimum lot size.

**SEC. 51P- \_\_\_\_\_.110. OFF-STREET PARKING AND LOADING.**

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

(b) Single family uses. A minimum of two off-street parking spaces for each dwelling unit must be provided.

*Staff recommendation:*

~~(e) Shared access drive. When the property is platted, no form of turnaround, circular or otherwise, is required at terminus of private or shared access drive.~~

*Applicant requested:*

(c) Shared access drive. When the property is platted, no form of turnaround, circular or otherwise, is required at terminus of private or shared access drive.

**SEC. 51P- \_\_\_\_\_.111. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.112. LANDSCAPING.**

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

(b) Shared access developments must comply with the following requirements:

(i) A minimum of 20 percent of the shared access development must be designated as landscape area. Permeable pavement does not count as landscape area.



(ii) One site tree must be provided for every 4,000 square feet within the shared access development. Every site tree must have a planting area of at least 25 square feet. Site trees must be species listed in Section 51A-10.134.

(iii) In addition to any site trees, one large canopy street tree must be provided for every 25 feet of street frontage, excluding shared access points, with a minimum of two street trees required. Street trees may be located within the front yard or parkway if all private licensing requirements of the city code and charter are met. In this subparagraph, parkway means the portion of a street right-of-way between the projected street curb and the front lot line or corner side lot line. If the director determines that a large canopy tree would interfere with utility lines or retaining wall, a substitute street tree from a species listed in Section 51A-10.134 may be provided.

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

**SEC. 51P- \_\_\_\_\_.114. DESIGN STANDARDS FOR RESIDENTIAL USES.**

(a) Sidewalks.

(1) Internal sidewalks. Sidewalks are permitted along the shared access drive. If installed, a sidewalk must be a minimum of four feet wide.

(2) White Rock Trail sidewalks. A minimum five-foot-wide sidewalk must be provided along White Rock Trail.

(b) Single family building materials.

(1) Each individual single family structure must be constructed of a minimum of 25 percent masonry.

(2) For single family structures with frontage on White Rock Trail, the cumulative facade area must be a minimum of 50 percent masonry. For all other single family structures, the cumulative facade area for all single family structures must be a minimum of 50 percent masonry.

(3) For purposes of this subsection, masonry includes brick, stone and similar materials, but does not include stucco, EFIS, or fiber cement siding. Building facade calculation does not include openings for windows or doors.

(c) Fences along White Rock Trail. Along White Rock Trail, maximum fence height is eight feet, measured on the outside of the fence. Individual fence panel openness may exceed 50 percent. Minimum openness of all fence panels combined is 60 percent.

**SEC. 51P- \_\_\_\_\_.113. SIGNS.**

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

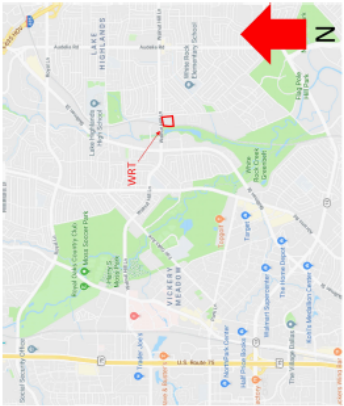
**SEC. 51P- \_\_\_\_\_.114.            ADDITIONAL PROVISIONS.**

- (a)     A shared access development may have one access point for a maximum of 38 lots.
- (b)     A shared access point must have a minimum width of 30 feet
- (c)     The Property must be properly maintained in a state of good repair and neat appearance.
- (d)     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.

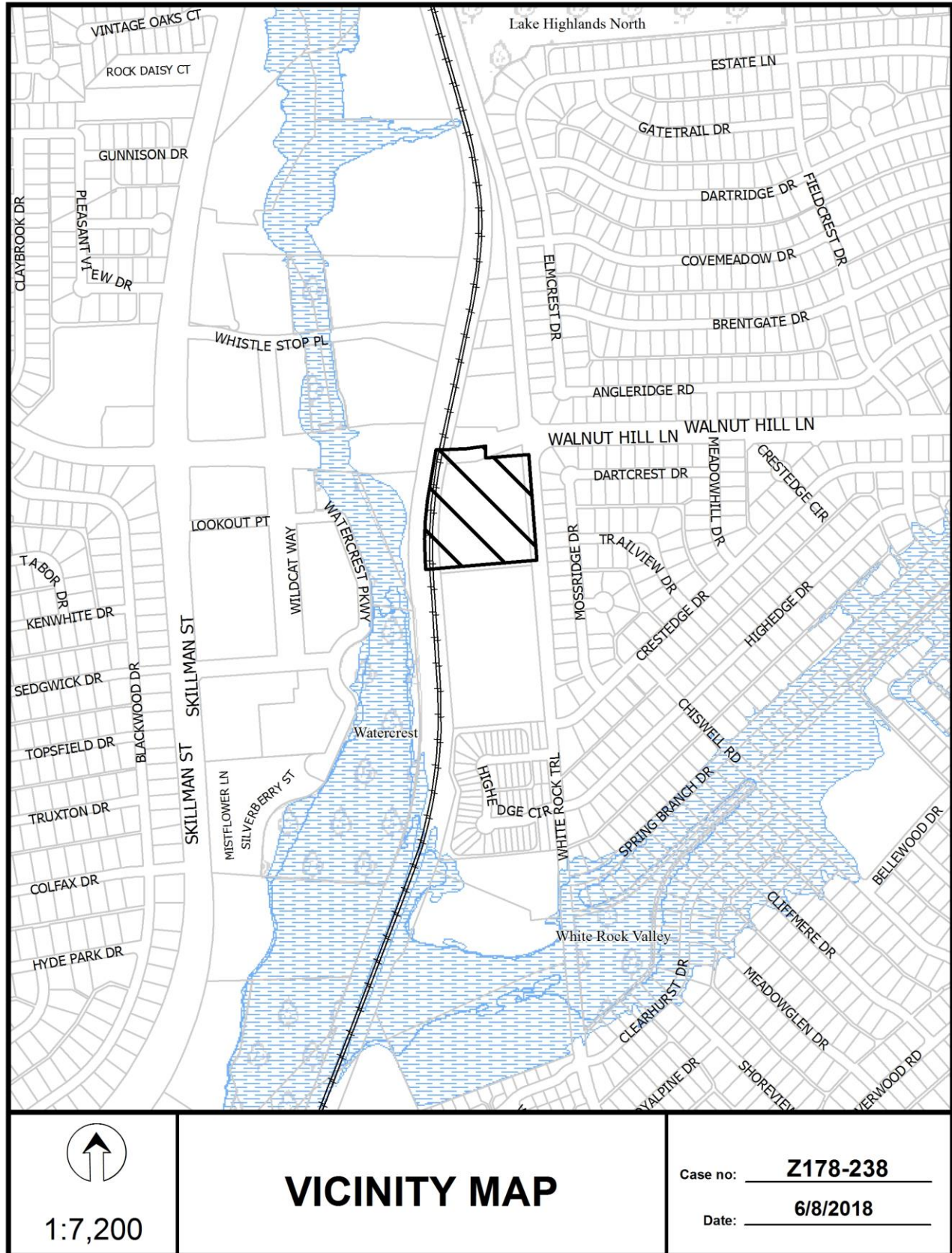
Proposed Conceptual Plan



White Rock Trail	
Yard Lot and Space Regulations	
Front Yard	Minimum setback along White Rock Trail is 15'.
Side and Rear Yard	Minimum side and rear yard is 5'.
Density	Maximum number of dwelling units is 38.
Floor Area Ratio	No maximum Floor Area Ratio
Height	Maximum structure height is 30'
Lot Coverage	Maximum Lot Coverage is 65 Percent
Lot Size	No minimum lot size
Off Street Parking and Loading	
Off Street Parking	2 per dwelling unit
Guest Parking	0.25 per unit

Shared access easement width and alignment to be determined by plat

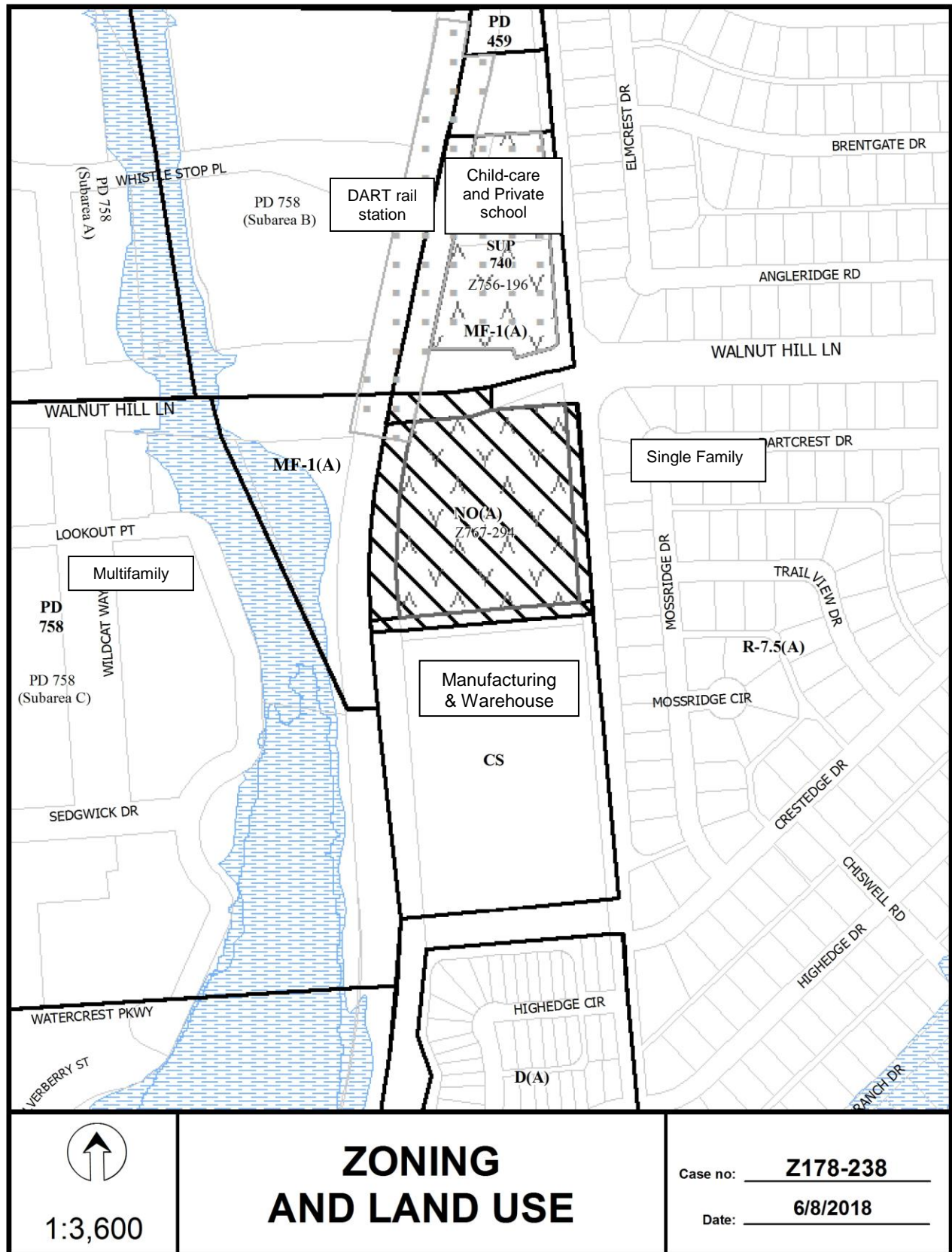


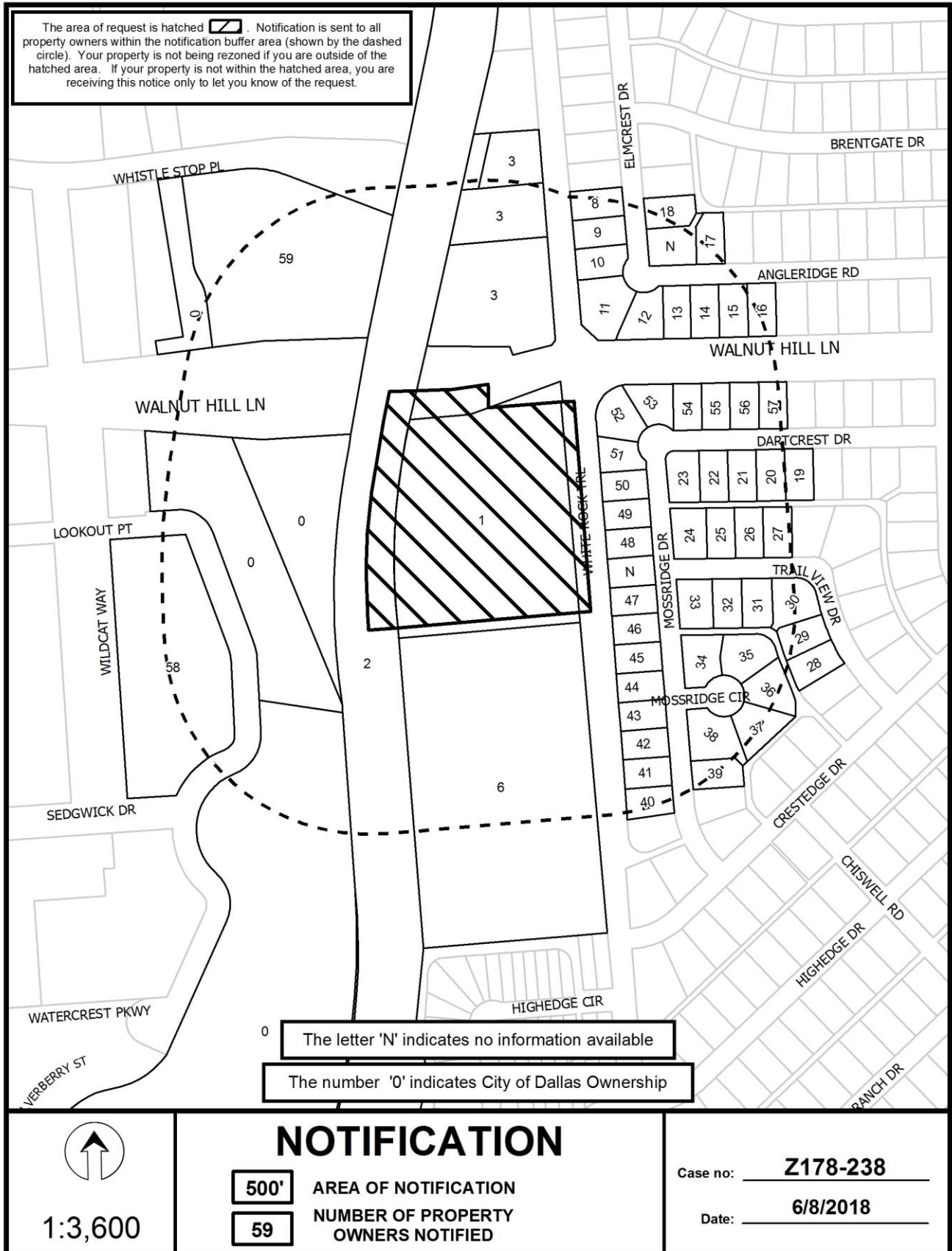












06/08/2018

***Notification List of Property Owners******Z178-238******59 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9601 WHITE ROCK TRL	RICHARDSON ISD
2	555 2ND AVE	DART
3	9727 WHITE ROCK TRL	ADAMS JOHN & MARY LP
4	9735 WHITE ROCK TRL	ADAMS JOHN & MARY LP
5	9611 WHITE ROCK TRL	ADAMS JOHN B & MARY
6	9525 WHITE ROCK TRL	PIERCE LARRY ERNEST TR &
7	9525 WHITE ROCK TRL	PIERCE LARRY ERNEST &
8	9719 ELMCREST DR	HIGHTOWER B SUE
9	9715 ELMCREST DR	RACINE RANDY A
10	9709 ELMCREST DR	DOGGETT SCOTT T & CAROL J
11	9703 ELMCREST DR	KRAEMER ROBBIE DEE
12	9406 ANGLERIDGE RD	PRESTON JAMES DARRELL
13	9412 ANGLERIDGE RD	WALTON MARY L
14	9416 ANGLERIDGE RD	BURNS FAMILY REVOCABLE
15	9422 ANGLERIDGE RD	MARMION WILLIAM H TR LIFE EST &
16	9426 ANGLERIDGE RD	WRIGHT JAY & AMY
17	9417 ANGLERIDGE RD	JACKS NATHAN ANDREW &
18	9716 ELMCREST DR	PARRY RAPHAEL P III &
19	9432 DARTCREST DR	TAYLOR DAVID H & CAROLYN MORGAN
20	9426 DARTCREST DR	ALLEN JERRY RAY & PATTI A
21	9420 DARTCREST DR	COLLINS MICHAEL P & BROOKE M
22	9414 DARTCREST DR	MCILROY KEVIN L & SHARON
23	9408 DARTCREST DR	MCCLELLAN MATTHEW J &
24	9648 TRAILVIEW DR	MORAN MATTHEW W &
25	9644 TRAILVIEW DR	DUGE RICHARD W
26	9638 TRAILVIEW DR	WOODARD SCOTT & ELIZABETH

06/08/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9634 TRAILVIEW DR	BOWLES BRUCE W
28	9611 TRAILVIEW DR	CABANISS KEVIN CHARLES &
29	9615 TRAILVIEW DR	BARTHOLOMEW DWIGHT U &
30	9619 TRAILVIEW DR	GOODEN MICHAEL & MARY D
31	9637 TRAILVIEW DR	HOUGHARD DANIEL P & MAURA E
32	9643 TRAILVIEW DR	STELTONSWAN ROBERT M &
33	9647 TRAILVIEW DR	SAYLES ROBERT L & KIMBERLY
34	9538 MOSSRIDGE CIR	HARMAN JAMES A & AMY L
35	9534 MOSSRIDGE CIR	EPHRAIM REVOCABLE TRUST
36	9530 MOSSRIDGE CIR	JONES MARY LOUISE WHITE
37	9526 MOSSRIDGE CIR	WILLIAMS MICHAEL LANE &
38	9522 MOSSRIDGE CIR	DAY CHARLES R & RENEE L
39	9516 MOSSRIDGE DR	WILLIAMS C COURTNEY
40	9511 MOSSRIDGE DR	BAYNE HARRY G
41	9517 MOSSRIDGE DR	DANGELO ROBERT P & KELLI M
42	9521 MOSSRIDGE DR	PERSLEY KIMBERLY
43	9527 MOSSRIDGE DR	RINEHART JON G & MARY C
44	9533 MOSSRIDGE DR	BARFOOT DAVID SCOTT & DEBORAH JT
45	9539 MOSSRIDGE DR	HALLERMAN H MARIE
46	9543 MOSSRIDGE DR	TAVACKOLI MOHAMMAD & AMANDA
47	9547 MOSSRIDGE DR	PLIMPTON ROBERT
48	9609 MOSSRIDGE DR	QUALIA STUART ISAAC & KATHRYN ANN
49	9615 MOSSRIDGE DR	NEWELL BENJAMIN &
50	9619 MOSSRIDGE DR	TABAK NAOMI TUCHMAN &
51	9623 MOSSRIDGE DR	WEITZEL ROBERT E &
52	9627 MOSSRIDGE DR	BALCH CHANDLER & KELSEY
53	9405 DARTCREST DR	MOORE WALTER D EST OF
54	9409 DARTCREST DR	ALFERTIG CHRISTINA L
55	9415 DARTCREST DR	GREGG BRUCE A & GERRI S
56	9421 DARTCREST DR	BALUCH HOLDINGS LLC
57	9427 DARTCREST DR	BERGENDAHL JERI

Z178-238(SM)

06/08/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9330 LOOKOUT PT	LHTC MF I LP
59	3 WHISTLE STOP PL	PC LH LAND PARTNERS LP



**FILE NUMBER:** Z145-312(PT)

**DATE FILED:** May 7, 2015

**LOCATION:** Generally bounded by Main Street, Haskell Avenue, the Santa Fe ROW and DART's Green Line.

**COUNCIL DISTRICT:** 2

**MAPSCO:** 46 J and 46 K

**SIZE OF REQUEST:** Approx. 23.6 acres

**CENSUS TRACT:** 22.00

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**REQUEST:** A City Plan Commission authorized hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District and Planned Development District No. 473 for mixed uses with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations.

**SUMMARY:** The purpose of this authorized hearing is to provide for the development of appropriate densities of retail, office, commercial and residential uses in combination on single or contiguous building sites; to protect and maintain the characteristics of the existing urban form; and to promote pedestrian activity while providing guidelines to ensure compatible new development and renovation.

**STAFF RECOMMENDATION:** Approval of a Planned Development District, subject to staff's recommended conditions.

## **BACKGROUND INFORMATION:**

- On April 2, 2015, City Plan Commission authorized a public hearing to determine proper zoning on the area of request. The property is currently zoned an IM Industrial Manufacturing district and Planned Development District No. 473 for single family and MU-3 Mixed Use District uses. Industrial Manufacturing is the City's most intense industrial zoning district and allows uses incompatible with the proposed district's location near downtown. A group of stakeholders requested City Plan Commission consider authorizing a hearing to create a planned development district similar in density, pedestrian orientation, and mix of uses to nearby Planned Development District No. 269, the Deep Ellum/Near East Side District.
- On November 23, 2016, a steering committee was appointed by City Council Member Adam Medrano.
- On February 22, 2017, the City held a neighborhood meeting to gather input from community members on the possibility of rezoning properties located in the authorized area. Approximately 29 people attended.
- Between March 13, 2017, and November 16, 2017, staff met with the steering committee during 14 meetings to discuss proposed changes for the area.
- On November 29, 2017, the City held a neighborhood meeting to present the proposed zoning changes for the authorized area. Approximately 15 people attended.
- On April 25, 2018 and May 1, 2018, staff met with the steering committee to finalize proposed changes for the area.
- On May 15, 2018, the City held a neighborhood meeting to review the proposed zoning changes with the community. Approximately 15 people attended.

**Zoning History:** There have been four zoning cases in the vicinity in the last five years.

1. **Z178-186:** On April 25, 2018, the City Council approved a historic building demolition delay overlay district.
2. **Z167-105:** On January 25, 2017, the City Council approved a Specific Use Permit for an inside commercial amusement use for a live music venue for a two-year period subject to a site plan and conditions on property within Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Planned Development District, on the north line of Exposition Avenue, south of Commerce Street.

3. **Z134-270:** On October 8, 2014, the City Council approved the renewal of Specific Use Permit No. 1695 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue for a four-year period subject to conditions on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of Commerce Street and Canton Street.
4. **Z145-309:** On October 14, 2015, the City Council approved the renewal of Specific Use Permit No. 2068 for a bar, lounge, or tavern for a three-year period subject to conditions on property zoned Planned Development District No. 269, Tract A, the Deep Ellum/Near East Side District, on the southeast corner of Main Street and Exposition Avenue.

**Thoroughfares/Streets:**

Thoroughfare/Street	Function	Proposed Dimension and ROW
Haskell Avenue	Principal Arterial	3 lane undivided couplet
Main Street	Minor Arterial	6 lane divided - 100 feet

**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 meets the following goals and objectives of the comprehensive plan:

**LAND USE ELEMENT**

**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

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

1.2.1.1 Use the Vision Illustration and Building Blocks as a general guide to shape zoning and land use concepts, while also considering site specific and area specific issues. Site specific zoning cases must consider relevant policy statements contained within the Policy Plan, such as environmentally sensitive land, the site's proximity to the edge of a Building Block and appropriate transitions between Building Blocks.

**TRANSPORTATION ELEMENT**

**Goal 4.2 Promote a variety of transportation options.**

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

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

### URBAN DESIGN ELEMENT

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1: Promote pedestrian-friendly streetscapes.

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

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

### GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

5.3.1.1 Amend the Dallas zoning regulations to establish mixed-use, pedestrian-friendly zoning districts. These zoning districts should provide for a range of densities and intensities to suit a variety of urban contexts.

### ENVIRONMENTAL ELEMENT

#### GOAL 6.1 PROTECT DALLAS WATER QUALITY AND WATERSHEDS

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

### **Land Use Plans:**

#### Downtown Dallas 360 Area Plan

The Downtown Dallas 360 Plan (Plan) was adopted in April 2011 and updated December 13, 2017. The Plan was adopted as a guide to future City Council actions concerning land use and development regulations, transportation and economic development, and capital improvement expenditures in the area generally bounded by a two-and-a-half-mile radius centered on the intersection of Main Street and Akard Street.

East Side is within the East Dallas neighborhood in the Plan. The Plan states that “While new development, especially around the Baylor complex, creates an eclectic environment, it must also respect the historic significance found throughout East Dallas. Within this context, additional development and redevelopment near Baylor should support a range of services for those utilizing and employed by the medical center,

including housing; increased commerce could create a vibrant district and strengthen its surrounding neighborhoods.”

The Plan outlines several Transformative Strategies that inform this proposed planned development district.

*I. Build complete neighborhoods.* The Plan calls for affordable and family-friendly housing, parks and neighborhood spaces, a diverse mixture of commercial, retail, and entertainment services. It encourages providing access to and connections between these amenities and services. The proposed planned development district continues to allow existing legal uses to remain in the district while expanding the allowed uses to include new uses commonly found in a mixed-use neighborhood, such as a wide variety of residential types (including affordable housing), lodging, and retail/personal service uses.

*II. Advance Urban Mobility.* The Plan adopts multiple principles, including creating a multi-modal system, providing safe and well-lit pathways, encouraging mixed-use pedestrian oriented design, and creating a system that responds proactively to trends in technology, demographics, and user preference. The Plan also encourages shared parking. The proposed planned development district requires “eyes on the street” transparency in street- and trail-facing facades, wide sidewalks, and street trees. It discourages surface parking and encourages shared and remote parking. The proposed planned development also offers parking reductions for design elements such as dedicated passenger loading zones for ride-sharing vehicles. The streetscape requirements are flexible enough to adapt to the future Complete Streets planning efforts along Main Street.

*III. Promote Great Placemaking.* The Plan calls for a reinforced relationship between the street and the building edge, context-sensitive designs, and a positive urban experience. The planned development district restricts parking to behind a parking setback, provides bonus elements for preserving older buildings, and requires street-level and trail-level uses to provide doorways that connect to the street and trail. The planned development district also provides a maximum blank wall area and a minimum level of ground and upper story transparency while encouraging front steps, stoops, and door yards that support vibrant street life.

### **Other Plans**

The proposed planned development district is entirely within both the Deep Ellum Tax Increment Finance District and the Deep Ellum Public Improvement District.

Deep Ellum TIF District adopted plan offers the following goals, among others, that are directly related to the purposes of this proposed planned development district.

- Goal 2 – To attract new private development in the Deep Ellum TIF District [including] retail space, office/commercial space, hotel rooms, and new residential units including lofts, town homes and apartments.



- Goal 5 – To support the conversion of the Deep Ellum area to a mixed-use, transit-oriented neighborhood that complements Baylor Medical Center, Downtown Dallas, Latino Cultural Center and Fair Park.
- Goal 6 – To increase recreational opportunities, public open space and improve connections to the City of Dallas trails and open space system in the District.
- Goal 8 – To diversify retail and commercial uses in the District.

The Deep Ellum TIF District adopted plan offers the following specific objectives, among others, that are directly related to the purposes of this proposed planned development district:

- Improve the pedestrian environment through sidewalk improvements, landscaping, lighting and design standards.
- Encourage development of new residential and retail uses to complement the District.

The Deep Ellum Public Improvement District collects assessments for neighborhood improvements, including park improvements and trash pickup, transportation and wayfinding, business development, marketing, public safety, and administration.

### **Surrounding Land Use:**

	<b>Existing Zoning</b>	<b>Land Use</b>
<b>Site</b>	IM and PD No. 473	Auto Service Center, Building Repair & Maintenance Shop, Industrial (Inside), Industrial (Inside) for Light Manufacturing, Office Building, Office Showroom/Warehouse, Tower/Antenna for Cellular Communication, Vehicle Display, Vehicle or Engine Repair or Maintenance, Warehouse
<b>Northwest</b>	IM & PD No. 749	Medical or Scientific Laboratory, Office/Showroom/Warehouse, Restaurant Without Drive-In Service, Office Building
<b>Northeast</b>	CS	Office Showroom/Warehouse, Warehouse, Vehicle or Engine Repair or Maintenance, Office Building
<b>Southeast</b>	IR	Mini-Warehouse
<b>Southwest</b>	PD No. 269 and Historic District Nos. 82, 83, and 91	Personal Service Use, Office Building, Single Family Dwelling, Commercial Cleaning or Laundry Plant, Multi-Family Dwelling, Gen Merchandise or Food Store < 3500 sq. ft., Alcoholic Beverage Establishment

### **STAFF ANALYSIS:**

#### **Land Use Compatibility:**

Currently, the area of request is predominately zoned an IM Industrial Manufacturing District. This district is intended for the city's heaviest industrial uses, such as industrial

(inside) potentially incompatible, industrial (outside) potentially incompatible, mining, municipal waste incinerator, and sewage treatment plants.

In addition, two acres within the area are zoned Planned Development District No. 473 for single family and MU-3 Mixed Use District uses, which is proposed to be absorbed into the new planned development district.

The area is immediately east of the Deep Ellum/Near East Side Special Purpose District, within the Downtown 360 planning area, less than a mile from Baylor University Medical Center, and west of Fair Park. Land uses immediately adjacent to the area of request are indicative of the vicinity overall, which includes medical uses, multifamily and single family uses, retail uses, and a variety of longstanding industrial and warehouse uses.

Overall, the steering committee focused on restricting those uses that were not regarded as appropriate to be between the core of downtown and the single-family neighborhoods near Fair Park; encouraging a vibrant mix of uses; increasing density; ensuring a good pedestrian experience; and reducing parking requirements from those required in Chapter 51(A) for some uses.

The proposed PD is intended to encourage walkable, mixed-use, sustainable, urban development; to reduce the need for parking; and to encourage the use of the Santa Fe Trail. In addition, the proposed PD is recommended to continue to allow existing light industrial and auto-related uses, disallow heavy industrial uses that are not currently found in the district, and allow new uses commonly found in a mixed-use neighborhood, such as a variety of residential uses, lodging, and personal service uses.

#### Yard, lot, and space standards

The proposed PD requires a minimum 5-foot front yard and a maximum 15-foot front yard on all street frontages except Main Street and Haskell Avenue, where the minimum front yard is reduced to zero. The steering committee recommended a lot coverage of 100 percent. However, because the City is focused on encouraging tree canopy and open space, staff recommends that lot coverage in this district be limited to 80 percent.

The proposed floor area ratio is limited to 4.0 with a bonus of up to 5.0 for additional residential space and up to 6.0 if 10 percent of the completed residential units are reserved for families making less than 80 percent of the area median income. No limit is set on maximum stories or minimum lot size.

The steering committee recommends a height limit of 200 feet. This area is between Planned Development District No. 269 in Deep Ellum, which allows 200 feet and a CS Commercial Services District which is limited to 45 feet. For this reason, staff recommends limiting building height to 140 feet.

#### Design standards

On Main Street, sidewalks must be a minimum average width of 10 feet with 7 feet of clear walking space. All others must be a minimum average width of 6 feet with a

minimum of 5 feet clear. All sidewalks must be separated from the back of the curb by a minimum two-foot-wide landscape strip.

Visibility triangles in this proposed PD are modified to require the standard 45' by 45' triangle along streets on the Thoroughfare Plan and 30' by 30' triangles along all other streets. The smaller triangles match the requirements for the Central Area Districts, and Planned Development Districts No. 193, 225, and 269, in Oak Lawn, State-Thomas, and Deep Ellum respectively.

The proposed PD also includes some form-based standards, such as a maximum blank façade area, minimum transparency, and restrictions on the location of street-level entrances. The proposed PD requires 60 percent of street-level, street-facing and trail-level, trail-facing dwelling units to have individual entries that connect to the sidewalk or trail.

Together these standards are intended to ensure that new buildings help define the public space while providing landscaping buffers. The maximum blank façade area will ensure that pedestrians are not faced with blank building facades and surfaces. Finally, the requirement for the location of street-level and trail-level entrances will ensure that entrances to new buildings will face the street and that trail-level residents along the trail will have direct access to the trail.

#### Parking reductions

The proposed PD offers parking reductions for a variety of benefits to the district, such as dedicated passenger loading spaces for ride-sharing vehicles, preservation of older buildings, proximity to any future DART station, tree preservation, and others. The PD also offers parking reductions for residential uses, general merchandise uses, restaurant uses and other uses to encourage the development of those uses.

The proposed PD includes additional parking reductions for original buildings, meaning those built before 1980, including parking reductions for alcoholic beverage establishments, commercial amusement (inside), and restaurants without drive-in or drive-through service. However, the steering committee and staff recommendations differ in the amount of reduction for original buildings for these uses. The steering committee recommends that no parking be required for the first 2,500 square feet of floor area for original buildings converted to alcoholic beverage establishments and no parking for the first 5,000 square feet of floor area for an original building converted to a commercial amusement (inside) or restaurant without drive-in or drive-through service use. Staff recommends limiting the parking exemption for original buildings for all three uses to the first 2,500 square feet of floor area.

#### Santa Fe Trail

Santa Fe Trail is a twelve-foot-wide multi-use path that connects White Rock Lake and the trails north of the lake to Fair Park, Deep Ellum, downtown, and the trails along the Trinity River. It plays a significant role in the region's trail system and runs along the old Santa Fe railway line east of the proposed PD and the current DART tracks south of the proposed PD.

In the southernmost corner of the planned district, north of the trail, DART owns vacant property that could be utilized in the future for recreation. Just outside the district on the opposite side of the trail is a City-owned property acquired to support the Mill Creek/Peaks Branch/State Thomas Drainage Relief Project. When the construction for that project is finished several years in the future, the property could be used for additional recreation opportunities in the area.

Likewise, the proposed planned district is two blocks from the boundary of Fair Park. Additional pedestrian and recreational amenities could be constructed under I-30 similar to the amenities under I-345 between Deep Ellum and downtown.

Landscaping

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

“ARTICLE \_\_\_\_.

PD \_\_\_\_.

**East Side Special Purpose District**

**SEC. 51P-\_\_\_\_.101. LEGISLATIVE HISTORY.**

PD \_\_\_\_ was established by Ordinance No. \_\_\_\_ passed by the Dallas City Council on \_\_\_\_.

**SEC. 51P- \_\_\_\_ .102. PROPERTY LOCATION AND SIZE.**

PD \_\_\_\_ is established on property generally bounded by Main Street, Haskell Avenue, the Santa Fe Trail, and DART right of way. The size of PD \_\_\_\_ is approximately \_\_\_\_ acres.

**SEC. 51P- \_\_\_\_ .103. PURPOSE.**

This district is designed to encourage walkable, mixed-use, sustainable, urban development; to reduce the need for parking; and to encourage the use of the Santa Fe Trail.

**SEC. 51P- \_\_\_\_ .104. DEFINITIONS AND INTERPRETATIONS.**

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

(1) ART OR CRAFT PRODUCTION FACILITY means a facility for the production of handcrafted art or craft products through processes such as kiln firing, glass blowing, welding, or woodworking, and for the sale of the products to the general public.

(2) BED AND BREAKFAST means a lodging use that has no more than five guest rooms and provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(5) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more.

(6) NEW CONSTRUCTION means construction of a main structure that did not exist as of \_\_\_\_\_, the date of establishment of this special purpose district.



(7) ORIGINAL BUILDING means a building constructed on or before 1980, the floor area of which has not since that date been increased by more than:

- (A) 150 percent if the increase is 5,000 square feet or less; or
- (B) 100 percent if the increase is 5,001 – 10,000 square feet.

(8) PASSENGER LOADING ZONE means a space that is reserved for the exclusive use of vehicles during the loading or unloading of passengers. A passenger loading zone is not a taxicab stand for the purposes of Chapter 27-9.28-101, *Restricted use of bus stops and taxicab stands*. On-street passenger loading zones are allowed only along Main Street and Haskell Avenue, must be constructed in compliance with Architectural Barrier Act (ABA) accessibility standards, and must be approved by the director.

(9) VISIBILITY TRIANGLE means:

(A) where a street designated on the city's thoroughfare plan intersects with another street, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 45 feet from the intersection;

(B) where two streets not designated on the city's thoroughfare plan intersect, the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection; and

(C) where an alley or driveway intersects with a street, the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on the driveway or alley edge and the street curb line 20 feet from the intersection.

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

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

## **SEC. 51P- \_\_\_\_\_.105. DEVELOPMENT PLAN.**

(a) For a general merchandise or food store greater than 3,500 square feet that exceeds 50,000 square feet in floor area, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

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

**SEC. 51P- \_\_\_\_,106. MAIN USES PERMITTED.**

The following uses are the only main uses permitted:

(1) Agricultural uses.

- Crop production. *[Limited to urban garden.]*
- Private stable. *[SUP]*

(2) Commercial and business service uses.

- Building repair and maintenance shop.
- Catering service.
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing.
- Medical or scientific laboratory.
- Technical school.
- Vehicle or engine repair or maintenance. *[Limited to a maximum 20,000 square feet of floor area.]*

(3) Industrial uses.

- Alcoholic beverage manufacturing *[Limited to a maximum 35,000 square feet of floor area.]*
- Industrial (inside) not potentially incompatible.
- Industrial (inside) for light manufacturing.

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. *[SUP]*
- Library, art gallery, or museum.

- Public school. *[SUP]*
- Open enrollment charter school. *[SUP]*
- Private school. *[SUP]*

(5) Lodging uses.

- Bed and breakfast.
- Hotel or motel.

(6) Miscellaneous uses.

- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

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

(10) Retail and personal service uses.

- Alcoholic beverage establishments. *[SUP]*
- Animal shelter or clinic without outside runs.
- Art or craft production facility.
- Auto service center. *[SUP. Limited to a maximum 20,000 square feet of floor area.]*
- Business school.
- Commercial amusement (inside). *[SUP. Class E dance halls prohibited.]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store.
- Furniture store.

- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet. *[DIR]*
- Home improvement center, lumber, brick, or building materials sales yard. *[Limited to 20,000 square feet.]*
- Household equipment and appliance repair.
- Liquor store. *[Drive-in and drive-through service prohibited.]*
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station. *[Limited to electric vehicle charging station.]*
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[Limited to a maximum of 20,000 square feet of floor area.]*

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center. *[SUP]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Local utilities.
- Police or fire station.
- Post office.
- Tower/antenna for cellular communication. *[See Section 51A-4.212(10.1). This district is considered a multiple commercial district for this use.]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Office showroom/warehouse.
- Recycling drop-off container. *[See Section [51A-4.213](#) (11.2).]*
- Warehouse.

**SEC. 51P-\_\_\_\_.107. ACCESSORY USES.**

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

- (b) The following accessory uses are not permitted:
  - Amateur communication tower.
  - Dance hall.
  - General waste incinerator.
  - Private stable.
- (c) The following accessory uses are permitted by SUP only:
  - Accessory helistop.
  - Pedestrian skybridges.
- (d) Accessory outside storage may occupy up to 10 percent of the lot containing the main use.
- (e) When accessory to a home improvement center, lumber, brick, or building materials sales yard, accessory outside display of merchandise must be located within 10 feet of the main structure on the lot.

**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. Yard, lot, and space regulations are required as specified in this section for new construction.)

- (a) Front yard.
  - (1) Main Street. No minimum front yard. Maximum front yard is 15 feet.
  - (2) All streets other than Main Street. Minimum front yard is five feet. Maximum front yard is 15 feet.
  - (3) Urban form setback. Along all streets, an additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.
- (b) Side and rear yard. No minimum side or rear yard.
- (c) Encroachments. The following are permitted to be located within the required front, side, and rear yards:
  - (1) Seat walls, steps, ramps, and safety railings all not exceeding four feet in height.
  - (2) Handrails.



- (3) Bicycle racks.
  - (4) Utility equipment.
  - (5) Landscape and tree planters.
  - (6) Sculptures.
- (d) Density. No maximum dwelling unit density.
- (e) Floor area ratio.
  - (1) In general. Maximum floor area ratio is 4.0.
  - (2) Bonus provisions.
    - (A) FAR on a building site may be increased from 4.0 to a maximum of 5.0 if:
      - (i) one additional square foot of floor area for nonresidential use is added for each additional square foot of floor area for residential use; or
      - (ii) the FAR for residential uses on the building site is equal to or greater than 2.0; or
    - (B) FAR on a building site may be increased from 4.0 to a maximum of 6.0 if a minimum of 10 percent of the total dwelling units are provided in accordance with Section 51P- \_\_\_\_\_.116 and reserved for:
      - (i) households earning 80 percent or less of the median family income for the Dallas area; or
      - (ii) holders of housing vouchers, including vouchers directly or indirectly funded by the federal government, with preference given to holders of housing vouchers.
  - (3) In no event may FAR exceed 6.0 regardless of the use mix.
  - (4) For purposes of this article, the floor space of a refrigerated closed storage area in a building is excluded in the calculation of floor area ratio.

- (f) Height.

*Staff recommended:*

(1) Maximum structure height is 140 feet.
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*Steering committee recommended:*

(1) Maximum structure height is 200 feet.
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*Staff recommended:*

(g) <u>Lot coverage.</u> Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
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*Steering committee recommended:*

(g) <u>Lot coverage.</u> Maximum lot coverage is 100 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.
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- (h) Lot size. No minimum lot size.

- (i) Stories. No maximum number of stories.

**SEC. 51P- \_\_\_\_,109. OFF-STREET PARKING AND LOADING.**

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

(b) Art or craft production facility and handcrafted art work studio uses. One space for each 1,000 square feet of floor area. No off-street loading required.

(c) Bed and breakfast. One space per guest room is required. No off-street loading required.

(d) General merchandise or food store 3,500 square feet or less. One space per 275 square feet of floor area is required.

(d) General merchandise or food store greater than 3,500 square feet. One space per 275 square feet of floor area is required.

(f) Multifamily. One and one-quarter space per dwelling unit is required. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

- (g) Office uses. One space for each 385 square feet of floor area is required.
- (h) Restaurant without drive-in or drive-through. One space per 200 square feet of floor area is required.
- (i) Single-family, handicapped group dwelling unit, and duplex. One space per dwelling unit is required.
- (j) Outdoor seating areas. For alcoholic beverage establishments, commercial amusement (inside), and restaurants without drive-in or drive-through service, an outdoor seating area covered by a non-permeable covering that is within 20 feet of, and has direct access to, a street, sidewalk, or publicly accessible open space is not included in the parking requirement calculations for up to 50 percent of the interior floor area of that use. An outdoor seating area which either is not covered or has a permeable covering is not included in required parking calculations for up to 100 percent of the interior floor area of that use.
- (k) Parking reductions.
  - (1) Parking reductions for original buildings.
    - (A) Single family, duplex, and multifamily uses. For an original building used for or converted to a single family, duplex, or multifamily use, no off-street parking is required for the first five units. Thereafter, one off-street parking space must be provided for every two units.

*Staff recommended:*

(B) Alcoholic beverage establishments, commercial amusement (inside), and restaurants without drive-in or drive-through service. For an original building used for or converted to an alcoholic beverage establishment use, commercial amusement (inside) or restaurant without drive-in or drive-through service use, no parking is required for the first 2,500 square feet of floor area. Thereafter, parking must be provided as required in this article.

*Steering committee recommended:*

(B) Alcoholic beverage establishments, commercial amusement (inside), and restaurants without drive-in or drive-through service. For an original building used for or converted to an alcoholic beverage establishment use, no parking is required for the first 2,500 square feet of floor area. For an original building converted to a commercial amusement (inside) or restaurant without drive-in or drive-through service use, no parking is required for the first 5,000 square feet of floor area. Thereafter, parking must be provided as required in this article.

(C) For all other uses. For original buildings fronting Main Street or for buildings designated as a Dallas Landmark or a Recorded Texas Historic Landmark, or listed on the National Register of Historic Places, no parking is required for uses less than 10,000 square feet of floor area. For all other original buildings, no parking is required for the first 5,000 square feet of floor area. Thereafter, parking must be provided as required in this article.

(2) Parking reduction for proximity to DART stations. The off-street parking requirement for uses located within one-fourth mile of a DART light-rail station may be reduced by 10 percent.

(3) Parking reduction for on-street parking. Except as provided in this subsection, an on-street parking space may be counted toward the parking requirement of the use adjacent to the on-street parking space.

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

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

(C) On-street parking, if used, must be configured as indented parking. Angled and 90-degree parking are prohibited.

(4) Parking reduction for on- or off-street passenger loading zones. For each passenger loading zone provided adjacent for a use, with a maximum of two, the required parking may be reduced by five spaces or five percent, whichever is less.

(5) Parking reduction for access to car-sharing program. The building official may approve a reduction in the number of required parking spaces for residential units in a residential project or mixed-use project with a residential component where an active car-sharing program is made available to residents. Dedicated parking for the car-share program must be available on the site or off-street within a 600-foot walking distance of the site. The building official may reduce parking requirements by up to five spaces for each car-share vehicle available. A car-share parking space may not be used to reduce the required parking for more than one use, except that a car-share parking space may be used to reduce the combined total parking requirement of a mixed-use project. If the car sharing service ends, the property owner and/or property management company shall notify the director with a report identifying the deficiency in parking spaces as a result of the program ending and the plans to bring the use into compliance with parking requirements.

(6) Underground office parking. When all or part of the parking for an office use is provided underground, the building official shall approve a parking reduction of 0.33 spaces for each space provided underground.

(7) Tree preservation.

(A) The building official may approve a reduction in the number of parking spaces required by one space for each protected tree, as defined in Article X, retained that would otherwise have to be removed to provide required parking.

(B) The preserved tree must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers and meet the planting area requirements of Article X for the preserved tree.

(C) The maximum reduction authorized by this tree preservation subsection is five percent or one space per development site, whichever is greater.

(8) Bicycle Parking Reduction. Except as provided in this article, reductions for providing bicycle parking in Section 51A-4.314 apply in this district

(l) Parking locations.

(1) In general. Except when configured as indented parking, no on-site surface parking for new construction is permitted between the street-facing façade and the street. No off-street surface parking for new construction is permitted between the trail-facing façade and the trail. For buildings with more than one street-facing façade, only the first two street-facing facades are subject to this requirement.

(2) Remote parking encouraged. Remote parking as specified in Division 51A-4.320 is only allowed if the remote parking spaces are located within the district or if the remote parking spaces are within the standards provided in Section 51A-4.324(d). Remote parking may not affect or cause the reduction of delta credits. Section 51A-4.328(a) does not apply in this district. An agreement authorizing remote parking for a use may be based on a lease of the remote parking spaces only if the lease:

(A) is in writing on a form obtained from the building official;

(B) contains legal descriptions of the properties affected;

(C) specifies the special parking being provided and the hours of operation of any use involved;

(D) is governed by the laws of the State of Texas;

(E) is signed by all owners of the properties affected;



(F) signed by all lienholders, other than taxing entities, that have an interest in or an improvement on the properties;

(G) is for a minimum term of three years; and

(H) provides that both the owner of the lot occupied by the use benefitting from the parking and the owner of the remote parking lot shall notify the building official in writing if there is a breach of any provision of the lease, or if the lease is modified or terminated.

(3) Parking setback. Except for underground parking, valet parking pick-up and drop-off sites, passenger loading zones, single-family uses, and duplex uses, off-street parking is prohibited within 20 feet of a pavement line of a street between grade and 12 feet above grade for new construction.

(m) Screening. Except as modified in this section, this district is considered an office district for the purposes of screening, and the provisions of Section 51A-4.301(f)(5), "Screening Provisions for Off-Street Parking," apply. Access openings for surface parking lot and commercial parking lot and garage uses may not exceed 30 feet in width for a two-way drive, 20 feet in width for a one-way drive, and 10 feet in width for pedestrian access openings. Pedestrian ingress and egress from off-street parking need not be screened.

(n) Uses may charge for required parking. Section 51A-4.301(a)(8), which requires that required off-street parking must be available as free parking or contract parking on other than an hourly or daily fee basis, does not apply in this district.

**SEC. 51P- \_\_\_\_\_.110. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI.

**SEC. 51P- \_\_\_\_\_.111. LANDSCAPING.**

(a) Landscaping must be provided in accordance with Article X.

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

**SEC. 51P- \_\_\_\_\_.112. SIGNS.**

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

**SEC. 51P-\_\_\_\_.113.            DESIGN STANDARDS FOR STREET AND TRAIL FRONTAGES.**

(a)    Storefront treatments. This subsection applies to all uses at ground level except church and residential uses. All street-fronting, street-level and trail-fronting, trail-level portions of a newly constructed building must have windows and at least one architecturally prominent primary entrance facing the street, the trail, or a plaza. No more than 10 continuous linear feet of street-fronting, street-level and trail-fronting, trail-level façade may lack a transparent surface (e.g. a window or a transparent door or opening). Street-fronting, street-level and trail-fronting, trail-level windows must:

(1)    be clear, unpainted, or made of similarly treated glass allowing visibility within street-level uses;

(2)    cover 50 percent or more of street-level frontage facing the front yard, 50 percent or more of street-level frontage facing the side yard, and 25 percent or more of the trail-level frontage facing the trail;

(3)    not have a bottom edge higher than three feet above the base of the building; and

(4)    extend upward to at least eight feet above the base of the building

(b)    For new construction of structures to house a residential use, a minimum of 60 percent of the street-level, street-facing dwelling units in each building site must have individual entries that access the street with an improved path connecting to the sidewalk. For all new construction adjacent to the Santa Fe Trail, a minimum of 60 percent of the trail-facing, trail-level dwelling units in each building must have individual entries that access the trail. Additionally, a minimum of 20 percent of the street-facing and trail-facing upper-story façade walls must be constructed of transparent materials.

(c)    Along Main Street, Haskell Avenue, and the Santa Fe Trail, at least 80 percent of the street-facing, street-level and trail-facing, trail-level façades, excluding vehicular access, must have a use other than parking.

**SEC. 51P-\_\_\_\_.114.            SIDEWALK, LIGHTING, AND DRIVEWAY STANDARDS.**

(a)    Sidewalks. Sidewalks are required as specified in this section for a major modification, when an application is made for a building permit for new construction, and for construction work that results in any increase in ground level floor area. If proposed construction increases the ground level floor area of an original building, the sidewalk width requirement for the portion of the building site that provides street frontage for the existing building is the width available, up to the required amount, between the back of the street curb and the face of the

existing main building. In no event should the sidewalk width provisions of this subparagraph be construed to require the relocation of the facade of an original building.

(1) Along all streets.

(A) Sidewalks must be located in an area parallel to and within two feet to 15 feet of the back of the projected street curb, with a minimum of two-foot-wide landscape buffer between the sidewalk and the back of the street curb.

(B) Sidewalks must be clearly delineated across driveways; maintain the grade, slope, and material of the adjacent sidewalk on either side of the driveway; and ensure no more than a two percent cross slope.

(2) Along Main Street. A sidewalk with a minimum width of seven feet and an average width of ten feet must be provided and must be clear and unobstructed for a minimum of six feet in width within the required area.

(3) Along streets other than Main Street. A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width within the required area. Tree grates do not count toward the minimum unobstructed sidewalk width.

(b) Lighting.

(1) Special lighting requirement. Exterior lighting sources, if used, must be oriented down and onto the property they light and generally away from adjacent residential properties.

(2) Pedestrian scale lighting. For a residential use or a mixed-use development greater than 20,000 square feet of floor area, pedestrian scale lighting that provides a minimum maintained average illumination level of 1.5 foot candles must be provided along public sidewalks and adjacent to public streets. In this subsection, PEDESTRIAN SCALE LIGHTING means lighting that emanates from a source that is no more than 14 feet above the grade of the sidewalk or an equivalent pedestrian light fixture approved by the director of public works and transportation. The design and placement of both the standards and fixtures must be approved by the director of public works and transportation. Unless otherwise provided, the property owner is responsible for the cost of installation, operation, and maintenance of the lighting.

(c) Driveways. Curb cuts for driveways must be between 12 feet and 24 feet wide, measured parallel to the frontage.

**SEC. 51P-\_\_\_\_.115.**

**ADDITIONAL PROVISIONS.**

(a) General merchandise or food store greater than 50,000 square feet.

(1) No more than five percent of required parking may be provided as surface parking.

(2) Except as provided in this article, compliance with the design standards in Section 51A-4.605 is required. If there is a conflict between this article and Section 51A-4.605, this article controls

(b) Screening. The vehicle sales lots for vehicle display, sales, and service uses, excluding points of ingress and egress, must be screened from the street by using one or more of the three methods listed in Section 51A-4.301(f)(5) to separately or collectively attain a minimum height of three feet above the parking surface.

(c) Non-required fences. Unless a use specifically requires screening, all fences for uses along a street or trail must have a surface area that is a minimum of 50 percent open.

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

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

## **SEC. 51P-\_\_\_\_.116.**

### **MIXED-INCOME HOUSING.**

(a) Applicability. This section only applies when an application is made for a certificate of occupancy for a multiple-family use that includes the increased development standards described in Section 51P-\_\_\_\_.108(e)(2)(B).

(b) Definitions. In this section:

(1) **AFFIRMATIVE FAIR HOUSING MARKETING** means a marketing strategy designed to attract renters of all majority and minority groups, regardless of race, color, national origin, religion, sex, age, disability, or other protected class under Title VIII of the Civil Rights Act of 1964 and all related regulations, executive orders, and directives.

(2) **AFFORDABLE UNITS** means 10 percent of the rental units within a development that are available to be occupied by either (i) eligible households or (ii) voucher holders during the rental affordability period. Affordable units rented to eligible households are subject to the monthly maximum rents per unit type listed for families at 80 percent of adjusted median family income in the Intown Housing Program Income and Rent Limits for Affordable Housing Unit Tenants published annually by the City of Dallas.

(3) **AREA MEDIAN INCOME** means the median income for the Dallas Area Standard Metropolitan Statistical Area, adjusted for household size, as determined annually by the Department of Housing and Urban Development.

(4) **DEVELOPER** means the owner or operator of the Property during the rental affordability period.

(5) DIRECTOR means the director of the Office of Fair Housing or the director's representative.

(6) EFFICIENCY UNIT means a dwelling unit with no separate bedroom.

(7) ELIGIBLE HOUSEHOLDS means households earning up to 80 percent of area median income.

(8) RENTAL AFFORDABILITY PERIOD means the period of time that the affordable units are available to be leased to and occupied by eligible households or voucher holders.

(9) VOUCHER HOLDER means a holder of a housing voucher, including vouchers directly or indirectly funded by the federal government.

(c) Qualification requirements.

(1) Affordable units must be dispersed throughout the residential floor area of each building, but may not be fixed to specific dwelling units and must float within each dwelling unit type.

(2) Affordable units must be of identical finish-out and materials as the market rate dwelling units and must be made available to eligible households or voucher holders on identical lease terms, except rent amount, as are available to market rate dwelling unit tenants.

(3) Except as provided in Subsection (f), affordable units must be dispersed substantially pro-rata among the affordable unit types so that not all the affordable units are efficiency or one-bedroom units. For example, if 10 percent of the multiple-family dwelling units are affordable units, 10 percent of the efficiency units, 10 percent of the one-bedroom units, 10 percent of the two-bedroom units, 10 percent of the three-bedroom units (and so on, if applicable) must be affordable units. A maximum of three specialty units such as club suites and penthouse suites are not required to be part of the dispersal of affordable units by type; however, the overall 10 percent requirement is calculated based on the total number of all units.

(4) Affordable units must be marketed in accordance with an affirmative fair housing marketing plan provided by the developer in coordination with the Office of Fair Housing.

(5) A household's status as an eligible household must be established no more than 30 days before the household's execution of a lease for an affordable unit and each lease must not exceed one year. All eligible tenants must recertify their household income for each subsequent lease renewal.

(6) The rent charged for affordable units must include all expenses that are mandatory for all tenants, but may not include optional reserved parking expenses, or other optional expenses approved by the director.

(7) Eligible households or voucher holders occupying affordable units may not be restricted from common areas and amenities, unless the restrictions apply to all dwelling unit occupants.



(8) The rental affordability period is 15 years beginning on the date the first affordable unit is leased to an eligible household or voucher holder. The density bonus regulations survive expiration of the rental affordability period.

(9) The affordable units must not be segregated or concentrated in any one floor or area of any buildings, but must be dispersed throughout all residential buildings.

(10) Developer must execute deed restrictions, prior to approval of the certificate of occupancy, in a form acceptable to the city, in the city's sole discretion, and record the executed deed restrictions in the Deed Records of Dallas County, Texas to ensure that the Property will comply with all conditions.

(11) Developer shall not discriminate against holders of any housing vouchers, including vouchers directly or indirectly funded by the federal government, in accordance with Section 20A-4.1 of the Dallas City Code.

(d) Request process.

(1) Building permit. An incentive zoning affordable housing plan must be submitted with an application for a building permit and must include Z145-312(PT).

(A) The date, names, addresses, and telephone numbers of the developer and the person preparing the incentive zoning affordable housing plan, if different;

(B) Lot and block descriptions, zoning classification, and census tracts of the lots for which the increased development rights are requested;

(C) The percentage of total dwelling units that will be affordable units and the actual number of dwelling units that will be affordable units; and

(D) The total number of one bedroom dwelling units, two-bedroom dwelling units, etc. being proposed.

(2) Affirmative fair housing marketing plan.

(A) The affirmative fair housing marketing plan must be in writing and must be submitted to, and receive written approval from, the director at least three months prior to the start of pre-leasing.

(B) The affirmative fair housing marketing plan must describe the advertising, outreach, community contacts, and other marketing activities that informs potential renters of the existence of the affordable units.

(C) The director must approve or deny the affirmative fair housing marketing plan within 60 days after a complete plan is submitted.

(i) Approval. The director shall approve the affirmative fair housing marketing plan if it complies with the requirements of this section and meets the purpose of the marketing requirements.

(ii) Denial. The director shall deny the affirmative fair housing marketing plan if it does not comply with the requirements of this section or does not meet the purpose of the marketing requirements. If the director denies the affirmative fair housing marketing plan, he or she shall state in writing the specific reasons for denial. If denied, a new affirmative fair housing marketing plan may be submitted.

(3) Certificate of occupancy. Before the issuance of a certificate of occupancy, the developer must submit to the building official an incentive zoning affordable housing plan that must include:

(A) The approved affirmative fair housing marketing plan.

(B) A statement that all signatories agree to defend, indemnify, and hold harmless the City of Dallas from and against all claims or liabilities arising out of or in connection with a multiple family structure that exceeds 36 feet in height.

(C) A statement and acknowledgement from the developer that the qualifications in Subsection (c) will be continuously met.

(D) The signature of the director verifying that the developer has informed the Office of Fair Housing that the developer intends to apply for a certificate of occupancy.

(e) Annual report.

(1) An annual report must be submitted to the director in writing and must include the following:

(A) a rent roll;

(B) a list of dwelling units deemed affordable units;

(C) a list of the affordable units currently offered for lease;

(D) the income and household size for each eligible household or voucher holder;

(E) a signed statement by the developer acknowledging compliance with Subsection (c); and

(F) any other reasonable and pertinent information the director deems necessary to demonstrate compliance with Subsection (c).

(2) The first annual report must be submitted to the director on the one year anniversary of the beginning of the affordability period. After the first annual report, the developer shall submit annual reports on subsequent anniversary dates.

(3) The final annual report must be signed by the director verifying that the rental affordability period has ended and must be filed with the building official.

(f) Consent to substitute.

(1) Notwithstanding the pro-rata distribution requirements in this section, if the developer cannot locate eligible households or voucher holders to lease two-bedroom or larger dwelling units, and if the director is satisfied that the developer has made best efforts to lease the two-bedroom or larger dwelling units, if applicable, including full compliance with the affirmative fair housing marketing plan, with written consent from the director, developer may from time to time substitute on a two-for-one basis additional one bedroom dwelling units and/or on a three-to-one basis additional efficiency units to meet the pro rata distribution requirements described in this subsection.

(2) Before granting written consent, the director shall review and approve an amended affirmative fair housing marketing plan detailing how the developer will target marketing to larger households who could qualify to lease the two-bedroom dwelling units (and larger dwelling units, if applicable). The director's written consent shall include a time period during which the agreed-upon substitutions satisfy the pro rata distribution requirements.

(g) Audit and income verification.

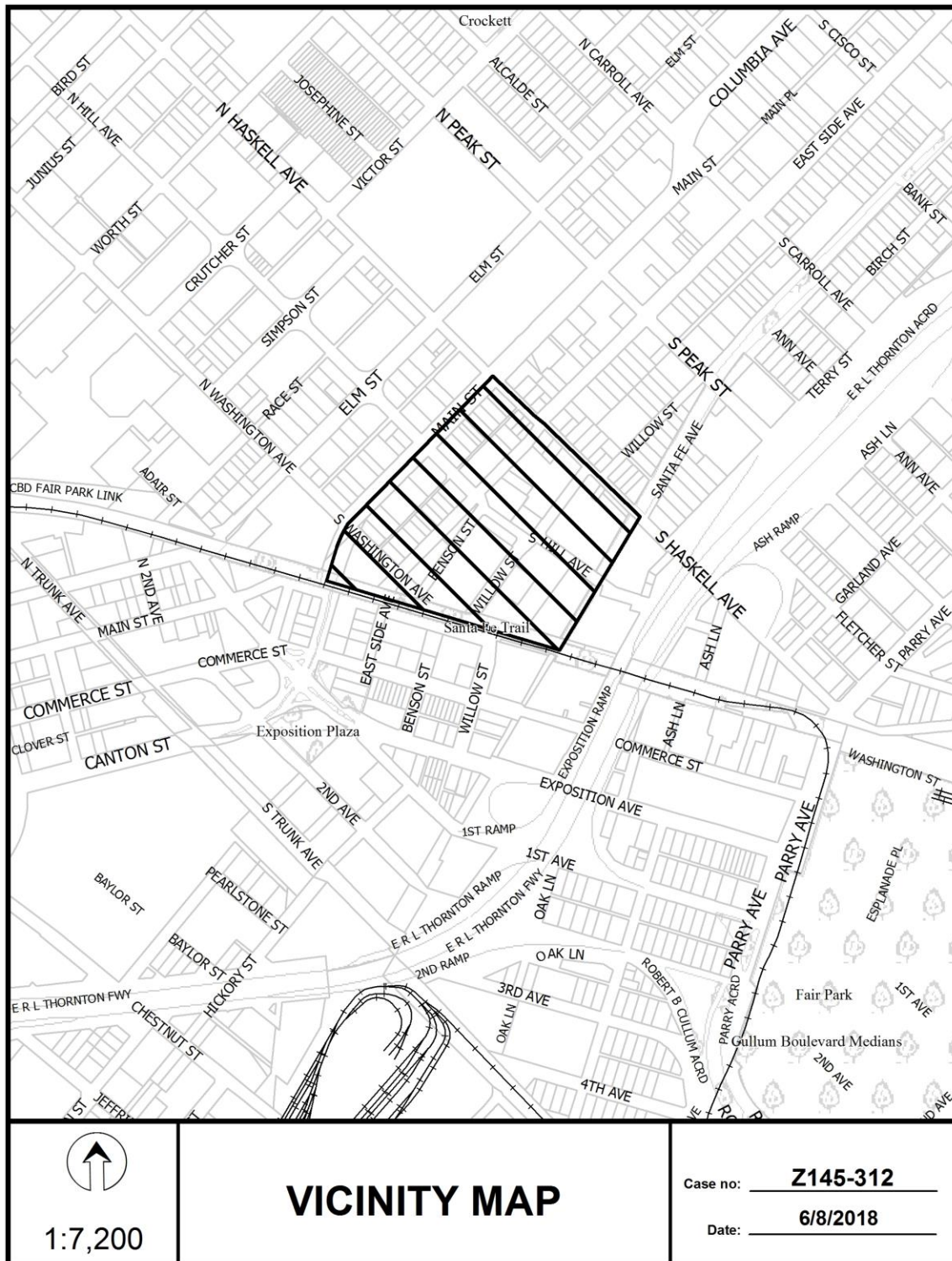
(1) The annual report may be audited by the director to verify the information provided in the annual report.

(2) The director may also randomly, regularly, and periodically select a sample of tenants occupying affordable units for the purpose of income verification. Any information received pursuant to this subsection remains confidential and may only be used for the purpose of verifying income to determine eligibility for occupation of the affordable units. All prospective tenants of an affordable unit must agree to provide or to allow the director to obtain sufficient information to enable income verification as contemplated in this section as a condition to leasing the unit.

**SEC. 51P-\_\_\_\_.117. COMPLIANCE WITH CONDITIONS.**

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

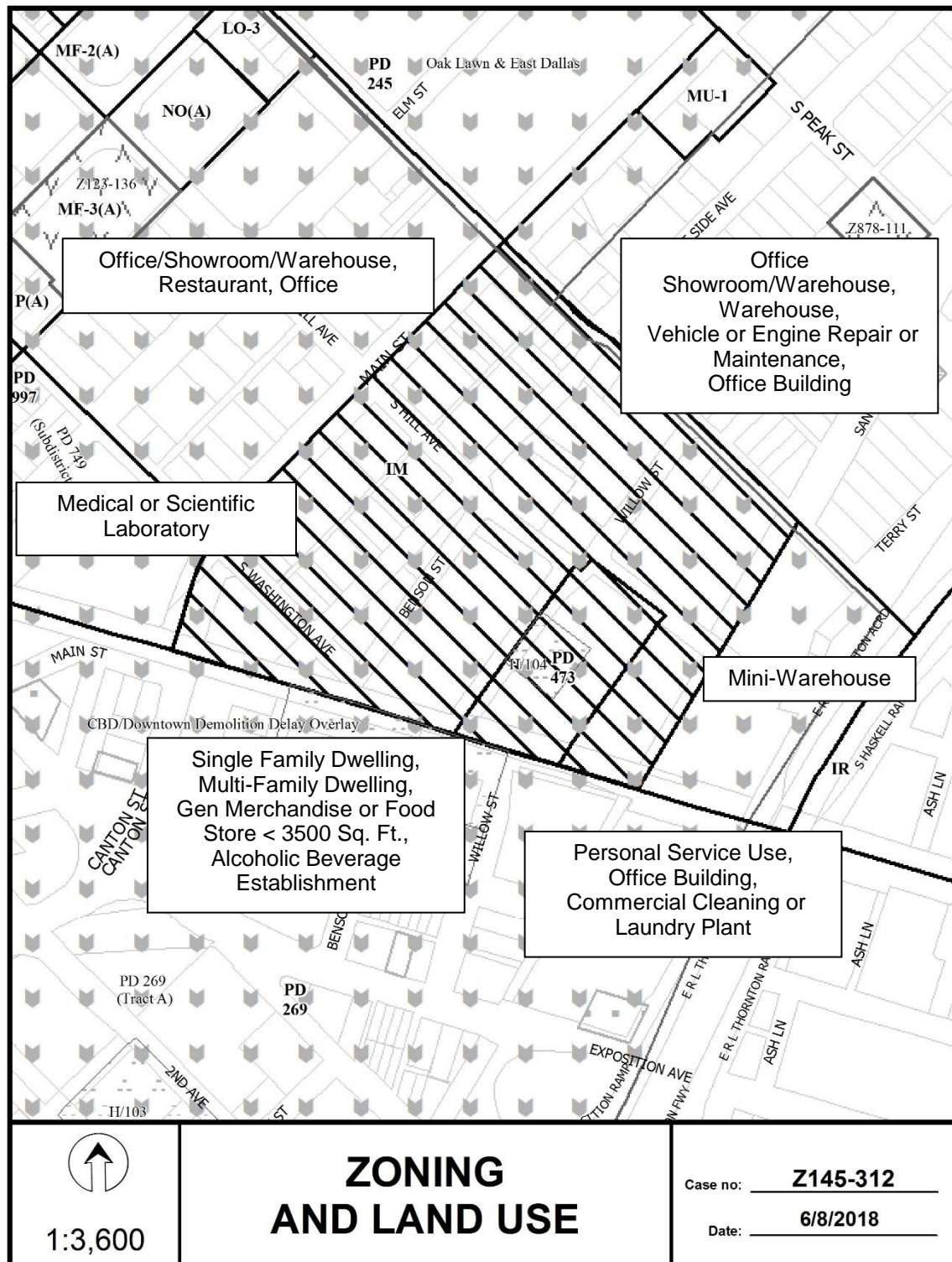
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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



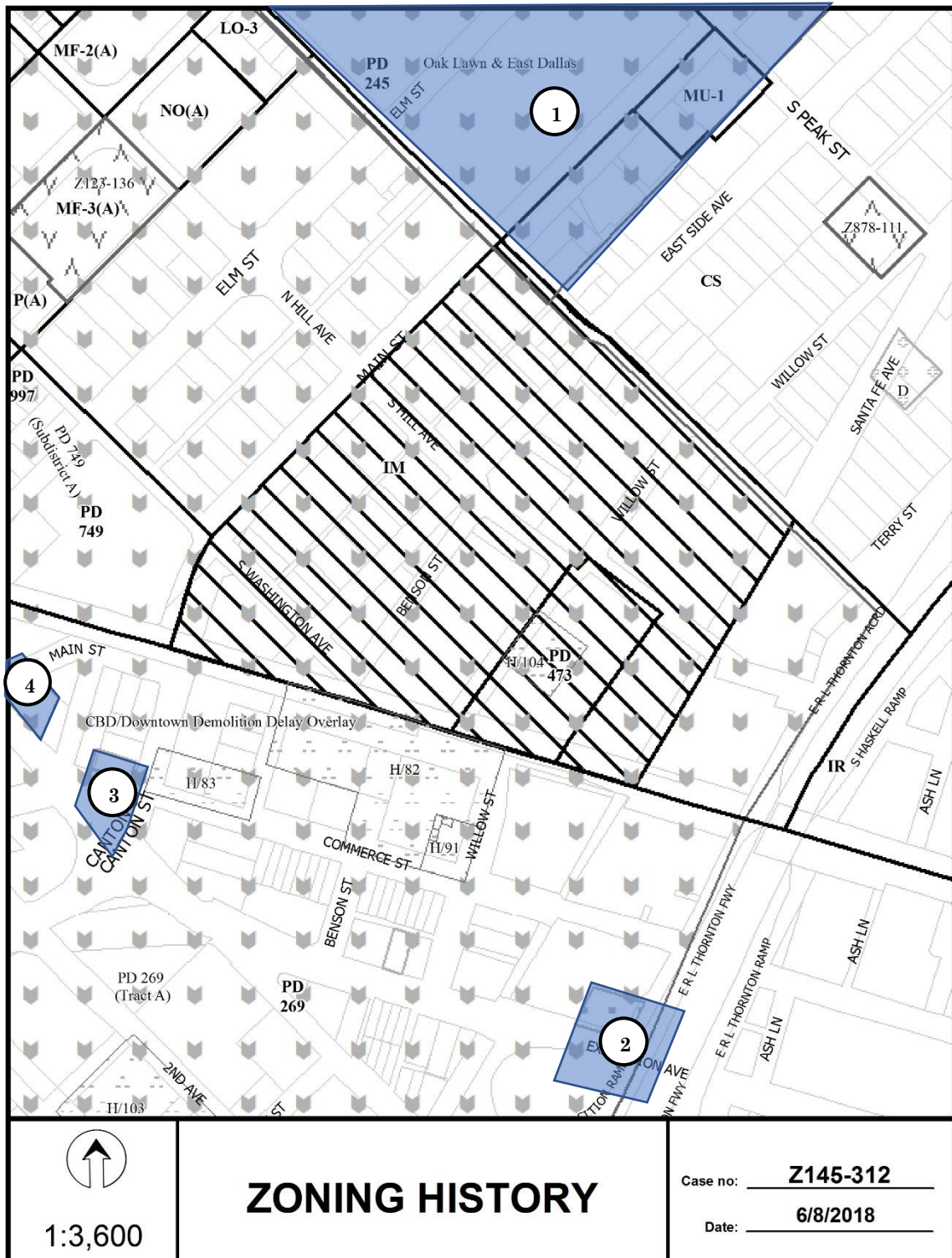


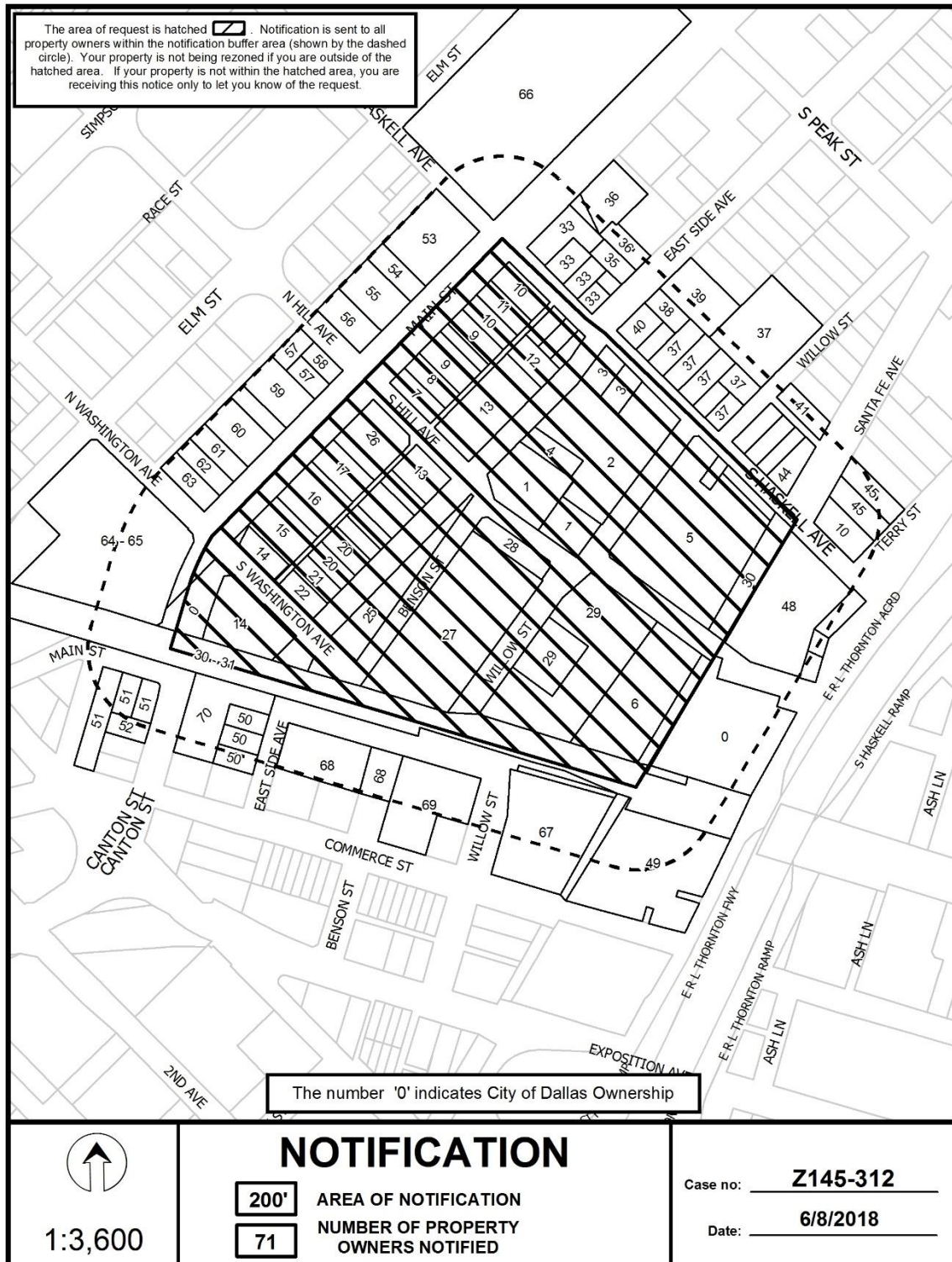












06/08/2018

***Notification List of Property Owners***  
***Z145-312***

***71 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	224 S HILL AVE	DEEP SIDE WAREHOUSES LLC
2	305 S HASKELL AVE	305 HASKELL PARTNERS LLC
3	207 S HASKELL AVE	HASKELL HOTEL REDEFINED LLC
4	4010 EAST SIDE AVE	BWK VENTURES LLC
5	407 S HASKELL AVE	WILLOW SOUTH HASKELL HOLDINGS LLC
6	317 S HILL AVE	DALLAS AREA RAPID TRANSIT
7	4002 MAIN ST	SKG BLACK ROSE PRODUCTIONS LLC
8	4004 MAIN ST	KLEIN RICHARD PHOTOGRAPHY LLC
9	4008 MAIN ST	CAMPBELL DAVID L
10	500 S HASKELL AVE	SAMADIAN FAMILY LTD PS
11	4024 MAIN ST	4024 MAIN STREET LLC
12	113 S HASKELL AVE	ESPARZA JOSE DE JESUS
13	4001 EAST SIDE AVE	CUNNINGHAM WARREN &
14	3902 MAIN ST	CANTON MAIN PROP LTD
15	3904 MAIN ST	ARNOLD JOHN A III
16	3912 MAIN ST	CUNNINGHAM WARREN P &
17	3922 MAIN ST	ROJAS KRUSE
18	3923 EAST SIDE AVE	CUNNINGHAM WARREN & KATHY
19	3917 EAST SIDE AVE	CUNNINGHAM WARREN P III &
20	3915 EAST SIDE AVE	EAST SIDE RECYCLE LLC
21	3905 EAST SIDE AVE	MITCHELL RUDY INVESTMENTS INC
22	3901 EAST SIDE AVE	CANTON MAIN PROPERTIES LTD
23	3828 EAST SIDE AVE	CANTON MAIN PROP LTD
24	3990 EAST SIDE AVE	EAST SIDE SPACE LLC
25	3995 BENSON ST	CANTON/MAIN PROPERTIES LTD
26	3930 MAIN ST	DRURY DIANNA

06/08/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3917 WILLOW ST	CA WILLOW LLC
28	201 S HILL AVE	DODD CG INVESTMENTS LLC
29	3912 WILLOW ST	SIMBOLWOOD LTD
30	3812 WILLOW ST	DART
31	555 2ND AVE	DART
32	555 2ND AVE	DART
33	4101 EAST SIDE AVE	CORNER MAIN HASKELL LLC
34	4107 EAST SIDE AVE	MEDINA SIXTO E &
35	4109 EAST SIDE AVE	MEDINA SIXTO E &
36	4113 EAST SIDE AVE	DELAY JAMES C &
37	4201 WILLOW ST	HINCKLEY HAL GREGORY SR
38	4108 EAST SIDE AVE	SUDDATH JOSEPH ANTHONY
39	4118 EAST SIDE AVE	STREET GENE
40	204 S HASKELL AVE	SUDDATH JOSEPH A
41	4112 WILLOW ST	WILLOW SOUTH HASKELL HOLDINGS LLC
42	400 S HASKELL AVE	ANDERSON BRENT
43	406 S HASKELL AVE	ORCHARD JAMES W III
44	412 S HASKELL AVE	JGT HOLDINGS, LLC
45	4111 TERRY ST	HOLY DAVID E
46	514 S HILL AVE	PERRY LOTS LLC
47	514 S HILL AVE	TOPLETZ INVESTMENTS
48	603 S HASKELL AVE	EXTRA SPACE PROPERTIES TWO LLC
49	4008 COMMERCE ST	4008 COMMERCE OPERATIONS
50	3815 EAST SIDE AVE	REEVES GEORGE M ET AL
51	3500 COMMERCE ST	EAST ELLUM PPTIES LLC
52	3719 LA FRANCE ST	3700 CANTON PROPERTIES
53	4027 MAIN ST	CHANDLER REAL ESTATE INC
54	4015 MAIN ST	SANDY MCCORQUODALE PC
55	4009 MAIN ST	CAMPBELL DAVID L
56	4001 MAIN ST	DRURY DIANA
57	115 N HILL AVE	MCDONALD BILLY MARION

06/08/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3935 MAIN ST	MAIN ST ROSS PARTNERS LTD
59	3927 MAIN ST	MAIN ST ROSS PARTNERS LTD
60	3921 MAIN ST	K & R SCREEN GRAPHICS
61	3909 MAIN ST	GOODMAN FAMILY TRUST
62	3905 MAIN ST	ROBINSON MICHAEL ANDREW
63	3901 MAIN ST	MAIN WASHINGTON PARTNERS LLC
64	3801 MAIN ST	BAYLOR UNIVERSITY MED CTR
65	3812 ELM ST	BAYLOR UNIVERSITY MED CTR
66	4101 MAIN ST	DALLAS AREA RAPID TRANSIT
67	3808 WILLOW ST	WILLOW BUILDING 3800 LTD
68	3800 COMMERCE ST	MITCHELL INV PTNS LTD
69	3800 COMMERCE ST	MITCHELL INV PTNS LTD
70	3720 CANTON ST	METRO PACIFIC EQUITIES IN
71	555 2ND AVE	DART