CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, July 19, 2018
AGENDA

BRIEFINGS:	5ES	9:00 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket — Planner: Mohammed Bordbar

Consent Items:

(1) **S156-008R**
(CC District 6)

An application to revise a previously approved plat (S156-008) to create one 0.631-acre lot from a tract of land containing all of Lots 17, 18, 19, and part of Lot 20 in City Block C/7248, and part of Lot 7 in City Block B/7248 on property located on Pollard Street at Vilbig Road, northwest corner.
Owners: HF Commercial Properties, LLC
Surveyor: Geomatic Solutions, Inc.
Application Filed: June 21, 2018
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S167-192R**
(CC District 3)

An application to revise a previously approved plat (S167-192) to create one 3.844-acre lot and one 5.476-acre lot from a 9.320-acre tract of land in City Blocks 211/6113, 8724, and 8725 on property located on Merrifield Road, east of Mountain Creek Parkway.
Owners: TC Mt. Creek Development Partners No. 2, LP
Surveyor: Pacheco Koch
Application Filed: June 20, 2018
Zoning: PD 521(North Zone, Subdistrict B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S178-223**
(CC District 8)

An application to replat a 5.466-acre tract of land containing all of Lot 1 in City Block A/8793 and a tract of land in City Block 8793 to create one lot on property located on Kleberg Road and Silverado Drive, southwest of Starwood Circle.
Owners: Faroque Chowdhury & Mohammed M. Rahman
Surveyor: CBG Surveying Texas, LLC
Application Filed: June 20, 2018
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S178-224**
(CC District 2)

An application to create one 0.493-acre lot and one 2.888-acre lot from a 3.373-acre tract of land in City Block 6/828 on property located on Hickory Street, between Second Avenue and Canton Street.
Applicant/Owner: Second Hickory, LTD
Surveyor: Texas Heritage Surveying, Inc.
Application Filed: June 20, 2018
Zoning: PD 269 (Tract A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S178-225**
(CC District 11)

An application to replat 1.33-acre tract of land containing all of Lot 2 in City Block 8187 and a tract of land in City Block 8187 to create one lot on property located on Belt Line Road at Coit Road, northwest corner.
Owners: Jahco Spring Creek, LLC
Surveyor: Carlson Consulting Engineers, Inc.
Application Filed: June 20, 2018
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S178-226**
(CC District 1)

An application to replat a 1.116-acre tract of land containing all of Lots 6 through 10 in City Block 38/3158 to create one 0.559-acre lot and one 0.557-acre lot on property located on Zang Boulevard at Tenth Street, northwest corner.
Owner: EXC Ventures, LLC
Surveyor: Salcedo Group, Inc
Application Filed: June 20, 2018
Zoning: PD 830 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S178-227**
(CC District 8)

An application to create one 2.00-acre lot from a tract of land on property located on Fireside Drive at Dowdy Ferry Road, northeast corner.
Applicant/Owner: Alejandra Abalos Hernandez
Surveyor: A & W Surveyors, Inc.
Application Filed: June 20, 2018
Zoning: CH
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S178-228**
(CC District 6)

An application to create one 1.328-acre lot from a tract of land in City Block 6535 on property located on Joe Field Road at Goodnight Lane, southeast corner.
Applicant/Owner: CTS Enterprises, LLC, EMVU Investments, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: June 20, 2018
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(9) **S178-229**
(CC District 8)

An application to create 79 lots with one detention area from a 19.108-acres tract of land in City Block 8484 on property located between Bloomfield Drive, St. Augustine Road, Brierwood Drive, and Interstate 20.
Applicant/Owner: Sikka Investments, LLC
Surveyor: Leonard J. Lueker R.P.L.S
Application Filed: June 20, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(10) **S178-230**
(CC District 6)

An application to replat a 6.146-acre tract of land containing all of Lots 57 through 63 in City Block 6568 to create one lot on property located on Denton Drive, south of Forest Lane.
Applicant/Owner: FLCDJR Real Estate, LP
Surveyor: Eagle Surveying, LLC
Application Filed: June 21, 2018
Zoning: PD 498
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(11) **S178-232**
(CC District 6)

An application to create 83 lots with 2 common areas from a 16.1096-acre tract of land containing part of City Blocks 7166, 7168 and A/7146, and part of Lots 15 and 16 in City Block A on property located on Iroquois Drive at Leath Street, north of Bickers Street.
Applicant/Owner: C & J Revocable Trust
Surveyor: Kimley-Horn & Associates, Inc.
Application Filed: June 21, 2018
Zoning: MH(A), LI, AA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(12) **S178-233**
(CC District 9)

An application to create one 4.160-acre lot from a tract of land in City Block 5361 on property located on Gus Thomasson Road at Aledo Drive, southeast corner.
Applicant/Owner: Eritrean Orthodox Tewahedo Medhanealem
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: June 21, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(13) **S178-234**
(CC District 6)

An application to create one 0.459-acre lot from a tract of land in City Block 7909 on property located at 2899 Irving Boulevard at Inwood road, southeast corner.
Applicant/Owner: Rasar Inc, LLC
Surveyor: Gonzalez & Schneeberg, Enginners & Surveyors, Inc.
Application Filed: June 21, 2018
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(14) **S178-237**
(CC District 2)

An application to replat a 2.1155-acres tract of land containing all of Lots 17 through 26 in City Block 4/673 to create one lot on property located on Monarch Street, between Bennett Avenue and Garrett Avenue.
Applicant/Owner: Villa Santa Maria, Inc.
Surveyor: Votex Surveying Company
Application Filed: June 21, 2018
Zoning: PD 999
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(15) **S178-239**
(CC District 8)

An application to create 4 lots ranging in size from 0.447 acre to 2.606 acres from a 2.834-acre tract of land in City Block 7850 on property located at 8440 Fireside Drive, east of Dowdy Ferry Road.
Applicant/Owner: Claudia V. Guzman, Juan F. Guzman M, Anjelmira Guzman Moreno
Surveyor: A & W Surveyors, Inc.
Application Filed: June 22, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(16) **S178-240**
(CC District 8)

An application to create one 3.00-acre lot and one 26.65-acre lot from a 29.65-acre tract of land in City Block 8771 on property located between Haymarket Road and St. Augustine Drive, south of Teagarden Road.
Applicant/Owner: Juan Carlos Cervantes
Surveyor: Kaz Surveying, Inc.
Application Filed: June 22, 2018
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(17) **S178-241**
(CC District 2)

An application to replat a 0.230-acre tract of land containing all of Lot 8 in City Block 2/701 to create a 6-lot shared access development with one common area on property located on San Jacinto Street between Prairie Avenue and Grisgby Avenue.
Applicant/Owner: Sergio Andrade
Surveyor: Westwood Professional Services, Inc.
Application Filed: June 22, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(18) **S178-242**
(CC District 14)

An application to replat a 0.330-acre tract of land containing all of Lots 1 and 2 in City Block B/665 to create one lot on property located on Matilda Street at Lindell Boulevard, northeast corner.
Applicant/Owner: DWBI Investments, LLC
Surveyor: O'Neal Surveying Co.
Application Filed: June 22, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(19) **S178-244**
(CC District 7)

An application to create one 40.00-acre lot from a tract of land containing part of City Blocks 6207, 6208, and 6209 on property located on Military Parkway at Delafield Lane, northwest corner.
Applicant/Owner: Dallas Independent School District
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: June 22, 2018
Zoning: PD 827
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(20) **S178-249**
(CC District 1)

An application to replat a 0.652-acre tract of land containing part of Lots 5, 6, and 7 and all of Lot 8 in City Block 1/3433 to create one lot on property located on Zang Boulevard at Beckley Avenue, east corner.
Applicant/Owner: Mona Patel Holding, LLC and Punjabi Enterprises, Inc., Zang Holdings , LP
Surveyor: O'Neal Surveying Co.
Application Filed: June 22, 2018
Zoning: PD 468 (Subdistrict D, Tract 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Reduction and Residential Replat:

(21) **S178-246**
(CC District 6)

An application to replat a 0.175-acre tract of land containing all of Lot 10 in City Block F/6220 to reduce a portion of the existing platted 30-foot building line to 29 feet along the south line of Valley Ridge Road on property located at 4050 Valley Ridge Road, west of Gooding Drive.
Applicant/Owner: Russell J. Zorn, Barbara Zorn
Surveyor: CBG Surveying Texas, LLC
Application Filed: June 21, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(22) **S178-231**
(CC District 5)

An application to replat a 1.800-acre tract of land containing all of Lot 10R and an abandoned alley in City Block H/5826 to create one 1.628-acre lot and one 0.172-acre lot on property located between Oak Creek Circle, Urban Avenue, and Military Parkway.
Owners: Texas Conference Association of Seventh Day Adventists
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: June 21, 2018
Zoning: CR & R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(23) **S178-243**
(CC District 7)

An application to replat a 0.268-acre tract of land containing part of Lots 19, 20, 21, and 22 in City Block 21/1290 to create two lots on property located on Myrtle Street at Peabody Avenue, north corner.
Owners: Contain Your Green Home, LLC
Surveyor: Ronald A. Young
Application Filed: June 22, 2018
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Denial**

(24) **S178-245**
(CC District 5)

An application to replat an 18.376-acre tract of land containing all of Lots 5 through 9 in City Block 1/6338, all of Lots 5 through 9 in City Block 1/6339, and part of Lot 2 in City Block 6337 to create one lot on property located between Alto Garden Drive and Condon Drive, east of Buckner Boulevard.
Applicant/Owner: Dallas Independent School District
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: June 22, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(25) **S178-248**
(CC District 13)

An application to replat a 5.301-acre tract of land containing all of Lot 6 in City Block 2/5601 and a tract of land in City Block 5601 to create one lot on property located at 9806 Inwood Road, south of Walnut Hill Lane.
Applicant/Owner: Gina E. Betts
Surveyor: Pacheco Koch
Application Filed: June 22, 2018
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(26) **S178-250**
(CC District 1)

An application to replat a 1.263-acre tract of land containing all of Lots 17, 18, and part of Lot 25 in City Block B/3432 to create a 22-lot shared access development on property located on Canty Street at Crawford Street, northeast corner.
Applicant/Owner: GRBK Frisco, LLC
Surveyor: O'Neal Surveying Co.
Application Filed: June 26, 2018
Zoning: PD 468 (Subdistrict A, Tract 2, RTN)
Staff Recommendation: **Denial**

(27) **S178-251**
(CC District 1)

An application to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 36-lot shared access development with one common area on property located on Neely Street at Crawford Street, northeast corner.
Applicant/Owner: GRBK Frisco, LLC, Mario Juarez, Maurilio and Josephine Flores
Surveyor: O'Neal Surveying Co.
Application Filed: June 26, 2018
Zoning: PD 468 (Subdistrict A, Tract 2, RTN)
Staff Recommendation: **Denial**

Miscellaneous Items – Under Advisement:

D178-004
Carlos Talison
(CC District 2)

An application for a development plan for an office use with parking garage on property zoned the North Subdistrict within Planned Development District No. 582, Victory Planned Development District, on the east line of Victory Avenue at All Star Way.
Staff Recommendation: **Hold under advisement until August 2, 2018.**
Applicant: Anland North Commercial, L.P.
Representative: Hillwood Urban Services, L.P.
U/A From: April 5, 2018 and June 7, 2018

Certificates of Appropriateness for Signs:

1805210002
Steve Long
(CC District 14)

An application for a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 40.5-square foot detached monument sign at 1445 Ross Avenue (east corner)
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation: **Approval**
Applicant: Curt Horak
Owner: 1445 Ross, LLC

1805210003
Steve Long
(CC District 14)

An application for a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 40.5-square foot detached monument sign at 1445 Ross Avenue (north corner).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation: **Approval**
Applicant: Curt Horak
Owner: 1445 Ross, LLC

1805210004
Steve Long
(CC District 14)

An application for a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 40.5-square foot detached monument sign at 1445 Ross Avenue (west side).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation: **Approval**
Applicant: Curt Horak
Owner: 1445 Ross, LLC

Zoning Cases – Consent:

1. **Z156-326(VP)**
Vasavi Pila
(CC District 10)

A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 758 with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations in an area generally along both sides of Walnut Hill Lane, east of Skillman Street.
Staff Recommendation: **Approval** of amendments to Planned Development District No. 758, subject to staff's recommended conditions.

2. **Z178-113(AR)**
Andrew Ruegg
(CC District 1)

An application to amend an established conservation district on property zoned Conservation District No. 20, the Stevens Park Conservation District, in an area generally bounded by Plymouth Road, Atlantic Street, and Hampton Road.
Staff Recommendation: **Approval**, subject to the architectural survey and conditions.

3. **Z178-251(CT)**
Carlos Talison
(CC District 2)

An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest line of Kimsey Drive, northeast of Maple Road.
Staff Recommendation: **Approval**
Applicant: Ruben Bravo
Representative: Peter Kavanagh, Zone Systems, Inc.

4. **Z178-252(CT)**
Carlos Talison
(CC District 7)

An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Residential District, on the west line of North St. Augustine Drive, south of Scyene Road.
Staff Recommendation: **Approval**
Applicant: Next Stop, LLC
Representative: Ron Salamie

5. **Z178-253(AM)**
Abraham Martinez
(CC District 4)

An application for an MF-2(A) Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay and Specific Use Permit No. 532, for a community center and outside playground, on the east line of South Corinth Street Road, south of Morrell Avenue.
Staff Recommendation: **Approval**
Applicant: KnowVest, Inc.
Representative: Maxwell J. Fisher, Masterplan

6. **Z167-334(SM)**
Sarah May
(CC District 6)

An application for the renewal of Specific Use Permit No. 1992 for a commercial amusement (inside) limited to a dance hall within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the north line of Royal Lane, between Reeder Road and Harry Hines Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant/Representative: Hye Sun Si, International Event Center, LLC

7. **Z178-159(SM)**
Sarah May
(CC District 6)

An application for the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, on the north line of Commerce Street, west of Sylvan Avenue.
Staff Recommendation: **Approval** for a two-year period.
Applicant: Listocon Group, LLC
Representative: Tailim Song, Tailim Song Law Firm

8. **Z178-247(SM)**
Sarah May
(CC District 2)

An application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District, on the northeast line of South Harwood Street, south of Hickory Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Mike's Gemini Twin Lounge
Representative: Audra Buckley, Permitted Development

9. **Z178-258(SM)**
Sarah May
(CC District 3)

An application for the renewal of Specific Use Permit No. 1862 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast corner of South Hampton Road and Marvin D. Love Freeway.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Karim Somani, President of Z Petroleum
Representative: Santos Martinez, MASTERPLAN

10. **Z178-262(JM)**
Jennifer Muñoz
(CC District 4)

An application for the renewal of Specific Use Permit No. 2199 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of West Illinois Avenue and Toluca Avenue.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Bora Petroleum Inc.
Representative: Santos Martinez, Masterplan

11. **Z178-263(CY)**
Carolina Yumet
(CC District 3)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67).
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Jawed Sagani, sole owner
Representative: Santos Martinez

12. **Z178-177(CY)**
Carolina Yumet
(CC District 5)

An application for an amendment to Specific Use Permit No. 1252 for a child-care facility on property zoned R-7.5(A) Single Family District, on the northwest corner of North Jim Miller Road and Sarah Lee Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.
Applicant: G+J Learning Center
Representative: Gloria Johnson

13. **Z178-255(CY)**
Carolina Yumet
(CC District 10)

An application for a Specific Use Permit for the relocation of a detached non-premise sign (billboard) on property zoned an MC-1 Multiple Commercial District, on the southwest side of Interstate Highway 635 (Lyndon B Johnson Freeway), west of Skillman Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to site plan and conditions.
Applicant: George Reynolds, sole owner
Representative: Santos Martinez

14. **Z178-243(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, east of North Akard Street, between Pacific Avenue and Elm Street.
Staff Recommendation: **Hold under advisement until August 16, 2018.**
Applicant: Radiant Outdoor, LLC
Representative: Suzan Kedron, Jackson Walker LLP

Zoning Cases – Under Advisement:

15. **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: **Hold under advisement until August 16, 2018.**
Applicant: CI Retail Mgmt, Inc.
Representative: Jason Marshall
U/A From: June 21, 2018

16. **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 June 7, 2018 and June 21, 2018.

17. **Z178-215(SM)**
Sarah May
(CC District 8)

An application for an MU-2 Mixed Use District and an R-5(A) Single Family District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the southwest corner of Beltline Road and Fish Road.
Staff Recommendation: **Approval** of a CR Community Retail District with deed restrictions volunteered by the applicant for approximately 12 acres in lieu of an MU-2 Mixed Use District and **no change** on the remainder.
Applicant: Johnny Aguinaga
Representative: Jennifer Haynes
U/A From: May 17, 2018 and June 7, 2018

Zoning Cases – Individual:

18. **Z178-265(SM)**
Sarah May
(CC District 2)

An application for a new subdistrict to allow additional retail and personal service uses on property zoned Blocks 12 and 13 within Planned Development District No. 800, on the southwest line of South Riverfront Boulevard, north of South Houston Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and staff's recommended conditions.
Applicant: David Taggart, EOT Odyssey, LLC dba Eye of Texas, LLC
Representative: William S. Dahlstrom; Jackson Walker, LLC

19. **Z178-264(PD)**
Pamela Daniel
(CC District 7)

An application for the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the south line of East R.L. Thornton Freeway and west of South Buckner Boulevard.
Staff Recommendation: **Approval** for a four-year period, subject to staff's recommended conditions.
Applicant: Ms. Dana Morrison
Representative: Lauren Nuffer, PE

20. **Z178-218(CY)**
Carolina Yumet
(CC District 14)

An application for 1) a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use, 2) remove a portion of the D Liquor Control Overlay and 3) terminate Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a Liquor Control Overlay and with Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion, on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions, **approval** of the termination of SUP No. 1293 and **denial** of the partial removal of the D Liquor Control Overlay. Applicant: PRESCOTT GROUP
Representative: Suzan Kedron, Jackson Walker LLP

21. **Z178-206(JM)**
Jennifer Muñoz
(CC District 14)

An application for a Planned Development Subdistrict for MF-2 Multiple Family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Carlisle Street, between North Hall Street and Bowen Street.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Lincoln Property Company Southwest, Inc.
Representative: Angela Hunt, Munsch Hardt

Development Code Amendment:

DCA 178-009
Vasavi Pilla

Consideration of amending the Dallas Development Code, Chapters 51 and 51A, to define and establish regulations for a live/work accessory use.
Staff Recommendation: **Approval**
Zoning Ordinance Advisory Committee Recommendation: **Approval**

Authorization of a Hearing:

Neva Dean
(CC District 4)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned an IM Industrial Manufacturing District with Specific Use Permit (SUP) No. 1583 for a refuse transfer station use with consideration being given to evaluating whether the SUP is compatible with adjacent property and consistent with the character of the neighborhood, on the northeast side of Pontiac Avenue, southeast of Cedar Crest Boulevard and containing approximately 3.5 acres. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters:

Consideration of appointments to CPC Committees:
THOROUGHFARE (TRANSPORTATION) COMMITTEE

Minutes: June 21, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, July 17, 2018

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, July 17, 2018, City Hall, 1500 Marilla Street, in Conference Room 5CN, at 9:00 a.m., to consider - Downtown SPSD: CA1806050008, CA180622012, CA1806220013 and Deep Ellum/Near East Side SPSD: CA1806220005, CA1806220007, CA1806220008, CA1806220021, CA1806220024, CA1806220025.

ARTS DISTRICT SIGN ADVISORY COMMITTEE MEETING (ADSAC) – Tuesday, July 17, 2018, City Hall, 1500 Marilla Street, in Conference Room 5BN, at 10:30 a.m., to consider - An application for an amendment to Subdistrict A of the Arts District Special Provision Sign District, Section 51A-7.1214.1 of the Dallas City Code on property zoned Planned Development District No. 145, the Arts District Special Purpose District in an area generally bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street

Thursday, July 19, 2018

CPC THOROUGHFARE COMMITTEE MEETING - Thursday, July 19, 2018, City Hall, 1500 Marilla Street, in Council Chambers, at 8:15 a.m., to consider **(1)** Chalk Hill Road Thoroughfare Plan Amendment - Change the dimensional classification of Chalk Hill Road from Davis Street to Singleton Boulevard from a six-lane divided roadway [M-6-D(A)] in 100 feet of right-of-way to a four-lane divided roadway (SPCL 4D) with bike lanes in 100 feet of right-of-way and **(2)** Manana Drive/Ryan Road Thoroughfare Plan Amendments - (1) Delete Manana Drive from Luna Road to Spangler Road and (2) Add Ryan Road from Luna Road to Spangler Road as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way and 44 feet of pavement.

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

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S156-008R **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Pollard Street at Vilbig Road, northwest corner

DATE FILED: June 21, 2018 **ZONING:** IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 0.631 acre **MAPSCO:** 44N &44S

APPLICANT/OWNER: HF Commercial Properties, LLC

REQUEST: An application to revise a previously approved plat (S156-008) to create one 0.631-acre lot from a tract of land containing all of Lots 17, 18, 19 in City Block C/7248 and part of Lot 7 in City Block B/7248 on property located on Pollard Street at Vilbig Road, northwest corner.

SUBDIVISION HISTORY:

1. S178-110 was a request southeast of the present request to create one 2.203-acre lot from a 2.393-acre tract of land located in City Block 3960 on property located on Vilbig Road at Seale Street, southeast corner. The request was approved March 1, 2018 and has not been recorded.

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

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is one.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

13. On the final plat, dedicate 28 feet Right-of-Way (or Street Easement) from the established center line of Pollard Street. Section *51A 8.602(c).*

14. On the final plat, dedicate 30 feet of right-of-way from the established centerline of Vilbig Road & Commerce Street. 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 clips at the intersection of Vilbig Road & Pollard Street. Section *51A 8.602(d) (1).*

16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

17. On the final plat, show recording information on all existing easements within 150 feet of the property.

18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

19. Show distances/width of right-of-way across Pollard Street & Vilbig Road.

20. On the final plat, plot existing street easement to the City of Dallas along west side of Vilbig Road.

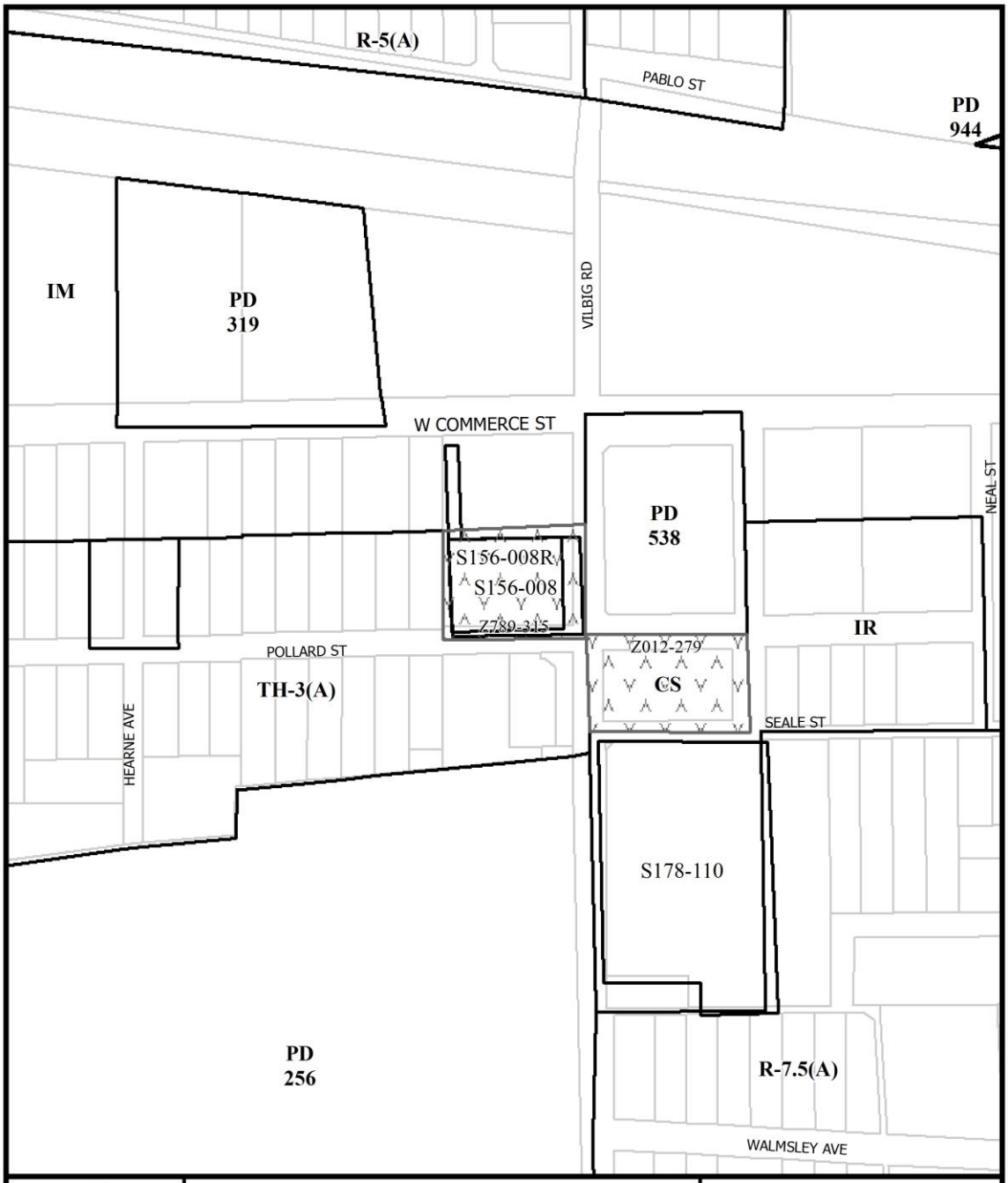
21. On the final plat, plot all of the owner's property.

22. On the final plat, include fee simple language in owner's dedication.

23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

24. Water and wastewater main improvements may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

25. On the final plat, identify the property as Lot 7A in City Block B/7248. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



1:2,400

ZONING MAP

Area of Request

Recent History

Case no: S156-008R

Date: 7/2/2018

1:2,400

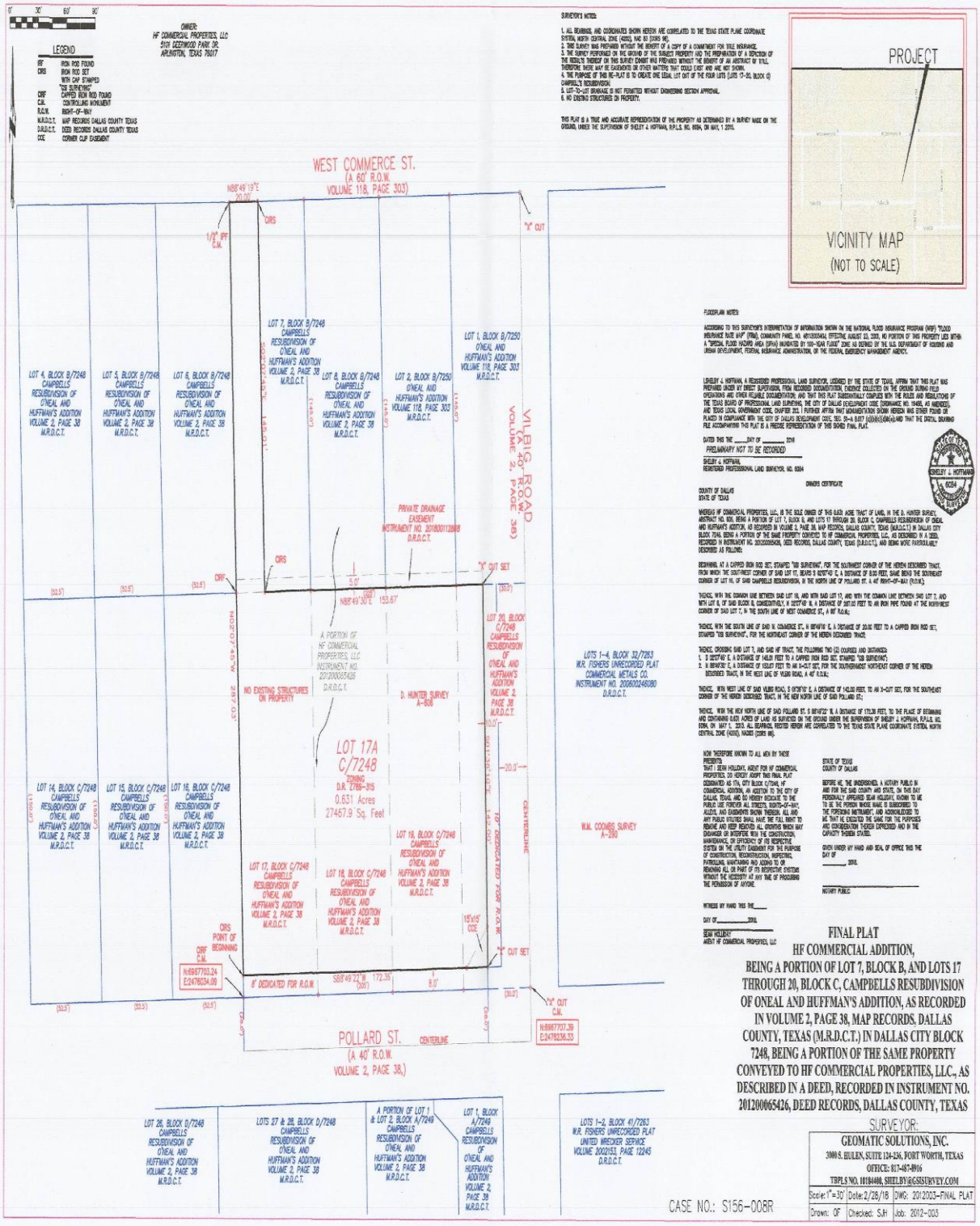
AERIAL MAP

Area of Request

Recent History

Case no: S156-008R

Date: 7/2/2018


LEGEND
IRF IRON ROD FOUND
CIRS IRON ROD SET WITH CAP STAMPED "GSI SURVEYING"
CIRF CAPPED IRON ROD FOUND
C.M. CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS
D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
CCE CORNER CLIP EASEMENT
OWNER:
HF COMMERCIAL PROPERTIES, LLC
5101 DEERWOOD PARK DR.
ARLINGTON, TEXAS 76017
SURVEYOR'S NOTES:
1. ALL BEARINGS, AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD 83 (2011 IN).
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COPY OF A COMMITMENT FOR TITLE INSURANCE.
3. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS SURVEY EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE, THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.
4. THE PURPOSE OF THIS RE-PLAT IS TO CREATE ONE LEGAL LOT OUT OF THE FOUR LOTS (LOTS 17-20, BLOCK C) CAMPBELL'S RESUBDIVISION.
5. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
6. NO EXISTING STRUCTURES ON PROPERTY.
THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MAY, 1 2018.
PROJECT
VICINITY MAP
(NOT TO SCALE)
WEST COMMERCE ST.
(A 60' R.O.W.
VOLUME 118, PAGE 303)
N88°49'19"E
50.00'
CIRS
1/2" IRF C.M.
"X" CUT
LOT 7, BLOCK B/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOT 1, BLOCK B/7250 O'NEAL AND HUFFMAN'S ADDITION VOLUME 118, PAGE 303 M.R.D.C.T.
LOT 4, BLOCK B/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOT 5, BLOCK B/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOT 6, BLOCK B/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOT 8, BLOCK B/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOT 2, BLOCK B/7250 O'NEAL AND HUFFMAN'S ADDITION VOLUME 118, PAGE 303 M.R.D.C.T.
VILBIG ROAD (A 60' R.O.W. VOLUME 2, PAGE 38)
PRIVATE DRAINAGE EASEMENT INSTRUMENT NO. 201800112808 D.R.D.C.T.
CIRS
CIRF
"X" CUT SET
5.0'
N88°49'30"E 153.67'
A PORTION OF HF COMMERCIAL PROPERTIES, LLC INSTRUMENT NO. 201200065426 D.R.D.C.T.
NO EXISTING STRUCTURES ON PROPERTY
D. HUNTER SURVEY A-608
LOT 20, BLOCK C/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOTS 1-4, BLOCK 32/7263 M.R. FISHERS (UNRECORDED PLAT COMMERCIAL METALS CO. INSTRUMENT NO. 200600246080 D.R.D.C.T.
N00°07'45"W 297.03'
LOT 17A C/7248
ZONING D.R. 2788-B15
0.631 Acres
27467.9 Sq. Feet
10.0'
20.0'
CENTERLINE
W.M. COOMBS SURVEY A-390
LOT 14, BLOCK C/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOT 15, BLOCK C/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOT 16, BLOCK C/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOT 17, BLOCK C/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOT 18, BLOCK C/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOT 19, BLOCK C/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
15'x15' CCE
CIRS POINT OF BEGINNING
CIRF C.M.
N:6967703.24
E:2478034.09
8' DEDICATED FOR R.O.W.
S88°49'22"W 172.35'
"X" CUT SET
"X" CUT C.M.
N:6967707.39
E:2478236.33
POLLARD ST.
(A 40' R.O.W.
VOLUME 2, PAGE 38,)
CENTERLINE
LOT 26, BLOCK D/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOTS 27 & 28, BLOCK D/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
A PORTION OF LOT 1 & LOT 2, BLOCK A/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOT 1, BLOCK A/7248 CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION VOLUME 2, PAGE 38 M.R.D.C.T.
LOTS 1-2, BLOCK 41/7263 M.R. FISHERS (UNRECORDED PLAT UNITED WRECKER SERVICE VOLUME 2002153, PAGE 12245 D.R.D.C.T.
FLOODPLAIN NOTES:
ACCORDING TO THIS SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48113C0345J, EFFECTIVE AUGUST 23, 2005, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
SHELBY J. HOFFMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS (DEVELOPMENT CODE, ORDINANCE NO. 19480, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51-8.617 (6)(A)(B)(C)(D)(E)(F)(G) AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A FACSIMILE REPRESENTATION OF THIS SIGNED FINAL PLAT.
DATED THIS THE _____DAY OF _____ 2018
PRELIMINARY NOT TO BE RECORDED
SHELBY J. HOFFMAN,
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6084
SHELBY J. HOFFMAN 6084 REGISTERED PROFESSIONAL LAND SURVEYOR
OWNERS CERTIFICATE
COUNTY OF DALLAS
STATE OF TEXAS
WHEREAS HF COMMERCIAL PROPERTIES, LLC., IS THE SOLE OWNER OF THIS 0.631 ACRE TRACT OF LAND, IN THE D. HUNTER SURVEY, ABSTRACT NO. 608, BEING A PORTION OF LOT 7, BLOCK B, AND LOTS 17 THROUGH 20, BLOCK C, CAMPBELLS RESUBDIVISION OF O'NEAL AND HUFFMAN'S ADDITION, AS RECORDED IN VOLUME 2, PAGE 38, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.) IN DALLAS CITY BLOCK 7248, BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HF COMMERCIAL PROPERTIES, LLC., AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 201200065426, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING, AT A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 17, BEARS S 82°07'40" E, A DISTANCE OF 8.00 FEET, SAME BEING THE SOUTHEAST CORNER OF LOT 16, OF SAID CAMPBELLS RESUBDIVISION, IN THE NORTH LINE OF POLLARD ST. A 40' RIGHT-OF-WAY (R.O.W.);
THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 16, AND WITH SAID LOT 17, AND WITH THE COMMON LINE BETWEEN SAID LOT 2, AND WITH LOT 8, OF SAID BLOCK B, CONSECUTIVELY, N 00°07'45" W, A DISTANCE OF 297.03 FEET TO AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LOT 7, IN THE SOUTH LINE OF WEST COMMERCE ST., A 60' R.O.W.;
THENCE, WITH THE SOUTH LINE OF SAID W. COMMERCE ST., N 88°49'19" E, A DISTANCE OF 20.00 FEET TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING", FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, CROSSING SAID LOT 7, AND SAID HF TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. S 00°07'40" E, A DISTANCE OF 145.00 FEET TO A CAPPED IRON ROD SET, STAMPED "GSI SURVEYING";
2. N 88°49'30" E, A DISTANCE OF 153.67 FEET TO AN X-CUT SET, FOR THE SOUTHEAST NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE WEST LINE OF VILBIG ROAD, A 40' R.O.W.;
THENCE, WITH WEST LINE OF SAID VILBIG ROAD, S 00°07'0" E, A DISTANCE OF 145.00 FEET, TO AN X-CUT SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE NEW NORTH LINE OF SAID POLLARD ST.;
THENCE, WITH THE NEW NORTH LINE OF SAID POLLARD ST. S 88°49'22" W, A DISTANCE OF 172.35 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 0.631 ACRES OF LAND, AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.P.L.S. NO. 6084, ON MAY 1, 2018. ALL BEARINGS, RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (2011 IN).
NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS
THAT I, SEAN HOLLIDAY, AGENT FOR HF COMMERCIAL PROPERTIES, DO HEREBY ADOPT THIS FINAL PLAT DESIGNATED AS FINAL CITY BLOCK C/7248, HF COMMERCIAL ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS, AND EASEMENTS SHOWN THEREON. ALL AND ANY PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OBSTRUCTIONS WHICH MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
WITNESS MY HAND THIS THE____
DAY OF_____2018.
SEAN HOLLIDAY
AGENT HF COMMERCIAL PROPERTIES, LLC
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SEAN HOLLIDAY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF
_____, 2018.
NOTARY PUBLIC
FINAL PLAT
HF COMMERCIAL ADDITION,
BEING A PORTION OF LOT 7, BLOCK B, AND LOTS 17 THROUGH 20, BLOCK C, CAMPBELLS RESUBDIVISION OF ONEAL AND HUFFMAN'S ADDITION, AS RECORDED IN VOLUME 2, PAGE 38, MAP RECORDS, DALLAS COUNTY, TEXAS (M.R.D.C.T.) IN DALLAS CITY BLOCK 7248, BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HF COMMERCIAL PROPERTIES, LLC., AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NO. 201200065426, DEED RECORDS, DALLAS COUNTY, TEXAS
SURVEYOR:
GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-487-8916
TBPLS NO. 10184400, SHELBY@GSISURVEY.COM
Scale: 1"=30' | Date: 2/28/18 | DWG: 2012003-FINAL PLAT
Drawn: OF | Checked: SJH | Job: 2012-003
CASE NO.: S156-008R

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S167-192R **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Merrifield Road, east of Mountain Creek Parkway

DATE FILED: June 20, 2018 **ZONING:** PD 521(North Zone, Subdistrict B)

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20521.pdf

CITY COUNCIL DISTRICT: 3 **SIZE OF REQUEST:**9.320 acres **MAPSCO:** 61AR&61BN

APPLICANT/OWNER: TC Mt. Creek Development Partners No. 2, LP

REQUEST: An application to revise a previously approved plat (S167-192) to create one 3.844-acre lot and one 5.476-acre lot from a 9.320-acre tract of land in City Blocks 211/6113, 8724, and 8725 on property located on Merrifield Road, east of Mountain Creek Parkway.

SUBDIVISION HISTORY:

1. S145-145 was a request west of the present request to create one 3.507-acre lot from a tract of land located in part of City Blocks 6113 and 8724 on property located on Mountain Creek Parkway and Interstate Highway 20, northeast corner. The request was approved May 7, 2015 and was approved December 16, 2016.

2. S134-167 was a request north of the present request to create one 38.650-acre lot, and one 55.422-acre lot from a 94.072-acre tract of land in City Block 211/6113 on property located at Mountain Creek Parkway and Merrifield Road, northeast corner. The request was approved June 19, 2014 and was recorded May 20, 2016.

STAFF RECOMMENDATION: The request complies with the requirements of PD 521(North Zone, Subdistrict B); 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).

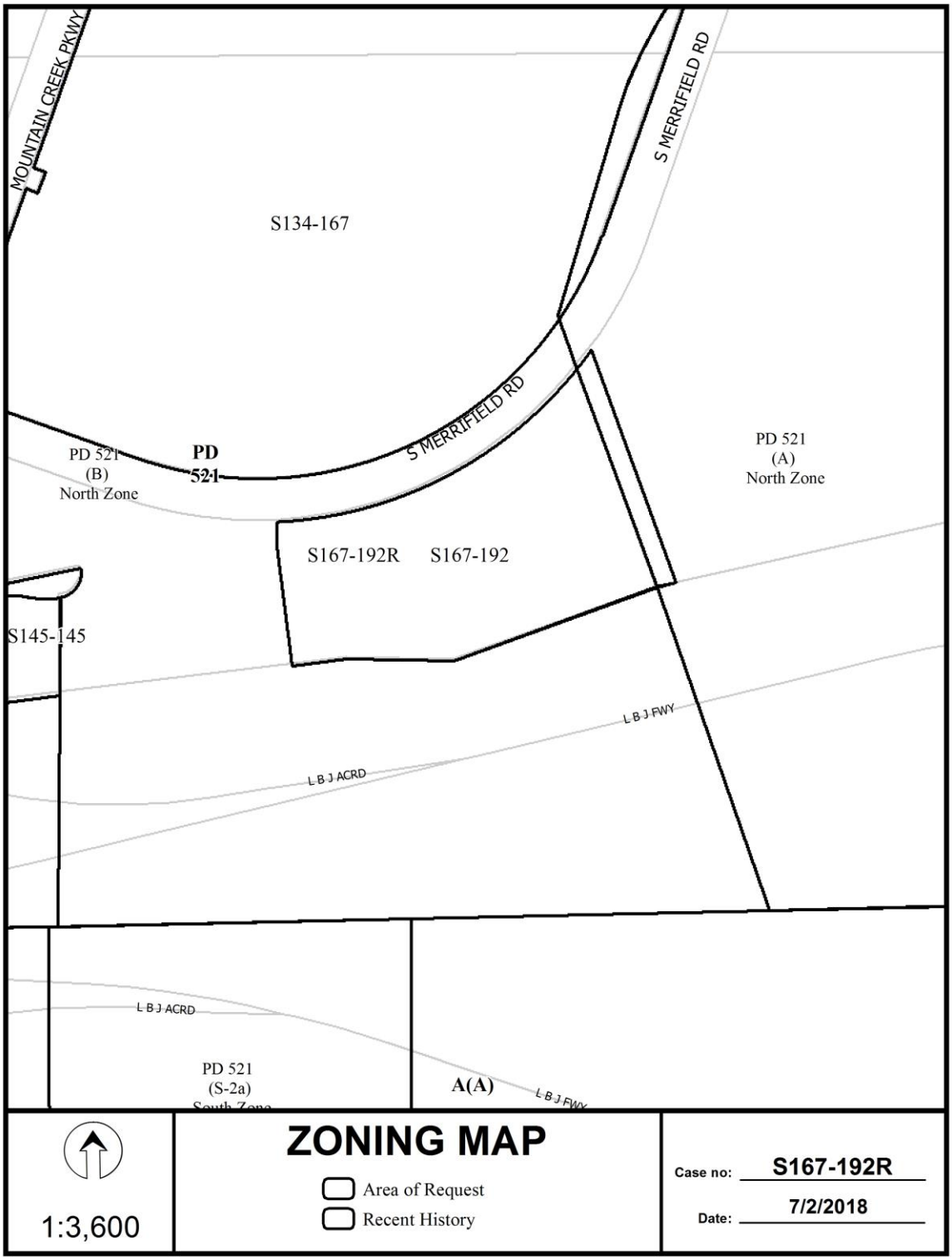
13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

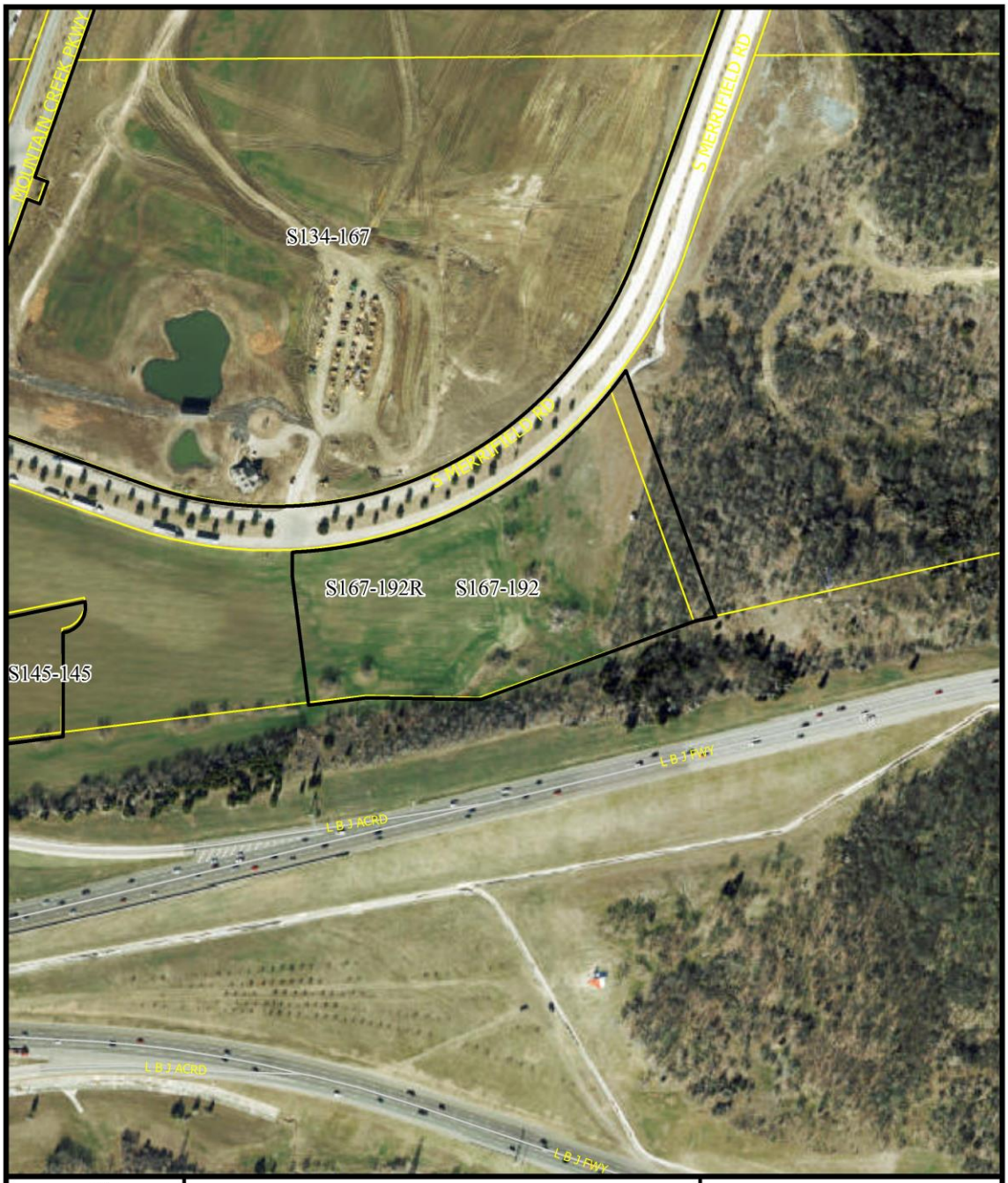
14. On the final plat, dedicate 53.5 feet Right-of-Way from the established center line of Merrifield Road. Section *51A 8.602(c).*

15. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.

16. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

17. On the final plat, identify the property as Lots 11 and 12 in City Block 211/6113. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).


MOUNTAIN CREEK PKWY
S MERRIFIELD RD
S134-167
S MERRIFIELD RD
PD 521
(B)
North Zone
PD
521
PD 521
(A)
North Zone
S167-192R
S167-192
S145-145
L B J FWY
L B J ACRD
L B J ACRD
PD 521
(S-2a)
A(A)
L B J FWY
1:3,600
ZONING MAP
Area of Request
Recent History
Case no: S167-192R
Date: 7/2/2018



1:3,600

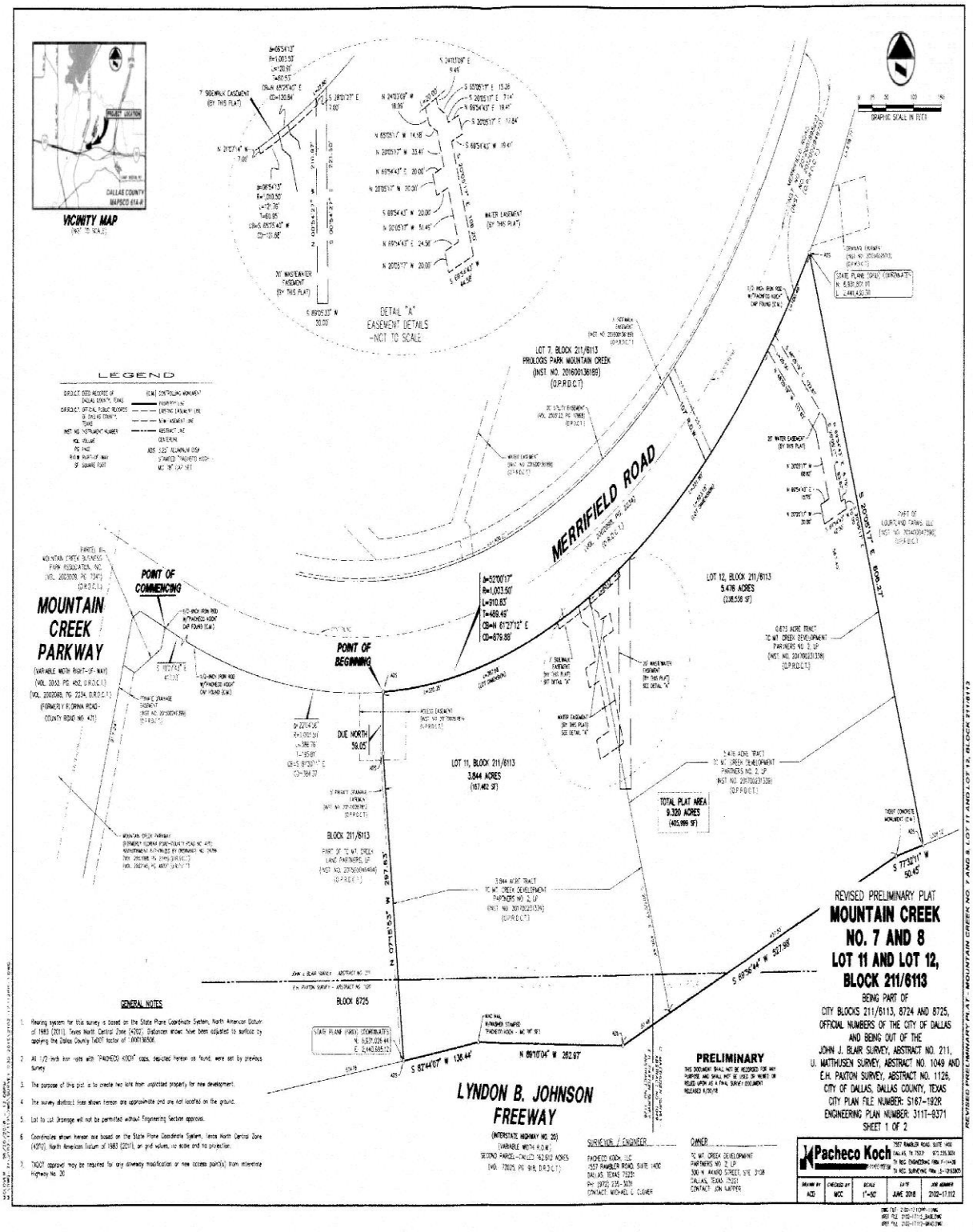
AERIAL MAP

Area of Request

Recent History

Case no: S167-192R

Date: 7/2/2018


VICINITY MAP
DETAIL "A"
EASEMENT DETAILS
-NOT TO SCALE
LEGEND
LOT 7, BLOCK 211/6113
PROLOGIS PARK MOUNTAIN CREEK
(INST. NO. 201600136189)
(O.P.R.D.C.T.)
MERRIFIELD ROAD
MOUNTAIN CREEK PARKWAY
POINT OF COMMENCING
POINT OF BEGINNING
DUE NORTH 59.05
LOT 11, BLOCK 211/6113
3.844 ACRES
(167,462 SF)
LOT 12, BLOCK 211/6113
5.476 ACRES
(238,538 SF)
TOTAL PLAT AREA
9.320 ACRES
(405,999 SF)
BLOCK 211/6113
BLOCK 8725
LYNDON B. JOHNSON
FREEWAY
(INTERSTATE HIGHWAY NO. 20)
(VARIABLE WIDTH R.O.W.)
SECOND PARCEL - CALLED 162.612 ACRES
(VOL. 73025, PG. 918, D.R.D.C.T.)
S 87°44'07" W 136.44'
N 89°10'04" W 282.67'
S 69°56'44" W 527.98'
S 77°32'11" W 50.45'
S 20°05'17" E 809.37'
REVISED PRELIMINARY PLAT
MOUNTAIN CREEK
NO. 7 AND 8
LOT 11 AND LOT 12,
BLOCK 211/6113
BEING PART OF
CITY BLOCKS 211/6113, 8724 AND 8725,
OFFICIAL NUMBERS OF THE CITY OF DALLAS
AND BEING OUT OF THE
JOHN J. BLAIR SURVEY, ABSTRACT NO. 211,
U. MATTHUSEN SURVEY, ABSTRACT NO. 1049 AND
E.H. PAXTON SURVEY, ABSTRACT NO. 1126,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S167-192R
ENGINEERING PLAN NUMBER: 3111-8371
SHEET 1 OF 2
PRELIMINARY
Pacheco Koch
GENERAL NOTES
1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.00016506.
2. All 1/2-inch iron rods with "PACHECO KOCH" caps, depicted hereon as found, were set by previous survey.
3. The purpose of this plat is to create two lots from unplatted property for new development.
4. The survey distances shown hereon are approximate and are not located on the ground.
5. Lot to Lot Drainage will not be permitted without Engineering Section approval.
6. Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011), or grid values, no scale and no projection.
7. TxDOT approval may be required for any driveway modification or new access point(s) from Interstate Highway No. 20.
REVISED PRELIMINARY PLAT - MOUNTAIN CREEK NO 7 AND 8, LOT 11 AND LOT 12, BLOCK 211/6113

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-223 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Kleberg Road at Starwood Circle, west of Silverado Drive

DATE FILED: June 20, 2018 **ZONING:** CS

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 5.466 acres**MAPSCO:** 69A-K& 69A-J

APPLICANT/OWNER: Faroque Chowdhury & Mohammed M. Rahman

REQUEST: An application to replat a 5.466-acre tract of land containing all of Lot 1 in City Block A/8793 and a tract of land in City Block 8793 to create one lot on property located on Kleberg Road and Silverado Drive, southwest of Starwood Circle.

SUBDIVISION HISTORY:

1. S145-187 was a request south of the present request to create one 0.36-acre lot from a tract of land in City Block 8793 on property located at 11815 Kleberg Road. The request was approved June 4, 2015 and has not been recorded.

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

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is one.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

14. On the final plat, dedicate 40 feet of right-of-way from the established centerline of Silverado Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

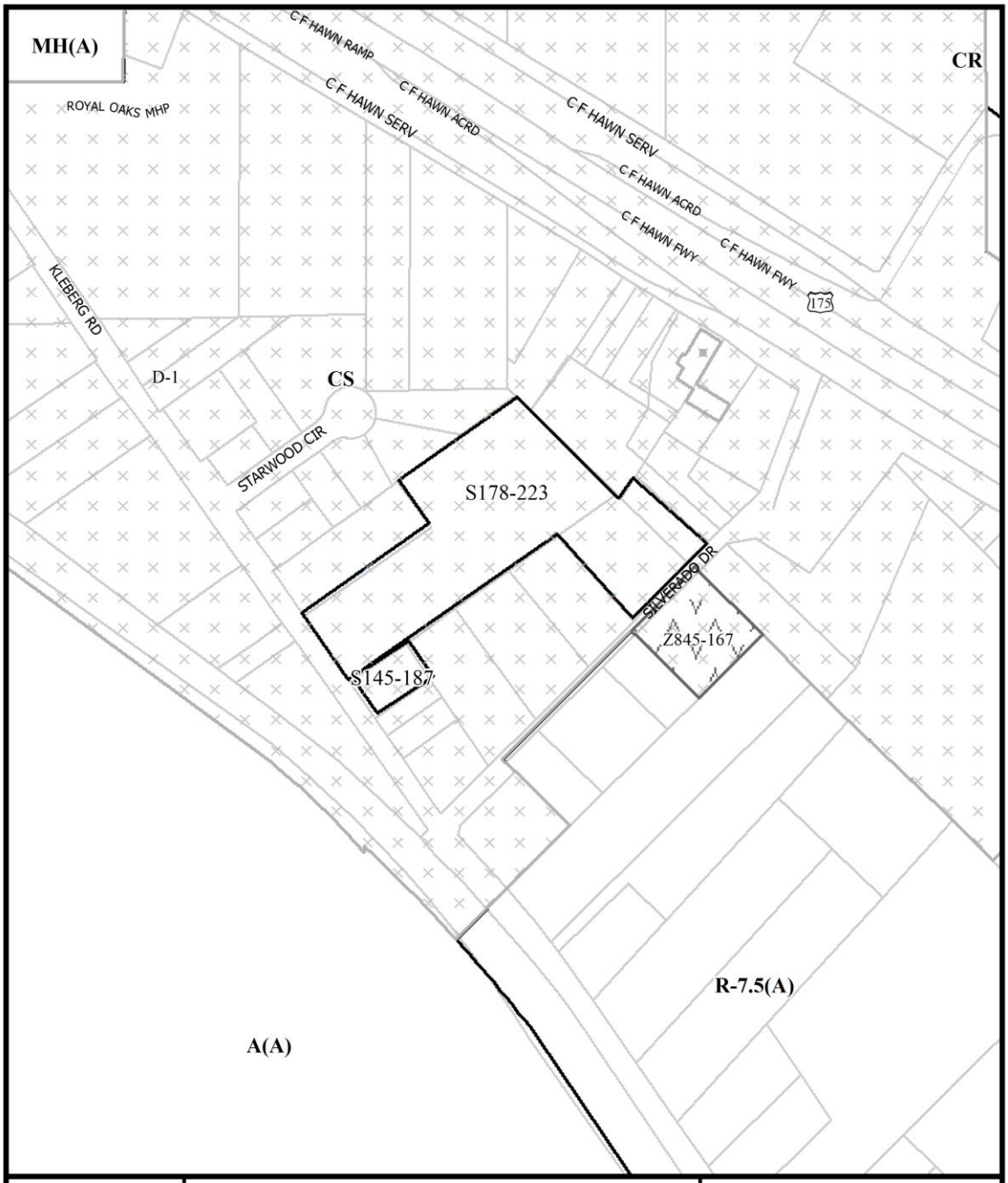
16. On the final plat, show recording information on all existing easements within 150 feet of the property.

17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

19. 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.

20. On the final plat, identify the property as Lot 1A in City Block A/8793. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



1:3,600

ZONING MAP

Area of Request

Recent History

Case no: S178-223

Date: 7/2/2018

1:3,600

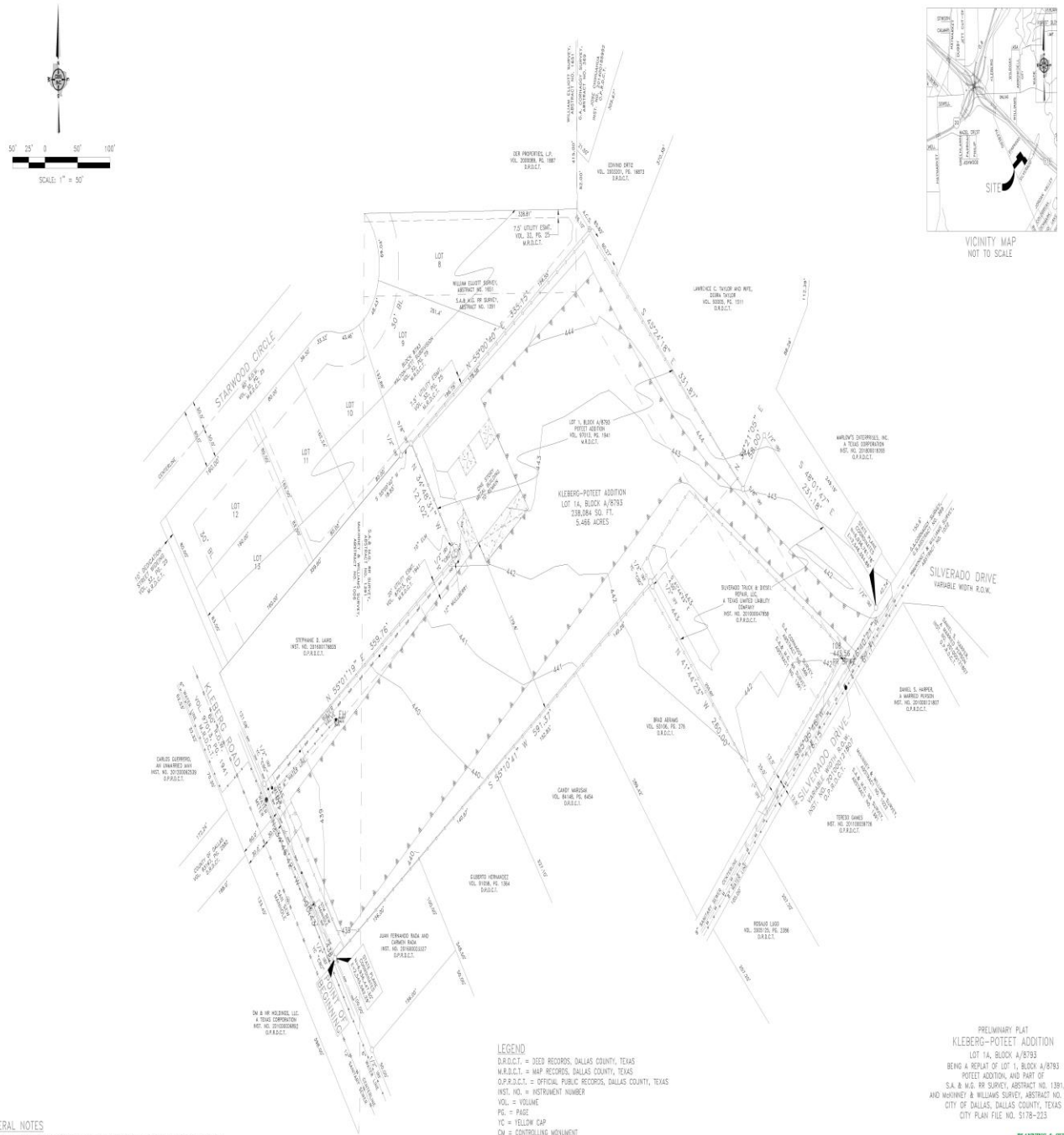
AERIAL MAP

Area of Request

Recent History

Case no: S178-223

Date: 7/2/2018



GENERAL NOTES

1) STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
YC = YELLOW CAP
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
5/8" IRF = 5/8 INCH IRON ROD FOUND
1/2 IRF = 1/2 INCH IRON ROD FOUND
1" IPF = 1 INCH PIPE FOUND
INST. NO. = INSTRUMENT NUMBER
A.C.S. = 3" ALUMINUM DISK STAMPED "KPA AND RPLS 5513" SET OVER A 1/2 INCH IRON ROD SET

OWNER: FAROQUE CHOWDHURY
& MOHAMMED M. RAHMAN
2200 YEARGAIN COURT
SOUTHLAKE-TX-76092
817-501-0222
FAROQUE@SBCGLOBAL.NET

PRELIMINARY PLAT
KLEBERG-POTEET ADDITION
LOT 1A, BLOCK A/8793
BEING A REPLAT OF LOT 1, BLOCK A/8793
POTEET ADDITION, AND PART OF
S.A. & M.G. RR SURVEY, ABSTRACT NO. 1391,
AND McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1006
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-223

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgsurvey.com

SCALE: 1"=50' / DATE: 06/08/18 / JOB NO. 1504736-1PLAT / DRAWN BY: CC

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-224 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Second Avenue at Hickory Street, southwest corner

DATE FILED: June 20, 2018 **ZONING:** PD 269(Tract A)

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2038/ARTICLE%20269.pdf

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 3.373 acres **MAPSCO:** 46J

APPLICANT/OWNER: Second Hickory, LTD

REQUEST: An application to create one 0.493-acre lot and one 2.888-acre lot from a 3.373-acre tract of land in City Block 6/828 on property located on Hickory Street, between Second Avenue and Canton Street.

SUBDIVISION HISTORY:

1. S167-228 was a request northwest 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 was withdrawn August 20, 2017.

2. S167-194 was a request southwest of the present request to replat a 4.803-acre tract of land containing all of Lot 1A in City Block 3/203 to create one 3.8736-acre lot and one 0.928-acre lot on property bounded by S. Hall Street, Chestnut Street, IH-30 E, and Jeffries Street. The request was approved June 22, 2017 and has not been recorded.

3. S145-256 was a request east of the present request to replat a 0.200-acre tract of land containing the remainder of Lot 2 in City Block 6/813 on property located on Exposition Avenue, east of Benson Street. The request was approved September 3, 2015 and was recorded August 23, 2016.

4. S145-093 was a request northwest 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 was recorded April 25, 2018.

5. S123-125 was a request northwest 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 Exposition Avenue Street, west corner. The request was approved April 18, 2013 and was recorded September 4, 2014.

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

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is two.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

14. On the final plat, dedicate 40 feet of right-of-way from the established center line of Canton Street. Section *51A 8.602(c).*

15. On the final plat, dedicate 30 feet of right-of-way from the established centerline of Second Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

16. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Second Avenue & Hickory Street. Section *51A 8.602(d) (1).*

17. Provide a turn-around per the City of Dallas Standards at the end of Trunk Avenue. Section 51A-8.506(b).

18. Comply with Peaks Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Trinity Watershed Management.

19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

20. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.

21. On the final plat, show recording information on all existing easements within 150 feet of the property.

22. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance, or follow the City of Dallas standard affidavit requirements.

23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

24. On the final plat, 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, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

26. Prior to final plat, search for possible existing abandonment of Trunk Avenue or consult with City Real Estate Department to initiate abandonment process of Trunk Avenue.

27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

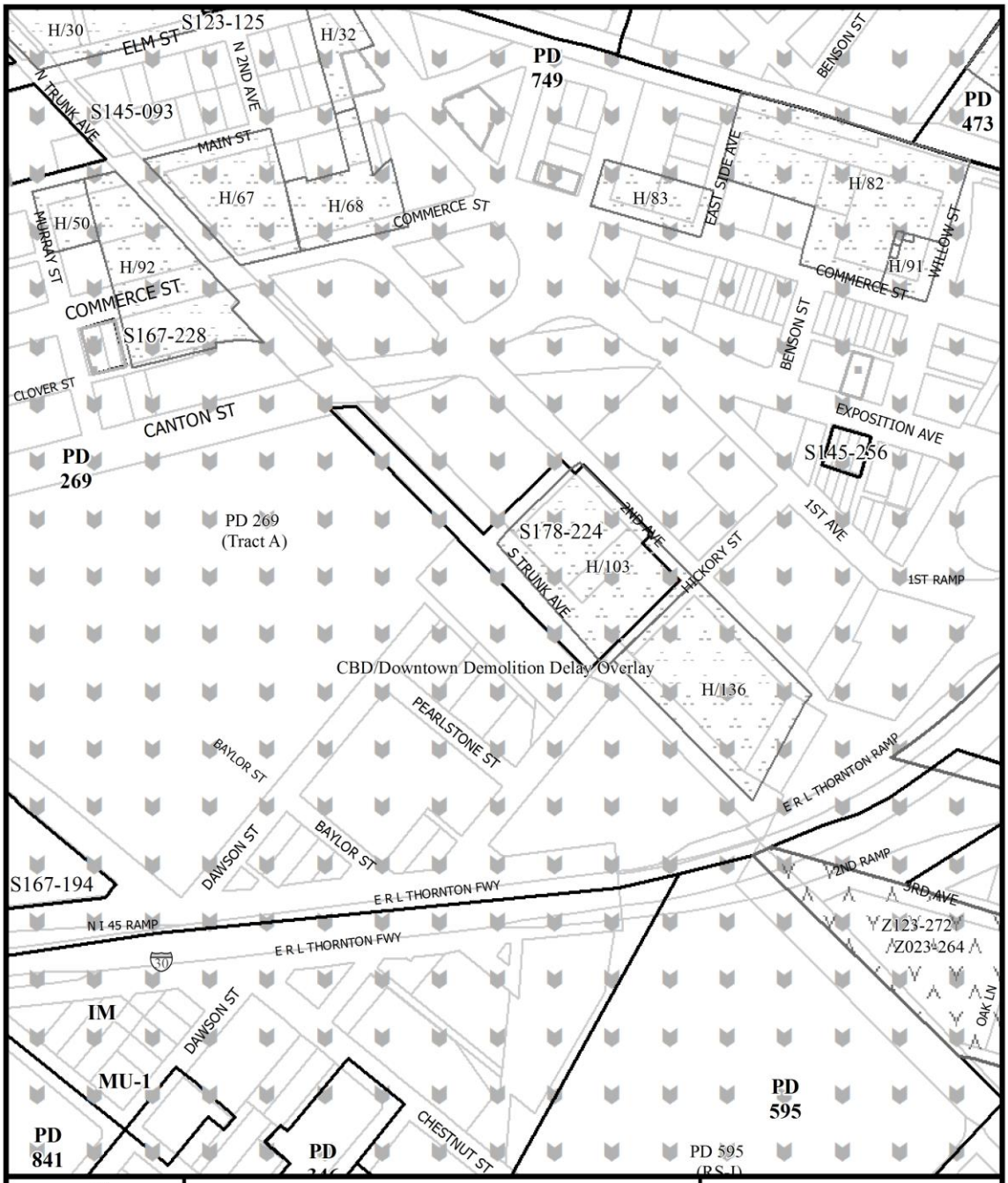
28. Water and wastewater main improvements may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

29. 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.

30. On the final plat, change "2nd Avenue" to "Second Avenue". Section 51A-8.403(a)(1) (A) (xii).

31. Prior to final plat, provide any documentation as to the abandonment of "Trunk Avenue" within the subject area. Section 51A-8.403(a)(1)(A)(xii)

32. On the final plat, identify the property as Lots 2 and 3 in City Block 6/828. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



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ZONING MAP

Area of Request

Recent History

Case no: S178-224

Date: 7/2/2018

1:3,600

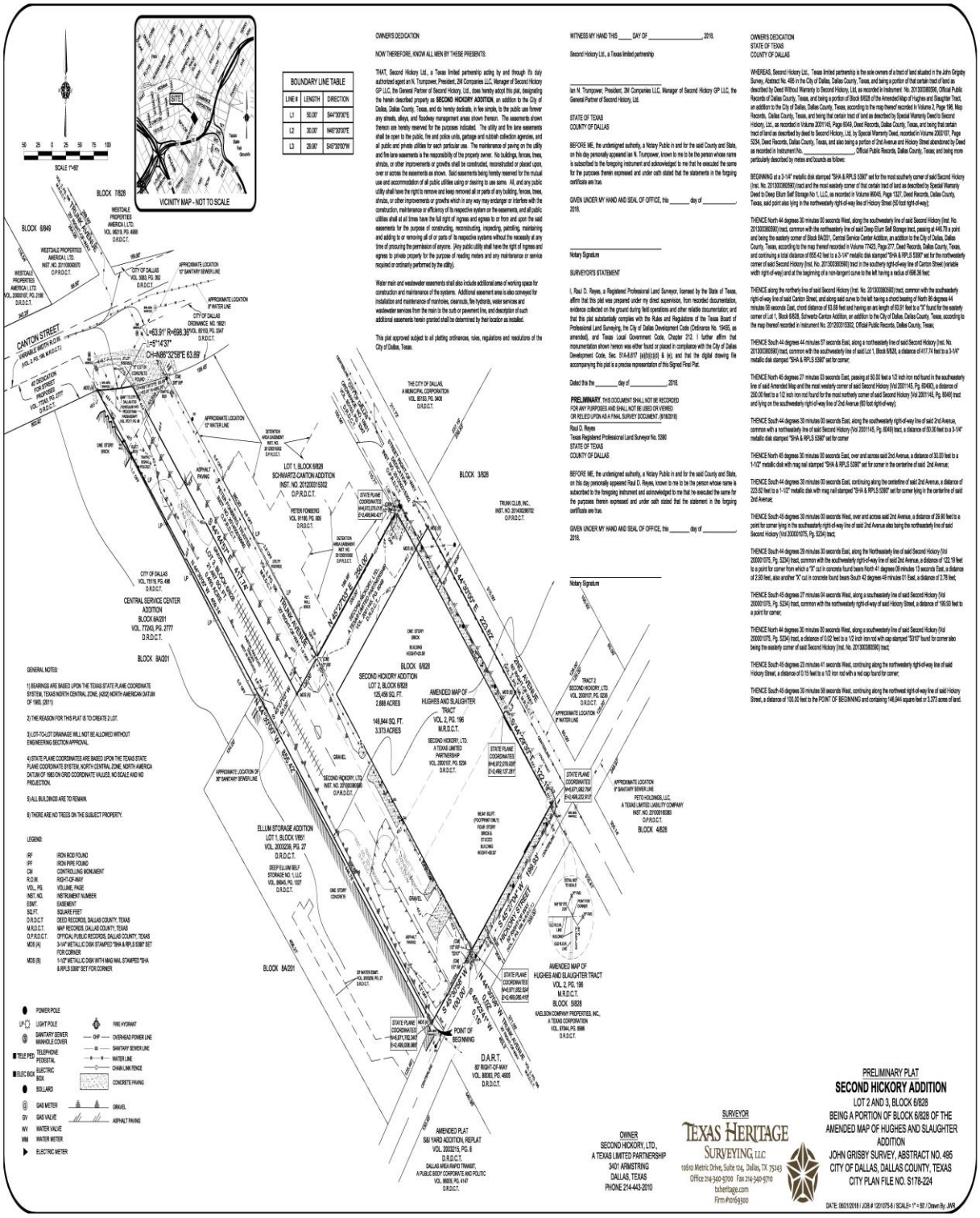
AERIAL MAP

Area of Request

Recent History

Case no: S178-224

Date: 7/2/2018


VICINITY MAP - NOT TO SCALE
SCALE 1"=80'
BOUNDARY LINE TABLE
LINE # LENGTH DIRECTION
L1 50.00' S44°30'00"E
L2 30.00' N45°30'00"E
L3 29.90' S45°30'00"W
OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, Second Hickory Ltd., a Texas limited partnership acting by and through its duly authorized agent in N. Trumpower, President, 2M Companies LLC, Manager of Second Hickory GP LLC, the General Partner of Second Hickory, Ltd., does hereby adopt this plat, designating the herein described property as SECOND HICKORY ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).
Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the suite or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.
WITNESS MY HAND THIS _____ DAY OF _____, 2018.
Second Hickory Ltd., a Texas limited partnership
_____
Ian N. Trumpower, President, 2M Companies LLC, Manager of Second Hickory GP LLC, the General Partner of Second Hickory, Ltd.
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Ian N. Trumpower, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and under oath stated that the statements in the forgoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.
_____
Notary Signature
SURVEYOR'S STATEMENT
I, Raul D. Reyes, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.
Dated this the _____ day of _____, 2018.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (8/18/2018)
Raul D. Reyes
Texas Registered Professional Land Surveyor No. 5386
STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Raul D. Reyes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and under oath stated that the statement in the forgoing certificate are true.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.
_____
Notary Signature
OWNER'S DEDICATION
STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, Second Hickory Ltd., Texas limited partnership is the sole owners of a tract of land situated in the John Grigsby Survey, Abstract No. 495 in the City of Dallas, Dallas County, Texas, and being a portion of that certain tract of land as described by Deed Without Warranty to Second Hickory, Ltd, as recorded in Instrument No. 201300086590, Official Public Records of Dallas County, Texas, and being a portion of Block 6/828 of the Amended Map of Hughes and Slaughter Tract, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 2, Page 196, Map Records, Dallas County, Texas, and being that certain tract of land as described by Special Warranty Deed to Second Hickory, Ltd., as recorded in Volume 2001145, Page 6049, Deed Records, Dallas County, Texas, and being that certain tract of land as described by deed to Second Hickory, Ltd. by Special Warranty Deed, recorded in Volume 2000107, Page 5234, Deed Records, Dallas County, Texas, and also being a portion of 2nd Avenue and Hickory Street abandoned by Deed as recorded in Instrument No._____ Official Public Records, Dallas County, Texas; and being more particularly described by metes and bounds as follows:
BEGINNING at a 3-1/4" metallic disk stamped "SHA & RPLS 5386" set for the most southerly corner of said Second Hickory (Inst. No. 201300086590) tract and the most easterly corner of that certain tract of land as described by Special Warranty Deed to Deep Ellum Self Storage No 1, LLC, as recorded in Volume 96045, Page 1327, Deed Records, Dallas County, Texas, said point also lying in the northwesterly right-of-way line of Hickory Street (50 foot right-of-way);
THENCE North 44 degrees 30 minutes 00 seconds West, along the southwesterly line of said Second Hickory (Inst. No. 201300086590) tract, common with the northeasterly line of said Deep Ellum Self Storage tract, passing at 446.78 a point and being the easterly corner of Block 6A/201, Central Service Center Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 77A23, Page 277, Deed Records, Dallas County, Texas, and continuing a total distance of 805.42 feet to a 3-1/4" metallic disk stamped "SHA & RPLS 5386" set for the northwesterly corner of said Second Hickory (Inst. No. 201300086590) tract in the southerly right-of-way line of Canton Street (variable width right-of-way) and at the beginning of a non-tangent curve to the left having a radius of 996.36 feet;
THENCE along the northerly line of said Second Hickory (Inst. No. 201300086590) tract, common with the southeasterly right-of-way line of said Canton Street, and along said curve to the left having a chord bearing of North 86 degrees 44 minutes 38 seconds East, chord distance of 63.89 feet and having an arc length of 63.91 feet to a "X" found for the easterly corner of Lot 1, Block 6/828, Schwartz-Canton Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Instrument No. 201200315302, Official Public Records, Dallas County, Texas;
THENCE South 44 degrees 44 minutes 57 seconds East, along a northeasterly line of said Second Hickory (Inst. No. 201300086590) tract, common with the southeasterly line of said Lot 1, Block 6/828, a distance of 417.74 feet to a 3-1/4" metallic disk stamped "SHA & RPLS 5386" set for corner;
THENCE North 45 degrees 27 minutes 03 seconds East, passing at 50.00 feet a 1/2 inch iron rod found in the southeasterly line of said Amended Map and the most westerly corner of said Second Hickory (Vol 2001145, Pg. 6049D), a distance of 250.00 feet to a 1/2 inch iron rod found for the most northerly corner of said Second Hickory (Vol 2001145, Pg. 6049) tract and lying on the southwesterly right-of-way line of 2nd Avenue (80 foot right-of-way);
THENCE South 44 degrees 30 minutes 00 seconds East, along the southwesterly right-of-way line of said 2nd Avenue, common with a northeasterly line of said Second Hickory (Vol 2001145, Pg. 6049) tract, a distance of 50.00 feet to a 3-1/4" metallic disk stamped "SHA & RPLS 5386" set for corner
THENCE North 45 degrees 30 minutes 00 seconds East, over and across said 2nd Avenue, a distance of 30.00 feet to a 1-1/2" metallic disk with mag nail stamped "SHA & RPLS 5386" set for corner in the centerline of said 2nd Avenue;
THENCE South 44 degrees 30 minutes 00 seconds East, continuing along the centerline of said 2nd Avenue, a distance of 223.52 feet to a 1-1/2" metallic disk with mag nail stamped "SHA & RPLS 5386" set for corner lying in the centerline of said 2nd Avenue;
THENCE South 45 degrees 30 minutes 00 seconds West, over and across said 2nd Avenue, a distance of 29.90 feet to a point for corner lying in the southeasterly right-of-way line of said 2nd Avenue also being the northeasterly line of said Second Hickory (Vol 2000107Pg. Pg. 5234) tract;
THENCE South 44 degrees 25 minutes 30 seconds East, along the Northeasterly line of said Second Hickory (Vol 2000107Pg. Pg. 5234) tract, common with the southeasterly right-of-way line of said 2nd Avenue, a distance of 122.19 feet to a point for corner from which a "X" cut in concrete found bears North 41 degrees 09 minutes 13 seconds East, a distance of 2.80 feet, also another "X" cut in concrete found bears South 42 degrees 48 minutes 01 East, a distance of 2.78 feet;
THENCE South 45 degrees 27 minutes 04 seconds West, along a southeasterly line of said Second Hickory (Vol 2000107Pg. Pg. 5234) tract, common with the northwesterly right-of-way of said Hickory Street, a distance of 199.93 feet to a point for corner;
THENCE North 44 degrees 30 minutes 00 seconds West, along a southwesterly line of said Second Hickory (Vol 2000107Pg. Pg. 5234) tract, a distance of 0.02 feet to a 1/2 inch iron rod with cap stamped "SH10" found for corner also being the easterly corner of said Second Hickory (Inst. No. 201300086590) tract;
THENCE South 45 degrees 23 minutes 41 seconds West, continuing along the northwesterly right-of-way line of said Hickory Street, a distance of 0.15 feet to a 1/2 iron rod with a red cap found for corner;
THENCE South 45 degrees 30 minutes 35 seconds West, continuing along the northwest right-of-way line of said Hickory Street, a distance of 100.00 feet to the POINT OF BEGINNING and containing 146,944 square feet or 3.373 acres of land.
GENERAL NOTES:
1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE, (4202) NORTH AMERICAN DATUM OF 1983, (2011)
2) THE REASON FOR THIS PLAT IS TO CREATE 2 LOT.
3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) STATE PLANE COORDINATES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICA DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5) ALL BUILDINGS ARE TO REMAIN.
6) THERE ARE NO TREES ON THE SUBJECT PROPERTY.
LEGEND:
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
CM CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
VOL., PG. VOLUME, PAGE
INST. NO. INSTRUMENT NUMBER
ESMT. EASEMENT
SQ.FT. SQUARE FEET
D.R.D.C.T DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MDS (A) 3-1/4" METALLIC DISK STAMPED "SHA & RPLS 5386" SET FOR CORNER
MDS (B) 1-1/2" METALLIC DISK WITH MAG NAIL STAMPED "SHA & RPLS 5386" SET FOR CORNER
POWER POLE
LIGHT POLE
SANITARY SEWER MANHOLE COVER
TELEPHONE PEDESTAL
ELECTRIC BOX
BOLLARD
GAS METER
GAS VALVE
WATER VALVE
WATER METER
ELECTRIC METER
FIRE HYDRANT
OHP OVERHEAD POWER LINE
SANITARY SEWER LINE
WATER LINE
CHAIN LINK FENCE
CONCRETE PAVING
GRAVEL
ASPHALT PAVING
BLOCK 7/828
BLOCK 6/949
WESTDALE PROPERTIES AMERICA LTD. VOL. 80016, PG. 4060 D.R.D.C.T.
CANTON STREET (VARIABLE WIDTH R.O.W.) (VOL 2, PG. 69, M.R.D.C.T.)
LOT 1, BLOCK 6/828 SCHWARTZ-CANTON ADDITION INST. NO. 201200315302 O.P.R.D.C.T.
BLOCK 3/828
TRUNK CLUB, INC., INST. NO. 201400097102 O.P.R.D.C.T.
CITY OF DALLAS VOL. 79116, PG. 498 D.R.D.C.T.
CENTRAL SERVICE CENTER ADDITION BLOCK 6A/201 VOL. 77A23, PG. 2777 D.R.D.C.T.
BLOCK 6A/201
SECOND HICKORY ADDITION LOT 2, BLOCK 6/828 125,458 SQ. FT. 2.880 ACRES
146,944 SQ. FT. 3.373 ACRES
AMENDED MAP OF HUGHES AND SLAUGHTER TRACT VOL. 2, PG. 196 M.R.D.C.T.
SECOND HICKORY, LTD. A TEXAS LIMITED PARTNERSHIP VOL. 2000107, PG. 5234 D.R.D.C.T.
TRACT 2 SECOND HICKORY, LTD. VOL. 2000107, PG. 5234 D.R.D.C.T.
FETO HOLDINGS, LLC. A TEXAS LIMITED LIABILITY COMPANY INST. NO. 201000185080 O.P.R.D.C.T.
BLOCK 4/828
ELLUM STORAGE ADDITION LOT 1, BLOCK 1/951 VOL. 2000239, PG. 27 D.R.D.C.T.
DEEP ELLUM SELF STORAGE NO. 1, LLC VOL. 96045, PG. 1327 D.R.D.C.T.
BLOCK 8A/201
AMENDED MAP OF HUGHES AND SLAUGHTER TRACT VOL. 2, PG. 196 M.R.D.C.T. BLOCK 5/828
KNELSON COMPANY PROPERTIES INC., A TEXAS CORPORATION VOL. 97041, PG. 6686 D.R.D.C.T.
POINT OF BEGINNING
D.A.R.T. 50' RIGHT-OF-WAY VOL. 80083, PG. 4065 D.R.D.C.T.
AMENDED PLAT S&I YARD ADDITION, REPLAT VOL. 2003215, PG. 8 D.R.D.C.T.
DALLAS AREA RAPID TRANSIT, A PUBLIC BODY CORPORATE AND POLITIC VOL. 98088, PG. 4147 D.R.D.C.T.
OWNER
SECOND HICKORY, LTD., A TEXAS LIMITED PARTNERSHIP
3401 ARMSTRING
DALLAS, TEXAS
PHONE 214-443-2010
SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10193900
PRELIMINARY PLAT
SECOND HICKORY ADDITION
LOT 2 AND 3, BLOCK 6/828
BEING A PORTION OF BLOCK 6/828 OF THE AMENDED MAP OF HUGHES AND SLAUGHTER ADDITION
JOHN GRISBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-224
DATE: 08/21/2018 / JOB # 1201075-8 / SCALE= 1" = 50' / Drawn By: JWR

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-225 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Belt Line Road at Coit Road, northwest corner

DATE FILED: June 20, 2018 **ZONING:** CR

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 1.33 acre **MAPSCO:** 16B

APPLICANT/OWNER: Jahco Spring Creek, LLC

REQUEST: An application to replat 1.33-acre tract of land containing all of Lot 2 in City Block 8187 and a tract of land in City Block 8187 to create one lot on property located on Belt Line Road at Coit Road, northwest 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 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 one.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

13. On the final plat, dedicate 50 feet of right-of-way from the established centerline of Beltline Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

14. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

15. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.

16. On the final plat, show recording information on all existing easements within 150 feet of the property.

17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

18. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).

19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. Water and wastewater main improvements are required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

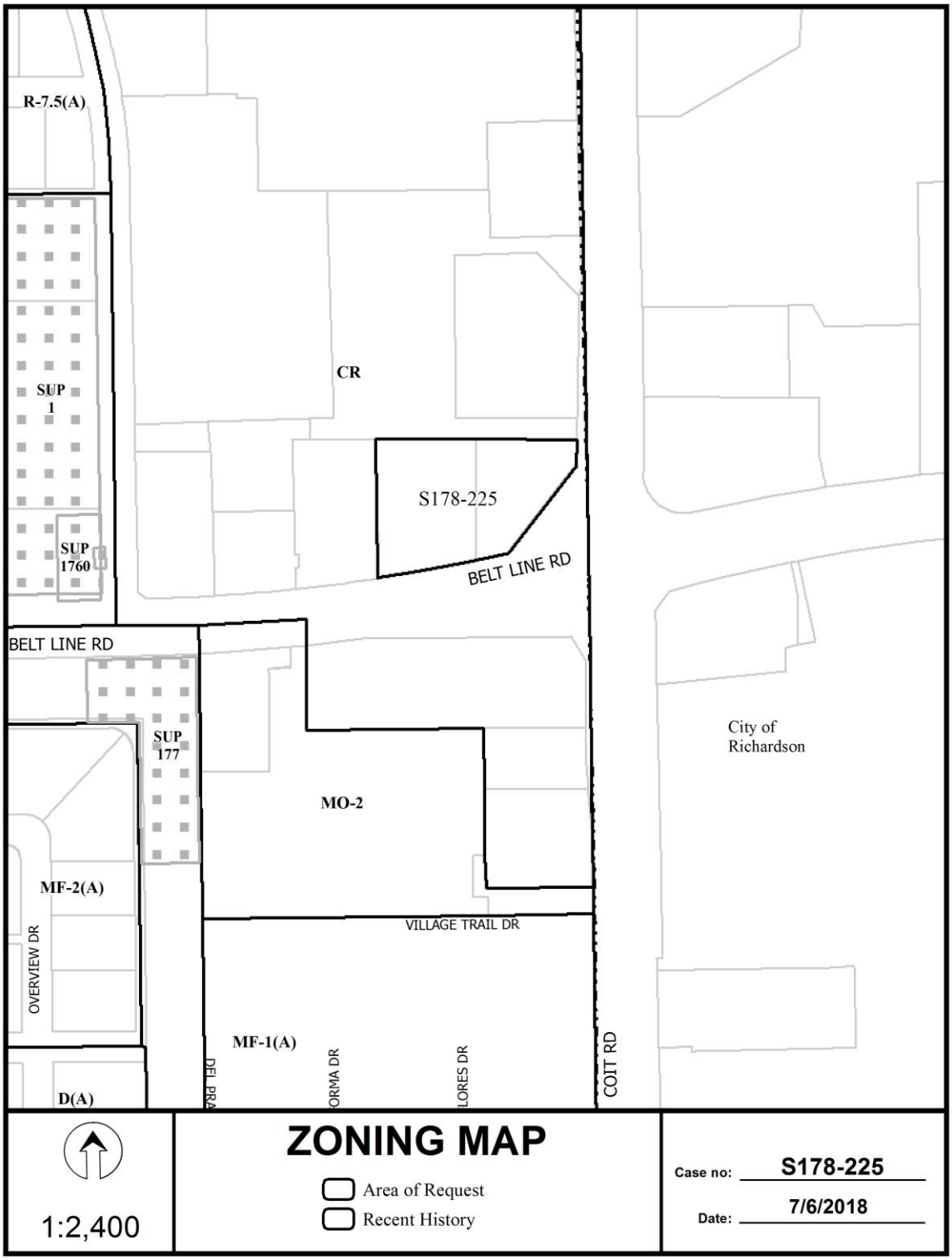
21. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU

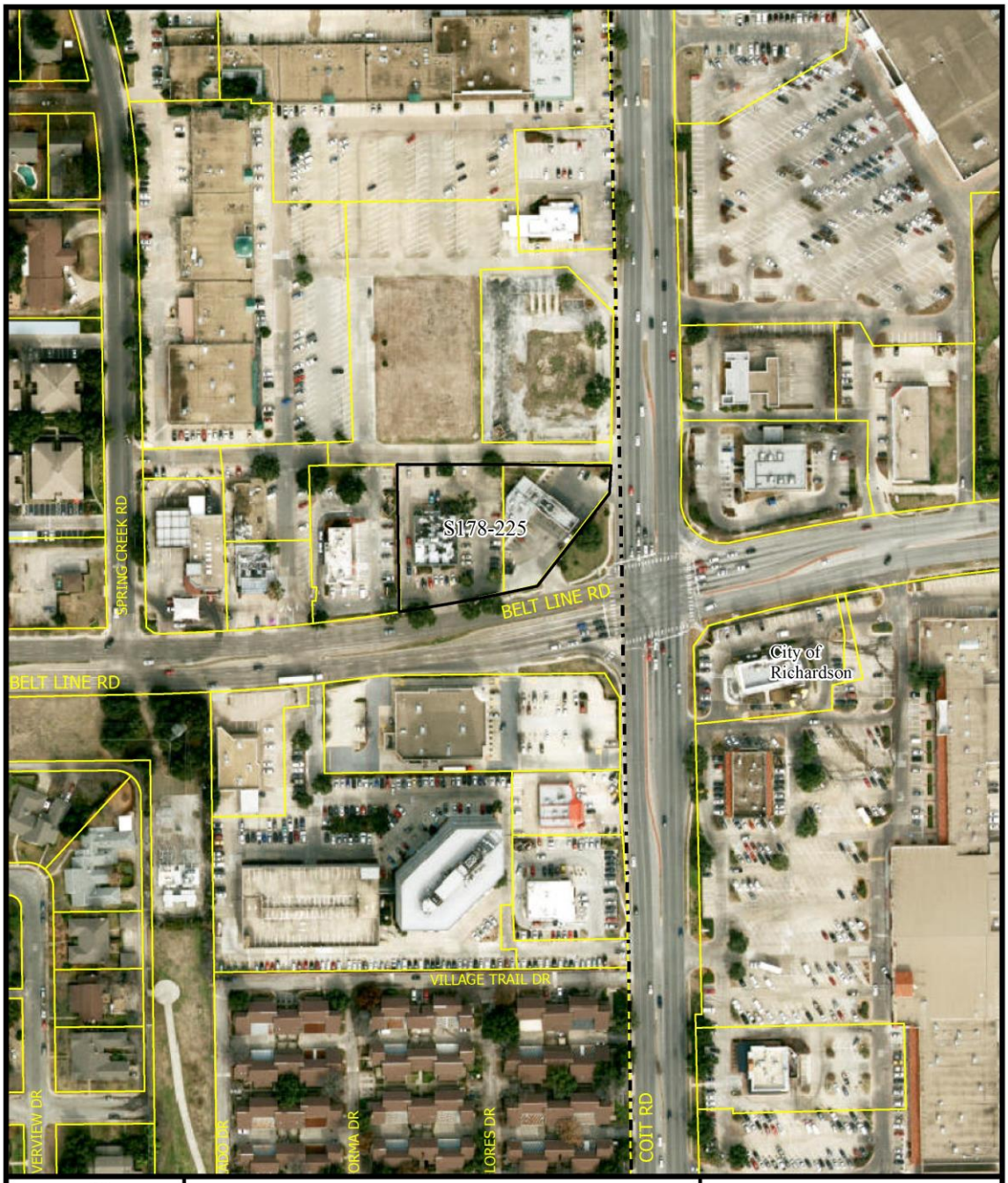
easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

22. Prior to final plat, 20 feet utility easement (Vol. 69214 Pg. 2020) abandonment must be processed through Real Estate. On the final plat, label as “Abandonment authorized by Ordinance No. _____ Instrument No._____.”

23. On the final plat, show and label the Dallas/Richardson corporation line. Section 51A-8.403(a)(1)(A)(xii)

24. On the final plat, identify the property as Lot 2A in City Block 8187. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).


R-7.5(A)
SUP 1
SUP 1760
CR
S178-225
BELT LINE RD
BELT LINE RD
SUP 177
MO-2
City of Richardson
MF-2(A)
OVERVIEW DR
VILLAGE TRAIL DR
MF-1(A)
DEL PRA
ORMA DR
LORES DR
COIT RD
D(A)
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S178-225
Date: 7/6/2018



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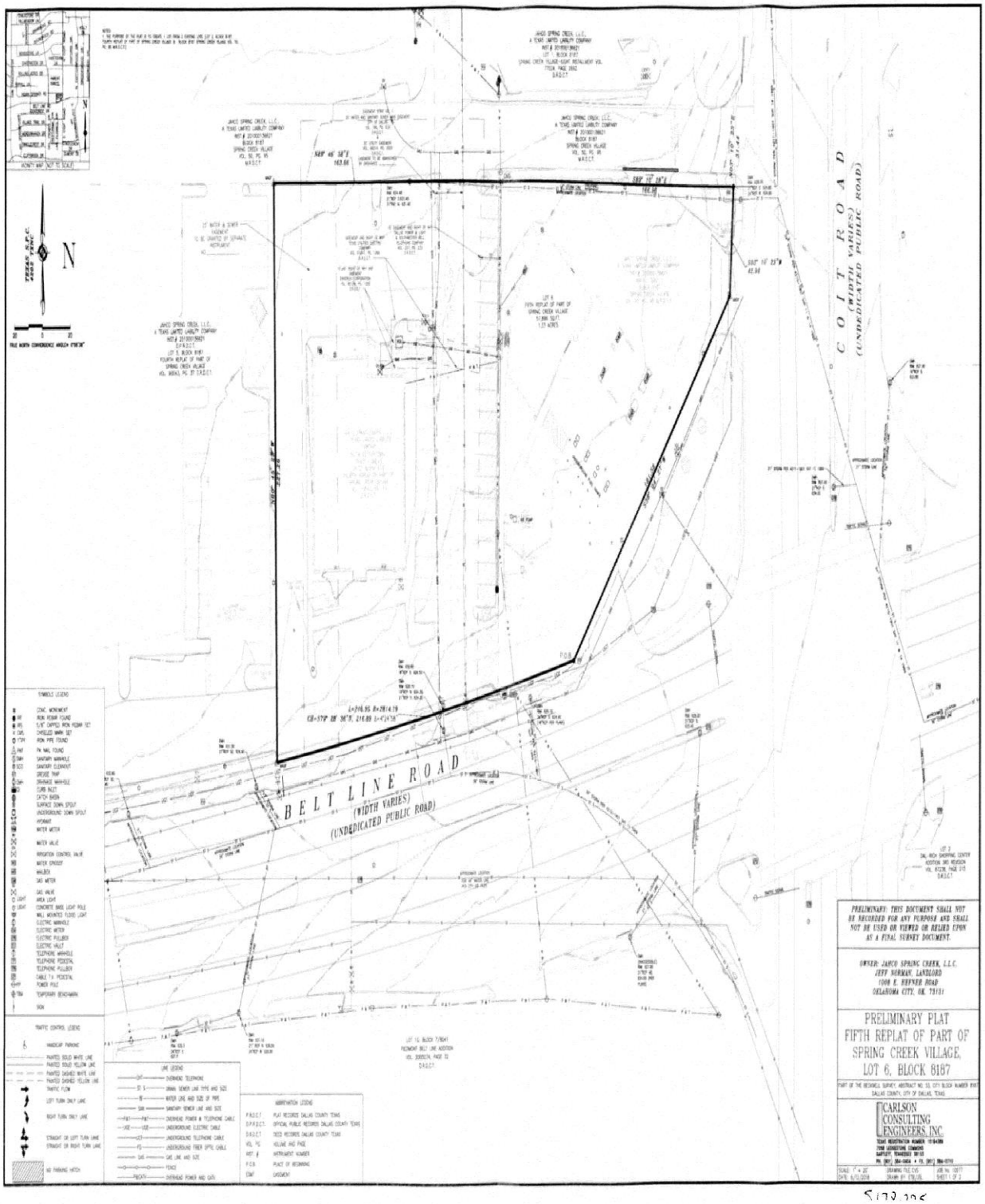
AERIAL MAP

Area of Request

Recent History

Case no: S178-225

Date: 7/6/2018


COIT ROAD
(WIDTH VARIES)
(UNDEDICATED PUBLIC ROAD)
BELT LINE ROAD
(WIDTH VARIES)
(UNDEDICATED PUBLIC ROAD)
PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
OWNER: JAMCO SPRING CREEK, L.L.C.
JEFF NORMAN, LANDLORD
1000 E. HEFNER ROAD
OKLAHOMA CITY, OK 73131
PRELIMINARY PLAT
FIFTH REPLAT OF PART OF
SPRING CREEK VILLAGE,
LOT 6, BLOCK 8187
CARLSON
CONSULTING
ENGINEERS, INC.

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-226 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Zang Boulevard at Tenth Street, northwest corner

DATE FILED: June 20, 2018 **ZONING:** PD 830(Subdistrict 3)

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20830.pdf

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 1.116 acre **MAPSCO:** 54H

APPLICANT/OWNER: EXC Ventures, LLC

REQUEST: An application to replat a 1.116-acre tract of land containing all of Lots 6 through 10 in City Block 38/3158 to create one 0.559-acre lot and one 0.557-acre lot on property located on Zang Boulevard at Tenth Street, northwest corner.

SUBDIVISION HISTORY:

1. S178-081 was a request northwest of the present request to replat a 1.120-acre tract of land containing all of Lots 1, 2, 18, 19, and 20 in City Block 38/3158 to create one 0.45-acre lot and one 0.67-acre lot on property located on Madison Avenue, between Ninth Street and Tenth Street. The request was approved February 15, 2018 and has not been recorded.

2. S156-232 was a request northwest of the present request to replat a 0.531-acre tract of land containing all of Lots 6, 7, 8, and 9 in City Block 27/3147 to create one 0.531-acre lot on Melba Street, west of Madison Avenue. The request was approved July 21, 2016 and has not been recorded.

3. S145-191 was a request northwest of the present request to replat an 8.276-acre tract of land containing all of Lots 1 through 20 and an abandoned alley in City Block 32/3152; replat all of Lots 1 through 20 and an abandoned alley in City Block 37/3157; and a portion of abandoned Ninth Street into one 0.034-acre lot, one 0.633-acre lot, one 2.429-acre lot, one 2.319–acre lot one 0.514-acre lot, one 1.997-acre lot, and one 0.350-acre lot on property bounded by Tenth Street, North Bishop Avenue, Melba Street, and North Madison Avenue. The request was approved on June 4, 2015 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 830(Subdistrict 3); therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is two.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

13. On the final plat, dedicate 28 feet Right-of-Way/Street Easement from the established center line of Tenth Street. Section *51A 8.602(c).*

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. On the final plat, dedicate a 15-foot by 15-foot corner clips at the intersection of Zang Boulevard & Tenth Street. 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 Zang Boulevard & the alley. Section 51A-8.602(e),

17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.

18. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.

19. On the final plat, show recording information on all existing easements within 150 feet of the property.

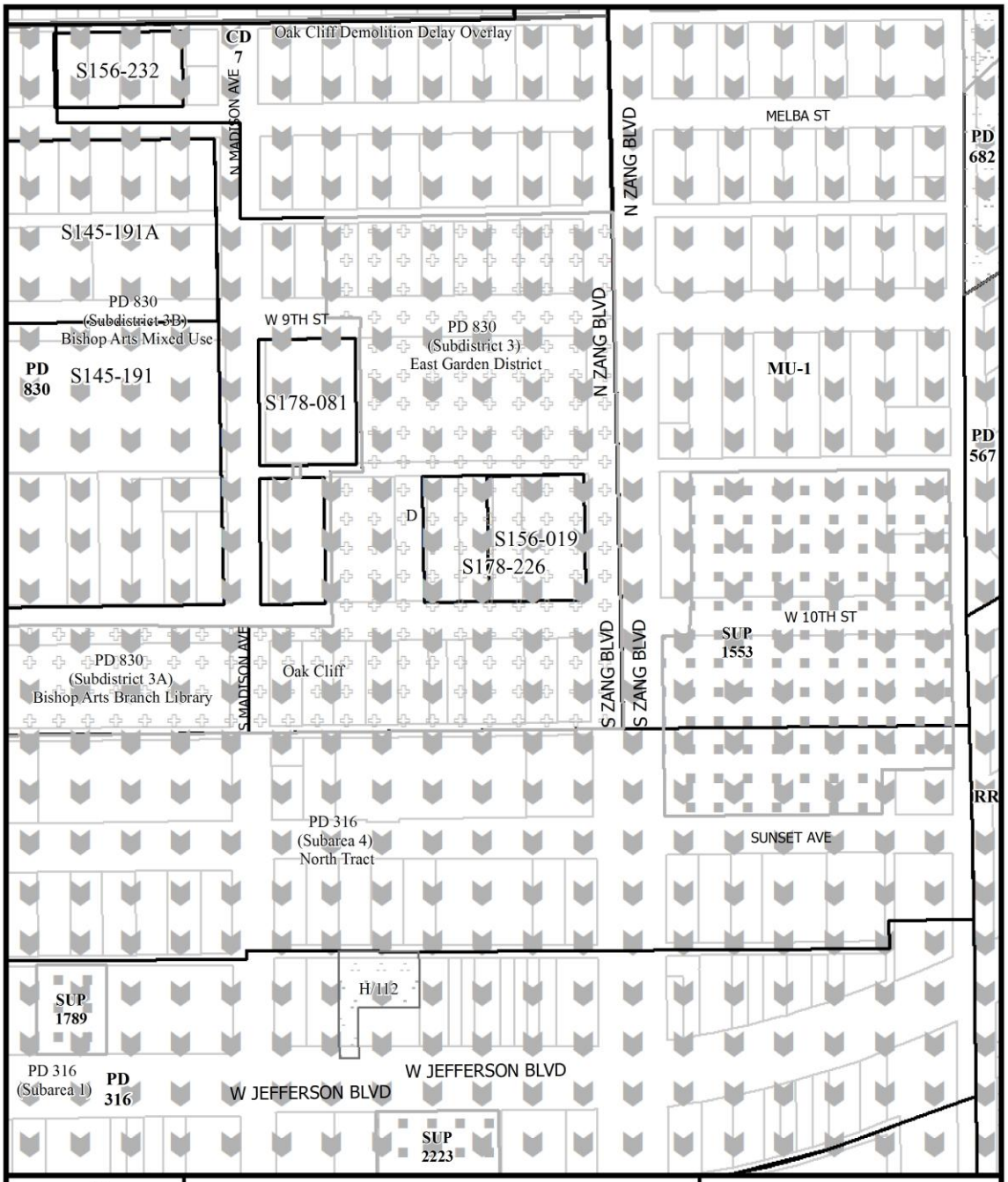
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

21. On the final plat, show two control monuments. Section 51A-8.617.

22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

23. Water and wastewater main improvements may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

24. On the final plat, identify the property as Lots 6A and 8A in City Block 7/1012. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



1:2,400

ZONING MAP

Area of Request

Recent History

Case no: S178-226

Date: 7/6/2018

1:2,400

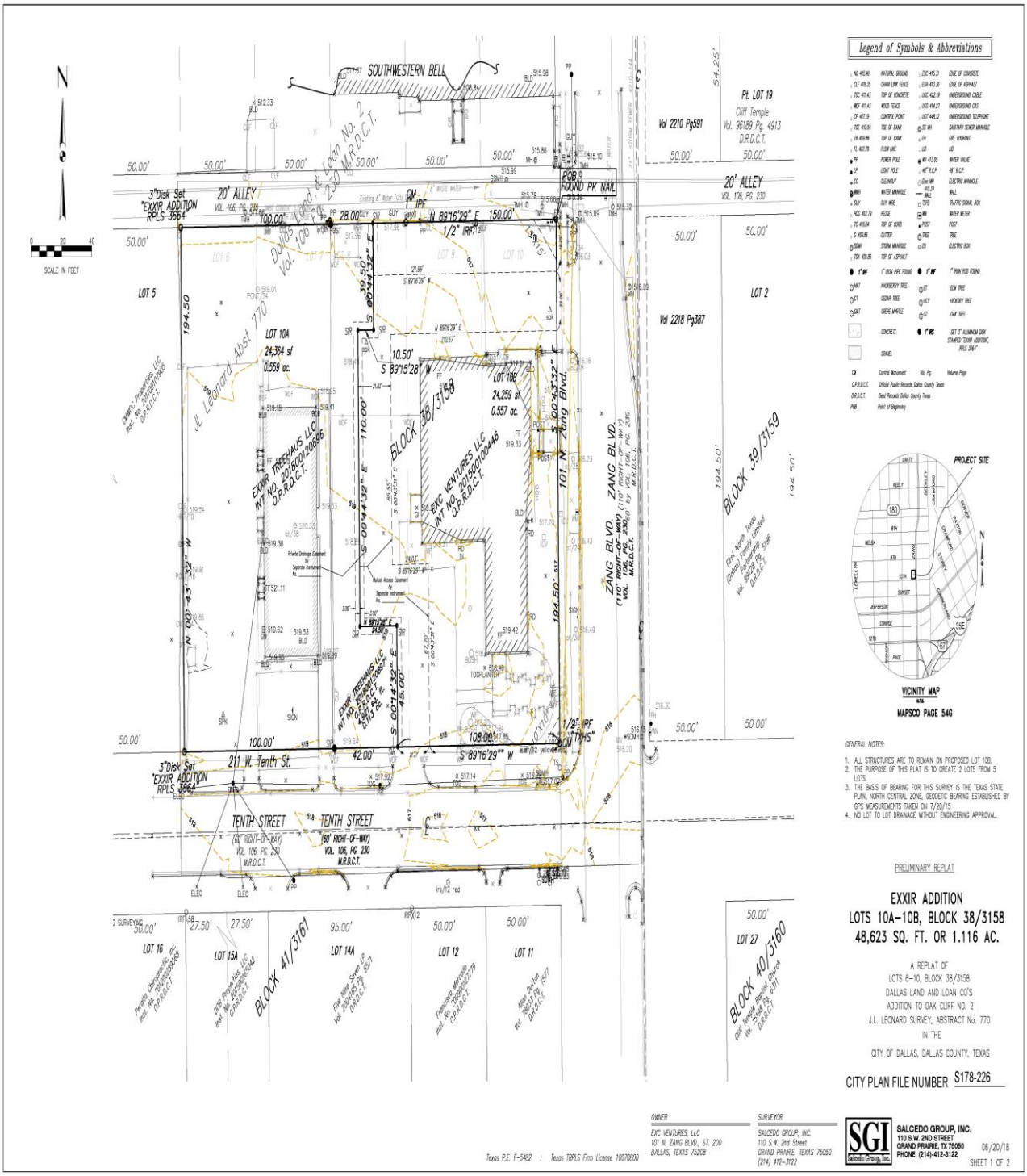
AERIAL MAP

Area of Request

Recent History

Case no: S178-226

Date: 7/6/2018


Legend of Symbols & Abbreviations
SCALE IN FEET
SOUTHWESTERN BELL
PL LOT 19
Cliff Temple
Vol. 96189 Pg. 4913
D.R.D.C.T.
Vol 2210 Pg591
Vol 2218 Pg387
20' ALLEY
VOL. 106, PG. 230
3"Disk Set
"EXXIR ADDITION
RPLS 3664"
POB
FOUND PK NAIL
N 89°16'29" E 150.00'
S 89°16'29" W 108.00'
S 89°15'28" W 10.50'
S 00°44'32" E 110.00'
N 00°43'32" W 194.50'
S 00°43'32" E 194.50'
S 00°14'32" E 45.00'
S 00°43'32" E 39.50'
LOT 5
LOT 10A
24,364 sf
0.559 ac.
LOT 10B
24,259 sf
0.557 ac.
LOT 2
BLOCK 38/3158
BLOCK 39/3159
BLOCK 41/3161
BLOCK 40/3160
EXXIR TREEHAUS LLC
INT NO. 201602020066
O.P.R.D.C.T.
EXC VENTURES LLC
INT NO. 201500100446
O.P.R.D.C.T.
ZANG BLVD.
(110' RIGHT-OF-WAY)
VOL. 106, PG. 230
M.R.D.C.T.
101 N. Zang Blvd.
211 W. Tenth St.
TENTH STREET
(60' RIGHT-OF-WAY)
VOL. 106, PG. 230
M.R.D.C.T.
LOT 16
LOT 15A
LOT 14A
LOT 12
LOT 11
LOT 27
PROJECT SITE
VICINITY MAP
MAPSCO PAGE 54G
GENERAL NOTES:
1. ALL STRUCTURES ARE TO REMAIN ON PROPOSED LOT 10B.
2. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS FROM 5 LOTS.
3. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLAN, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON 7/20/15
4. NO LOT TO LOT DRAINAGE WITHOUT ENGINEERING APPROVAL.
PRELIMINARY REPLAT
EXXIR ADDITION
LOTS 10A-10B, BLOCK 38/3158
48,623 SQ. FT. OR 1.116 AC.
A REPLAT OF
LOTS 6-10, BLOCK 38/3158
DALLAS LAND AND LOAN CO'S
ADDITION TO OAK CLIFF NO. 2
J.L. LEONARD SURVEY, ABSTRACT No. 770
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-226
OWNER
EXC VENTURES, LLC
101 N. ZANG BLVD., ST. 200
DALLAS, TEXAS 75208
SURVEYOR
SALCEDO GROUP, INC.
110 S.W. 2nd Street
GRAND PRAIRIE, TEXAS 75050
(214) 412-3122
SALCEDO GROUP, INC.
110 S.W. 2ND STREET
GRAND PRAIRIE, TX 75050
PHONE: (214)-412-3122
06/20/18
SHEET 1 OF 2
Texas P.E. F-5482 : Texas TBPLS Firm License 10070800

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-227 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Fireside Drive at Dowdy Ferry Road, northeast corner

DATE FILED: June 20, 2018 **ZONING:** CH

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 2.00 acres **MAPSCO:** 68D

APPLICANT/OWNER: Alejandra Abalos Hernandez

REQUEST: An application to create one 2.00-acre lot from a tract of land on property located on Fireside Drive at Dowdy Ferry Road, northeast corner.

SUBDIVISION HISTORY:

1. S178-239 is a request southeast of the present request to create 4 lots ranging in size from 0.447 acre to 2.606 acre from a 2.834-acre tract of land in City Block 7850 on property located at 8440 Fireside Drive, east of Dowdy Ferry Road. The request is on City Plan Commission hearing agenda July 19, 2018.

2. S167-011was a request south of the present request to create one 0.514-acre lot, and one 0.530-acre lot from a 1.044-acre tract of land in City Block 7861 on property located on Cabot Drive and Dowdy Ferry Road, north of Queensway Drive. The request was approved November 10, 2016 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of CH Cluster Housing District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is one.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

13. Place a note on the final plat stating “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e).

14. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Dowdy Ferry Road & Fireside Drive. Section *51A 8.602(d) (1).*

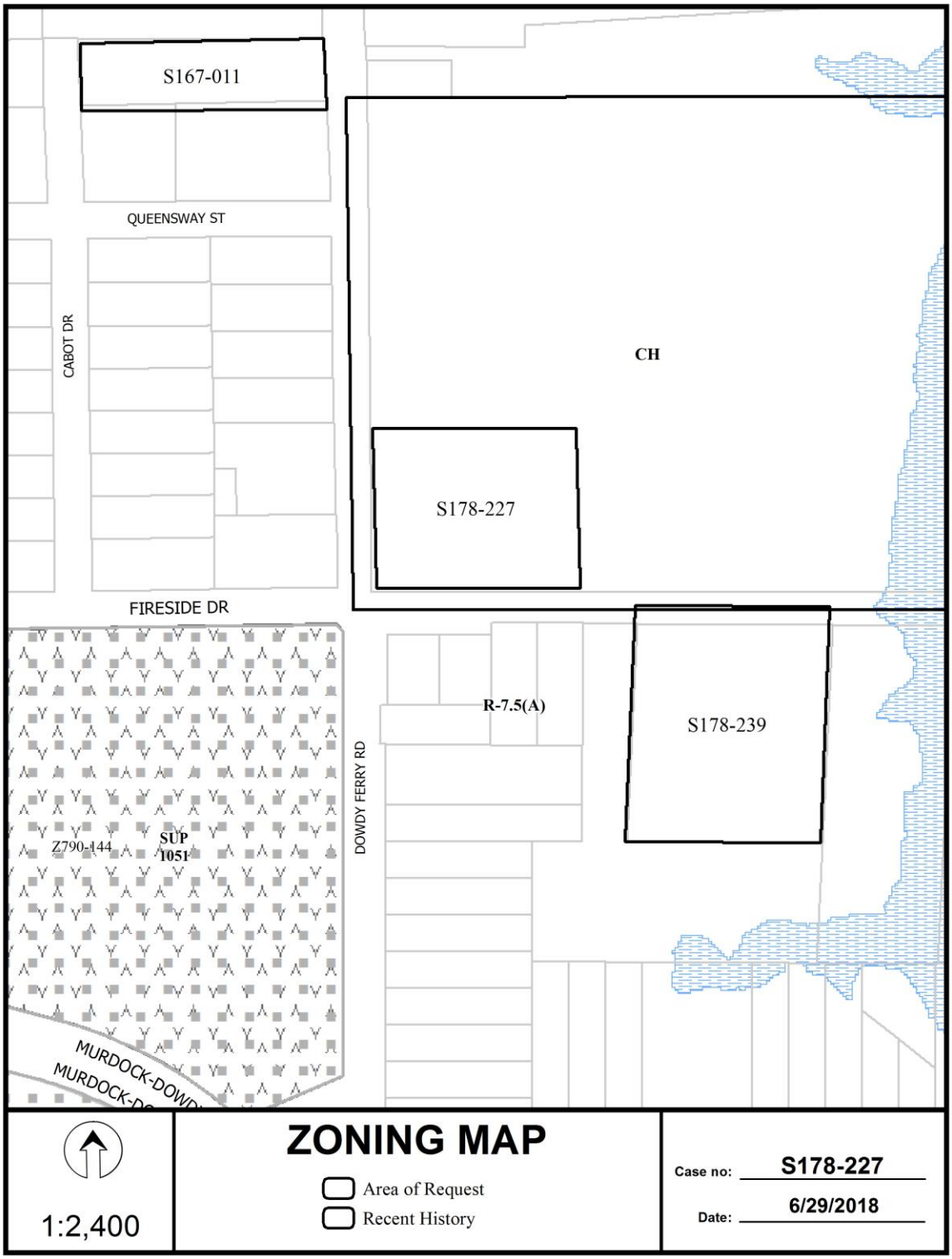
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

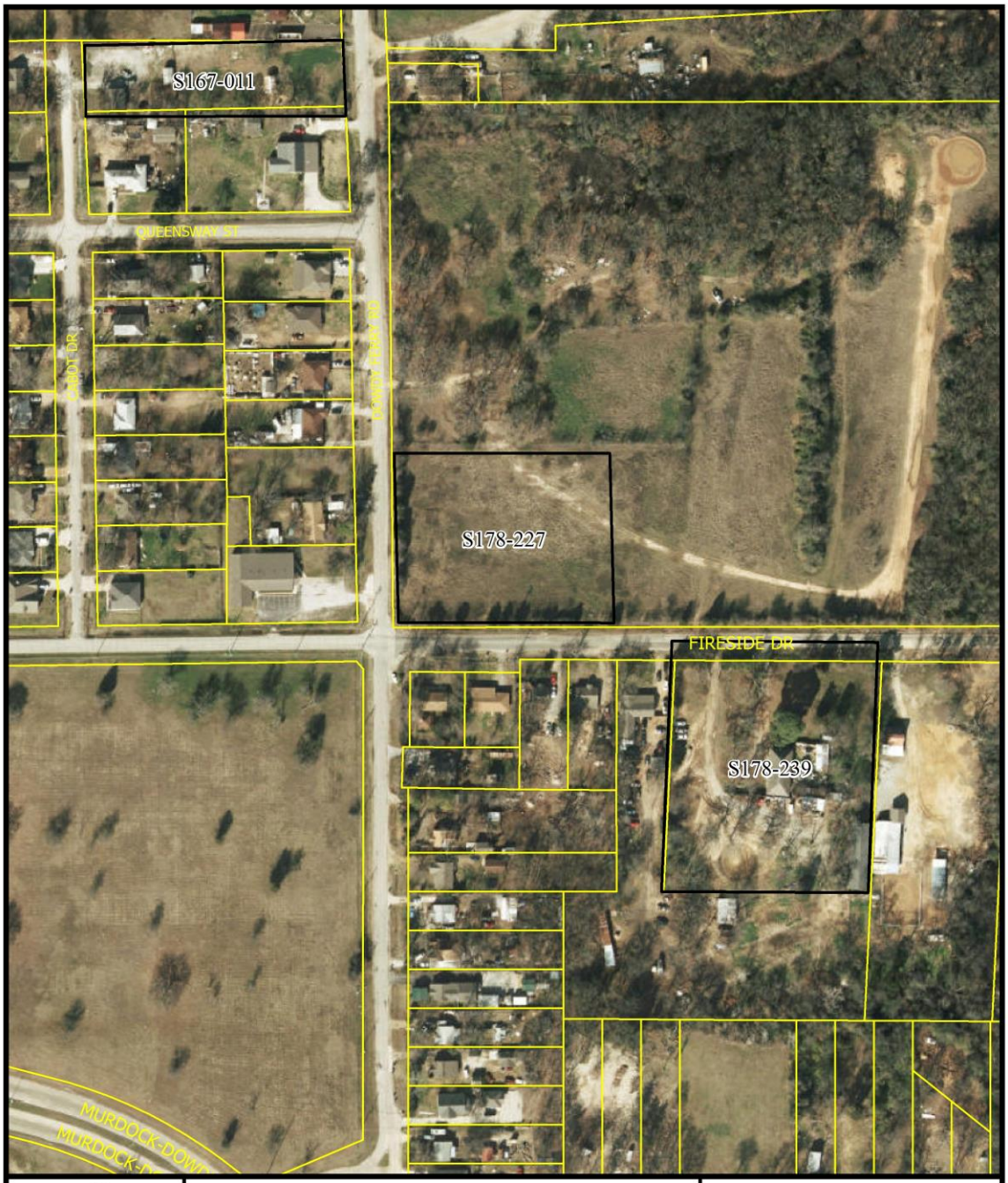
16. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.

17. On the final plat, show recording information on all existing easements within 150 feet of the property.

18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

19. On the final plat, identify the property as Lot 1 in City Block A/7862. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).


S167-011
QUEENSWAY ST
CABOT DR
CH
S178-227
FIRESIDE DR
R-7.5(A)
S178-239
DOWDY FERRY RD
Z790-144
SUP
1051
MURDOCK-DOWD
MURDOCK-D
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S178-227
Date: 6/29/2018

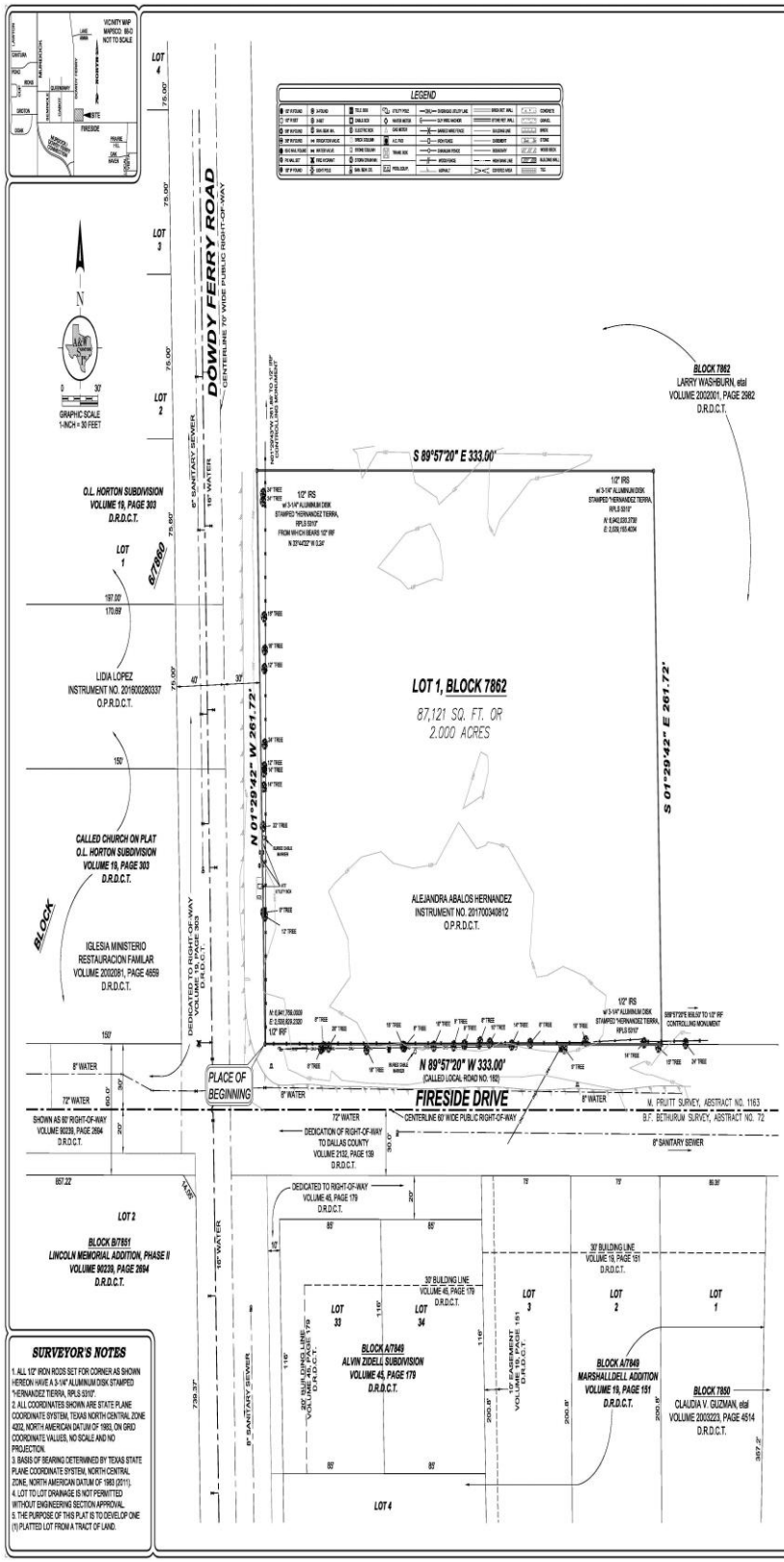


1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S178-227
Date: 6/29/2018



SURVEYOR'S NOTES

1. ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A 3-1/4" ALUMINUM DISK STAMPED "HERNANDEZ TIERRA, RPLS 5310".
2. ALL COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO DEVELOP ONE (1) PLATTED LOT FROM A TRACT OF LAND.

OWNER'S CERTIFICATE

WHEREAS Alejandra Abalos Hernandez is the sole owner of a tract of land located in the M. PRUITT SURVEY, Abstract No. 1163, City of Dallas, Dallas County, Texas, and being a part of the land described in General Warranty Deed to Larry Washburn, Charles Washburn and James Washburn, recorded in Volume 2002001, Page 2982, Deed Records, Dallas County, Texas, and being the same tract of land described in Warranty Deed to Alejandra Abalos Hernandez, recorded in Instrument No. 201700340812, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found in the East line of Dowdy Ferry Road, a 70' wide public right-of-way, at the intersection of the North line of Fireside Drive, a 60' wide public right-of-way, at the Southwest corner of said Washburn tract;

Thence North 01°29'42" West, along said East line, a distance of 261.72' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ PLATA, RPLS 5310" set at the Westerly, Southwest corner of remainder of said Washburn tract;

Thence South 89°57'20" East, a distance of 333.00' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ PLATA, RPLS 5310" set at the interior ell corner of said Washburn tract;

Thence South 01°29'42" East, a distance of 261.72' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "HERNANDEZ PLATA, RPLS 5310" set for corner in the said North line of Fireside Drive, at the Southerly, Southwest corner of remainder of said Washburn tract;

Thence North 89°57'20" West, a distance of 333.00' to the PLACE OF BEGINNING and containing 87,121 square feet or 2.000 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the_____ day of _____, 20__.

PRELIMINARY, RELEASED 06-07-2018 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____20__.

_____
Notary Public in and for the State of Texas
My commission expires: _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Alejandra Abalos Hernandez, does hereby adopt this plat, designating the herein described property as ***HERNANDEZ TIERRA***, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ___day of _____, 20__ .

_____
Alejandra Abalos Hernandez, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Alejandra Abalos Hernandez, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____20__.

_____
Notary Public in and for The State of Texas

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870926, MESQUITE, TX. 75187
PHONE: (972) 681-4875 FAX: (972) 681-4894
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 1216 Dowdy Ferry Road ~

Owner: Alejandra Abalos Hernandez
~ 1528 Pocono Trail, Dallas, TX 75217 ~
~ 214-860-6552 ~

Job No. 18-0881	Drawn by: SAS	Date:06-07-18	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

HERNANDEZ TIERRA
LOT 1, BLOCK 7862

BEING OUT OF THE M. PRUITT SURVEY, ABSTRACT NO. 1163
87,121 SQUARE FEET OR 2.000 ACRES OF LAND
THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-227

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-228 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Joe Field Road at Goodnight Lane, southeast corner

DATE FILED: June 20, 2018 **ZONING:** IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 1.328 acre **MAPSCO:** 22G

APPLICANT/OWNER: CTS Enterprises, LLC, EMVU Investments, LLC

REQUEST: An application to create one 1.328-acre lot from a tract of land in City Block 6535 on property located on Joe Field Road at Goodnight Lane, southeast 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 IR Industrial/Research District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is one.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

14. On the final plat, dedicate 28 feet Right-of-Way/Street Easement from the established center line of Joe Field Road. Section *51A 8.602(c).*

15. On the final plat, dedicate 30 feet of right-of-way from the established centerline of Goodnight Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

16. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Goodnight Lane & Joe Field Road. Section *51A 8.602(d) (1).*

17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

18. On the final plat, show recording information on all existing easements within 150 feet of the property.

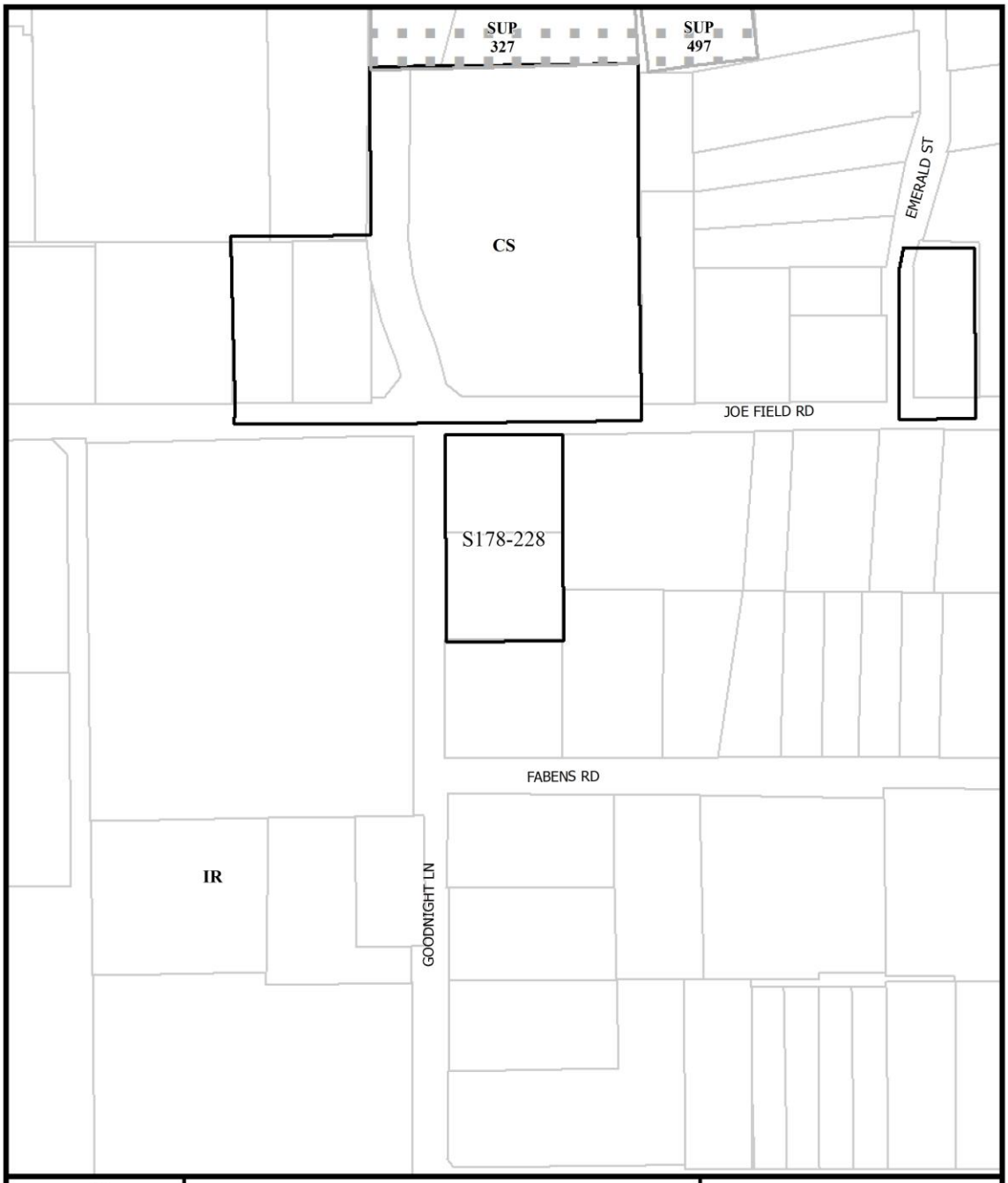
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

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. On the final plat, add fee simple language to owner's dedication.

22. On the final plat, add a "Goodnight Lane" label for its new right-of-way on the north side of Joe Field Road. Section 51A-8.403(a) (1) (A) (xii).

23. On the final plat, identify the property as Lot 1B in City Block 6535. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



1:2,400

ZONING MAP

Area of Request
Recent History

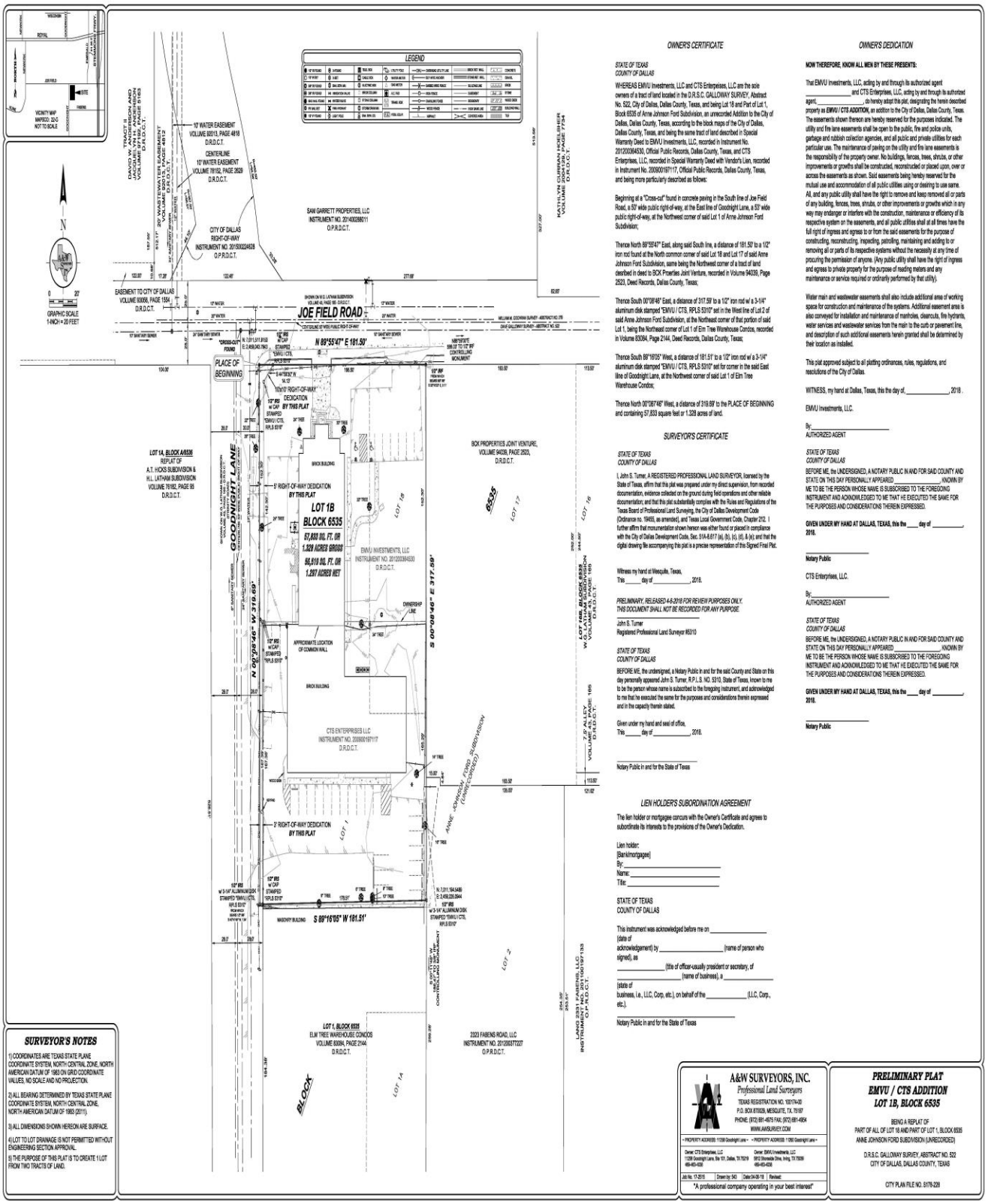
Case no: S178-228
Date: 6/29/2018

1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S178-228
Date: 6/29/2018



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS EMVU Investments, LLC and CTS Enterprises, LLC are the sole owners of a tract of land located in the D.R.S.C. GALLOWAY SURVEY, Abstract No. 522, City of Dallas, Dallas County, Texas, and being Lot 18 and Part of Lot 1, Block 6535 of Anne Johnson Ford Subdivision, an unrecorded Addition to the City of Dallas, Dallas County, Texas, according to the block maps of the City of Dallas, Dallas County, Texas, and being the same tract of land described in Special Warranty Deed to EMVU Investments, LLC, recorded in Instrument No. 201200394530, Official Public Records, Dallas County, Texas, and CTS Enterprises, LLC, recorded in Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 200900197117, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a "Cross-cut" found in concrete paving in the South line of Joe Field Road, a 50' wide public right-of-way, at the East line of Goodnight Lane, a 53' wide public right-of-way, at the Northwest corner of said Lot 1 of Anne Johnson Ford Subdivision;

Thence North 89°55'47" East, along said South line, a distance of 181.50' to a 1/2" iron rod found at the North common corner of said Lot 18 and Lot 17 of said Anne Johnson Ford Subdivision, same being the Northwest corner of a tract of land described in deed to BCK Proerties Joint Venture, recorded in Volume 94039, Page 2523, Deed Records, Dallas County, Texas;

Thence South 00°08'46" East, a distance of 317.59' to a 1/2" iron rod w/ a 3-1/4" aluminum disk stamped "EMVU / CTS, RPLS 5310" set in the West line of Lot 2 of said Anne Johnson Ford Subdivision, at the Northeast corner of that portion of said Lot 1, being the Northeast corner of Lot 1 of Elm Tree Warehouse Condos, recorded in Volume 93094, Page 2144, Deed Records, Dallas County, Texas;

Thence South 89°16'05" West, a distance of 181.51' to a 1/2" iron rod w/ a 3-1/4" aluminum disk stamped "EMVU / CTS, RPLS 5310" set for corner in the said East line of Goodnight Lane, at the Northwest corner of said Lot 1 of Elm Tree Warehouse Condos;

Thence North 00°08'46" West, a distance of 319.69' to the PLACE OF BEGINNING and containing 57,833 square feet or 1.328 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, A REGISTERED PROFESSIONAL LAND SURVEYOR, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a), (b), (c), (d), & (e); and that the digital drawing file accompanying this plat is a precise representation of the Signed Final Plat.

Witness my hand at Mesquite, Texas,
This _____ day of _____, 2018.

PRELIMINARY, RELEASED 4-6-2018 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Registered Professional Land Surveyor #5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office,
This _____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
(Bank/mortgagee)
By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on _____
(date of
acknowledgement) by _____ (name of person who signed), as
_____ (title of officer-usually president or secretary), of
_____ (name of business), a _____
(state of
business, i.e., LLC, Corp, etc.), on behalf of the _____ (LLC, Corp., etc.).

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That EMVU Investments, LLC, acting by and through its authorized agent _____ and CTS Enterprises, LLC, acting by and through its authorized agent, _____, do hereby adopt this plat, designating the herein described property as **EMVU / CTS ADDITION**, an addition to the City of Dallas, Dallas County, Texas. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the day of, _____, 2018 .

EMVU Investments, LLC.

By:_____
AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____ KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the ____ day of _____, 2018.

_____
Notary Public

CTS Enterprises, LLC.

By:_____
AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____ KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the ____ day of _____, 2018.

_____
Notary Public

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-229 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Bloomfield Drive, St. Augustine Road, Brierwood Drive, and Interstate 20

DATE FILED: June 20, 2018 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 19.108 acres **MAPSCO:** 69K&69L

APPLICANT/OWNER: Sikka Investments, LLC

REQUEST: An application to create 79 lots with one detention area from a 19.108 acres tract of land in City Block 8484 on property located between Bloomfield Drive, St. Augustine Road, Brierwood Drive, and Interstate 20.

SUBDIVISION HISTORY:

1. S123-041 was a request west of the present request to create one 1.341-acre lot and one 2.145-acre lot from a 3.486-acre tract of land in City Block 8484 on property located on Saint Augustine Road at Brierwood Lane, southeast corner. The request was approved December 20, 2012 and was recorded August 8, 2014.

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

The proposed plat is creating its own lot pattern with lots ranging in area from 7,500 square feet to 10,369 square feet. Proposed lots width, depth, and area are similar to the pattern already established to the north of area of request. The request complies with the requirements of R-7.5(A) Single Family District and Section 51A-8.503; 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 79.

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 26.5 feet Right-of-Way/Street Easement from the established center line of Brierwood Lane, Shazeb Street, Daredia Street. Section *51A 8.602(c).*

15. On the final plat, dedicate a 10-foot by 10-foot corner clips at the intersection of Brierwood Lane and Shazeb Street. Section *51A 8.602(d) (1).*

16. On the final plat, dedicate a 10-foot by 10-foot corner clips at the intersection of Brierwood Lane and Daredia Street. Section *51A 8.602(d) (1).*

17. On the final plat, dedicate a 10-foot by 10-foot corner clips at the intersection of Shazeb Street and Daredia Street. Section *51A 8.602(d) (1).*

18. Provide a turn-around per the City of Dallas Standards at the end of Daredia Street. Section 51A-8.506(b).

19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

20. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.

21. On the final plat, show recording information on all existing easements within 150 feet of the property.

22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

23. 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).

24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

25. Water and wastewater main improvements are required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

26. On the final plat, change “Brownwood Road” to “Brownwood Drive”. Section 51A-8.403(a) (1) (A) (xii).

27. On the final plat, change “Saint Augustine Drive” to “Saint Augustine Drive (A.K.A. St Augustine Road)”. Section 51A-8.403(a) (1) (A) (xii).

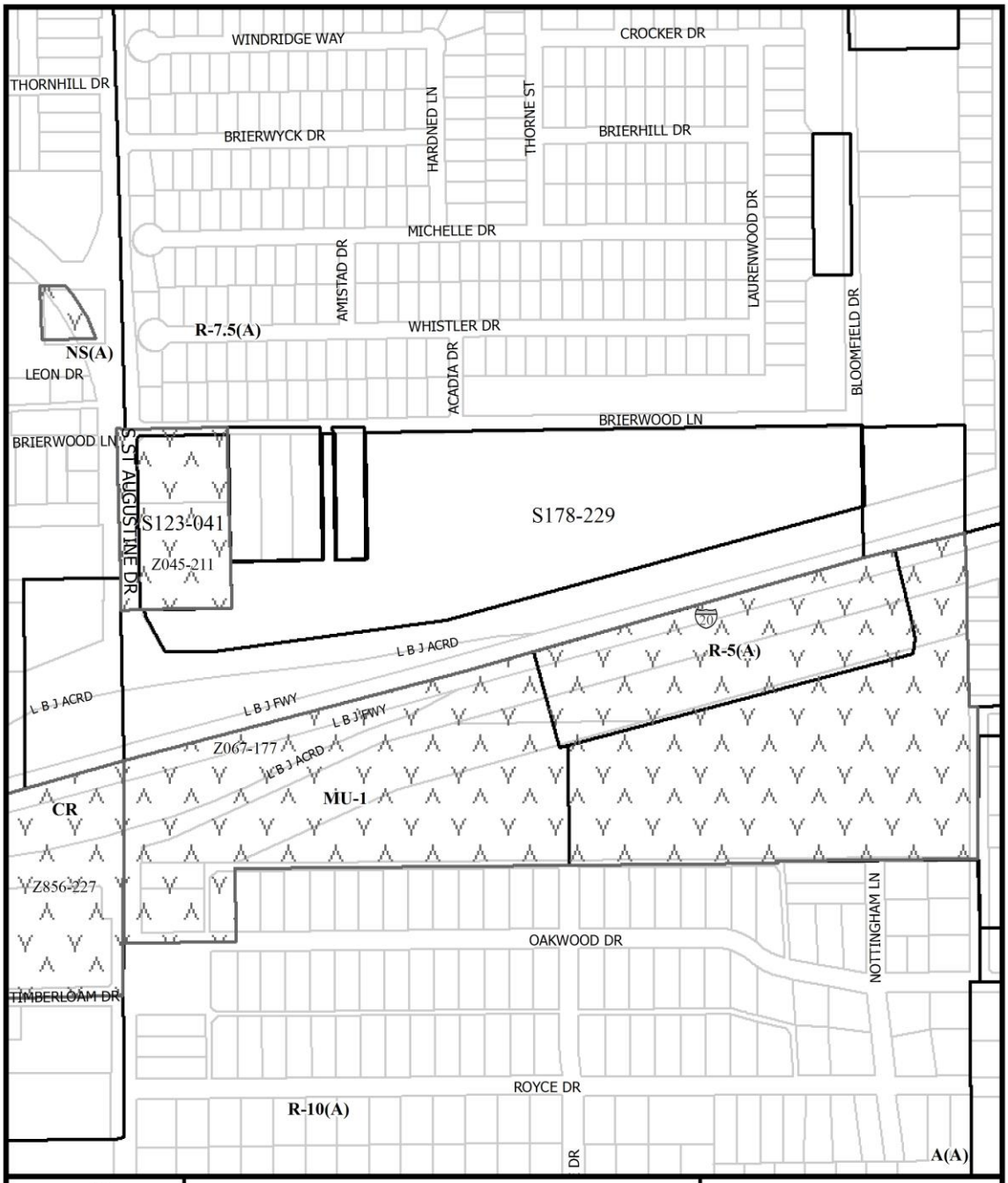
28. On the final plat, change “Acadia Lane” to “Acadia Drive”, per plat of Brierwood Heights, Phase 1. Section 51A-8.403(a) (1) (A) (xii).

29. On the final plat, change the proposed name “Shabez Street” to “Acadia Drive”. Section 51A-8.403(a) (1) (A) (xii).

30. On the final plat, change “Interstate Highway 20” to “Lyndon B. Johnson Freeway/Interstate Highway No. 20”. Section 51A-8.403(a) (1) (A) (xii).

31. Prior to final plat, contact the street name coordinator for help selecting appropriate names for the proposed new streets. Section 51A-8.403. (a)(1)(A)(xiv)

32. On the final plat, identify the property as Lots 1 through 6 in City Block 2/8484, Lots 1 through 38 in City Block 3/8484, and Lots 1 through 35 in City Block 4/8484. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



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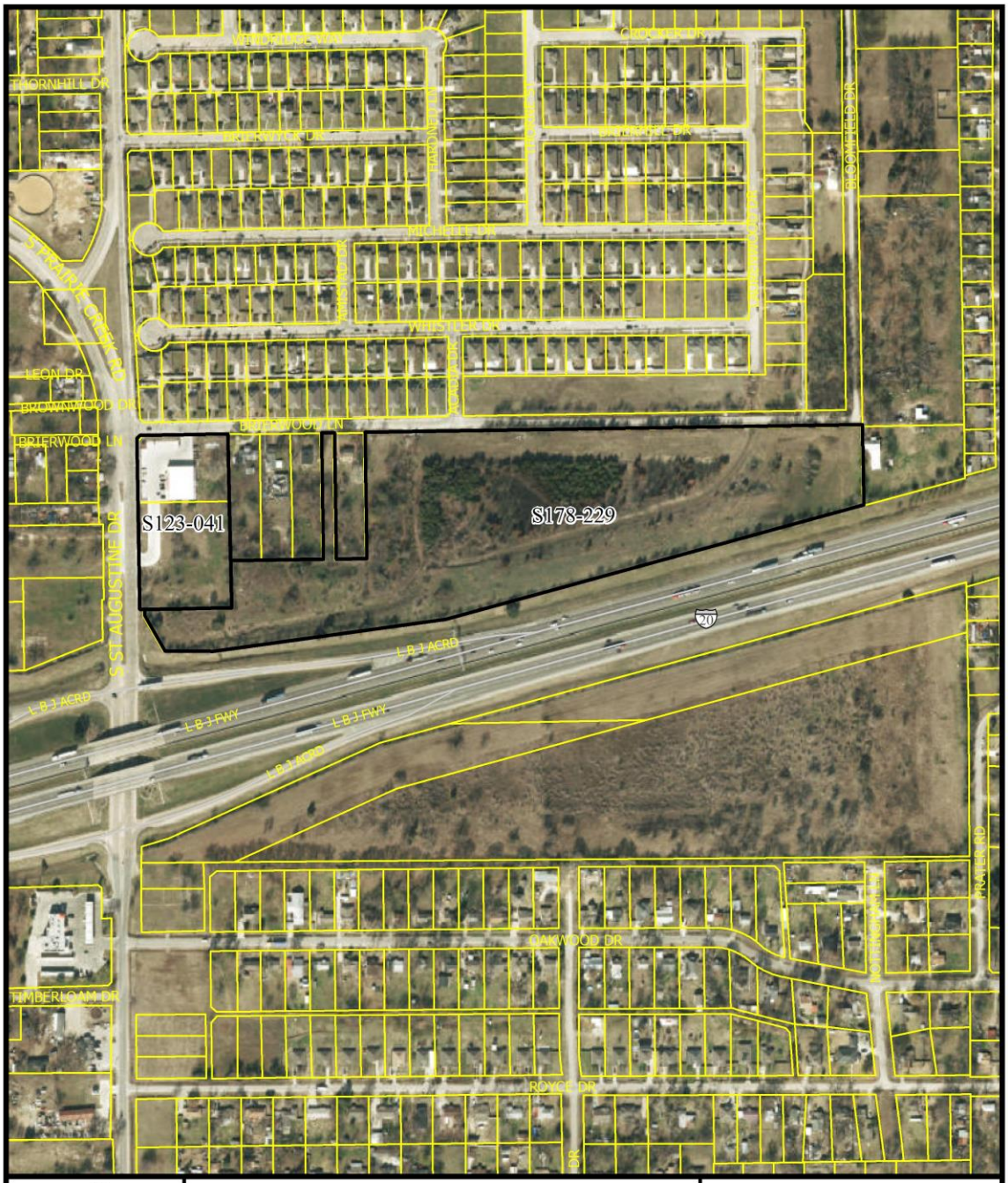
ZONING MAP

Area of Request

Recent History

Case no: S178-229

Date: 6/29/2018



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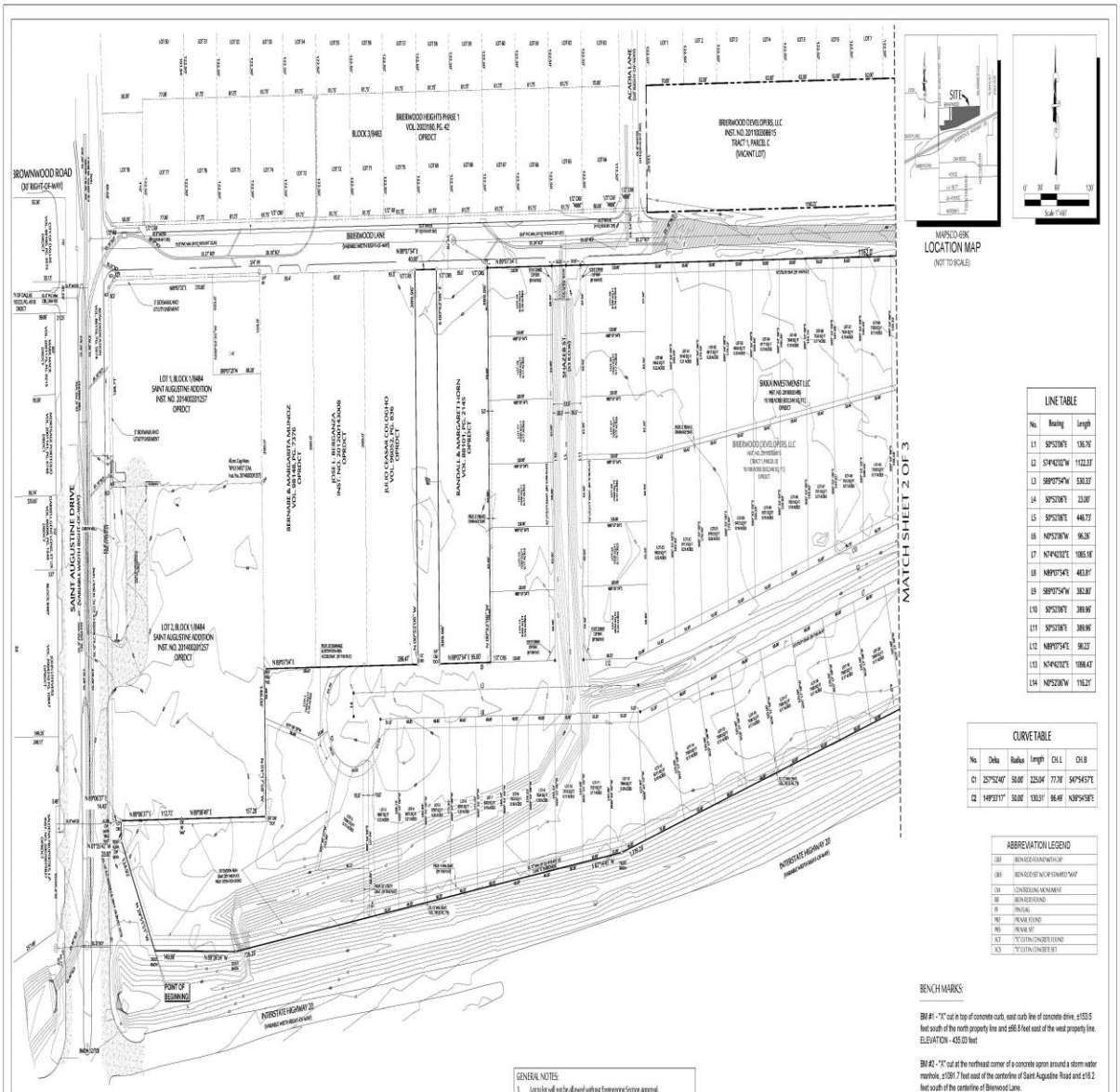
AERIAL MAP

Area of Request

Recent History

Case no: S178-229

Date: 6/29/2018



LINE TABLE		
No.	Bearing	Length
L1	S0°52'08"E	136.70'
L2	S74°42'02"W	1122.33'
L3	S89°07'54"W	530.33'
L4	S0°52'08"E	23.00'
L5	S0°52'08"E	446.73'
L6	N0°52'08"W	96.26'
L7	N74°42'02"E	1065.18'
L8	N89°07'54"E	483.81'
L9	S89°07'54"W	382.80'
L10	S0°52'08"E	389.90'
L11	S0°52'08"E	389.90'
L12	N89°07'54"E	96.22'
L13	N74°42'02"E	1058.43'
L14	N0°52'08"W	116.21'

CURVE TABLE					
No.	Delta	Radius	Length	CH L	CH B
C1	157°52'40"	50.00'	225.04'	77.78'	S47°54'57"E
C2	149°33'17"	50.00'	130.51'	96.49'	N38°54'58"E

ABBREVIATION LEGEND
CIRF IRON ROD FOUND WITH CAP
CIRS IRON ROD SET NO CAP STAMPED "MAP"
CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
PF PIN FLAG
PKF PK NAIL FOUND
PKS PK NAIL SET
XCF "X" CUT IN CONCRETE FOUND
XCS "X" CUT IN CONCRETE SET

BENCH MARKS:

BM #1 - "X" cut in top of concrete curb, east curb line of concrete drive, ±153.5 feet south of the north property line and ±66.6 feet east of the west property line.
ELEVATION - 435.03 feet

BM #2 - "X" cut at the northeast corner of a concrete apron around a storm water manhole, ±1091.7 feet east of the centerline of Saint Augustine Road and ±16.2 feet south of the centerline of Brierwood Lane.
ELEVATION - 435.84 feet

GENERAL NOTES:

1. Lot to lot will not be allowed without Engineering Section approval.
2. Any structure new or existing may not extend across new property line.
3. The purpose of the plat is to create one platted subdivision from Unplatted land.
4. Contours derived from City of Dallas Water Department Benchmarks.
5. All existing structure are demolished from the property. New structures are proposed.

NOTES :

1. No concentrated stormwater flow greater that 10 cfs will be allowed to enter the right of way at any location.
2. Lot to lot drainage is not permitted without Engineering Section approval. " Section 51A-8.611(e)
3. All garage door sweep hole to be min. 20 ft. from front yard property lines.
4. **5' private retaining wall maintenance easement is dedicated on lots on the non retained side.**
5. **All common area lots to be permanently owned and maintained by a homeowners association established prior to construction of the first lot.**
6. Prior to issuance of each and every building permit, a grading plan shall be submitted that demonstrates conformance with the site grading for this subdivision.
7. All new utilities will be installed under ground.
8. All commercial dumpsters shall be constructed, placed screened and maintained in accordance with chapter 33 of the code of ordinance.
9. Any plan to use water injection or any other chemical injections for any purpose shall be reviewed and approved by the CIP Engineering Department prior to any application at the Site.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0440K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

PURPOSE OF PLAT : DIVIDE THE LAND IN TO 79 SINGLE FAMILY LOTS & ONE DETENTION POND

Developer:
ALEX DAREDIA
SIKKA INVESTMENTS LLC.
6600 OLD GATE ROAD
PLANO, TEXAS-75024
(214) 912-1741
luckytexanstores@gmail.com

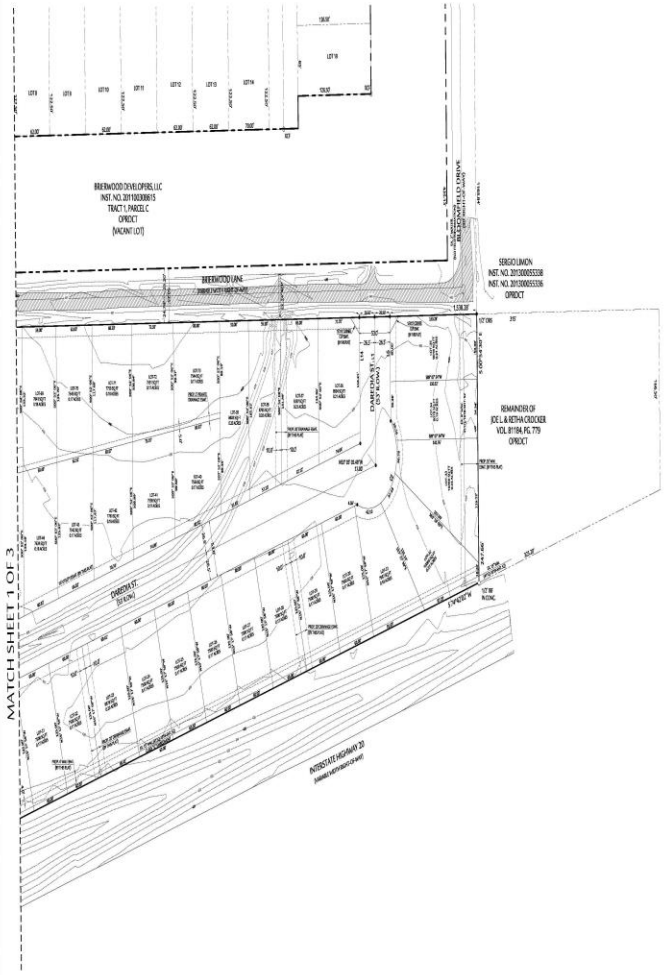
Engineer: S.I.Abed
Principal, DDC, INC.
Tel: 214-868-9320
Fax: 1-866-531-8263
Email: abed.ddc@gmail.com
abed@ddc-engineering.com

Leonard J. Luekier R.P.L.S
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr. # 325
Dallas, Texas, 75230
TEL: 972-490-7090
l.lueker@winkelmann.com

PRELIMINARY PLAT
BRIERWOOD HEIGHTS PHASE 3

19.108 ACRES IN THE ISHAM B. BROWDER SURVEY,
ABSTRACT NO. 71
OPRDCT
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAT FILE NO. S-178-229

1 OF 3



Parcel Area Table	
Parcel #	Area
Lot-1	7654
Lot-2	7596
Lot-3	9897
Lot-4	9075
Lot-5	8787
Lot-6	8501
Lot-7	8209
Lot-8	7923
Lot-9	7634
Lot-10	7516
Lot-11	7531
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Lot-26	7500
Lot-27	7500
Lot-28	7500
Lot-29	7500
Lot-30	7500

Parcel Area Table	
Parcel #	Area
Lot-31	7987
Lot-32	10069
Lot-33	10369
Lot-34	8070
Lot-35	9018
Lot-36	8994
Lot-37	9297
Lot-38	8765
Lot-39	8603
Lot-40	7558
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Lot-46	7612
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Lot-54	8634
Lot-55	7500
Lot-56	7500
Lot-57	7500
Lot-58	7500
Lot-59	8100
Lot-60	9463

Parcel Area Table	
Parcel #	Area
Lot-61	9140
Lot-62	8817
Lot-63	8494
Lot-64	8171
Lot-65	7848
Lot-66	7525
Lot-67	7624
Lot-68	7528
Lot-69	7641
Lot-70	7545
Lot-71	7759
Lot-72	7551
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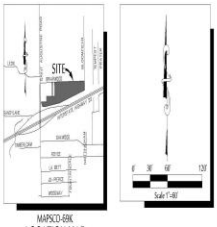

MAPSCO-69K
LOCATION MAP
(NOT TO SCALE)

ABBREVIATION LEGEND	
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET WITH CAP STAMPED "WA"
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
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XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

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NOTES:

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9. Any plan to use water injection or any other chemical injections for any purpose shall be reviewed and approved by the CPT Engineering Department prior to any application at the Site.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0460K, dated July 7, 2014, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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Developer:
ALEX DAREDIA
SIKKA INVESTMENTS LLC.
6600 OLD GATE ROAD
PLANO, TEXAS-75024
(214) 912-1741
luckytexanstores@gmail.com

Engineer: S.I.Abed
Principal, DDC, INC.
Tel: 214-868-8320
Fax: 1-866-531-8263
Email: abed.ddc@gmail.com
abed@ddc-engineering.com

Leonard J. Lueker R.P.L.S
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr.# 325
Dallas, Texas, 75230
TEL: 972-490-7090
llueker@winkelmann.com

PRELIMINARY PLAT
BRIERWOOD HEIGHTS PHASE 3

19.108 ACRES IN THE ISHAM B. BROWDER SURVEY,
ABSTRACT NO. 71
OPRDCT
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAT FILE NO. S-178-229

2 OF 3

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-230 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Denton Drive at L B J Service Road, southwest corner

DATE FILED: June 21, 2018 **ZONING:** PD 498

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2036/ARTICLE%20498.pdf

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 6.146 acres **MAPSCO:** 22D

APPLICANT/OWNER: FLCDJR Real Estate, LP

REQUEST: An application to replat a 6.146-acre tract of land containing all of Lots 57 through 63 in City Block 6568 to create one lot on property located on Denton Drive, south of Forest Lane.

SUBDIVISION HISTORY:

1. S123-220 was a request northeast of the present request to remove the existing platted 25 foot building line along the south line of Interstate Highway 635 and to remove the existing platted 25 foot building line along the east line of Anaheim Drive and to remove the existing platted 25 foot building line along the north line of Tarna Drive and to replat a 9.601 acre of tract of land containing all of Lots 1 through 3 and Lots 7 through 9 In City Block 1/6593 into one lot on property located on the southeast corner of Interstate Highway 635 and Anaheim Road. The request was approved August 8, 2013 and was recorded November 25, 2014.

STAFF RECOMMENDATION: The request complies with the requirements of PD 498; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the

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

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is one.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

14. On the final plat, show recording information on all existing easements within 150 feet of the property.

15. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

16. On the final plat, chose a new or different addition name. Platting Guidelines.

17. On the final plat, label the buildings to be demolished and to remain.

18. Prior to final plat, provide a signed seal and date 8.5"X11" drawing showing the dimension of west property line and one-story concrete building. Attention: Julio Delgado, 320 E Jefferson Boulevard, Room LL-04, Dallas, Texas 75203.

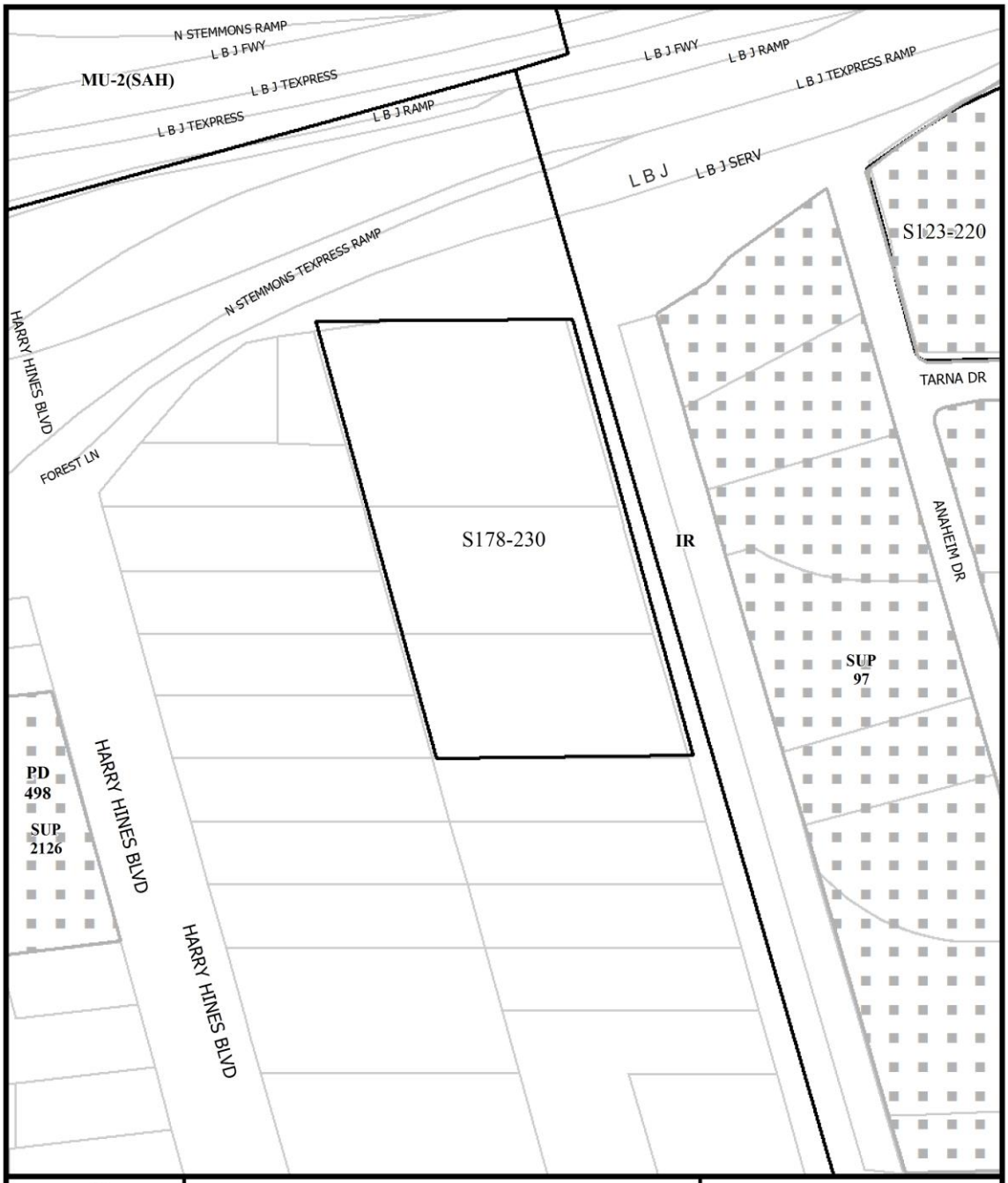
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

20. Water and wastewater main improvements may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

21. 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.

22. On the final plat, identify the property as Lot 57A in City Block 6568. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



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ZONING MAP

Area of Request

Recent History

Case no: S178-230

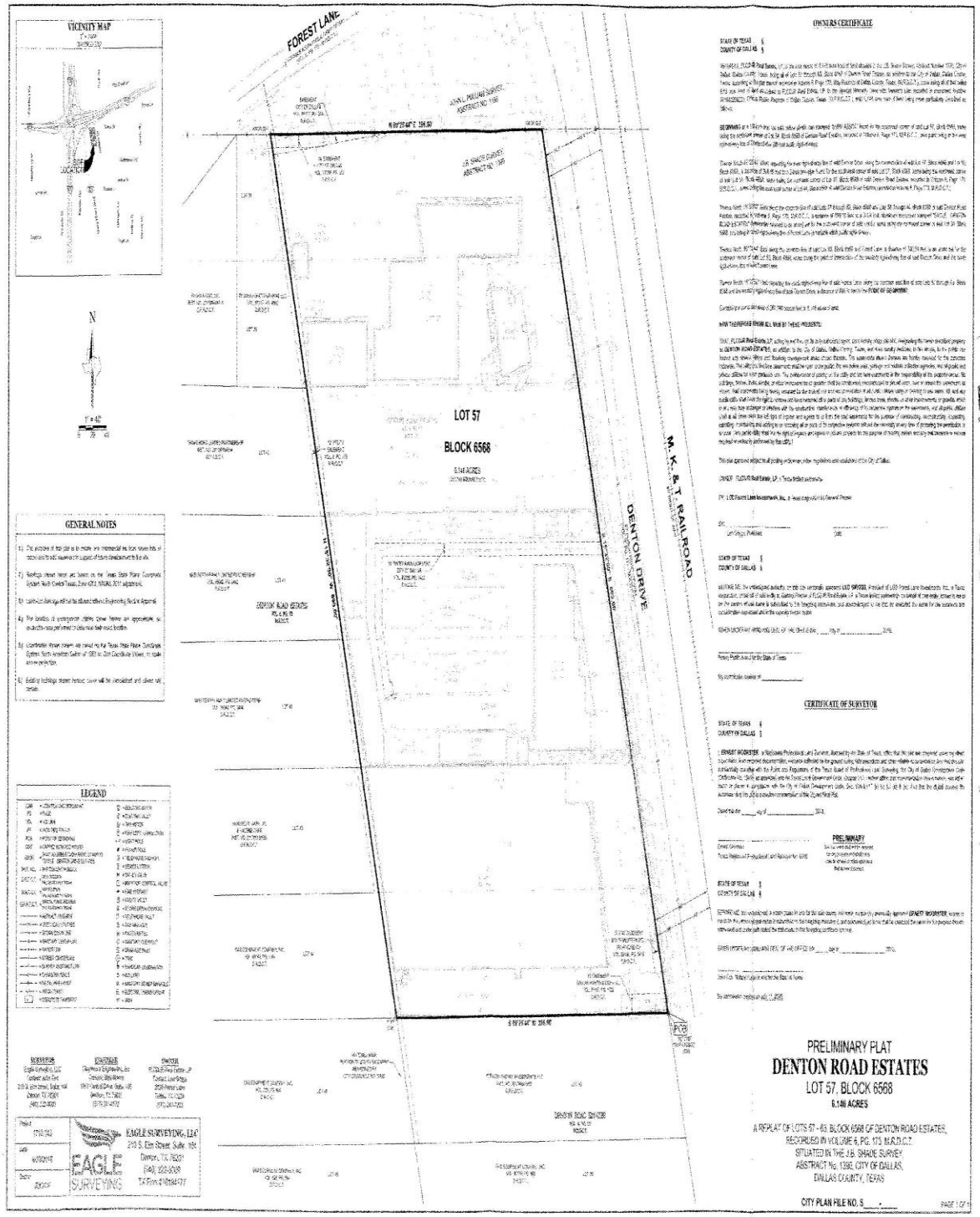
Date: 6/29/2018

1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S178-230
Date: 6/29/2018


VICINITY MAP
FOREST LANE
LOT 57
BLOCK 6568
6.146 ACRES
DENTON DRIVE
M. K. & T. RAILROAD
GENERAL NOTES
LEGEND
OWNERS CERTIFICATE
CERTIFICATE OF SURVEYOR
PRELIMINARY
PRELIMINARY PLAT
DENTON ROAD ESTATES
LOT 57, BLOCK 6568
6.146 ACRES
A REPLAT OF LOTS 57 - 63, BLOCK 6568 OF DENTON ROAD ESTATES,
RECORDED IN VOLUME 6, PG. 173 M.R.D.C.T.
SITUATED IN THE J.B. SHADE SURVEY,
ABSTRACT No. 1396, CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S_____
EAGLE SURVEYING, LLC
EAGLE SURVEYING

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-232 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Iroquois Drive at Homeland Street, north of Nomas Street

DATE FILED: June 21, 2018 **ZONING:** MH(A), LI, AA

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 16.1096 acres **MAPSCO:** 42G&42L

APPLICANT/OWNER: C & J Revocable Trust

REQUEST: An application to create 83 lots with 2 common areas from a 16.1096-acre tract of land containing part of City Blocks 7166, 7168 and A/7146, and part of Lots 15 and 16 in City Block A on property located on Iroquois Drive at Leath Street, north of Bickers Street.

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

STAFF RECOMMENDATION: The request complies with the requirements of MH(A) Manufactured Housing, LI Light Industrial, and A(A) Agricultural Districts; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments

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

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is 83 with two common areas.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. 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 all proposed road intersections. 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. Location is in the Trinity-Portland Sump (WSE)=411.9. All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a) (1) through (8).

23. On the final plat, show the correct recording information for the subject property. Platting Guidelines.

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 distances/width across all adjoining right-of-way. Platting Guidelines.

26. On the final plat, show recording information on all existing easements within 150 feet of the property.

27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

28. On the final plat, chose a new or different addition name. Platting Guidelines.

29. On the final plat, show two control monuments. Section 51A-8.617.

30. 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).

31. 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.

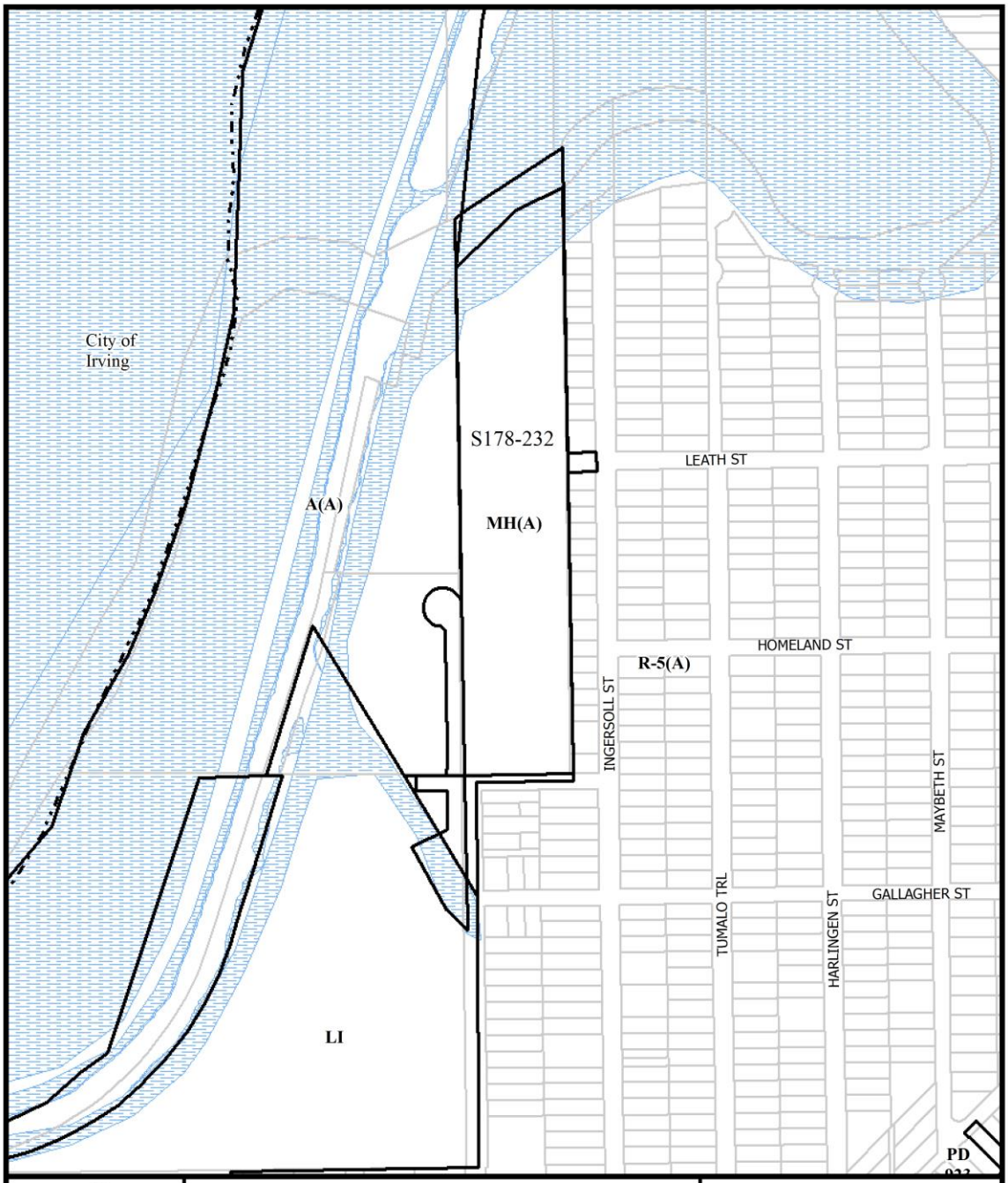
32. Water and wastewater main improvements are required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

33. On the final plat, change the “Iroquois Street” label, west of Blocks J/7164 and K/7164 to “Iroquois Street A.K.A. Iroquois Drive”. Section 51A-8.403(a)(1)(A)(xii)

34. On the final plat, change the proposed name “Willie Street” to “Iroquois Street A.K.A Iroquois Drive”. Section 51A-8.403(a)(1)(A)(xii)

35. Prior to final plat, contact the street name coordinator for help determining acceptable names for the new streets. Section 51A-8.403(a)(1)(A)(xiv), Section 51A-8.506.(e)

36. On the final plat, identify the property as Lots 1 through 13 in City Block A/7166, Lots 1 through 8 in City Block B/7166, Lots 1 through 8 in city Block C/7166, Lots 1 through 8 in City Block D/7166, Lots 1 through 23 in City Block E/7166, Lots 1 through 22 in City Block F/7166, Lot 1 in City Block G/7166 and common areas “A” and “B”. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



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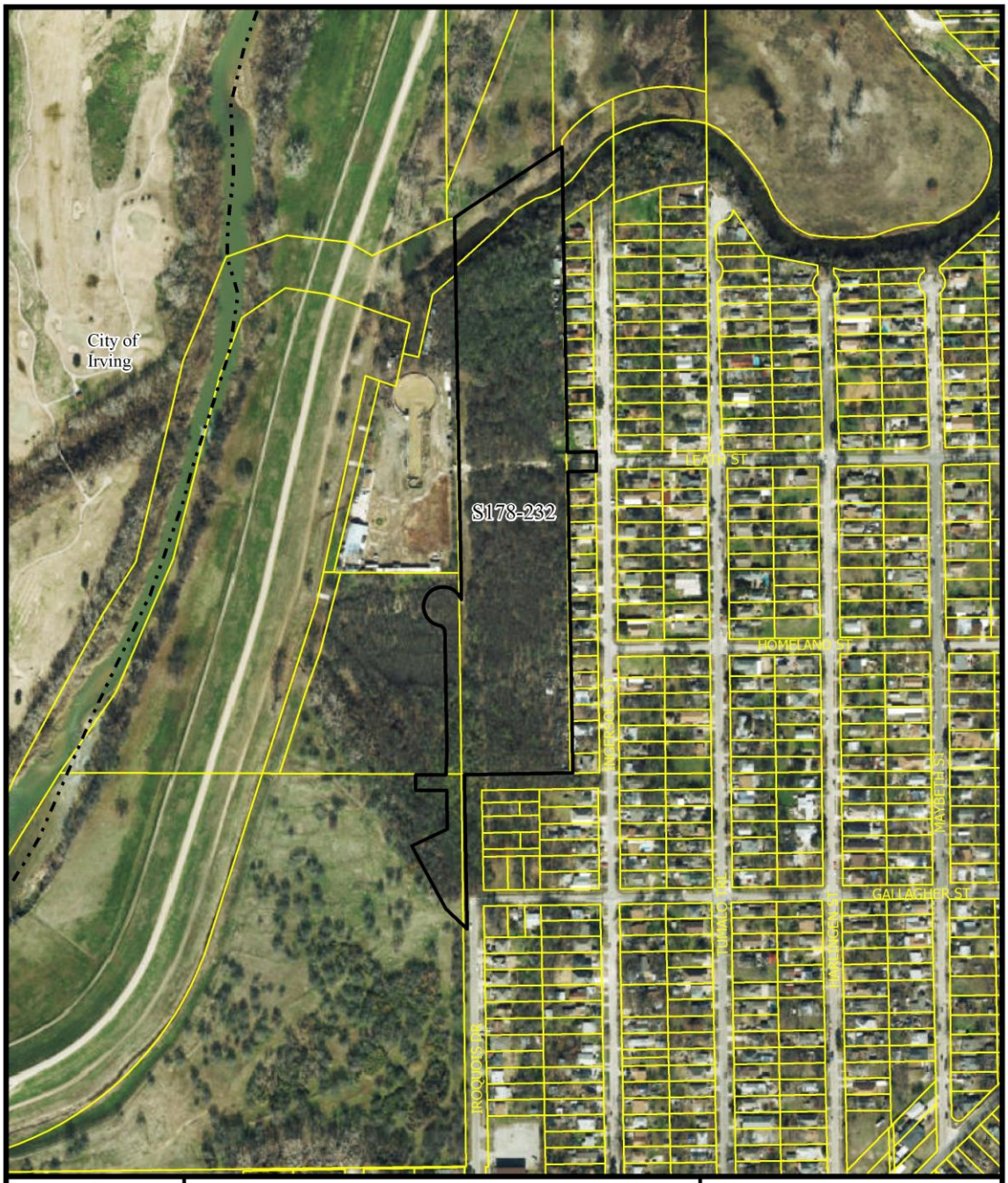
ZONING MAP

Area of Request
Recent History

Case no: S178-232
Date: 6/29/2018



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AERIAL MAP

Area of Request

Recent History

Case no: S178-232

Date: 6/29/2018

LOT SUMMARY TABLE		
LOT #	SQ. FT.	ACRES
BLOCK A/7166 LOT 1	6466.87	0.15
BLOCK A/7166 LOT 2	4848.92	0.11
BLOCK A/7166 LOT 3	4500.00	0.10
BLOCK A/7166 LOT 4	4500.00	0.10
BLOCK A/7166 LOT 5	4500.00	0.10
BLOCK A/7166 LOT 6	4500.00	0.10
BLOCK A/7166 LOT 7	4500.00	0.10
BLOCK A/7166 LOT 8	4500.00	0.10
BLOCK A/7166 LOT 9	4500.00	0.10
BLOCK A/7166 LOT 10	4500.00	0.10
BLOCK A/7166 LOT 11	4500.00	0.10
BLOCK A/7166 LOT 12	4500.00	0.10
BLOCK A/7166 LOT 13	4469.52	0.10
BLOCK B/7166 LOT 1	5497.74	0.13
BLOCK B/7166 LOT 2	4085.00	0.09
BLOCK B/7166 LOT 3	4085.00	0.09
BLOCK B/7166 LOT 4	4349.95	0.10

LOT SUMMARY TABLE		
LOT #	SQ. FT.	ACRES
BLOCK B/7166 LOT 5	4349.95	0.10
BLOCK B/7166 LOT 6	4085.00	0.09
BLOCK B/7166 LOT 7	4085.00	0.09
BLOCK B/7166 LOT 8	5497.75	0.13
BLOCK C/7166 LOT 1	5504.70	0.13
BLOCK C/7166 LOT 2	4085.00	0.09
BLOCK C/7166 LOT 3	4085.00	0.09
BLOCK C/7166 LOT 4	4343.00	0.10
BLOCK C/7166 LOT 5	4392.11	0.10
BLOCK C/7166 LOT 6	4118.89	0.09
BLOCK C/7166 LOT 7	4107.02	0.09
BLOCK C/7166 LOT 8	5315.60	0.13
BLOCK D/7166 LOT 1	4094.51	0.09
BLOCK D/7166 LOT 2	4082.55	0.09
BLOCK D/7166 LOT 3	4070.59	0.09
BLOCK D/7166 LOT 4	4928.10	0.11
BLOCK D/7166 LOT 5	4919.18	0.11

LOT SUMMARY TABLE		
LOT #	SQ. FT.	ACRES
BLOCK D/7166 LOT 6	4050.00	0.09
BLOCK D/7166 LOT 7	4050.00	0.09
BLOCK D/7166 LOT 8	4050.01	0.09
BLOCK E/7166 LOT 1	4050.00	0.09
BLOCK E/7166 LOT 2	4050.00	0.09
BLOCK E/7166 LOT 3	4050.00	0.09
BLOCK E/7166 LOT 4	4919.20	0.11
BLOCK E/7166 LOT 5	4085.00	0.09
BLOCK E/7166 LOT 6	4085.00	0.09
BLOCK E/7166 LOT 7	4085.00	0.09
BLOCK E/7166 LOT 8	4085.00	0.09
BLOCK E/7166 LOT 9	4085.00	0.09
BLOCK E/7166 LOT 10	4085.00	0.09
BLOCK E/7166 LOT 11	4085.00	0.09
BLOCK E/7166 LOT 12	4085.00	0.09
BLOCK E/7166 LOT 13	4085.00	0.09
BLOCK E/7166 LOT 14	5892.36	0.14

LOT SUMMARY TABLE		
LOT #	SQ. FT.	ACRES
BLOCK E/7166 LOT 15	5874.29	0.13
BLOCK E/7166 LOT 16	4072.40	0.09
BLOCK E/7166 LOT 17	4072.41	0.09
BLOCK E/7166 LOT 18	4072.41	0.09
BLOCK E/7166 LOT 19	4072.42	0.09
BLOCK E/7166 LOT 20	4072.42	0.09
BLOCK E/7166 LOT 21	4072.43	0.09
BLOCK E/7166 LOT 22	4072.43	0.09
BLOCK E/7166 LOT 23	8144.87	0.19
BLOCK F/7166 LOT 1	4938.69	0.11
BLOCK F/7166 LOT 2	4500.00	0.10
BLOCK F/7166 LOT 3	4500.00	0.10
BLOCK F/7166 LOT 4	4500.00	0.10
BLOCK F/7166 LOT 5	4500.00	0.10
BLOCK F/7166 LOT 6	4500.00	0.10
BLOCK F/7166 LOT 7	4500.00	0.10
BLOCK F/7166 LOT 8	4500.00	0.10

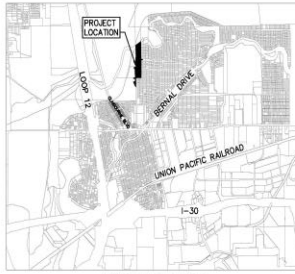
LOT SUMMARY TABLE		
LOT #	SQ. FT.	ACRES
BLOCK F/7166 LOT 9	4500.00	0.10
BLOCK F/7166 LOT 10	5803.20	0.13
BLOCK F/7166 LOT 11	4500.00	0.10
BLOCK F/7166 LOT 12	4500.00	0.10
BLOCK F/7166 LOT 13	4500.00	0.10
BLOCK F/7166 LOT 14	4500.00	0.10
BLOCK F/7166 LOT 15	4439.73	0.10
BLOCK F/7166 LOT 16	5235.08	0.12
BLOCK F/7166 LOT 17	9179.22	0.21
BLOCK F/7166 LOT 18	6420.23	0.15
BLOCK F/7166 LOT 19	5045.66	0.12
BLOCK F/7166 LOT 20	4000.06	0.09
BLOCK F/7166 LOT 21	4000.04	0.09
BLOCK F/7166 LOT 22	4768.01	0.11
BLOCK G/7168 LOT 1	4548.15	0.10
COMMON AREA 'A'	88102.06	2.02
COMMON AREA 'B'	15818.92	0.36

GENERAL NOTES

1. STREETS AND UTILITIES TO BE BUILT PER CITY OF DALLAS SUBDIVISION REQUIREMENTS.
2. LIMITED STRUCTURES EXIST ON THE PROPOSED SITE.
3. EXISTING ZONING IS MH(A)
4. LOTS TO BE DESIGNED PER DALLAS ZONING REGULATION SEC. 51A-4.117 (4)(G)(BB).
5. ALL OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY DEVELOPER.
6. STREETS AND UTILITIES TO BE DEDICATED BY THIS PLAT.
7. ALL ROW CORNER CLIPS (C X C) PER PLATE IV-12 TABLE TYPE 1 INTERSECTION: I.E. (5'X 5')

PURPOSE:

TO CREATE 83 RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS FROM A 16.1096 AC TRACT OF LAND ACCESSED BY LEATH STREET AND GALLAGHER STREET. PROPOSED STREETS AND UTILITIES TO BE PUBLIC, AND DESIGNED PER CITY STANDARDS. LOTS TO BE A MINIMUM 4,000 SQUARE FEET PER ZONING REGULATION SEC. 51A-4.117 (4)(G)(BB). TWO OFF STREET PARKING SPACES WILL BE PROVIDED FOR EACH LOT.



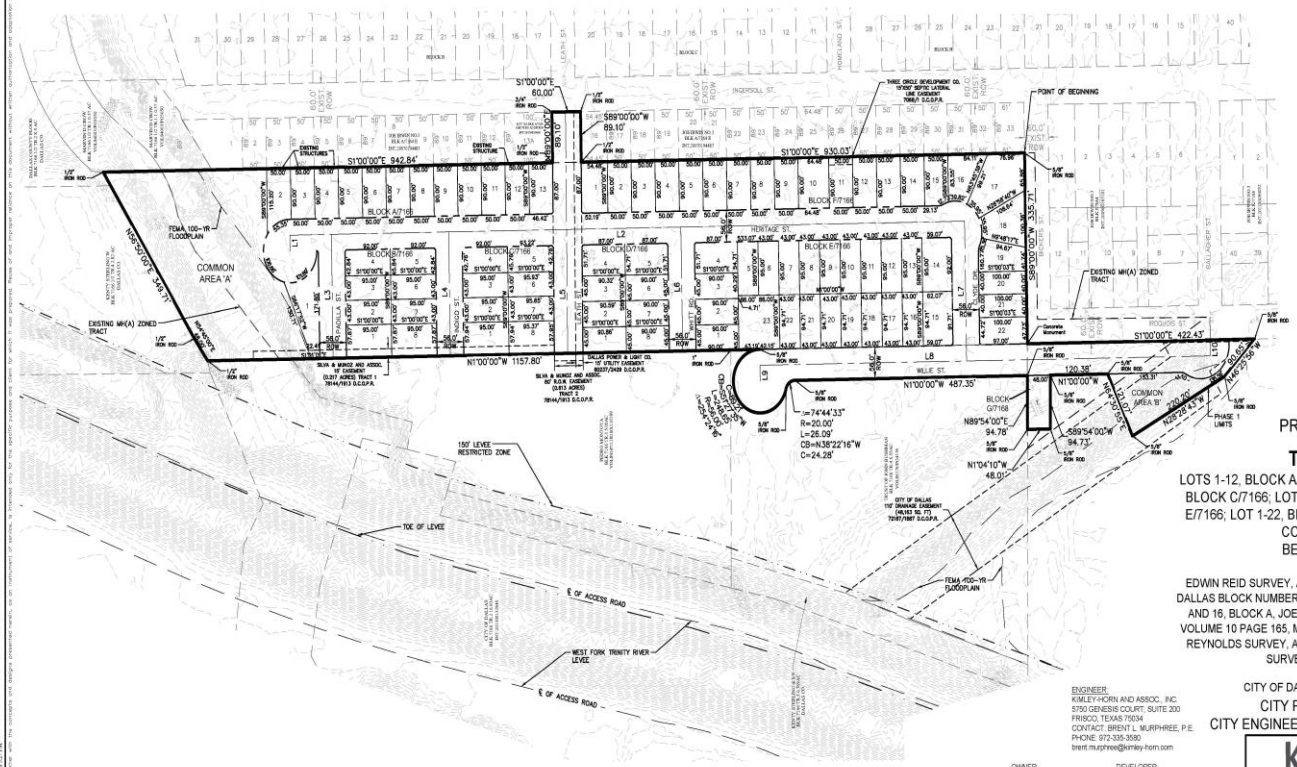
VICINITY MAP

SCALE: 1" = 3,000'

Trinity West - Phase 1 Land Use Summary	
Gross Area	16.0 Ac
FEMA Floodplain	1.9 Ac
Easements	0.5 Ac
Total Net Area	**13.6**
Lot Type Summary	
4,000SF MIN. LOT	83
Total	83
Gross Density (Units per Acre)	6.1

Notes:
1. All streets to be 56' R.O.W.
2. Zoning District Standards - MH(A):
   20' Front Setback
   10' Side/Rear Setback
   Lot Coverage 20%

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.00	S89°00'00.00"W
L2	1415.26	N1°00'00.00"W
L3	217.71	S89°00'00.00"W
L4	217.71	S89°00'00.00"W
L5	424.82	N89°22'04.54"E
L6	217.71	S89°00'00.00"W
L7	245.71	N88°59'57.17"E
L8	944.22	N1°00'00.00"W
L9	28.00	S89°00'00.00"W
L10	67.85	S89°51'29.22"W



PRELIMINARY PLAT

FOR

TRINITY WEST

LOTS 1-12, BLOCK A/7166; LOT 1-8, BLOCK B/7166; LOT 1-8, BLOCK C/7166; LOT 1-8, BLOCK D/7166, LOT 1-23, BLOCK E/7166; LOT 1-22, BLOCK F/7166; LOT 1, BLOCK G/7168; & COMMON AREAS 'A'&'B'
BEING 16.1096 ACRES

OUT OF THE

EDWIN REID SURVEY, ABSTRACT NO. 1212, PORTIONS OF CITY OF DALLAS BLOCK NUMBER 7166, 7168 AND A/7146, PORTIONS OF LOT 15 AND 16, BLOCK A, JOE IRWIN ADDITION NUMBER 3, RECORDED IN VOLUME 10 PAGE 165, MAP RECORDS DALLAS COUNTY, TEXAS, M.R. REYNOLDS SURVEY, ABSTRACT NO. 1227, AND THE J.B. EARHART SURVEY, ABSTRACT NUMBER 436

IN THE

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-232

CITY ENGINEERING PLAN FILE NO. XXX-XXXX

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
CONTACT: BRENT L. MURPHREE, P.E.
PHONE: 972-335-3580
brent.murphree@kimley-horn.com

OWNER:
CBJ REVOCABLE TRUST
700 N GRANT AVE SUITE 600
ODESSA, TX 79761
TEL. (432) 368-3416
CONTACT: TOM GLASSMAN

DEVELOPER:
JAMP ENTERPRISES, LLC
14114 N. DALLAS PARKWAY SUITE 265
DALLAS, TX 75254
TEL: (214) 729-5755
CONTACT: JEFF MCKENNEY

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GJB	BLM	06/20/2018	063227607	1 OF 2

PLOTTED BY: BLAKE FEIGIN 6/20/2018 7:47 PM
XREFS: XREFS: 6/20/2018 7:47 PM
LAYOUT: LAYOUT1 LAST SAVED: 6/20/2018 2:07 PM
BLAKE FEIGIN 6/20/2018 7:47 PM
P:\063227607 - TRINITY WEST\DALLAS\CIVIL\DESIGN\PLAN\PLAT\PRELIMINARY PLAT.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

S178-232

11(g)

City Plan Commission Date: 7/19/18

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-233 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Gus Thomasson road at Aledo Drive, southeast corner

DATE FILED: June 21, 2018 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 9 **SIZE OF REQUEST:** 4.160 acres **MAPSCO:** 38L

APPLICANT/OWNER: Eritrean Orthodox Tewahedo Medhanealem

REQUEST: An application to create one 4.160-acre lot from a tract of land in City Block 5361 on property located on Gus Thomasson Road at Aledo Drive, southeast corner.

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

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

The proposed lot is larger than most of the residential lots in the area. It is a policy of the city that institutional uses generally require greater land area than residential lots and generally serve and are compatible with the neighborhood; therefore, staff concludes that the request complies with Section 51A-8.503 and the R-7.5(A) Single Family District requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is 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 7.5 feet of right-of-way from the established centerline of the alleys. 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 Gus Thomasson Road & Aledo Drive. Section *51A 8.602(d) (1).*

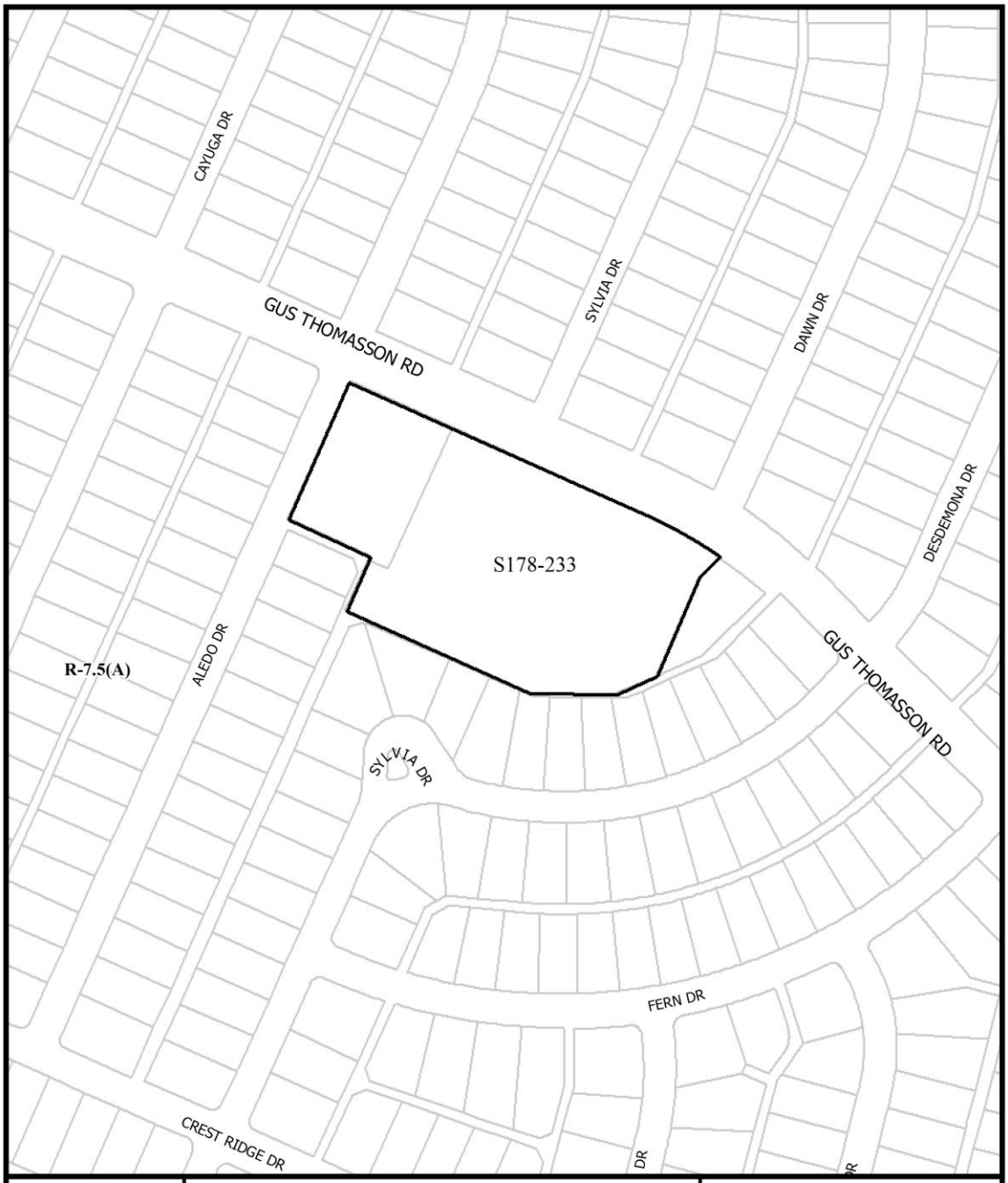
16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of the alley & Aledo Drive. Section 51A-8.602(e),

17. On the final plat, dedicate 15-foot by 15-foot alley right-of-way at alley to alley intersection.

18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

19. On the final plat, use a font for the street name labels that does not run the letters together. Section 51A-8.403(a)(1)(A)(xii)

20. On the final plat, identify the property as Lot 1 in City Block 27/5361. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



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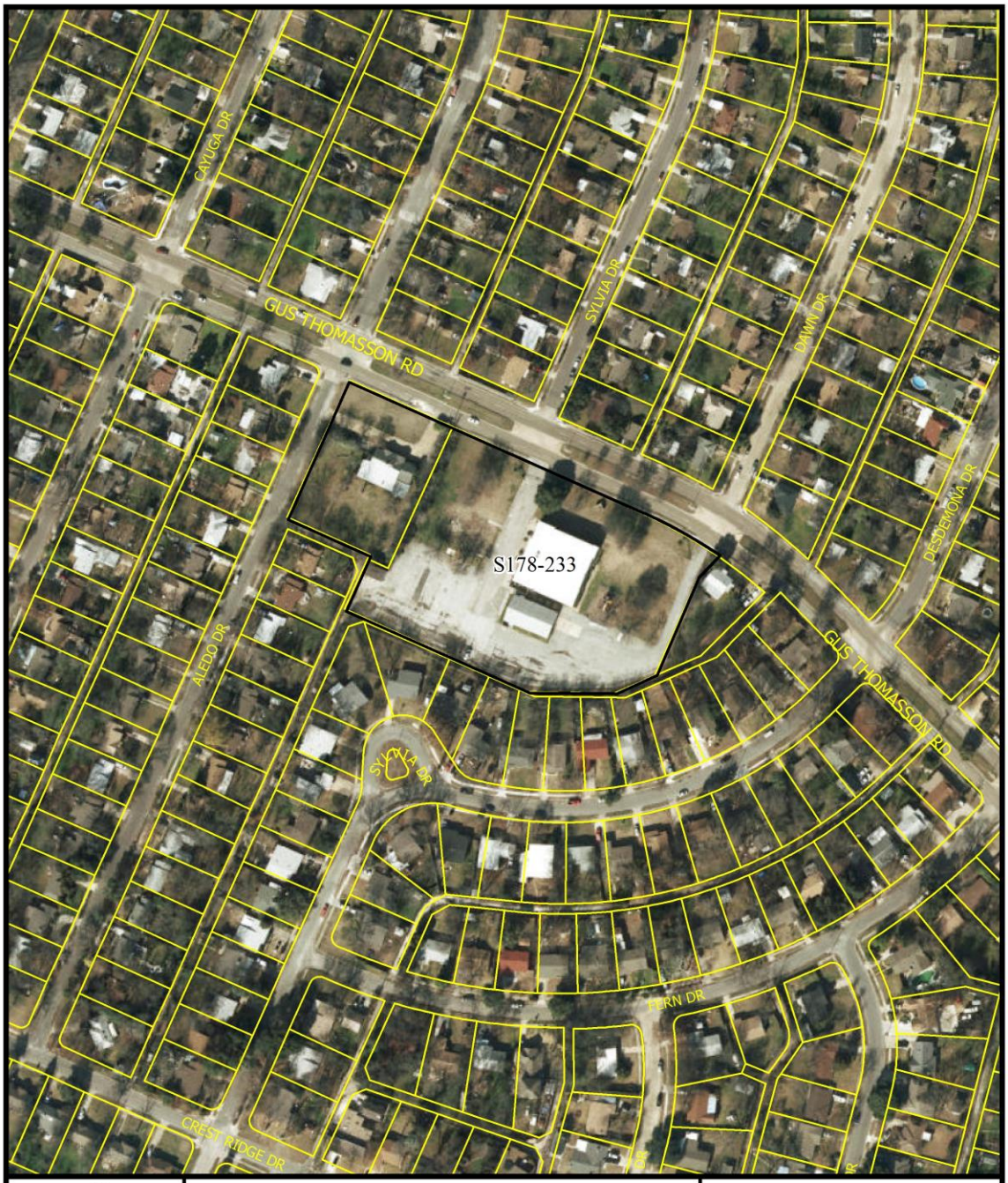
ZONING MAP

Area of Request
Recent History

Case no: S178-233
Date: 6/29/2018



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AERIAL MAP

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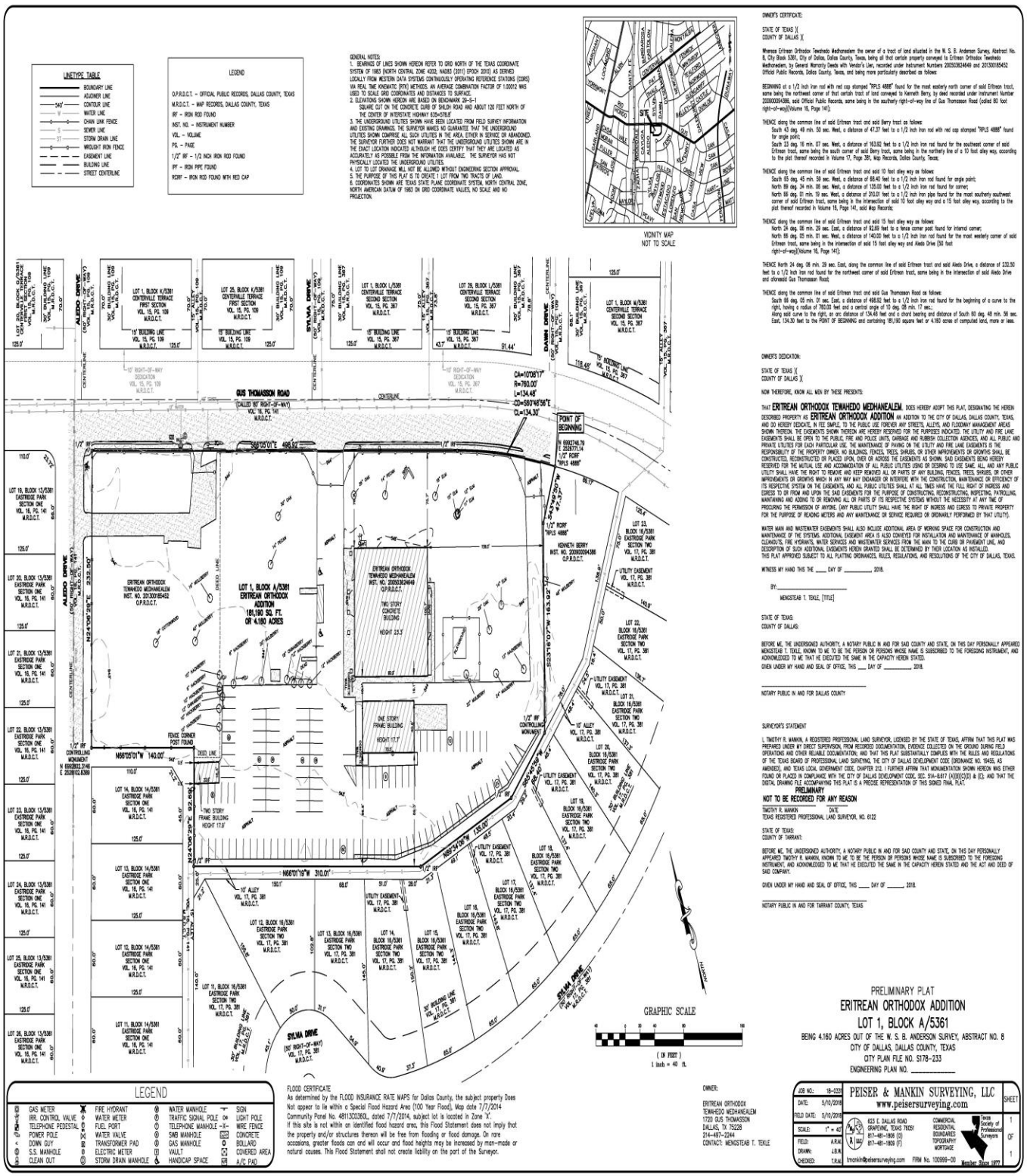

LINETYPE TABLE
BOUNDARY LINE
ADJOINER LINE
CONTOUR LINE
WATER LINE
CHAIN LINK FENCE
SEWER LINE
STORM DRAIN LINE
WROUGHT IRON FENCE
EASEMENT LINE
BUILDING LINE
STREET CENTERLINE
LEGEND
O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. – MAP RECORDS, DALLAS COUNTY, TEXAS
IRF – IRON ROD FOUND
INST. NO. – INSTRUMENT NUMBER
VOL. – VOLUME
PG. – PAGE
1/2" IRF – 1/2 INCH IRON ROD FOUND
IPF – IRON PIPE FOUND
RCRF – IRON ROD FOUND WITH RED CAP
GENERAL NOTES:
1. BEARINGS OF LINES SHOWN HEREON REFER TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83 (2011) EPOCH 2010) AS DERIVED LOCALLY FROM WESTERN DATA SYSTEMS CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS. AN AVERAGE COMBINATION FACTOR OF 1.00012 WAS USED TO SCALE GRID COORDINATES AND DISTANCES TO SURFACE.
2. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK 29-S-1
SQUARE CUT ON THE CONCRETE CURB OF SHILOH ROAD AND ABOUT 120 FEET NORTH OF THE CENTER OF INTERSTATE HIGHWAY 635=315.6'
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM TWO TRACTS OF LAND.
6. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
VICINITY MAP
NOT TO SCALE
ALEDO DRIVE
SYLVIA DRIVE
DANN DRIVE
GUS THOMASSON ROAD
(VARIES 100' RIGHT-OF-WAY)
VOL. 16, PG. 141
M.R.D.C.T.
CA=10°08'17"
R=760.00'
L=134.48'
CD=S80°48'58"E
CL=134.30'
POINT OF BEGINNING
N 6992746.79
E 2526771.14
1/2" RCRF "RPLS 4888"
S89°55'01"E 498.92'
N 6992822.31
E 2528032.63
N24°08'29"E 232.90'
N24°08'29"E 92.68'
N66°01'19"W 310.01'
N66°05'01"W 140.00'
S23°16'07"W 163.92'
S65°54'08"W 135.00'
LOT 1, BLOCK A/5361
ERITREAN ORTHODOX
ADDITION
181,190 SQ. FT.
OR 4.160 ACRES
ERITREAN ORTHODOX TEWAHEDO MEDHANEALEM INST. NO. 20130085452 O.P.R.D.C.T.
ERITREAN ORTHODOX TEWAHEDO MEDHANEALEM INST. NO. 20050039449 O.P.R.D.C.T.
TWO STORY CONCRETE BUILDING HEIGHT 33.3'
ONE STORY FRAME BUILDING HEIGHT 11.7'
TWO STORY FRAME BUILDING HEIGHT 17.9'
KENNETH BERRY INST. NO. 20090039438 O.P.R.D.C.T.
FENCE CORNER POST FOUND
CONTROLLING MONUMENT
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
LEGEND
GAS METER
IRR. CONTROL VALVE
TELEPHONE PEDESTAL
POWER POLE
DOWN GUY
S.S. MANHOLE
CLEAN OUT
FIRE HYDRANT
WATER METER
FUEL PORT
WATER VALVE
TRANSFORMER PAD
ELECTRIC METER
STORM DRAIN MANHOLE
WATER MANHOLE
TRAFFIC SIGNAL POLE
TELEPHONE MANHOLE
SMB MANHOLE
GAS MANHOLE
VAULT
HANDICAP SPACE
SIGN
LIGHT POLE
WIRE FENCE
CONCRETE
BOLLARD
COVERED AREA
A/C PAD
FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 7/7/2014 Community Panel No. 48113C0360L, dated 7/7/2014, subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.
OWNER:
ERITREAN ORTHODOX TEWAHEDO MEDHANEALEM
1720 GUS THOMASSON
DALLAS, TX 75228
214-497-2244
CONTACT: MENGISTEAB T. TEKLE
OWNER'S CERTIFICATE:
STATE OF TEXAS)(
COUNTY OF DALLAS)(
Whereas Eritrean Orthodox Tewahedo Medhanealem the owner of a tract of land situated in the W. S. B. Anderson Survey, Abstract No. 8, City Block 5361, City of Dallas, Dallas County, Texas, being all that certain property conveyed to Eritrean Orthodox Tewahedo Medhanealem, by General Warranty Deeds with Vendor's Lien, recorded under Instrument Numbers 20050039449 and 20130085452 (Official Public Records, Dallas County, Texas, and being more portiularly described as follows:
BEGINNING at a 1/2 inch iron rod with red cap stamped "RPLS 4888" found for the most easterly north corner of said Eritrean tract, same being the northwest corner of that certain tract of land conveyed to Kenneth Berry, by deed recorded under Instrument Number 20090039438, said Official Public Records, same being in the southerly right-of-way line of Gus Thomasson Road (called 80 foot right-of-way)(Volume 16, Page 141);
THENCE along the common line of said Eritrean tract and said Berry tract as follows:
South 43 deg. 49 min. 50 sec. West, a distance of 47.37 feet to a 1/2 inch iron rod with red cap stamped "RPLS 4888" found for angle point;
South 23 deg. 16 min. 07 sec. West, a distance of 163.92 feet to a 1/2 inch iron rod found for the southeast corner of said Eritrean tract, same being the south corner of said Berry tract, same being in the northerly line of a 10 foot alley way, according to the plat thereof recorded in Volume 17, Page 381, Map Records, Dallas County, Texas;
THENCE along the common line of said Eritrean tract and said 10 foot alley way as follows:
South 65 deg. 45 min. 59 sec. West, a distance of 68.40 feet to a 1/2 inch iron rod found for angle point;
North 89 deg. 34 min. 09 sec. West, a distance of 135.00 feet to a 1/2 inch iron rod found for corner;
North 66 deg. 01 min. 19 sec. West, a distance of 310.01 feet to a 1/2 inch iron pipe found for the most southerly southwest corner of said Eritrean tract, same being in the intersection of said 10 foot alley way and a 15 foot alley way, according to the plat thereof recorded in Volume 16, Page 141, said Map Records;
THENCE along the common line of said Eritrean tract and said 15 foot alley way as follows:
North 24 deg. 08 min. 29 sec. East, a distance of 92.69 feet to a fence corner post found for internal corner;
North 66 deg. 05 min. 01 sec. West, a distance of 140.00 feet to a 1/2 inch iron rod found for the most westerly corner of said Eritrean tract, same being in the intersection of said 15 foot alley way and Aledo Drive (50 foot right-of-way)(Volume 16, Page 141);
THENCE North 24 deg. 08 min. 29 sec. East, along the common line of said Eritrean tract and said Aledo Drive, a distance of 232.90 feet to a 1/2 inch iron rod found for the northwest corner of said Eritrean tract, same being in the intersection of said Aledo Drive and aforesaid Gus Thomasson Road;
THENCE along the common line of said Eritrean tract and said Gus Thomasson Road as follows:
South 89 deg. 05 min. 01 sec. East, a distance of 498.92 feet to a 1/2 inch iron rod found for the beginning of a curve to the right, having a radius of 760.00 feet and a central angle of 10 deg. 08 min. 17 sec.;
Along said curve to the right, an arc distance of 134.48 feet and a chord bearing and distance of South 80 deg. 48 min. 58 sec. East, 134.30 feet to the POINT OF BEGINNING and containing 181,190 square feet or 4.160 acres of computed land, more or less.
OWNER'S DEDICATION:
STATE OF TEXAS)(
COUNTY OF DALLAS)(
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT ERITREAN ORTHODOX TEWAHEDO MEDHANEALEM, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS ERITREAN ORTHODOX ADDITION AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME, ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).
WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.
THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.
WITNESS MY HAND THIS THE ____ DAY OF _____, 2018.
BY: _____
MENGISTEAB T. TEKLE, [TITLE]
STATE OF TEXAS:
COUNTY OF DALLAS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MENGISTEAB T. TEKLE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2018.
NOTARY PUBLIC IN AND FOR DALLAS COUNTY
SURVEYOR'S STATEMENT
I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (A)(B)(C)(D) & (E); AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.
PRELIMINARY
NOT TO BE RECORDED FOR ANY REASON
TIMOTHY R. MANKIN DATE:
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122
STATE OF TEXAS:
COUNTY OF TARRANT:
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS
PRELIMINARY PLAT
ERITREAN ORTHODOX ADDITION
LOT 1, BLOCK A/5361
BEING 4.160 ACRES OUT OF THE W. S. B. ANDERSON SURVEY, ABSTRACT NO. 8
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-233
ENGINEERING PLAN NO. _____
JOB NO.: 18-033
DATE: 5/10/2018
FIELD DATE: 5/10/2018
SCALE: 1" = 40'
FIELD: A.R.M.
DRAWN: J.B.N.
CHECKED: T.R.M.
PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1808 (F)
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977
SHEET 1 OF 1

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-234 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: 2899 Irving Boulevard at Inwood road, southeast corner

DATE FILED: June 21, 2018 **ZONING:** CS

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 0.459 acre **MAPSCO:** 34W

APPLICANT/OWNER: Rasar Inc., LLC

REQUEST: An application to create one 0.459-acre lot from a tract of land in City Block 7909 on property located at 2899 Irving Boulevard at Inwood road, southeast corner.

SUBDIVISION HISTORY:

1. S178-106 was a request west of the present request to replat a 1.7100-acre tract of land containing all of Lot 1 in City Block 7193 to create a new floodway easement, establish a Natural Channel Setback, and to create an off-site drainage easement on a 1.7100-acre tract of land located on Irving Boulevard at Inwood Road, southwest corner. The request was approved March 1, 2018 and has not been recorded.

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

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is one.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

13. On the final plat, dedicate a 20-foot by 20-foot corner clip at the intersection of Irving Boulevard & Inwood Road. Section *51A 8.602(d) (1).*

14. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.

15. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

16. Location is in the Hampton-Oaklawn Sump (WSE)=402.5. All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a) (1) through (8).

17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

18. On the final plat, show recording information on all existing easements within 150 feet of the property.

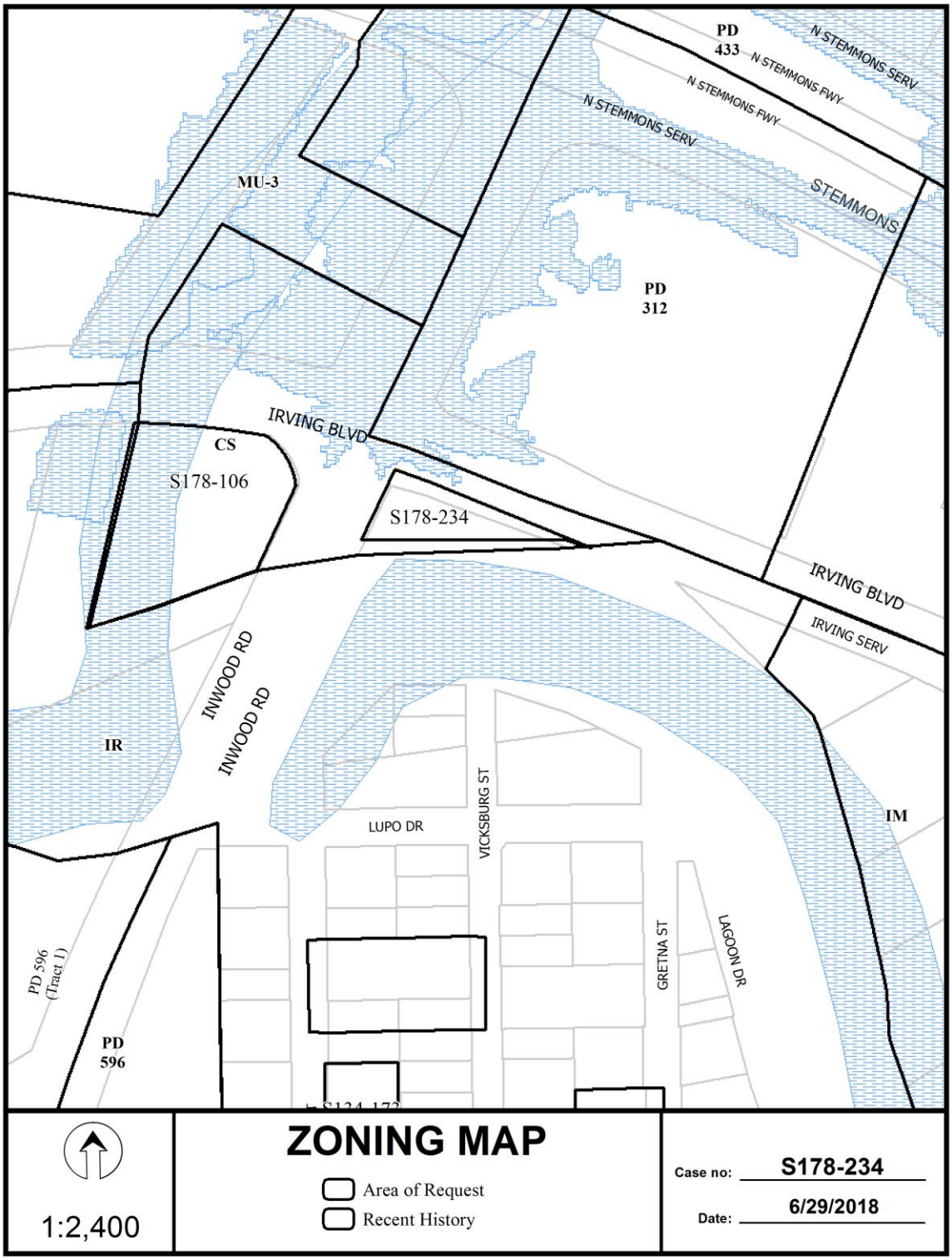
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

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. On the final plat, use a font for the street name labels that does not run the letters together. Section 51A-8.403(a)(1)(A)(xii)

22. On the final plat, identify the property as Lot 1 in City Block A/7909. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).


PD
433
N STEMMONS SERV
N STEMMONS FWY
N STEMMONS FWY
N STEMMONS SERV
STEMMONS
MU-3
PD
312
IRVING BLVD
CS
S178-106
S178-234
IRVING BLVD
IRVING SERV
INWOOD RD
INWOOD RD
IR
VICKSBURG ST
LUPO DR
IM
GRETNA ST
LAGOON DR
PD 596
(Tract 1)
PD
596
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S178-234
Date: 6/29/2018

1:2,400

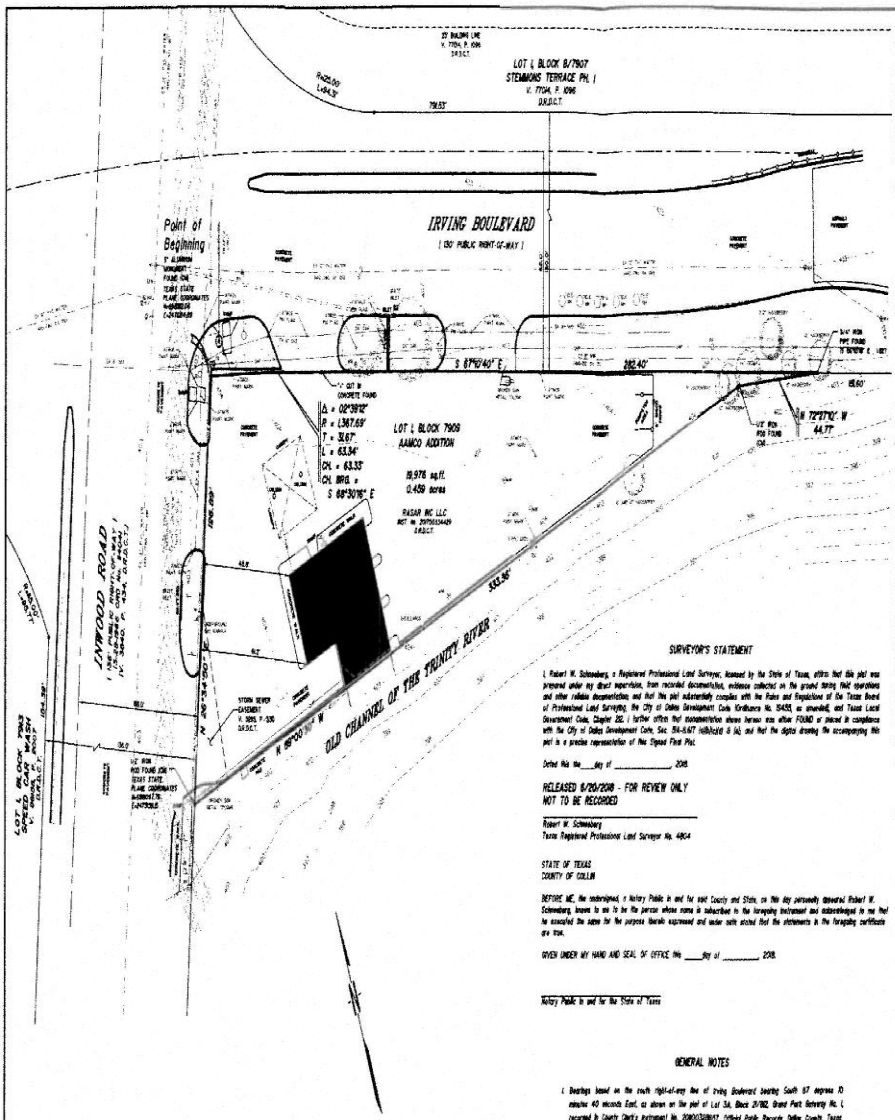
AERIAL MAP

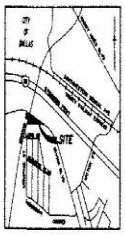
Area of Request

Recent History

Case no: S178-234

Date: 6/29/2018





VICINITY MAP

20 0 20 40
Scale in Feet

LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	CENTERLINE
D.R.D.C.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.	MAP RECORDS, DALLAS COUNTY, TEXAS
INST. No.	INSTRUMENT NUMBER
O.P.R.D.C.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
V.	VOLUME
P.	PAGE
R.O.W.	RIGHT-OF-WAY
CM	CONTROLLING MONUMENT

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Rasar Inc. LLC is the owner of a 0.459 acre tract of land situated in the Hiram Bennet Survey, Abstract No. 83, Dallas County, Texas and being all of that tract of land conveyed to Rasar Inc. LLC by Special Warranty Deed recorded in County Clerk's File No. 20070053442G, Official Public Records, Dallas County, Texas; said 0.459 acre tract being are particularly described by metes and bounds as follows:

BEGINNING at a 5-inch aluminum monument found at the north corner of said 0.459 acre tract; said point also being of the intersection of the southeast right-of-way line of Inwood Road (56 feet wide) and the southwest right-of-way line of Irving Boulevard (100 feet wide); said point also being the beginning of a curve to the right having a radius of 1367.69 feet;

THENCE, with the said southwest right-of-way line of Irving Boulevard, the following metes and bounds:

Southeasterly, with said curve to the right, through a central angle of 02 degrees 39 minutes 12 seconds, an arc distance of 63.34 feet (chord bears South 88 degrees 30 minutes 16 seconds East, 63.33 feet) to a "X" cut in concrete found at the end of said curve;

South 87 degrees 10 minutes 40 seconds East, a distance of 282.40 feet to a point (3/4-inch iron pipe found) of the southwest corner of said 0.459 acre tract; said point also being on the north line of Old Channel of the Trinity River;

THENCE, with the common line of said 0.459 acre tract and north line of said Old Channel of the Trinity River, the following metes and bounds:

North 72 degrees 27 minutes 02 seconds West, leaving said southwest right-of-way line, a distance of 44.77 feet to a 1/2-inch iron rod found for corner;

North 88 degrees 00 minutes 30 seconds West, a distance of 353.36 feet to a 1/2-inch iron rod found at the southwest corner of said 0.459 acre tract; said point also being at the intersection of said north line of Old Channel of the Trinity River and the said southwest right-of-way line of Inwood Road;

THENCE, North 00 degrees 34 minutes 50 seconds East, with said southwest right-of-way line, a distance of 126.50 feet to the POINT OF BEGINNING;

CONTAINING 19,976 square feet or 0.459 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That I, Jon F. Hall, President Hall and Tribes Wind Use, L.L.C., acting by and through it's duly authorized agent, does hereby adopt this plat, designating the herein above described property as AAMCO ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purpose indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for such purposes use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

Water main and wastewater easements and also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of mainlines, cleanouts, fire hydrants, meter services and wastewater services from the main to the curb or convenient line, and description of said additional easements herein granted and to determined by field location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas this the____day of_____, 2018.

By_____
RASAR INC LLC
RAMA AMIR NATHOO - Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jon F. Hall, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code Ordinance No. 19455, as amended, and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either FOUND or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 subdivisions & lots and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the___day of _____, 2018.

RELEASED 6/20/2018 - FOR REVIEW ONLY
NOT TO BE RECORDED

Robert W. Schneeberg
Texas Registered Professional Land Surveyor No. 4864

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Robert W. Schneeberg, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____day of _____, 2018.

Notary Public in and for the State of Texas

GENERAL NOTES

1. Bearings based on the south right-of-way line of Irving Boulevard bearing South 87 degrees 10 minutes 40 seconds East, as shown on the plat of Lot 3A, Block 2/782, Grand Park Gateway No. 1, recorded in County Clerk's Instrument No. 20060338957, Official Public Records, Dallas County, Texas.

2. Lot-to-lot drainage will not be allowed without Engineering Section approval.

3. Purpose of this Plat: To create 1 platted lot.

4. Coordinates shown are based upon Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

5. Building to be removed.

BENCHMARKS:

CITY BM

BM No. 002 34-W-2

A SQUARE IS CUT ON CENTER OF CONCRETE CURB ON INLET NORTH SIDE OF IRVING BOULEVARD IN FRONT OF BUILDING No. 2700 IRVING BOULEVARD.

ELEV.= 408.78

SITE BM

BM No. 1

SQUARE CUT WITH "X" SET ON MEDIAN NOSE ON IRVING BOULEVARD AT THE SOUTHEAST INTERSECTION OF IRVING BOULEVARD AND INWOOD ROAD APPROXIMATELY 12' FROM MEDIAN NOSE BACK OF CURB.

ELEV.=402.96'

SQUARE CUT WITH "X" SET ON MEDIAN NOSE ON INWOOD ROAD AT THE SOUTHWEST INTERSECTION OF INWOOD ROAD AND IRVING BOULEVARD APPROXIMATELY 12.6' FROM MEDIAN NOSE BACK OF CURB.

ELEV.=402.96'

OWNER:
RASAR INC LLC
2700 DOGBERRY LANE
PLANO, TX 75025
ATTN: RAMA AMIR NATHOO

ENGINEER - SURVEYOR:
Robert Schneeberg, P.E., R.P.L.S.
robert.schneeberg@gs-engineers.com
GONZALEZ & SCHNEEBERG
ENGINEERS & SURVEYORS, INC.
8100 Lakeside Boulevard, Suite 800
Richardson, Texas 75081
Phone: 972-516-8868

PRELIMINARY PLAT
AAMCO ADDITION
LOT 1, BLOCK 7909

BEING ALL OF
BLOCK 7909
HIRAM BENNET SURVEY, ABSTRACT NO. 83
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. SXXX-XXX
ENGINEERING NO. 311T-XXX

Gonzalez & Schneeberg
engineers • surveyors
7500 Lakeside Boulevard
Suite 800, Richardson, Texas 75081
(972) 516-8868

TX ENGINEERING FIRM REG. NO. F-3279		TX SURVEYING FIRM REG. NO. 10018-00	
SCALE	DATE	FIELD BK.	
1" = 30'	JUNE, 2018	0279-18-04-01	SHEET 1 OF 1

S178-234

P:\6779 Irving Blvd\6779 pre-plat.dwg, 6/21/2018 10:19:39 AM

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-237 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Monarch Street, between Bennett Avenue and Garrett Avenue

DATE FILED: June 21, 2018 **ZONING:** PD 999

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 2.1155 acres **MAPSCO:** 36W

APPLICANT/OWNER: Villa Santa Maria, Inc.

REQUEST: An application to replat a 2.1155-acres tract of land containing all of Lots 17 through 26 in City Block 4/673 to create one lot on property located on Monarch Street, between Bennett Avenue and Garrett Avenue.

SUBDIVISION HISTORY:

1. S178-160 was a request southwest of the present request to replat a 0.29-acre tract of land containing part of Lots 6 and 7 in City Block A/653 to create an 8-lot shared access area development ranging in size from 1,500 square feet to 1,782 square feet on property located southeast of Monarch street, between Prairie Avenue and Westburg Avenue. The request was approved April 19, 2018 and has not been recorded.

2. S178-149 was a request southwest of the request to replat 0.43-acre tract of land containing all of Lot 8 and part of Lot 7 in City Block A/653 to create one lot on property located on Prairie Avenue at Monarch Street, west of Westburg Alley. The request was approved April 5, 2018 and has not been recorded.

3. S167-149 was a request northwest of the present request to replat a 0.399-acre tract of land containing all of Lots 11 and 12 in City Block 9/696 to create one lot on property located on Garrett Avenue northwest of Fuqua Street. The request was approved April 27, 2017 and has not been recorded.

4. S167-099 was a request northwest of the present request to replat a 0.797-acre tract of land containing all of Lot 24 in City Block C/1990 and all of Lots 4 through 6 in City Block 9/696 to create one lot on property located on Bennett Avenue, northwest of Fuqua. The request was approved March 2, 2017 and has not been recorded.

5. S156-027 (WD) was a request west of the present request to replat a 5.474-acre tract of land being four tracts of land described as follows: Tract 1 being a 2.486 acre tract of land containing all of Lots 1 through 10 and a 20-foot alley to be abandoned in City Block 2/692 to be replatted into one 2.486-acre lot; Tract 2 being a 0.431 acre tract of land containing all of Lots 4 and 5 in City Block 3/693 to be replatted into one 0.431-acre lot; Tract 3 being a tract of land containing all of Lots 7, 8, 9, 9A, 10, and 10A in City Block 3/693 to be replatted into one 1.142-acre lot; and Tract 4 being a tract of land containing all of Lots 15, 16, 17, 18, 19, 20, and 21 in City Block D/1491 to be replatted into one 1.414-acre lot. The request was approved on December 3, 2015, but has been withdrawn.

6. S145-216 was a request southeast of the present request to replat a 0.5540-acre tract of land containing part of Lot 7 and all of Lots 8, and 9 in City Block 5/704 to create one lot on property located on Ross Avenue at Bennett Avenue, east corner. The request was approved July 9, 2015 and was recorded April 25, 2016.

7. S145-163 was a request south of the present request to create a 12-lot Shared Access Development with lot sizes ranging from 1,344 square feet to 2,548 square feet in size from a 0.471-acre tract of land containing all of Lots 6 and 7 in City Block 3/674 on property located at 1717-1721 Bennett Avenue. The request was approved on May 21, 2015 and was recorded June 2, 2016.

8. S134-196 was a request northwest of the present request to replat a 0.207-acre tract of land containing all of Lot 12 in City Block 5/695 into 6 lots ranging in sizes from 1,333 square feet to 2,083 square feet on property located on Bennett Avenue and Fuqua Street, southwest corner. The request was approved July 10, 2014 and was approved March 18, 2016.

9. S134-190 was a request southwest of the present request and located at 2700 Commerce Street to replat a 1.151-acre tract of land containing all of Lots 1-8 in City Block 4/186 into one 0.785-acre lot, one 0.144-acre lot, and one 0.221-acre lot, on property located at 2700 Commerce Street. The request was withdrawn prior to the Plan Commission Hearing.

10. S134-136 was a request north of the present request to replat a 4.039-acre tract of land containing all of Lots 1 through 12, 15 through 21 in City Block D/1491 and a 0.161-acre Alley Abandonment into one lot on property located on Garrett Avenue between Fuqua Street and Monarch Street. The request was approved on May 8, 2014 and has not been recorded.

11. S123-095 was a request east of the present request to replat a 1.126-acre tract of land containing all of Lot 1A in City Block B/1469 into one 0.517-acre lot and one 0.609 acre lot on property located at 5119 Ross Avenue. The request was approved March 21, 2013 and was recorded January 12, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of PD 999; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is one.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Monarch Street & Bennett Avenue. Section *51A 8.602(d) (1).*

15. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Monarch Street & Garrett Avenue. Section *51A 8.602(d) (1).*

16. On the final plat, show recording information on all existing easements within 150 feet of the property.

17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

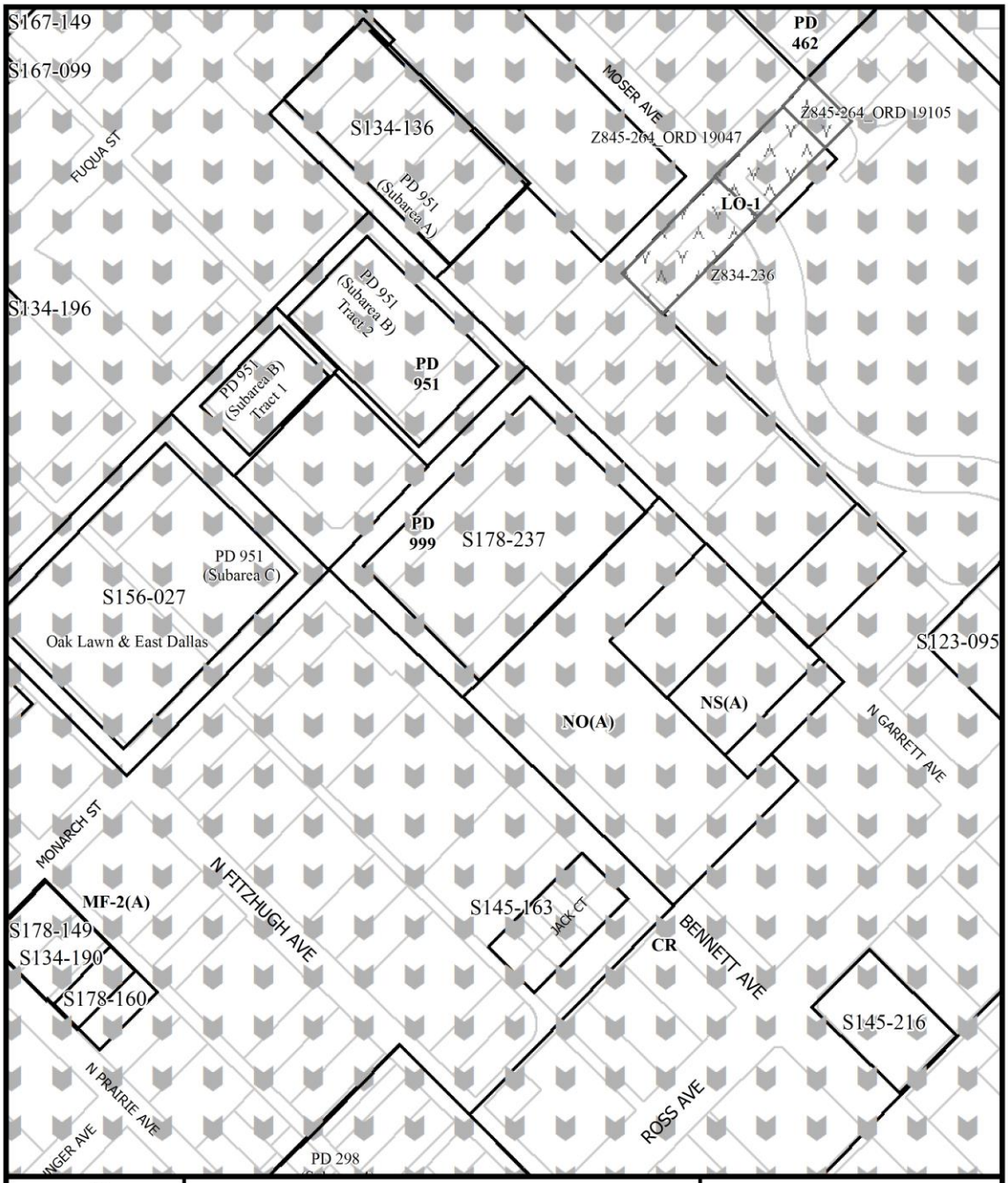
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

19. Water and wastewater main improvements may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

20. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

21. Prior to final plat, concrete retaining wall on Monarch Street needs to be licensed or abandoned through Real Estate Department.

22. On the final plat, identify the property as Lot 17A in City Block 4/673. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



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ZONING MAP

Area of Request

Recent History

Case no: S178-237

Date: 6/29/2018

1:2,400

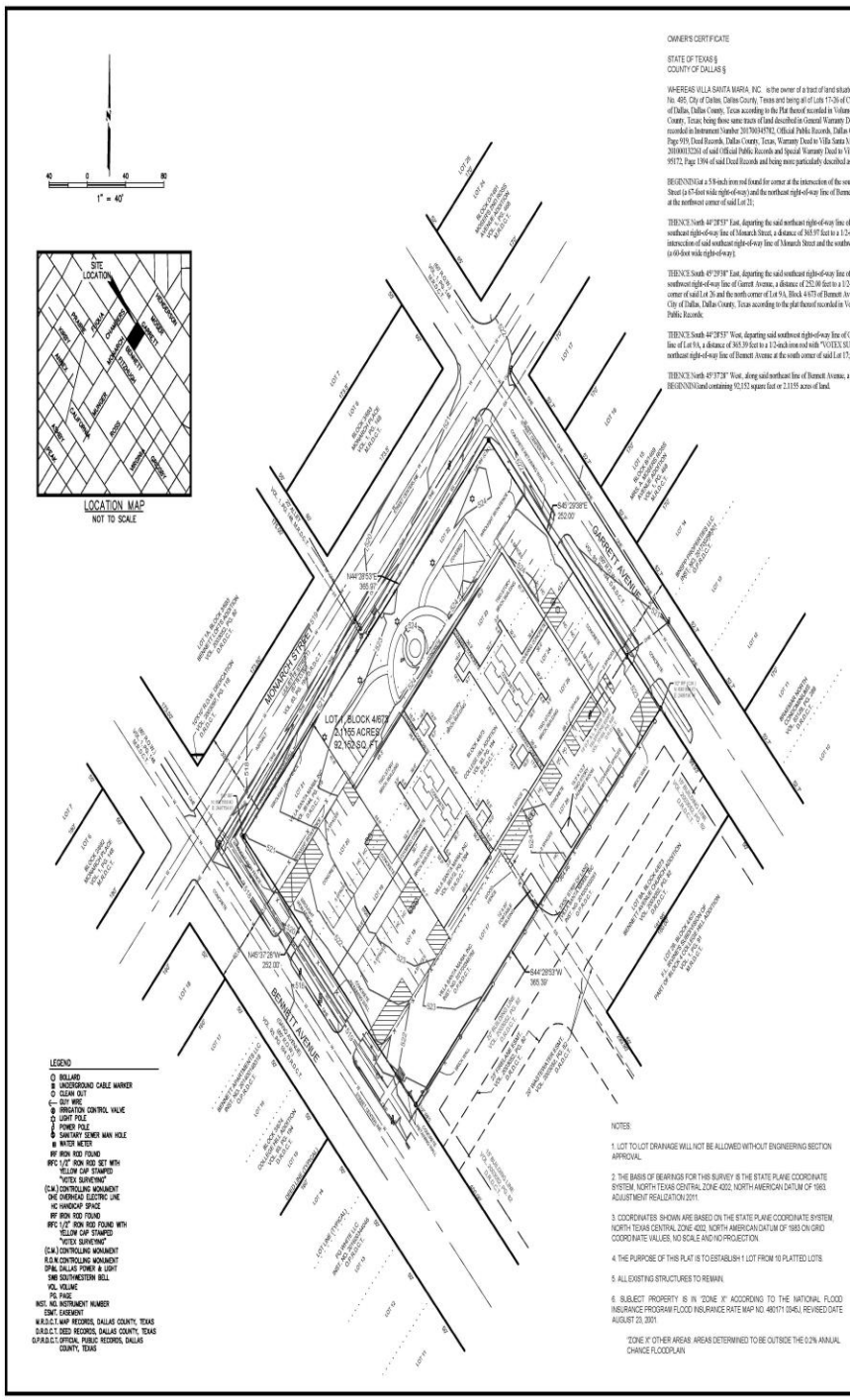
AERIAL MAP

Area of Request

Recent History

Case no: S178-237

Date: 6/29/2018



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS VILLA SANTA MARIA, INC. is the owner of a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being all of Lots 17-26 of College Hill Addition, an addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 93, Page 194, Deed Records of Dallas County, Texas; being those same tracts of land described in General Warranty Deeds to Villa Santa Maria, Inc. recorded in Instrument Number 201700345782, Official Public Records, Dallas County, Texas, and Volume 95144, Page 910, Deed Records, Dallas County, Texas, Warranty Deed to Villa Santa Maria Inc. recorded in Instrument No. 201000332261 of said Official Public Records and Special Warranty Deed to Villa Santa Maria, Inc. recorded in Volume 99172, Page 1394 of said Deed Records and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for corner at the intersection of the southeast right-of-way line of Monarch Street (a 67-foot wide right-of-way) and the northeast right-of-way line of Bernett Avenue (an 80-foot wide right-of-way) at the northwest corner of said Lot 21;

THENCE North 44°28'53" East, departing the said northeast right-of-way line of said Bernett Avenue and along the said southeast right-of-way line of Monarch Street, a distance of 365.97 feet to a 1/2-inch iron rod found for corner at the intersection of said southeast right-of-way line of Monarch Street and the southwest right-of-way line of Garnett Avenue (a 60-foot wide right-of-way);

THENCE South 45°28'58" East, departing the said southeast right-of-way line of Monarch Street and along the said southwest right-of-way line of Garnett Avenue, a distance of 252.00 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 26 and the north corner of Lot 9A, Block 4/673 of Bernett Avenue Church Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 2000052, Page 82 of said Official Public Records;

THENCE South 44°28'53" West, departing said southwest right-of-way line of Garnett Avenue and along said northwest line of Lot 9A, a distance of 365.39 feet to a 1/2-inch iron rod with "VOTEX SURVEYING" cap found for corner in said northeast right-of-way line of Bernett Avenue at the south corner of said Lot 17;

THENCE North 45°37'28" West, along said northeast line of Bernett Avenue, a distance of 252.00 feet to the POINT OF BEGINNING and containing 92,152 square feet or 2.1155 acres of land.

NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

3. COORDINATES SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH 1 LOT FROM 10 PLATTED LOTS.

5. ALL EXISTING STRUCTURES TO REMAIN.

6. SUBJECT PROPERTY IS IN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NO. 480171 0345J, REVISED DATE AUGUST 23, 2001.

"ZONE X" OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That VILLA SANTA MARIA, INC. does hereby adopt this plat, designating the herein described property as VILLA SANTA MARIA ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

BY: _____
Joseph W. Dingman, Treasurer

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Joseph W. Dingman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2018.

_____
Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2018.

PRELIMINARY

RELEASED 5/16/2018 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2018.

_____
Notary Public, State of Texas

PRELIMINARY PLAT

VILLA SANTA MARIA ADDITION

LOT 1, BLOCK 4/673
2.1155 ACRES

BEING A REPLAT OF
ALL OF
LOTS 17-26, BLOCK 4/673
COLLEGE HILL ADDITION

OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-237

OWNER
VILLA SANTA MARIA, INC.
CONTACT: JOSEPH W. DINGMAN
13223 GLAD ACRES DRIVE
DALLAS, TEXAS 75234
PH. (972) 241-1272

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2016-058

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-239 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: 8440 Fireside Drive, east of Dowdy Ferry Road

DATE FILED: June 22, 2018 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 2.834 acres **MAPSCO:** 68D

APPLICANT/OWNER: Claudia V. Guzman, Juan F. Guzman M, Anjelmira Guzman Moreno

REQUEST: An application to create 4 lots ranging in size from 0.447 acre to 2.606 acres from a 2.834-acre tract of land in City Block 7850 on property located at 8440 Fireside Drive, east of Dowdy Ferry Road.

SUBDIVISION HISTORY:

1. S178-227 is a request northwest of the present request to create one 2.00-acre lot from a tract of land on property located on Fireside Drive at Dowdy Ferry Road, northeast corner. The request is on City Plan Commission hearing agenda July 19, 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 lots in the immediate vicinity of this request are varied in width, depth, and area ranging from 9,860 square feet to 195,960 square feet. A review of the surrounding area shows that there is a wide variety of lot sizes and shapes and that there is no apparent established lot pattern. As such, staff concludes that the request complies with Section 51A-8.503, and the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is four.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. 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 Fireside Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

16. On the final plat, show recording information on all existing easements within 150 feet of the property.

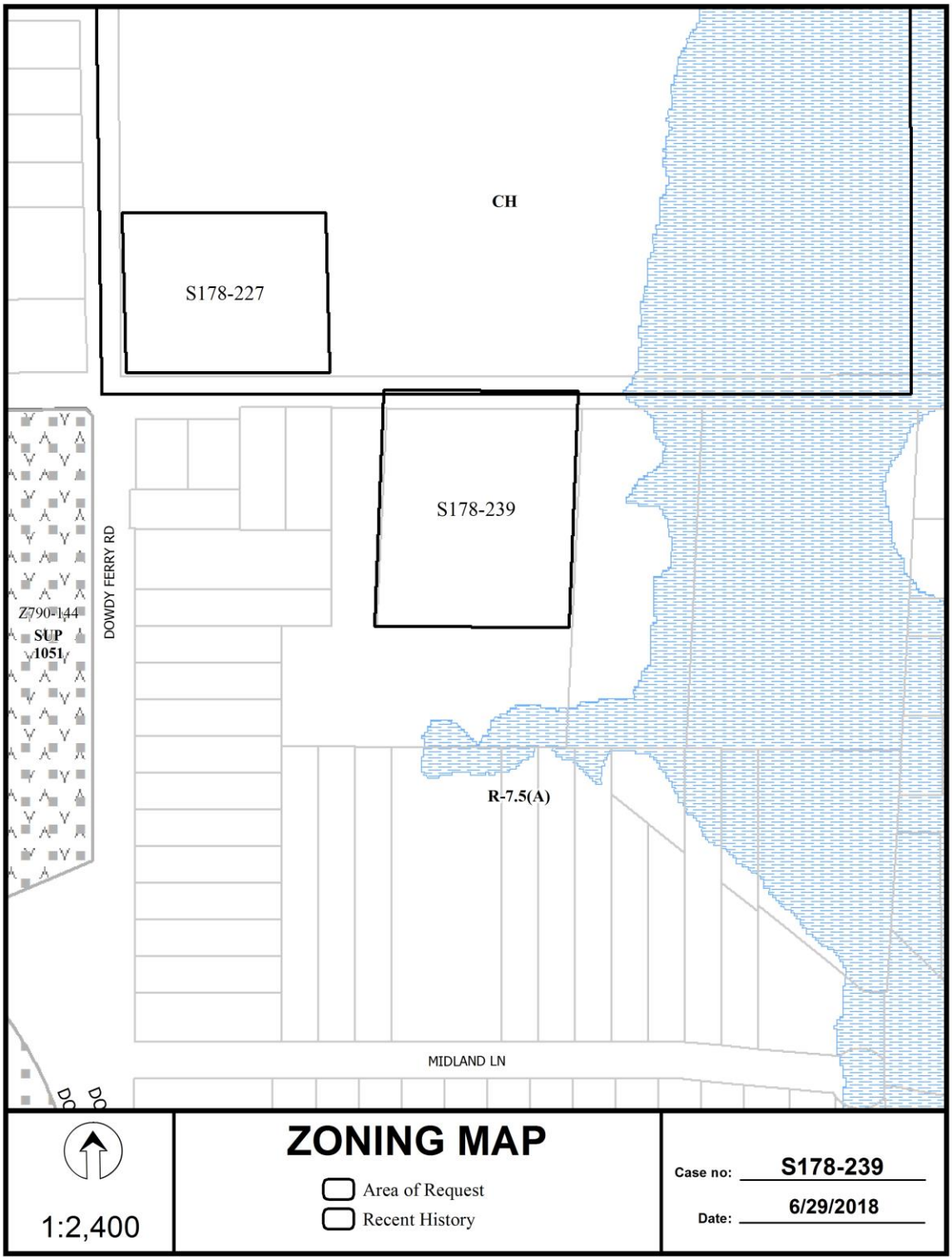
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

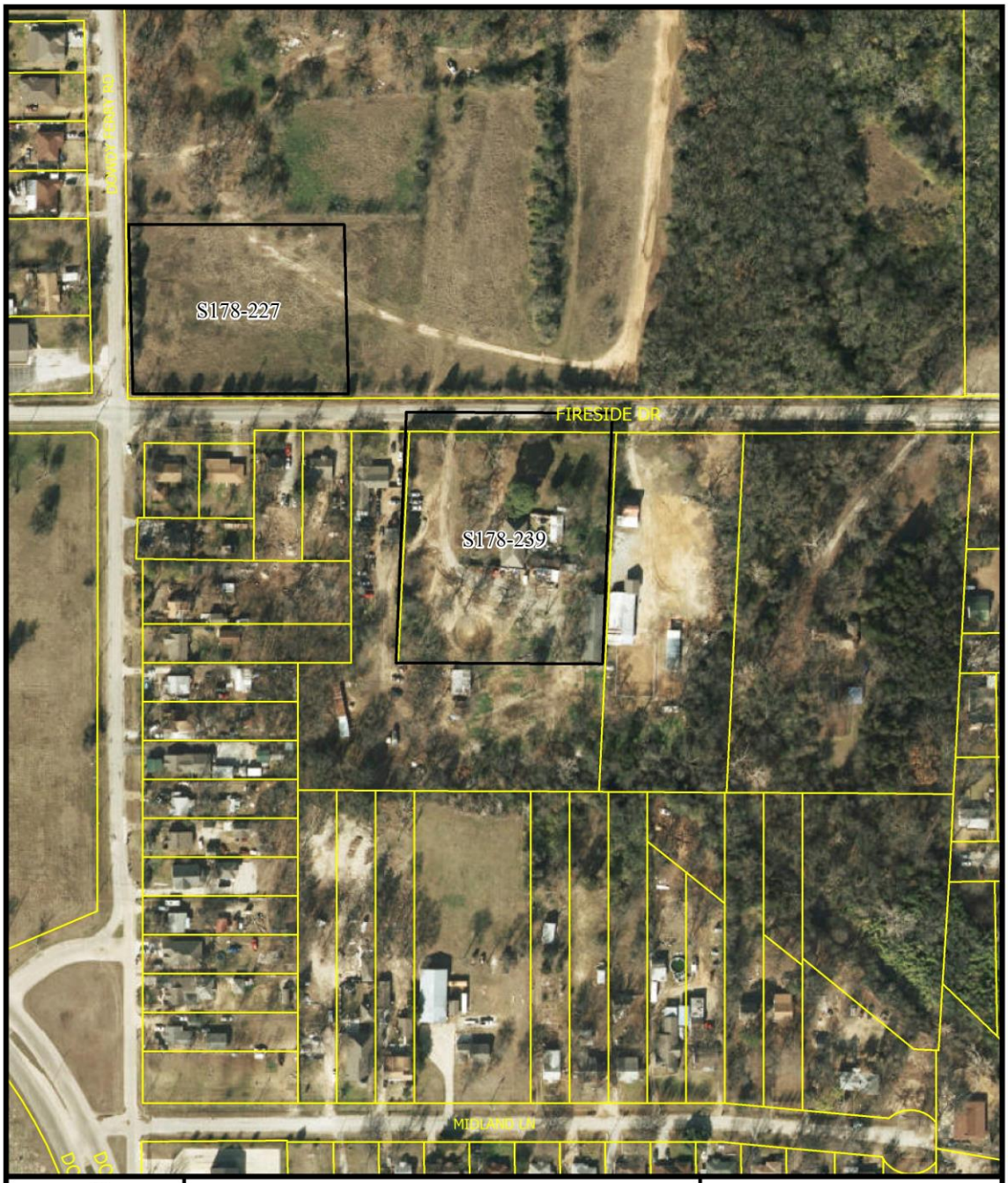
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

19. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

20. On the final plat, identify the property as Lots 1, 2, 3, and 4 in City Block A/7850. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).


CH
S178-227
S178-239
DOWDY FERRY RD
Z790-144
SUP
1051
R-7.5(A)
MIDLAND LN
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S178-239
Date: 6/29/2018



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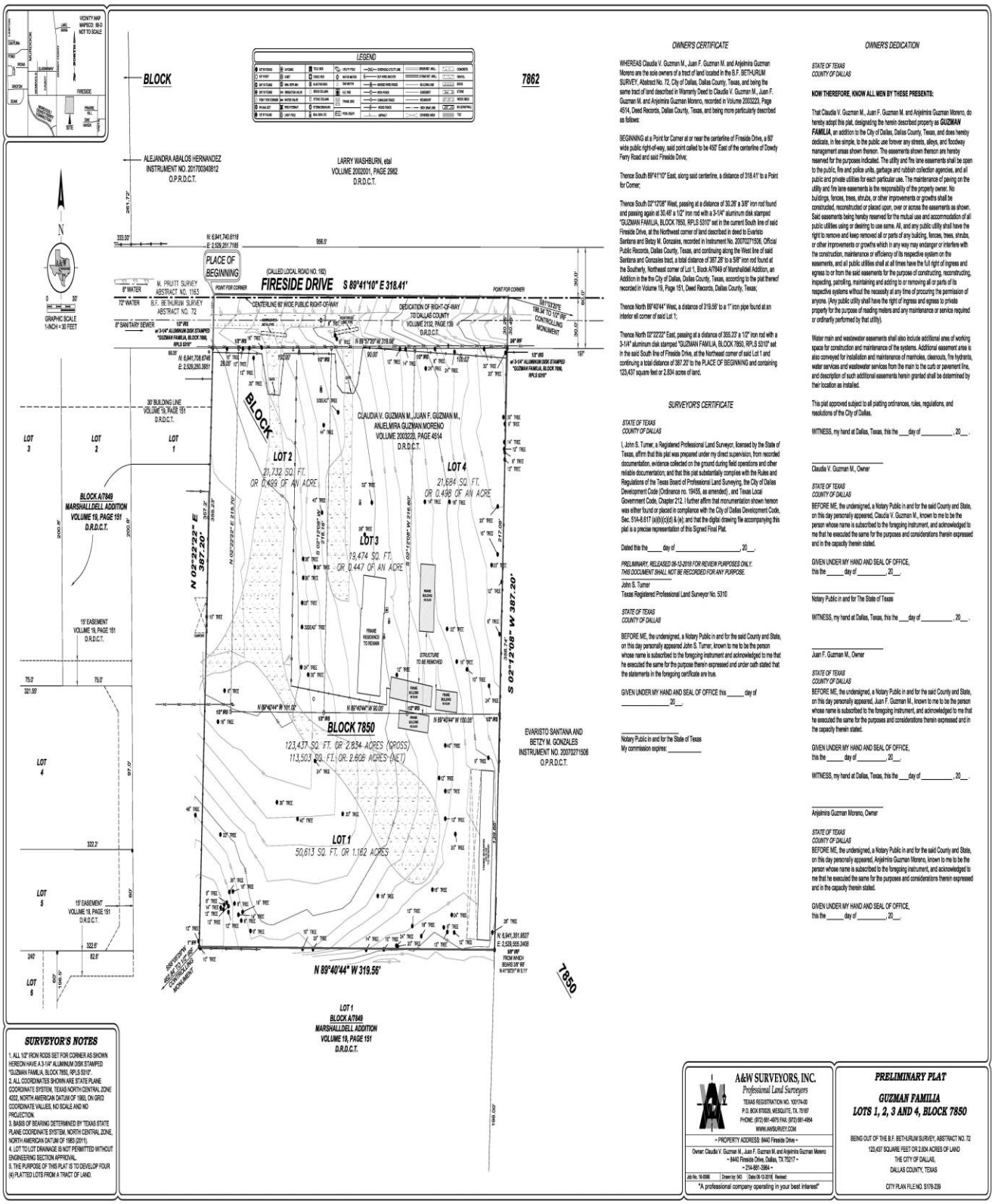
AERIAL MAP

Area of Request

Recent History

Case no: S178-239

Date: 6/29/2018



SURVEYOR'S NOTES

1. ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A 3-1/4" ALUMINUM DISK STAMPED "GUZMAN FAMILIA, BLOCK 7850, RPLS 5310".
2. ALL COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO DEVELOP FOUR (4) PLATTED LOTS FROM A TRACT OF LAND.

OWNER'S CERTIFICATE

WHEREAS Claudia V. Guzman M., Juan F. Guzman M. and Anjelmira Guzman Moreno are the sole owners of a tract of land located in the B.F. BETHURUM SURVEY, Abstract No. 72, City of Dallas, Dallas County, Texas, and being the same tract of land described in Warranty Deed to Claudia V. Guzman M., Juan F. Guzman M. and Anjelmira Guzman Moreno, recorded in Volume 2003223, Page 4514, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a Point for Corner at or near the centerline of Fireside Drive, a 60' wide public right-of-way, said point called to be 450' East of the centerline of Dowdy Ferry Road and said Fireside Drive;

Thence South 89°41'10" East, along said centerline, a distance of 318.41' to a Point for Corner;

Thence South 02°12'08" West, passing at a distance of 30.26' a 3/8" iron rod found and passing again at 30.46' a 1/2" iron rod with a 3-1/4" aluminum disk stamped "GUZMAN FAMILIA, BLOCK 7850, RPLS 5310" set in the current South line of said Fireside Drive, at the Northwest corner of land described in deed to Evaristo Santana and Betzy M. Gonzales, recorded in Instrument No. 200702271506, Official Public Records, Dallas County, Texas, and continuing along the West line of said Santana and Gonzales tract, a total distance of 387.26' to a 5/8" iron rod found at the Southerly, Northeast corner of Lot 1, Block A/7849 of Marshalldell Addition, an Addition in the the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 19, Page 151, Deed Records, Dallas County, Texas;

Thence North 89°40'44" West, a distance of 319.56' to a 1" iron pipe found at an interior ell corner of said Lot 1;

Thence North 02°22'22" East, passing at a distance of 355.23' a 1/2" iron rod with a 3-1/4" aluminum disk stamped "GUZMAN FAMILIA, BLOCK 7850, RPLS 5310" set in the said South line of Fireside Drive, at the Northeast corner of said Lot 1 and continuing a total distance of 387.20' to the PLACE OF BEGINNING and containing 123,437 square feet or 2.834 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I, John S. Turner, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the____ day of _____, 20__.

PRELIMINARY, RELEASED 06-10-2018 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner
Texas Registered Professional Land Surveyor No. 5310

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 20__.

_____
Notary Public in and for the State of Texas
My commission expires: _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Claudia V. Guzman M., Juan F. Guzman M. and Anjelmira Guzman Moreno, do hereby adopt this plat, designating the herein described property as ***GUZMAN FAMILIA***, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ___day of _____, 20__.

_____
Claudia V. Guzman M., Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Claudia V. Guzman M., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

_____
Notary Public in and for The State of Texas

WITNESS, my hand at Dallas, Texas, this the ___day of _____, 20__.

_____
Juan F. Guzman M., Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Juan F. Guzman M., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

WITNESS, my hand at Dallas, Texas, this the ___day of _____, 20__.

_____
Anjelmira Guzman Moreno, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Anjelmira Guzman Moreno, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the _____ day of _____, 20__.

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 10013400
P.O. BOX 870639, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ PROPERTY ADDRESS: 8440 Fireside Drive ~

Owner: Claudia V. Guzman M., Juan F. Guzman M. and Anjelmira Guzman Moreno
~ 8440 Fireside Drive, Dallas, TX 75217 ~
~ 214-891-3964 ~

Job No. 19-0006	Drawn by: MO	Date: 06-13-2018	Revised:

"A professional company operating in your best interest"

PRELIMINARY PLAT

GUZMAN FAMILIA
LOTS 1, 2, 3 AND 4, BLOCK 7850

BEING OUT OF THE B.F. BETHURUM SURVEY, ABSTRACT NO. 72
123,437 SQUARE FEET OR 2.834 ACRES OF LAND
THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-239

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-240 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Haymarket Road and St. Augustine Drive, south of Teagarden Road

DATE FILED: June 22, 2018 **ZONING:** A(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 29.65 acres **MAPSCO:** 69U&69V

APPLICANT/OWNER: Juan Carlos Cervantes

REQUEST: An application to create one 3.00-acre lot and one 26.65-acre lot from a 29.65-acre tract of land in City Block 8771 on property located between Haymarket Road and St. Augustine Drive, south of Teagarden Road.

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

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."

A review of the surrounding area shows that there is a wide variety of lot sizes and shapes and that there is no apparent established lot pattern. As such, staff concludes that the request complies with Section 51A-8.503, and the requirements of the A(A) Agricultural District; therefore, staff recommends approval subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is two.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

14. On the final plat, dedicate 30 feet Right-of-Way from the established center line of Haymarket Road. Section *51A 8.602(c).*

15. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.

16. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.

17. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.

18. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.

19. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).

21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).

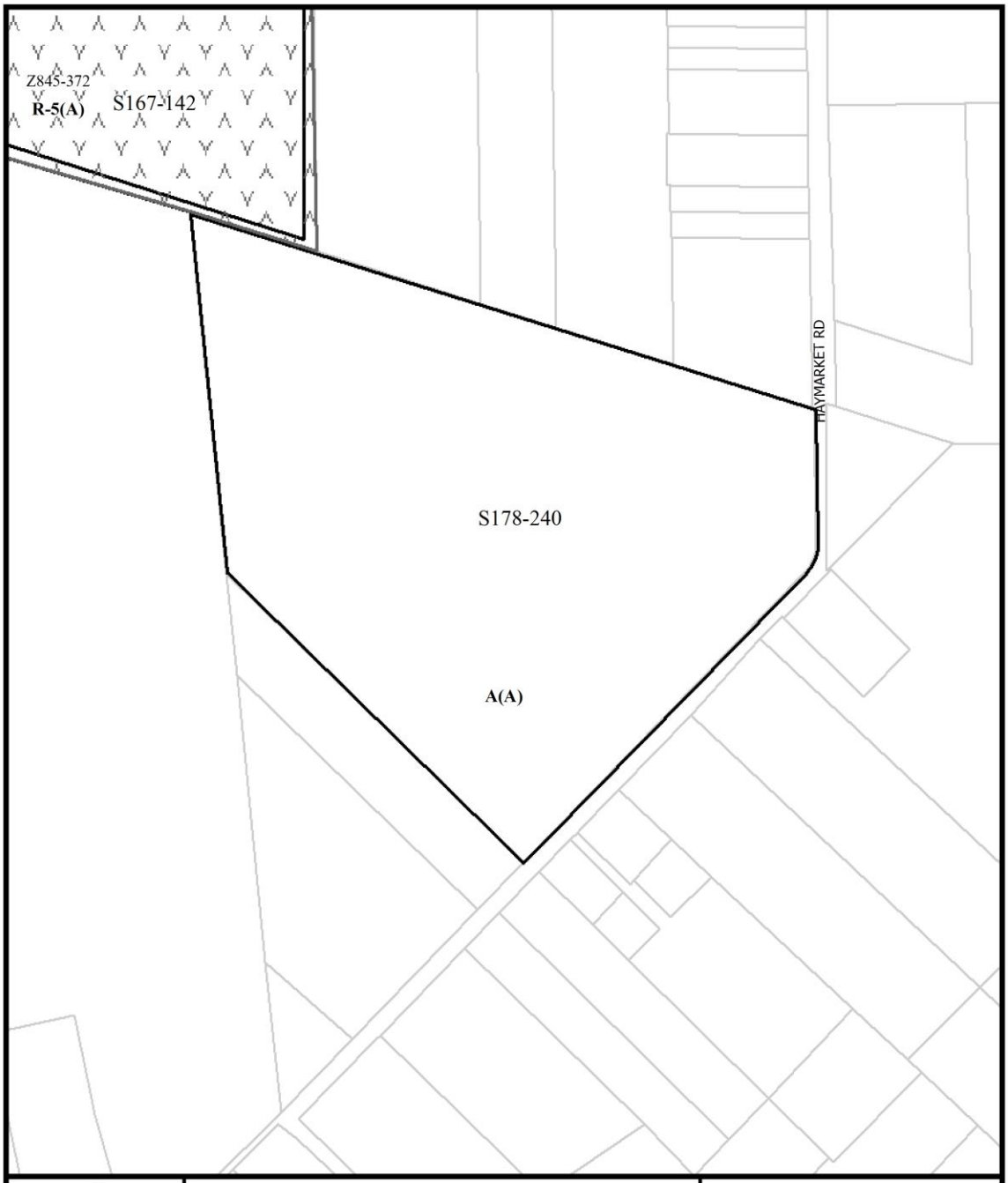
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

23. 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).

24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, and Attention: Water and Wastewater Engineering.

25. Water and wastewater main improvements may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, and Attention: **Water and Wastewater Engineering**.

26. On the final plat, identify the property as Lots 1 and 2 in City Block B/8771. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



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ZONING MAP

Area of Request
Recent History

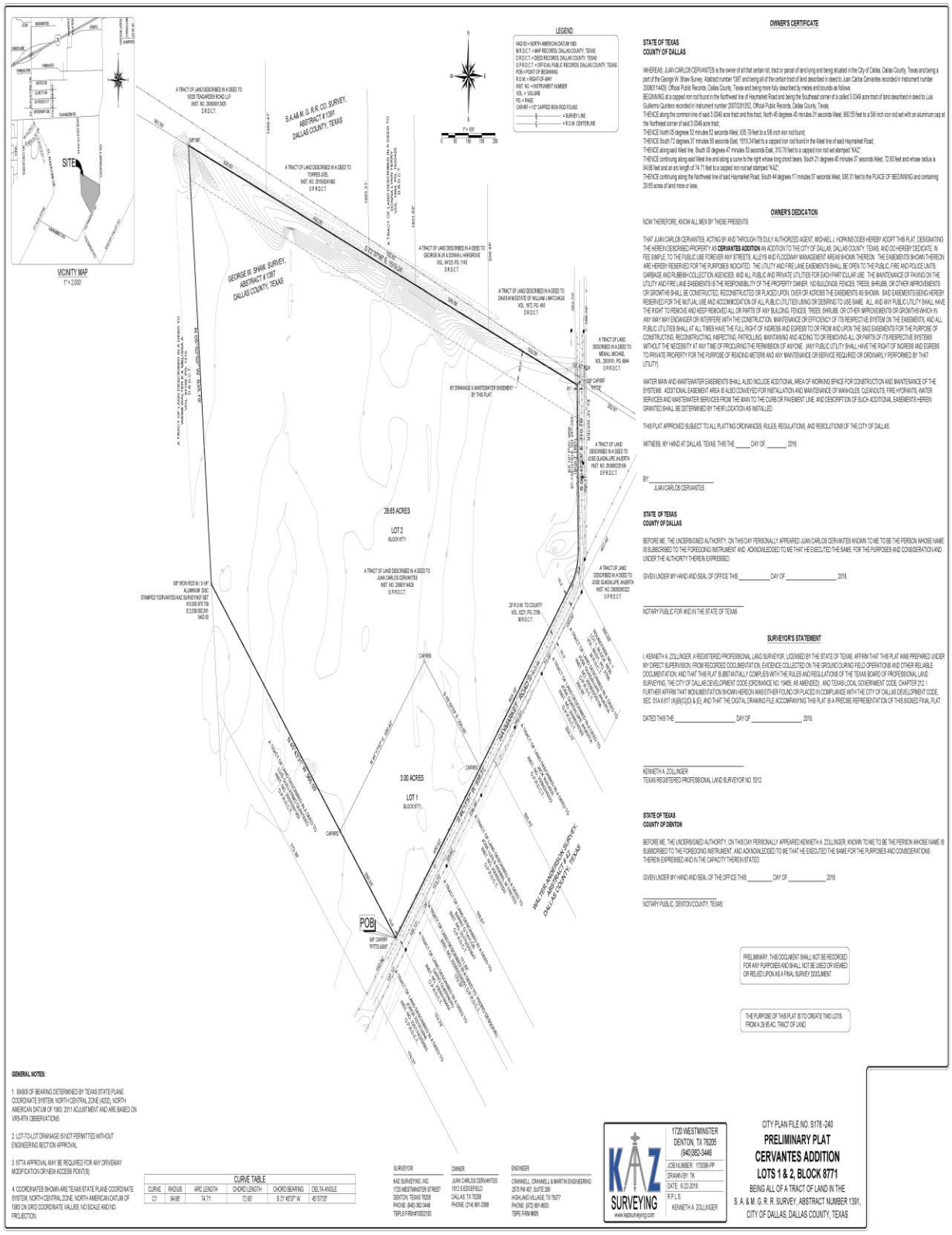
Case no: S178-240
Date: 6/29/2018

1:3,600

AERIAL MAP

Area of Request
Recent History

Case no: S178-240
Date: 6/29/2018


VICINITY MAP
1" = 2,000'
SITE
LEGEND
MAD 83 = NORTH AMERICAN DATUM 1983
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
POB = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CAP/IRF = 1/2" CAPPED IRON ROD FOUND
= SURVEY LINE
= R.O.W. CENTERLINE
1" = 100'
0 50 100 150 200
S.A.&M.G.R.R.CO. SURVEY, ABSTRACT # 1391 DALLAS COUNTY, TEXAS
GEORGE W. SHAW SURVEY, ABSTRACT # 1387 DALLAS COUNTY, TEXAS
A TRACT OF LAND DESCRIBED IN A DEED TO 10025 TEAGARDEN ROAD LLP INST. NO. 201600121005 D.R.D.C.T.
A TRACT OF LAND DESCRIBED IN A DEED TO TORRES JOEL INST. NO. 201600241883 O.P.R.D.C.T.
A TRACT OF LAND DESCRIBED IN A DEED TO DONALD LYNN TRESSLER VOL. 98125, PG. 1143 D.R.D.C.T.
A TRACT OF LAND DESCRIBED IN A DEED TO GEORGE W. & DONNA L HARDRIDGE VOL. 94125, PG. 1143 D.R.D.C.T.
A TRACT OF LAND DESCRIBED IN A DEED TO DAVID & WINESTATE OF WILLIAM J WITCHAUS VOL. 1972, PG. 493 D.R.D.C.T.
A TRACT OF LAND DESCRIBED IN A DEED TO MIRIAL MICHAEL VOL. 2001081, PG. 8984 D.R.D.C.T.
A TRACT OF LAND DESCRIBED IN A DEED TO JOSE GUADALUPE JAUERTA INST. NO. 201600230100 D.R.D.C.T.
A TRACT OF LAND DESCRIBED IN A DEED TO JUAN CARLOS CERVANTES INST. NO. 201600114429 O.P.R.D.C.T.
A TRACT OF LAND DESCRIBED IN A DEED TO JOSE GUADALUPE JAUERTA INST. NO. 201600230100 D.R.D.C.T.
A TRACT OF LAND DESCRIBED IN A DEED TO GEORGE W. SHAW, JR. VOL. 2000, PG. 2000 D.R.D.C.T.
A TRACT OF LAND DESCRIBED IN A DEED TO JUAN CARLOS CERVANTES INST. NO. 201600114429 O.P.R.D.C.T.
A TRACT OF LAND DESCRIBED IN A DEED TO JUAN CARLOS CERVANTES INST. NO. 201600114429 O.P.R.D.C.T.
A TRACT OF LAND DESCRIBED IN A DEED TO WARREN, DAVID & PEGGY VOL. 2000, PG. 2000 D

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-241 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: San Jacinto Street at Prairie Avenue, east of Grisgby Avenue

DATE FILED: June 22, 2018 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.230 acre **MAPSCO:** 46A

APPLICANT/OWNER: Sergio Andrade

REQUEST: An application to replat a 0.230-acre tract of land containing all of Lot 8 in City Block 2/701 to create a 6-lot shared access development with one common area on property located on San Jacinto Street between Prairie Avenue and Grisgby Avenue.

SUBDIVISION HISTORY:

1. S178-190 was a request southeast of the present request to replat a 0.355-acre tract of land containing all of Lots 14 and 15 in City Block 5/710 to create one lot on property located on Virginia Avenue at Prairie Avenue, south corner. The request was approved June 7, 2018 and has not been recorded.

2. S178-108 was a request northeast of the present request to replat a 1.391-acre tract of land containing all of Lots 14, 15, 16, 17, and 18 in City Block 7/708 to create one lot on property located on Fitzhugh Avenue at San Jacinto Street, east corner. The request was approved March 1, 2018 and has not been recorded.

3. S167-237 was a request northeast of the present request to replat a 0.545-acre tract of land containing all of Lots 10 and 11 in City Block 7/708 to create a 15-lot shared access development on property located on Bennett Avenue, southwest of San Jacinto Street. The request was approved and has not been recorded.

4. S167-205 was a request southwest of the present request to replat a 3.805-acre tract of land containing all of Lots 15 through 22 in City Block 4/699 and part of Lot 1 in City Block 1/700 to create one lot on property located on Annex Avenue, between San Jacinto Street and Ross Avenue. The request was approved June 22, 2017 and has not been recorded.

5. S167-201 was a request southeast of the present request to replat a 1.0071-acre tract of land containing all of Lots 1 and 2, part of Lots 3, 4 and 5 in City Block 8/728 to create one lot on property located on Bryan Street at Prairie Avenue, south corner. The request was approved June 22, 2017 and has not been recorded.

6. S167-200 was a request east of the present request to replat a 0.353-acre tract of land containing all of Lots 1 and 2 in City Block B/709 to create one 0.145-acre lot and one 0.208-acre lot on property located on Fitzhugh Avenue at Virginia Avenue, south corner. The request was approved June 22, 2017 and has not been recorded.

7. S167-034 was a request south of the present request to replat a 0.29-acre tract of land containing part of Lot 9 and all of Lot 8 in City Block 4/699 to create six lots ranging in size from 1,687-square feet to 2,993-square feet on property located on Virginia Avenue at Annex Avenue, north corner. The request was approved December 15, 2016 and was approved September 13, 2017.

8. S156-284 was a request west of the present request to replat a 0.434-acre tract of land containing part of Lot 1 in City Block 1/700 to create one lot on property located at 4636 Ross Avenue. The request was approved October 6, 2016 and recorded October 30, 2017.

9. S145-216 was a request northeast of the present request to replat a 0.5540-acre tract of land containing part of Lot 7 and all of Lots 8, and 9 in City Block 5/704 to create one lot on property located on Ross Avenue at Bennett Avenue, east corner. The request was approved July 9, 2015 and recorded April 25, 2016.

STAFF RECOMMENDATION: The request complies with the requirements of MF-2(A) Multifamily 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 six with one common area.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

13. On the final plat, show recording information on all existing easements within 150 feet of the property.

14. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

15. On the final plat, show two control monuments. Section 51A-8.617.

16. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g).

17. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)

18. The Shared Access Area Easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d) (7).

19. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d) (2) and Sections 49-60(d), 49-61(c) (5) (B), and Development Design Procedure and Policy Manual Section 6.2.

20. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c) (3).

21. Prior to submittal of the final plat, the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c).

22. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission

Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e).

23. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f) (2).

24. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f) (2).

25. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines.

26. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street.” Section 51A-4.411(d) (3), and 51A-4.411(d) (10).

27. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d) (8).

28. The Shared Access Area Easement must be terminated a minimum of three feet from the adjacent property or right-of-way. Section 51A-8.618(b).

29. On the final plat, provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name. Sections 51A-8.403(a) (1) (A) (xiv) and 51A-8.506(e).

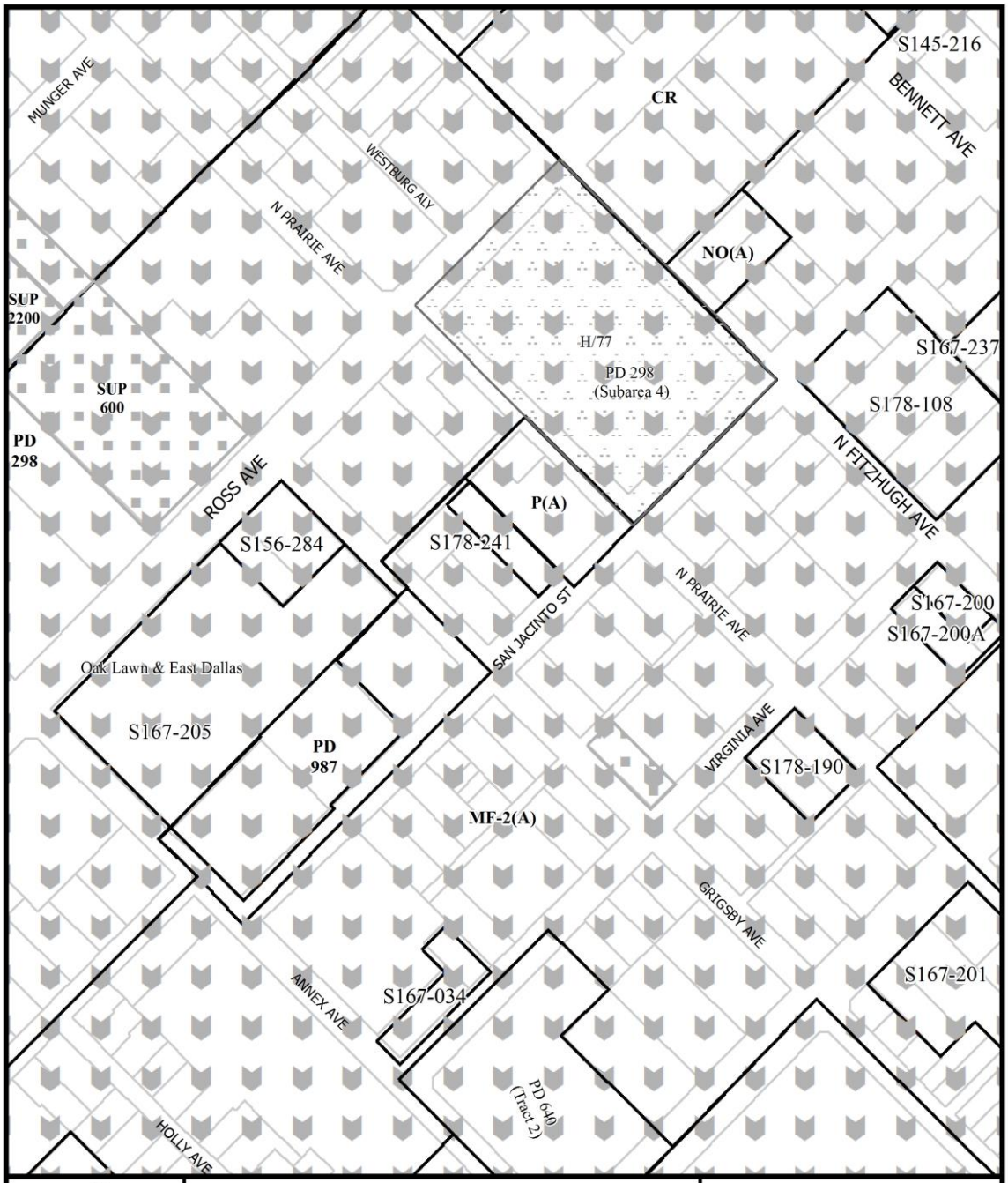
30. Shared Access Area Developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c) (5) (B) and the Development Design Procedures and Policy Manual, Section 2.

31. 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).

32. 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.

33. 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**.

34. On the final plat, identify the property as Lots 8A, 8B, 8C, 8D, 8E, and 8F and Common area CA “A” in City Block 2/701. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



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ZONING MAP

Area of Request

Recent History

Case no: S178-241

Date: 6/29/2018

1:2,400

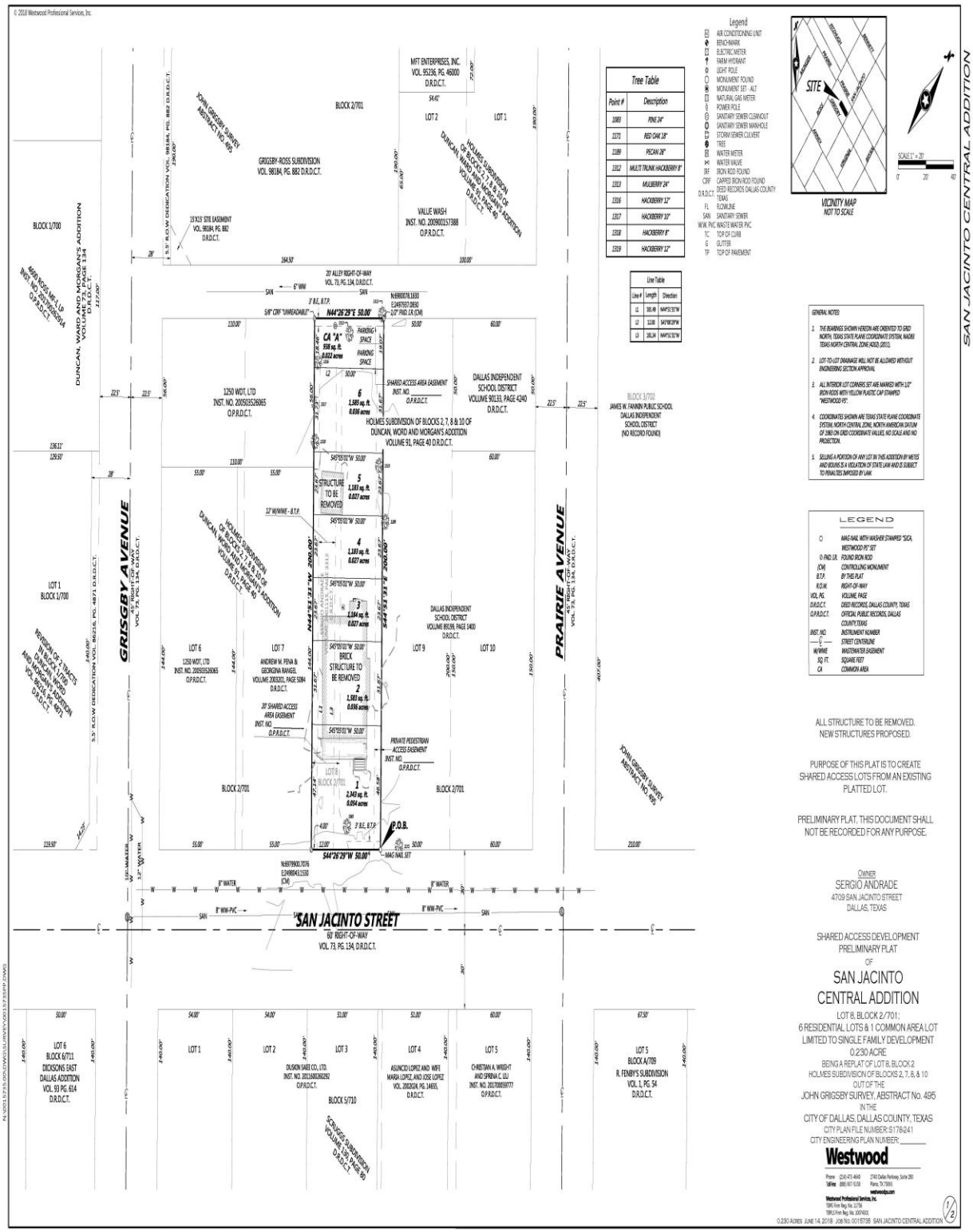
AERIAL MAP

Area of Request

Recent History

Case no: S178-241

Date: 6/29/2018


SAN JACINTO CENTRAL ADDITION
GRISGBY AVENUE
PRAIRIE AVENUE
SAN JACINTO STREET
60' RIGHT-OF-WAY
VOL. 73, PG. 134, D.R.D.C.T.
BLOCK 2/701
BLOCK 1/700
BLOCK 3/700
BLOCK 5/710
BLOCK A/709
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
1250 WOT, LTD
INST. NO. 200503526065
O.P.R.D.C.T.
DALLAS INDEPENDENT SCHOOL DISTRICT
VOLUME 90139, PAGE 4240
D.R.D.C.T.
DALLAS INDEPENDENT SCHOOL DISTRICT
VOLUME 89139, PAGE 3400
D.R.D.C.T.
HOLMES SUBDIVISION OF BLOCKS 2, 7, 8 & 10 OF
DUNCAN, WORD AND MORGAN'S ADDITION
VOLUME 91, PAGE 40 D.R.D.C.T.
GRIGSBY-ROSS SUBDIVISION
VOL. 98184, PG. 882 D.R.D.C.T.
MFT ENTERPRISES, INC.
VOL. 95236, PG. 46000
D.R.D.C.T.
VALLE WASH
INST. NO. 20090157388
O.P.R.D.C.T.
DUNCAN, WARD AND MORGAN'S ADDITION
VOLUME 91, PAGE 134
D.R.D.C.T.
JOHN GRIGSBY SURVEY
ABSTRACT NO. 495
JAMES W. FANNIN PUBLIC SCHOOL
DALLAS INDEPENDENT
SCHOOL DISTRICT
(NO RECORD FOUND)
CA "A"
558 sq. ft.
0.012 acres
STRUCTURE TO BE REMOVED
BRICK STRUCTURE TO BE REMOVED
P.O.B.
MAG NAIL SET
N44°26'29"E 50.00'
S44°26'29"W 50.00'
N44°33'31"W 200.00'
S44°33'31"E 200.00'
20' ALLEY RIGHT-OF-WAY
VOL. 73, PG. 134, D.R.D.C.T.
15'X15' SITE EASEMENT
VOL. 98184, PG. 882
D.R.D.C.T.
5.5' R.O.W. DEDICATION VOL. 98184, PG. 882 D.R.D.C.T.
5.5' R.O.W. DEDICATION VOL. 95236, PG. 4671 D.R.D.C.T.
SHARED ACCESS AREA EASEMENT
INST. NO. _____
O.P.R.D.C.T.
PRIVATE PEDESTRIAN ACCESS EASEMENT
INST. NO. _____
O.P.R.D.C.T.
8" WATER
8" WW-PVC
SAN
LOT 6
BLOCK 6/711
DICKSONS EAST
DALLAS ADDITION
VOL. 93 PG. 614
D.R.D.C.T.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
DUSKAN SABB CO., LTD.
INST. NO. 201508026262
O.P.R.D.C.T.
ASUNCIO LOPEZ AND WIFE
MARIA LOPEZ, AND JOSE LOPEZ
VOL. 2002024, PG. 14855,
D.R.D.C.T.
CHRISTIAN A. WRIGHT
AND SIRENA C. LU
INST. NO. 201708069777
O.P.R.D.C.T.
LOT 5
BLOCK A/709
R. FENBY'S SUBDIVISION
VOL. 1, PG. 54
D.R.D.C.T.
SQUIRES SUBDIVISION
VOLUME 2, PAGE 50
D.R.D.C.T.
Tree Table
Point # | Description
1083 | PINE 24"
1171 | RED OAK 18"
1189 | PECAN 28"
1212 | MULTI TRUNK HACKBERRY 8"
1213 | MULBERRY 24"
1216 | HACKBERRY 12"
1217 | HACKBERRY 10"
1218 | HACKBERRY 8"
1219 | HACKBERRY 12"
Line Table
Line # | Length | Direction
L1 | 301.49 | N44°26'31"W
L2 | 12.00 | S47°08'29"W
L3 | 281.34 | N44°26'31"W
Legend
AIR CONDITIONING UNIT
BENCH-MARK
ELECTRIC METER
FIRE HYDRANT
LIGHT POLE
MONUMENT FOUND
MONUMENT SET - ALT
NATURAL GAS METER
POWER POLE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
STORM SEWER CULVERT
TREE
WATER METER
WATER VALVE
IRON ROD FOUND
CAPPED IRON ROD FOUND
D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
FLOWLINE
SANITARY SEWER
W.W. PVC WASTE WATER PVC
TOP OF CURB
GUTTER
TOP OF PAVEMENT
SITE
VICINITY MAP
NOT TO SCALE
SCALE: 1" = 20'
GENERAL NOTES
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE 4202, (2011).
2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. ALL INTERIOR LOT CORNERS SET ARE MARKED WITH 1/2" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD RS".
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
LEGEND
MAG NAIL WITH WASHER STAMPED "SSCA, WESTWOOD RS" SET
FND. I.R. FOUND IRON ROD
(CM) CONTROLLING MONUMENT
B.T.P. BY THIS PLAT
R.O.W. RIGHT-OF-WAY
VOL./PG. VOLUME/PAGE
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
STREET CENTERLINE
W/WWE WASTEWATER EASEMENT
SQ. FT. SQUARE FEET
CA COMMON AREA
ALL STRUCTURE TO BE REMOVED.
NEW STRUCTURES PROPOSED.
PURPOSE OF THIS PLAT IS TO CREATE SHARED ACCESS LOTS FROM AN EXISTING PLATTED LOT.
PRELIMINARY PLAT. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
OWNER
SERGIO ANDRADE
4709 SAN JACINTO STREET
DALLAS, TEXAS
SHARED ACCESS DEVELOPMENT
PRELIMINARY PLAT
OF
SAN JACINTO
CENTRAL ADDITION
LOT 8, BLOCK 2/701;
6 RESIDENTIAL LOTS & 1 COMMON AREA LOT
LIMITED TO SINGLE FAMILY DEVELOPMENT
0.230 ACRE
BEING A REPLAT OF LOT 8, BLOCK 2
HOLMES SUBDIVISION OF BLOCKS 2, 7, 8, & 10
OUT OF THE
JOHN GRIGSBY SURVEY, ABSTRACT No. 495
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER: S178-241
CITY ENGINEERING PLAN NUMBER: _____
Westwood
Phone (214) 473-4640
Toll Free (800) 607-5150
1740 Dallas Parkway, Suite 200
Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TBPE Firm Reg. No. 11756
TBPLS Firm Reg. No. 10074301
0.230 ACRES JUNE 14, 2018 Job No. 0015735 SAN JACINTO CENTRAL ADDITION
1/2

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-242 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Matilda Street at Lindell Boulevard, northeast corner

DATE FILED: June 22, 2018 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 0.330 acre **MAPSCO:** 36X

APPLICANT/OWNER: DWBI Investments, LLC

REQUEST: An application to replat a 0.330-acre tract of land containing all of Lots 1 and 2 in City Block B/665 to create one lot on property located on Matilda Street at Lindell Boulevard, northeast corner.

SUBDIVISION HISTORY:

1. S156-298 was a request southeast of the present request to replat a 0.165-acre tract of land containing all of Lot 10 in City Block E/666 to create four lots ranging in size from 1,542-square feet to 2,308-sqquare feet on property located at 1415 Hubert Street at Bryan Parkway, northwest corner. The request was approved October 20, 2016 and has not been recorded.

2. S156-175 was a request south of the present request to replat a 0.167-acre tract of land containing all of Lot 4 in City Block G/679 into a Shared Access Development with 5 lots ranging in size from 1,008 square feet to 1,173 square feet, and two common areas totaling 1,634 square feet on property located at 5512 Bryan Parkway between Greenville Avenue and Matilda Street. The request was approved May 19, 2016 and has not been recorded.

3. S156-077 was a request north of the present request to replat a 1.529-acre tract of land containing all of City Block L/1478 to create one lot on property located on Ross Avenue, Matilda Street, Hudson Street, and Hope Street. The request was approved February 4, 2016 and has not been recorded.

4. S145-268 was a request east of the present request to replat a 0.33-acre tract of land containing all of Lots 6 and 7 in City Block G/679 into one lot on property located on Bryan Parkway between Greenville Avenue and Matilda Street. The request was approved October 1, 2015 and has not been recorded.

5. S145-245 was a request northeast of the present request to replat a 0.658-acre tract of land containing all of Lot 2 and part of Lot 8 in City Block 20/1877 into one 0.209-acre lot, one 0.214-acre lot; and to create a Shared Access Development with 5 single family lots ranging in size from 0.036 acres to 0.069 acres, on property located at 5930 Ross Avenue between Ross Avenue and Hudson Street, east of Hubert Street. The request was approved August 20, 2015 and has not been recorded.

6. S145-110 was a request north of the present request to replat a 0.224-acre tract of land containing all of Lot 5 in City Block N/1480 into three lots on property

located at 1612 Mary Street. The request was approved March 19, 2015 and was recorded September 28, 2016.

7. S123-217 was a request northeast of the present request to replat a 0.317-acre lot containing all of Lots 3 and 4 into one lot located at 5908 and 5914 Ross Avenue. The request was approved August 8, 2013 and was recorded August 24, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of MF-2(A) Multifamily District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is one.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

13. On the final plat, dedicate 28 feet Right-of-Way/Street Easement from the established center lines of Lindell Boulevard and Matilda Street. Section *51A 8.602(c).*

14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Matilda Street & Lindell Boulevard. Section *51A 8.602(d) (1).*

15. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Matilda Street and the alley. Section *51A 8.602(d) (1).*

16. Comply with Peaks Branch drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Trinity Watershed Management.

17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

18. Water main improvement may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

19. On the final plat, add fee simple language to owner's dedication.

20. On the final plat, change "Lindell Boulevard" to "Lindell Boulevard A.K.A. Lindell Avenue". Section 51A-8.403(a) (1) (A) (xii).

21. On the final plat, identify the property as Lot 1A in City Block B/665. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).

1:2,400

ZONING MAP

Area of Request

Recent History

Case no: S178-242

Date: 6/29/2018

1:2,400

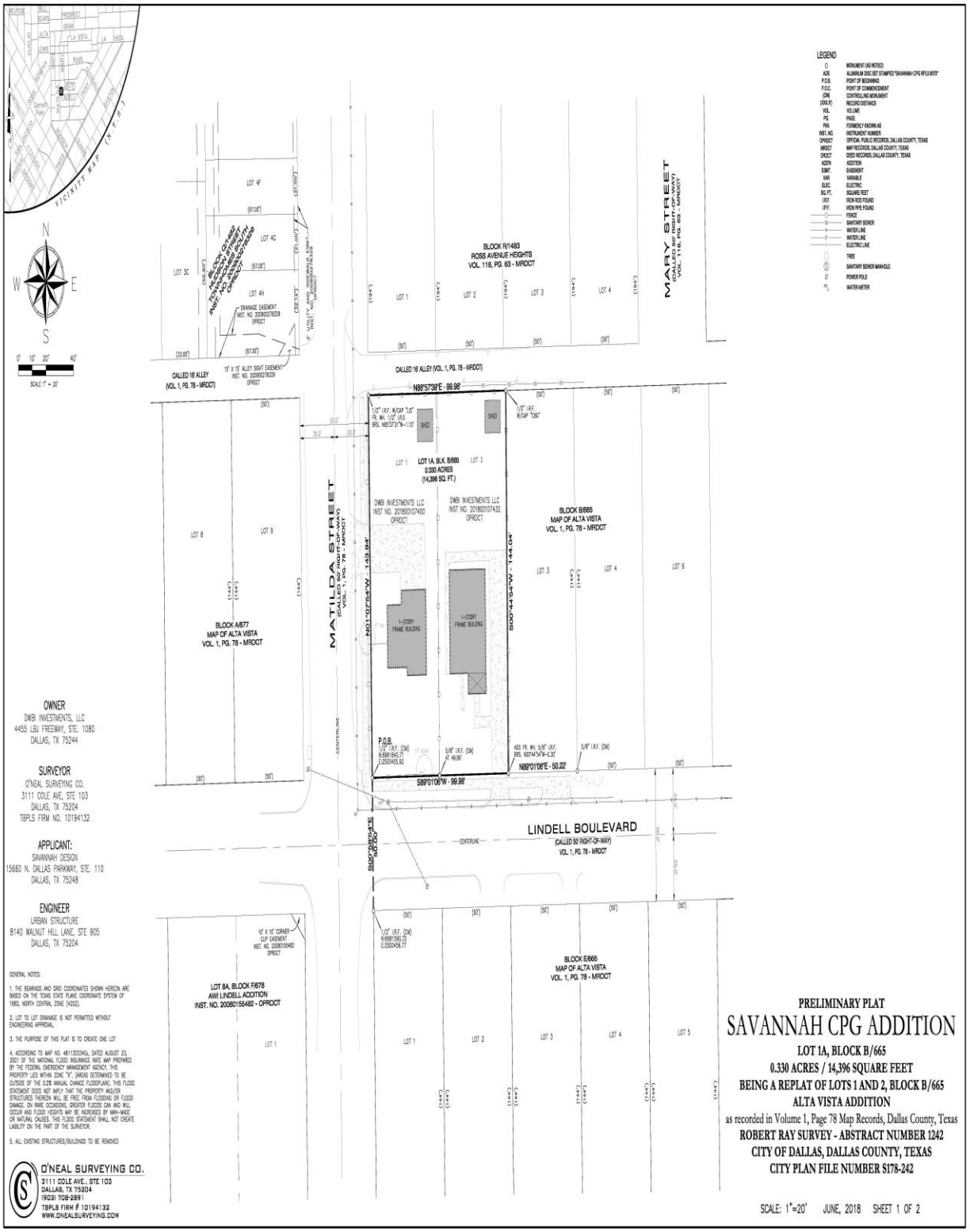
AERIAL MAP

Area of Request

Recent History

Case no: S178-242

Date: 6/29/2018


LEGEND
VICINITY MAP (N.T.S.)
SCALE 1" = 20'
BLOCK R/1493
ROSS AVENUE HEIGHTS
VOL. 118, PG. 63 - MRDCT
MARY STREET
(CALLED 60' RIGHT-OF-WAY)
VOL. 1, PG. 78 - MRDCT
CALLED 16' ALLEY (VOL. 1, PG. 78 - MRDCT)
CALLED 16' ALLEY
(VOL. 1, PG. 78 - MRDCT)
N89°57'39"E - 99.98'
LOT 1A, BLK. B/665
0.330 ACRES
(14,396 SQ. FT.)
DWBI INVESTMENTS LLC
INST NO. 201800107400
OPRDCT
DWBI INVESTMENTS LLC
INST NO. 201800107432
OPRDCT
BLOCK B/665
MAP OF ALTA VISTA
VOL. 1, PG. 78 - MRDCT
BLOCK A/677
MAP OF ALTA VISTA
VOL. 1, PG. 78 - MRDCT
MATILDA STREET
(CALLED 60' RIGHT-OF-WAY)
VOL. 1, PG. 78 - MRDCT
N01°07'54"W - 149.94'
S00°44'54"W - 144.04'
1-STORY FRAME BUILDING
P.O.B.
S89°01'06"W - 99.98'
N89°01'06"E - 50.22'
LINDELL BOULEVARD
(CALLED 50' RIGHT-OF-WAY)
VOL. 1, PG. 78 - MRDCT
BLOCK E/665
MAP OF ALTA VISTA
VOL. 1, PG. 78 - MRDCT
LOT 8A, BLOCK F/678
AW LINDELL ADDITION
INST. NO. 20080155482 - OPRDCT
OWNER
DWBI INVESTMENTS, LLC
4455 LBJ FREEWAY, STE. 1080
DALLAS, TX 75244
SURVEYOR
O'NEAL SURVEYING CO.
3111 COLE AVE, STE 103
DALLAS, TX 75204
TBPLS FIRM NO. 10194132
APPLICANT:
SAVANNAH DESIGN
15660 N. DALLAS PARKWAY, STE. 110
DALLAS, TX 75248
ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
DALLAS, TX 75204
GENERAL NOTES:
1. THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202).
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT
4. ACCORDING TO MAP NO. 48113C0340J, DATED AUGUST 23, 2001 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. ALL EXISTING STRUCTURES/BUILDINGS TO BE REMOVED
O'NEAL SURVEYING CO.
3111 COLE AVE., STE 103
DALLAS, TX 75204
(903) 708-2891
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM
PRELIMINARY PLAT
SAVANNAH CPG ADDITION
LOT 1A, BLOCK B/665
0.330 ACRES / 14,396 SQUARE FEET
BEING A REPLAT OF LOTS 1 AND 2, BLOCK B/665
ALTA VISTA ADDITION
as recorded in Volume 1, Page 78 Map Records, Dallas County, Texas
ROBERT RAY SURVEY - ABSTRACT NUMBER 1242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-242
SCALE: 1"=20' JUNE, 2018 SHEET 1 OF 2

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-244 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Military Parkway at Delafield Lane, northwest corner

DATE FILED: June 22, 2018 **ZONING:** PD 827

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2025/ARTICLE%20%20827.pdf

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 40.00 acres **MAPSCO:** 48V

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application to create one 40.00-acre lot from a tract of land containing part of City Blocks 6207, 6208, and 6209 on property located on Military Parkway at Delafield Lane, northwest 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 the PD 827; 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 30 feet Right-of-Way from the established center line of Delafield Lane. Section *51A 8.602(c).*

15. On the final plat, dedicate a 20-foot by 20-foot corner clip at the intersection of Military Parkway & Delafield Lane. Section *51A 8.602(d) (1).*

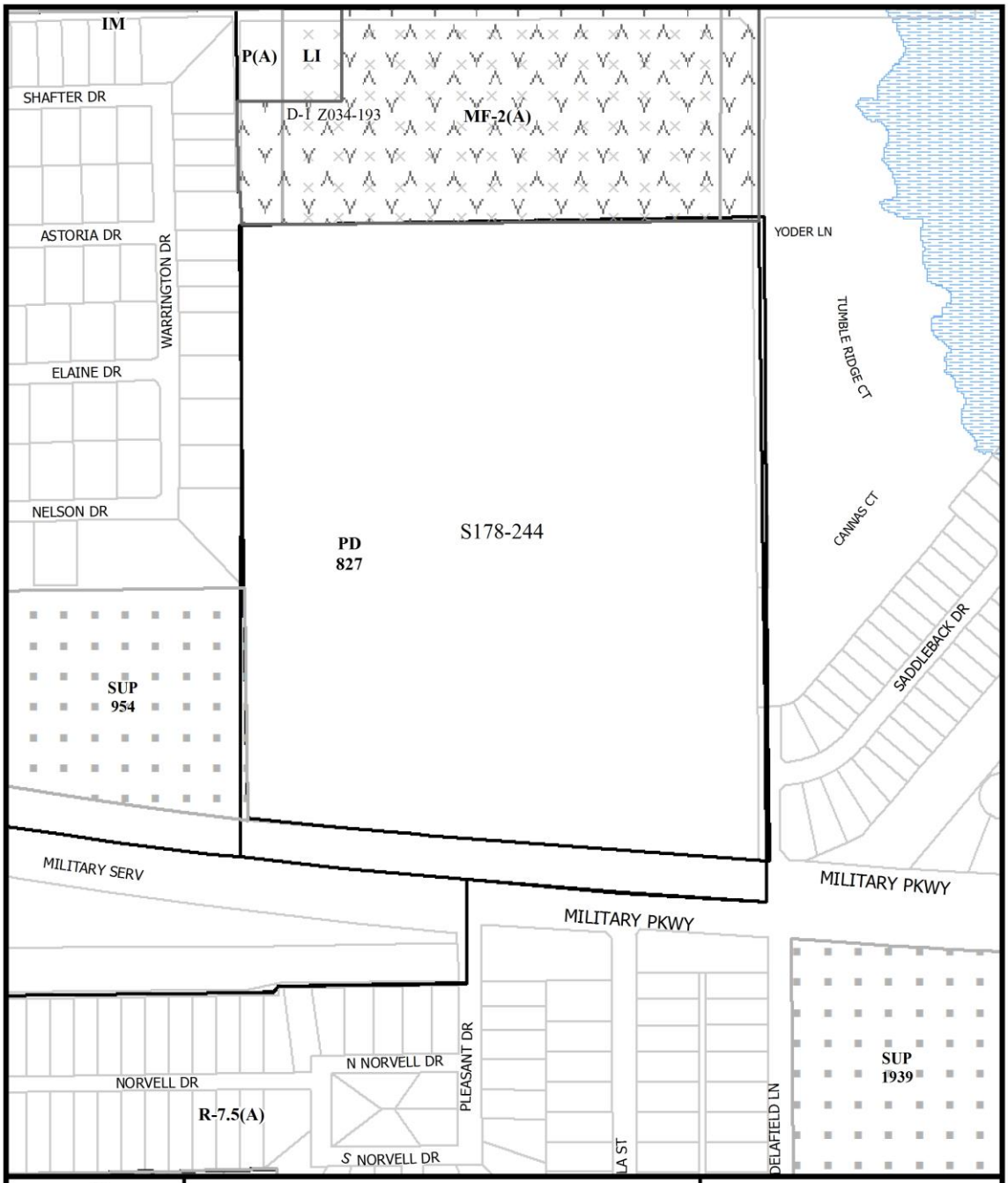
16. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

17. Water and wastewater main improvements may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

18. Existing 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.

19. Prior to final plat, confirm the alignment of "Delafield Lane" along the east boundary of the subject area, as it appears to be a continuous street at this time. Section 51A-8.403(a) (1) (A) (xii).

20. On the final plat, identify the property as Lot 1 in City Block A/6208. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



1:3,600

ZONING MAP

Area of Request

Recent History

Case no: S178-244

Date: 6/29/2018

1:3,600

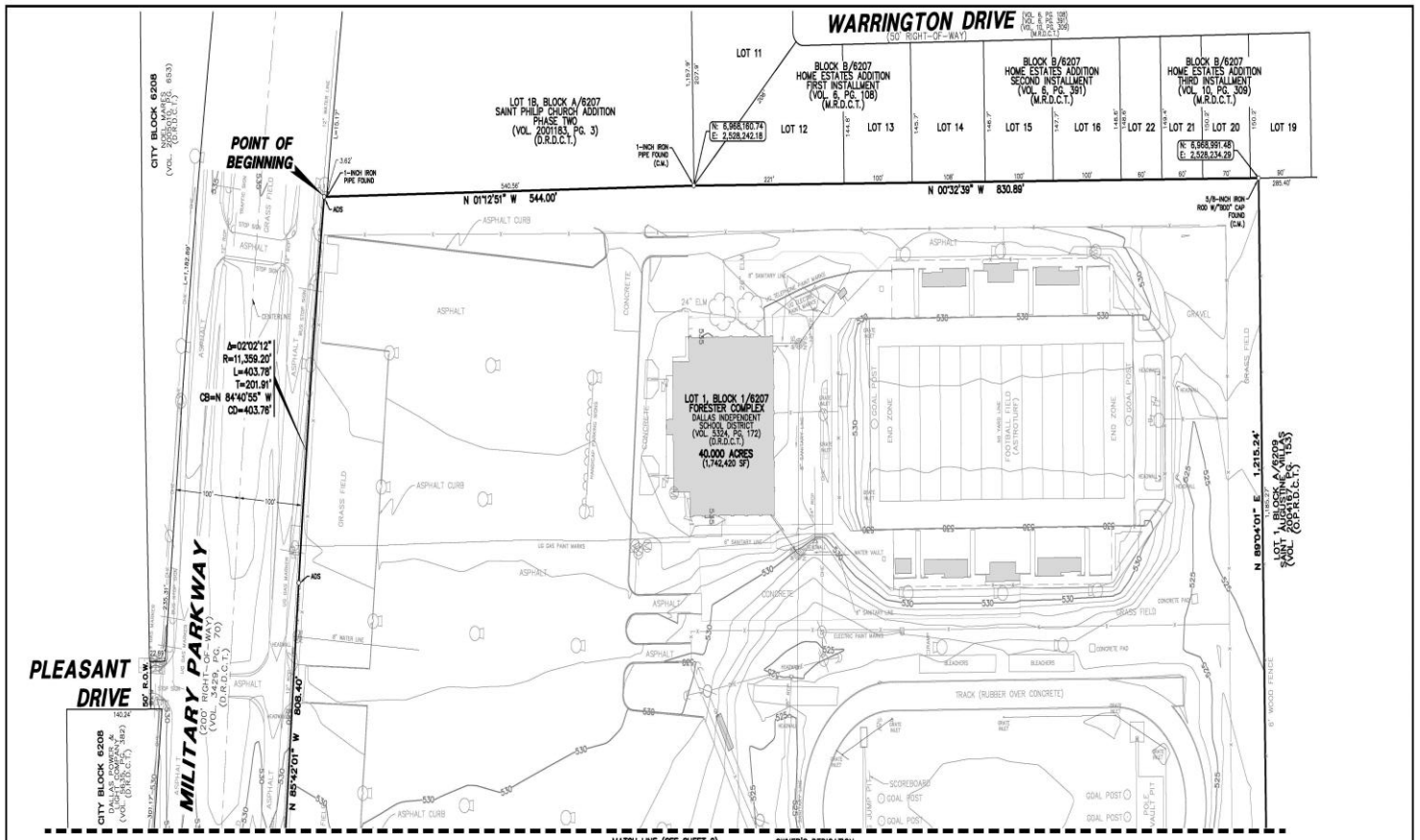
AERIAL MAP

Area of Request

Recent History

Case no: S178-244

Date: 6/29/2018



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Dallas Independent School District, acting by and through its duly authorized agent, Tim Strucely, does hereby adopt this plat, designating the herein described property as **FORESTER COMPLEX**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

By: Dallas Independent School District

_____
Tim Strucely
Title: Executive Director, Construction Services

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Tim Strucely personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of_____, 2018.

_____
Notary Public in and for the State of Texas

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TEXAS 75204
CONTACT: TIM STRUCELY
PH: 972-925-7200

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JUSTIN W. WALDRIP

LEGEND

- 6' CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- WASTEWATER MH
- TELEPHONE MH
- STORM MH
- GAS MH
- ELECTRIC BOX
- GAS VALVE
- 18" CONC. COLUMN
- LIGHT POLE BASE
- TREE
- ADS 2-INCH ALUMINUM DISK STAMPED "PACHECO KOCH – F.C." SET
- (M.R.D.C.T.) MAP RECORDS OF DALLAS COUNTY TEXAS
- (D.R.D.C.T.) DEED RECORDS OF DALLAS COUNTY TEXAS
- (O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
- PROPERTY LINE
- POWER POLE
- ANCHOR
- SIGN
- LIGHT POLE
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- GAS METER
- CLEANOUT
- SPRINKLER VALVE
- TRASH CAN
- BOLLARD
- BENCH
- HOSE BIB

0 30 60 120 180
GRAPHIC SCALE IN FEET
1" = 60'

VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011) Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.00013606.
2. Lot to lot drainage will not be allowed without engineering section approval.
3. The purpose of this plat is to create one lot from an unplatted tracts of land.
4. All existing buildings to remain on site.
5. Coordinates shown hereon are based on the State Plane Coordinate System, Texas north Central Zone (4202), North American Datum 1983, no scale and no projection.

PRELIMINARY PLAT

LOT 1, BLOCK 1/6207
FORESTER COMPLEX

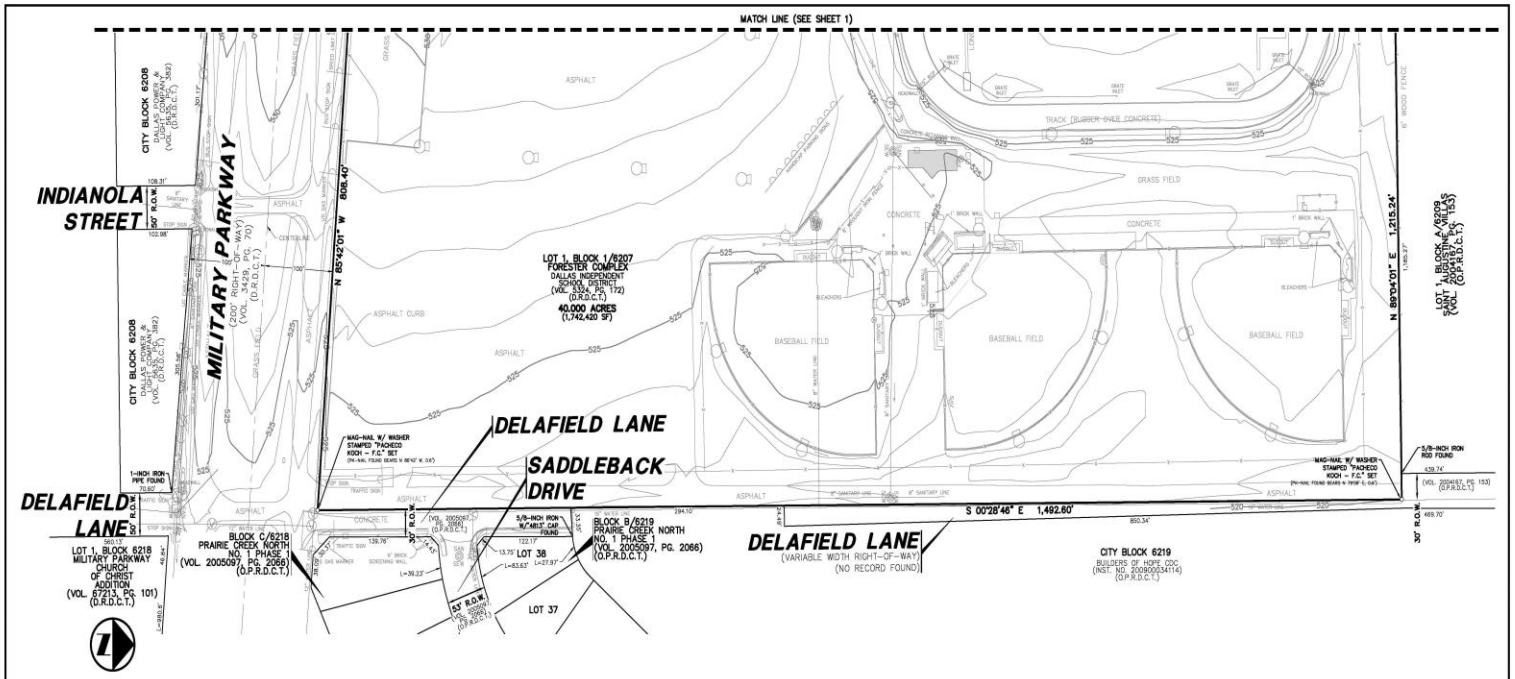
BEING PART OF CITY BLOCK 6208
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
ARCHIBALD D. BROWN SURVEY, ABSTRACT NO. 154,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S178-244
SHEET 1 OF 2

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CTP	JWW	1"=60'	JUNE 2018	1338-18.113

FORESTER COMPLEX - PRELIMINARY PLAT

EPSILUPDS
DATE: 6/28/18 3:13 PM
M:\CIVIL-CS\1338-18.113\DWG\SURVEY CDD 2007\1338-18.113PP.DWG



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

DESCRIPTION, of a 40.000 acre tract of land situated in the Archibald D. Brown Survey, Abstract No. 154, Dallas County, Texas; said tract being part of City Blocks 6207, 6208, and 6209 of the City of Dallas, Texas; said tract also being that certain tract of land described in Warranty Deed with Vendor's Lien to Dallas Independent School District (DISD) recorded in Volume 5334, Page 172 of the Deed Records of Dallas County, Texas; said 40.000 acre tract being more particularly described as follows:

BEGINNING, at a 3-inch aluminum disk stamped "PACHECO KOCH - F.C." set in the north line of Military Parkway (a 200-foot right-of-way); said point being the southeast corner of said DISD tract;

THENCE, North 01 degrees, 12 minutes, 01 seconds West, departing the said north line of Military Parkway, along the west line of said DISD tract, passing at a distance of 3.62 feet a 1-inch iron pipe found for the southeast corner of Lot 18, Block A/6207 of Saint Philip Church Addition, Phase Two, an addition to the City of Dallas recorded in Volume 2001163, Page 3, continuing in all a total distance of 344.00 feet to a 1-inch iron pipe found for corner the northeast corner of said Lot 18 and the southeast corner of Lot 12, Block B/6207 of Home Estates Addition, First Installment, an addition to the City of Dallas recorded in Volume 9, Page 106 of the Map Records of Dallas County, Texas;

THENCE, North 00 degrees, 32 minutes, 39 seconds West, continuing along the said west line of said DISD tract and the east line of said Block B/6207, Home Estates Addition, a distance of 830.89 feet to a 5/8-inch iron rod with "BGO" cap found for the northwest corner of said DISD tract and the southeast corner of Lot 1, Block A/6208, Saint Augustine West, an addition to the City of Dallas recorded in Volume 2004187, Page 152 of the Official Public Records of Dallas County, Texas;

THENCE, North 89 degrees, 04 minutes, 01 seconds East, passing at a distance of 1,185.24 feet the southeast corner of said Lot 1, Block A/6208, in all a distance of 1,215.24 feet to a MAG-nail with washer stamped "PACHECO KOCH - F.C." set for corner in Delafield Lane, an undedicated public street; said point being the northeast corner of said DISD tract; from which a PK-nail found bears North 79 degrees, 08 minutes, a distance of 0.6 feet;

THENCE, South 00 degrees, 28 minutes, 46 seconds East, along Delafield Lane, a distance of 1,492.60 feet to a MAG-nail with washer stamped "PACHECO KOCH - F.C." set for the southeast corner of said DISD tract in the said north line of Military Parkway; from which a PK-nail found bears North 86 degrees, 42 minutes West a distance of 0.6 feet;

THENCE, along the said north line of Military Parkway and the south line of said DISD tract the following two (2) calls:

North 85 degrees, 42 minutes, 01 seconds West, a distance of 808.40 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - F.C." set for the beginning of a tangent curve to the right;

Along said curve to the right in a westerly direction, having a central angle of 02 degrees, 02 minutes, 12 seconds, a radius of 11,359.20 feet, a chord bearing and distance of North 84 degrees, 40 minutes, 55 seconds West, 403.76 feet, an arc distance of 403.78 feet to the POINT OF BEGINNING;

CONTAINING: 1,742,420 square feet or 40.000 acres of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS

COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Justin W. Waldrip, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e), and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the_____ day of _____, 2018.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/15/18.

Justin W. Waldrip
Registered Professional Land Surveyor
No. 6179

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Justin W. Waldrip, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

GENERAL NOTES

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.00013656.
2. Lot to lot drainage will not be allowed without engineering section approval.
3. The purpose of this plat is to create one lot from an unplatted tracts of land.
4. All existing buildings to remain on site.
5. Coordinates shown hereon are based on the State Plane Coordinate System, Texas north Central Zone (4202), North American Datum 1983, no scale and no projection.

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TEXAS 75204
CONTACT: TIM STRUCELY
PH: 972-925-7200

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JUSTIN W. WALDRIP

PRELIMINARY PLAT

LOT 1, BLOCK 1/6207
FORESTER COMPLEX

BEING PART OF CITY BLOCK 6208
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
ARCHIBALD D. BROWN SURVEY, ABSTRACT NO. 154,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S178-244
SHEET 2 OF 2

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CTP	JWW	1"=60'	JUNE 2018	1338-18.113

FORESTER COMPLEX - PRELIMINARY PLAT

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-249 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Zang Boulevard at Beckley Avenue, east corner

DATE FILED: June 22, 2018 **ZONING:** PD 468 (Subdistrict D, Tract 5)

PD LINK: http://www.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, Inc., Zang Holdings, LP

REQUEST: An application to replat a 0.652-acre tract of land containing part of Lots 5, 6, and 7 and all of Lot 8 in City Block 1/3433 to create one lot on property located on Zang Boulevard at Beckley Avenue, east corner.

SUBDIVISION HISTORY:

1. S178-222 was a request on the present request to replat a 0.652-acre tract of land containing part of Lots 5, 6, and 7 and all of Lot 8 in City Block 1/3433 to create one lot on property located on Zang Boulevard at Beckley Avenue, east corner. The request was withdrawn prior to hearing.

2. S178-187 was a request on the present request to replat a 0.453-acre tract of land containing part of Lots 5, 6, and 7 to create one lot on property located on Zang Boulevard at Beckley Avenue. The request was approved May 17, 2018 and has not been recorded.

3. 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.

4. 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. The request was approved March 1, 2018 but has not been recorded.

5. S156-029 was a request southwest of the present request to replat a 1.58-acre tract of land containing all of Lots A and B and a tract of land in City Block H/3374 into one lot on property located on Zang Boulevard, 6th Street, Elsbeth Avenue, and 5th Street. The request was approved December 3, 2015 and recorded August 17, 2017.

6. 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.

7. S134-211 was a request south 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 the PD 468 (Subdistrict D, Tract 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 50 feet right-of-way from the established center line of Zang Boulevard. Section *51A 8.602(c).*

15. On the final plat, dedicate 30 feet of right-of-way from the established centerline of Beckley Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

16. Prior to final plat, coordinate with the Department of Transportation for the location of the driveway.

17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

18. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.

19. On the final plat, chose a new or different addition name. Platting Guidelines.

20. On the final plat, show recording information on all existing easements within 150 feet of the property.

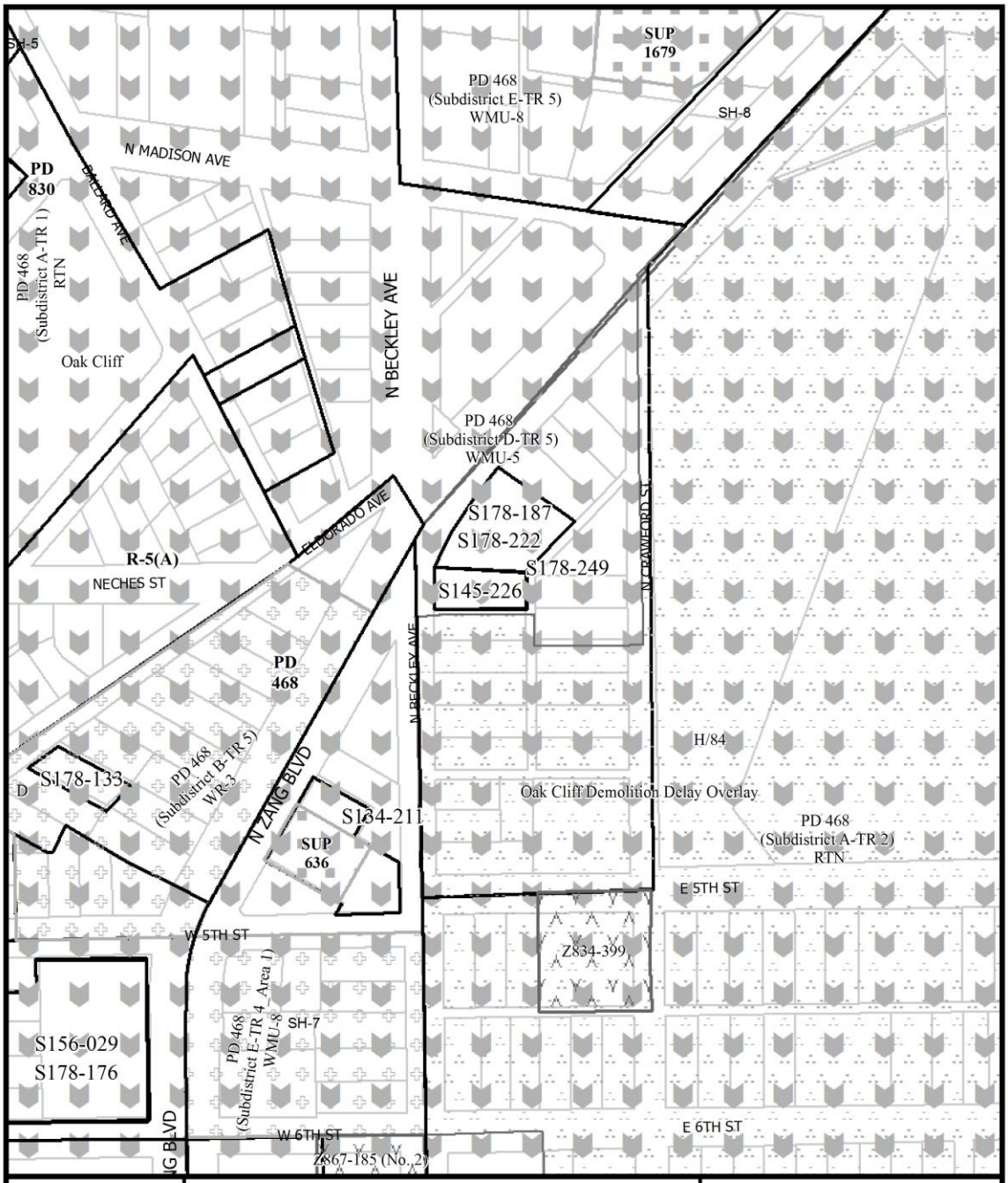
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

22. Water main improvement may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

23. On the final plat, add another street name label for "Beckley Avenue", north of its intersection with Eldorado Avenue. Section 51A-8.403(a)(1)(A)(xii)

24. On the final plat, add another street name label for "Zang Boulevard", southwest of its intersection with Beckley Avenue. Section 51A-8.403(a)(1)(A)(xii)

25. On the final plat, identify the property as Lot 5A in City Block 1/3433. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).


SUP
1679
PD 468
(Subdistrict E-TR 5)
WMU-8
SH-8
N MADISON AVE
PD
830
PD 468
(Subdistrict A-TR 1)
RTN
Oak Cliff
N BECKLEY AVE
PD 468
(Subdistrict D-TR 5)
WMU-5
S178-187
S178-222
S178-249
S145-226
N CRAWFORD ST
ELDORADO AVE
R-5(A)
NECHES ST
PD
468
H/84
S178-133
PD 468
(Subdistrict B-TR 5)
WR-3
N ZANG BLVD
S164-211
SUP
636
Oak Cliff Demolition Delay Overlay
PD 468
(Subdistrict A-TR 2)
RTN
E 5TH ST
W 5TH ST
Z834-399
S156-029
S178-176
PD 468
(Subdistrict E-TR 4_Area 1)
WMU-8
SH-7
W 6TH ST
E 6TH ST
Z867-185 (No. 2)
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S178-249
Date: 6/29/2018

1:2,400

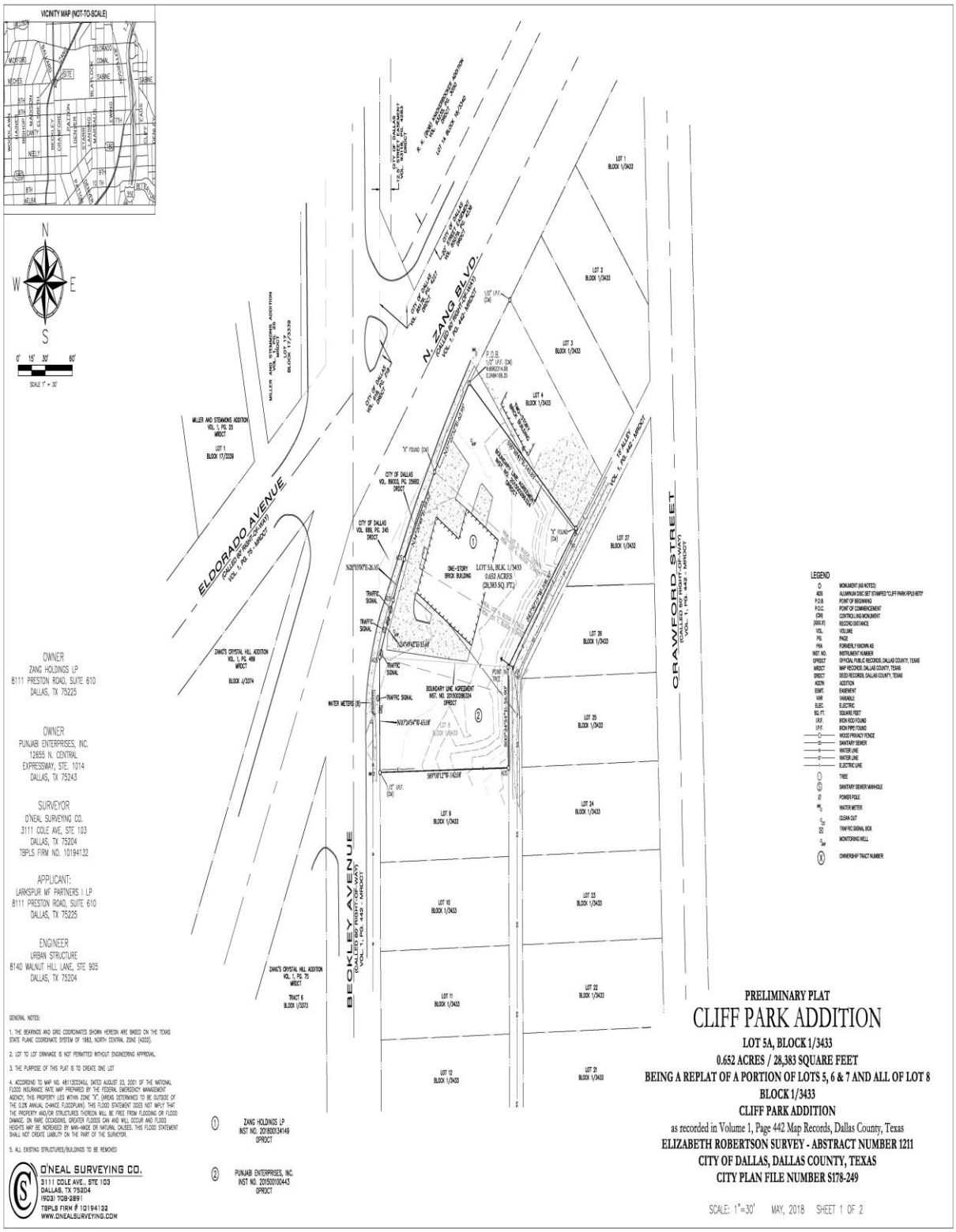
AERIAL MAP

Area of Request

Recent History

Case no: S178-249

Date: 6/29/2018


VICINITY MAP (NOT-TO-SCALE)
N
W
E
S
0' 15' 30' 60'
SCALE 1" = 30'
ELDORADO AVENUE
(CALLED 80' RIGHT-OF-WAY)
VOL. 1, PG. 75 MRDCT
N. ZANG BLVD.
(CALLED 80' RIGHT-OF-WAY)
VOL. 1, PG. 442 MRDCT
BECKLEY AVENUE
(CALLED 80' RIGHT-OF-WAY)
VOL. 1, PG. 75 MRDCT
CRAWFORD STREET
(CALLED 80' RIGHT-OF-WAY)
VOL. 1, PG. 442 MRDCT
ONE-STORY BRICK BUILDING
LOT 5A, BLK. 1/3433
0.652 ACRES
(28,383 SQ. FT.)
P.O.B.
BOUNDARY LINE AGREEMENT
INST. NO. 201500080324
OPRDCT
LEGEND
MONUMENT (AS NOTED)
ALUMINUM DISC SET STAMPED "CLIFF PARK RPLS 1607"
POINT OF BEGINNING
POINT OF COMMENCEMENT
CONTROLLING MONUMENT
RECORD DISTANCE
VOLUME
PAGE
FORMERLY KNOWN AS
INSTRUMENT NUMBER
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
ADDITION
EASEMENT
VARIABLE
ELECTRIC
SQUARE FEET
IRON ROD FOUND
IRON PIPE FOUND
WOOD PRIVACY FENCE
SANITARY SEWER
WATER LINE
WATER LINE
ELECTRIC LINE
TREE
SANITARY SEWER MANHOLE
POWER POLE
WATER METER
CLEAN OUT
TRAFFIC SIGNAL BOX
MONITORING WELL
OWNERSHIP TRACT NUMBER
OWNER
ZANG HOLDINGS LP
8111 PRESTON ROAD, SUITE 610
DALLAS, TX 75225
OWNER
PUNJABI ENTERPRISES, INC.
12655 N. CENTRAL
EXPRESSWAY, STE. 1014
DALLAS, TX 75243
SURVEYOR
O'NEAL SURVEYING CO.
3111 COLE AVE, STE 103
DALLAS, TX 75204
TBPLS FIRM NO. 10194132
APPLICANT:
LARKSPUR MF PARTNERS I LP
8111 PRESTON ROAD, SUITE 610
DALLAS, TX 75225
ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE, STE 905
DALLAS, TX 75204
GENERAL NOTES:
1. THE BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202).
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT
4. ACCORDING TO MAP NO. 48113C0340J, DATED AUGUST 23, 2001 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. ALL EXISTING STRUCTURES/BUILDINGS TO BE REMOVED
O'NEAL SURVEYING CO.
3111 COLE AVE., STE 103
DALLAS, TX 75204
(903) 709-2891
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM
ZANG HOLDINGS LP
INST NO. 201800134149
OPRDCT
PUNJABI ENTERPRISES, INC.
INST NO. 201500100443
OPRDCT
PRELIMINARY PLAT
CLIFF PARK ADDITION
LOT 5A, BLOCK 1/3433
0.652 ACRES / 28,383 SQUARE FEET
BEING A REPLAT OF A PORTION OF LOTS 5, 6 & 7 AND ALL OF LOT 8
BLOCK 1/3433
CLIFF PARK ADDITION
as recorded in Volume 1, Page 442 Map Records, Dallas County, Texas
ELIZABETH ROBERTSON SURVEY - ABSTRACT NUMBER 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-249
SCALE: 1"=30' MAY, 2018 SHEET 1 OF 2

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-246 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: 4050 Valley Ridge Road, west of Gooding Drive

DATE FILED: June 22, 2018 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 0.175 acre **MAPSCO:** 24P

APPLICANT/OWNER: Russell J. Zorn, Barbara Zorn

REQUEST: An application to replat a 0.175-acre tract of land containing all of Lot 10 in City Block F/6220 to reduce a portion of the existing platted 30-foot building line to 29 feet along the south line of Valley Ridge Road on property located at 4050 Valley Ridge Road, west of Gooding Drive.

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

Property Owner Notification: On June 29, 2018, 24 notices were sent to property owners within 200 feet of the proposed plat.

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

(1) Upon the affirmative vote of at least three-fourths of the commission members present; and

(2) If the Commission finds that relocation, removal, or removal of the platted building line will not:

(i) "require a minimum front, side, or rear yard setback less than required by zoning regulation"

- The platted building line along south line of Valley Ridge Road is 30 feet. The front yard setback for the R-7.5(A) single family district is 25 feet; the request is to reduce the portion of 30-foot building line to 29 feet and have building line wrap around the portion of the building encroaching into 30-foot platted building line setback.

(ii) "be contrary to the public interest;"

- 24 notices were sent June 29, 2018 to owners within 200 feet of the plat boundaries.

(iii) "adversely affect neighboring properties; and"

- The reduction of the portion of building line from 30 feet to 29 feet will be consistent to the other properties along the south line of Valley Ridge Road.

(iv) "adversely affect the plan for the orderly development of the subdivision."

- The reduction of one foot will allow the property to be developed in an orderly manner with a uniform setback equal to other properties along the south line of Valley Ridge Road.

STAFF RECOMMENDATION ON BUILDING LINE REDUCTION: The request to reduce the existing 30-foot platted building line along the south line of Valley Ridge Road will make the property conforming with the building line along the rest of the block face. The zoning requires a 25-foot front yard setback along the south line of Valley Ridge Road. Staff finds that the request complies with Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of reduction of the building line to 29 feet.

STAFF RECOMMENDATION ON PLAT: 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 size of the existing lot will remain the same. The staff has determined that the request complies with the requirements of Section 51-8.503 and the zoning requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is one.

11. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

12. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

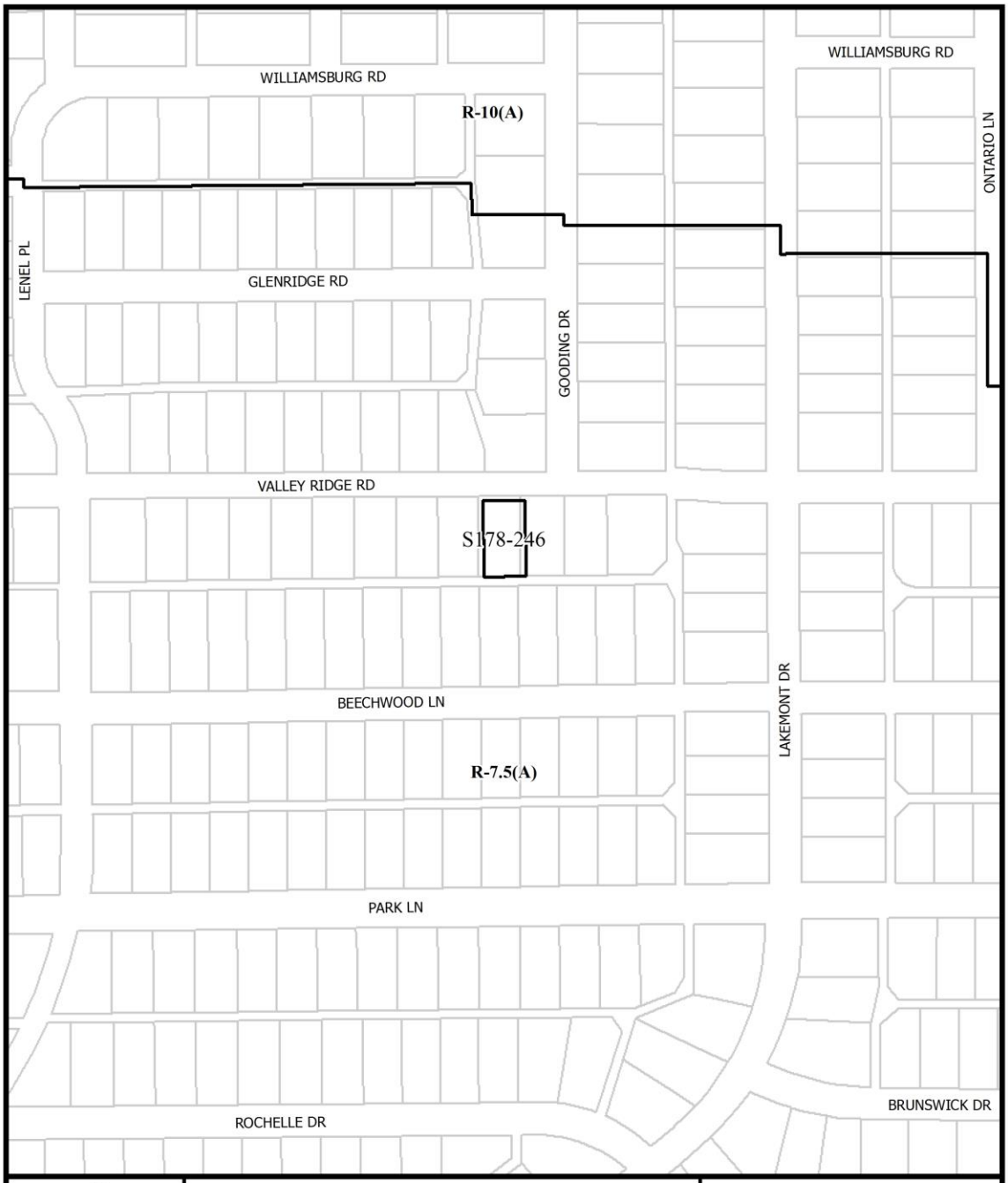
13. On the final plat, show recording information on all existing easements within 150 feet of the property.

14. Add a note on the final plat stating: "The 30-foot building line on the portion of south line of Valley Ridge Road as shown on the plat map is reduced to 29 feet by this plat."

15. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

16. Water main improvement may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

17. On the final plat, identify the property as Lot 10A in City Block F/6220. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



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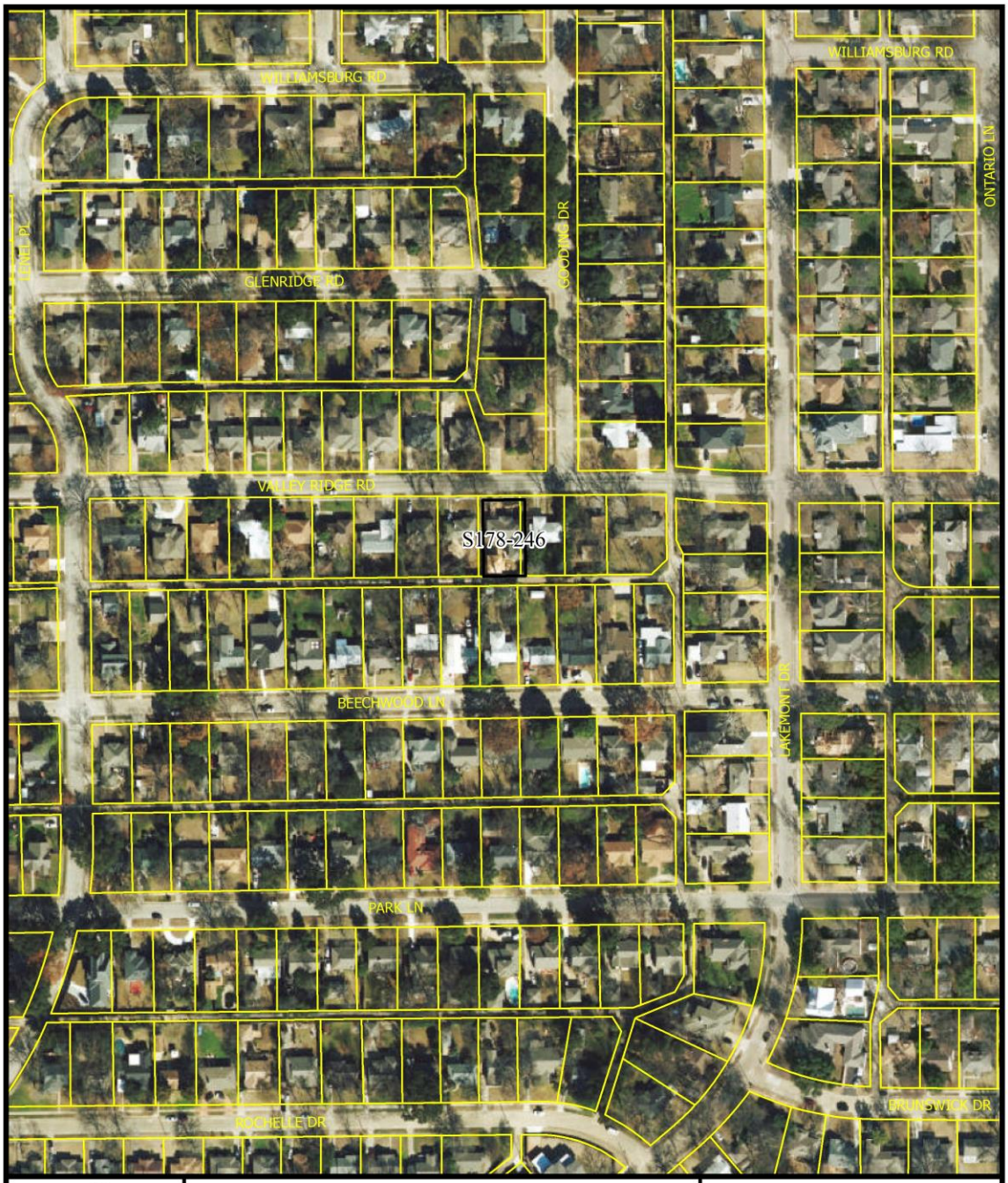
ZONING MAP

Area of Request

Recent History

Case no: S178-246

Date: 6/29/2018



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AERIAL MAP

Area of Request

Recent History

Case no: S178-246

Date: 6/29/2018

1:2,400

NOTIFICATION

200' AREA OF NOTIFICATION

24 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S178-246**

Date: **6/29/2018**

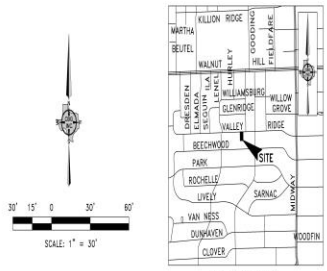
06/28/2018

Notification List of Property Owners

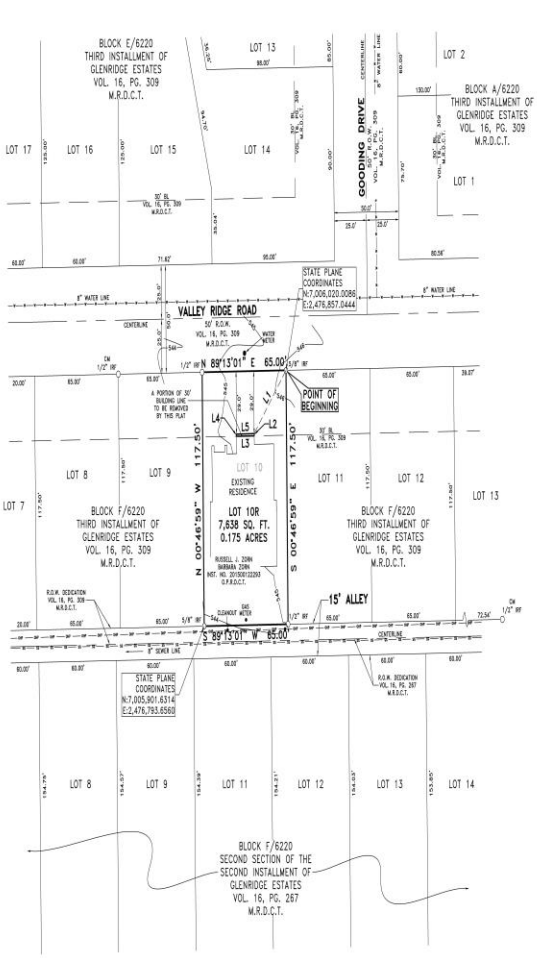
S178-246

24 Property Owners Notified

Label #	*Address*		*Owner*
1	4050	VALLEY RIDGE RD	ZORN RUSSELL J & BARBARA
2	4056	VALLEY RIDGE RD	DUFFORD PATRICIA KAY
3	4031	BEECHWOOD LN	MONROE SUSAN E
4	4041	BEECHWOOD LN	MILLER DEAN
5	4047	BEECHWOOD LN	DAVIS STANLEY
6	4051	BEECHWOOD LN	CHANEY HELEN R & PHILIP D
7	4055	BEECHWOOD LN	ALLIO ANTHONY & ALLISON K
8	4061	BEECHWOOD LN	MENDEZ ESTHER
9	4065	BEECHWOOD LN	SCHNEIDER EDWARD S & ELIZABETH A
10	4071	BEECHWOOD LN	PENDERGRAFT MARION F III
11	9830	GOODING DR	BEAVER K JANE
12	4050	GLENRIDGE RD	WILLIAMS CYNTHIA
13	9839	GOODING DR	VENDIG GAYLE R
14	9831	GOODING DR	DYE STEPHANIE L
15	4047	VALLEY RIDGE RD	MCCUE MICHAEL
16	4043	VALLEY RIDGE RD	CUNNINGHAM CAROL A
17	4037	VALLEY RIDGE RD	ALAYTSEV VYACHESLAV & CHRISTINE LANE PATERSON
18	4033	VALLEY RIDGE RD	STEGNER MARTHA
19	4030	VALLEY RIDGE RD	KONDZIELA JAMES &
20	4036	VALLEY RIDGE RD	FRANZ MENDA MARIE
21	4042	VALLEY RIDGE RD	GONZALEZ RAY L
22	4046	VALLEY RIDGE RD	LONG ANNE
23	4062	VALLEY RIDGE RD	FAIN PATSY
24	4068	VALLEY RIDGE RD	CRABLE FLORENCE E



VICINITY MAP
NOT TO SCALE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas, Russell J. Zorn and Barbara Zorn, are the owners of a tract of land situated in the Francis A. Winn Survey, Abstract No. 1578, City of Dallas, Dallas County, Texas, being all of Lot 10, Block F/6220, Third Installment of Glenridge Estates, according to the Map thereof recorded in Volume 16, Page 309, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northwest corner of Lot 11, Block F/6220, of said Third Installment of Glenridge Estates, and being in the South Right-of-Way line of Valley Ridge Road (50 foot Right-of-Way, Volume 16, Page 309, Map Records, Dallas County, Texas);

THENCE South 00 degrees 46 minutes 59 seconds East, along the West line of said Lot 11, a distance of 117.50 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Lot 11, and being in the North Right-of-Way line of a 15 foot Alley;

THENCE South 89 degrees 13 minutes 01 seconds West, along the North Right-of-Way line of said Alley, a distance of 65.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of Lot 9, Block F/6220, of said Third Installment of Glenridge Estates;

THENCE North 00 degrees 46 minutes 59 seconds West, along the East line of said Lot 9, a distance of 117.50 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Lot 9, and in the South Right-of-Way line of said Valley Ridge Road;

THENCE North 89 degrees 13 minutes 01 seconds East, along the South Right-of-Way line of said Valley Ridge Road, a distance of 65.00 feet to the POINT OF BEGINNING, and containing 7,638 square feet or 0.175 acres of land.

Line Table		
Line #	Direction	Length
L1	S 40°01'23" W	38.25'
L2	S 01°05'26" E	1.05'
L3	S 89°13'01" W	13.70'
L4	N 01°05'26" W	0.98'
L5	N 88°54'34" E	13.70'

LEGEND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1" IPF = 1 INCH IRON PIPE FOUND
1/2" IPF = 1/2 INCH IRON PIPE FOUND
1/2 IRF - 1/2 INCH IRON ROD FOUND
PFC = FENCE POST FOR CORNER
PKS = PK NAIL SET
C.O.C = CERTIFICATE OF CORRECTION
INST. NO. = INSTRUMENT NUMBER

GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO WRAP THE EXISTING 30 FOOT BUILDING LINE AROUND THE PORTION OF THE STRUCTURE EXTENDING PAST SAID PLATTED BUILDING LINE.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) REDUCE A PORTION OF THE PLATTED 30-FOOT BUILDING LINE TO 29-FEET BY THIS PLAT.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Russell J. Zorn and Barbara Zorn, does hereby adopt this plat, designating the herein described property as **VALLEY RIDGE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

BY: _____
Russell J. Zorn, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Russell J. Zorn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

_____
Notary Public in and for Dallas County, Texas.

BY: _____
Barbara Zorn, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Barbara Zorn, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended) , and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the_____ day of _____, 2018.
RELEASED FOR REVIEW 06/20/18 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT
VALLEY RIDGE ADDITION
LOT 10R, BLOCK F/6220
7,638 SQ.FT. / 0.175 ACRES
BEING A REPLAT OF
LOT 10, BLOCK F/6220
THIRD INSTALLMENT OF GLENRIDGE ESTATES
FRANCIS A. WINN SURVEY, ABSTRACT NO. 1578
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-246

OWNER: RUSSELL J. ZORN,
BARBARA ZORN
4250 VALLEY RIDGE ROAD
DALLAS, TEXAS 75220

PLANNING & SURVEYING
Main Office
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P.214.349.0483
F.214.349.2216
Firm No. 10168800
www.cbgtexas.com

SCALE: 1"=30' / DATE: 06-05-18 / JOB NO. 1607140-2 / DRAWN BY: WTH

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-231 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Oak Creek Circle, Urban Avenue, and Military Parkway

DATE FILED: June 21, 2018 **ZONING:** R-7.5(A) & CR

CITY COUNCIL DISTRICT: 5 **SIZE OF REQUEST:** 1.800 acre **MAPSCO:** 48T

APPLICANT/OWNER: Texas Conference Association of Seventh Day Adventists

REQUEST: An application to replat a 1.800-acre tract of land containing all of Lot 10R and an abandoned alley in City Block H/5826 to create one 1.628-acre lot and one 0.172-acre lot on property located between Oak Creek Circle, Urban Avenue, and Military Parkway.

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

Property Owner Notification: On June 29, 2018, 27 notices were sent to property owners within 200 feet of the proposed plat.

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

The lots in the immediate vicinity of this request are varied in width, area, and street frontage. A review of the surrounding area shows that there is a wide variety of lot sizes and shapes and that there is no apparent established lot pattern.

Staff concludes that the request is in compliance with Section 51A-8.503; and with the requirements of the R-7.5(A) Single Family District and CR Commercial 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 28 feet right-of-way (or Street Easement) from the established center line of Oak Creek Circle. Section *51A 8.602(c).*

15. On the final plat, dedicate a 15-foot by 15-foot corner clip at the intersection of Military Parkway & Urban Avenue. Section *51A 8.602(d) (1).*

16. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

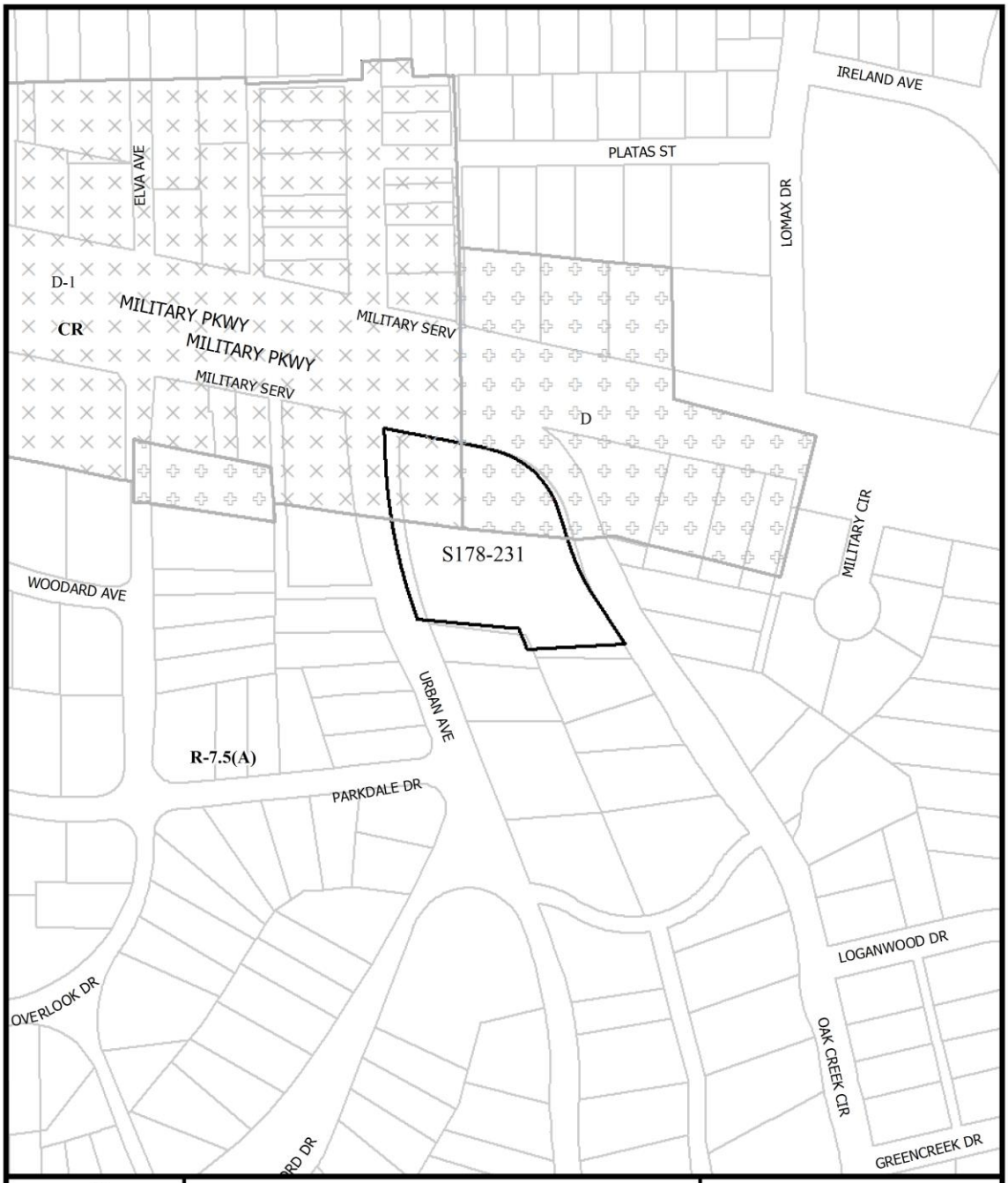
17. On the final plat, chose a new or different addition name. Platting Guidelines.

18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

19. Water main improvement may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

20. On the final plat, identify the property as Lots 10B & 10C in City Block H/5826. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



1:2,400

ZONING MAP

Area of Request

Recent History

Case no: S178-231

Date: 6/29/2018

1:2,400

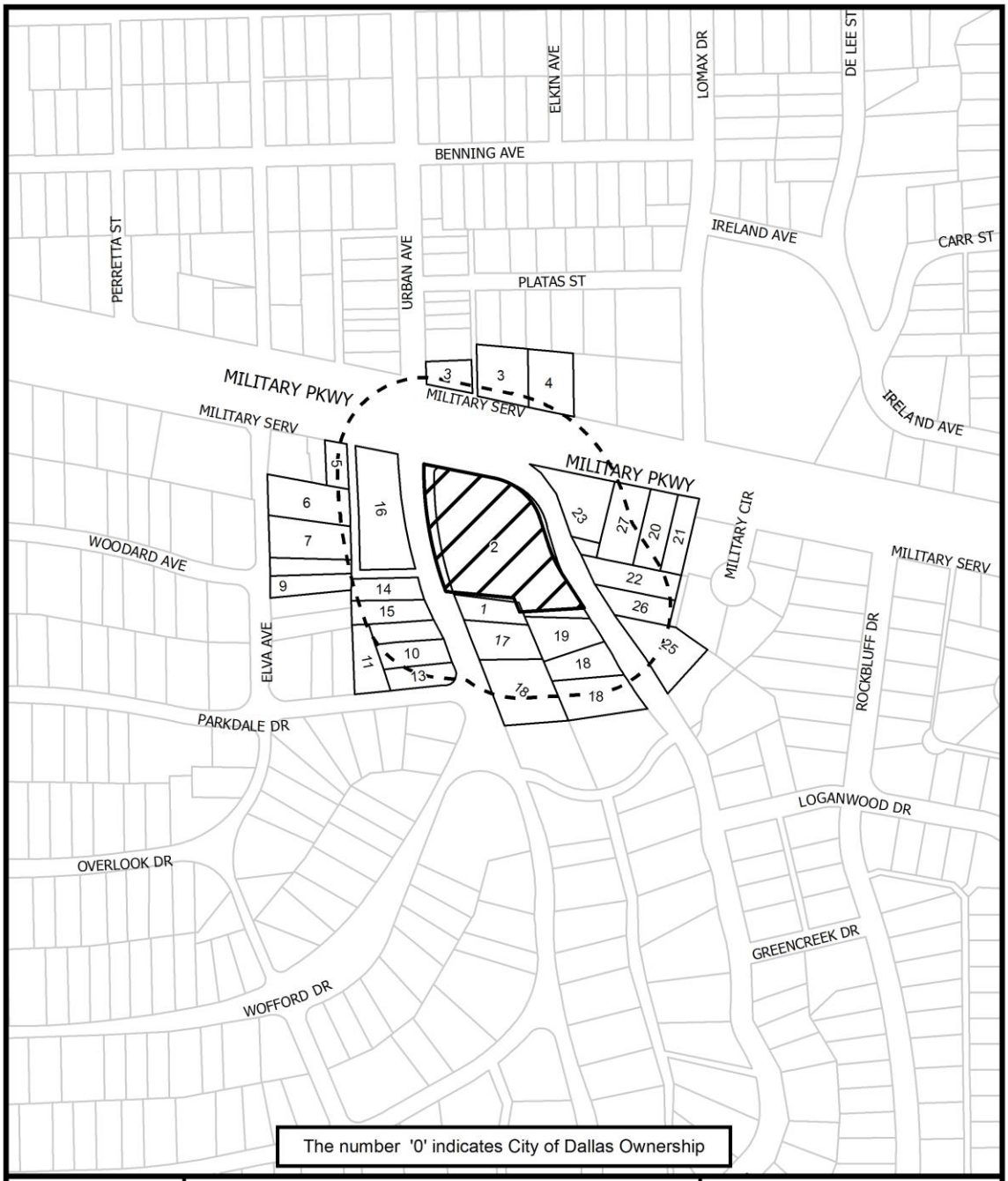
AERIAL MAP

Area of Request

Recent History

Case no: S178-231

Date: 6/29/2018



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NOTIFICATION

200' AREA OF NOTIFICATION

27 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S178-231**

Date: **7/11/2018**

06/27/2018

Notification List of Property Owners

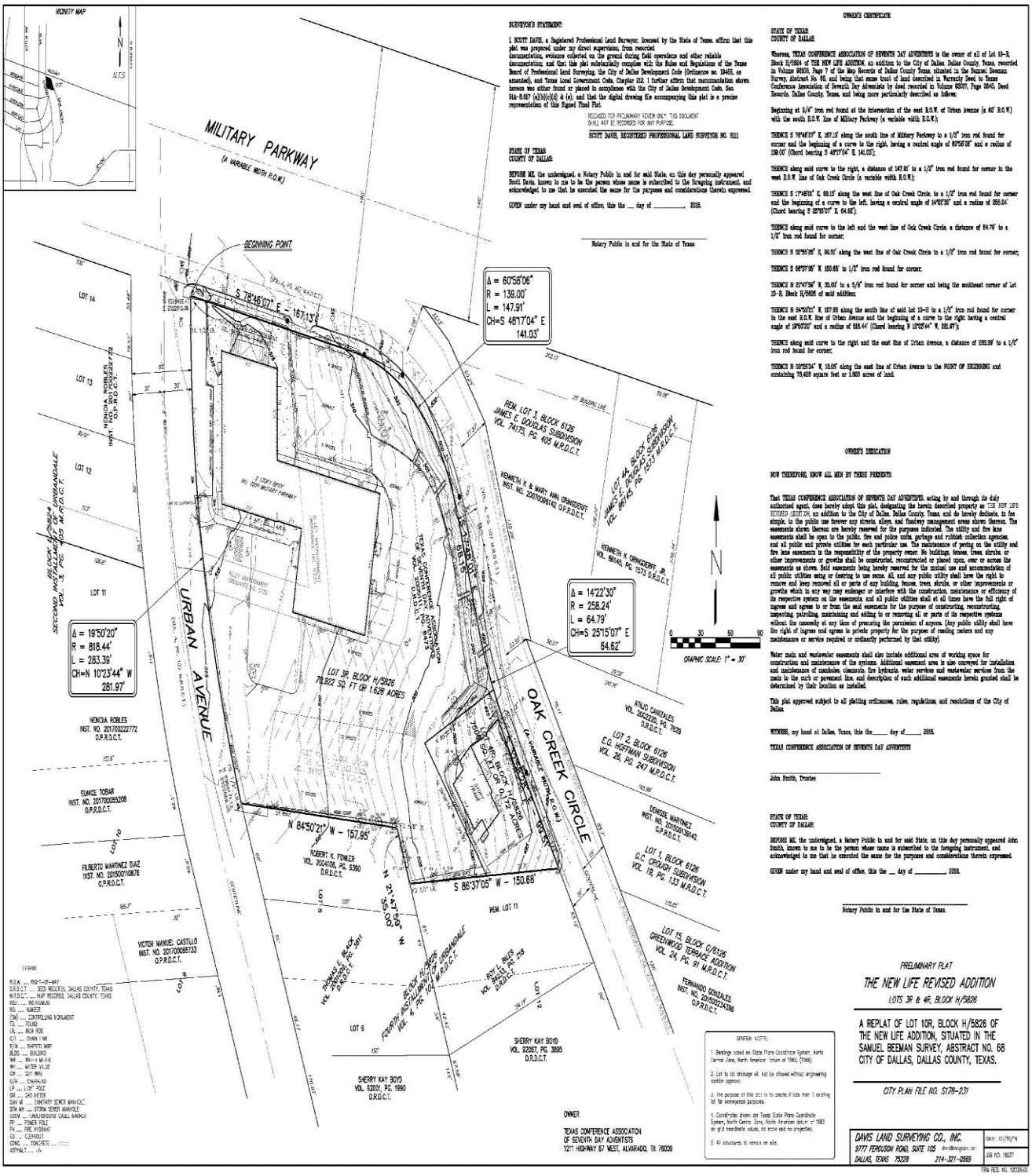
S178-231

27 Property Owners Notified

Label #	*Address*		*Owner*
1	3814	URBAN AVE	SOTO OFELIA
2	7200	MILITARY PKWY	TEXAS CONFERENCE ASSOC SEVENTH DAY ADVENTISTS
3	7201	MILITARY PKWY	MARTINEZ SALOMON &
4	7225	MILITARY PKWY	MARTINEZ SALOMON & GUADALUPE
5	7110	MILITARY PKWY	BALLAS VICTOR
6	3914	ELVA AVE	NICHOLS ROBEN
7	3910	ELVA AVE	DAVALOS ALEJANDRO &
8	3902	ELVA AVE	UVALLE RODOLFO
9	3822	ELVA AVE	CHAVEZ FELIX A
10	3807	URBAN AVE	VELAZQUEZ GILBERTO & ANASTACIA
11	7119	PARKDALE DR	BOTELLO ADAN & MARTHA A
12	3811	URBAN AVE	CASTILLO VICTOR MANUEL
13	3801	URBAN AVE	OCAMPO ARACELI SOTELO
14	3819	URBAN AVE	TOBAR EUNICE
15	3815	URBAN AVE	DIAS FILBERTO RAMIREZ &
16	7120	MILITARY PKWY	GUILLEN MANUEL JR &
17	3810	URBAN AVE	CASTRO ALFREDO & ELOISA
18	3714	URBAN AVE	BOYD SHERRY KAY
19	3803	OAK CREEK CIR	BILES ROY L
20	7318	MILITARY PKWY	DIAZ LORENZO & MARIA
21	7324	MILITARY PKWY	DIAZ LORENZO JR &
22	3816	OAK CREEK CIR	CANIZALES ATILIO
23	7300	MILITARY PKWY	ORINGDERFF KENNETH K &
24	3816	OAK CREEK CIR	KENKO DEV CO
25	3804	OAK CREEK CIR	GONZALES FERNANDO
26	3810	OAK CREEK CIR	MARTINEZ DENISSE

06/27/2018

Label #	*Address*		*Owner*
27	7310	MILITARY PKWY	ORINGDERFF KENNETH K JR



VICINITY MAP

N.T.S.

SURVEYOR'S STATEMENT:

I, SCOTT DAVIS, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (d)(h)(i)(j) & (n); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

RELEASED FOR PRELIMINARY REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

SCOTT DAVIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5111

STATE OF TEXAS
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared Scott Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the __ day of _____, 2018.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS:

Whereas, TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS is the owner of all of Lot 10-R, Block H/5824 of THE NEW LIFE ADDITION, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 98009, Page 7 of the Map Records of Dallas County Texas, situated in the Samuel Beeman Survey, Abstract No. 68, and being that same tract of land described in Warranty Deed to Texas Conference Association of Seventh Day Adventists by deed recorded in Volume 98001, Page 3845, Deed Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at 5/4" iron rod found at the intersection of the east R.O.W. of Urban Avenue (a 80' R.O.W.) with the south R.O.W. line of Military Parkway (a variable width R.O.W.);

THENCE S 78°46'07" E, 167.13' along the south line of Military Parkway to a 1/2" iron rod found for corner and the beginning of a curve to the right, having a central angle of 60°58'06" and a radius of 139.00' (Chord bearing S 48°17'04" E, 141.03');

THENCE along said curve to the right, a distance of 147.91' to a 1/2" iron rod found for corner in the west R.O.W. line of Oak Creek Circle (a variable width R.O.W.);

THENCE S 17°46'04" E, 68.15' along the west line of Oak Creek Circle, to a 1/2" iron rod found for corner and the beginning of a curve to the left, having a central angle of 14°22'30" and a radius of 258.24' (Chord bearing S 25°15'07" E, 64.62');

THENCE along said curve to the left and the west line of Oak Creek Circle, a distance of 64.79' to a 1/2" iron rod found for corner;

THENCE S 32°45'09" E, 90.91' along the west line of Oak Creek Circle to a 1/2" iron rod found for corner;

THENCE S 86°37'05" W, 150.68' to 1/2" iron rod found for corner;

THENCE N 21°47'55" W, 35.00' to a 5/8" iron rod found for corner and being the southeast corner of Lot 10-R, Block H/5826 of said addition;

THENCE N 84°50'21" W, 157.95 along the south line of said Lot 10-R to a 1/2" iron rod found for corner in the east R.O.W. line of Urban Avenue and the beginning of a curve to the right having a central angle of 19°50'20" and a radius of 818.44' (Chord bearing N 10°23'44" W, 281.97');

THENCE along said curve to the right and the east line of Urban Avenue, a distance of 283.39' to a 1/2" iron rod found for corner;

THENCE N 00°28'54" W, 18.05' along the east line of Urban Avenue to the POINT OF BEGINNING and containing 70,429 square feet or 1.600 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as THE NEW LIFE REVISED ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same, all, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the_____ day of_____, 2018.

TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS

John Smith, Trustee

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned, a Notary Public in and for said State, on this day personally appeared John Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN under my hand and seal of office, this the __ day of _____, 2018.

Notary Public in and for the State of Texas.

LEGEND

R.O.W. ... RIGHT-OF-WAY
D.R.D.C.T. ... 2003 RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. ... MAP RECORDS, DALLAS COUNTY, TEXAS
REM. ... REMAINING
NO. ... NUMBER
(CM) ... CONTROLLING MONUMENT
FD. ... FOUND
I.R. ... IRON ROD
C/L ... CHAIN LINK
B/W ... BARBED WIRE
BLDG. ... BUILDING
WM ... WATER METER
WV ... WATER VALVE
CP ... CATV PED.
G/M ... CHARGAID
LP ... LIGHT POLE
GM ... GAS METER
SAN MH ... SANITARY SEWER MANHOLE
STM MH ... STORM SEWER MANHOLE
UGCM ... UNDERGROUND CABLE MANHOLE
PP ... POWER POLE
FH ... FIRE HYDRANT
CO ... CLEANOUT
CONC. ... CONCRETE
ASPHALT ... AS

GENERAL NOTES:

1. Bearings based on State Plane Coordinate System, North Central Zone, North American Datum of 1983, (1993).

2. Lot to lot drainage will not be allowed without engineering section approval.

3. The purpose of this plat is to create 2 lots from 1 existing lot for conveyance purposes.

4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American datum of 1983 on grid coordinate values, no scale and no projection.

5. All structures to remain on site.

OWNER

TEXAS CONFERENCE ASSOCIATION
OF SEVENTH DAY ADVENTISTS
1211 HIGHWAY 67 WEST, ALVARADO, TX 76009

PRELIMINARY PLAT

THE NEW LIFE REVISED ADDITION

LOTS 3R & 4R, BLOCK H/5826

A REPLAT OF LOT 10R, BLOCK H/5826 OF THE NEW LIFE ADDITION, SITUATED IN THE SAMUEL BEEMAN SURVEY, ABSTRACT NO. 68 CITY OF DALLAS, DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S178-231

DAVIS LAND SURVEYING CO., INC.
9777 FERGUSON ROAD, SUITE 105 davis@texgisinc.net
DALLAS, TEXAS 75228 214-321-0569

DATE: 10/05/18
JOB NO. 18027

FIRM REG. NO. 10029600

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-243 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Myrtle Street at Peabody Avenue, north corner

DATE FILED: June 22, 2018 **ZONING:** PD 595 (R-5(A))

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

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 0.268 acre **MAPSCO:** 46T

APPLICANT/OWNER: Contain Your Green Home, LLC

REQUEST: An application to replat a 0.268-acre tract of land containing part of Lots 19, 20, 21, and 22 in City Block 21/1290 to create two lots on property located on Myrtle Street at Peabody Avenue, north corner.

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

Property Owner Notification: On June 29, 2018, 31 notices were sent to property owners within 200 feet of the proposed plat.

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

The lots in the immediate vicinity of this request are of similar lot width, depth, and area. The lots range in area from 3,250 square feet to 3,918 square feet and the lots are 25 feet wide. A review of the surrounding area shows that there is established lot pattern.

The area of the proposed lots are 5,237.5 square feet and 6,437.5 square feet, and lot width is 50 feet. The proposed lots width and area are two times larger than the existing lots in the adjacent areas. As such, staff concludes that the request complies with PD 595 (R-5(A)), but does not comply with Section 51A-8.503, and therefore staff recommends denial of the request. However, should the commission approve the request we recommend that the approval be subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the 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. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

12. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

13. On the final plat, dedicate 26.5 feet right-of-way from the established center line of Myrtle Street. Section *51A 8.602(c).*

14. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Myrtle Street & Peabody Avenue. Section *51A 8.602(d) (1).*

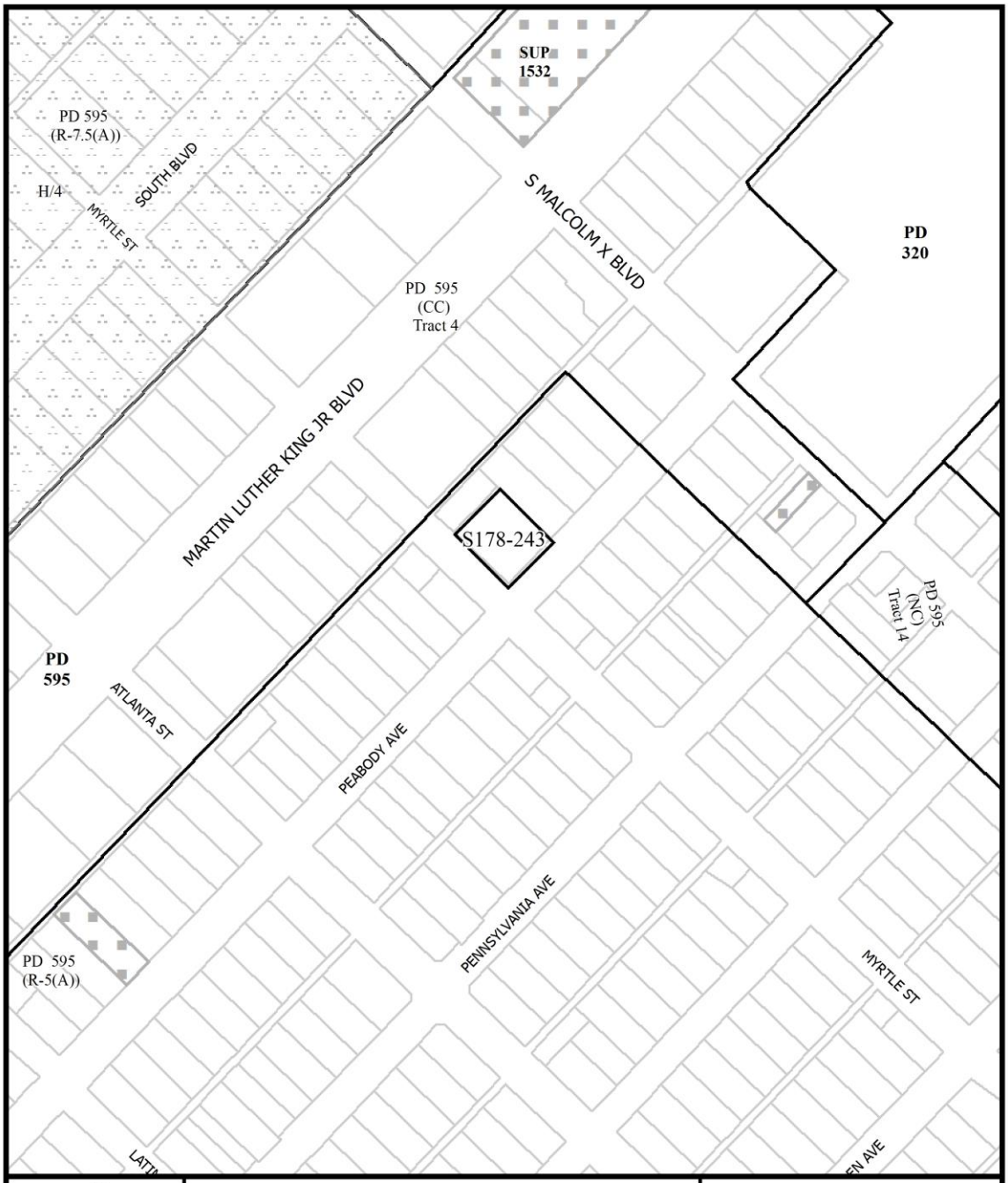
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

16. On the final plat, verify that the state plane coordinates are in grid values.

17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

18. Water main improvement may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

19. On the final plat, identify the property as Lots 19A & 21A in City Block 21/1290. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



1:2,400

ZONING MAP

Area of Request

Recent History

Case no: S178-243

Date: 6/29/2018

1:2,400

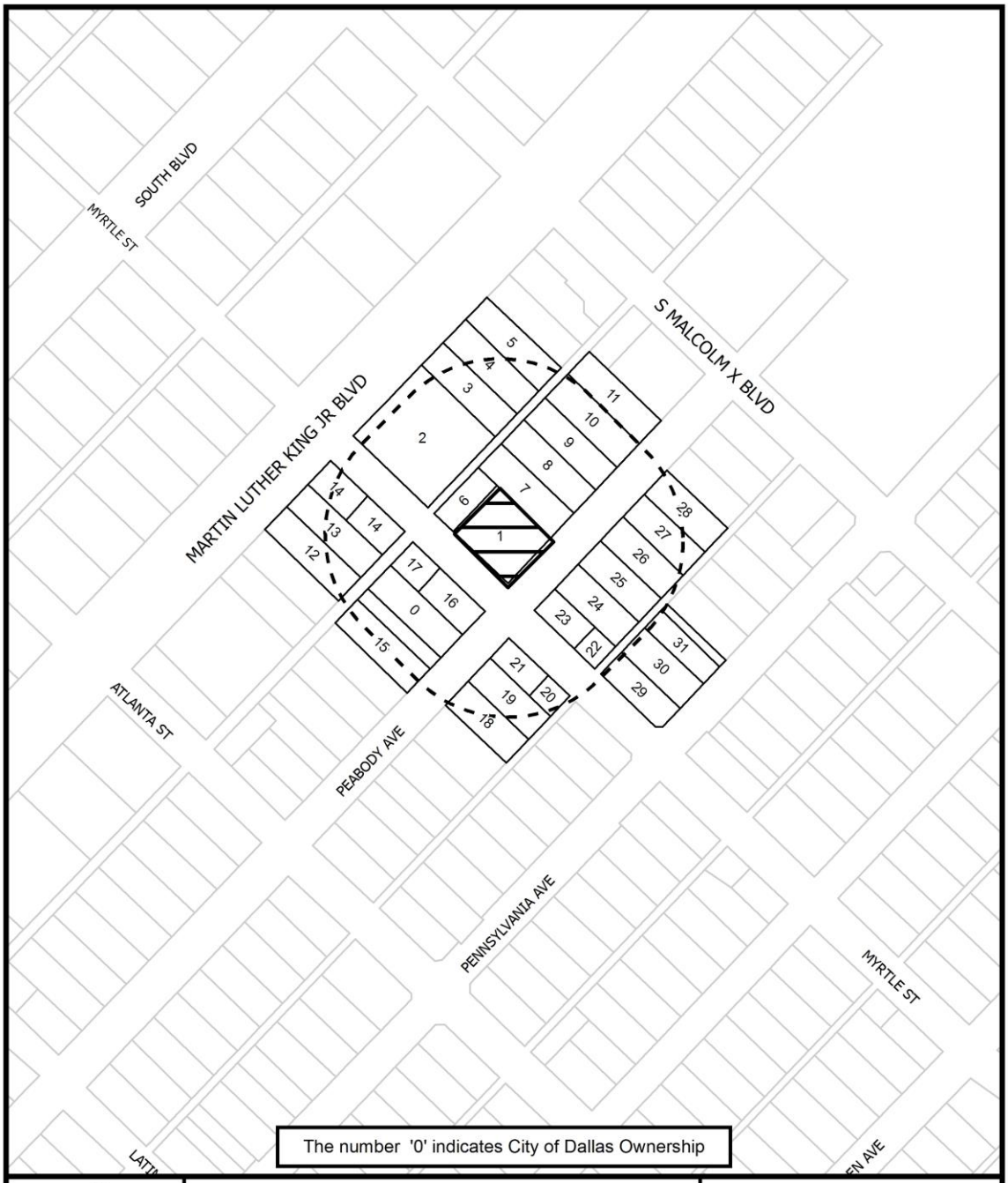
AERIAL MAP

Area of Request

Recent History

Case no: S178-243

Date: 6/29/2018



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NOTIFICATION

200' AREA OF NOTIFICATION

31 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S178-243**

Date: **7/11/2018**

06/28/2018

Notification List of Property Owners

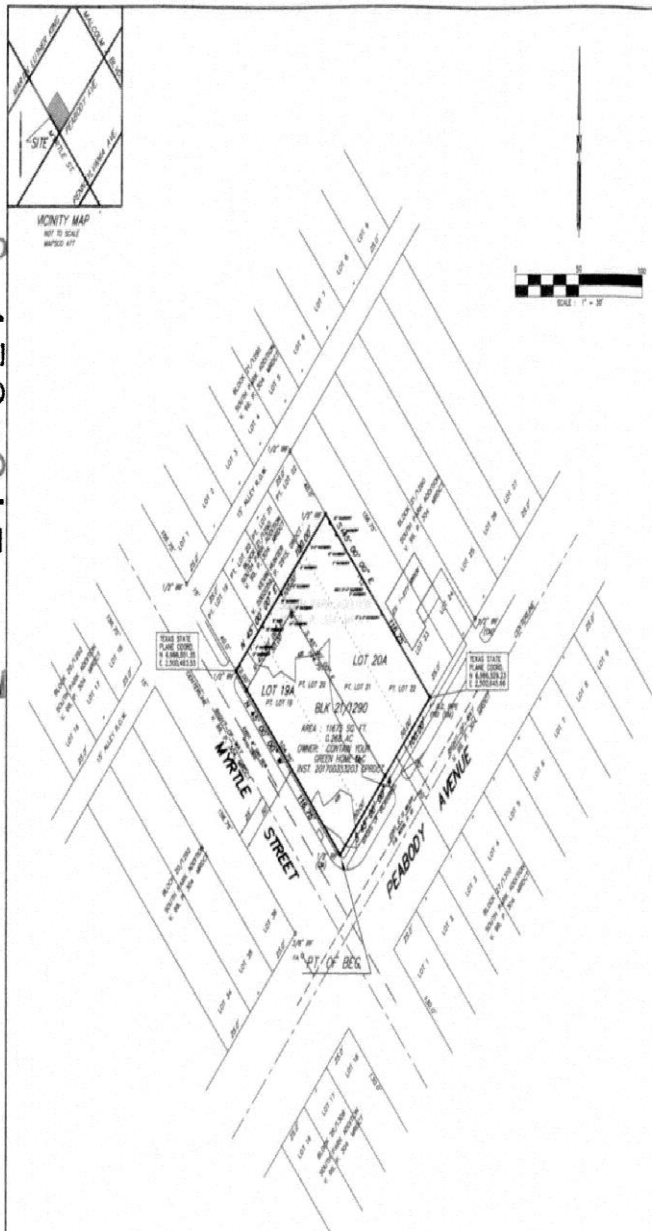
S178-243

31 Property Owners Notified

Label #	*Address*		*Owner*
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	CROSSTIMBERS 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	2624	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	2624	PEABODY AVE	WATKINS BRIAN
19	2630	PEABODY AVE	CLAYTON GARY R
20	3109	MYRTLE ST	JOHNSON ELLA JOHNSON
21	2632	PEABODY AVE	JOHNSON JUANE & GLENDA
22	3108	MYRTLE ST	WILLIAMS GREGORY A
23	2700	PEABODY AVE	CRAYCRAFT PAMELA
24	2706	PEABODY AVE	MONTGOMERY IVORY
25	2708	PEABODY AVE	BURNETT WILLIAM P
26	2712	PEABODY AVE	WALKER LILLIAN

06/28/2018

Label #	*Address*		*Owner*
27	2716	PEABODY AVE	WILLIAMS N L
28	2720	PEABODY AVE	MUHAMMAD JEFFERY
29	2701	PENNSYLVANIA AVE	WATTS MRS LOUISE E
30	2705	PENNSYLVANIA AVE	TOPLETZ DENNIS D
31	2709	PENNSYLVANIA AVE	DUFFEY LURLETER



S 17C-243

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO COMBINE PART OF FOUR (4) EXISTING PLATTED LOTS INTO TWO (2) PLATTED LOTS.
2. THERE ARE NO EXISTING BUILDINGS ON THE PROPERTY
3. THERE ARE NO EXISTING BUILDINGS ON THE PROPERTY ADJACENT TO THE NORTHWEST SIDE OF THE PROPOSED PLAT.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, GRID VALUES. NO SCALE AND NO PROJECTION.
5. THE BASIS OF BEARINGS IS THE SOUTHEASTERLY LOT LINE OF LOTS 19, 20, 21 AND 22, BLOCK 21/1290 (SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST).
6. LOT TO LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
7. THE "FLAG" PORTION OF PROPOSED LOT 20A, BLOCK 21/1290 IS INTENDED TO PROVIDE SANITARY SEWER ACCESS FROM MYRTLE STREET TO LOT 20A, BLOCK 21/1290
8. LOT 19A, BLOCK 21/1290 AREA = 5237.5 SQ. FT.
   LOT 20A, BLOCK 21/1290 AREA = 6437.5 SQ. FT.

LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
FND	FOUND
V.	VOLUME
P.	PAGE
SQ. FT.	SQUARE FEET
AC.	ACRES
CM	CONTROLLING MONUMENT
DRDCT	DEED RECORDS DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
COORD.	COORDINATES
EX.	EXISTING
ESMT.	EASEMENT
DP & L	DALLAS POWER AND LIGHT COMPANY
PT.	PART
DED	DEDICATION
O.D.	OUTSIDE DIAMETER

OWNER'S CERTIFICATE

STATE OF TEXAS :
COUNTY OF DALLAS :

WHEREAS, CONTAIN YOUR GREEN HOME LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, IN THE M. MAIN SURVEY, ABSTRACT NO. 995, AND BEING PART OF LOTS 19, 20, 21, AND 22, CITY BLOCK 21/1290, OF SOUTH PARK ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 99, PAGE 304, MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE TRACT OF LAND CONVEYED TO CONTAIN YOUR GREEN HOME LLC ACCORDING TO THE TEXAS GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 201700353203 , OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, IN THE M. MAIN SURVEY, ABSTRACT NO. 995, AND BEING PART OF LOTS 19, 20, 21, AND 22, CITY BLOCK 21/1290, OF SOUTH PARK ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 99, PAGE 304, MAP RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE TRACT OF LAND CONVEYED TO CONTAIN YOUR GREEN HOME LLC ACCORDING TO THE TEXAS GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 201700353203 , OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF PEABODY AVENUE (80' RIGHT-OF-WAY) AND THE NORTHEAST LINE OF MYRTLE STREET (50' RIGHT-OF-WAY) SAID POINT ALSO BEING THE SOUTH CORNER OF LOT 19, BLOCK 21/1290, OF SOUTH PARK ADDITION AS RECORDED IN VOLUME 99, PAGE 304, MAP RECORDS OF DALLAS COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINE OF MYRTLE STREET AND THE SOUTHWEST LINE OF SAID LOT 19, BLOCK 21/1290 IN A NORTHWESTERLY DIRECTION NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 116.75 FEET TO A 1/2" IRON ROD FOUND LYING AT THE SOUTH CORNER OF A TRACT OF LAND CONVEYED TO KEVIN HUNTER BY CASH WARRANTY DEED RECORDED IN VOLUME 2002059, PAGE 2915, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE COMMON LINE BETWEEN THE PREVOUSLY MENTIONED CONTAIN YOUR GREEN HOME LLC TRACT AND THE PREVIOUSLY MENTIONED KEVIN HUNTER TRACT NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER LYING IN THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED LOT 22, BLOCK 21/1290 AND ALSO BEING THE SOUTHWEST LINE OF LOT 23, BLOCK 21/1290 OF SOUTH PARK ADDITION AS DESCRIBED ABOVE;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE COMMON LINE BETWEEN LOT 22, BLOCK 21/1290 AND LOT 23, BLOCK 21/1290, AS DESCRIBED ABOVE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 116.75 FEET TO A 1" IRON PIPE FOUND LYING IN THE NORTHWEST LINE OF PEABODY AVENUE SAID POINT ALSO BEING THE EAST CORNER OF LOT 22, BLOCK 21/1290 AND BEING THE SOUTH CORNER OF LOT 23, BLOCK 21/1290 AS DESCRIBED ABOVE;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST LINE OF PEABODY AVENUE AND THE SOUTHEAST LINE OF LOTS 19, 20, 21 AND 22, BLOCK 21/1290, AS DESCRIBED ABOVE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING APPROXIMATELY 11,675 SQUARE FEET OR 0.268 ACRES OF LAND.

SURVEYOR'S STATEMENT

I, RONALD A. YOUNG , A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19455, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617 (a)(b)(d) & (e), AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

PRELIMINARY: RELEASED FOR REVIEW 5/8/18 . THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
RONALD A. YOUNG, RPLS # 2960

STATE OF TEXAS :
COUNTY OF TARRANT :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RONALD A. YOUNG , KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE _____ DAY OF _____ , 2018

_____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CONTAIN YOUR GREEN HOME LLC , ACTING BY AND THROUGH ITS AUTHORIZED AGENT DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS , ***GREEN HOME PEABODY ADDITION***, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND INGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OF OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THE UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND AT PLANO, TEXAS, THIS THE _____DAY OF_____, 2018.

CONTAIN YOUR GREEN HOME LLC

BY : _____
CONNIE ROTH
TITLE : MANAGING MEMBER

STATE OF TEXAS :
COUNTY OF DALLAS :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONNIE ROTH , KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, ON THIS THE_____ DAY OF_____ 2018.

_____ MY COMMISSION EXPIRES_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

FINAL PLAT

GREEN HOME PEABODY ADDITION

LOT 19A AND LOT 20A, BLOCK 21/1290

A REPLAT OF PART OF LOTS 19, 20, 21 AND 22

BLOCK 21/1290

SOUTH PARK ADDITION

M. MAIN SURVEY -- ABSTRACT NO. 995

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S 178 - 243

OWNER :	*SURVEYOR :*
CONTAIN YOUR GREEN HOME LLC	*RONALD A. YOUNG, R.P.L.S.*
3300 BONNEBROOK	*802 TRAIL LAKE DRIVE*
PLANO, TEXAS 75075	*DALLAS, TEXAS 75228*
(214) 673-0331	*(817) 875-5478*
	FAX (817) 267-5478

SCALE : 1" = 30'

FIRM NO. 10194031
MAY, 2018

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-245 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Alto Garden Drive and Condon Drive, east of Buckner Boulevard

DATE FILED: June 22, 2018 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 5 **SIZE OF REQUEST:** 18.376 acres **MAPSCO:** 58L&58Q

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application to replat an 18.376-acre tract of land containing all of Lots 5 through 9 in City Block 1/6338, all of Lots 5 through 9 in City Block 1/6339, and part of Lot 2 in City Block 6337 to create one lot on property located between Alto Garden Drive and Condon Drive, east of Buckner Boulevard.

SUBDIVISION HISTORY:

1. S167-020 was a request northwest of the present request to create a 1.46-acre lot from a tract of land in City Block 6339 on property located on Buckner Boulevard, south of Alto Garden Drive. The request was approved December 1, 2016 and has not been recorded.

Property Owner Notification: On June 29, 2018, 51 notices were sent to property owners within 200 feet of the proposed plat.

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

The proposed lot is larger than most of the residential lots in the area. It is a policy of the city that institutional uses generally require greater land area than residential lots and generally serve and are compatible with the neighborhood; therefore, staff concludes that the request complies with Section 51A-8.503 and the R-7.5(A) Single family District requirements; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is 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 6 feet of right-of-way (or street easement) on Alto Garden Drive to make the total width of 56 feet of right-of-way. Section *51A 8.602(c).*

15. Provide a turn-around per the City of Dallas Standards at the end of Dell Garden Avenue. Section 51A-8.506(b).

16. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

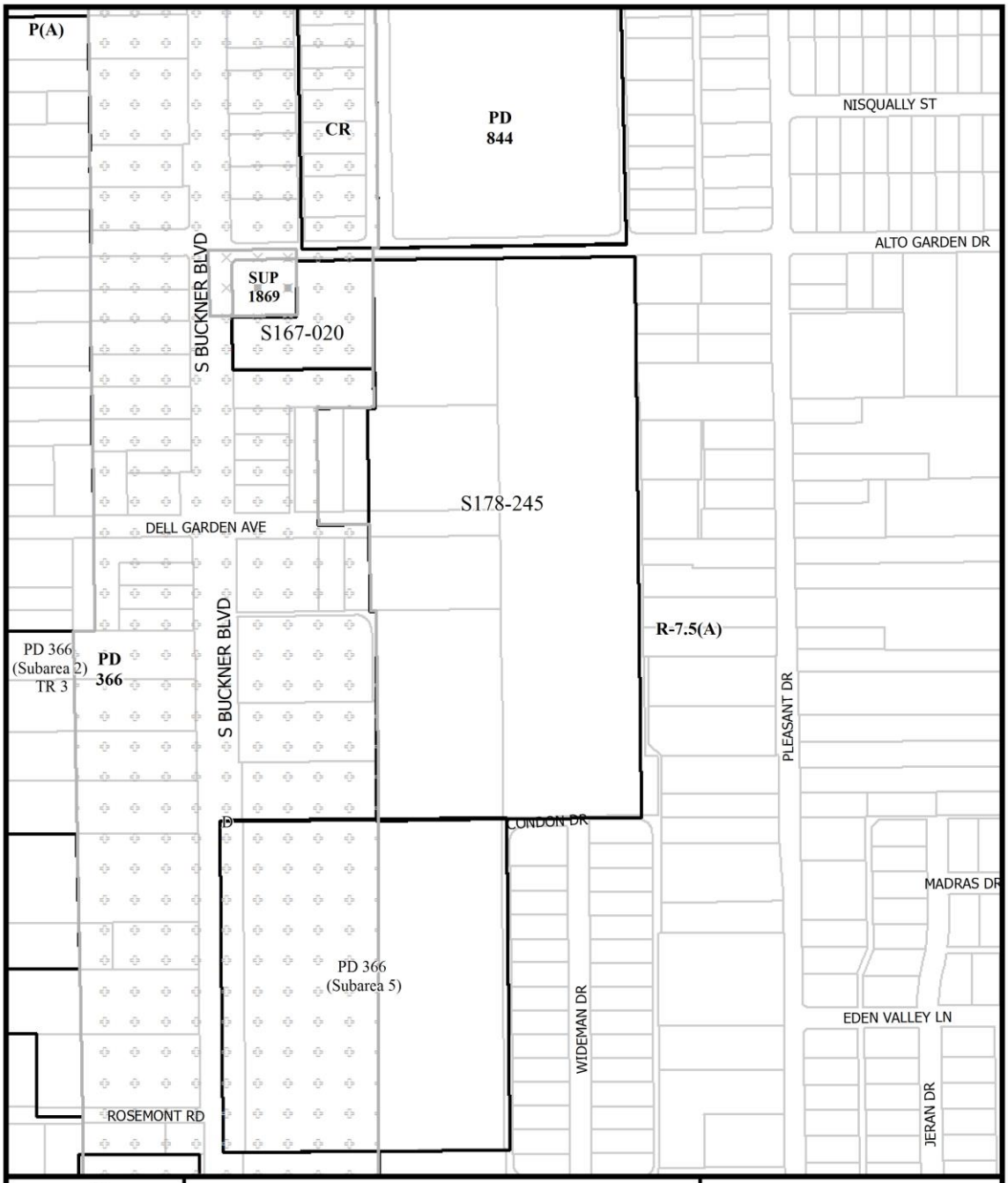
17. Water and wastewater main improvements may be required by private development contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: **Water and Wastewater Engineering**.

18. Existing 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.

19. Prior to final plat, abandonment of Dell Garden Avenue must be processed through Real Estate department.

20. On the final plat, label "Wideman Drive." Section 51A-8.403(a)(1)(A)(xii)

21. On the final plat, identify the property as Lot 1 in City Block D/6337. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).



1:3,600

ZONING MAP

Area of Request

Recent History

Case no: S178-245

Date: 6/29/2018

1:3,600

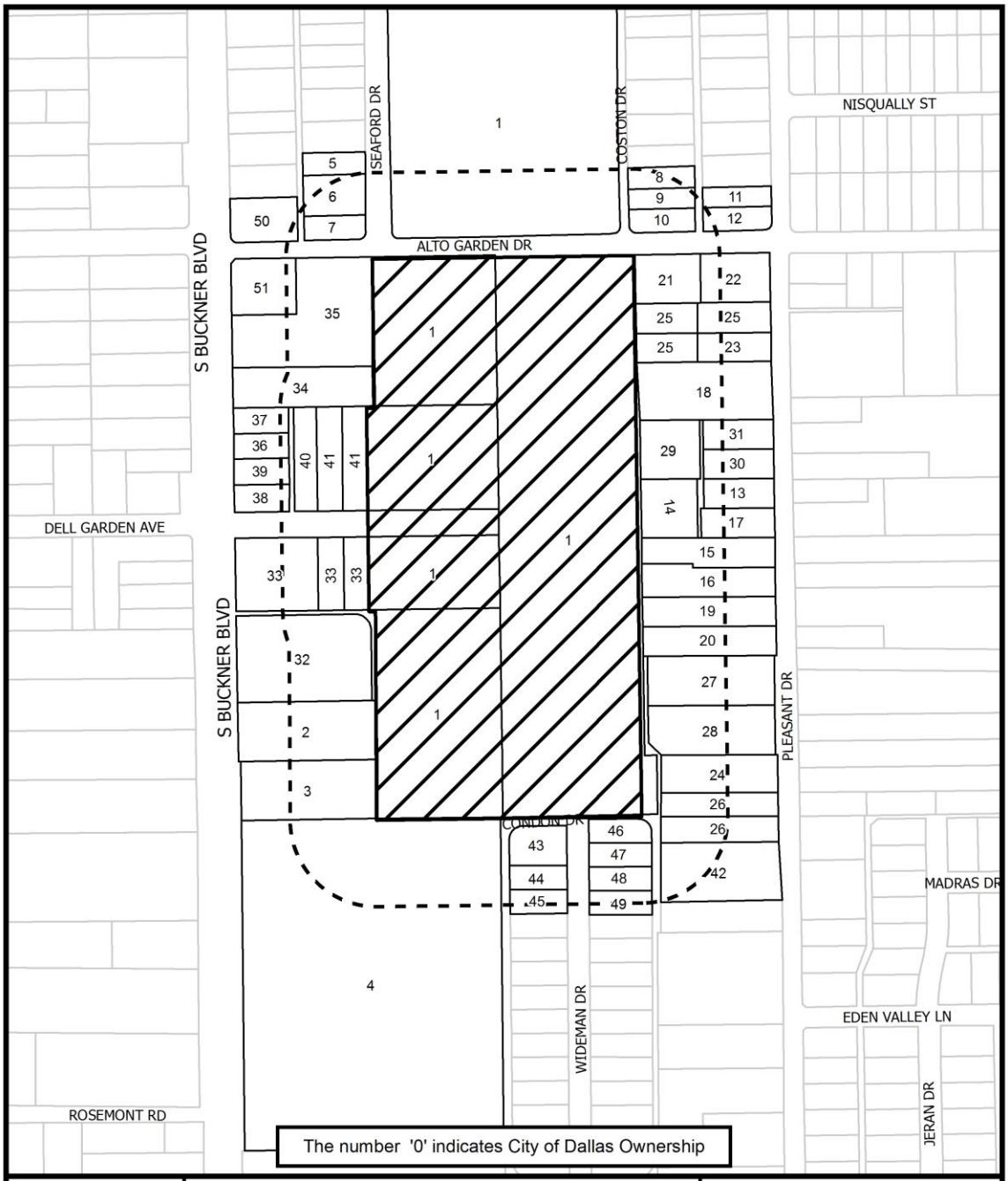
AERIAL MAP

Area of Request

Recent History

Case no: S178-245

Date: 6/29/2018



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NOTIFICATION

200' AREA OF NOTIFICATION

51 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S178-245**

Date: **7/11/2018**

06/28/2018

Notification List of Property Owners

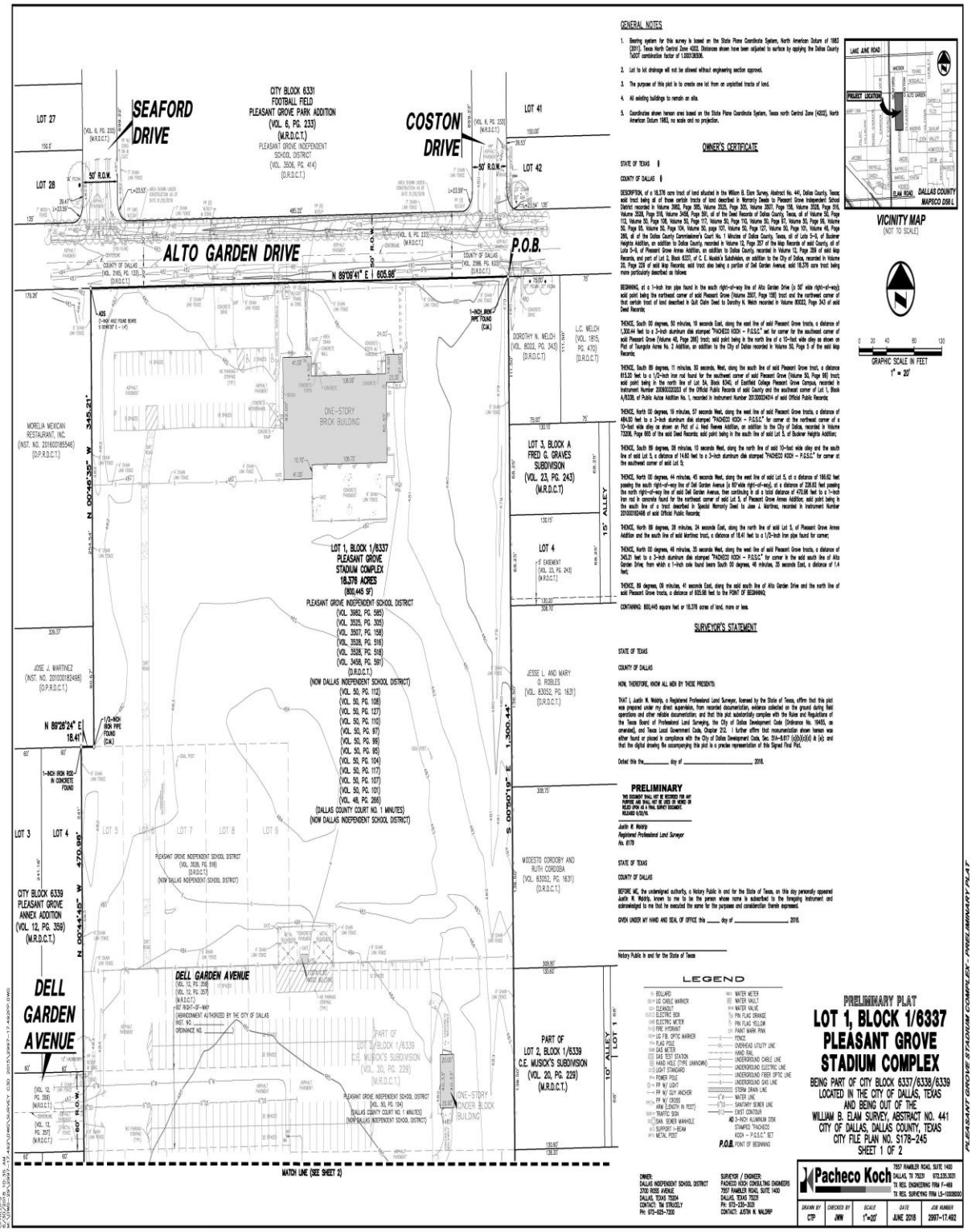
S178-245

51 Property Owners Notified

Label #	*Address*		*Owner*
1	8208	MADDOX AVE	Dallas ISD
2	920	S BUCKNER BLVD	CHILDRESS DENNIS KEITH JR
3	908	S BUCKNER BLVD	BWINGRAM INVESTMENTS LTD
4	802	S BUCKNER BLVD	DALLAS COUNTY COMMUNITY
5	1113	SEAFORD DR	MARTINEZ IGNACIO
6	1105	SEAFORD DR	SANCHEZ VICTORIA
7	1101	SEAFORD DR	HURTADO GUADALUP & MARTHA
8	1110	COSTON DR	AGUILAR EDUARDO &
9	1104	COSTON DR	MARTINEZ ALEJANDRO & ANA
10	1102	COSTON DR	BAILEY ALICE
11	1105	PLEASANT DR	STARR CHARLSIE
12	1101	PLEASANT DR	GUTIERREZ VICTOR & RACHEL
13	959	PLEASANT DR	ESPINOSA EDUARDO
14	947	PLEASANT DR	BENAVIDES CARLOS
15	947	PLEASANT DR	MUNOZ JOSE J
16	943	PLEASANT DR	MARIANO JESUS & EDILBERTA
17	953	PLEASANT DR	PANTOJA CAROLINA H
18	1019	PLEASANT DR	ROBLES JESSE L & MARY O
19	939	PLEASANT DR	CARRIZALES ANDREA &
20	933	PLEASANT DR	CARRIZALES JAVIER F
21	8214	ALTO GARDEN DR	WELCH DOROTHY N
22	1039	PLEASANT DR	BAKER DOROTHY S
23	1025	PLEASANT DR	GARCIA MAXIMO
24	907	PLEASANT DR	GARCIA ERIC &
25	1029	PLEASANT DR	MA ST PARTNERS 5
26	849	PLEASANT DR	AGUILAR MARIA ROSELIA

06/28/2018

Label #	*Address*		*Owner*
27	917	PLEASANT DR	MEREDITH GLENN A &
28	915	PLEASANT DR	MEDRANO DELCIDA D
29	1003	PLEASANT DR	CORDOBA MODESTO &
30	1003	PLEASANT DR	CORDOBA MODESTO & RUTH
31	1007	PLEASANT DR	FLINT GEORGE W
32	928	S BUCKNER BLVD	GRG PROPERTIES INC
33	944	S BUCKNER BLVD	LARCK PPTIES LTD
34	1024	S BUCKNER BLVD	MARTINEZ JOSE J
35	1034	S BUCKNER BLVD	MORELIA MEXICAN RESTAURANT INC
36	1012	S BUCKNER BLVD	BROCKER GEORGE M
37	1018	S BUCKNER BLVD	MEDINA MARIA
38	1002	S BUCKNER BLVD	MEDINA MARIA &
39	1006	S BUCKNER BLVD	MEDINA MARIA
40	8115	DELL GARDEN AVE	MEDINA MARIA C
41	8119	DELL GARDEN AVE	MEDINA JOSE LUIS
42	833	PLEASANT DR	CARTAGENA SANDRA
43	863	WIDEMAN DR	FAYSHA ENTERPRISES LLC
44	859	WIDEMAN DR	MEJIA EFRAIN & ETELVINA
45	855	WIDEMAN DR	SILVA LUCIO &
46	866	WIDEMAN DR	FLORES RAMON
47	862	WIDEMAN DR	RIVERA JAVIER
48	858	WIDEMAN DR	MARTINEZ ROMAN H
49	854	WIDEMAN DR	JACKSON EFFIE
50	1102	S BUCKNER BLVD	M J AUTO SALES INC
51	1044	S BUCKNER BLVD	SUHANI CORP INC



GENERAL NOTES:

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County %207 combination factor of 1.00013656.
2. Lot to lot drainage will not be allowed without engineering section approval.
3. The purpose of this plat is to create one lot from an unplatted tracts of land.
4. All existing buildings to remain on site.
5. Coordinates shown hereon are based on the State Plane Coordinate System, Texas north Central Zone (4202), North American Datum 1983, no scale and no projection.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

DESCRIPTION, of a 18.376 acre tract of land situated in the William B. Elam Survey, Abstract No. 441, Dallas County, Texas; said tract being all of those certain tracts of land described in Warranty Deeds to Pleasant Grove Independent School District recorded in Volume 3982, Page 585, Volume 3525, Page 305, Volume 3507, Page 158, Volume 3526, Page 516, Volume 3526, Page 518, Volume 3458, Page 591, all of the Deed Records of Dallas County, Texas, all of Volume 50, Page 112, Volume 50, Page 108, Volume 50, Page 127, Volume 50, Page 110, Volume 50, Page 97, Volume 50, Page 99, Volume 50, Page 95, Volume 50, Page 104, Volume 50, page 107, Volume 50, Page 122, Volume 50, Page 101, Volume 48, Page 266, all of the Dallas County Commissioner's Court No. 1 Minutes of Dallas County, Texas, all of Lots 5-9, of Buckner Heights Addition, an addition to Dallas County, recorded in Volume 13, Page 207 of the Map Records of said County, all of Lots 5-9, of Pleasant Grove Annex Addition, an addition to Dallas County, recorded in Volume 12, Page 359 of said Map Records, and part of Lot 2, Block 6337, of C. E. Musick's Subdivision, an addition to the City of Dallas, recorded in Volume 20, Page 229 of said Map Records; said tract also being a portion of Dell Garden Avenue; said 18.376 acre tract being more particularly described as follows:

BEGINNING, at a 1-inch iron pipe found in the south right-of-way line of Alto Garden Drive (a 50' wide right-of-way); said point being the northeast corner of said Pleasant Grove (Volume 3982, Page 585) tract and the northwest corner of that certain tract of land described in Quit Claim Deed to Dorothy N. Welch recorded in Volume 80022, Page 343 of said Deed Records;

THENCE, South 00 degrees, 50 minutes, 19 seconds East, along the east line of said Pleasant Grove tracts, a distance of 1,300.44 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - P.B.S.C." set for corner for the southeast corner of said Pleasant Grove (Volume 3982, Page 585) tract; said point being in the north line of a 15-foot wide alley as shown on Plat of Tauregite Acres No. 3 Addition, an addition to the City of Dallas recorded in Volume 30, Page 5 of the said Map Records;

THENCE, South 89 degrees, 11 minutes, 55 seconds, West, along the south line of said Pleasant Grove tract, a distance 815.20 feet to a 1/2-inch iron rod found for the southwest corner of said Pleasant Grove (Volume 50, Page 95) tract; said point being in the north line of Lot 5A, Block 6340, of Eastfield College Pleasant Grove Campus, recorded in Instrument Number 20090022203 of the Official Public Records of said County and the southeast corner of Lot 1, Block A/6338, of Public Active Addition No. 1, recorded in Instrument Number 20130024014 of said Official Public Records;

THENCE, North 00 degrees, 19 minutes, 37 seconds West, along the west line of said Pleasant Grove tracts, a distance of 484.20 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - P.B.S.C." for corner at the northwest corner of a 10-foot wide alley as shown on Plat of J. Neal Reeves Addition, an addition to the City of Dallas, recorded in Volume 73208, Page 605 of the said Deed Records; said point being in the south line of said Lot 3, of Buckner Heights Addition;

THENCE, South 89 degrees, 08 minutes, 10 seconds West, along the north line of said 10-foot wide alley and the south line of said Lot 3, a distance of 14.60 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - P.B.S.C." for corner at the southwest corner of said Lot 3;

THENCE, North 00 degrees, 44 minutes, 45 seconds West, along the west line of said Lot 3, at a distance of 184.62 feet passing the south right-of-way line of Dell Garden Avenue (a 60'wide right-of-way), at a distance of 238.63 feet passing the north right-of-way line of said Dell Garden Avenue, then continuing in all a total distance of 470.98 feet to a 1-inch iron rod in concrete found for the northwest corner of said Lot 3, of Pleasant Grove Annex Addition; said point being in the south line of a tract described in Special Warranty Deed to Jose J. Martinez, recorded in Instrument Number 20100018468 of said Official Public Records;

THENCE, North 89 degrees, 26 minutes, 24 seconds East, along the north line of said Lot 3, of Pleasant Grove Annex Addition and the south line of said Martinez tract, a distance of 18.41 feet to a 1/2-inch iron pipe found for corner;

THENCE, North 00 degrees, 46 minutes, 35 seconds West, along the west line of said Pleasant Grove tracts, a distance of 345.21 feet to a 3-inch aluminum disk stamped "PACHECO KOCH - P.B.S.C." for corner in the said south line of Alto Garden Drive; from which a 1-inch pole found bears South 00 degrees, 46 minutes, 35 seconds East, a distance of 1.4 feet;

THENCE, 89 degrees, 09 minutes, 41 seconds East, along the said south line of Alto Garden Drive and the north line of said Pleasant Grove tracts, a distance of 805.98 feet to the POINT OF BEGINNING;

CONTAINING: 800,445 square feet or 18.376 acres of land, more or less.

SURVEYOR'S STATEMENT

STATE OF TEXAS

COUNTY OF DALLAS

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Justin W. Waldrip, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (c)(b)(d)(d & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the_____ day of _____, 2018.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/20/18.

Justin W. Waldrip
Registered Professional Land Surveyor
No. 6178

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Justin W. Waldrip, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

LEGEND

- BOLLARD
- US CABLE MARKER
- CLEANOUT
- ELECTRIC BOX
- ELECTRIC METER
- FIRE HYDRANT
- US FIB. OPTIC MARKER
- FLAG POLE
- GAS METER
- GAS TEST STATION
- HAND HOLE (TYPE UNKNOWN)
- LIGHT STANDARD
- POWER POLE
- PP W/ LIGHT
- PP W/ GUY ANCHOR
- PP W/ CROSS ARM (LENGTH IN FEET)
- TRAFFIC SIGN
- SAN. SEWER MANHOLE
- SUPPORT-I-BEAM
- METAL POST
- WATER METER
- WATER VAULT
- WATER VALVE
- PIN FLAG ORANGE
- PIN FLAG YELLOW
- PAINT MARK PINK
- FENCE
- OVERHEAD UTILITY LINE
- HAND RAIL
- UNDERGROUND CABLE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- WATER LINE
- SANITARY SEWER LINE
- EXIST CONTOUR
- 3-INCH ALUMINUM DISK STAMPED "PACHECO KOCH - P.B.S.C." SET
- P.O.B. POINT OF BEGINNING

VICINITY MAP
(NOT TO SCALE)

0 20 40 80 120
GRAPHIC SCALE IN FEET
1" = 20'

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TEXAS 75204
CONTACT: Tim STRUCELY
PH: 972-925-7200

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JUSTIN W. WALDRIP

PRELIMINARY PLAT

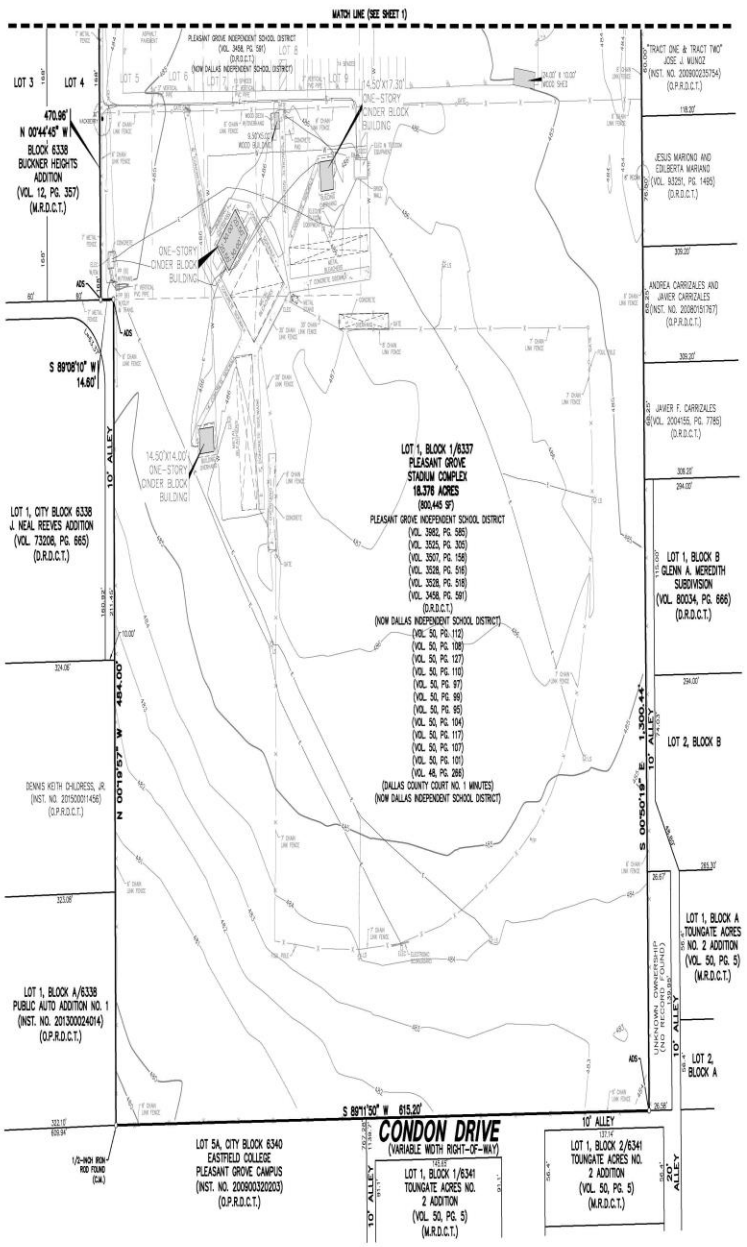
LOT 1, BLOCK 1/6337 PLEASANT GROVE STADIUM COMPLEX

BEING PART OF CITY BLOCK 6337/6338/6339
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
WILLIAM B. ELAM SURVEY, ABSTRACT NO. 441
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S178-245
SHEET 1 OF 2

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REGI. ENGINEERING FIRM F-469
TX REGI. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CTP	JWW	1"=20'	JUNE 2018	2997-17.492

PLEASANT GROVE STADIUM COMPLEX - PRELIMINARY PLAT



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Dallas Independent School District, acting by and through its duly authorized agent, Tim Strusoly, does hereby adopt this plat, designating the herein described property as **PLEASANT GROVE STADIUM COMPLEX**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2018.

By: Dallas Independent School District

_____
Tim Strusoly
Title: Executive Director, Construction Services

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day Tim Strusoly personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

GENERAL NOTES:

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.00013508.
2. Lot to lot drainage will not be allowed without engineering section approval.
3. The purpose of this plat is to create one lot from an unplatted tracts of land.
4. All existing buildings to remain on site.
5. Coordinates shown hereon are based on the State Plane Coordinate System, Texas north Central Zone (4202), North American Datum 1983, no scale and no projection.

OWNER:
DALLAS INDEPENDENT SCHOOL DISTRICT
3700 ROSS AVENUE
DALLAS, TEXAS 75204
CONTACT: TIM STRUSOLY
PH: 972-925-7200

SURVEYOR / ENGINEER:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: JUSTIN W. MALDRP

PRELIMINARY PLAT

LOT 1, BLOCK 1/6337 PLEASANT GROVE STADIUM COMPLEX

BEING PART OF CITY BLOCK 6337/6338/6339
LOCATED IN THE CITY OF DALLAS, TEXAS
AND BEING OUT OF THE
WILLIAM B. ELAM SURVEY, ABSTRACT NO. 441
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY FILE PLAN NO. S178-245
SHEET 2 OF 2

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CTP	JWW	1"=20'	JUNE 2018	2997-17.492

PLEASANT GROVE STADIUM COMPLEX - PRELIMINARY PLAT

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-248 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: 9806 Inwood Road, south of Walnut Hill Lane

DATE FILED: June 22, 2018 **ZONING:** R-1ac(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 5.301 acres **MAPSCO:** 24R

APPLICANT/OWNER: Gina E. Betts

REQUEST: An application to replat a 5.301-acre tract of land containing all of Lot 6 in City Block 2/5601 and a tract of land in City Block 5601 to create one lot on property located at 9806 Inwood Road, south of Walnut Hill Lane.

SUBDIVISION HISTORY:

1. S145-071 was a request north of the present request to create one 1.822-acre lot from a tract of land containing part of City Block 5601 on property located at 5202 Walnut Hill Lane, southeast quadrant of Inwood Road and Walnut Hill Lane. The request was approved February 5, 2015 and has not been recorded.

2. S123-225 was a request west of the present request to replat a 25.545-acre tract of land containing all of Lot 1 in City Block B/5544 and all of Lots 1 and 2 in City Block 5544 into one lot; and to remove the 50-foot platted building line along Walnut Hill Lane and the 50 foot platted building line along Inwood Road and located at 4900 Walnut Hill Lane at its intersection with Inwood Road, southwest corner. The request was approved August 22, 2013 and was recorded June 23, 2015.

Property Owner Notification: On June 29, 2018, 13 notices were sent to property owners within 200 feet of the proposed plat.

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

The lots in the immediate vicinity of this request are varied in width, depth, and area ranging in lot area from 43,051.851 square feet to 254,746.853 square feet. The proposed lot area is 230,907 square feet. A review of the surrounding area shows that there is a wide variety of lot sizes and shapes and that there is no apparent established lot pattern. As such, staff concludes that the request complies with Section 51A-8.503, and the requirements of the R-1ac(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:

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

2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)

4. The number and location of fire hydrants, must comply with the Dallas Fire Code.

5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. The number of lots permitted by this plat is one.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

13. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).

14. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management.

15. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement

statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V.

16. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V.

17. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management.

18. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), Trinity Watershed Management.

19. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).

20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).

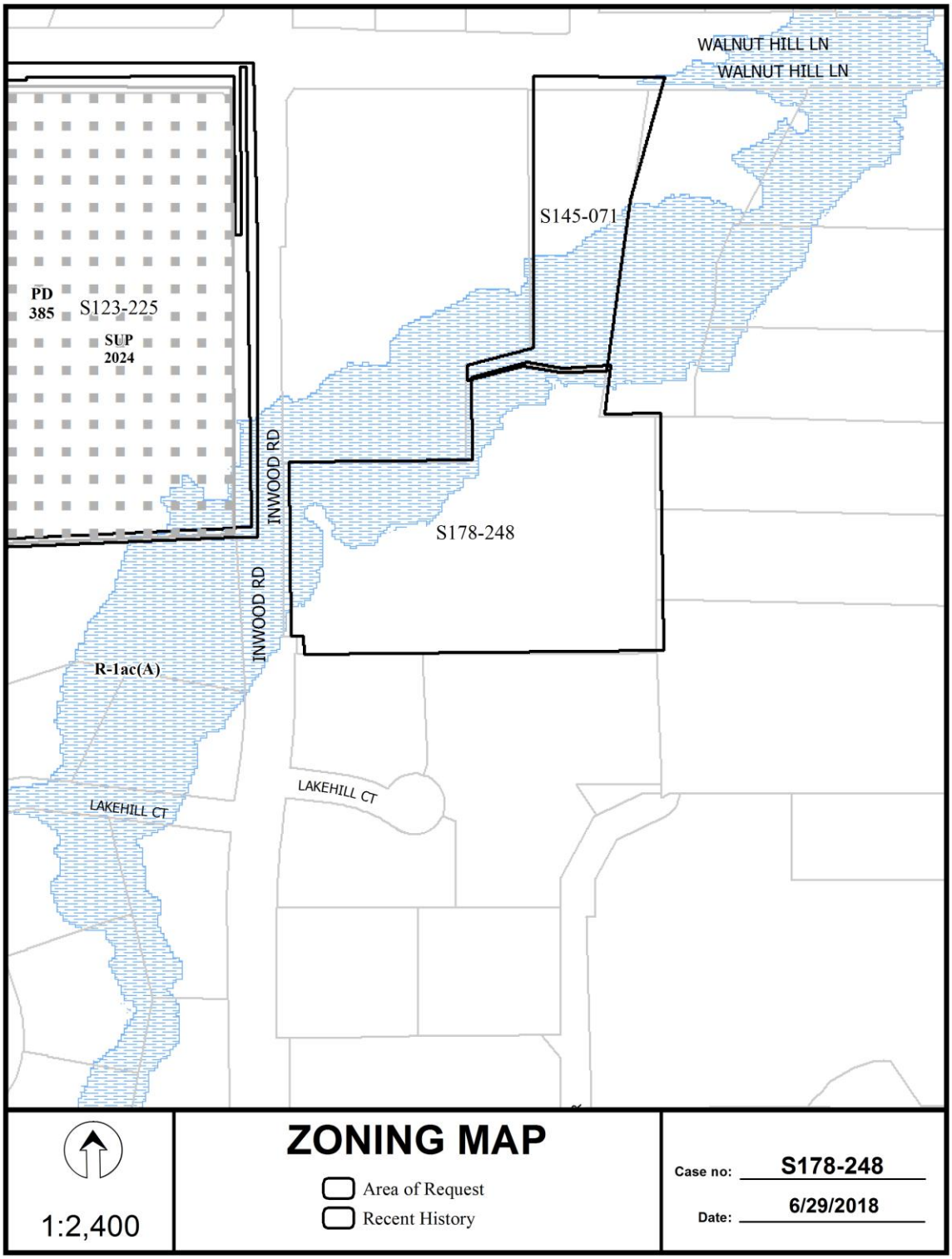
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).

22. On the final plat, show recording information on all existing easements within 150 feet of the property.

23. 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. 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.

25. On the final plat, identify the property as Lot 6A in City Block 2/5601. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).

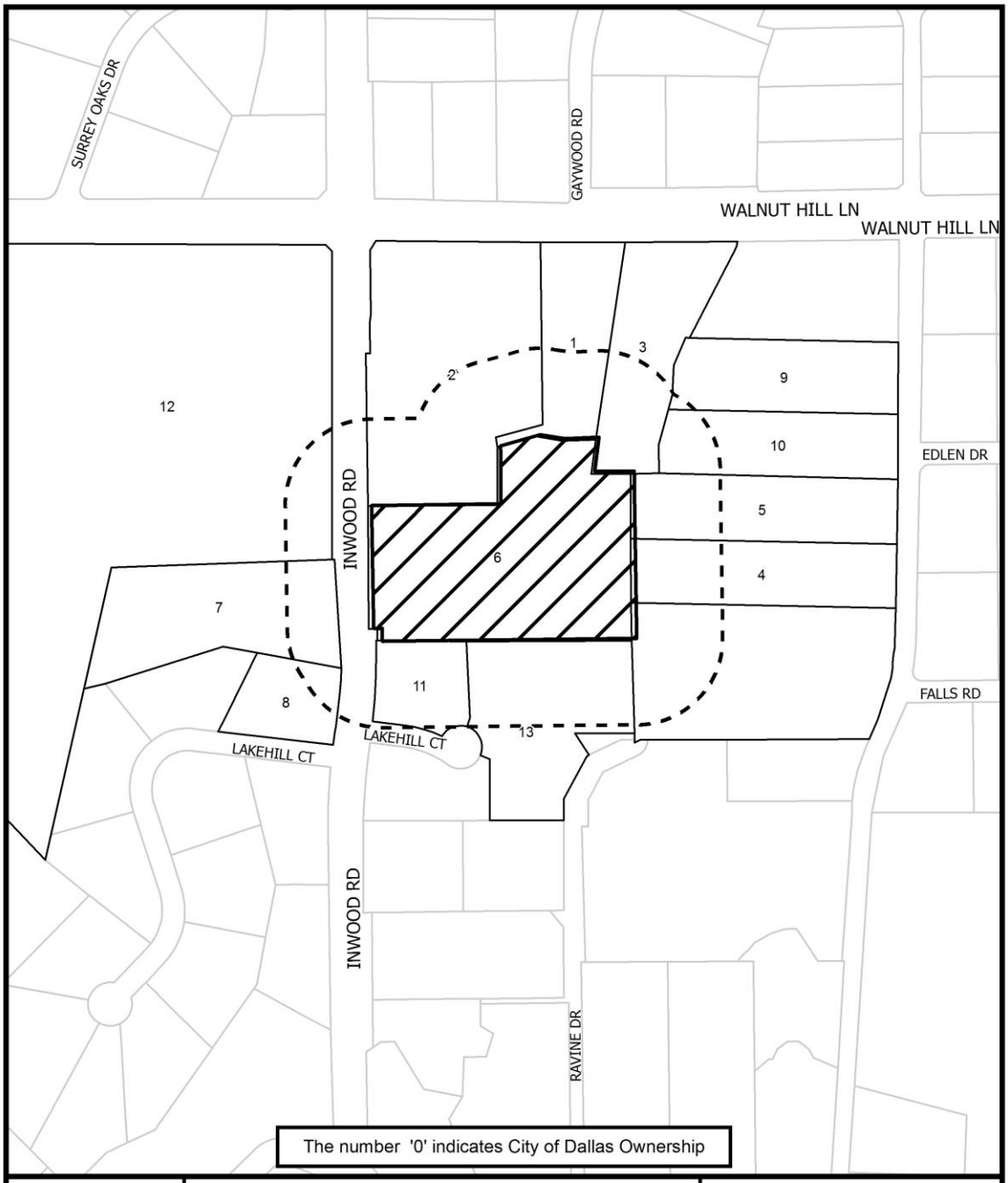

WALNUT HILL LN
WALNUT HILL LN
S145-071
PD
385
S123-225
SUP
2024
INWOOD RD
INWOOD RD
S178-248
R-1ac(A)
LAKEHILL CT
LAKEHILL CT
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S178-248
Date: 6/29/2018

1:2,400

AERIAL MAP

Area of Request
Recent History

Case no: S178-248
Date: 6/29/2018



1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION

13 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: S178-248

Date: 7/11/2018

06/28/2018

Notification List of Property Owners

S178-248

13 Property Owners Notified

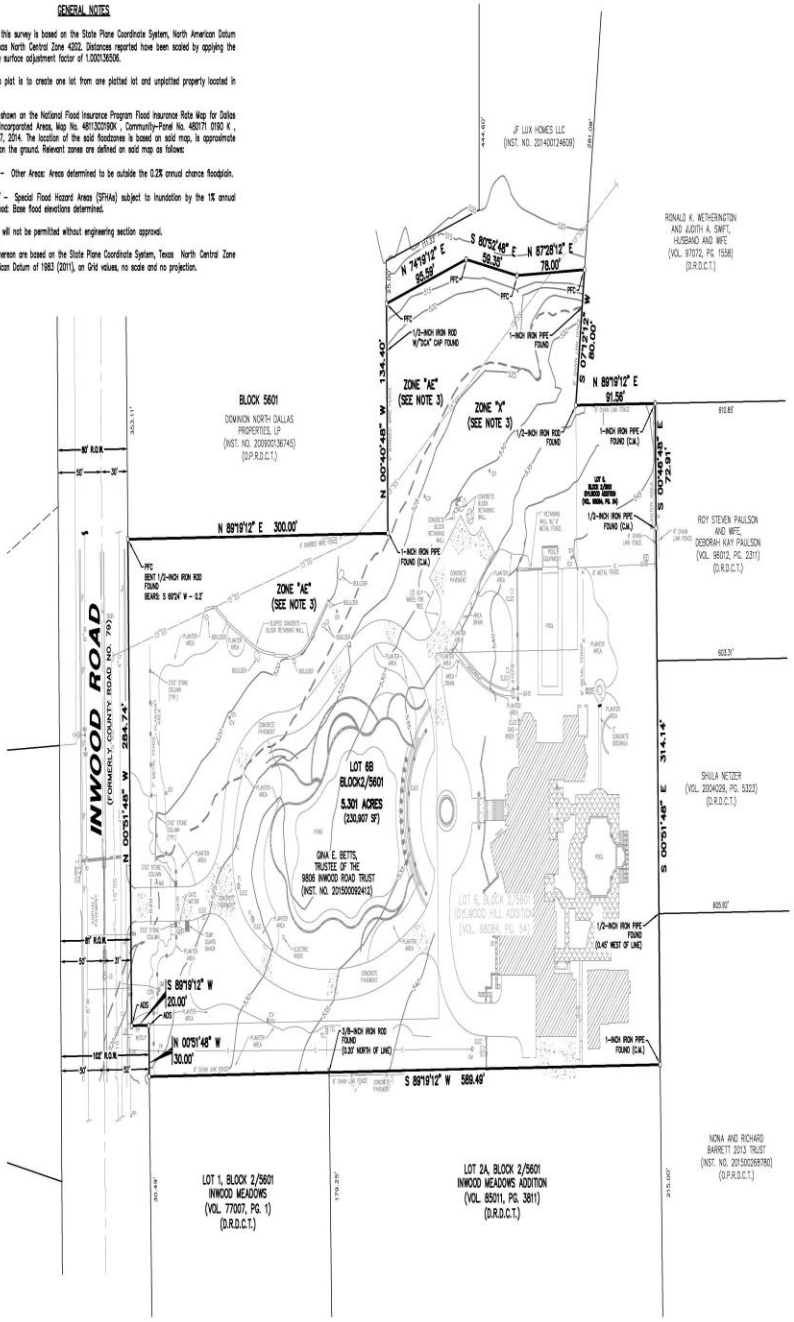
Label #	*Address*		*Owner*
1	5202	WALNUT HILL LN	JF LUX HOMES LLC
2	9910	INWOOD RD	DOMINION NORTH DALLAS PPTIES LP
3	5222	WALNUT HILL LN	WETHERINGTON RONALD K &
4	9821	MEADOWBROOK DR	NETZER SHULA & AHARON
5	9831	MEADOWBROOK DR	PAULSON ROY STEVEN &
6	9806	INWOOD RD	9806 INWOOD ROAD TRUST
7	9807	INWOOD RD	HILLMAN ANDREW & ERIN
8	5075	LAKEHILL CT	FRANCIS FRANCIS ANTONY &
9	9915	MEADOWBROOK DR	SHAW JANET SPENCER
10	9901	MEADOWBROOK DR	BLANKS DAN H &
11	5101	LAKEHILL CT	CAMPBELL DAVID A &
12	5050	WALNUT HILL LN	URSULINE ACADEMY OF DALLAS
13	5105	LAKEHILL CT	TURLEY R WINDLE & SHIRLEY A

GENERAL NOTES:

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
2. The purpose of this plat is to create one lot from one platted lot and unplatted property located in City Block 5601.
3. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0190K , Community-Panel No. 480171 0190 K , Revised Date: July 7, 2014. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

   Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

   Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood: Base flood elevations determined.
4. Lot to Lot Drainage will not be permitted without engineering section approval.
5. Coordinates shown hereon are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011), on Grid values, no scale and no projection.



GRAPHIC SCALE IN FEET

VICINITY MAP
(NOT TO SCALE)

LEGEND

	BOLLARD
	CLEANOUT
	ELECTRIC BOX
	ELECTRIC METER
	LIGHT STANDARD
	MONITORING WELL
	POWER POLE
	METAL UTILITY POLE
	TRAFFIC SIGN
	SAN. SEWER MANHOLE
	STORM SEWER MANHOLE
	TELEPHONE MANHOLE
	WATER METER
	WATER MANHOLE
	WATER VALVE
	TELEPHONE BOX
	TRAFFIC SIGNAL CONTROL BOX
	TRAFFIC SIGNAL POLE
	PAINT MARK BLUE
	PAINT MARK GREEN
	PAINT MARK ORANGE
	PAINT MARK RED
	PAINT MARK YELLOW
	PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	SURVEY ABSTRACT LINE
	OVERHEAD UTILITY LINE
	HAND RAIL
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	EXIST CONTOUR
	ORIGINAL LOT LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	WATER LINE
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/25/18.

SHEET 1 OF 2

PRELIMINARY PLAT

MAISON DE L'AMITIE
LOT 6B, BLOCK 2/5601

BEING A REPLAT OF
LOT 6, BLOCK 2/5601, IDYLWOOD HILL ADDITION
AND PART OF CITY BLOCK 5601
AND BEING OUT OF THE
JOHN HOWELL SURVEY, ABSTRACT NO. 580,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-248
ENGINEERING PLAN NUMBER: 311T-___

SURVEYOR / ENGINEER

PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PHONE: (972) 235-3031
CONTACT: MARK PEACE

OWNER

GINA E. BETTS
9806 INWOOD ROAD
DALLAS, TEXAS 75220
PHONE: (972) 687-5994
CONTACT: KRIS JOHNSON

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193905

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
GMP	GMP	1"=40'	JUNE 2018	3729-15.289

PRELIMINARY PLAT - MAISON DE L'AMITIE, LOT 6B, BLOCK 2/5601

DWG/JOB: 3729-15.289\DWG\SURVEY CD: 2015\3729-15.289PP.DWG
6/25/2018 10:27:34 AM

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-250 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Canty Street at Crawford Street, northeast corner

DATE FILED: June 26, 2018 **ZONING:** PD 468 (Subdistrict A, Tract 2, RTN)

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20468.pdf

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 1.263 acres **MAPSCO:** 54D

APPLICANT/OWNER: GRBK Frisco, LLC

REQUEST: An application to replat a 1.263-acre tract of land containing all of Lots 17 and 18 and part of Lot 25 in City Block B/3432 to create a 22-lot shared access development on property located on Canty Street at Crawford Street, northeast corner.

SUBDIVISION HISTORY:

1. S178-251 is a request south of the present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 36-lot shared access development with one common area on property located on Neely Street at Crawford Street, northeast corner. The request is on City Plan Commission hearing agenda July 19, 2018.

2. S156-255 was a request southwest of the present request to replat a 4.514-acre tract of land containing all of Lots 1 through 8 in City Block B/3368, all of Lots 3 and 4 in City Block C/3369, a portion of Lot 10 in City Block C/3369, and an abandoned portion of Neely Street between Zang Boulevard and Beckely Avenue to create 4 lots ranging in size from 0.1492-acre to 2.792-acre on property located on Davis Street at Zang Boulevard, northeast corner. The request was approved August 18, 2016 and has not been recorded.

3. S134-211 was a request northwest 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 was recorded October 5, 2015.

Property Owner Notification: On June 29, 2018, 43 notices were sent to property owners within 200 feet of the proposed plat.

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

The request is to create a 22-lot shared access development with lots ranging in area from 1,401 square feet to 6,121 square feet. The proposed lots vary in width, depth, and area. The lots in the immediate vicinity have a uniform lot pattern. Lots fronting on Crawford Street are 50 feet wide and 125 feet deep with 6,250 square feet in area. Lots

fronting on Sixth Street are 50 feet wide and 145 feet deep with 7,250 square feet in area. Lots fronting on Canty Street are 50 feet wide and 100 feet deep with 5,000 square feet in area. Lots fronting on Patton Avenue are 50 feet wide and 150 feet deep with 7,500 square feet in area except one lot with 17,860 square feet in area.

The proposed 22 lots in shared access development vary in lot size, shape, and area and are not uniform in lot pattern to the surrounding area. The majority of the proposed lots are 3 to 4 times smaller than the existing lots, some proposed lots are two times smaller than the existing lots, and only one proposed lot with 6,121 is uniform with the existing lots. Staff concludes that that the request complies with PD 468 (Subdistrict A, Tract 2, RTN) but does not comply with Section 51A-8.503; therefore, staff recommends denial of the request. However, should the commission approve the request we recommend that the approval be subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the 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 twenty-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 of right-of-way/street easement from the established center line of Canty Street. Section *51A 8.602(c).*

15. Minimum driveway spacing for residential use must be 20 feet, per City of Dallas Paving Design Manual figure IV-19.

16. On the final plat, show recording information on all existing easements within 150 feet of the property.

17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

18. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g).

19. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)

20. The Shared Access Area Easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d) (7).

21. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d) (2) and Sections 49-60(d), 49-61(c) (5) (B), and Development Design Procedure and Policy Manual Section 6.2.

22. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c) (3).

23. Prior to submittal of the final plat, the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c).

24. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e).

25. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f) (2).

26. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f) (2).

27. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines.

28. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street.” Section 51A-4.411(d) (3), and 51A-4.411(d) (10).

29. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d) (8).

30. The Shared Access Area Easement must be terminated a minimum of three feet from the adjacent property or right-of-way. Section 51A-8.618(b).

31. On the final plat, provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name. Sections 51A-8.403(a) (1) (A) (xiv) and 51A-8.506(e).

32. Shared Access Area Developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c) (5) (B) and the Development Design Procedures and Policy Manual, Section 2.

33. 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).

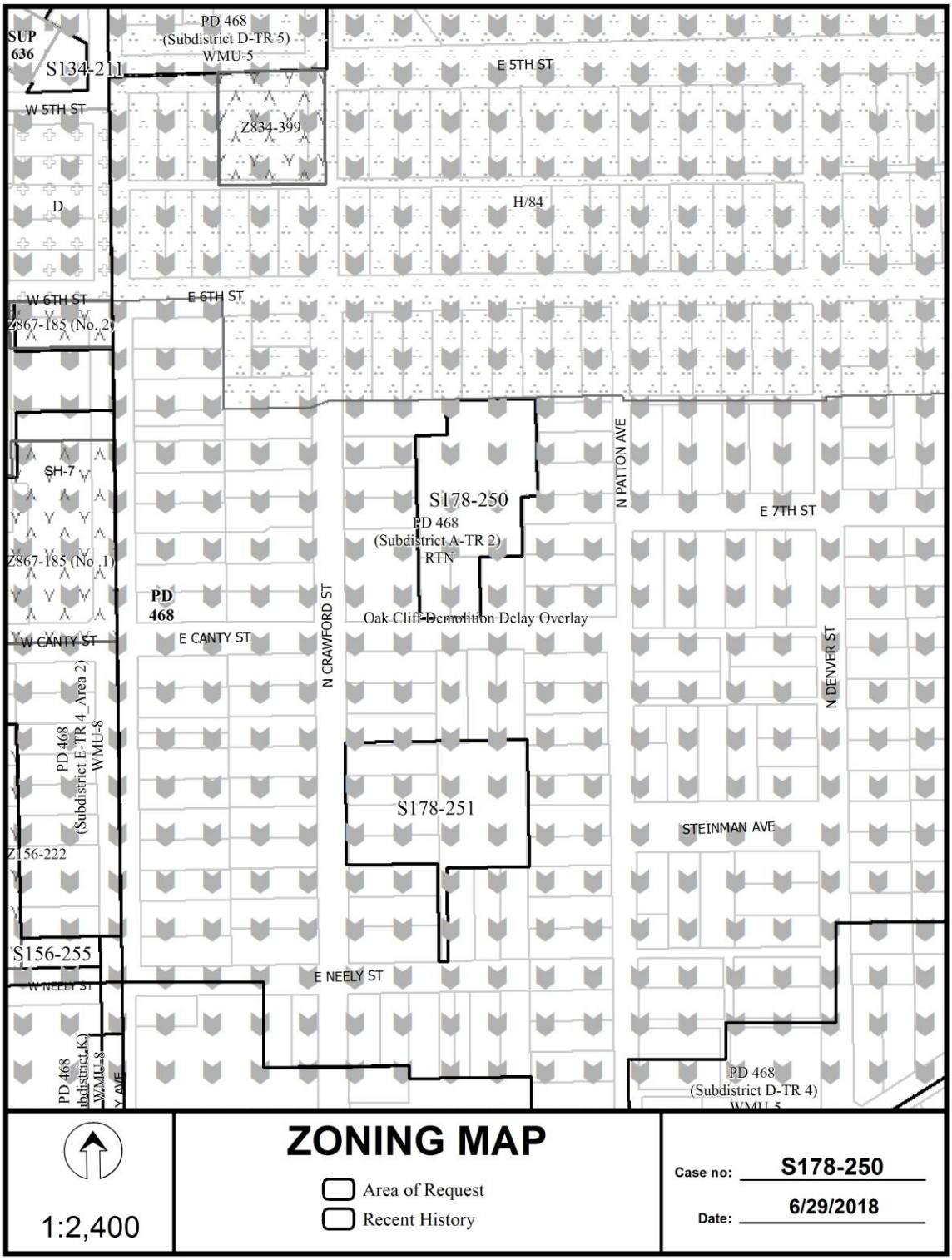
34. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

35. 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**.

36. On the final plat, change "E 6th Street" to "Sixth Street". Section 51A-8.403(a)(1)(A)(xii)

37. On the final plat, identify the property as Lots 17A through 17C, 25A through 25H, 25J through 25N, and 25P through 25U in City Block B/3432. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).


SUP 636
S134-211
PD 468 (Subdistrict D-TR 5) WMU-5
E 5TH ST
W 5TH ST
Z834-399
D
H/84
W 6TH ST
E 6TH ST
Z867-185 (No. 2)
SH-7
S178-250
PD 468 (Subdistrict A-TR 2) RTN
N PATTON AVE
E 7TH ST
Z867-185 (No. 1)
PD 468
N CRAWFORD ST
Oak Cliff Demolition Delay Overlay
W CANTY ST
E CANTY ST
N DENVER ST
PD 468 (Subdistrict E-TR 4_Area 2) WMU-8
S178-251
STEINMAN AVE
Z156-222
S156-255
E NEELY ST
W NEELY ST
PD 468 (Subdistrict D-TR 4) WMU-5
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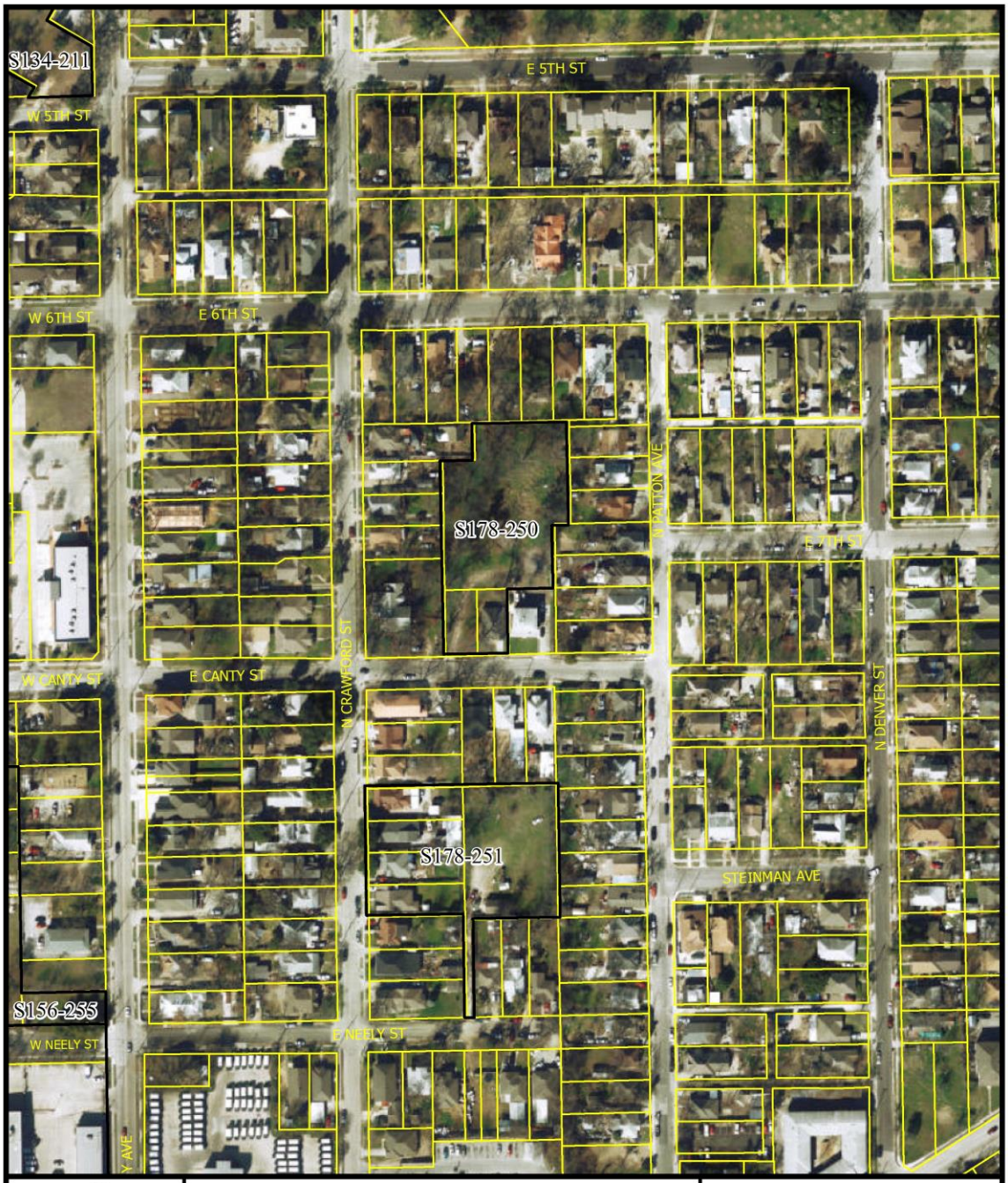
ZONING MAP
Area of Request
Recent History
Case no: S178-250
Date: 6/29/2018



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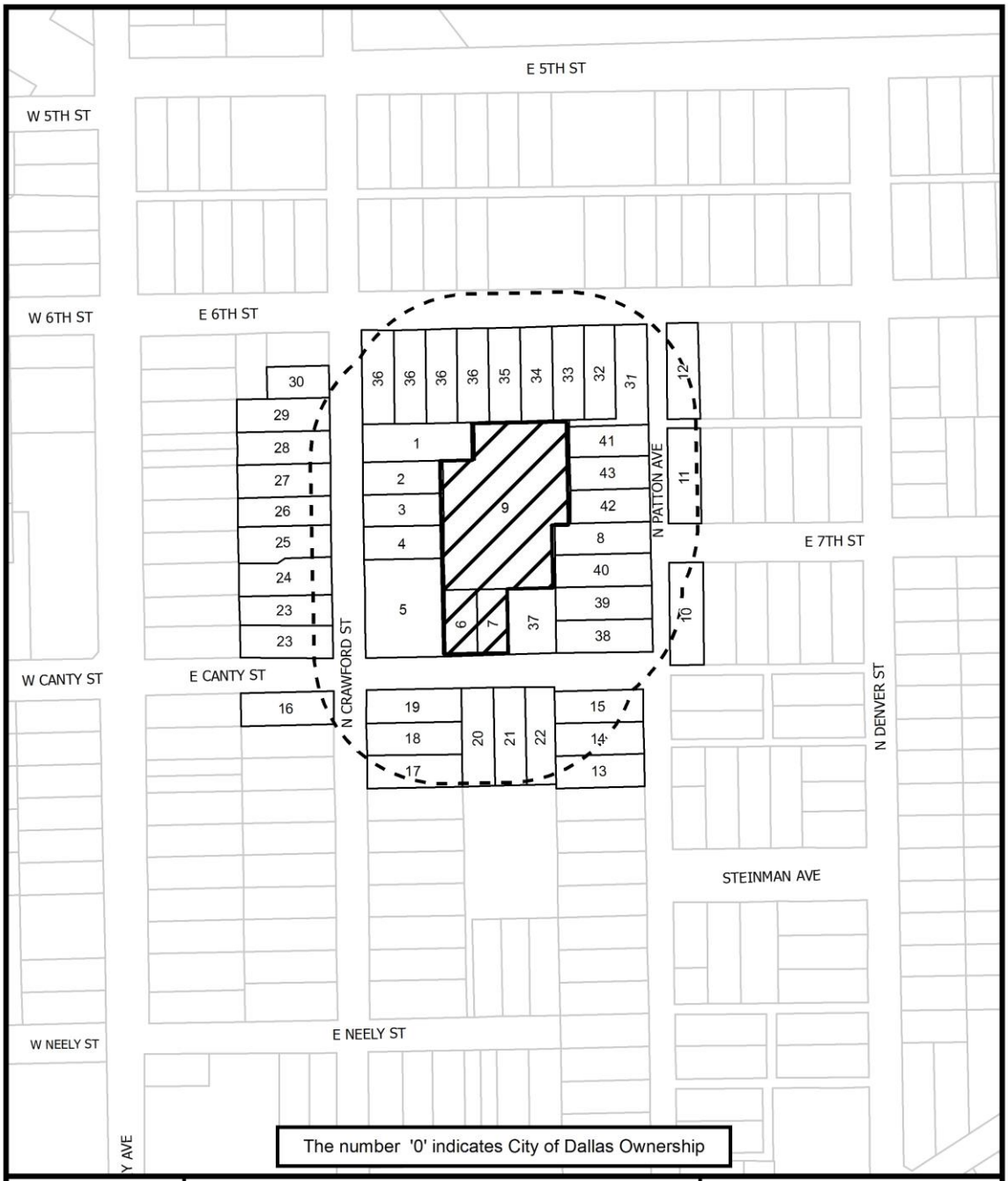
AERIAL MAP

Area of Request

Recent History

Case no: S178-250

Date: 6/29/2018



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NOTIFICATION

200' AREA OF NOTIFICATION

43 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: S178-250

Date: 6/29/2018

06/28/2018

Notification List of Property Owners

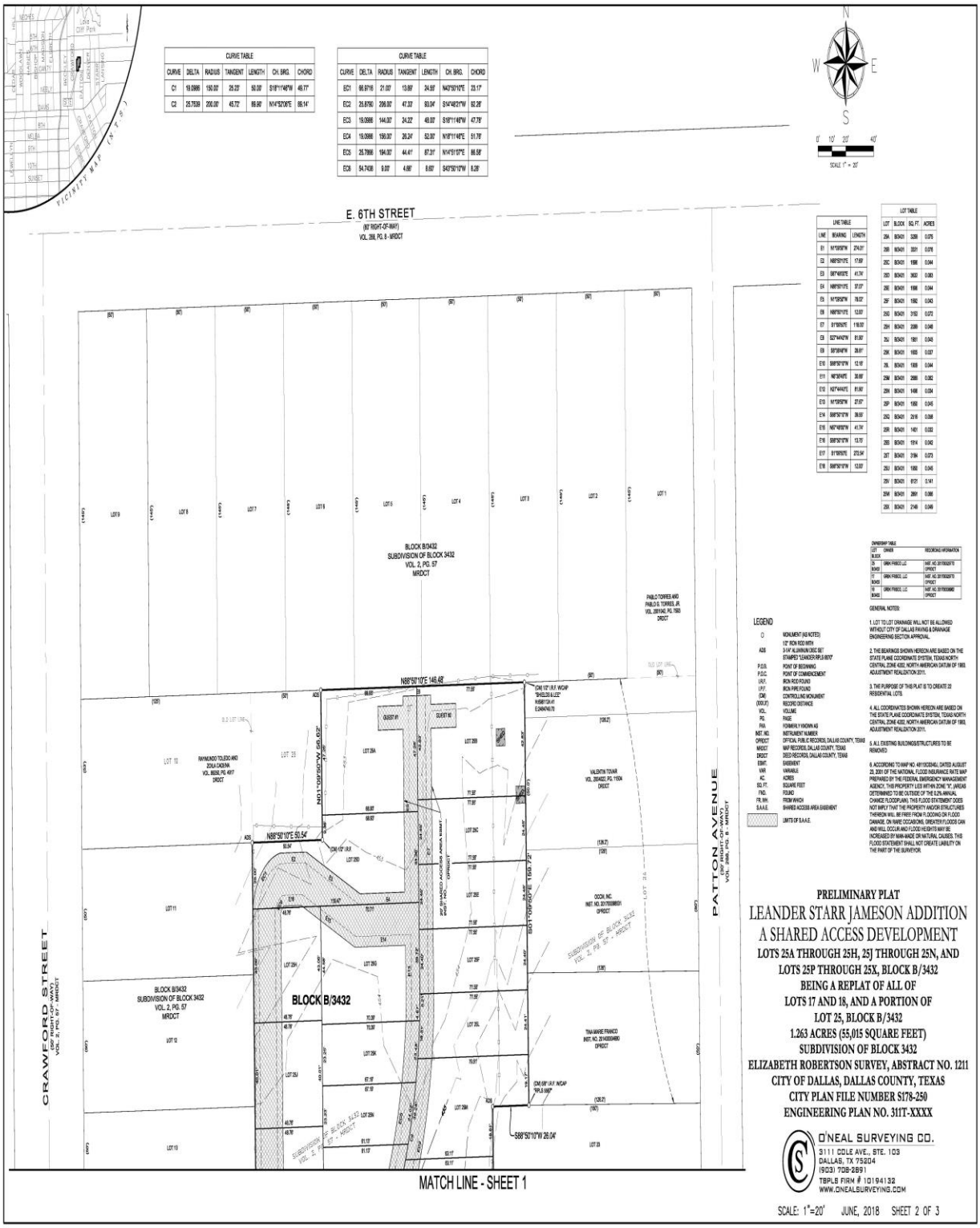
S178-250

43 Property Owners Notified

Label #	*Address*		*Owner*
1	824	N CRAWFORD ST	VASQUEZ MARIA Z CADENA
2	820	N CRAWFORD ST	COUCH KEDRIC &
3	816	N CRAWFORD ST	JONES ELIZABETH M
4	812	N CRAWFORD ST	COUCH KEDRIC & PAT COUCH
5	800	N CRAWFORD ST	CHUPA JAMES EDWARD &
6	213	E CANTY ST	MILLER GENE BELL
7	215	E CANTY ST	MEEHAN RYAN
8	439	N PATTON AVE	ORTIZ MOSES &
9	213	E CANTY ST	MILLER GENE BELL
10	302	E 7TH ST	MENDOZA JUANA SILVA &
11	303	E 7TH ST	VELAZQUEZ SONIA
12	302	E 6TH ST	MUHSIN SINAN MUDHAR &
13	413	N PATTON AVE	LUGO ELPIDIO
14	417	N PATTON AVE	SALINAS ELIDA &
15	421	N PATTON AVE	CARRANZA BENIGNO
16	739	N CRAWFORD ST	DIAZ ELENO NINO &
17	730	N CRAWFORD ST	ORTIZ JESUS &
18	734	N CRAWFORD ST	HERNANDEZ PEDRO & FELIPA
19	738	N CRAWFORD ST	CARRIZALES EDWARD
20	212	E CANTY ST	IBARRA MANUEL GONZALEZ &
21	218	E CANTY ST	HERRERA HUMBERTO
22	220	E CANTY ST	RAMIREZ FELIPE &
23	801	N CRAWFORD ST	SALDIVAR FAMILY I LIMITED PARTNERSHIP
24	809	N CRAWFORD ST	MENDEZ MANUEL
25	811	N CRAWFORD ST	ESTRADA FEDERICO &
26	817	N CRAWFORD ST	MOONEY MICHAEL

06/28/2018

Label #	*Address*		*Owner*
27	823	N CRAWFORD ST	MOONEY RICHARD LEE
28	825	N CRAWFORD ST	FAZDUARTE CRISOFORO &
29	829	N CRAWFORD ST	COLLIE LUIS R
30	835	N CRAWFORD ST	ADAME MARIA
31	230	E 6TH ST	TORRES MARIA &
32	228	E 6TH ST	CASTRO PEDRO & LINA
33	226	E 6TH ST	LUEVANO MATTHEW A
34	222	E 6TH ST	CYMMION TERRINGTON G
35	216	E 6TH ST	SANCHEZ JUAN JOSE
36	212	E 6TH ST	GENA NORTH LLC
37	219	E CANTY ST	DELGADO JUAN & MARIA
38	427	N PATTON AVE	BELMONTE JOSE O &
39	431	N PATTON AVE	TORRES JOSE JAIME & TORRES SILVIA
40	435	N PATTON AVE	TORRES BONIFACIO & AURORA
41	511	N PATTON AVE	TOVAR VALENTIN
42	503	N PATTON AVE	FRANCO TINA MARIE
43	507	N PATTON AVE	OCCM INC



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
C1	19.0866	150.00'	25.23'	50.00'	S18°11'14"W	49.77'
C2	25.7539	200.00'	45.72'	89.99'	N14°52'06"E	89.14'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH. BRG.	CHORD
EC1	66.9716	21.00'	13.89'	24.58'	N43°50'10"E	23.17'
EC2	25.8700	206.00'	47.33'	93.04'	S14°48'21"W	92.28'
EC3	19.0866	144.00'	24.23'	48.00'	S18°11'14"W	47.78'
EC4	19.0866	156.00'	26.24'	52.00'	N18°11'14"E	51.78'
EC5	25.7866	194.00'	44.41'	87.31'	N14°51'10"E	86.58'
EC6	54.7438	9.00'	4.66'	8.60'	S43°50'10"W	8.28'

LINE TABLE		
LINE	BEARING	LENGTH
B1	N1°09'50"W	274.01'
E2	N88°50'10"E	17.58'
E3	S87°44'02"E	41.74'
E4	N88°50'10"E	37.07'
E5	N1°09'50"W	78.02'
E6	N88°50'10"E	12.00'
E7	S1°09'50"E	118.00'
E8	S37°44'42"W	81.00'
E9	S9°38'48"W	28.81'
E10	S88°50'10"W	12.18'
E11	N62°38'45"E	30.68'
E12	N37°44'42"E	81.00'
E13	N1°09'50"W	27.07'
E14	S88°50'10"W	38.55'
E15	N57°48'50"W	41.74'
E16	S88°50'10"W	13.75'
E17	S1°09'50"E	272.54'
E18	S88°50'10"W	12.00'

LOT TABLE			
LOT	BLOCK	SQ. FT.	ACRES
25A	B/3431	3258	0.075
25B	B/3431	3321	0.076
25C	B/3431	1998	0.046
25D	B/3431	3632	0.083
25E	B/3431	1998	0.046
25F	B/3431	1992	0.043
25G	B/3431	3153	0.072
25H	B/3431	2089	0.048
25J	B/3431	1921	0.043
25K	B/3431	1503	0.037
25L	B/3431	1909	0.044
25M	B/3431	2886	0.062
25N	B/3431	1496	0.034
25P	B/3431	1992	0.045
25Q	B/3431	2916	0.068
25R	B/3431	1401	0.032
25S	B/3431	1914	0.042
25T	B/3431	2184	0.073
25J	B/3431	1992	0.045
25V	B/3431	6121	0.141
25W	B/3431	2891	0.066
25X	B/3431	2149	0.049

OWNERSHIP TABLE		
LOT BLOCK	OWNER	RECORDING INFORMATION
7A BLOCK	GRIMA PABLO LLC	INST. NO. 201700220710 OPRDCT
7 BLOCK	GRIMA PABLO LLC	INST. NO. 201700220710 OPRDCT
1B BLOCK	GRIMA PABLO LLC	INST. NO. 201700220800 OPRDCT

GENERAL NOTES:

1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.

2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

3. THE PURPOSE OF THIS PLAT IS TO CREATE 22 RESIDENTIAL LOTS.

4. ALL COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.

5. ALL EXISTING BUILDINGS/STRUCTURES TO BE REMOVED

6. ACCORDING TO MAP NO. 48110C0340J, DATED AUGUST 23, 2001 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LEGEND

○	MONUMENT (AS NOTED)
	1/2" IRON ROD WITH
ASS	3-1/4" ALUMINUM DISC SET STAMPED "S.WASCO RPLS 4835"
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
CM	CONTROLLING MONUMENT
(DOUT)	RECORD DISTANCE
VOL.	VOLUME
PG.	PAGE
FKA	FORMERLY KNOWN AS
INST. NO.	INSTRUMENT NUMBER
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
EBMT.	EASEMENT
VAR	VARIABLE
AC.	ACRES
SQ. FT.	SQUARE FEET
FND.	FOUND
FR. WH.	FROM WHICH
S.A.A.E.	SHARED ACCESS AREA EASEMENT
	LIMITS OF S.A.A.E.

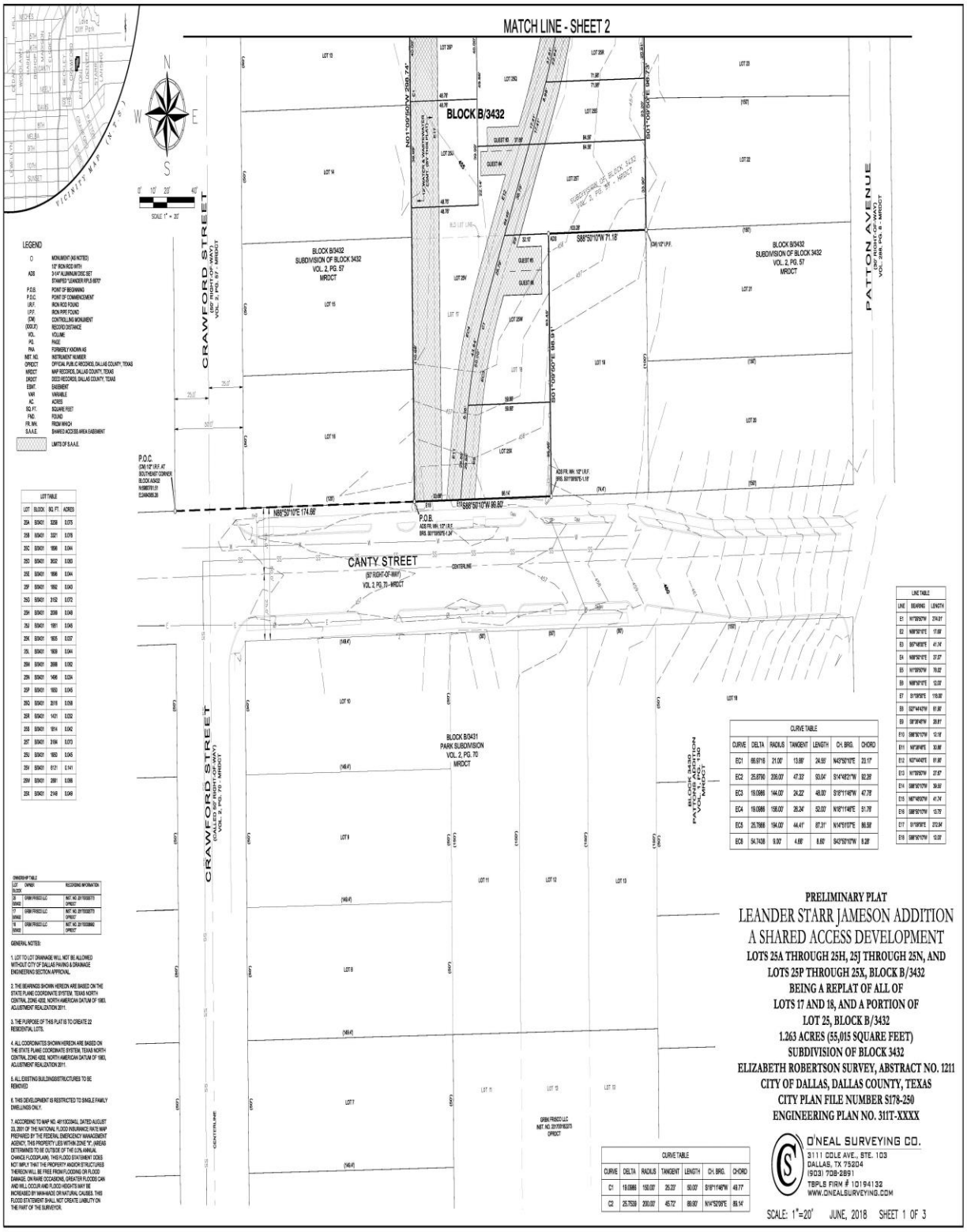
PRELIMINARY PLAT

LEANDER STARR JAMESON ADDITION
A SHARED ACCESS DEVELOPMENT

LOTS 25A THROUGH 25H, 25J THROUGH 25N, AND LOTS 25P THROUGH 25X, BLOCK B/3432
BEING A REPLAT OF ALL OF LOTS 17 AND 18, AND A PORTION OF LOT 25, BLOCK B/3432
1.263 ACRES (55,015 SQUARE FEET)
SUBDIVISION OF BLOCK 3432
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NUMBER S178-250
ENGINEERING PLAN NO. 311T-XXXX

O'NEAL SURVEYING CO.
3111 COLE AVE., STE. 103
DALLAS, TX 75204
(903) 708-2891
TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM

SCALE: 1"=20' JUNE, 2018 SHEET 2 OF 3


MATCH LINE - SHEET 2
BLOCK B/3432
CRAWFORD STREET
PATTON AVENUE
CANTY STREET
BLOCK B/3432
SUBDIVISION OF BLOCK 3432
VOL. 2, PG. 57
MRDCT
BLOCK B/3431
PARK SUBDIVISION
VOL. 2, PG. 70
MRDCT
BLOCK 3430
PATTONS ACRES
VOL. 2, PG. 70
MRDCT
P.O.C.
P.O.B.
LEGEND
LOT TABLE
LINE TABLE
CURVE TABLE
OWNERSHIP TABLE
GENERAL NOTES:
PRELIMINARY PLAT
LEANDER STARR JAMESON ADDITION
A SHARED ACCESS DEVELOPMENT
LOTS 25A THROUGH 25H, 25J THROUGH 25N, AND
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SCALE: 1"=20' JUNE, 2018 SHEET 1 OF 3

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

FILE NUMBER: S178-251 **SUBDIVISION ADMINISTRATOR:** Paul Nelson

LOCATION: Neely Street at Crawford Street, northeast corner

DATE FILED: June 26, 2018 **ZONING:** PD 468 (Subdistrict A, Tract 2, RTN)

PD LINK: http://www.dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20468.pdf

CITY COUNCIL DISTRICT: 1 **SIZE OF REQUEST:** 1.453 acres **MAPSCO:** 54D

APPLICANT/OWNER: GRBK Frisco, LLC, Mario Juarez, Maurilio and Josephine Flores

REQUEST: An application to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 36-lot shared access development with one common area on property located on Neely Street at Crawford Street, northeast corner.

SUBDIVISION HISTORY:

1. S178-250 is a request northwest of the present request to replat a 1.263-acre tract of land containing all of Lots 17, 18, and part of Lot 25 in City Block B/3432 to create a 22-lot shared access development on property located on Canty Street at Crawford Street, northeast corner. The request is on City Plan Commission hearing agenda July 19, 2018.

2. S167-134 was a request south of the present request to replat a 0.839-acre tract of land containing part of Lots 4 and 5 and all of Lots 6 through 10 in City Block 19/3135 to create one lot bounded by Zang Boulevard, West Davis Street, North Beckley Street, and 7th Street. The request was approved April 6, 2017 and has not been recorded.

3. S156-255 was a request southwest of the present request to replat a 4.514-acre tract of land containing all of Lots 1 through 8 in City Block B/3368, all of Lots 3 and 4 in City Block C/3369, a portion of Lot 10 in City Block C/3369, and an abandoned portion of Neely Street between Zang Boulevard and Beckely Avenue to create 4 lots ranging in size from 0.1492-acre to 2.792-acre on property located on Davis Street at Zang Boulevard, northeast corner. The request was approved August 18, 2016 and has not been recorded.

Property Owner Notification: On June 29, 2018, 65 notices were sent to property owners within 200 feet of the proposed plat.

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

The request is to create a 36-lot shared access development with lots ranging in area from 1,157 square feet to 2,840 square feet. The proposed lots vary in width and area.

The lots in the immediate vicinity have a uniform lot pattern. Lots fronting on both the east line and the west line of Crawford Street are 50 feet wide and 150 feet deep with 7,500 square feet in area. The request will take part of Lots 11, 12, 13, 14, 15, and 16 leaving each remainder lots with 8,000 square feet in area.

The proposed 36 lots in the proposed shared access development vary in lot width and area, and are not uniform with the surrounding lot pattern. The majority of the proposed lots are at least 6 times smaller than the existing lots; some proposed lots are three times smaller than the existing lots. Staff concludes that that the request complies with the PD 468 (Subdistrict A, Tract 2, RTN) but does not comply with Section 51A-8.503, therefore staff recommends denial of the request. However, should the commission approve the request we recommend that the approval be subject to compliance with the following conditions:

The request complies with the requirements of PD 468 (Subdistrict A, Tract 2, RTN); 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 thirty-six and one common area.

11. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

13. Place a note on the final plat 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/street easement from the established center line of Crawford Street. Section *51A 8.602(c).*

15. On the final plat, show recording information on all existing easements within 150 feet of the property.

16. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

17. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g).

18. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)

19. The Shared Access Area Easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d) (7).

20. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d) (2) and Sections 49-60(d), 49-61(c) (5) (B), and Development Design Procedure and Policy Manual Section 6.2.

21. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c) (3).

22. Prior to submittal of the final plat, the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c).

23. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e).

24. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f) (2).

25. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f) (2).

26. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines.

27. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved private street.” Section 51A-4.411(d) (3), and 51A-4.411(d) (10).

28. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d) (8).

29. The Shared Access Area Easement must be terminated a minimum of three feet from the adjacent property or right-of-way. Section 51A-8.618(b).

30. On the final plat, provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name. Sections 51A-8.403(a) (1) (A) (xiv) and 51A-8.506(e).

31. Shared Access Area Developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c) (5) (B) and the Development Design Procedures and Policy Manual, Section 2.

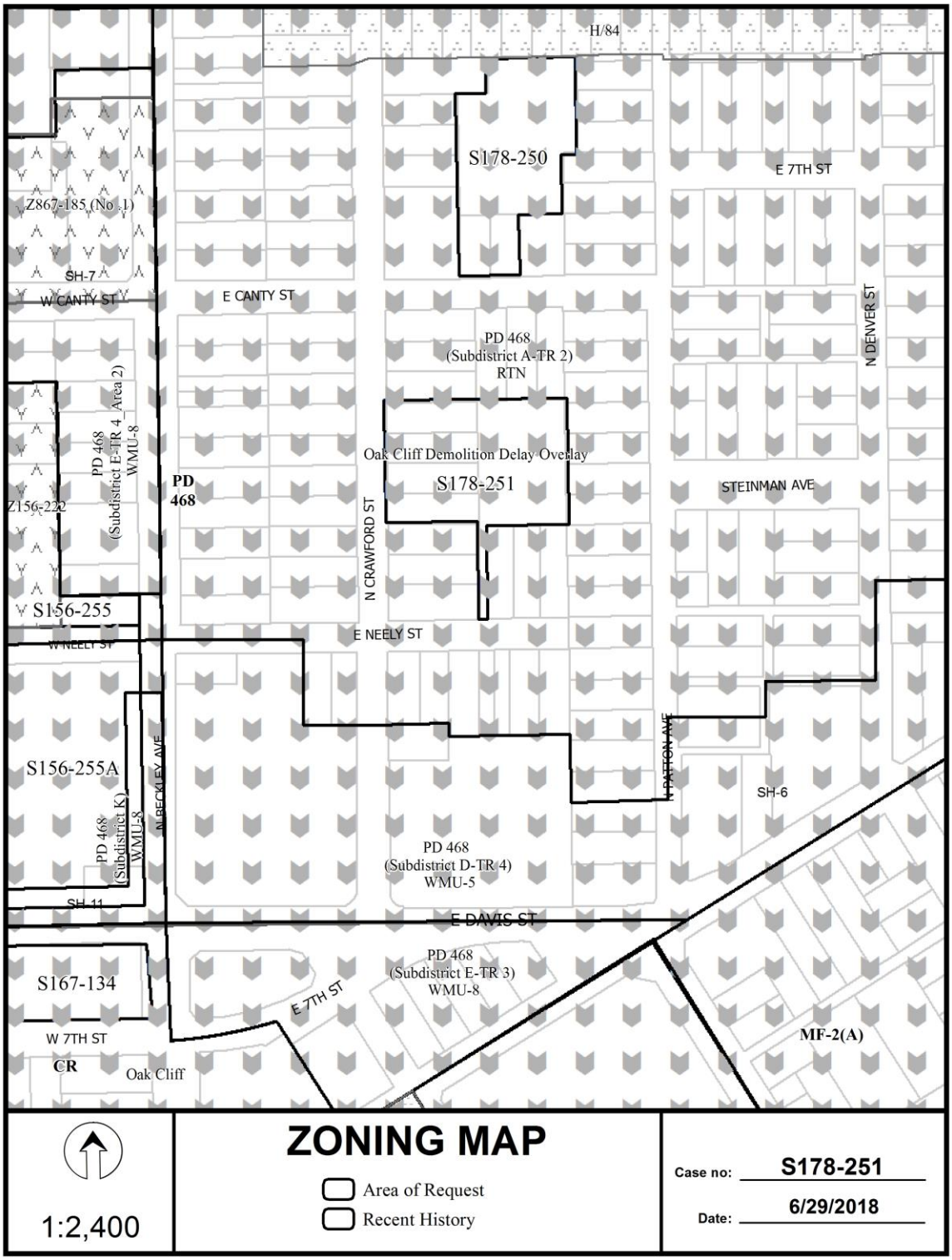
32. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).

33. 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.

34. 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**.

35. On the final plat, identify the property as Lots 4A through 4F, 5A through 5H, 5J through 5K, 6A through 6H, 6J, 7A through 7H, 7J through 7L and common area "A" in City Block B/3431. Ordinance 1A, pages 131-148, section 2 (passed August 13, 1872).


H/84
S178-250
E 7TH ST
Z867-185 (No. 1)
SH-7
W CANTY ST
E CANTY ST
PD 468
(Subdistrict A-TR 2)
RTN
N DENVER ST
PD 468
(Subdistrict E-TR 4 Area 2)
WMU-8
Oak Cliff Demolition Delay Overlay
S178-251
STEINMAN AVE
PD
468
Z156-222
N CRAWFORD ST
S156-255
E NEELY ST
W NEELY ST
N PATTON AVE
S156-255A
N BECKLEY AVE
SH-6
PD 468
(Subdistrict K)
WMU-8
PD 468
(Subdistrict D-TR 4)
WMU-5
SH 11
E DAVIS ST
PD 468
(Subdistrict E-TR 3)
WMU-8
S167-134
E 7TH ST
W 7TH ST
MF-2(A)
CR
Oak Cliff
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S178-251
Date: 6/29/2018

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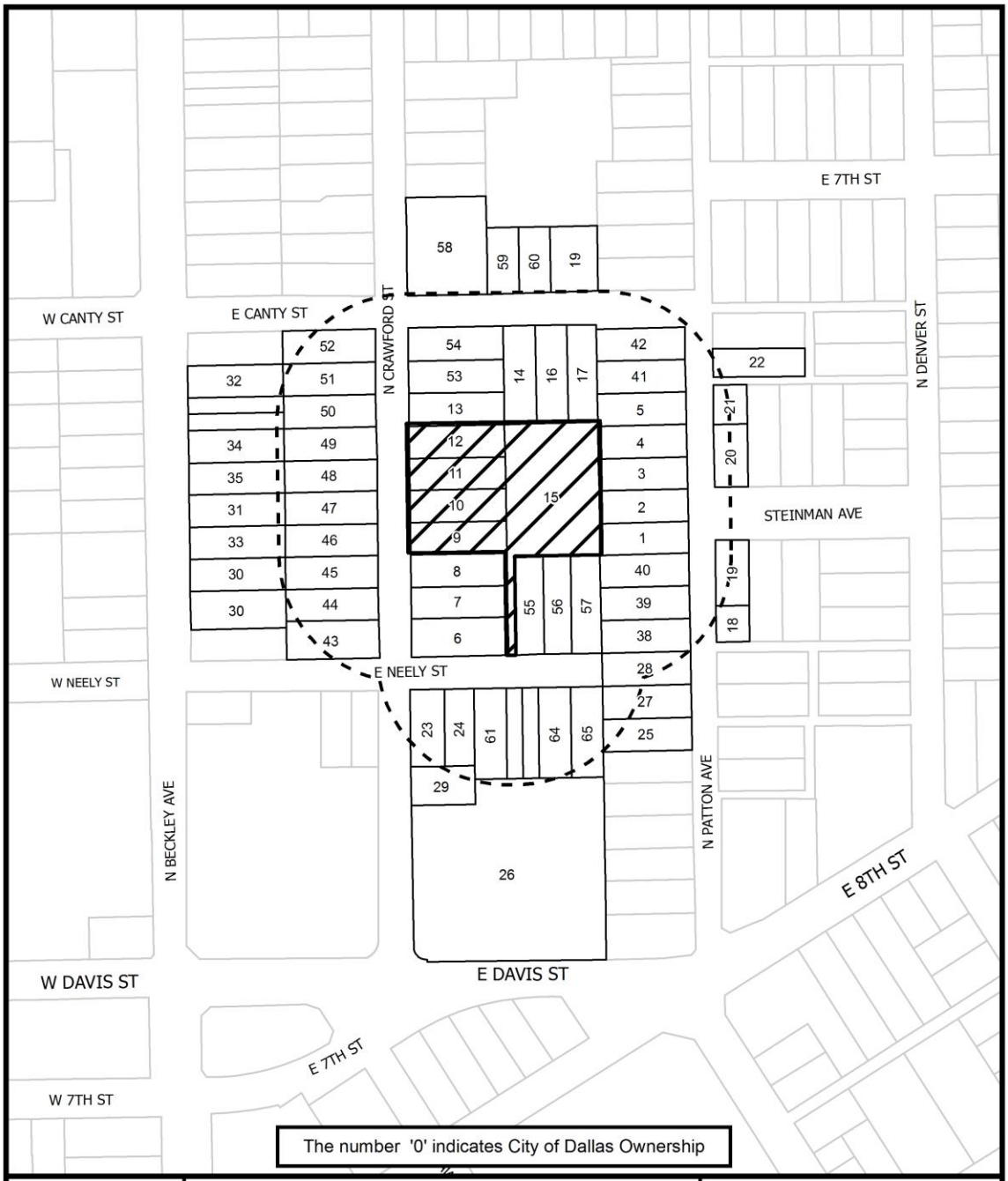
AERIAL MAP

Area of Request

Recent History

Case no: S178-251

Date: 6/29/2018



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NOTIFICATION

200' AREA OF NOTIFICATION

65 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: S178-251

Date: 6/29/2018

06/28/2018

Notification List of Property Owners

S178-251

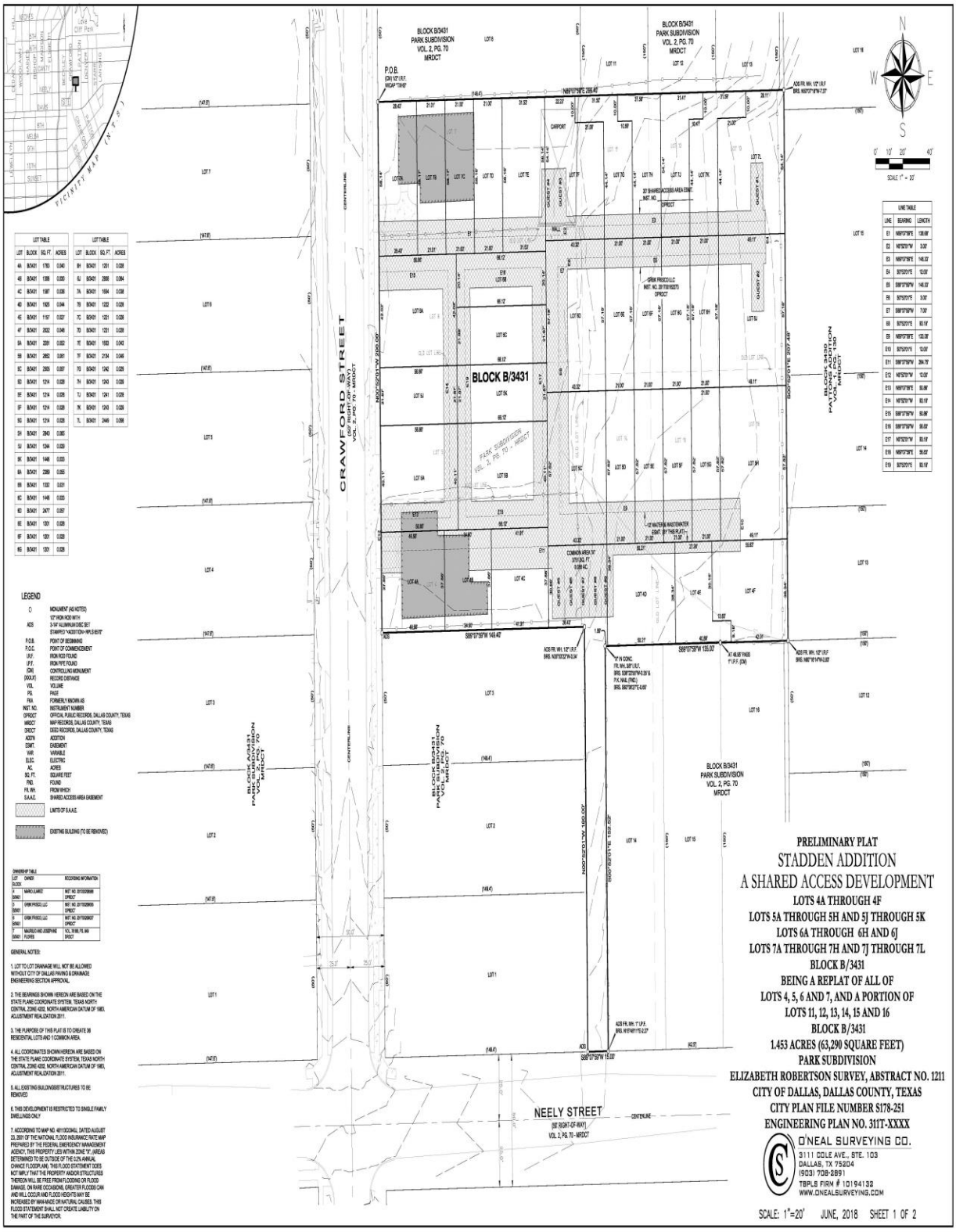
65 Property Owners Notified

Label #	*Address*		*Owner*
1	347	N PATTON AVE	REYES RICARDO
2	401	N PATTON AVE	HERNANDEZ TEODORO ETAL
3	405	N PATTON AVE	PEREZ RICARDO M & PETRA
4	411	N PATTON AVE	GIL JO JESUS G & SILVIA
5	413	N PATTON AVE	LUGO ELPIDIO
6	700	N CRAWFORD ST	CENDEJAS VICENTE A
7	706	N CRAWFORD ST	ROJAS HUMBERTO CARLOS &
8	710	N CRAWFORD ST	MUNIZ MIGUEL & MARIA D C
9	714	N CRAWFORD ST	JUAREZ MARIO
10	718	N CRAWFORD ST	VALVERDE PABLO
11	722	N CRAWFORD ST	JUAREZ MARIO & EDILIA A
12	728	N CRAWFORD ST	FLORES MAURILIO &
13	730	N CRAWFORD ST	ORTIZ JESUS &
14	212	E CANTY ST	IBARRA MANUEL GONZALEZ &
15	211	E NEELY ST	GREENWAY NEELY LP
16	218	E CANTY ST	HERRERA HUMBERTO
17	220	E CANTY ST	RAMIREZ FELIPE &
18	338	N PATTON AVE	REYES ISIDRO G &
19	300	STEINMAN AVE	DELGADO JUAN & MARIA
20	303	STEINMAN AVE	GOMEZ EDUARDO & OLGA
21	410	N PATTON AVE	RANGEL ISIDRO &
22	414	N PATTON AVE	SILVA JOSE L EST OF
23	202	E NEELY ST	CASIAS MARIA DE CARMEN VILLA &
24	204	E NEELY ST	CUEVAS MAGDALENA A
25	329	N PATTON AVE	ZUNIGA JUAN
26	205	E DAVIS ST	CFS 1 LTD

Label #	*Address*		*Owner*
27	333	N PATTON AVE	MATA FRAYNOE & EVELIA
28	335	N PATTON AVE	TAMAYO MARIA REYNA
29	620	N CRAWFORD ST	DOMINGUEZ MARIA G &
30	710	N BECKLEY AVE	MARTINEZ SILVERIO SR
31	716	N BECKLEY AVE	CALDERON JORGE A
32	732	N BECKLEY AVE	MONTOYA BLANCA E L
33	714	N BECKLEY AVE	YBARRA MAGDALENA
34	724	N BECKLEY AVE	ADAMS JARED J
35	720	N BECKLEY AVE	ORTIZ JESUS & MARIA
36	728	N BECKLEY AVE	MOLLETT KENYA
37	730	N BECKLEY AVE	DIODATI MONICA CHIARA
38	341	N PATTON AVE	JASSO CESILIA
39	343	N PATTON AVE	GONZALEZ VICENTE R &
40	345	N PATTON AVE	DIAZ MARCELINO
41	417	N PATTON AVE	SALINAS ELIDA &
42	421	N PATTON AVE	CARRANZA BENIGNO
43	701	N CRAWFORD ST	ARECHAR FRANCISCO &
44	707	N CRAWFORD ST	GONZALEZ BAYRON R &
45	711	N CRAWFORD ST	JASSO JUANA H &
46	715	N CRAWFORD ST	CHAVEZ ROMEO
47	719	N CRAWFORD ST	LOPEZ JUAN CARLOS &
48	723	N CRAWFORD ST	TORRES CLAUDIA
49	727	N CRAWFORD ST	TORRES OLGA M
50	731	N CRAWFORD ST	GOEN ERIK D
51	735	N CRAWFORD ST	DIAZ MARIA TERESA
52	739	N CRAWFORD ST	DIAZ ELENO NINO &
53	734	N CRAWFORD ST	HERNANDEZ PEDRO & FELIPA
54	738	N CRAWFORD ST	CARRIZALES EDWARD
55	215	E NEELY ST	GONZALEZ JUAN & MARIBEL
56	219	E NEELY ST	MAGDALENO RAMIRO & MARIA
57	223	E NEELY ST	LOPEZ ENRIQUE P &

06/28/2018

Label #	*Address*		*Owner*
58	800	N CRAWFORD ST	CHUPA JAMES EDWARD &
59	213	E CANTY ST	MILLER GENE BELL
60	215	E CANTY ST	MEEHAN RYAN
61	208	E NEELY ST	BAUTISTA MANUEL
62	216	E NEELY ST	RUIZ VERONICA Y
63	212	E NEELY ST	BAUTISTA MANUEL
64	216	E NEELY ST	RUIZ VERONICA YOUNG
65	220	E NEELY ST	MENDOZA MARIA ROSA


PRELIMINARY PLAT
STADDEN ADDITION
A SHARED ACCESS DEVELOPMENT
LOTS 4A THROUGH 4F
LOTS 5A THROUGH 5H AND 5J THROUGH 5K
LOTS 6A THROUGH 6H AND 6J
LOTS 7A THROUGH 7H AND 7J THROUGH 7L
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SCALE: 1"=20' JUNE, 2018 SHEET 1 OF 2
BLOCK B/3431
CRAWFORD STREET
NEELY STREET
LEGEND
GENERAL NOTES:

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Carlos A. Talison

FILE NUMBER: D178-004 **DATE FILED:** January 4, 2017

LOCATION: East line of Victory Avenue at All Star Way

COUNCIL DISTRICT: 2 **MAPSCO:** 45 E

SIZE OF REQUEST: ± 2.891 acres **CENSUS TRACT:** 19.00

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Anland North Commercial, L.P.

REPRESENTATIVE: Hillwood Urban Services, L.P.

REQUEST: An application for a development plan for an office use with parking garage on property zoned the North Subdistrict within Planned Development District No. 582, Victory Planned Development District.

SUMMARY: On August 23, 2000, the Dallas City Council established Planned Development District No. 582 by Ordinance No. 24346. Ordinance No. 24346 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. The size of the PD is approximately 86.95 acres of land and is generally located east of Stemmons Freeway and north of Woodall Rodgers Freeway.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The proposed development plan provides for a 374,000-square-foot, 7 story office building, a 3 story office building, and 7 story garage that will cover an area of approximately 2.891 acres.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. Staff has reviewed the proposed development plan and landscape plan and determined the plans comply with the requirements of the ordinance for PD No. 582.

The most up to date PD ordinance may be viewed at the following link: http://www.dallascityattorney.com/51P/Articles%20Supp%2017/Article%20582.pdf

STAFF RECOMMENDATION: Hold under advisement until August 2, 2018.

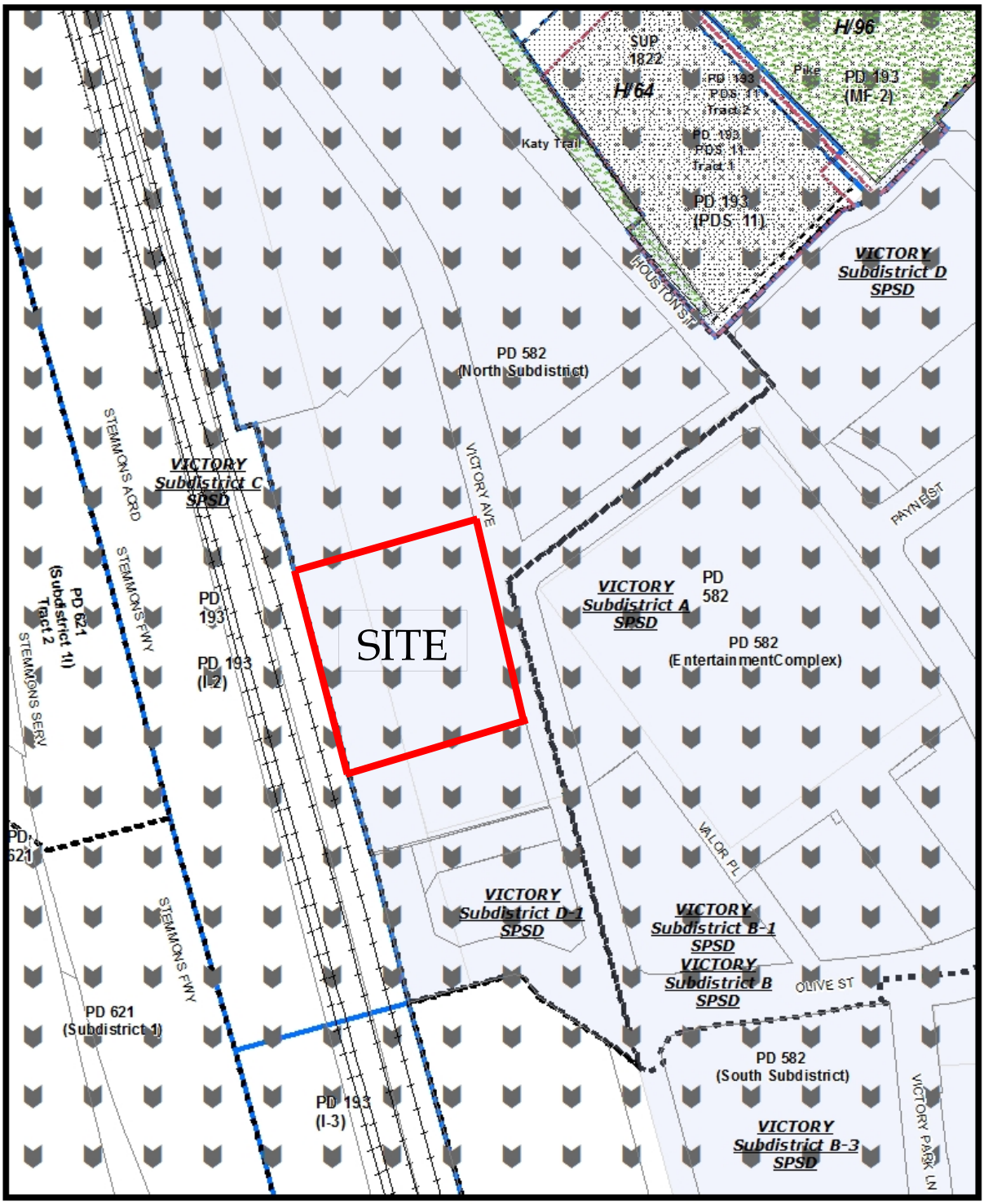
PRIOR CPC ACTION: On April 5 and June 7, 2018, the City Plan Commission held this item under advisement to allow time for the applicant to revise the proposed development plan. The applicant has not yet submitted revised plans for staff to review.

List of Partners/Principals/Officers

List of officers of Anland Holdings, Inc.:

Todd L. Platt	President, Executive Vice President
M. Thomas Mason	Executive Vice Prersident, Treasurer
Dewitt T. Hicks III	Executive Vice Prersident
Ken Reese	Executive Vice Prersident
Robert T. Vincente	Executive Vice Prersident
Thomas D. Williams	Executive Vice Prersident
Timothy E. Kinnear	Executive Vice Prersident, Tax
Larry Blair	Executive Vice Prersident
Michele M. Ringnald	Secretary
Stephen D. Parker	Assistant Secretary

Zoning Map



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Zoning Map

Printed Date: 3/9/2018

Aerial Map

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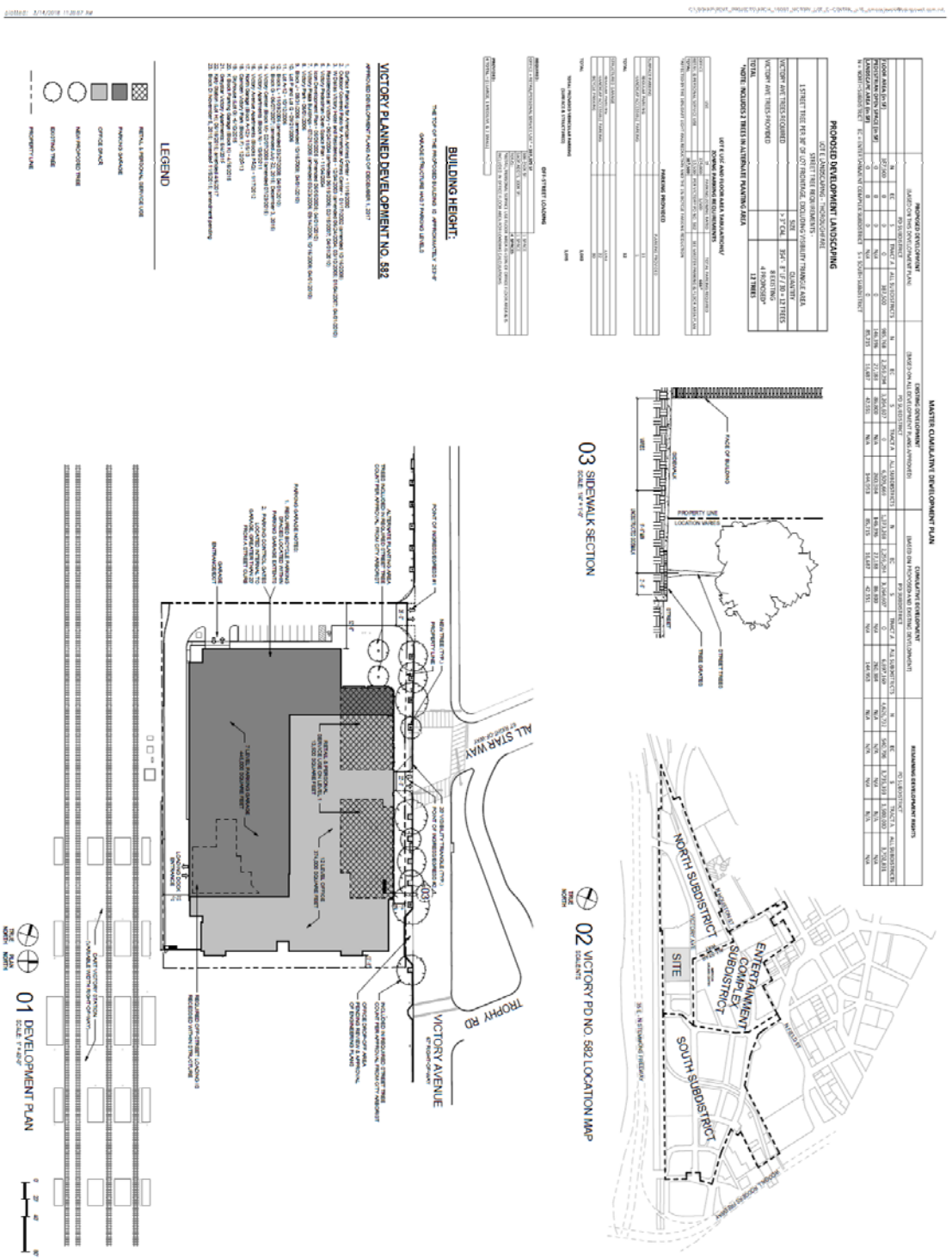
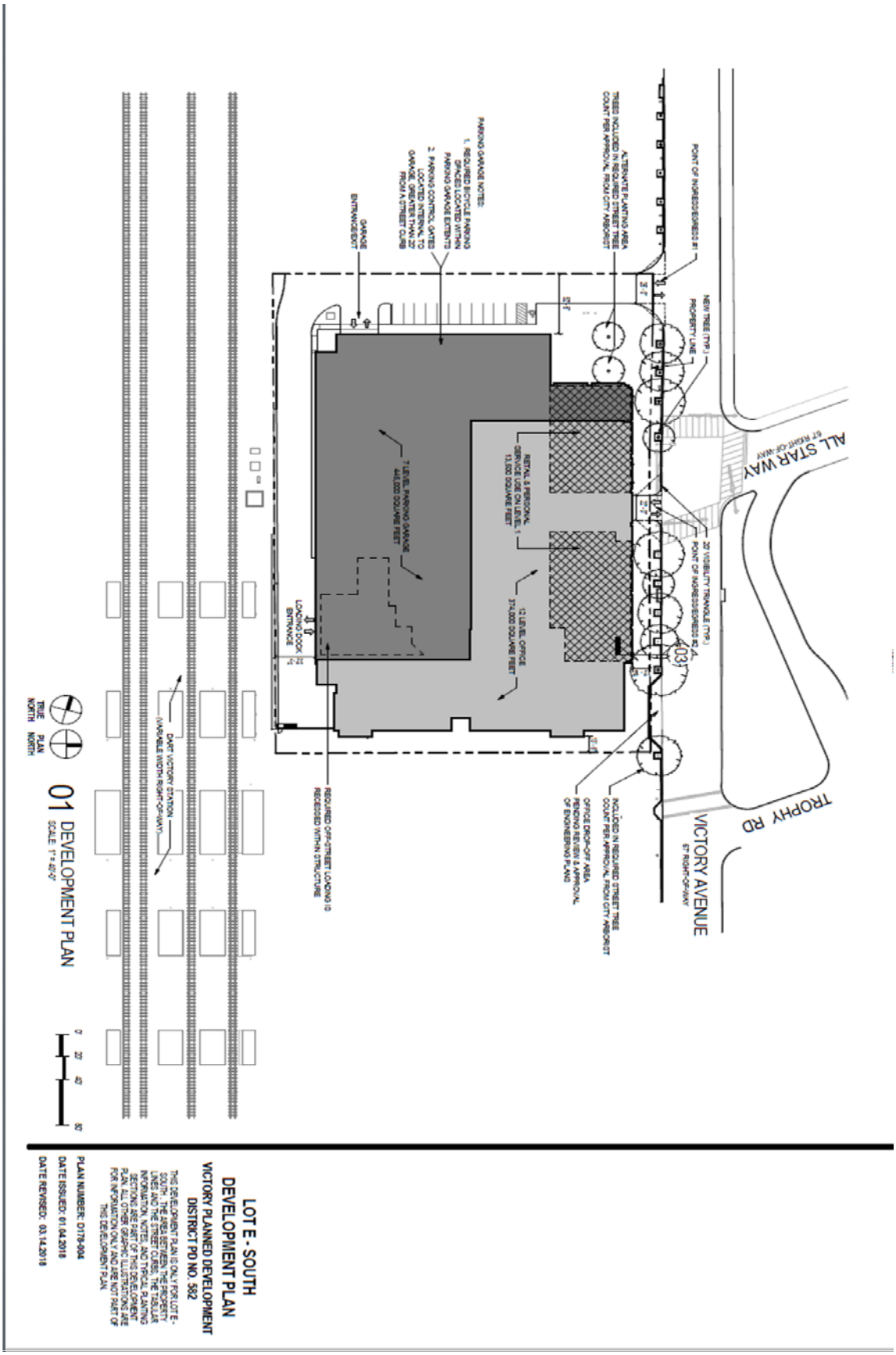
Aerial Map

Printed Date: 3/9/2018

Proposed Development Plan



Enlarged Proposed Development Plan



CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Steve Long

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

DOWNTOWN GENERAL CBD

CASE NUMBER: 1805210002 **DATE FILED:** May 21, 2018

LOCATION: 1445 Ross Avenue (east corner) **SIZE OF REQUEST:** 40.5-sq. ft.

COUNCIL DISTRICT: 14 **ZONING:** CA-1 **MAPSCO:** 45-K

APPLICANT: Curt Horak

CONTRACTOR: Priority Signs and Graphics

OWNER: 1445 Ross, LLC

REQUEST: An application for a Certificate of Appropriateness for a 40.5-square foot detached premise monument sign (east corner).

SUMMARY: The applicant is requesting a detached premise monument sign which will include businesses to be determined and logos.

SSDAC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND:

- The subject site is located within the Downtown General CBD Subdistrict and follows the regulations set forth by Section 51A-7.907 (GENERAL PROVISIONS APPLICABLE TO SIGNS WITHIN THE GENERAL CBD, MAIN STREET, CONVENTION CENTER, AND RETAIL SUBDISTRICTS)**.**

- The request is for a detached premise monument sign. Monument sign means a detached sign applied directly onto a ground-level support structure (instead of a pole support) with no separation between the sign and the ground, or mounted on a fence.

- The proposed detached monument sign is 40.5 square feet (4' in length, 9' in height, and 3.5' wide), and will be located on the east corner of the site, more specifically at the corner of Freeman Street and Ross Avenue.

- The proposed detached monument sign will include businesses to be determined and logos, and will be illuminated.

- Section. 51A-7.907 (b), special provisions for signs with the General CBD Subdistrict states that except as provided in Division 51A-7.900 of Article VII, all applications for certificates of appropriateness for detached signs in this district must be reviewed by the special sign district advisory committee using the permit procedures set forth in Division 51A-7.500. The director procedure in Division 51A-7.500 is not available for detached signs in this district.

- Construction of the detached premise monument sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.912. DETACHED PREMISE SIGNS.

SECTION. 51A-7.912. DETACHED PREMISE SIGNS.

(a) Unless otherwise provided, all detached premise signs must be monument signs or landscape signs. *The sign is a monument sign*.

(b) No detached premise sign may be located within five feet of a public right-of-way, except for monument signs or landscape signs, which may be located at the building line. *The monument sign is to be located at the building line*.

(c) Except as provided in this section, detached premise signs located within 15 feet of a public right-of-way may not exceed 20 square feet in effective area, or five feet in height. *The sign is not located within 15 feet of the public right-of-way.*

(d) Except as provided in this section, detached premise signs with a setback of 15 feet or greater from a public right-of-way may not exceed 50 square feet in effective area, or 15 feet in height. *The sign is 40.5 square feet and 9' in height.*

(e) A detached premise sign may contain only the name, logo, and address of the premise building and its occupants. *The sign is to contain only the only the name, logo, and address of the premise building and its occupants.*

(f) Section 51A-7.304(c) of the Dallas Development Code, as amended, does not apply to monument signs or landscape signs in this district. *N/A*

(g) A premise having more than 450 feet of frontage along a street may have no more than one additional detached premise sign for each additional 100 feet of frontage or fraction thereof. For purposes of the subsection, "street" means a right-of-way that provides primary access to adjacent property. *Only one sign is proposed on the street frontage.*

Case Number: 1805210002

List of owners/officers

Long, Steve

From:	Maddie Siegrist <maddie@prioritysignsandgraphics.com>
Sent:	Tuesday, May 29, 2018 11:46 AM
To:	Long, Steve
Cc:	Curt Horak
Subject:	FW: 1445 Ross Avenue signs: CA 180521002, CA1805210003, and CA1805210004

Steve,

Please see the list of the partner's names below.

Thanks,

Maddie Siegrist

EMAIL maddie@prioritysignsandgraphics.com
DIRECT 817.260.0700
CELL 817.692.9723
http://www.prioritysignsandgraphics.com

Bill To:	Ship To:
P.O. Box 32	1010 E Dallas Road, Suite 100
Grapevine, TX 76099	Grapevine, TX 76051

From: Kristal Hollyday <khollyday@fountainplace.com>
Sent: Tuesday, May 29, 2018 11:45 AM
To: Curt Horak <curt@prioritysignsandgraphics.com>
Cc: Melissa McNair <melissa@prioritysignsandgraphics.com>; Maddie Siegrist <maddie@prioritysignsandgraphics.com>
Subject: RE: 1445 Ross Avenue signs: CA 180521002, CA1805210003, and CA1805210004

The partners names are below;

Robert C. Goddard III
David Hardman
Russell F. Read
Jim H. Wilson III
Steve Devinney
Paul Freudenstein
Thomas K. Dotzenrod
Michael Anderson
Gary Bennett
Tracy McMillan
Jason Williams

We only have one tenant and it's Ascension Annex.

Thanks for the update, I'm happy to help with the placement of the signs.

1

CA 1805210002

MOTION: It was moved to **approve** a 40.5-square foot detached monument sign at 1445 Ross Avenue (east corner).

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

For: 3 – Dumas, Peadon, Murphy

Against: 0
Absent: 0
Conflict: Hardin

Speakers – Curt Horak of Priority Signs and Graphics

Case Number: 1805210002

DATE: 5/1/2018

APPLICATION TYPE
PERMIT (•) CO ( )
OTHER ( ) EXPRESS ( )

City of Dallas

BUILDING INSPECTION APPLICATION

JOB NO. (OFFICE USE ONLY)
PERMIT NO. (OFFICE USE ONLY) 1805271040
HEALTH REVIEW (Restaurants/Food Service) ☐

STREET ADDRESS OF PROPOSED PROJECT: 1445 Ross Ave.	SUITE/BLDG/FLOOR NO	USE OF PROPERTY: Multi Purpose		
OWNER/TENANT: Fountain Place	ADDRESS: 1445 Ross Ave.	CITY: Dalals	STATE: Texas	ZIP CODE: 75202
DBA (IF APPLICABLE)		E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION): maddie@prioritysignsandgraphics.com		
APPLICANT: Curt Horak -	CONTR NO	COMPANY NAME: Priority Signs and Graphics		
ADDRESS: 1010 E Dallas Road, Suite 100	CITY: Grapevine	STATE: Texas	ZIP CODE: 76051	PHONE NO: 817-260-07 / FAX NO

DESCRIPTION OF PROPOSED PROJECT: permanent exterior monument sign - located at the corner of Freeman Street and Ross Avenue

VALUATION ($)		CONST AREA (sq ft)	
NEW CONST		NEW CONST	41
REMODEL		REMODEL	
TOTAL VALUATION		LEASE	
		TOTAL AREA	41

ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ONSITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY. ☐

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATION ON THE BACK OF THIS FORM. NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.

☐ BUILDING ☐ PLUMBING ☐ FENCE ☐ DRIVE APPROACH ☐ BACKFLOW ☐ BARRICADE
☐ ELECTRICAL ☐ FIRE SPRKLR ☒ SIGN ☐ SWIMMING POOL ☐ FLAMMABLE LIQUID ☐ OTHER: ____ NEED
☐ MECHANICAL ☐ FIRE ALARM ☐ LANDSCAPE ☐ LAWN SPRINKLER

WILL ALCOHOL BE SOLD/SERVED? ( ) YES ( ) NO
WILL THERE BE A DANCE FLOOR? ( ) YES ( ) NO
PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? ( ) YES ( ) NO
ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? ( ) YES ( ) NO

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

APPLICANT SIGNATURE: Curt Horak

FOR OFFICE USE ONLY

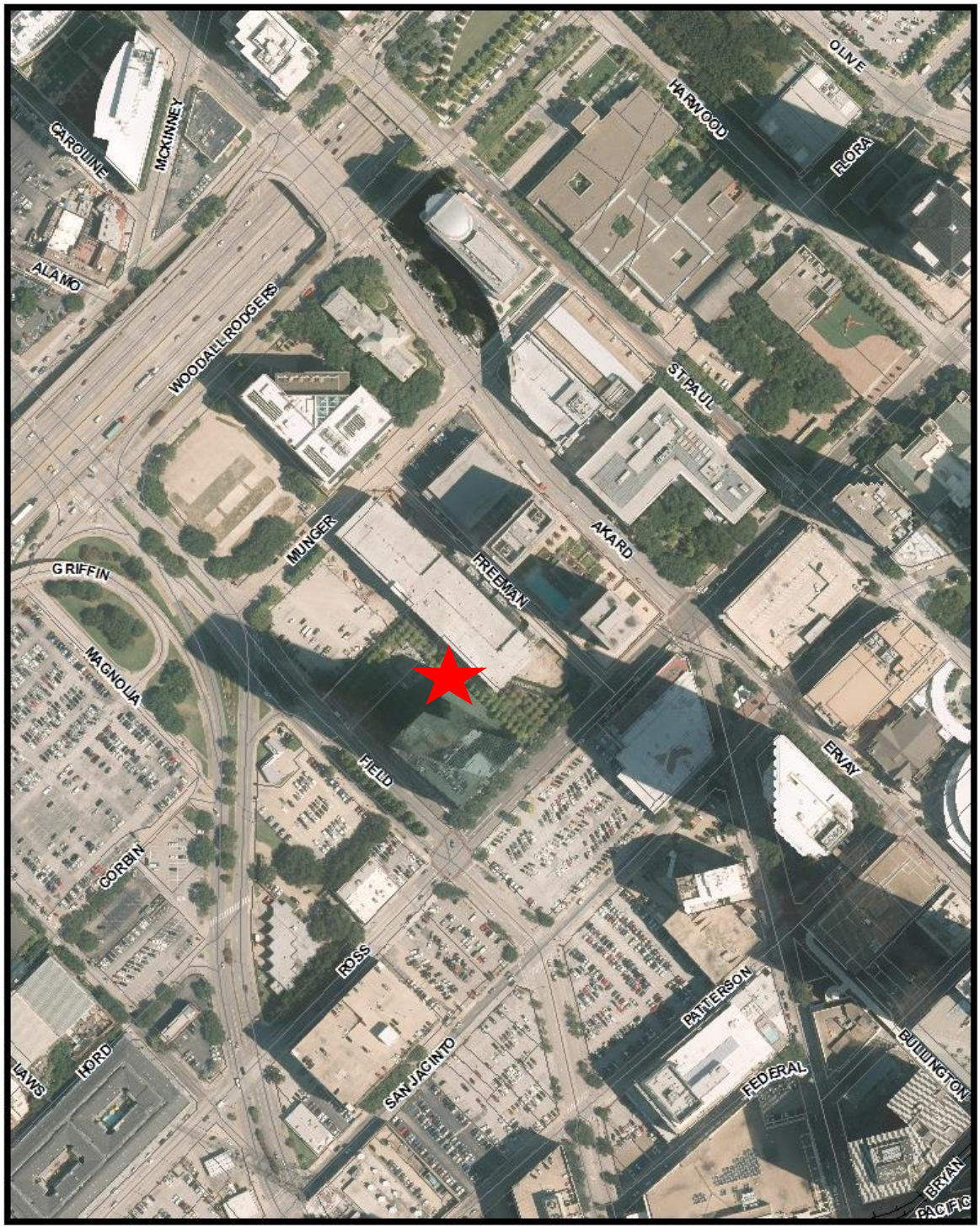
ZONING				BUILDING		MISCELLANEOUS	
LAND USE: 5999	TYPE OF WORK: 240	BASE ZONING: CA-2	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT: 2-A	BLOCK: A-515	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA: 788848	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL

ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS
PRE-SCREEN	KB	5/1/18	Pre Inspection
ZONING			
BUILDING			
ELECTRICAL			
PLUMBING/MECHANICAL			
GREEN BUILDING			GEN- CBD
HEALTH			
HISTORICAL/CONS DIST			
PUBLIC WORKS			SSDAC- 1805210002
WATER			
FIRE			
LANDSCAPING			
AVIATION			
OTHER: ____			

FEE CALCULATIONS ($)
PERMIT FEE
SURCHARGE
PLAN REVIEW FEE 75.00
PREQUALIFICATION REVIEW FEE
EXPRESS PLAN REVIEW HOURLY FEE TOTAL
HEALTH PERMIT FEE
OTHER FEES
OTHER FEES
OTHER FEES
TOTAL FEES $

SUSTAINABLE DEVELOPMENT AND CONSTRUCTION DEPARTMENT • BUILDING INSPECTION DIVISION
OAK CLIFF MUNICIPAL CENTER, 320 E. JEFFERSON BLVD., ROOM 118, DALLAS, TX 75203 • TEL. NO. (214) 948-4480

REV 02-06-2015



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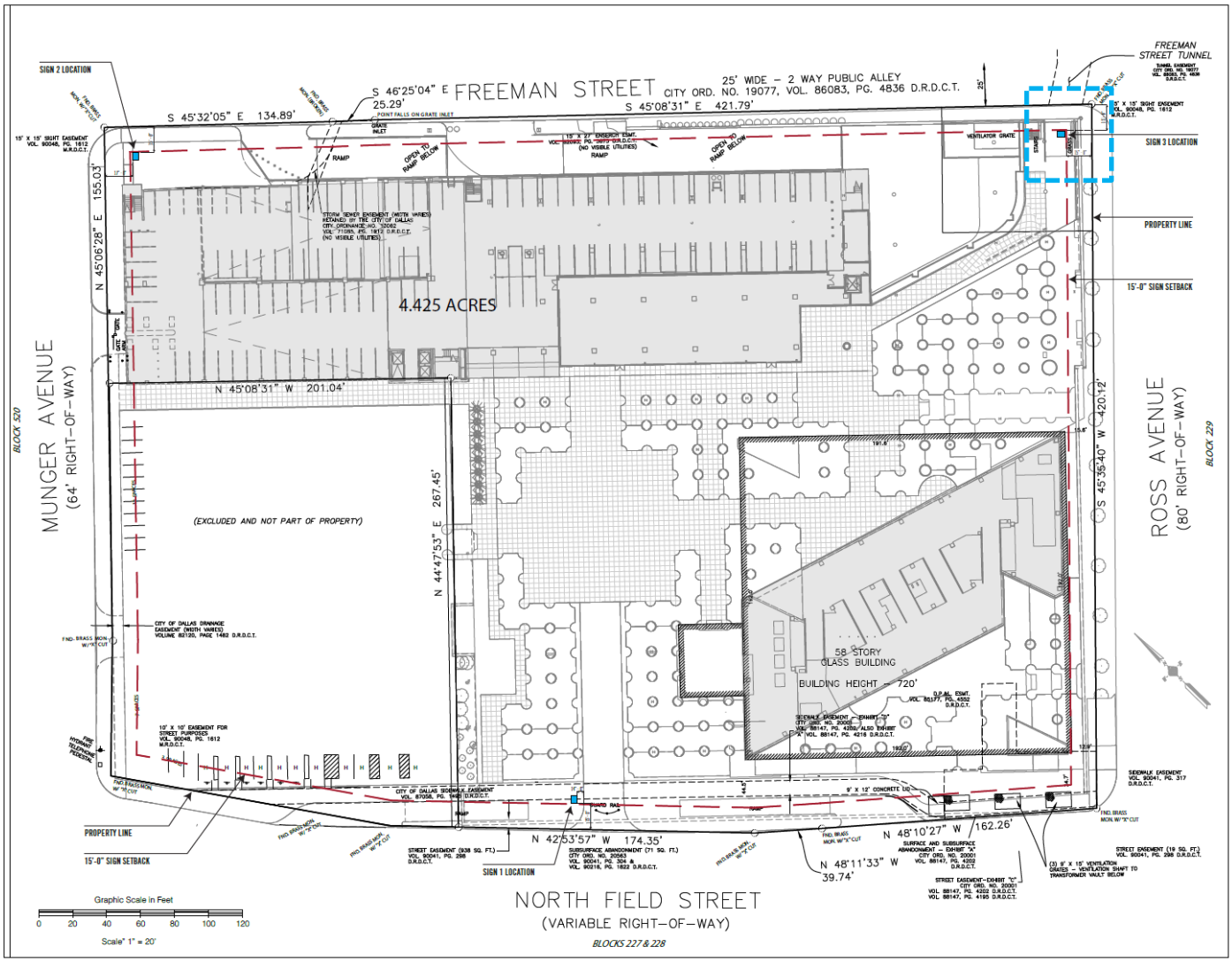
CA 1805210002
Downtown General CBD Subdistrict

1:2,800

CA 1805210002
Downtown General CBD Subdistrict

Case Number: 1805210002



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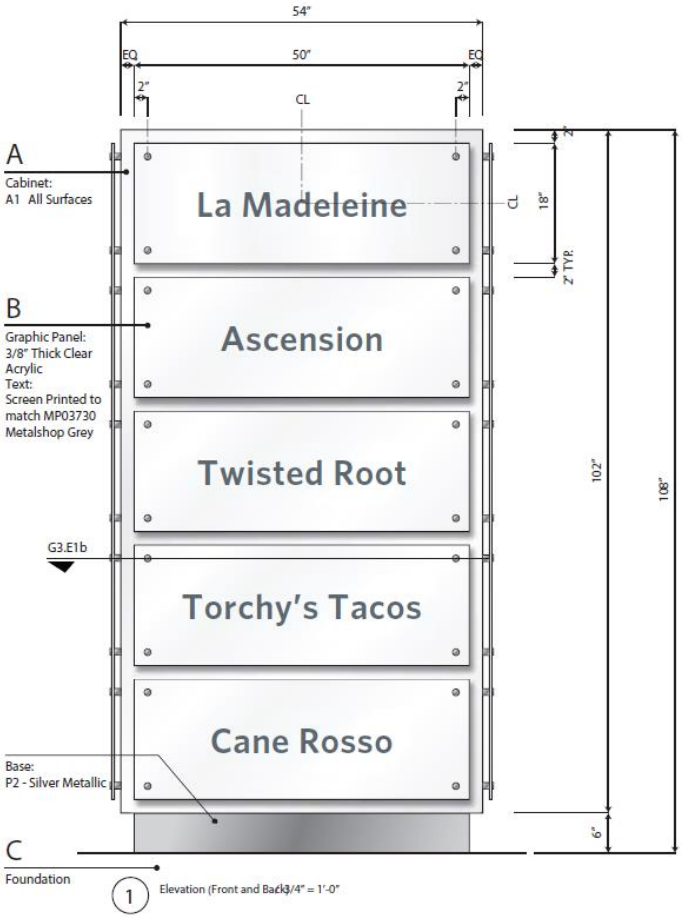
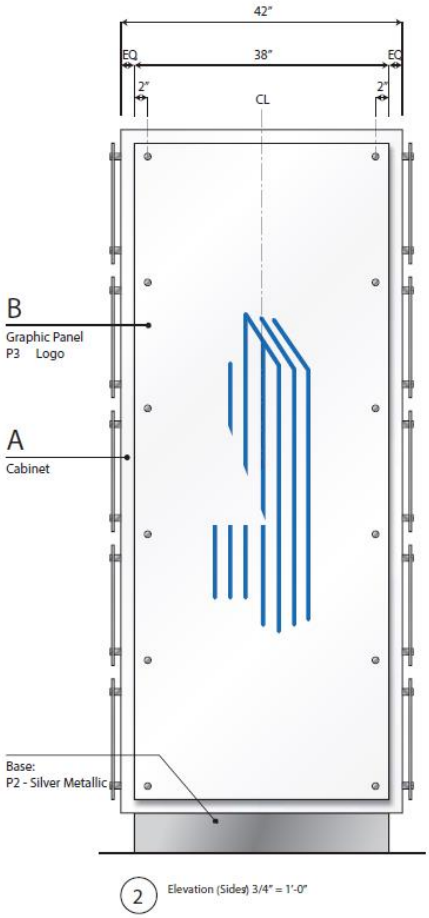
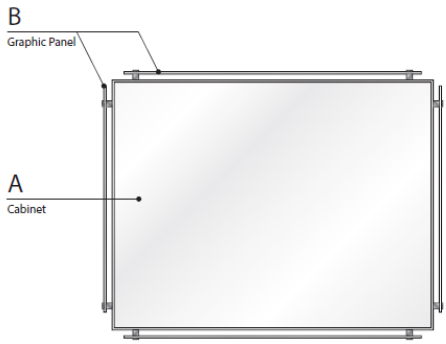


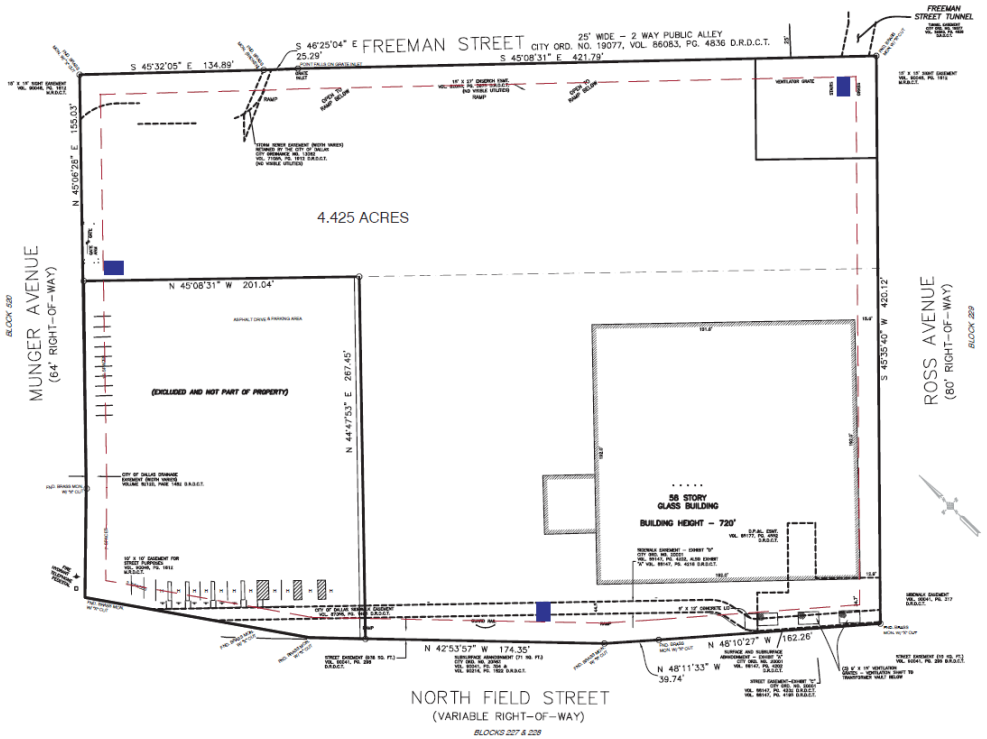




1 Plan View (Front and Back) 3/4" = 1'-0"

1 Elevation (Night View) 3/4" = 1'-0"

Case Number: 1805210002



Site / Location Plan

Primary Identification | 1

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Steve Long

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

DOWNTOWN GENERAL CBD

CASE NUMBER: 1805210003 **DATE FILED:** May 21, 2018

LOCATION: 1445 Ross Avenue (north corner) **SIZE OF REQUEST:** 40.5-sq. ft.

COUNCIL DISTRICT: 14 **ZONING:** CA-1 **MAPSCO:** 45-K

APPLICANT: Curt Horak

CONTRACTOR: Priority Signs and Graphics

OWNER: 1445 Ross, LLC

REQUEST: An application for a Certificate of Appropriateness for a 40.5 square foot detached premise monument sign (north corner).

SUMMARY: The applicant is requesting a detached premise monument sign which will include businesses to be determined and logos.

SSDAC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND:

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- The proposed detached monument sign is 40.5 square feet (4' in length, 9' in height, and 3.5' wide), and will be located on the north corner of the site, more specifically at the corner of Freeman Street and Munger Avenue.

- The proposed detached monument sign will include businesses to be determined and logos, and will be illuminated.

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Case Number: 1805210003

List of owners/officers

Long, Steve

From: Maddie Siegrist <maddie@prioritysignsandgraphics.com>
Sent: Tuesday, May 29, 2018 11:46 AM
To: Long, Steve
Cc: Curt Horak
Subject: FW: 1445 Ross Avenue signs: CA 180521002, CA1805210003, and CA1805210004

Steve,

Please see the list of the partner's names below.

Thanks,

Maddie Siegrist

EMAIL maddie@prioritysignsandgraphics.com
DIRECT 817.260.0700
CELL 817.692.9723
http://www.prioritysignsandgraphics.com

Bill To:
P.O. Box 32
Grapevine, TX 76099

Ship To:
1010 E Dallas Road, Suite 100
Grapevine, TX 76051

From: Kristal Hollyday <khollyday@fountainplace.com>
Sent: Tuesday, May 29, 2018 11:45 AM
To: Curt Horak <curt@prioritysignsandgraphics.com>
Cc: Melissa McNair <melissa@prioritysignsandgraphics.com>; Maddie Siegrist <maddie@prioritysignsandgraphics.com>
Subject: RE: 1445 Ross Avenue signs: CA 180521002, CA1805210003, and CA1805210004

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CA 1805210003

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

For: 3 – Dumas, Peadon, Murphy

Against: 0
Absent: 0
Conflict: Hardin

Speakers – Curt Horak of Priority Signs and Graphics

Case Number: 1805210003

DATE: 5/1/2018

APPLICATION TYPE
PERMIT (•) CO ( )
OTHER ( ) EXPRESS ( )

City of Dallas

JOB NO: (OFFICE USE ONLY)
PERMIT NO: (OFFICE USE ONLY) 1805071043
HEALTH REVIEW (Restaurants/Food Service) ☐

BUILDING INSPECTION APPLICATION

STREET ADDRESS OF PROPOSED PROJECT	SUITE/BLDG/FLOOR NO	USE OF PROPERTY
1445 Ross Ave.		Multi Purpose

OWNER/TENANT	ADDRESS	CITY	STATE	ZIP CODE
Fountain Place	1445 Ross Ave.	Dallas	Texas	75202

DBA (IF APPLICABLE)
E-MAIL ADDRESS (MAY BE USED FOR OFFICIAL COMMUNICATION): maddie@prioritysignsandgraphics.com

APPLICANT	CONTR NO	COMPANY NAME
Curt Horak - PII		Priority Signs a

ADDRESS	CITY	STATE	ZIP CODE	PHONE NO	FAX NO
1010 E Dallas Road, Suite 100	Grapevine	Texas	76051	817-260-0700	

DESCRIPTION OF PROPOSED PROJECT
permanent exterior monument sign - located at the corner of Munger Avenue and Freeman Street

VALUATION ($): NEW CONST; REMODEL; TOTAL VALUATION

CONST AREA (sq ft): NEW CONST 41; REMODEL; LEASE; TOTAL AREA 41

ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ONSITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY. ☐

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. **NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.**

☐ BUILDING ☐ PLUMBING ☐ FENCE ☐ DRIVE APPROACH ☐ BACKFLOW ☐ BARRICADE
☐ ELECTRICAL ☐ FIRE SPRKLR ☒ SIGN ☐ SWIMMING POOL ☐ CUSTOMER SVC ☐ GREEN BUILDING/LEED
☐ MECHANICAL ☐ FIRE ALARM ☐ LANDSCAPE ☐ LAWN SPRINKLER ☐ FLAMMABLE LIQUID ☐ OTHER:

WILL ALCOHOL BE SOLD/SERVED? ( ) YES ( ) NO
WILL THERE BE A DANCE FLOOR? ( ) YES ( ) NO
PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? ( ) YES ( ) NO
ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? ( ) YES ( ) NO

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

APPLICANT SIGNATURE: Curt Horak

FOR OFFICE USE ONLY

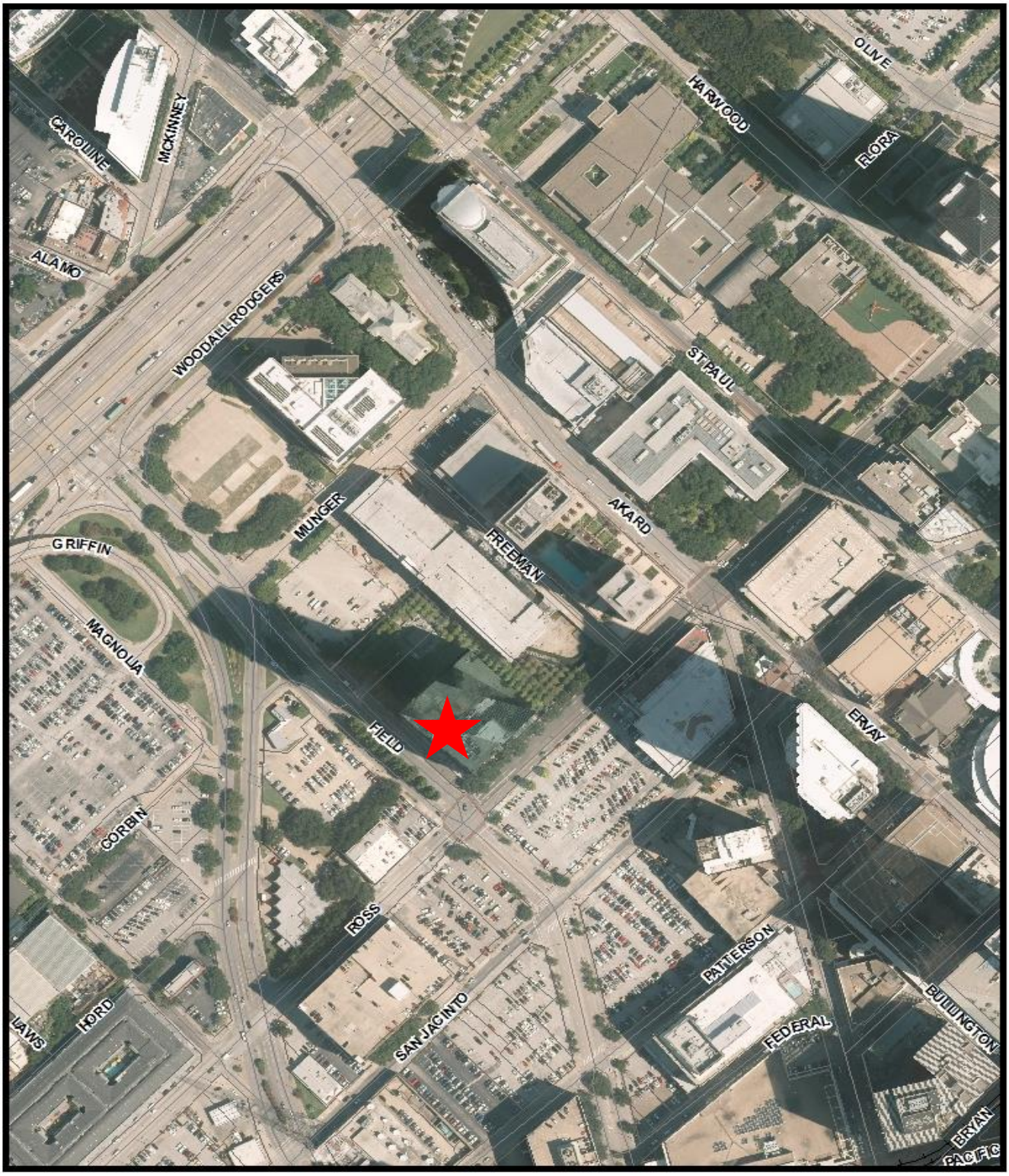
ZONING				BUILDING		MISCELLANEOUS	
LAND USE: 5999	TYPE OF WORK: 240	BASE ZONING: CA-2	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
LOT: 1A	BLOCK: A-515	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
LOT AREA: 78848	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL

ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS
PRE-SCREEN	DB	5/7/18	
ZONING			Pre-Inspection
BUILDING			
ELECTRICAL			
PLUMBING/MECHANICAL			
GREEN BUILDING			
HEALTH			SSDAC-1805210003
HISTORICAL/CONS DIST			
PUBLIC WORKS			
WATER			
FIRE			
LANDSCAPING			
AVIATION			
OTHER:			

FEE CALCULATIONS ($)	
PERMIT FEE	
SURCHARGE	
PLAN REVIEW FEE	75.00
PREQUALIFICATION REVIEW FEE	
EXPRESS PLAN REVIEW HOURLY FEE TOTAL	
HEALTH PERMIT FEE	
OTHER FEES	
OTHER FEES	
OTHER FEES	
TOTAL FEES	$

SUSTAINABLE DEVELOPMENT AND CONSTRUCTION DEPARTMENT • BUILDING INSPECTION DIVISION
OAK CLIFF MUNICIPAL CENTER, 320 E. JEFFERSON BLVD., ROOM 118, DALLAS, TX 75203 • TEL. NO. (214) 948-4480

REV 02-06-2015



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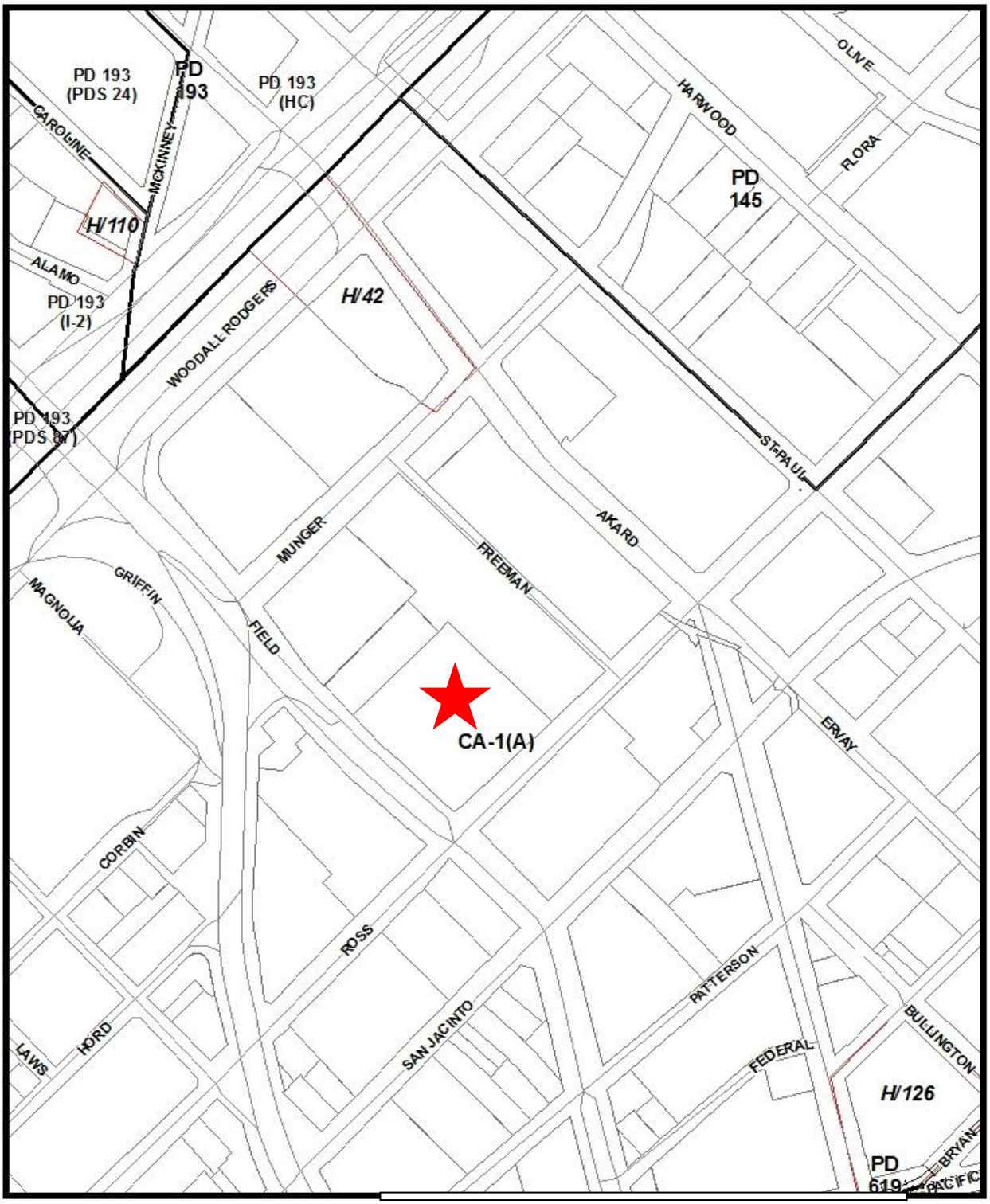
CA 1805210003
Downtown General CBD Subdistrict



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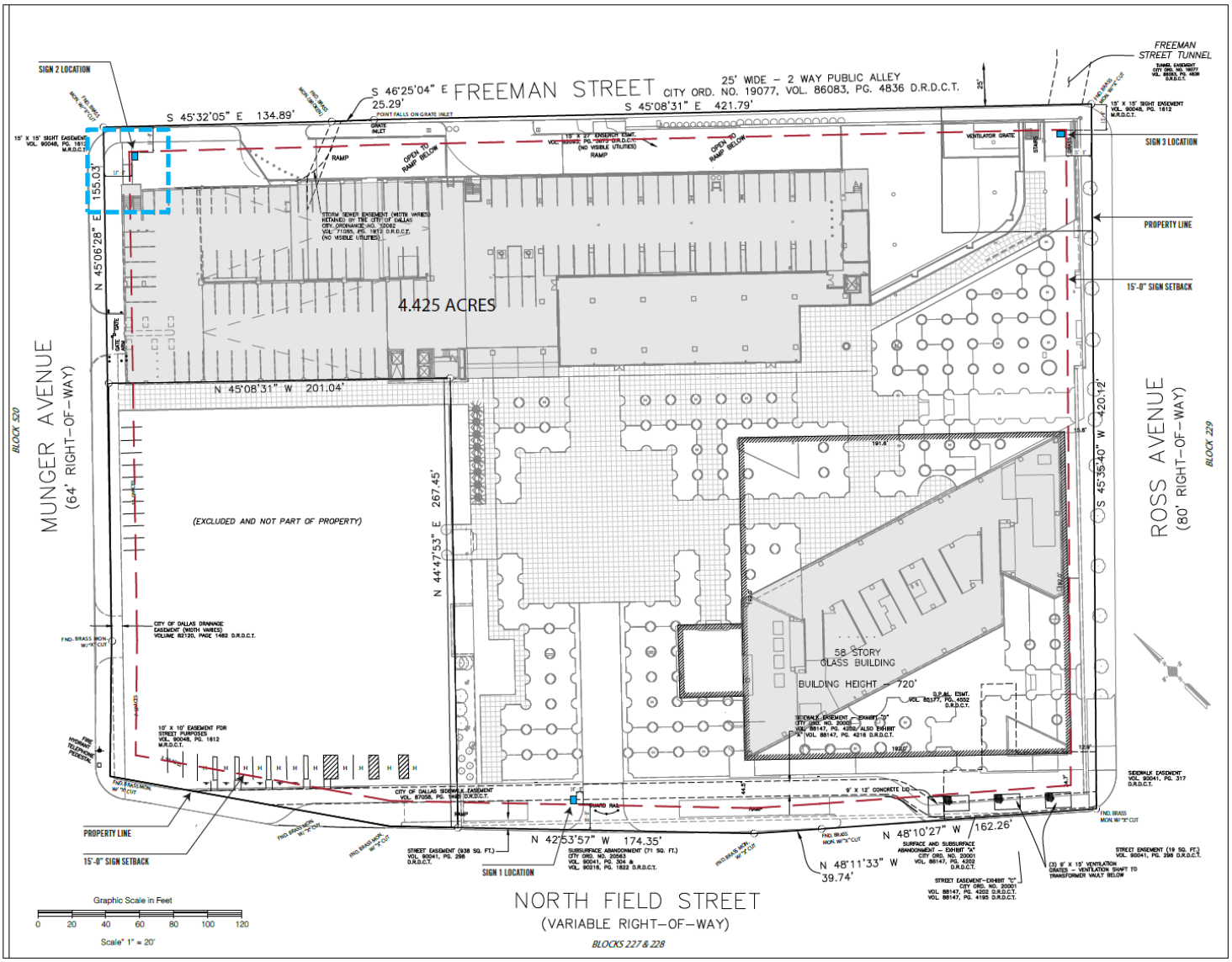
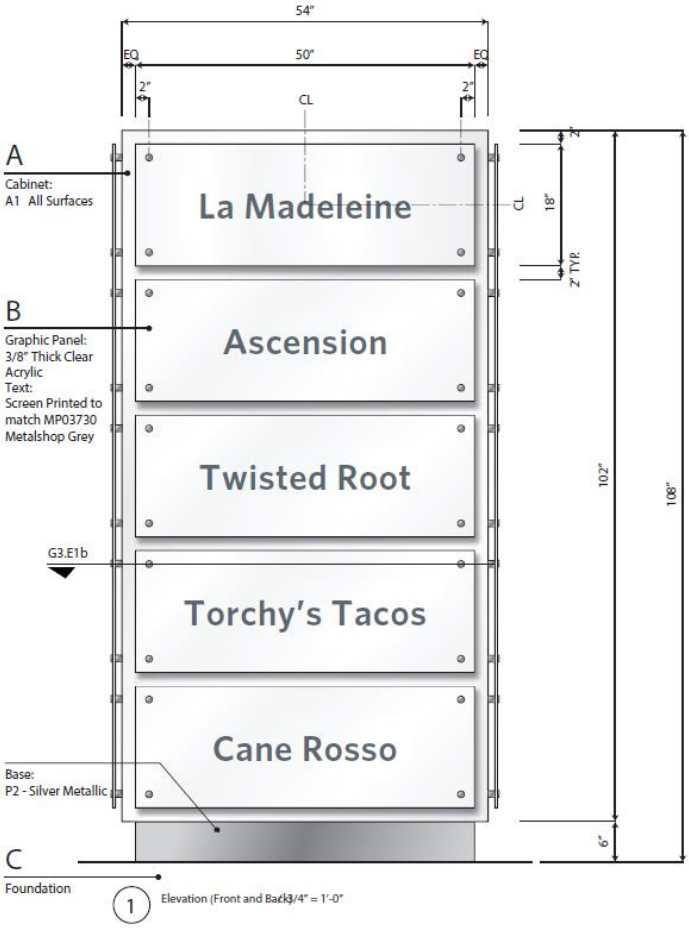
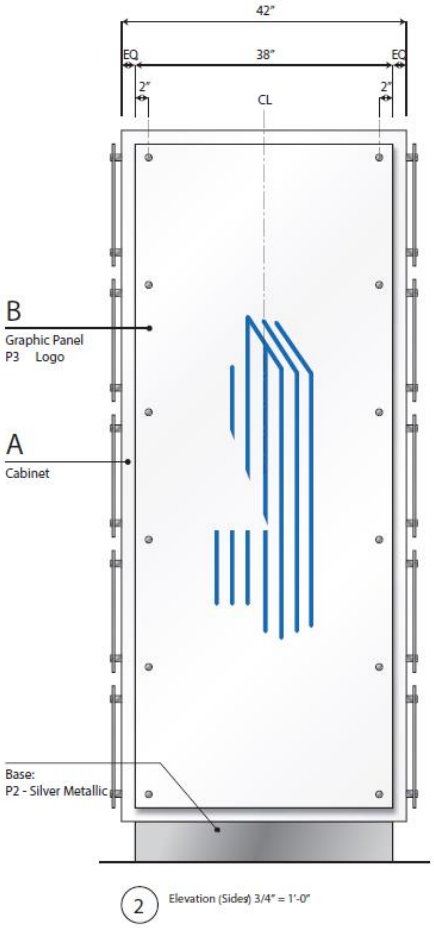
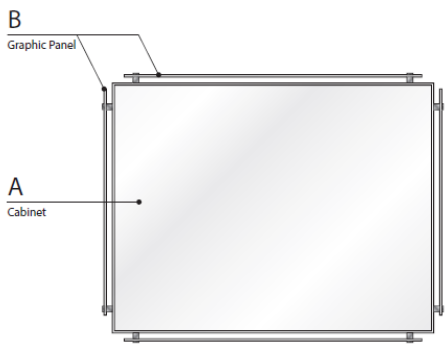
CA 1805210003
Downtown General CBD Subdistrict


FREEMAN STREET
25' WIDE – 2 WAY PUBLIC ALLEY
CITY ORD. NO. 19077, VOL. 86083, PG. 4836 D.R.D.C.T.
S 45°32'05" E 134.89'
S 46°25'04" E 25.29'
S 45°08'31" E 421.79'
FREEMAN STREET TUNNEL
SIGN 2 LOCATION
SIGN 3 LOCATION
PROPERTY LINE
15'-0" SIGN SETBACK
4.425 ACRES
N 45°06'28" E 155.03'
N 45°08'31" W 201.04'
N 44°47'53" E 267.45'
S 45°35'40" W 420.12'
MUNGER AVENUE
(64' RIGHT-OF-WAY)
BLOCK 520
ROSS AVENUE
(80' RIGHT-OF-WAY)
BLOCK 229
(EXCLUDED AND NOT PART OF PROPERTY)
58-STORY GLASS BUILDING
BUILDING HEIGHT – 720'
N 42°53'57" W 174.35'
N 48°10'27" W 162.26'
N 48°11'33" W 39.74'
NORTH FIELD STREET
(VARIABLE RIGHT-OF-WAY)
BLOCKS 227 & 228
Graphic Scale in Feet
0 20 40 60 80 100 120
Scale: 1" = 20'

Case Number: 1805210003

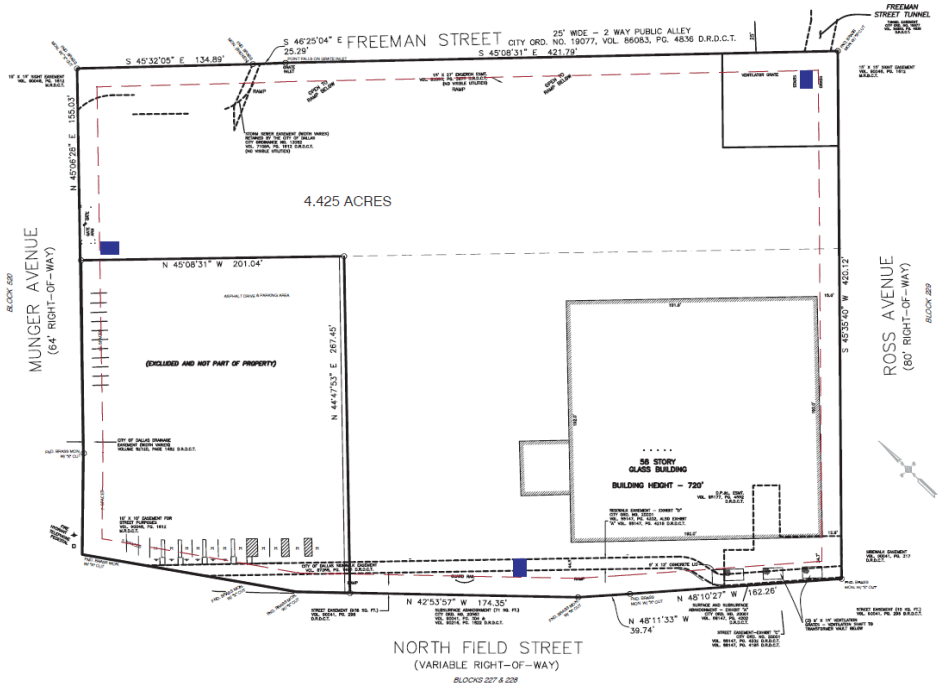






1 Plan View (Front and Back) 3/4" = 1'-0"

1 Elevation (Night View) 3/4" = 1'-0"



Site / Location Plan

Graphic Scale in Feet
0 30 60 90 120
Scale: 1" = 60'

Primary Identification | 1

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Steve Long

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

DOWNTOWN GENERAL CBD

CASE NUMBER: 1805210004 **DATE FILED:** May 21, 2018

LOCATION: 1445 Ross Avenue (west side) **SIZE OF REQUEST:** 40.5-sq. ft.

COUNCIL DISTRICT: 14 **ZONING:** CA-1 **MAPSCO:** 45-K

APPLICANT: Curt Horak

CONTRACTOR: Priority Signs and Graphics

OWNER: 1445 Ross, LLC

REQUEST: An application for a Certificate of Appropriateness for a 40.5 square foot detached premise monument sign (west side).

SUMMARY: The applicant is requesting a detached premise monument sign which will include businesses to be determined and logos.

SSDAC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

BACKGROUND:

- The subject site is located within the Downtown General CBD Subdistrict and follows the regulations set forth by Section 51A-7.907 (GENERAL PROVISIONS APPLICABLE TO SIGNS WITHIN THE GENERAL CBD, MAIN STREET, CONVENTION CENTER, AND RETAIL SUBDISTRICTS)**.**

- The request is for a detached premise monument sign. Monument sign means a detached sign applied directly onto a ground-level support structure (instead of a pole support) with no separation between the sign and the ground, or mounted on a fence.

- The proposed detached monument sign is 40.5 square feet (4' in length, 9' in height, and 3.5' wide), and will be located on the west side of the site, more specifically mid-block on North Field Street between Munger Avenue and Ross Avenue.

- The proposed detached monument sign will include businesses to be determined and logos, and will be illuminated.

- Section. 51A-7.907 (b), special provisions for signs with the General CBD Subdistrict states that except as provided in Division 51A-7.900 of Article VII, all applications for certificates of appropriateness for detached signs in this district must be reviewed by the special sign district advisory committee using the permit procedures set forth in Division 51A-7.500. The director procedure in Division 51A-7.500 is not available for detached signs in this district.

- Construction of the detached premise monument sign is in accordance with SPSD regulations and meets the requirements of the Dallas City Code per SECTION. 51A-7.912. DETACHED PREMISE SIGNS.

SECTION. 51A-7.912. DETACHED PREMISE SIGNS.

(a) Unless otherwise provided, all detached premise signs must be monument signs or landscape signs. *The sign is a monument sign*.

(b) No detached premise sign may be located within five feet of a public right-of-way, except for monument signs or landscape signs, which may be located at the building line. *The monument sign is to be located at the building line*.

(c) Except as provided in this section, detached premise signs located within 15 feet of a public right-of-way may not exceed 20 square feet in effective area, or five feet in height. *The sign is not located within 15 feet of the public right-of-way.*

(d) Except as provided in this section, detached premise signs with a setback of 15 feet or greater from a public right-of-way may not exceed 50 square feet in effective area, or 15 feet in height. *The sign is 40.5 square feet and 9' in height.*

(e) A detached premise sign may contain only the name, logo, and address of the premise building and its occupants. *The sign is to contain only the only the name, logo, and address of the premise building and its occupants.*

(f) Section 51A-7.304(c) of the Dallas Development Code, as amended, does not apply to monument signs or landscape signs in this district. *N/A*

(g) A premise having more than 450 feet of frontage along a street may have no more than one additional detached premise sign for each additional 100 feet of frontage or fraction thereof. For purposes of the subsection, "street" means a right-of-way that provides primary access to adjacent property. *Only one sign is proposed on the street frontage.*

List of owners/officers

Long, Steve

From: Maddie Siegrist <maddie@prioritysignsandgraphics.com>
Sent: Tuesday, May 29, 2018 11:46 AM
To: Long, Steve
Cc: Curt Horak
Subject: FW: 1445 Ross Avenue signs: CA 180521002, CA1805210003, and CA1805210004

Steve,

Please see the list of the partner's names below.

Thanks,

Maddie Siegrist

EMAIL maddie@prioritysignsandgraphics.com
DIRECT 817.260.0700
CELL 817.692.9723
http://www.prioritysignsandgraphics.com

Bill To:
P.O. Box 32
Grapevine, TX 76099

Ship To:
1010 E Dallas Road, Suite 100
Grapevine, TX 76051

From: Kristal Hollyday <khollyday@fountainplace.com>
Sent: Tuesday, May 29, 2018 11:45 AM
To: Curt Horak <curt@prioritysignsandgraphics.com>
Cc: Melissa McNair <melissa@prioritysignsandgraphics.com>; Maddie Siegrist <maddie@prioritysignsandgraphics.com>
Subject: RE: 1445 Ross Avenue signs: CA 180521002, CA1805210003, and CA1805210004

The partners names are below;

Robert C. Goddard III
David Hardman
Russell F. Read
Jim H. Wilson III
Steve Devinney
Paul Freudenstein
Thomas K. Dotzenrod
Michael Anderson
Gary Bennett
Tracy McMillan
Jason Williams

We only have one tenant and it's Ascension Annex.

Thanks for the update, I'm happy to help with the placement of the signs.

1

CA 1805210004

MOTION: It was moved to **approve** a 40.5-square foot detached monument sign at 1445 Ross Avenue (west side).

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

For: 3 – Dumas, Peadon, Murphy

Against: 0
Absent: 0
Conflict: Hardin

Speakers – Curt Horak of Priority Signs and Graphics

Case Number: 1805210004

DATE: 5/1/2018

APPLICATION TYPE
PERMIT (•) CO ( )
OTHER ( ) EXPRESS ( )

City of Dallas

JOB NO: (OFFICE USE ONLY)
PERMIT NO: (OFFICE USE ONLY) 1805071044
HEALTH REVIEW (Restaurants/Food Service) ☐

BUILDING INSPECTION APPLICATION

STREET ADDRESS OF PROPOSED PROJECT	SUITE/BLDG/FLOOR NO	USE OF PROPERTY
1445 Ross Ave.		Multi Purpose

OWNER/TENANT	ADDRESS	CITY	STATE	ZIP CODE
Fountain Place	1445 Ross Ave.	Dalals	Texas	75202

DBA (IF APPLICABLE) | E-Mail

APPLICANT	CONTR NO	COMPANY NAME
Curt Horak -		Priority Signs and Graphics

ADDRESS	CITY	STATE	ZIP CODE	PHONE NO	FAX NO
1010 E Dallas Road, Suite 100	Grapevine	Texas	76051	817-260-07	

DESCRIPTION OF PROPOSED PROJECT
permanent exterior monument sign - located on North Field Street

ALL FOOD SERVICE ESTABLISHMENTS REQUIRE A GREASE INTERCEPTOR INSTALLED ONSITE. CHECK BOX IF THERE IS ONE LOCATED ON THE PROPERTY. ☐

VALUATION ($)		CONST AREA (sq ft)	
NEW CONST		NEW CONST	41
REMODEL		REMODEL	
TOTAL VALUATION		LEASE	
		TOTAL AREA	41

PLEASE INDICATE ALL TYPES OF WORK THAT WILL BE PART OF THIS PROJECT BY CHECKING THE APPROPRIATE BOX AND PROVIDE CONTRACTOR/SUBCONTRACTOR INFORMATION ON THE BACK OF THIS FORM. **NOTE: AN AFFIDAVIT IS REQUIRED FOR THE SALE OR SERVING OF ALCOHOL.**

☐ BUILDING ☐ PLUMBING ☐ FENCE ☐ DRIVE APPROACH ☐ BACKFLOW ☐ BARRICADE
☐ ELECTRICAL ☐ FIRE SPRKLR ☒ SIGN ☐ SWIMMING POOL ☐ CUSTOMER SVC ☐ GREEN BUILDING/LEED
☐ MECHANICAL ☐ FIRE ALARM ☐ LANDSCAPE ☐ LAWN SPRINKLER ☐ FLAMMABLE LIQUID ☐ OTHER:

WILL ALCOHOL BE SOLD/SERVED? ( ) YES ( ) NO
WILL THERE BE A DANCE FLOOR? ( ) YES ( ) NO
PERSONAL SERVICE LICENSE REQUIRED FOR THE PROPOSED USE? ( ) YES ( ) NO
ARE POTENTIALLY HAZARDOUS FOODS/OPEN FOODS BEING SOLD? ( ) YES ( ) NO

I HAVE CAREFULLY READ THE COMPLETED APPLICATION AND KNOW THE SAME IS TRUE AND CORRECT AND HEREBY AGREE THAT IF A PERMIT IS ISSUED ALL PROVISIONS OF THE CITY ORDINANCES AND STATE LAWS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT. I AM THE OWNER OF THE PROPERTY OR THE DULY AUTHORIZED AGENT. PERMISSION IS HEREBY GRANTED TO ENTER PREMISES AND MAKE ALL INSPECTIONS. I ALSO AFFIRM THAT THE EMAIL ADDRESS GIVEN ABOVE MAY BE USED FOR OFFICIAL COMMUNICATION CONCERNING THIS APPLICATION AND PERMIT.

APPLICANT SIGNATURE: Curt Horak

FOR OFFICE USE ONLY

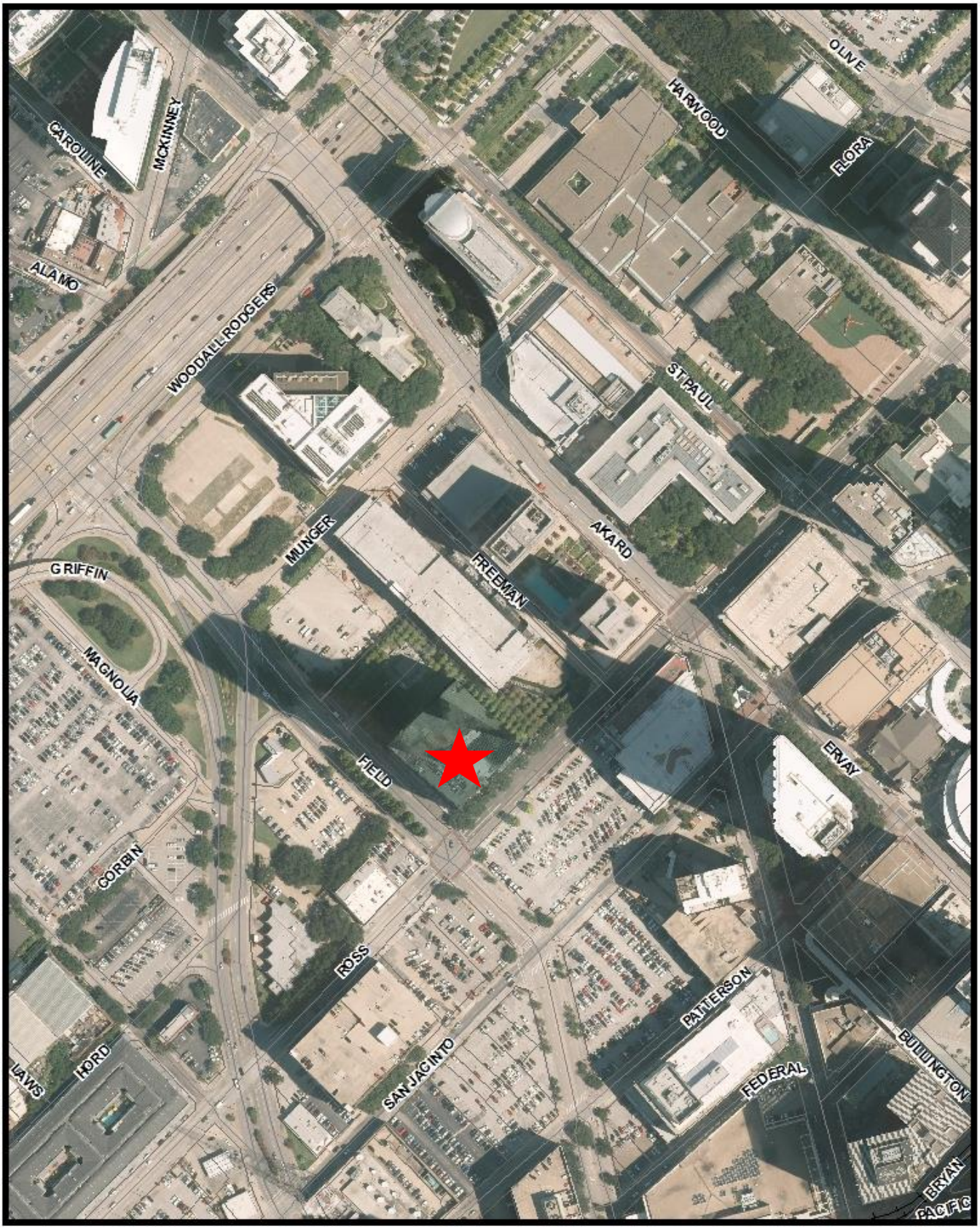
ZONING				BUILDING		MISCELLANEOUS	
LAND USE	TYPE OF WORK	BASE ZONING	PD	CONSTRUCTION TYPE	OCCUPANCY	ACTIVITY	OWN
5999	240	CA-2					
LOT	BLOCK	REQUIRED PARKING	PROPOSED PARKING	SPRINKLER	OCCUPANT LOAD	FLOOD PLAIN	AIRPORT
2-A	A-515						
LOT AREA	BDA	SUP	RAR	STORIES	DWELLING UNITS	SPECIAL INSPECTIONS	HISTORICAL
78848							
DIR	EARLY RELEASE	DEED RESTRICTION	PARKING AGREEMENT	NUMBER BEDROOMS	NUMBER BATHROOMS	DRY	LL

ROUTE TO	REVIEWER	DATE	APPLICATION REMARKS
PRE-SCREEN	WB	5/7/18	Pre-Inspection
ZONING			
BUILDING			
ELECTRICAL			
PLUMBING/MECHANICAL			
GREEN BUILDING			
HEALTH			SSDAC-1805210004
HISTORICAL/CONS DIST			
PUBLIC WORKS			
WATER			
FIRE			
LANDSCAPING			
AVIATION			
OTHER:			

FEE CALCULATIONS ($)
PERMIT FEE
SURCHARGE
PLAN REVIEW FEE 75.00
PREQUALIFICATION REVIEW FEE
EXPRESS PLAN REVIEW HOURLY FEE TOTAL
HEALTH PERMIT FEE
OTHER FEES
OTHER FEES
OTHER FEES
TOTAL FEES $

SUSTAINABLE DEVELOPMENT AND CONSTRUCTION DEPARTMENT • BUILDING INSPECTION DIVISION
OAK CLIFF MUNICIPAL CENTER, 320 E. JEFFERSON BLVD., ROOM 118, DALLAS, TX 75203 • TEL. NO. (214) 948-4480

REV 02-03-2015



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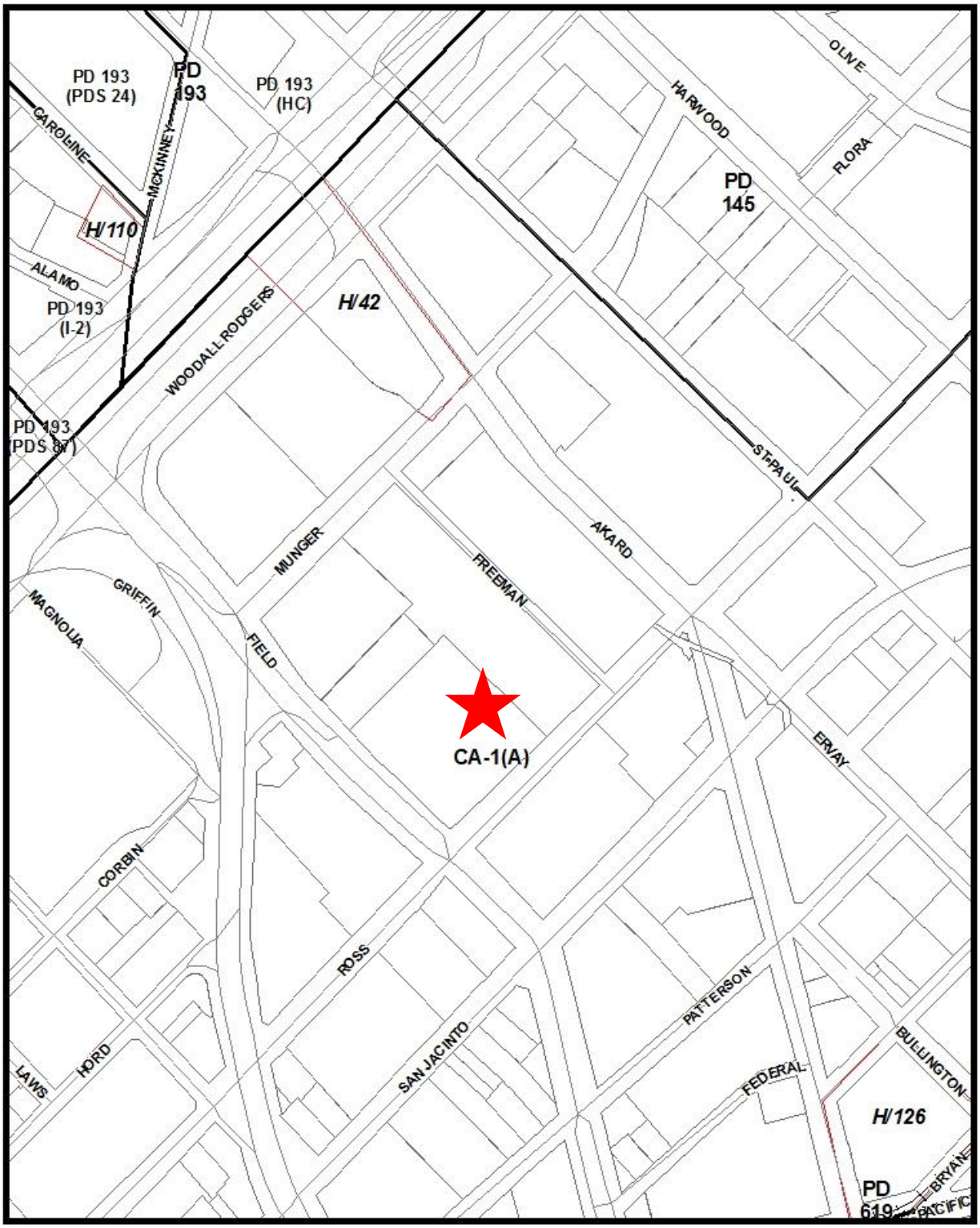
CA 1805210004
Downtown General CBD Subdistrict



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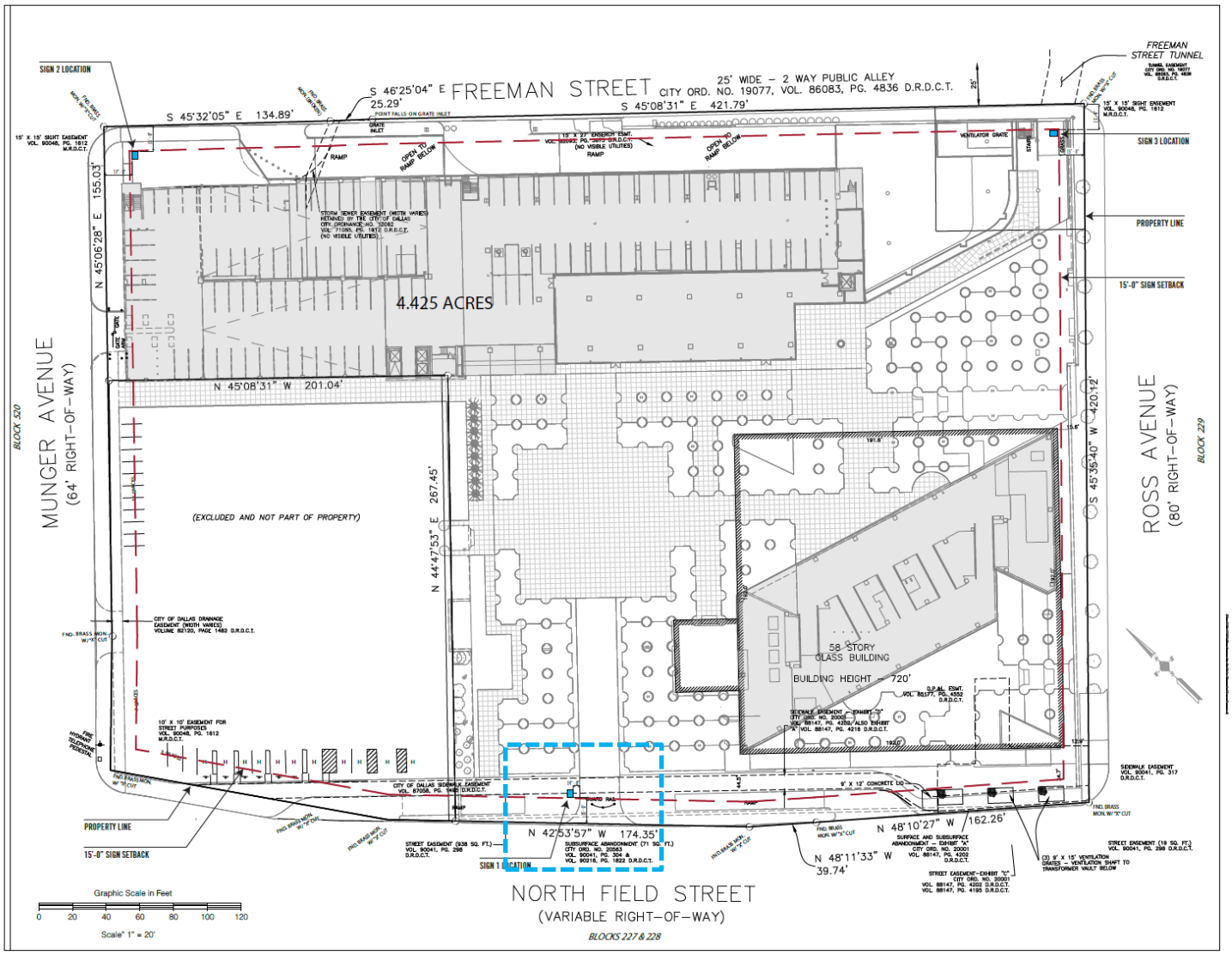
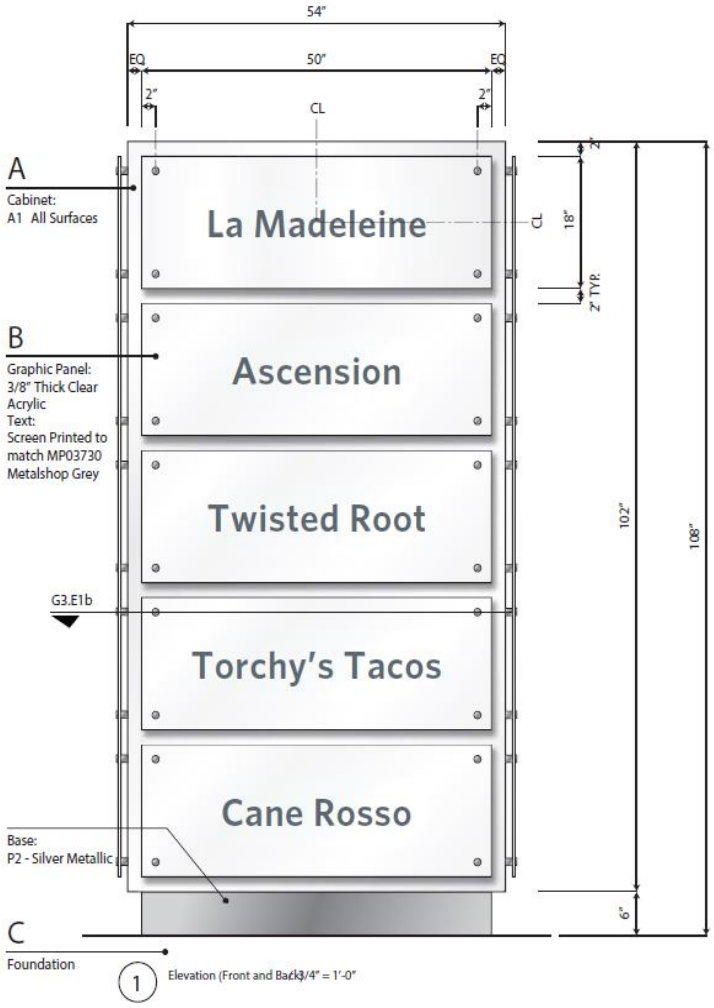
CA 1805210004
Downtown General CBD Subdistrict

Case Number: 1805210004




54"
EQ
50"
EQ
2"
CL
2"
A
Cabinet:
A1 All Surfaces
La Madeleine
CL
18"
2"
2" TYP.
B
Graphic Panel:
3/8" Thick Clear
Acrylic
Text:
Screen Printed to
match MP03730
Metalshop Grey
Ascension
Twisted Root
102"
108"
G3.E1b
Torchy's Tacos
Cane Rosso
Base:
P2 - Silver Metallic
6"
C
Foundation
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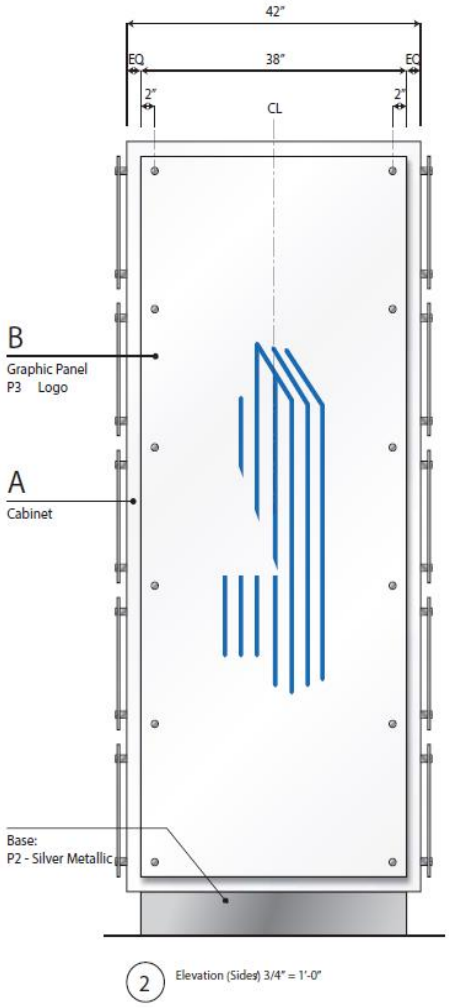
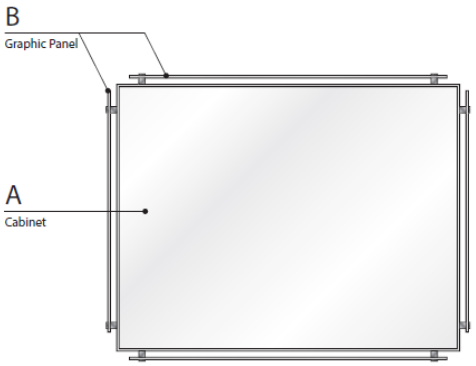

42"
EQ
38"
EQ
2"
CL
2"
B
Graphic Panel
P3 Logo
A
Cabinet
Base:
P2 - Silver Metallic
2
Elevation (Sides) 3/4" = 1'-0"



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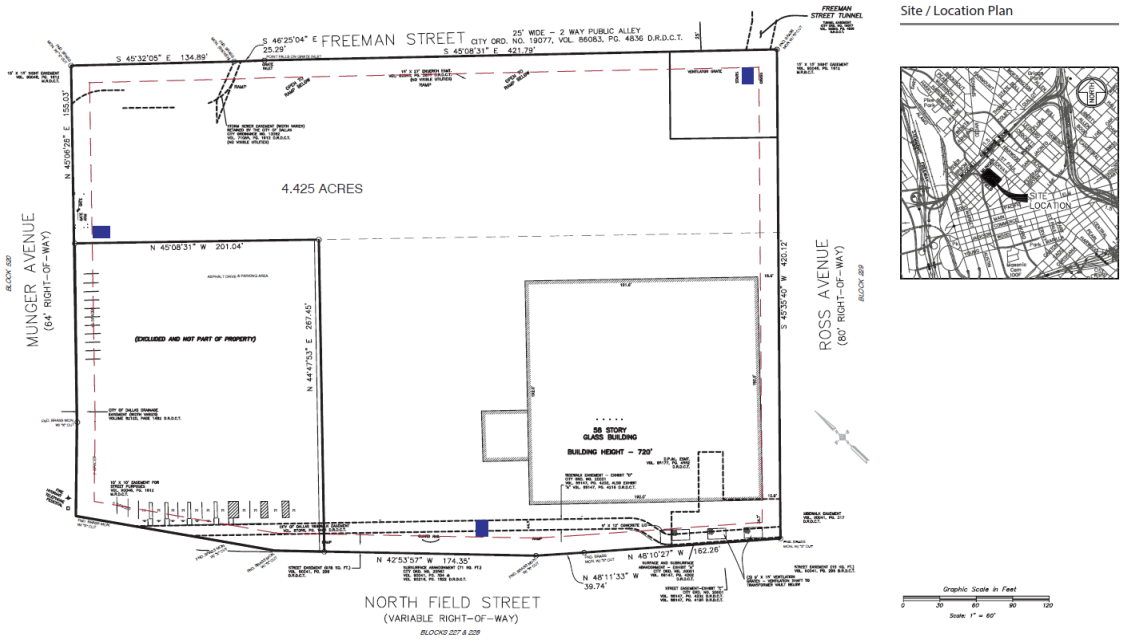
1 Elevation (Night View) 3/4" = 1'-0"



Primary Identification | 1

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Vasavi Pilla

FILE NUMBER: Z156-326(VP) **DATE FILED:** July 21, 2016

LOCATION: Generally along both sides of Walnut Hill Lane, east of Skillman Street

COUNCIL DISTRICT: 10 **MAPSCO:** 27 N, P, S and T

SIZE OF REQUEST: Approx. 69.27 acres **CENSUS TRACT:** 78.14

REQUEST: A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for appropriate land uses and regulations to ensure: compatibility with existing and future development; suitable density to encourage new development in the undeveloped areas; and enhanced sidewalks, streetscape, and design standards to promote walkability.

STAFF RECOMMENDATION: **Approval** of amendments to Planned Development District No. 758, subject to staff's recommended conditions.

BACKGROUND INFORMATION:

- On June 13, 2007, Planned Development District No. 758 was created by City Council. The PD is comprised of approximately 69.27 acres, and is established on property located on both sides of Walnut Hill Lane, east of Skillman Street. This district is divided into Subareas A, B, C, and D.

- On July 21, 2016, City Plan Commission authorized a public hearing to determine the proper zoning on property zoned Planned Development District No. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations.

- In November 2017, Council Member McGough appointed a Steering Committee representative of the area and the surrounding neighborhood.

- Between November 13, 2017, and April 17, 2018, staff met with the Steering Committee five times to discuss proposed zoning changes for the area. Approximately 9 Steering Committee members attended each of these meetings.

Zoning History: There has been one Board of Adjustment case and one zoning case in the vicinity within the last five years**.**

1. **BDA145-049:** On April 22, 2015, the Board of Adjustment Panel B granted a variance of 30 feet to the front yard setback regulations at 6939 Blackwood Drive.

2. **Z178-238: O**n June 21, 2018, 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. It was reviewed by the City Plan Commission and held under advisement until August 2, 2018.

Thoroughfare/Street:

Thoroughfare/Street	Type	Existing Dimension
Skillman Street	Principal Arterial	Minimum-6 lanes-Divided, 100’ ROW
Walnut Hill	Principal Arterial	Minimum-6 lanes-Divided, 100’ ROW
Whistle Stop Place	Local Street	60 ft.
Wildcat Way	Local Street	60 ft.
Lookout Point	Local Street	60 ft.
Sedgwick Drive	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 zoning changes meet the vision of the *forwardDallas! Comprehensive Plan* by providing additional housing opportunity and density near established single family neighborhoods. The recommended changes focused on enhancing the design elements to promote a pedestrian friendly, walkable neighborhood adjacent to the DART station, Lake highlands Trail, and retail center.

Other Plans:

Planned Development District No. 758 is within the Skillman Corridor Tax Increment Financing (TIF) District and Lake Highlands Public Improvement District. The Skillman Corridor TIF District adopted plan offers the following goals, among others, that are directly related to the purposes of the planned development district proposed amendments:

- Goal 3 - To focus on encouraging the redevelopment of properties on the Skillman Street corridor and the existing DART Light Rail Station at LBJ and Skillman to increase density and provide enhanced urban design for the District.
- Goal 6 – To improve access and connections to the DART light rail system within the District.
- Goal 7 – To increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the District.

PD No. 758 is also in the Lake Highlands Public Improvement District which collects assessments: for neighborhood improvements; to enhance public safety and security; design and construct public infrastructure improvements; and provide pedestrian amenities and linkages.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 758	Mixed use with multifamily, retail and single-family use
North	MF (1)	Multifamily apartments
East	PD No. 459, MF-1 (A), SUP No. 740, NO(A), CS, D (A)	Child-care facility, private school, office, undeveloped area, duplexes, and nursing home
South	MF-1 (A)	Condominiums
West	R-10(A), and CR with DR Z890-249	Single family uses, retail, and restaurants

STAFF ANALYSIS

General Overview:

The area of request, PD No. 758, is divided into four subareas: A, B, C, and D. Subareas A and B are currently vacant; Subarea C includes: restaurants; retail space;

apartments; and 2.5 acres of currently vacant land; and Subarea D includes 55 townhomes.

The Steering Committee focused on Subareas A, B and C: restricting those uses that are not compatible with the existing development; maintaining the current building setbacks and creating design standards to promote walkability; combining dwelling unit density to provide flexibility; and amending parking setbacks to encourage new development compatible with the surrounding neighborhoods. There are no changes proposed to Subarea D as it is completely developed.

Land uses:

	Subarea A	Subarea B	Subarea C
Land uses no longer allowed			
Catering service	No	No	No
Labor hall	No	No	No
Group residential facility	No	No	No
Residential hotel	No	No	No
Mortuary, funeral home, or commercial wedding chapel	No	No	No
Recycling drop-off container	No	No	No
Recycling drop-off for special occasion collection	No	No	No
Accessory medical/infectious waste incinerator	No	No	No
Accessory medical/infectious waste incinerator	No	No	No
Additional land uses recommended			
Custom woodworking, furniture construction, or repair.	Yes	Yes	Yes
Public school	No	No	SUP
Private school or open enrollment charter school	SUP	SUP	SUP
Currently allowed land uses - changes recommended			
Hotel or motel ~~[by SUP if 60 or fewer guests rooms]~~	SUP	SUP	SUP
Child-care facility	SUP	SUP	Allowed by right
College, university, or seminary	SUP	SUP	Allowed by right
Commercial parking lot or garage	commercial parking garage only	commercial parking garage only	Commercial parking lot and commercial parking garage are permitted in Subarea C
Surface parking	No	No	Yes

Setbacks:
The Steering Committee recommended keeping the current building setback standards for Subarea A, B, and C.

Dwelling unit density:
The dwelling unit densities in Subarea A (280 units) and B (850 units) are combined for a total of 1,130 to provide flexibility for future development. The total density within the district will remain the same.

Design Standards:
Wildcat Way runs north and south, connecting the district from north to south. The placement of the buildings, orientation, building setbacks, location of the garages, and parking structures contribute to maintaining a continuous street front to promote a walkable public realm. To achieve this, the Steering Committee proposed:

- A minimum of 70 percent of the building facade must be located between the minimum and maximum front yard setbacks
- Single family garages may not face Wildcat Way. Vehicular access to single family structures must be to the rear of the structure.
- Off-street surface parking is prohibited within 30 feet of the property line along Wildcat Way in Subarea A, and Whistle Stop Place in Subarea B.
- Parking structure facades facing Wildcat Way must contain active uses for the first 30 feet of the building measured inward from the street-facing facade
- Parking structures may have only one point of vehicular ingress/egress on Wildcat Way. The point of vehicular ingress/egress may be no more than 24 feet wide.

Recognizing the significance of Wildcat Way as a connector between the north and south ends of the district and the intent expressed throughout the Steering Committee meetings to promote an active pedestrian public realm, Staff recommends these additional design elements:

- On Wildcat Way, a minimum of 70 percent of the street-facing, ground-level dwelling units must have:
  (1) individual entries accessed directly from the outside;
  (2) street access; and
  (3) improved paths connecting the dwelling unit to the sidewalk.

Sidewalks:
The sidewalks in the district are well designed and maintained and to further enhance and promote walkability and access the DART station, the Steering Committee recommended several amendments:

- On the north side of Whistle Stop Place in Subarea A, a minimum five-foot-wide sidewalk is required
- On the south side of Lookout Point, a five-foot-wide sidewalk is required.
- Sidewalks along Wildcat Way and Whistle Stop Place in Subarea A and B must be continuous and level across all driveways and curb cuts and must be constructed at the same grade as the adjacent connecting sidewalk.

Surface parking screening:
The Steering Committee recommended screening for the surface parking lots in Subarea A and B to improve the esthetics of area.

- In Subareas A and B, when visible from Wildcat Way and Whistle Stop Place, off-street surface parking must be screened by a minimum five-foot-wide landscape buffer strip with an evergreen berm or an evergreen hedge with a minimum height of three feet at the time of planting.

"ARTICLE 758.

PD 758.

SEC. 51P-758.101. LEGISLATIVE HISTORY.

PD 758 was established by Ordinance No. 26786, passed by the Dallas City Council on June 13, 2007. (Ord. 26786)

SEC. 51P-758.102. PROPERTY LOCATION AND SIZE.

PD 758 is established on property located on both sides of Walnut Hill Lane, east of Skillman Street. The size of PD 758 is approximately 69.27 acres. (Ord. 26786)

SEC. 51P-758.103. CREATION OF SUBAREAS.

This district is divided into Subareas A, B, C, and D, as shown on the conceptual plan. (Ord. 26786)

SEC. 51P-758.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 758A: conceptual plan.
(2) Exhibit 758B: street sections.
(3) Exhibit 758C: mixed-use development parking chart.
(4) Exhibit 758D: Subarea D conceptual lot layout plan. (Ord. 30084)

SEC. 51P-758.104. 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) In this district, the following definitions apply:

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.
(2) ACTIVE USE means any permitted use other than parking.

~~(2)~~ (3) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

~~(3)~~ (4) ENTERTAINMENT FACILITY means a facility for sporting events or the performing arts, including indoor motion picture theaters, theaters for live musical or dramatic performances, indoor and outdoor concert halls, and exhibition halls.

~~(4)~~ (5) FACADE GRAPHICS SIGNS means a sign composed of a pattern of shapes, colors, text, or symbols that are applied to, projected on, or integrated into the full or partial facade of a building.

~~(5)~~ (6) LARGE TREE means a tree with a minimum caliper of three inches, or a minimum height of 12 feet, depending on the standard measuring technique for the species.

~~(6)~~ (7) LARGE SHRUB means a shrub with a minimum height of three feet.

~~(7)~~ (8) MARQUEE SIGN means a changeable message sign attached to, applied on, or supported by a permanent canopy projecting over a pedestrian street entrance of a building.

~~(8)~~ (9) SMALL TREE means a tree taller than six feet but less than twelve feet in height.

~~(9)~~ (10) STOOP means a small porch leading to the entrance of a residence.

~~(10)~~ (11) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space from a street, lane, or driveway.

~~(11)~~ (12) VIDEOBOARD SIGN means a flat-screen premise sign that is capable of displaying moving images similar to television images, by light-emitting diode or other similar technology, and that is mounted to the exterior of a building.

(d) This district is considered to be a nonresidential zoning district. (Ord. Nos. 26786; 27852)

SEC. 51P-758.105. CONCEPTUAL PLAN.

(c) Development and use of the Property must comply with the conceptual plan (Exhibit 758A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

(d) Development of a shared access development in Subarea D must comply with the Subarea D conceptual lot layout plan (Exhibit 758D).

(c) A final plat for a shared access development may make minor deviations from the lot and shared access area configuration shown on the conceptual lot layout plan provided that the final plat does not increase the number of lots or provide additional access points. (Ord. Nos. 26786; 30084)

SEC. 51P-758.106. DEVELOPMENT PLAN.

(a) Except as provided in this section, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

(b) For a public park, playground, or golf course use, a development plan must be approved by the park and recreation board, and an approved copy of the development plan must be submitted to the director of development services before the issuance of any building permit to authorize the development of a public park, playground, or golf course use in this area.

(c) If a conflict exists between the text of this article and a development plan, the text of this article controls.

(d) The building official may issue building permits for the following work without the approval of a development plan:

(1) the repair of existing structures;

(2) demolition of existing structures;

(3) grading;

(4) the installation of fencing or other structures for security purposes;

(5) work associated with permitted temporary uses; and

(6) work intended to provide for irrigation or maintenance of landscaping.

(e) Development plans may be submitted in phases.

(f) For single family uses, a preliminary plat may serve as the development plan and must be submitted to city plan commission for approval.

(g) The portion of Section 51A-4.702(c)(5) requiring submission of a development plan within six months of the city council's approval of this district does not apply.

(h) In addition to the requirements in Section 51A-4.702, the development plan must also include the following:

(1) The cumulative floor area broken out into use categories, total number of dwelling units, and total amount of open space for:

(A) the building site;

(B) the subarea in which the building site is located; and

(C) the district.

(2) Ingress and egress locations.

(3) Measurements of visibility triangles, showing that they remain unobstructed as required by Section 51P-758.110.

(i) Development plans do not have to show the location of signs. (Ord. 26786)

SEC. 51P-758.107. MAIN USES PERMITTED.

(a) The following uses are the only main uses permitted in Subareas A, B, and C:

(1) Agricultural uses.
-- None permitted.

(2) Commercial and business service uses.

[-- ~~Catering service.~~]
-- Custom business services.
-- Electronics service center.
-- Custom woodworking, furniture construction, or repair.
[-- ~~Labor hall. [SUP]~~]
-- Medical or scientific laboratory.
-- Tool or equipment rental.

(3) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

-- Adult day care facility.
-- Child-care facility *[SUP required in Subareas A and B; otherwise by right]*.
-- Church.
-- College, university, or seminary *[SUP required in Subareas A and B; otherwise by right]*.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Convent or monastery.
-- Foster home.
-- Hospital.
-- Library, art gallery, or museum.
-- Public school *[SUP in Subarea C only]*
-- Private school or open enrollment charter school. *[SUP]*

(5) Lodging uses.

-- Hotel or motel. *[By SUP* [~~*if 60 or fewer guest rooms*~~]*.]*

(6) Miscellaneous uses.

-- Temporary construction or sales office.

(7) Office uses.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[DIR]*
-- 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.
[~~-- Group residential facility. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*~~]
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
-- Multifamily.
[~~-- Residential hotel.~~]
-- Retirement housing.
-- Single family.

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. *[See Section 51A-4.210(b)(4). Treat as if in a mixed use district.]*
-- Animal shelter or clinic without outside runs.
-- Business school.
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B). Treat as if in a mixed use district.]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[Commercial parking lot and commercial parking garage are permitted in Subarea C; commercial parking garage only is permitted in Subareas A and B.]*

-- Dry cleaning or laundry store.

-- Entertainment facility.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet.
-- Household equipment and appliance repair.
-- Home improvement center, lumber, brick, or building materials sales yard.
-- Liquor store.
[~~-- 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.
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Surface parking. *[Subarea C only]*
-- Temporary retail use.
-- Theater.

(11) Transportation uses.

-- Private street or alley.
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[By SUP if tower height exceeds 65 feet for monopole tower; otherwise, see Section 51A-4.212(10.1). Treat as if in a mixed use district.]*
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*
-- Office showroom/warehouse.
-- Recycling buy-back center. *[See Section 51A-4.213(11). Treat as if in a mixed use district.]*
-- Recycling collection center. *[See Section 51A-4.213(11.1). Treat as if in a mixed use district.]*
[~~-- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*~~

-- ~~Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*~~]

(b) The following uses are the only main uses permitted in Subarea D:

(1) Recreation uses.

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

(2) Residential uses.

-- Duplex.
-- Group residential facility. *[SUP required if spacing component of Section 51A-4.209(3) is not met.]*
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Multifamily.
-- Residential hotel.
-- Retirement housing.
-- Single family.

(3) Utility and public service uses.

-- Local utilities.

(Ord. Nos. 26786; 27852)

SEC. 51P-758.108. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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.

(b) The following accessory uses are not permitted:

-- Private stable.
-- Accessory medical/infectious waste incinerator.

(c) The following accessory uses are permitted by SUP only:

[~~-- Accessory medical/infectious waste incinerator.~~]
-- Accessory pathological waste incinerator.
-- Pedestrian skybridges.

(Ord. 26786)

SEC. 51P-758.109. 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 subsection, the following regulations apply in all subareas:

(1) Window sills, bay windows, belt courses, cornices, fireplace chimneys, and other architectural features may project up to three feet into the required front, side, or rear yard setback.

(2) Attached premise signs may project up to three feet into the required front, side, or rear yard setback if the sign has eight feet of vertical clearance above grade.

(3) Unenclosed balconies, unenclosed patios, awnings, stairs, and stoops may project up to six feet into the required front, side, or rear yard setback, provided the width of the encroachment is 12 feet or less for any one encroachment.

(4) Underground parking structures may project to the lot line.

(5) The city plan commission may approve a development plan that increases the maximum setback to create pedestrian plazas or courtyards.

(6) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope, except:

(A) In all subareas, the 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.

(B) In all subareas, chimneys may project through the slope to a height 12 feet above the slope.

(C) In Subarea C, a turret, spire, or clock tower meeting the requirements of Section 51P-758.109(e)(6) may project through the slope to a height 24 feet above the slope.

(7) To meet the maximum setback requirements of this article, a minimum of 75 percent of the main building width, excluding areas designated as open space, pedestrian plazas, or courtyards on an approved development plan, must be located between the minimum and maximum front yard setback.

(8) In Subarea A, on Wildcat Way, a minimum of 70 percent of the building facade must be located between the minimum and maximum front yard setbacks.

(b) Open space.

(1) Open space must be provided as shown on the conceptual plan.

(2) Except as otherwise provided, open space must be unobstructed to the sky.

(3) Open space may not contain any permanent structures except:

(A) structures supporting pedestrian or outdoor recreational uses;

(B) kiosks that provide information related to the open space;

(C) security, audio-visual, recreational, or maintenance equipment; and

(D) streets and bridges that traverse the open space if they are approved by the director of public works and transportation.

(4) Open space that is dedicated and accepted as park land will still be considered open space under this article.

(c) Subarea A.

(1) Front yard.

(A) Minimum front yard is six feet.

(B) Except as provided in this subparagraph, maximum front yard is 20 feet. No maximum setback is required along Skillman Street and Walnut Hill Lane or in areas designated as open space, pedestrian plazas, or courtyards on an approved development plan.

(2) Side and rear yard. No minimum side yard is required. Minimum rear yard is six feet.

(3) Density. Maximum number of dwelling units in Subareas A and B combined is 1,130 [~~280~~].

(4) Floor area. Maximum total floor area for nonresidential uses is 155,000 square feet. There is no maximum total floor area for residential uses. Maximum floor area for any home improvement center, lumber, brick, or building materials sales yard use is 15,000 square feet.

(5) Floor area ratio. Maximum floor area ratio is 4.0.

(6) Height. Except as provided in this paragraph, maximum structure height is 75 feet. Chimneys may project 12 feet above the maximum structure height.

(7) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

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

(9) Garages.

(A) Single family garages may not face Wildcat Way. Vehicular access to single family structures must be to the rear of the structure.

(d) Subarea B.

(1) Front yard.

(A) Minimum front yard setback is six feet except that no minimum setback is required along Walnut Hill Lane.

(B) Except as provided in this subparagraph, maximum front yard setback is 20 feet. No maximum setback is required along Walnut Hill Lane or in areas designated as open space, pedestrian plazas, or courtyards on an approved development plan.

(2) Side and rear yard. No minimum side yard is required. Minimum rear yard is six feet.

(3) Density. Maximum number of dwelling units in Subareas A and B combined is 1,130 [~~850~~].

(4) Floor area. Maximum total floor area for nonresidential uses is 35,000 square feet. There is no maximum total floor area for residential uses. Maximum floor area for any home improvement center, lumber, brick, or building materials sales yard use is 15,000 square feet.

(5) Floor area ratio. Maximum floor area ratio is 4.0.

(6) Height. Except as provided in this paragraph, maximum structure height is 105 feet. Chimneys may project 12 feet above the maximum structure height.

(7) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Stories. Maximum number of stories above grade is seven.

(e) Subarea C.

(1) Front yard.

(A) Minimum front yard setback is six feet.

(B) Except as provided in this subparagraph, maximum front yard setback is 20 feet. No maximum setback is required along Skillman Street and Walnut Hill Lane or in areas designated as open space, pedestrian plazas, or courtyards on an approved development plan.

(2) Side and rear yard. No minimum side yard is required. Minimum rear yard is six feet.

(3) Density. Maximum number of dwelling units is 900.

(4) Floor area. Maximum total floor area for nonresidential uses is 300,000 square feet. There is no maximum total floor area for residential uses. Maximum floor area for any home improvement center, lumber, brick, or building materials sales yard use is 15,000 square feet.

(5) Floor area ratio. Maximum floor area ratio is 2.85.

(6) Height. Except as provided in this paragraph, maximum structure height is 75 feet. Chimneys may project 12 feet above the maximum structure height. A turret, spire, or clock tower may exceed the maximum structure height by 24 feet if the portion above 75 feet is not designed for habitation and the floor area does not exceed 900 square feet.

(7) Lot coverage. Maximum lot coverage is 90 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

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

(f) Subarea D.

(1) Front yard. The minimum front yard setback is eight feet.

(2) Side and rear yard. No minimum side yard is required. Minimum rear yard is six feet.

(3) Density.

(A) Single family and handicapped group dwelling unit. Maximum number of dwelling units is 60.

(B) Other residential uses. Maximum number of dwelling units is 175.

(4) Height.

(A) In general. Except as provided in this paragraph, maximum structure height is 75 feet.

(B) Single family and handicapped group dwelling unit.

(i) Except as provided in this paragraph, maximum structure height is 36 feet.

(ii) Residential proximity slope does not apply.

(C) Chimneys. Chimneys may project 12 feet above the maximum structure height.

(5) Lot coverage.

(A) In general. Except as provided in this paragraph, maximum lot coverage is 90 percent.

(B) Single family and handicapped group dwelling unit. Maximum lot coverage is 80 percent. For purposes of this paragraph, a shared access development is treated as a multifamily district.

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

(6) Garages.

(A) For single-family and handicapped group dwelling unit uses, enclosed parking garages with automatic garage doors may be located within the required 20-foot setback from the right-of-way line of an alley.

(7) Lot size. Minimum lot size for single family and handicapped group dwelling unit uses is 1,200 square feet.

(8) Stories. Maximum number of stories above grade is four. (Ord. Nos. 26786; 27852; 30084)

SEC. 51P-758.110. VISUAL OBSTRUCTION REGULATIONS.

(a) Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply in this district.

(b) The visibility triangle is 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 street curb lines) and points on each of the street curb lines 30 feet from the intersection.

(c) A 45-foot visibility triangle is required at:

(1) the Skillman Street and Walnut Hill Lane intersection; and

(2) all ingress and egress points intersecting with Walnut Hill Lane. (Ord. 26786)

SEC. 51P-758.111. INTERNAL STREET STANDARDS.

(a) In general.

(1) The regulations in this section apply to all internal public and private streets within this district except alleys, shared access areas in Subarea D, and driveways.

(2) Except as provided in this section, internal streets must be constructed in accordance with this section and the rights-of-way standards and pavement widths as shown in the street sections (Exhibit 758B), which includes residential, retail, and park-side street sections. If there is a conflict between the text of this article and Exhibit 758B, the text of this article controls.

(3) Minimum pavement widths include on-street parking. Neck-downs and landscape islands are permitted in that portion of the minimum pavement width designated for on street parking.

(b) Street plan. A street plan showing the layout of streets and the applicable street section, must be approved by the director of public works and transportation and submitted with the development plan to the city plan commission for approval. Internal streets must be provided as shown on the street plan and street sections.

(c) Street sections.

(1) Residential street sections A and B. The minimum right-of-way is 60 feet, and the minimum pavement width is 40 feet from back-of-curb to back-of-curb. This street section may be applied to all subareas.

(2) Retail street section A. The minimum right-of-way is 148 feet, and each couplet section must be constructed with a minimum pavement width of 42 feet from back-of-curb to back-of-curb. This street section may be applied to Subareas A, B, or C.

(3) Retail street section B. The minimum right-of-way is 92 feet, and the minimum pavement width is 70 feet from back-of-curb to back-of-curb. This street section may be applied to Subareas A, B, or C.

(4) Park-side street section. The minimum right-of-way is 62 feet, and the minimum pavement width is 40 feet from back-of-curb to back-of-curb. This street section may be applied to all subareas.

(d) Alternate street sections.

(1) To deviate from Exhibit 758B, an alternate street section must be approved by the director of public works and transportation and approved by city plan commission along with the development plan.

(2) To be approved, an alternate street section must provide a street width that reduces vehicle speeds and promotes a pedestrian-friendly environment. An alternate street section may not reduce the minimum sidewalk width or tree planting zone requirements. (Ord. Nos. 26786; 30084)

SEC. 51P-758.112. 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) Multifamily. A minimum of one space per unit for dwelling units with one bedroom, and a minimum of 1.5 spaces per unit for dwelling units with two or more bedrooms is required.

(c) Compact parking. No more than 35 percent of the required parking spaces for any use may be provided in compact (7.5-foot-wide) stalls.

(d) Parking reduction for proximity to DART light rail stations.

(1) Parking for any use, except a residential use, that is located within one-half mile of a light rail station may be reduced by 20 percent if:

(A) a minimum eight-foot-wide pedestrian connection is provided from that use to the closest DART light rail station; and

(B) the pedestrian connection is illuminated with a minimum average illumination level of 1.5 footcandles.

(2) Measurement to a light rail station is measured in a direct line from the nearest point of the light rail station to the nearest point of the lot containing the use.

(e) Screening of off-street loading spaces and areas.

(1) Off-street loading spaces and any area used for loading and unloading must be screened if visible from a public street or neighboring lot.

(2) The screening must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods for providing screening described in Section 51A-4.602(b)(3), except that garbage storage areas must be visually screened by a masonry wall.

(3) Evergreen plant materials are encouraged to satisfy screening requirements.

(f) On-street parking.

(1) Except as provided in this subsection, parallel parking spaces or angled head-in parking spaces are permitted. Angled head-in on-street parking spaces must be striped.

(2) On-street parking spaces are prohibited on Skillman Street or Walnut Hill Lane.

(3) Angled head-in on-street parking spaces are prohibited within 60 feet of Skillman Street or Walnut Hill Lane.

(4) Except as provided in this paragraph, on-street parking spaces may be counted toward the parking requirement of a nonresidential or multifamily use adjacent to the on-street parking space, and the guest parking requirements of an adjacent shared access development in Subarea D. To receive credit, parking spaces must be marked per city regulations.

(A) An on-street parking space may not be used to reduce the required parking for more than one use.

(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 = 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.

(g) Tandem parking. Tandem parking is permitted for residential uses.

(h) Mixed-use development parking reduction.

(1) In general.

(A) The off-street parking requirement for a mixed use development may be reduced in accordance with the mixed-use development parking chart (Exhibit 758C).

(B) In this subsection, mixed-use development means a subarea with more than one type of use (i.e. residential with retail uses).

(C) This reduction may be used in combination with other parking reductions, so long as the standard off-street parking requirement for a mixed-use development is not reduced by more than 30 percent. A special exception for the number of required parking spaces, however, may not be combined with a mixed-use development parking reduction.

(2) Calculation of adjusted standard off-street parking requirement. An adjusted standard off-street parking requirement for a mixed-use development is calculated as follows:

(A) The standard parking requirements for each of the uses in the mixed-use development must be ascertained.

(B) The parking demand for each use is determined for each of the five times of day shown in the mixed-use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(C) The time of day columns are totalled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the mixed-use development.

(3) Minimum parking requirement. If one or more of the main uses in a mixed-use development is a retail or personal service use, the minimum parking requirement for the mixed-use development cannot be reduced to a number of spaces that is less than the sum of the standard parking spaces required for each of the retail and personal service uses in the mixed use development.

(i) Parking setback.

(1) Except for parking structures, valet parking pick-up and drop-off sites, single-family uses, and duplex uses, off-street parking is prohibited within 30 feet of a pavement line of a street between grade and 12 feet above grade.

(2) In Subareas A and B, off-street surface parking is prohibited within 30 feet of the Property line along Wildcat Way and Whistle Stop Place.

(j) Fees. A property owner may charge a fee on a daily, hourly, or other basis for the use of required off-street parking.

(k) Surface parking lot pedestrian pathways. Surface parking lots having more than four rows of parking across the width of the lot must have a pedestrian pathway system. To qualify, the pedestrian pathway must be distinguished from the parking and driving surface by landscape barriers or a change in surface materials such as pavers or patterned concrete. Pedestrian pathways may not be distinguished by paint alone. Pedestrian pathways must be a minimum of four feet wide. (Ord. Nos. 26786; 27852; 30084)

(L) Wrapping of parking structures. In Subarea A, parking structure facades facing Wildcat Way must contain active uses for the first 30 feet of the building measured inward from the street-facing facade.

SEC. 51P-758.113. TRAFFIC IMPROVEMENTS.

(a) Traffic improvements required. Except as otherwise provided, the following traffic improvements must be provided before the issuance of a certificate of occupancy:

(1) A northbound right-turn lane at ingress/egress point 1 on Skillman Street as shown on the conceptual plan.

(2) A westbound right-turn lane at ingress/egress point 2 on Walnut Hill Lane as shown on the conceptual plan.

(3) An eastbound right-turn lane at ingress/egress point 3 on Walnut Hill Lane as shown on the conceptual plan.

(4) A northbound right-turn lane at ingress/egress point 5 on Skillman Street as shown on the conceptual plan.

(5) Westbound dual left-turn lanes at the intersections of Skillman Street and Walnut Hill Lane must be provided before the issuance of a certificate of occupancy for any use that would result in more than 1,700 residential dwelling units, more than 315,000 square feet of floor area for retail uses, or more than 50,000 square feet of floor area for office uses.

(b) Emergency access. Ingress/egress point 7 as shown on the conceptual plan is limited to emergency access only. (Ord. 26786)

SEC. 51P-758.114. ENVIRONMENTAL PERFORMANCE STANDARDS.

(a) In general. Except as otherwise provided in this section, Article VI applies.

(b) Pedestrian-scale lighting. Pedestrian-scale lighting that provides a minimum maintained average illumination level of 1.5 footcandles must be provided along sidewalks adjacent to internal 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 a 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, each property owner is responsible for the cost of installation, operation, and maintenance of the lighting on their property or in the public right-of-way adjacent to their property. (Ord. 26786)

SEC. 51P-758.115. LANDSCAPING.

(a) Landscape plan.

(1) Except as provided in this section, a landscape plan must be submitted with the development plan and approved by the city plan commission before issuance of a building permit to authorize work in this district. Landscaping must be provided as shown on the landscape plan.

(2) A landscape plan is not required for:

(A) a public park use;

(B) the repair of existing structures;

(C) demolition;

(D) grading;

(E) the installation of fencing or other structures for security purposes;

(F) work associated with permitted temporary uses;

(G) work intended to provide for the irrigation or maintenance of landscaping;

(H) a single-family or handicapped group dwelling unit use in Subarea D; or

(I) the reconstruction or restoration of a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of public enemy, or accident of any kind if that reconstruction or restoration does not increase:

(i) the number of buildings on the lot;

(ii) the number of stories in a building on the lot;

(iii) the floor area of any building on the lot by more than 10 percent or 10,000 square feet, whichever is less; or

(iv) the nonpermeable coverage of the lot by more than 2,000 square feet.

(3) A landscape plan must be submitted with two blue-line or black-line prints. The plan must have a scale of one inch equals 50 feet or larger (e.g. one inch equals 40 feet, one inch equals 30 feet, etc.) and must be on a standard drawing sheet no greater than 56 inches by 48 inches. A plan that is not drawn in its entirety on a 36 inch by 48 inch sheet must be drawn with appropriate match lines on two or more sheets.

(4) A landscape plan must contain the following information:

(A) Date, scale, north point, and the names, addresses, and telephone numbers of both the property owner and the person preparing the plan.

(B) Location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the subarea classification of adjacent properties and a vicinity map.

(C) Approximate centerlines of existing water courses and the location of the 100-year flood plain, the escarpment zone, and geologically similar areas, if applicable; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot.

(D) Project name, street address, and lot and block description.

(E) Location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours).

(F) Locations and dimensions of proposed landscape buffer strips.

(G) Complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container or caliper sizes at installation, heights, spread, and spacing. The location and type of all existing trees on the lot over six inches in caliper must be specifically indicated.

(H) Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas and the number and location of required off-street parking and loading spaces.

(I) An indication of how existing healthy trees proposed to be retained will be protected from damage during construction.

(J) Size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features.

(K) A description of proposed watering methods.

(L) Location of visibility triangles on the lot (if applicable).

(M) Tabulation of design standard points earned by the plan *[See Subsection (c)]*.

(N) Percentage of lot coverage, impervious area, and front yard landscape area.

(O) Total size of pedestrian facilities, special amenities, and enhanced pavement each.

(P) The total tree mitigation for the district as a running total and the total of proposed tree replacement plantings and alternate tree mitigation methods for that landscape plan. Each landscape plan should subtract tree mitigation credit after a landscape plan has been approved by city plan commission.

(Q) The adjacent parkway area and any landscaping within the parkway area.

(5) All landscape plans must comply with the mandatory provisions in Subsection (b). The city plan commission may approve a landscape plan that does not comply with the requirements of this section if:

(A) strict compliance with this section is impractical due to site constraints or the location of protected trees, or would result in substantial hardship;

(B) the landscape plan complies with the spirit and intent of this section;

(C) the landscape plan furthers the stated purpose of this section; and

(D) the variation or exception from this section will not adversely affect surrounding properties.

(b) Mandatory provisions.

(1) In general.

(A) Trees must be planted no closer than 2.5 feet on center from any curb or paved surface. Large trees must be planted no closer than 10 feet on center from a building wall and no closer than 20 feet on center from another large tree.

(B) Landscaping for a shared access development in Subarea D must be provided in accordance with the mandatory landscaping requirements for shared access developments in Section 51A-10.125(a)(2)(B)(i) and (ii). The parkway tree requirements in this section are mandatory for a shared access development in Subarea D.

(2) Parkway trees.

(A) Tree planting zone. In this section, the tree planting zone is that area located in the parkway, parallel to and between 2.5 and 10 feet from the back of the street curb.

(B) Number, location, and type of trees required. Each lot must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required caliper inches per block face is determined by dividing the block face, excluding driveways and visibility triangles, by 25. This number is then multiplied by 3.5 to determine the total caliper inches for that block face. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next whole number. Required trees must be of a species recommended by the building official. Protected trees relocated from another location on the Property and preserved trees may be counted toward the number of required caliper inches. Trees located in the median of Wildcat Way may be counted towards the required caliper inches for Wildcat Way.

(C) Parkway landscape permits and alternate tree planting options. The property owner must apply for a parkway landscape permit before any required trees may be planted in the parkway. If a property owner cannot obtain a parkway landscape permit to locate a required tree in the parkway, the property owner must locate the tree in the required front yard as near as practicable to the front lot line. If a lot has no front yard requirement and the property owner cannot obtain a parkway landscape permit to locate the required tree in the parkway, the property owner need not provide that required tree.

(D) Minimum tree height and trunk caliper. Required trees must have a minimum height of 14 feet and a minimum trunk caliper of three-and-one-half inches measured at a point 12 inches above the root ball at the time of installation. For this provision, height is measured from the top of the root ball or, if the plant is in a container, from the soil level in the container.

(E) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The maximum spacing between required trees is 50 feet on center, excluding open spaces or pedestrian plazas designated on an approved development plan.

(3) Surface parking area trees and landscaping. The following regulations apply to surface parking lots.

(A) All required parking spaces must be within 100 feet of a large canopy tree.

(B) Parking lots must be divided into sections containing no more than 120 parking spaces. Parking lot sections must be divided by landscaped dividers with a minimum width of eight feet. Landscaped dividers must have large canopy trees spaced at a maximum of 30 feet on center and ground cover or shrubs. Parking lot sections may contain up to 160 parking spaces if, in addition to the landscape dividers, each grouping of parking rows is divided by a landscape island of a minimum of 20 square feet per row of cars. Landscaped islands must have ground cover and trees or shrubs.

(C) Except as provided in this subparagraph, a landscaped buffer strip with a minimum width of 20 feet must be located between any parking area and Skillman Street or Walnut Hill Lane. The landscape buffer may be interrupted by vehicular and pedestrian access areas. The landscape buffer strip may be located in whole or in part in the public right-of-way. The landscape buffer strip must have an evergreen berm with a minimum height of three feet. If the topography prevents installation of a berm, an evergreen hedge with a minimum height of three feet may be substituted. The landscape buffer must also have large canopy trees spaced at a maximum of 30 feet on center. A landscape buffer strip is not required for single-family or handicapped group dwelling unit uses in Subarea D.

(D) In Subareas A and B, when visible from Wildcat Way and Whistle Stop Place, off-street surface parking must be screened by a minimum five-foot-wide landscape buffer strip with an evergreen berm or an evergreen hedge with a minimum height of three feet at the time of planting.

(4) Structured parking trees and landscaping. Except as provided in this paragraph, the following regulations apply to the highest level of a parking structure that is unobstructed to the sky and is visible from an adjacent street right-of-way. Screening and ornamental trees are not required for individual garages serving single-family and handicapped group dwelling unit uses in Subarea D.

(A) Parking must be screened with~~:~~

~~(i)~~] a solid parapet wall to a minimum of three feet in height above the parking surface[~~, or~~

~~(ii) a landscape buffer strip with an evergreen berm or an evergreen hedge with a minimum height of three feet at the time of planting~~].

(B) An ornamental tree in a landscape planter is required at the ends of each parking row.

(5) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. An owner or tenant is not required to pay an initial or annual fee for this license,

although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(B) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(C) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(D) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(6) Parkway landscape permit.

(A) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(B) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(C) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(D) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(E) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

(7) Landscape materials.

(A) No artificial plant materials may be used to satisfy the requirements of this section.

(B) In satisfying the landscaping requirements of this section, the use of high quality, hardy, and drought tolerant plant materials is encouraged.

(8) Soil requirements.

(A) Except as otherwise provided in this paragraph, landscape planting areas must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 24 inches deep with a surface area of at least 16 square feet (total of 32 cubic feet).

(ii) Each large tree must be planted in soil that is at least 36 inches deep with a surface area of at least 25 square feet (total of 75 cubic feet).

(B) Landscape planting areas located above underground buildings or structures must have the following soil depths and dimensions:

(i) Each large shrub and each small tree must be planted in soil that is at least 30 inches deep with a surface area of at least 25 square feet (total of 62.5 cubic feet).

(ii) Each large tree must be planted in soil that is at least 40 inches deep with a surface area of at least 36 square feet (total of 120 cubic feet).

(C) The building official may waive the minimum soil requirements if a landscape architect certifies that the proposed alternative soil depths and dimensions are sufficient to support the healthy and vigorous growth of the proposed plant materials.

(9) Protection of landscape areas. Required landscape areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

(10) Irrigation requirements. Required plant materials must be located within 100 feet of a verifiable water supply, and proposed watering methods (irrigation or otherwise) must be adequate to maintain the plant materials in a healthy, growing condition.

[~~(11) Sidewalks.~~

~~(A) Except as provided in this subparagraph, in Subareas A, B, and C, sidewalks must be a minimum of eight feet wide.~~

~~(i) On the side of Watercrest Parkway adjacent to the open space, the minimum unobstructed sidewalk width is four and one half feet.~~

~~(ii) On the north side of Whistle Stop Place, from Skillman Street to Wildcat Way, no sidewalk is required.~~

~~(iii) If a 12-foot-wide sidewalk is provided on the south side of the Jackson Branch Bridge and street crosswalks are provided at the east and west ends of the Jackson Branch Bridge, no sidewalk is required on the north side of the Jackson Branch Bridge.~~

~~(iv) On Walnut Hill Lane to the east side of Wildcat Way, minimum sidewalk width is five feet.~~

~~(v) On the south side of Lookout Point,no sidewalk is required.~~

~~(B) In Subarea D, sidewalks must be a minimum of six feet wide.~~

~~(C) All sidewalks must be located in an area parallel to and within five to 15 feet of the back of the street curb.~~

~~(D) A minimum of four feet of the sidewalk must be unobstructed and clear. ADA-approved tree grates are not a sidewalk obstruction.~~

~~(E) In Subareas A and B, sidewalks along Wildcat Way and Whistle Stop Place must be continuous and level across all driveways and curb cuts and must be constructed at the same grade as the adjacent connecting sidewalk.~~

~~(F) If the sidewalk is to be located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.~~

(c) Design standards. All landscape plans must earn a minimum of 20 points. Points are earned for the use of design standards only when landscaping is provided in the front yard. For purposes of this subsection, the front yard includes those areas of public right-of-way located behind the curb and utilized for landscaping.

(1) Points for landscaping in front yard. The front yard area is determined by multiplying the lot width and the minimum front yard setback. One point is awarded for each three percent of the total front yard area provided as landscape area up to a maximum of 15 points. To qualify, the landscape area must:

(A) be at least 50 square feet;

(B) be covered with grass or other plant material used as ground cover; and

(C) for every 100 square feet of landscape area, or fraction thereof, have a minimum of:

(i) one large canopy tree [This requirement may be satisfied by existing tree credits under Section 51P-758.115(c)(2)];

(ii) three small trees;

(iii) two small trees and one large shrub;

(iv) one small tree and two large shrubs; or

(v) three large shrubs.

(2) Existing tree credits. Existing healthy trees are credited toward meeting design standards as follows:

(A) For each canopy tree retained or relocated to the front yard of the building site or to the parkway, having a caliper equal to or greater than four inches but less than six inches, a credit of one required large canopy tree is allowed.

(B) For each canopy tree retained or relocated to the front yard of the building site or to the parkway, having a caliper equal to or greater than six inches but less than 12 inches, a credit of two required large canopy trees is allowed.

(C) For each canopy tree retained or relocated to the front yard of the building site, to the parkway, or within any of the subareas, having a caliper equal to or greater than 12 inches, a credit of three required large canopy trees is allowed.

(3) Special amenities.

(A) Enhanced pavement material.

(i) Three points are awarded when at least 50 percent of all outdoor vehicular pavement area in the front yard of a lot consists of enhanced pavement. (Note: All vehicular pavement must comply with the construction and maintenance provisions for off-street parking in the Dallas Development Code, as amended.)

(ii) Three points are awarded when at least 50 percent of all outdoor pedestrian pavement area consists of enhanced pavement. (Note: All pedestrian pavement material and design must be approved by the director of public works and transportation.)

(B) Pedestrian facilities. One point is awarded for each one percent increment of lot area covered by publicly accessible special pedestrian facilities and features such as plazas, covered walkways, fountains, lakes and ponds, seating areas, bicycle racks, and outdoor recreation facilities, up to a maximum of five points.

(d) When landscaping must be completed.

(1) Except as otherwise provided, all landscaping must be completed in accordance with an approved landscape plan before a certificate of occupancy may be issued for any building on the lot.

(2) With city plan commission's approval, landscaping may be installed in phases for the purpose of protecting installed landscaping during construction of adjacent phases. Landscaping for all phases, however, must be installed within 18 months of an approved landscape plan unless an alternate phasing plan is approved by city plan commission.

(3) If the property owner provides the building official with documented assurance that the landscaping will be completed within six months, the building official may issue one six-month temporary certificate of occupancy and permit the property owner to complete his landscaping during the six-month period. For purposes of this subsection, "documented assurance" means a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six-month period, or a set of deed restrictions containing a covenant to install the landscaping in accordance with the landscape plan within the six-month period. The deed restrictions must:

(A) expressly provide that they may be enforced by the city;

(B) be approved as to form by the city attorney; and

(C) be filed in the deed records of the county in which the land is located.

(e) General maintenance. Required landscaping must be maintained in a healthy, growing condition. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings, as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city. (Ord. Nos. 26786; 27852; 30084)

SEC. 51P-758.115.1. SIDEWALKS.

(A) Except as provided in this subparagraph, in Subareas A, B, and C, sidewalks must be a minimum of eight feet wide.

(i) On the side of Watercrest Parkway adjacent to the open space, the minimum unobstructed sidewalk width is four and one half feet.

(ii) In Subarea A, on the north side of Whistle Stop Place, a minimum five-foot-wide sidewalk is required.

(iii) If a 12-foot-wide sidewalk is provided on the south side of the Jackson Branch Bridge and street crosswalks are provided at the east and west ends of the Jackson Branch Bridge, no sidewalk is required on the north side of the Jackson Branch Bridge.

(iv) On Walnut Hill Lane to the east side of Wildcat Way, minimum sidewalk width is five feet.

(v) On the south side of Lookout Point, a five-foot-wide sidewalk is required.

(B) In Subarea D, sidewalks must be a minimum of six feet wide.

(C) All sidewalks must be located in an area parallel to and within five to 15 feet of the back of the street curb.

(D) A minimum of four feet of the sidewalk must be unobstructed and clear. ADA-approved tree grates are not a sidewalk obstruction.

(E) In Subareas A and B, sidewalks along Wildcat Way and Whistle Stop Place must be continuous and level across all driveways and curb cuts and must be constructed at the same grade as the adjacent connecting sidewalk.

(F) If the sidewalk is to be located in the front yard, the property owner must dedicate a sidewalk easement to the city to assure its availability to the public as a permanent pedestrian way.

SEC. 51P-758.116. TREE MITIGATION AND PROTECTION.

(a) Tree protection. After the development plan and landscape plan are approved, a tree protection plan that complies with Section 51A-10.136 must be submitted to the building official before the issuance of a building permit. Tree protection must be provided as shown on the tree protection plan.

(b) Tree mitigation in general.

(1) Except as provided in this section, tree mitigation must be provided in accordance with Article V and Article X.

(2) Except as otherwise provided, this section applies to all property within this district.

(3) This section does not apply to lots smaller than two acres that have single family or duplex uses, except that replacement trees will be considered protected trees even if planted on lots smaller than two acres that have single family or duplex uses. This means that if a replacement tree is planted on a lot smaller than two acres with a single family use, and the owner of that lot were to one day remove the tree, he would have to replace that tree in accordance with this section.

(4) Tree mitigation is not required if trees are removed because of infrastructure and water retention areas approved under Article V.

(5) The total number of caliper inches required to be mitigated is 4,502. Of the total required caliper inches, a minimum of 855 caliper inches must be replaced or preserved within the open space shown on the conceptual plan.

(c) Replacing trees.

(1) Tree mitigation may be accomplished by planting replacement trees in this district. Replacement trees may be counted towards tree mitigation only if they are not planted within 2.5 feet of a utility easement.

(2) Except in the open space shown on the conceptual plan, the building official shall give tree mitigation credit of two caliper inches for every caliper inch of a protected tree with a caliper of 18 or more inches that is preserved within the district and a credit of 1.5 caliper inches for every caliper inch of tree with a caliper of 12 inches or more that is preserved or relocated within the district. Preserved trees may not be counted twice to meet the tree mitigation requirements of two lots or tracts. Tree mitigation credits in Subsection (c)(2) may count towards the required caliper inches to be mitigated in Subsection (b)(5).

(d) Tree conservation area.

(1) In general. Tree mitigation may also be accomplished by establishing a tree conservation area. A tree conservation area is established if the building official approves the tree conservation area plan and the Property owner creates a conservation easement on the Property pursuant to Section 51A-10.135(d) or shows a conservation area on an approved landscape plan.

(2) Tree conservation area plan. A tree conservation area plan must be submitted to the building official. The tree conservation area plan must include:

(A) A survey of the boundaries for the tree conservation area.

(B) A tree survey of the tree conservation area that complies with Section 51A-10.132, or an estimate of the caliper and type of protected trees using a method determined to be reasonably accurate by the building official.

(C) A plan for the preservation and maintenance of the conservation area.

(3) Approval. The building official shall approve the tree conservation area if the building official determines that the tree conservation area will preserve protected trees and other vegetation, considering:

(A) the size of the tree conservation area;

(B) the health and condition of protected trees within the tree conservation area; and

(C) other features worthy of preservation, such as topography or rare plant species.

(4) Landscape plan. The tree conservation area must be shown on an approved landscape plan.

(5) Development prohibited. Playground equipment and park amenities may not be placed within the tree conservation area unless the building official determines that the playground equipment or park amenities will not be detrimental to the tree conservation area.

(6) Tree mitigation credit.

(A) If the tree conservation area is 25 percent or less of the area of the tree removal property, the responsible party will receive an inch-for-inch credit for trees in the conservation area, up to 50 percent of the total caliper of replacement trees required.

(B) If the tree conservation area is more than 25 percent, but less than 50 percent, of the area of the tree removal property, the responsible party will receive inch-for-inch credit for trees in the conservation easement area, up to 65 percent of the total caliper of replacement trees required.

(C) If the tree conservation area is 50 percent or more of the area of the tree removal property, the responsible party will receive inch-for-inch credit for trees in the conservation easement area, up to 80 percent of the total caliper of replacement trees required.

(e) Completion.

(1) The landscape plan for the final phase of development within the district must include a plan to accomplish any remaining tree mitigation requirements.

(2) Tree mitigation must be completed by June 13, 2012. The city plan commission may extend the deadline for completion if significant delays result from the permitting process or the installation of public improvements. (Ord. Nos. 26786; 27852)

SEC. 51P-758.117. STRUCTURE FACADE STANDARDS.

(a) Off-street parking structures.

(1) All permanent parking structures must be located either underground or be concealed behind a facade that is similar in appearance to the facade of either the building to which the parking structure is accessory or another adjacent structure.

(2) If a parking structure facade is visible from an adjacent street right-of-way, at least 10 percent of the area of the parking structure facade must be covered with the same material used predominantly on the first 50 feet of height of the building to which the parking structure is accessory or another adjacent structure. The area of the parking structure facade is calculated by including openings, if any.

(3) Openings in a [~~the~~] parking structure facade must not exceed 52 percent of the total building facade area, excluding ingress and egress points. In Subareas A and B, openings in a parking structure facade may not exceed 52 percent of the total of each parking structure facade area, excluding ingress and egress points.

(4) In Subarea A, parking structures may have only one point of vehicular ingress/egress on Wildcat Way. The point of vehicular ingress/egress may be no more than 24 feet wide.

(b) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in this district. For purposes of this subsection, "highly reflective glass" means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 26786; 27852)

Staff recommendation:

(c) On Wildcat Way, a minimum of 70 percent of the street-facing, ground-level dwelling units must have:

(1) individual entries accessed directly from the outside;

(2) street access; and

(3) improved paths connecting the dwelling unit to the sidewalk.

SEC. 51P-758.118. SIGNS.

(a) In general. Except as otherwise provided in this section, signs must comply with the provisions for business zoning districts in Article VII. For purposes of complying with this section, the premise is the Property.

(b) Non-monument signs. Subarea A and Subarea C are each allowed to have one detached multi-tenant premise-identification non-monument sign on Skillman Street and one detached multi-tenant premise-identification non-monument sign on Walnut Hill Lane, for a total of four signs.

(c) A-frame signs. A-frame signs are permitted to identify a business in accordance with the following provisions:

(1) The maximum size of the sign is 32 inches wide and 36 inches tall.

(2) The maximum effective area per side is 1,200 square inches.

(3) A-frame signs may only be displayed when the business it identifies is open.

(4) A-frame signs may be located on the sidewalk or in the front yard of the business that it is identifying, provided a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(5) Only one A-frame sign is permitted per business.

(6) A-frame signs must be separated by a minimum of 50 feet.

(7) A-frame signs may not be located closer than 25 feet to a street intersection and in no case may a sign be located in a visibility triangle.

(d) Blade signs.

(1) Blade signs are permitted.

(2) Blade signs may not be internally illuminated.

(3) Blade signs may be horizontal or vertical.

(4) There is no limit on the number of blade signs.

(5) The maximum area for blade signs is 30 square feet.

(6) Blade signs may be located no lower than nine feet and no higher than 29 feet from street level as measured at the lowest and highest point of the sign.

(7) A blade sign cannot project into the right-of-way.

(8) A blade sign cannot be located closer than 15 feet to another projecting sign.

(e) Videoboard signs.

(1) Location.

(A) Videoboard signs may only be oriented toward Wildcat Way or Watercrest Parkway and may not be visible from Walnut Hill Lane or Skillman Street.

(B) A videoboard sign may only be attached to a facade on both sides of Wildcat Way between the northern right-of-way line of Lookout Point and the southern right-of-way line of Sedgwick Drive.

(2) Number. A maximum of two videoboard signs are permitted in this district.

(3) Size.

(A) The maximum size of a videoboard sign is 1,500 square feet; the video display area may not exceed 500 square feet. The message area within the remaining 1,000 square feet may not change more than one time in a 24-hour period.

(B) The maximum height of the highest point of the video display area is 30 feet.

(4) Operation.

(A) Display. Videoboard signs:

(i) must contain a default mechanism that freezes the image in one position in case of a malfunction;

(ii) must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:

(aa) the ambient light level measured in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then

(bb) the dimming level, multiplied by .0039 equals the brightness level; then

(cc) the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed sign brightness, measured in nits. For example:

32768	=	ambient light in luxes
÷ 256		
128	=	dimming level
x .0039		
.4992	=	brightness level
x 9000	=	(maximum brightness of the example sign)
4492.8	=	allowed brightness in nits;

(iii) must be turned off between 12:00 a.m. (midnight) and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and

(iv) may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

(B) Light intensity. Before the issuance of a videoboard sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity:

(i) has been factory programmed to comply with the maximum brightness and dimming standards in the table in Subparagraph (e)(5)(A); and

(ii) is protected from end-user manipulation by password-protected software, or other method satisfactory to the building official.

(C) Change of message. Except as provided in this section, changes of message must comply with the following:

(i) Each message must be displayed for a minimum of eight seconds.

(ii) Changes of message must be accomplished within two seconds.

(iii) Changes of message must occur simultaneously on the entire sign face.

(iv) No flashing, dimming, or brightening of message is permitted except to accommodate changes of message.

(D) Streaming information. Streaming messages are limited to non-commercial messages. Ticker tape streaming is permitted at all times when the videoboard sign is operating. Ticker tape streaming must be located within the bottom 10 percent of the effective area.

(E) Malfunction. Videoboard sign operators must respond to a malfunction or safety issue within one hour after notification.

(f) Marquee signs.

(1) A marquee sign may not exceed 1,000 square feet of effective area.

(2) A marquee sign may not be longer than two-thirds of the length of the frontage of the building to which the marquee is attached.

(3) Only a theater, commercial amusement (inside), or entertainment facility use may have a marquee sign.

(4) The message area on a marquee sign may consist of LED, LCD, or other changeable message technology. The message area on any marquee sign may not exceed 60 percent of the effective area of the sign.

(5) No lot may have more than one marquee sign per street frontage.

(6) The message cannot change more than three times in a 24 hour period.

(7) A maximum of two marquee signs are allowed.

(g) Facade graphic signs.

(1) Facade graphic signs may only be displayed on facades facing Wildcat Way or Watercrest Parkway.

(2) Facade graphic signs may be constructed of mesh, metal, vinyl, decal, fritted glass, light sources, or other similar material and may be applied to, projected on, or viewable through the architecture or building materials such as glass, concrete, and wood of the structure.

(3) Facade graphic signs must be designed to be viewed as a part of the architecture of the building to which it is attached rather than appear as an attached element.

(4) A facade graphic sign must have a large visual display with a minimum of 75 percent non-textual graphic content (no more than 25 percent text).

(5) The maximum permitted effective area for a facade graphic sign is 90 percent of the facade to which the facade graphic sign is attached.

(6) No facade graphic sign may exceed 30 feet in height.

(7) No more than six facade graphic signs are permitted.

(8) A facade graphic sign may not display the same message for more than 60 days within a 12-month period. (Ord. Nos. 26786; 27852)

SEC. 51P-758.119. ADDITIONAL PROVISIONS.

(a) In general.

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

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

(b) Pedestrian/bicycle paved pathway.

(1) Before the issuance of any certificate of occupancy, a pedestrian/bicycle paved pathway must be provided. The pathway must run the length of the district from the DART rail station right-of-way to the south property line and be located on the west side of the creek channel in the open space as shown on the conceptual plan. The pedestrian/bicycle paved pathway must be designed so that it can connect with the city trail system and sidewalks located within the district. The pathway must have a minimum width of 12 feet.

(2) The following amenities must be installed when the property adjacent to the pedestrian/bicycle paved pathway is developed. These amenities must be shown on a development plan approved by city plan commission or the park and recreation board, whichever is applicable (See 51P-758.119(b)(3)and(4)). Development of adjacent property, however, does not trigger the installation of all amenities along the pedestrian/bicycle paved pathway, but only the installation of those amenities within the area covered by the development plan.

(A) Three-inch caliper trees must be provided and located along the pathway at a minimum of one per 30 feet of pathway. The trees must be of the species listed in Section 51A-10.134.

(B) Benches and trash cans must be provided and located along the pathway at one per 400 feet of pathway. Benches and trash cans must be the same or equivalent as those used by the parks and recreation department in any city park.

(C) Drinking water fountains must be provided and located along the pathway at one per 800 feet of pathway. Drinking water fountains must be the same or equivalent as those used by the parks and recreation department in any city park.

(D) Pedestrian street lamps must be provided and located along the pathway at one lamp per 120 feet of pathway. The pedestrian street lamps must be the same or equivalent as those used by the department of parks and recreation in any city park or meet the requirements of Section 51P-758.114.

(3) For any portion of a pedestrian/bicycle paved pathway located in a public park, that portion of the pathway must be shown on the development plan and approved by the park and recreation board.

(4) For any portion of a pedestrian/bicycle paved pathway located outside of a public park, that portion of the pathway must be shown on the development plan and approved by the city plan commission.

(c) Bicycle parking. Bicycle racks must be provided outside of the open space shown on the conceptual plan to accommodate one bicycle for every 20 required non-residential off-street parking spaces.

(d) Shared access development in Subarea D.

(1) A shared access development may contain up to 60 lots with two shared access points.

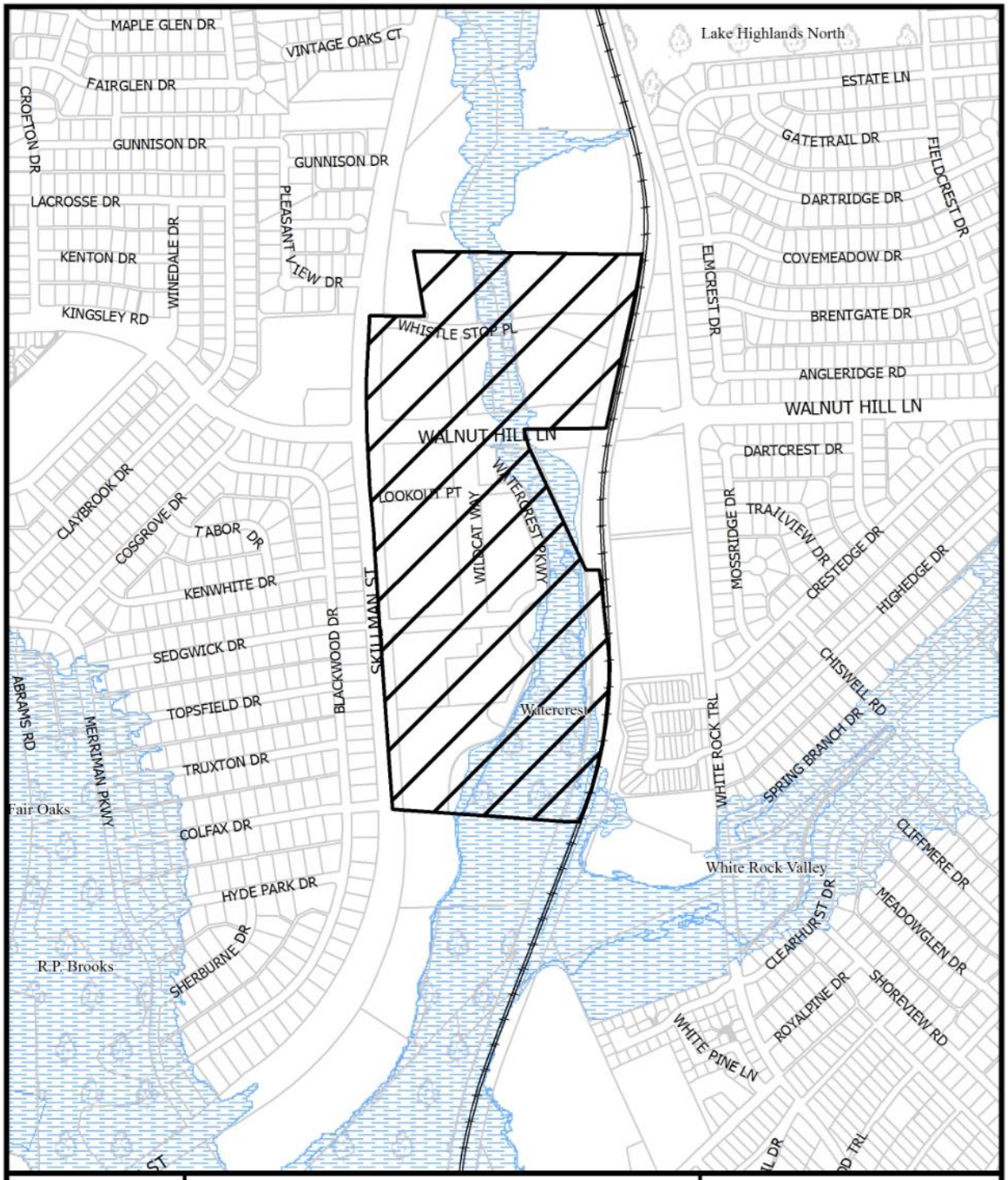
(2) A fence located within the front yard setback that surrounds a shared access development may be masonry, wrought iron, or a combination of these materials and up to eight feet in height.

(3) A minimum of 15,000 square feet of common area must be provided. (Ord. Nos. 26786; 27852; 30084)

SEC. 51P-758.120. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district 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. 26786)"



1:8,400

VICINITY MAP

Case no: RQ178-005

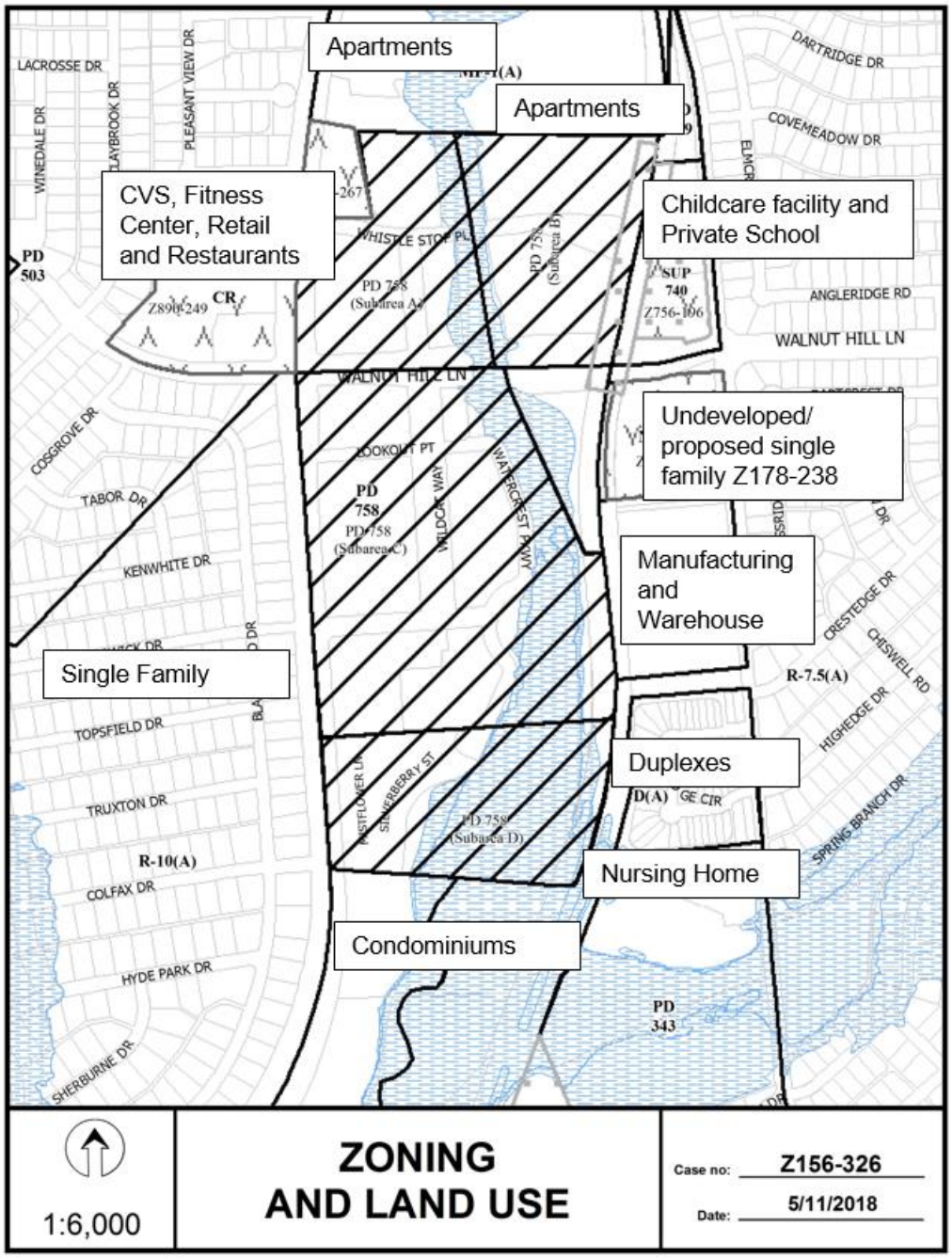
Date: 11/2/2017

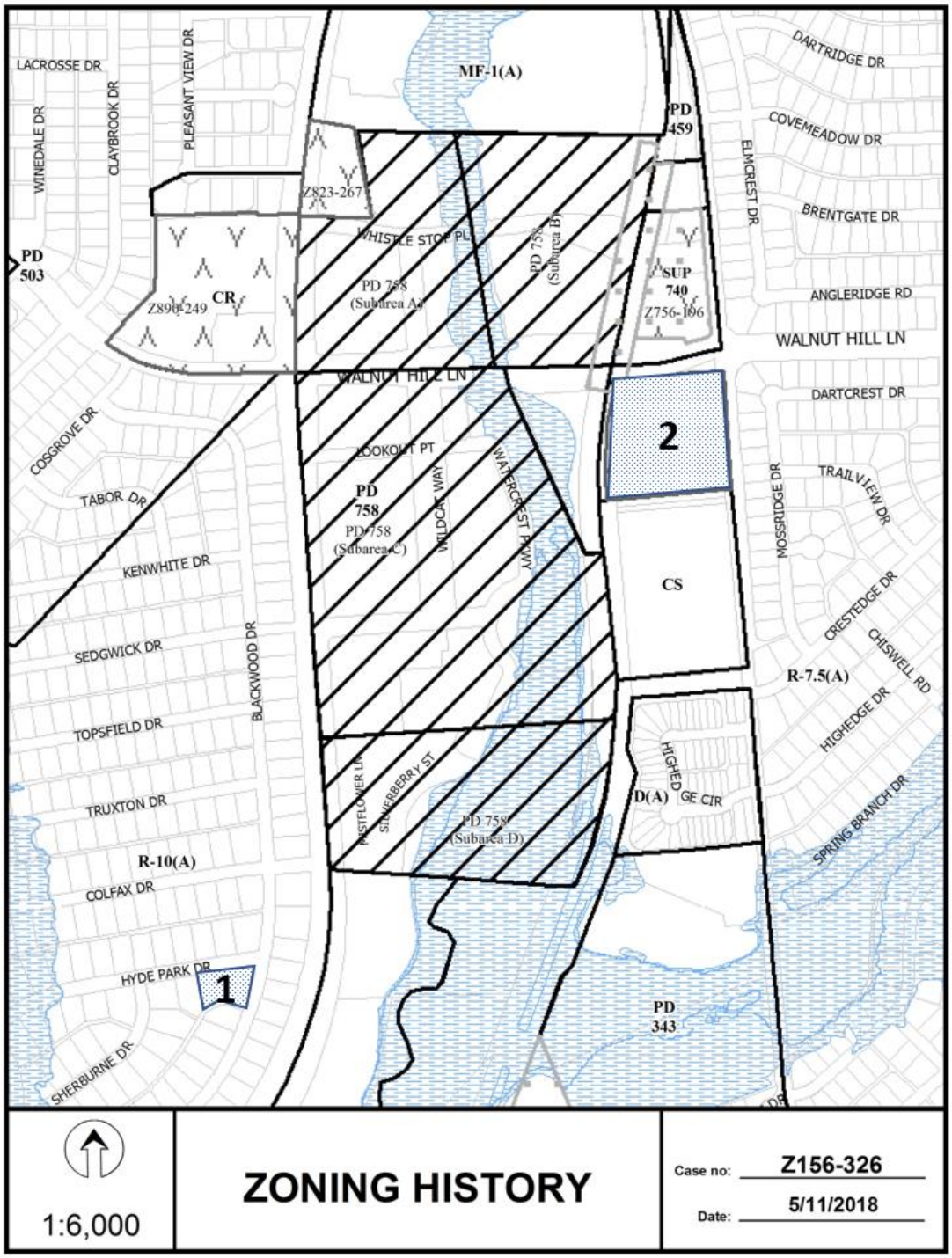
1:6,000

AERIAL MAP

Case no: Z156-326

Date: 5/11/2018


Apartments
Apartments
CVS, Fitness Center, Retail and Restaurants
Childcare facility and Private School
Undeveloped/ proposed single family Z178-238
Manufacturing and Warehouse
Single Family
Duplexes
Nursing Home
Condominiums
LACROSSE DR
WINEDALE DR
LAYBROOK DR
PLEASANT VIEW DR
DARTRIDGE DR
COVEMEADOW DR
ANGLERIDGE RD
WALNUT HILL LN
COSGROVE DR
TABOR DR
KENWHITE DR
TOPSFIELD DR
TRUXTON DR
COLFAX DR
HYDE PARK DR
SHERBURNE DR
CRESTEDGE DR
CHISWELL RD
HIGHEDGE DR
SPRING BRANCH DR
PD 503
PD 758
PD 343
SUP 740
R-7.5(A)
R-10(A)
CR
1:6,000
ZONING AND LAND USE
Case no: Z156-326
Date: 5/11/2018

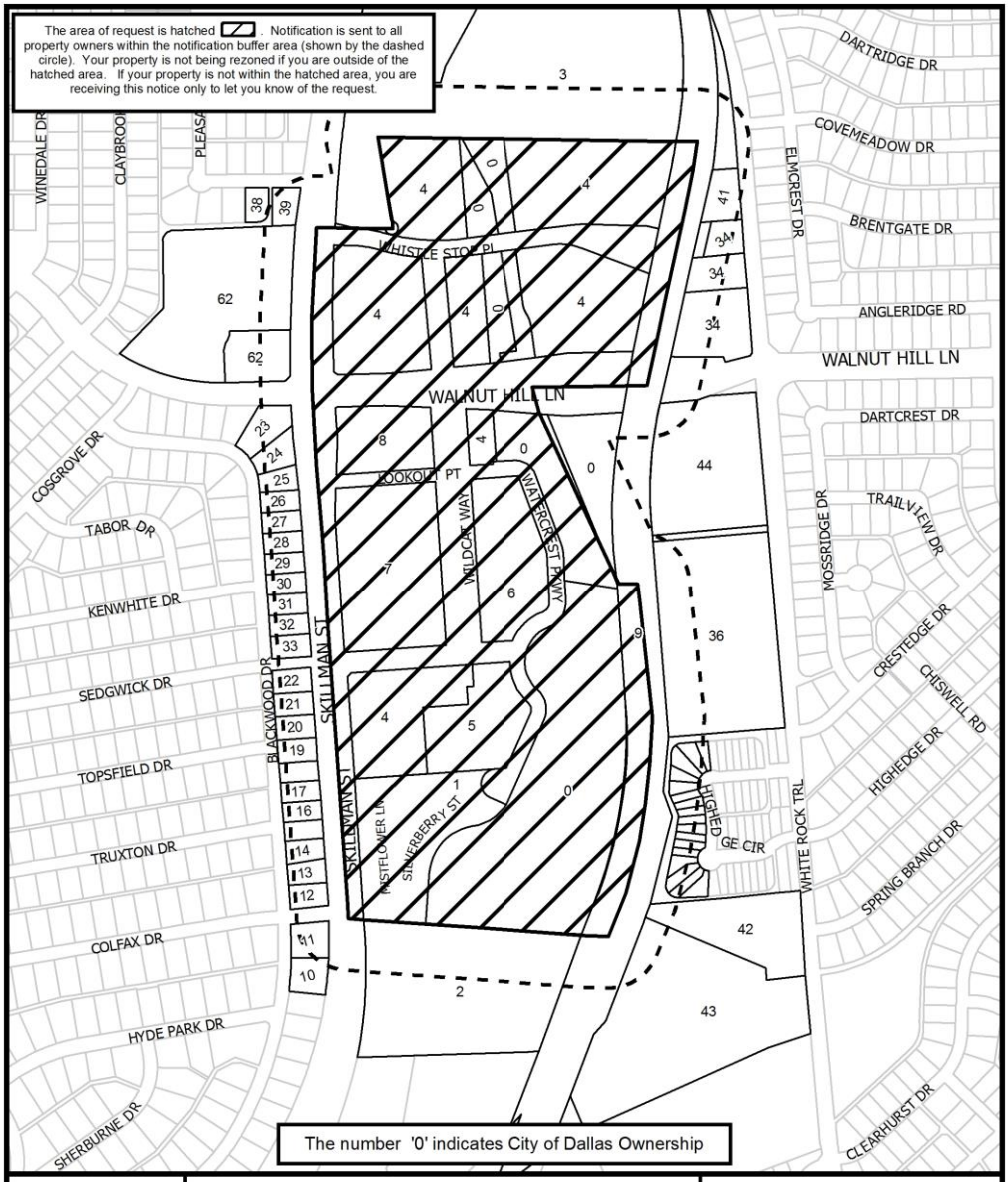


1:6,000

ZONING HISTORY

Case no: Z156-326

Date: 5/11/2018


The area of request is hatched. Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
DARTRIDGE DR
COVEMEADOW DR
BRENTGATE DR
ANGLERIDGE RD
WALNUT HILL LN
DARTCREST DR
TRAILVIEW DR
MOSSRIDGE DR
CRESTEDGE DR
CHISWELL RD
HIGHEDGE DR
SPRING BRANCH DR
CLEARHURST DR
WHITE ROCK TRL
ELMCREST DR
WINEDALE DR
CLAYBROOK
PLEASA
WHISTLE STOP PL
COOKOUT PT
WILDCAT WAY
WATERCREST PKWY
SKILLMAN ST
BLACKWOOD DR
WESTFLOWER LN
SILVERBERRY ST
HIGHEDGE CIR
COSGROVE DR
TABOR DR
KENWHITE DR
SEDGWICK DR
TOPSFIELD DR
TRUXTON DR
COLFAX DR
HYDE PARK DR
SHERBURNE DR
The number '0' indicates City of Dallas Ownership
1:6,000
NOTIFICATION
200' AREA OF NOTIFICATION
203 NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z156-326
Date: 5/11/2018

05/11/2018

Notification List of Property Owners

Z156-326

203 Property Owners Notified

Label #	*Address*		*Owner*
1	7160	SKILLMAN ST	LAKE HIGHLANDS SOLUTIONS LLC
2	6910	SKILLMAN ST	EVERWOOD APARTMENTS LP
3	7324	SKILLMAN ST	CNC SWAGAT FOUR LTD PS
4	9321	LOOKOUT PT	PC LH LAND PARTNERS LP
5	7077	WATERCREST PKWY	LHTC BLOCK D LLC
6	9330	LOOKOUT PT	LHTC MF I LP
7	7110	SKILLMAN ST	LHTC RETAIL LP
8	9285	LOOKOUT PT	LHTC RETAIL LP
9	555	2ND AVE	DART
10	6954	BLACKWOOD DR	CHASTAIN LYDIA ANNE
11	6968	BLACKWOOD DR	LONGANECKER MICHAEL L &
12	7006	BLACKWOOD DR	RICHTER EVAN SCOTT &
13	7012	BLACKWOOD DR	WILSON JEANENE T &
14	7018	BLACKWOOD DR	SCHAFER PROPERTY TRUST 1
15	7024	BLACKWOOD DR	ESTRADA EDUARDO J
16	7030	BLACKWOOD DR	BABIN DANNY PAUL &
17	7032	BLACKWOOD DR	JEFFERSON WILLIE B
18	7036	BLACKWOOD DR	SCHMMING MCKENZIE E
19	7038	BLACKWOOD DR	GOURLEY JAMES ROBERT
20	7044	BLACKWOOD DR	HOLDER STEPHANIE B & WILLIAM J JR
21	7050	BLACKWOOD DR	MELSON MICHAEL R & KIMBERLY E
22	7056	BLACKWOOD DR	BAILEY JOHN &
23	7144	BLACKWOOD DR	REBUCK CHRISTOPHER L & MELONY B
24	7140	BLACKWOOD DR	BERRELEZ MANUEL GABINO & CARMEN VERONICA ALEMAN
25	7136	BLACKWOOD DR	LEJA KLEBOLD LUCY A
26	7132	BLACKWOOD DR	TASSOPOULOS S KERRY &

05/11/2018

Label #	***Address***		***Owner***
27	7128	BLACKWOOD DR	MASON CODY AARON & ASHLEY LOUISE
28	7124	BLACKWOOD DR	DUFFY JASON PATRICK & CHRISTINE MEDINA
29	7120	BLACKWOOD DR	STROUD ADAM & ANA
30	7116	BLACKWOOD DR	DERVIN JAMES P & NANCY
31	7112	BLACKWOOD DR	GRAHAM MATTHEW
32	7108	BLACKWOOD DR	GERDES JOHN L &
33	7104	BLACKWOOD DR	GODFREY ANTHONY D & TAMMY L
34	9727	WHITE ROCK TRL	ADAMS JOHN & MARY LP
35	9735	WHITE ROCK TRL	ADAMS JOHN & MARY LP
36	9525	WHITE ROCK TRL	PIERCE LARRY ERNEST TR &
37	9525	WHITE ROCK TRL	PIERCE LARRY ERNEST &
38	7113	PLEASANT VIEW DR	OSBORNE FRED L &
39	7105	PLEASANT VIEW DR	HAYTER PAUL G &
40	9757	WHITE ROCK TRL	RJG LLC
41	9757	WHITE ROCK TRL	THE WHITE ROCK NORTH SCHOOLS TRUST
42	9271	WHITE ROCK TRL	PHNTUS STONEBRIDGE LLC
43	9215	WHITE ROCK TRL	NIC 13 WHITEROCK COURT OWNER LLC
44	9601	WHITE ROCK TRL	RICHARDSON ISD
45	9229	HIGHEDGE CIR	WMG REAL ESTATE LLC SERIES 7
46	9235	HIGHEDGE CIR	DEL CID DIANNE
47	9233	HIGHEDGE CIR	ANDREASEN TERRY D &
48	9239	HIGHEDGE CIR	MCBRIDE BRENDA
49	9241	HIGHEDGE CIR	INNOCENT JAMES C &
50	9247	HIGHEDGE CIR	JOHNSON LIVING TRUST
51	9251	HIGHEDGE CIR	MEESA HOLDINGS LLC
52	9253	HIGHEDGE CIR	WOODCOCK ROBERT A
53	9303	HIGHEDGE CIR	HENDERSON MICHAEL &
54	9305	HIGHEDGE CIR	HENDERSON MICHAEL &
55	9311	HIGHEDGE CIR	SMALL REBECCA
56	9309	HIGHEDGE CIR	WOODALL RAMSAY PACE
57	9317	HIGHEDGE CIR	STALDER LYNDA C TRUST THE

05/11/2018

Label #	Address		Owner
58	9315	HIGHEDGE CIR	HAGEMEIER SUSAN K & STEPHEN C KINCHELOE
59	9321	HIGHEDGE CIR	WINBORN APRIL
60	9323	HIGHEDGE CIR	WOODALL RAMSAY & CARY
61	7320	SKILLMAN ST	HUNTINGTON CRK DALLAS LTD
62	7211	SKILLMAN ST	SUN LIFE ASSURANCE CO OF CANADA
63	7340	SKILLMAN ST	LIPCHITZ MITCHELL J
64	7340	SKILLMAN ST	PRYDE TIM
65	7340	SKILLMAN ST	HERRERA JUANA
66	7340	SKILLMAN ST	GRZYWINSKI VALERIE
67	7340	SKILLMAN ST	BLANDING CATHRYN S
68	7340	SKILLMAN ST	SKILLMAN 106 SERIES
69	7340	SKILLMAN ST	RIEDEL BRENT
70	7340	SKILLMAN ST	HAIDDAR RASHAD
71	7340	SKILLMAN ST	SIRMAN GARY &
72	7340	SKILLMAN ST	SMITH JUSTIN HAROLD
73	7340	SKILLMAN ST	TAYLOR SAM
74	7340	SKILLMAN ST	HAIDDAR RASHAD
75	7340	SKILLMAN ST	BISHOP SHARHONDA
76	7340	SKILLMAN ST	SRO HOLDING GROUP LLC
77	7340	SKILLMAN ST	GEAR ELIZABETH
78	7340	SKILLMAN ST	TAN CINDY LILIANE
79	7340	SKILLMAN ST	OLIVARES SANDRA M
80	7340	SKILLMAN ST	MENSAH KOFI K
81	7340	SKILLMAN ST	LAMBERT ARETES ANN
82	7340	SKILLMAN ST	GARZA FRANCISCO
83	7340	SKILLMAN ST	DUONG THIEC AU
84	7340	SKILLMAN ST	AIKENS ESTER T
85	7340	SKILLMAN ST	SMITH JILL M
86	7340	SKILLMAN ST	
87	7340	SKILLMAN ST	SKILLMAN 401 SERIES OLIVER AVE REALTY LLC
88	7340	SKILLMAN ST	WARBINGTON RICK

05/11/2018

Label #	***Address***		***Owner***
89	7340	SKILLMAN ST	JUSTIZ JOANNE
90	7340	SKILLMAN ST	RODRIGUEZ ANA LAURA
91	7340	SKILLMAN ST	EATON HOLDINGS LLC
92	7340	SKILLMAN ST	LINZ & ASSOC INC
93	7340	SKILLMAN ST	ARRINGTON ANGIE
94	7340	SKILLMAN ST	AGUILAR ANDREW D
95	7340	SKILLMAN ST	ZOLTON MICHAEL J &
96	7340	SKILLMAN ST	KLASSEN KAREN L
97	7340	SKILLMAN ST	DARROW MEGAN
98	7340	SKILLMAN ST	SMITH LAURA A
99	7340	SKILLMAN ST	JORDAN CONDOMINIUM
100	7340	SKILLMAN ST	XU JINYUAN
101	7340	SKILLMAN ST	DUBOIS PATRICIA ANN
102	7340	SKILLMAN ST	HENSON JOSEPH C
103	7340	SKILLMAN ST	BLACKBURN JANA D
104	7340	SKILLMAN ST	OAKS 510 SERIES OLIVER AVE REALTY LLC
105	7340	SKILLMAN ST	TRAN THANH
106	7340	SKILLMAN ST	FRANKLIN ALETHEA
107	7340	SKILLMAN ST	TOBIAS CORRINE
108	7340	SKILLMAN ST	TOBIAS CORRINE S
109	7340	SKILLMAN ST	ZABIDI ZHARIFF
110	7340	SKILLMAN ST	HERNANDEZ KARINA
111	7340	SKILLMAN ST	NGUYEN MICHAEL
112	7340	SKILLMAN ST	SPERA GREOGRY
113	7340	SKILLMAN ST	RAMIREZAVILA MA DE LOS ANGELES
114	7340	SKILLMAN ST	CANTU PATRICIA LORENA GOMEZ
115	7340	SKILLMAN ST	RUTLEDGE JAY
116	7340	SKILLMAN ST	LOPEZ ADRIENNE NICOLE
117	7340	SKILLMAN ST	SKILLMAN 701 SERIES OLIVER AVE
118	7340	SKILLMAN ST	LOVE BIANCA M
119	7340	SKILLMAN ST	PENDERGRASS ALLEN B &

05/11/2018

Label #	***Address***		***Owner***
120	7340	SKILLMAN ST	CHOPLICK ADAM &
121	7340	SKILLMAN ST	OAKS 705 SERIES
122	7340	SKILLMAN ST	SKILLMAN 706 SERIES OF OLIVER AVENUE REALTY LLC
123	7340	SKILLMAN ST	LEGG GERALD J
124	7340	SKILLMAN ST	SALSBERRY BRANDY ALLISON
125	7340	SKILLMAN ST	FENLAW RICK
126	7340	SKILLMAN ST	DURAY MICHAEL & BILLI
127	7340	SKILLMAN ST	SIGNATURE LEASING & MGMT INC
128	7340	SKILLMAN ST	KLASSEN KYLE
129	7340	SKILLMAN ST	FORT LEONARD K
130	7340	SKILLMAN ST	GARY KIM L
131	7340	SKILLMAN ST	JORDAND MICHAEL & DIANA
132	7340	SKILLMAN ST	GARVIN KRISTI D
133	7340	SKILLMAN ST	DAVIS SHIRLEY A
134	7340	SKILLMAN ST	NERUDA PPTIES LLC SERIES 808
135	7340	SKILLMAN ST	SEWELL MAUREEN E
136	7340	SKILLMAN ST	ABRAHAM SUE B
137	7340	SKILLMAN ST	WATSON JACK D JR
138	7340	SKILLMAN ST	ARRINGTON ANGIE K
139	7340	SKILLMAN ST	MOORE DENNIS
140	7340	SKILLMAN ST	FLIES LARRY G
141	7340	SKILLMAN ST	KELSO KAREN S
142	7340	SKILLMAN ST	SHELTON BRIAN E
143	7340	SKILLMAN ST	JORDAN MICHAEL J & DIANE T
144	7340	SKILLMAN ST	SHELTON BRIAN E
145	7340	SKILLMAN ST	FLIES LARRY G
146	7340	SKILLMAN ST	LOCKE BRITAIN L &
147	7340	SKILLMAN ST	BAILEYMCGRAW SHANNON
148	7340	SKILLMAN ST	SHEARER MARK
149	7340	SKILLMAN ST	CANTU PATRICIA LORENA GOMEZ
150	7340	SKILLMAN ST	MORALES ANTONIO

05/11/2018

Label #	***Address***		***Owner***
151	7340	SKILLMAN ST	CHERRYHOLMES STEVEN D
152	7340	SKILLMAN ST	AYALA JUAN JOSE
153	7340	SKILLMAN ST	SKILLMAN 1008 SERIES
154	7340	SKILLMAN ST	TAYLOR CHRISTOPHER LEE
155	7340	SKILLMAN ST	STANLEY JOHN R & JENNIFER J
156	7340	SKILLMAN ST	CHIU ROBERT J
157	7340	SKILLMAN ST	NOACK SCOTT D &
158	7340	SKILLMAN ST	SKILLMAN 1014 SERIES
159	7340	SKILLMAN ST	EMFK HOLDINGS LLC SERIES A
160	7340	SKILLMAN ST	EMFK HOLDINGS LLC SERIES B
161	7340	SKILLMAN ST	NOLAN PATRICK ROGER
162	7340	SKILLMAN ST	CANTU PATRICIA LORENA GOMEZ
163	7340	SKILLMAN ST	TOBIAS CORRINE S
164	7340	SKILLMAN ST	DORMAN HUBERT MONROE JR
165	7340	SKILLMAN ST	DUGGER PAUL KENNETH
166	7340	SKILLMAN ST	HINTON ROBERT C JR
167	7340	SKILLMAN ST	BARTH BRENDA NAN
168	7340	SKILLMAN ST	LABONTE RICHARD
169	7340	SKILLMAN ST	HIGH DAVID LEE
170	7340	SKILLMAN ST	LEHMBERG LAURIE A
171	7340	SKILLMAN ST	MELGOZA DANIEL W
172	7340	SKILLMAN ST	CLAWSON BEVERLY A
173	7340	SKILLMAN ST	BELL LISA E
174	7340	SKILLMAN ST	MATA JUAN A
175	7340	SKILLMAN ST	HARRISON BRANDON
176	7340	SKILLMAN ST	MASOOD MUHAMMAD U
177	7340	SKILLMAN ST	SMITH JUSTIN HAROLD
178	7340	SKILLMAN ST	ALPHA OMEGA INFINITY LLC
179	7340	SKILLMAN ST	BOOTH ROBERT & LINDA JANSS
180	7340	SKILLMAN ST	GEESLIN EMILY A
181	7340	SKILLMAN ST	FIRST UNION NATIONAL BANK

05/11/2018

Label #	***Address***		***Owner***
182	7340	SKILLMAN ST	ISAWYER PROPERTIES LLC
183	7340	SKILLMAN ST	SKEEN CARRIE
184	7340	SKILLMAN ST	BOADA ZHAMIRA SEMYASE CAIROS
185	7340	SKILLMAN ST	GUILLORY CAROLYN
186	7340	SKILLMAN ST	DARROW LISA
187	7340	SKILLMAN ST	NERUDA PPTIES LLC
188	7340	SKILLMAN ST	HEADLEY STEVEN & ZSALETTA
189	7340	SKILLMAN ST	MAYS JUSTIN RYAN
190	7340	SKILLMAN ST	MEKONNEN BIRUKTAYET TADESSE
191	7340	SKILLMAN ST	SUN JINGHUI
192	7340	SKILLMAN ST	HEADLEY STEVEN & ZSALETTA
193	7340	SKILLMAN ST	GLEASON GLENN H
194	7340	SKILLMAN ST	PEACH JORDAN & MARSHA
195	7340	SKILLMAN ST	HOMES OPPORTUNITY LLC
196	7340	SKILLMAN ST	QUIGLEY JOHN
197	7340	SKILLMAN ST	RODRIGUEZ RAUL LEANDRO
198	7340	SKILLMAN ST	TRAN STEVE
199	7340	SKILLMAN ST	BESSOLO PATRICIA
200	7340	SKILLMAN ST	GUILLORY TRINISE
201	7340	SKILLMAN ST	DESCHLER WILLIAM
202	7340	SKILLMAN ST	WILSON SHARON
203	7340	SKILLMAN ST	GREER RAIVON

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Andrew Ruegg

FILE NUMBER: Z178-113 (AR) **DATE FILED:** December 18, 2017

LOCATION: Generally bounded by Plymouth Road, Atlantic Street, and Hampton Road

COUNCIL DISTRICT: 1 **MAPSCO:** 43Z and 44W

SIZE OF REQUEST: Approx. 76 acres **CENSUS TRACT:** 44.00

REQUEST: An application to amend an established conservation district on property zoned Conservation District No. 20, the Stevens Park Conservation District.

SUMMARY: The purpose of this request is to amend certain regulations in the conservation district which were developed based on neighborhood input and staff analysis over a series of neighborhood meetings. The requested amendments are to provide for the flexibility, clarification, and relocation of some existing regulations including accessory structures, nonconforming structures, driveways, building height, tree mitigation, retaining walls, setbacks, remodels and additions, new main structures, and architectural standards.

STAFF RECOMMENDATION: **Approval,** subject to the architectural survey and conditions.

BACKGROUND INFORMATION AND PROCESS:

- On September 28, 2011, the City Council passed ordinance No. 28407 which established the Stevens Park Conservation District. This district is divided into three subareas, Subareas A, B, and C.

- On April 8, 2015, the City Council passed ordinance No. 29702 which amended the process for the establishment and amendments to conservation districts to allow for a more clear and transparent process which encourages property owner participation.

- On May 16, 2016, a neighborhood committee comprised of 10 property owners within the Stevens Park Conservation District submitted a request for pre-application meetings to begin the process for amending regulations in the established conservation district.

- On July 11, 2016 and September 12, 2016, staff held pre-application meetings to inform property owners of the conservation district amendment process, discuss issues with the existing conservation district ordinance, and establish a list of development standards the neighborhood wanted to consider amending. 37 people attended the July 11th meeting and 14 people attended the September 12th meeting.

- On October 25, 2016, following the two pre-application meetings, staff provided the neighborhood committee with petitions listing the development standards the neighborhood wanted to consider amending. The neighborhood committee was tasked with gathering signed petitions of at least 58% of property owners within the Stevens Park Conservation District in order to bring forward an application to amend regulations in the established conservation district.

- On December 18, 2017, the neighborhood committee submitted 128 petitions which were verified by staff and met the criteria, which enabled the neighborhood committee to bring forward a complete application.

- On February 22, March 13, and March 27, 2018 staff held post-application neighborhood meetings to discuss and develop proposed amendments based on the petition language listing the development standards to be addressed. During each neighborhood meeting, staff presented information and facilitated discussion on each topic to solicit feedback from the meeting attendees on the preferred intent of any amendments. 28 people attended the February 22nd meeting, 21 people attended the March 13th meeting, and nine people attended the March 27th meeting.

- On June 19, 2018, staff held the final neighborhood meeting to present and review the proposed amendments that had been developed, in detail, based on

neighborhood input and staff analysis during the prior neighborhood meetings. 18 people attended the June 19th meeting.

Zoning History: There has been one zoning case and one Board of Adjustment case in the vicinity within the last five years.

1. **Z134-291**: On April 8, 2015, the City Council denied an application for a zoning change from a R-7.5(A) Single Family District to a Planned Development District for residential uses.
2. **BDA145-041**: On April 21, 2015, the Board of Adjustment Panel A granted a variance of 6' 6" to the front yard setback regulations at 1036 N Oak Cliff Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Function	Existing Dimension and ROW
N Hampton Rd	Principal Arterial	6 lane divided, 100' ROW
N Plymouth Rd	Local Street	2 lane undivided, Variable width ROW
Atlantic St	Local Street	2 lane undivided, Variable width ROW

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

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

Other Plans:

Subarea C (Plymouth Park) is included within the Davis Garden TIF District. The proposed amendments do not impact Subarea C.

Surrounding Land Use:

	Existing Zoning	Land Use
Site	CD No. 20	Single family, Church, Public Park
North	MF-2(A) and PD 714	Multi-Family, Gen Merchandise or Food Store < 3500 sq. ft., Office, Pawn Shop, Auto Service Center
East	TH-1(A), R-7.5(A), and SUP 235	Single family, Golf Course
South	R-7.5(A) and SUP 235	Golf Course
West	R-7.5(A), RR, and PD 714	Golf Course, Office, Gen Merchandise or Food Store < 3500 sq. ft., Personal Service

NEIGHBORHOOD INPUT & STAFF ANALYSIS:

General Overview:

This is the first time the revised process, approved by Council in April of 2015, for amending an established conservation district has been implemented. It proved to be successful because of the clear and transparent process which garnered neighborhood support and input throughout the process.

Two meetings, specifically pre-application meetings, were held by the department in the neighborhood prior to any petitions being circulated by the neighborhood committee. The pre-application meetings assisted the neighborhood committee by informing property owners about the process for amending the CD regulations, the existing regulations, the determination of eligibility, and the options for amending. The pre-application meetings allowed for the discussion (specifically at the first pre-application meeting) of the development and architectural standards the neighborhood committee and the

community were interested in amending. While not the final detailed architectural and development standards, these initial standards were included on the petitions to give property owners (who will be signing the petition in support of amending the CD ordinance) an idea of which regulations would be discussed in detail later during the post-application neighborhood meetings. The petitions were circulated by the neighborhood committee and once collected were submitted to the department, setting in motion the post-application neighborhood meetings. During the three post-application meetings the intent and details of the amendments to the architectural and developments standards listed on the petitions were hammered out and agreement was reached by the neighborhood. In addition, the department held a final neighborhood meeting 30 days prior to the CPC hearing to review the proposed ordinance in detail with the neighborhood.

The purpose of the amendments is to provide flexibility, clarification, and reorganization to some of the existing regulations while retaining the development and architectural standards to continue to conserve the unique characteristics of the Stevens Park neighborhood. The amendments were developed through a series of neighborhood meetings to gain consensus on changes based on the petition language and staff analysis. All items listed on the petition were discussed, however, through the course of the discussions not all items were recommended to be amended.

The district is divided into three subareas, Subareas A, B, and C. Subarea A contains the vast majority of the single family properties within the district along with a church property. Subarea B contains the single family properties fronting N Plymouth Road along the southeast side of the district. Subarea B contains some varying regulations from Subarea A due to the lot size in this subarea generally being larger than the properties in Subarea A. Subarea C contains Annie Stevens Park, a public park within the district.

Stevens Park CD has a variety of significant architectural styles, including Art Deco, Colonial Revival, French Eclectic, Georgian, Mid-Century Modern, Minimal Traditional, Monterey Colonial, Spanish Eclectic, Texas Regional, and Tudor. The majority of the homes were built between 1920 and 1940. No two homes in the district are alike. Many of the homes have influences from several architectural styles and designs that are a mix and influence of the different styles of the late 1920's and 1930's.

Conservation Districts are intended to conserve the architectural and physical characteristics of a neighborhood and preserve, to the greatest extent possible, a neighborhood's existing sense of place.

Petition:

Below is the petition language established by the neighborhood at the pre-application neighborhood meetings for regulations to be potentially amended.

- Height - proposed amendments may include:
  - Modifying how height is measured
  - Height of Structures in Subarea B - establishing the maximum allowed height for structures.

- Accessory Structures - proposed amendments may include:
  - Revising the definition of accessory structure to include, “pool houses”.
  - Existing Nonconforming Accessory Structures - applying the language for nonconforming accessory structures in Subarea B to Subarea A; and permitting use of similar architectural materials
  - New Accessory Structures - adding language (to Subareas A and B) that new accessory structures must be built in the architectural style applicable to the main structure on the lot; and permitting use of similar architectural materials.
  - Small Accessory Structures - exempting small accessory structures from compliance with the architectural styles
  - Subarea A - establishing setbacks for accessory structures greater than 16 feet in height, less than 16 feet in height; and establishing rules for accessory structures that are nonconforming as to setbacks
  - Subarea B - amending the side and rear yard setbacks, height, and how height is measured
  - Replacement or Remodel of Accessory Structures - clarifying the architectural styles permitted for a replacement or remodeled accessory structure; establishing the permitted size of rebuilt nonconforming accessory structures;

- Wrap-Around and Front Facade - proposed amendments may include:
  - Reducing the depth of the wrap-around
  - Revising the definition of New Main Structure to mean a main structure that does not incorporate an existing structure’s “Wrap-around” and “Front façade.”
  - Revising the definition of Remodel to apply to a change to a main structure’s “Wrap-around” and “Front façade;” and the exterior of other structures

- Similar Architectural Materials - proposed amendments may include, defining similar architectural materials to mean similar in terms of physical appearance and function and not material composition

- Setbacks for Main Structures - proposed amendments may include:
  - Front Yard Setback Subarea A - making the front yard setback consistent for both existing and new main structures
  - Side Yard Setback Subarea A- modify the language to address additions or remodels to existing main structures with nonconforming side yard setbacks
  - Setbacks for Main Structures (Subarea B) - modifying the language to address additions or remodels to existing main structures with nonconforming side yard setbacks

- Permitted Uses - proposed amendments may include:
  - Modifying the permitted uses in Subareas A and B

- Architectural Styles - for new main structures - proposed amendments may include:
  - Clarifying required architectural styles for new main structures
  - Modifying the roof form and material requirements, the porch requirement, and the architectural features requirement for some architectural styles.

- Materials for architectural Styles - proposed amendments may include:
  - Clarifying the use of “similar materials” and amending the allowable materials for some architectural styles in Subareas A and B
  - Modifying the requirements for replacement windows and clarifying that similar architectural materials can be used for replacement windows

- Architectural Survey - proposed amendments may include: correcting errors in the architectural survey in the CD ordinance

- Driveways - proposed amendments may include: increasing the maximum driveway width in Subarea A and B

- Lot Coverage - proposed amendments may include: clarifying the maximum lot coverage for a lot with a new main structure in Subarea A is 35% and in Subarea B is 45%.
- Retaining Walls - proposed amendments may include clarifying the materials that may be used to construct retaining walls; and permitting use of similar materials
- Tree Mitigation - proposed amendments may include clarifying the size and number of trees that may replace protected trees

Development Standards:

Following are the development standards discussed, developed, and detailed throughout the neighborhood meetings.

Accessory Structures
Proposed amendments include a revised definition of accessory structures for clarification. The regulations for accessory structures in Subarea A and Subarea B are proposed to match each other to clarify the accessory structure matches the architectural style of the main structure if visible from the street and has a floor area of 100 square feet or more. This provision is intended to ensure large accessory structures which are visible from the street match the architectural style of the main structure which is an important feature of the aesthetic characteristics of the neighborhood.

Nonconforming Structures
Regulations for nonconforming accessory structures and retaining walls were relocated for clarification. The nonconforming accessory structures language is proposed to apply to all Subareas instead of just Subarea B and includes revised language for clarification. Additionally, a provision for “documented assurance” was added to apply to nonconforming structures meaning that a nonconforming structure may be rebuilt as outlined in the ordinance with evidence, or proof of the original or existing appearance of the nonconforming structure.

Driveways
Proposed amendments include increasing the driveway width from 12 feet, as currently allowed, to 14 feet in Subarea A to match the driveway width in Subarea B, which is 14 feet, for consistency between the two subareas.

Building Height
The measurement of height is proposed to be different between Subarea A and Subarea B. Subarea A height measurement is proposed to remain as currently defined but relocated in the ordinance language to differentiate between Subarea A and Subarea B. Subarea A existing height measurement is from the grade to the highest peak of the structure, or to the top of a flat structure with a maximum height of 32 feet for structures with sloped roofs and 24 feet for structures with flat roofs. Subarea B residents expressed a desire to have height in Subarea B be measured the same as an R-7.5(A) District which is measured from grade to the midpoint of the lowest eave and the highest ridge for a

structure with a gable, hip, or gambrel roof with the maximum structure height to be 30 feet, matching the R-7.5(A) base regulations.

Tree Mitigation
Property owners expressed a desire to retain the tree mitigation requirements in Subarea A but allow realistic tree mitigation methods of compliance. The proposed amendments add language which gives a property owner the ability to utilize alternative methods of compliance as outlined in Article X for tree mitigation requirements if the tree mitigation site cannot reasonably plant replacement trees on site.

Retaining Walls
Proposed amendments include the addition of “similar and compatible materials” for the construction of retaining walls within the district for added flexibility. Additionally, provisions were added that only retaining walls which are visible from the street are subject to the revised regulations. The regulations for retaining walls in Subarea A and Subarea B were revised to encompass the same language for consistency.

Setbacks
Currently, in Subarea A, front yard setbacks are more restrictive for new main structures than existing main structures to encourage the retention of existing main structures and are intended to stay that way. However, the proposed amendments include revising the minimum front yard setback for a new main structure in Subarea A to be the average of the two contiguous lots along the blockface which provides some flexibility for new main structures while preserving the intent of the original regulations and removing the onerous and expensive process of surveying the entire blockface to determine the front yard setback. Proposed amendments to setbacks in Subarea B include the clarification and consistency of the front, side, and rear yard setback regulations in Subarea A. Additionally, setbacks for accessory structures in Subarea A were added for the clarification and consistency of the setbacks for accessory structures regulations in Subarea B.

Remodel
Proposed amendments include a revised definition of “remodel” for clarification between accessory structures and main structures and to clarify that remodeling applies to the exterior appearance of a structure.

New Main Structure
Proposed amendments include a revised definition of “new main structure” for clarification on the wording of what constitutes a new main structure.

Architectural Standards:

Following are the architectural standards discussed, developed, and detailed throughout the neighborhood meetings.

Architectural Survey
Property owners within the Stevens Park Conservation District notified staff of potential errors in the architectural survey from the original ordinance. Staff verified the architectural style for the properties in question and assigned the appropriate architectural style as a part of the amendments to the ordinance. The architectural survey is found in Exhibit C of the ordinance.

Architectural Styles for New Main Structures
The neighborhood proposed to clarify that new main structures are not required to be built in the same architectural style as the structure being replaced for added flexibility of the architectural style of a new main structure. All new main structures are still required to be built in one of the architectural styles listed in the ordinance. Additionally, some architecturally significant features in each style were reviewed and amended for added flexibility, clarification, and relocation. The proposed features to be amended include roof form, porch requirements, and architecturally significant features for some architectural styles.

Windows
For each architectural style, the requirements for the types of allowable windows was expanded to provide for added flexibility while retaining an appropriate window type for each architectural style. Provisions were added to require a profile for applicable windows to maintain the typical window characteristics of each architectural style. Additionally, provisions were added to allow replacement windows that are “typical or look typical” of the style and period of the applicable architectural style within the conservation district and that windows may be replaced “in-kind,” meaning that a window can be replaced with similar materials and exterior appearance as the existing window.

Similar Architectural Materials
For each architectural style, the requirements for materials was expanded to allow similar materials to the existing allowable materials to provide added flexibility. Additionally, provisions were added to allow appropriate materials for remodeling that are consistent with the architectural style within the conservation district.

Materials for Architectural Styles
Each architectural style was reviewed and provisions were added for acceptable similar materials. Some architectural styles prohibited certain materials that are substandard. Example: vinyl siding

EXHIBIT B PROPOSED CONDITIONS

EXHIBIT B
STEVENS PARK CONSERVATION DISTRICT REGULATIONS

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(a) Interpretations and definitions.

(1) Unless otherwise stated, all references to articles, divisions, or sections in this ordinance are to articles, divisions, or sections in Chapter 51A of the Dallas City Code, as amended.

(2) Unless otherwise stated, the definitions in Chapter 51A of the Dallas City Code, as amended, apply to this ordinance. In this ordinance:

(A) ACCESSORY STRUCTURES means a structure located on the same lot as the main building that is subordinate in floor area, location, and purpose to the main building and is used for a permitted purpose, including but not limited to garages, pergolas, arbors, work shops, storage buildings, pool houses, habitable structures, and carports.

(B) ART DECO means Art Deco architectural style as shown in Exhibit C.

(C) COLONIAL REVIVAL means American Colonial Revival architectural style as shown in Exhibit C.

(D) CIRCULAR DRIVEWAY means a non-permeable or permeable surface located in a front yard or cornerside yard, used to access off-street parking or for off-street parking, that has two curb cuts onto the same street or perpendicular streets.

(E) COMPATIBLE means harmonious with or able to exist without conflict.

(F) CORNER LOT means a lot that has frontage on two intersecting streets.

(G) CORNERSIDE LOT LINE means the side lot line of a corner lot that abuts a side street.

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

(I) DISTRICT means the Stevens Park Conservation District.

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

(K) EXISTING means a main structure that existed on August 24, 2011.

(L) FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.

(M) FRENCH ECLECTIC means French Eclectic architectural style as shown in Exhibit C.

(N) FRONT FACADE means the main structure elevation facing the front yard.

(O) GEORGIAN means Georgian architectural style as shown in Exhibit C.

(P) ~~HEIGHT means the vertical distance measured from the grade to the highest peak of the structure, or top of the flat structure.~~

(Q) IN-KIND REPLACEMENT means to replace the existing materials on a structure with the same material type, design, dimension, texture, detailing, and exterior appearance

(R) LARGE CANOPY TREE means a tree that normally:

(i) reaches a height of 30 feet or more upon maturity; and

(ii) bears crown foliage no lower than six feet above ground upon maturity.

(S) LOT COVERAGE means the total square footage of ground surface covered by a roofed structure, including an accessory building more than 200 square feet in area, breezeway, covered deck, covered patio, covered porch, garage, or main structure, measured to the outside faces of the exterior walls or to the omitted wall lines, whichever produces the larger area, but excluding the following:

(i) Window box 12 inches or less deep.

(ii) Bay window 12 inches or less deep.

(iii) Building eaves 36 inches or less deep.

(iv) Private balconies (not accessible to the public).

(T) MAIN STRUCTURE means the building on a lot intended for occupancy as the main use.

(U) MID-CENTURY MODERN means Mid-Century Modern architectural style as shown in Exhibit C.

(V) MINIMAL TRADITIONAL means Minimal Traditional architectural style as shown in Exhibit C.

(W) MONTEREY COLONIAL means Monterey Colonial architectural style as shown in Exhibit C.

(X) NEW MAIN STRUCTURE means a main structure built after August 24, 2011 that does not incorporate the front facade and at least the front 50 percent of each of the side facades of an existing main structure.

(Y) REAR YARD means:

(i) for lots that are not corner lots, that portion of the lot between two side lot lines that does not abut a street and that extends across the width of the lot between the rear setback line and the rear lot line.

(ii) for corner lots, that portion of the lot between the interior side lot line and the cornerside lot line that extends across the width of the lot, between a rear set back line and the rear lot line.

(Z) REMODEL means

(i) for accessory structures, alterations, improvements, or repairs that change the exterior appearance of the accessory structure or replace materials of the accessory structure with other materials.

(ii) ~~In the case of a~~ for main structures, ~~remodel means~~ alterations, improvements, or repairs that change the exterior appearance of the front facade and wrap around of a main structure or replace materials of the front facade and wrap around of a main structure with other materials to an extent less than what would constitute a new main structure.

(AA) RETAINING WALL means a wall that is greater than two feet in height and is used to prevent the erosion of land.

(BB) SIDE FACADE means the main structure elevation facing a side yard.

(CC) SPANISH ECLECTIC means Spanish Eclectic architectural style as shown in Exhibit C.

(DD) TEXAS REGIONAL means Texas Regional architectural style as shown in Exhibit C.

(EE) TUDOR means Tudor architectural style as shown in Exhibit C.

(FF) WRAP-AROUND means that portion of a side facade of a main structure 25 feet behind the corner of the front facade, excluding the front porch.

(GG) YARD, LOT, AND SPACE REGULATIONS means regulations related to front, side, and rear yard setbacks, density, height, lot coverage, lot size, lot width, and number of stories.

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

(b) Conceptual plan. The Stevens Parks Conservation District Conceptual Plan is attached to and made a part of this ordinance as Exhibit C. If there is a conflict between Exhibit B (the district regulations) and Exhibit C (the conceptual plan), Exhibit B controls.

(c) Creation of subareas. This district is divided into three subareas, Subareas A, B, and C. Property descriptions of Subareas A, B, and C are attached to and made a part of this ordinance as Exhibit A. A map showing the subarea boundaries is attached to and made a part of this ordinance as Exhibit D.

(d) Nonconforming structures.

(1) Except as provided in this section, Section 51A-4.704(c) of the Dallas City Code, "Nonconforming Structures," applies.

(2) Except as provided in this section, if the degree of nonconformity is voluntarily reduced, all rights to the previous degree of nonconformity are lost.

(3) If a nonconforming driveway is destroyed by the intentional act of the owner or the owner's agent, the driveway may be rebuilt if it is not enlarged.

(4) If a nonconforming retaining wall is destroyed by the intentional act of the owner or the owner's agent, the retaining wall may be rebuilt if it is not enlarged, is rebuilt in the same location, with the same style and materials as the retaining wall being demolished.

(5) ~~In Subarea B,~~ I~~i~~f a nonconforming accessory structure ~~or retaining wall~~ is destroyed by the intentional act of the owner or the owner's agent and if it is not being enlarged by height or structure footprint, the accessory structure ~~or retaining wall~~ may be rebuilt in the same location, with ~~a similar style~~ the same style, materials, and roof slope as the structure being demolished,

(6) ~~In Subarea B,~~ B~~b~~efore an accessory structure ~~or retaining wall~~ is demolished with intent to rebuild, a permit for the new accessory structure ~~or retaining wall~~ must be obtained.

(7) The property owner must provide documented assurance of the original or existing structure as related to the previous degree of nonconformity.

(e) Development standards for Subarea A.

(1) In general.

(A) Except as provided in this Exhibit B, the development standards for the R-7.5(A) Single Family District apply.

(B) The yard, lot, and space regulations in this Exhibit B must be read together with the yard, lot, and space regulations in Division SIA-4.400 of the Dallas City Code. If there is a conflict between this Exhibit B and Division 51A-4.400 of the Dallas City Code, this Exhibit B controls.

(2) Accessory structures.

(A) Location. Accessory structures~~, including detached garages, pergolas, arbors, and carports,~~ must be located to the side or rear of the main structure and must be at least two feet behind the front facade of the main structure, excluding the front porch.

(B) Style and materials. Except as provided in Section (d)(5), ~~T~~the color, style, design, and materials of accessory structures that are visible from the street must be compatible with the color, architectural style, design, and materials of the main structure.

(C) Roof slope. If an accessory structure is visible from the street, the slope of the roof must either match the roof slope of the main structure or be compatible with the architectural style of the main structure.

(D) Applicability. The requirements in Paragraphs (B) and (C) apply to accessory structures that are visible from the street and have a floor area of 100 square feet or more.

(3) Driveways.

(A) Driveways in front of the main structure may not exceed ~~12~~ 14 feet in width.

(B) Parking is not allowed between the main structure and the street except on circular driveways and driveways.

(4) Fences. Chain link fences are not allowed in the front yard or in front of a main structure.

(5) Height.

(A) In Subarea A, height means the vertical distance measured from the grade to the highest peak of the structure, or top of the flat structure.

(B) Maximum structure height for structures with sloped roofs is 32 feet to the peak.

(C) Maximum structure height for structures with a flat roof is 24 feet.

(6) Landscaping.

(A) In general.

(i) Except as provided in this subsection, Article X, "Landscape and Tree Preservation Regulations," for single family uses apply.

(ii) The landscape and tree preservation regulations in this Exhibit B must be read together with the landscape and tree preservation regulations in Article X of the Dallas City Code. If there is a conflict between this Exhibit B and Article X of the Dallas City Code, this Exhibit B controls.

(iii) Artificial or synthetic grasses or artificial ground cover is not allowed in front of the main structure.

(B) Tree mitigation.

(i) This paragraph applies only to new construction and only in the parkway and the front and side yards.

(ii) A tree removal application must be approved by the building official before removal of or serious injury to a protected tree.

(iii) If a tree removal application is approved, replacement trees must be planted in accordance with the following requirements:

1. The total caliper of replacement trees must meet or exceed half the caliper of the protected trees that were removed or seriously injured.

2. Replacement trees must have a minimum caliper of three inches.

3. At least one of the replacement trees must be a large canopy tree.

(iv) If the building official approves a tree removal application because the protected tree is diseased, unworthy of preservation, or has a short life expectancy, no replacement tree is required.

(v) If the building official determines that, due to inhospitable soil conditions or inadequate space, it would be impracticable or imprudent for the responsible party to plant a replacement tree on the lot where the protected tree was removed or seriously injured (the "tree removal property"), the responsible party shall comply with the provisions stated in SEC. 51A-10.135 for alternative methods of compliance with tree replacement requirements.

(vi) The board of adjustment may grant a special exception to the tree replacement requirement in Provision (e)(6)(B)(iii) using the standard in Section 51A-10.110.

(7) Lot coverage.

(A) Maximum lot coverage for a lot with a new main structure is 30 percent, except that lot coverage is 35 percent if the front porch of the new main structure has a minimum depth of six feet and is at least 25 percent of the width of the front facade. The purpose of this provision is to provide an incentive for large porches on new main structures.

(B) Maximum lot coverage for a lot with an existing structure is 40 percent. The purpose of this provision is to provide an incentive for the retention of existing main structures.

(8) Paint and colors. Florescent colors are not allowed.

(9) Retaining walls. Except as provided in Section (d)(4), ~~R~~retaining walls located in front of a main structure or visible from the street must be constructed of materials that are compatible with the materials and color of the main structure or compatible with the style of retaining walls within the Stevens Park Conservation District. Retaining walls may be constructed of natural stone, materials that look like natural stone, brick, materials that look like brick, reinforced concrete, or a combination of these materials. Retaining walls may be clad in wood or a living wall.

(10) Setbacks.

(A) In general. Except for fences and retaining walls, setbacks must be open and unobstructed by any structure.

(B) Front yard.

(i) For existing main structures, the minimum front yard setback is 25 feet.

(ii) For new main structures, the minimum front yard setback is the average of the two contiguous lots along the blockface.

(iii) For new main structures on corner lots, the minimum front yard setback is the average of the two closest lots along the blockface.

(iv) For new main structures on lots adjacent to the property at 1931 Marydale Road, the minimum front yard setback is the average of the two closest lots along the blockface not including the property at 1931 Marydale Road.

(v) The purpose of provisions (e)(~~11~~10)(B) ~~(i), and (ii)~~ is to provide an

incentive for the retention of existing main structures.

(C) Side yard.

(i) For main structures, the minimum side yard setback is five feet on one side, 10 feet on the other side.

(ii) Side and rear additions to an existing main structure that do not increase the structure's height may maintain the existing side yard setback.

(D) Rear yard. For main structures, the minimum rear yard setback is 10 feet.

(E) Accessory structures.

(i) For accessory structures more than 16 feet in height, measured at the highest point of the structure, minimum setbacks must comply with the setback regulations for main structures.

(ii) For accessory structures 16 feet in height or less, measured at the highest point of the structure, no minimum side and or rear yard setbacks are required.

(iii) Accessory structures may not overhang on adjacent property.

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

(12) Uses. The following main uses are the only main uses permitted:

-- Church.

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

-- Local utilities. *[SUP may be required See Section 51A-4.212(4)(B).]*

-- Single family.

(f) Development standards for Subarea B.

(1) In general.

(A) Except as provided in this Exhibit B, the development standards for the R-7.5(A) Single Family District apply.

(B) The yard, lot, and space regulations in this Exhibit B must be read together

with the yard, lot, and space regulations in Division SlA-4.400 of the Dallas City Code. If there is a conflict between this Exhibit B and Division SlA-4.400 of the Dallas City Code, this Exhibit B controls.

(2) Accessory structures.

(A) Location.

(i) Accessory structures must be located at least two feet behind the front facade of the main structure, excluding the front porch.

(ii) Accessory structures may be attached to the main structure by an unenclosed covered walkway or breezeway. Unenclosed covered walkways or breezeways must be located at least two feet behind the front facade of the main structure, excluding the front porch.

(B) Style and Materials. Except as provided in Section (d)(5), the color, style, design, and materials~~, and roof slope~~ of accessory structures that are visible from the street must be compatible with the color, architectural style, design, and materials~~, and roof slope~~ of the main structure.

(i) ~~Except as provided in Section (d)(4) and this paragraph, accessory structures must have similar materials, including roofing materials, roof pitch, foundation fascia, and fenestration as the main structure. For purposes of this provision, similar materials does not mean identical materials, pattern, quality, shape, or other characteristics. For example, cementious siding materials such as Hardi plank or Hardi board may be used instead of wood.~~

(ii) ~~Except as provided in Section (d)(4), the property owner has the burden of proving that the proposed materials, roof pitch, foundation fascia, and fenestration are similar to the main structure.~~

(C) Roof slope. If an accessory structure is visible from the street, the slope of the roof must either match the roof slope of the main structure or be compatible with the architectural style of the main structure.

(D) Applicability. The requirements in ~~this~~ Paragraphs (B) and (C) ~~do not~~ apply to accessory structures that are visible from the street and have ~~with~~ a floor area of ~~200~~ 100 square feet or ~~less~~ more.

(3) Driveways.

(A) Driveways in front of the main structure may not exceed 14 feet in width.

(B) Driveway materials must be concrete, brick, stone, stone pavers, or a combination of these materials. Gravel driveways are prohibited.

(C) Parking is not allowed between the main structure and the street except on circular driveways and driveways.

(4) Fences. Chain link fences are not allowed in the front yard or in front of a main structure.

(5) Height.

(A) In Subarea B, height means the vertical distance measured from grade to:

(i) for a structure with a gable, hip, or gambrel roof, the midpoint of the vertical dimension between the lowest eaves and the highest ridge of the structure;

(ii) for a structure with a dome roof, the midpoint of the vertical dimension of the dome; and

(iii) for any other structure, the highest point of the structure.

(B) Maximum structure height is 30 feet.

(6) Lot coverage.

(A) Maximum lot coverage for a lot with a new main structure is 40 percent, except that lot coverage is 45 percent if the front porch of the new main structure has a minimum depth of six feet and is at least 25 percent of the width of the front facade. The purpose of this provision is to provide an incentive for large porches on new main structures.

(B) Maximum lot coverage for a lot with an existing structure is 45 percent. The purpose of this provision is to provide an incentive for the retention of existing main structures.

(7) Paint and colors. Florescent colors are not allowed.

(8) Retaining walls. Except as provided in Section (d)(4), ~~R~~retaining walls located in front of the main structure or visible from the street must be constructed of ~~natural stone, brick, reinforced concrete~~ materials that ~~resemble stone or brick, or a combination of these materials~~ are compatible with the materials and color of the main structure or compatible with the style of retaining walls within the Stevens Park Conservation District. Retaining walls may be constructed of natural stone, materials that look like natural stone, brick, materials that look like brick, reinforced concrete, or a combination of these materials. Retaining walls may be clad in wood or a living wall.

(9) Setbacks.

(A) In general. Except for fences, retaining walls, and as provided in this

subsection, setbacks must be open and unobstructed by any structure.

(B) Front yard. For main structures, the ~~M~~minimum front yard setback is 25 feet.

(C) Side yard.

(i) For main structures, the ~~M~~minimum side yard setback is five feet.

(ii) Side and rear additions to an existing main structure that do not increase the structure's height may maintain the existing side yard setback.

(D) Rear yard. For main structures, the ~~M~~minimum rear yard setback is 10 feet.

(E) Accessory structures.

(i) For accessory structures more than 26 feet in height, measured at the highest point of the structure, minimum setbacks must comply with the setback regulations for main structures.

(ii) For accessory structures 26 feet in height or less, measured at the highest point of the structure, no minimum side and or rear yard setbacks are required.

(iii) Accessory structures may not overhang on adjacent property.

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

(11) Uses. The following main uses are the only main uses permitted:

-- Church.

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

-- Local utilities. *[SUP may be required See Section 51A-4.212(4)(B).]*

-- Single family.

(g) Development standards for Subarea C.

(1) In general. Except as provided in this section, the development standards for the R-7.5(A) Single Family District apply.

(2) Uses. The following main uses are the only main uses permitted:

-- Local utilities. *[SUP may be required See Section 51A-4.212(4)(B).]*

-- Park.

(h) Architectural standards for Subareas A and B.

(1) Remodels and additions.

(A) If a main structure is remodeled, the remodeling of the front facade and wrap-around must comply with the standards for its architectural style.

(B) If an addition is added to a main structure on the front facade and wrap-around, it must comply with the standards for its architectural style.

(2) New main structures. The front facade and wrap-around of a new main structure may only be built in the Art Deco, Colonial Revival, French Eclectic, Georgian, Mid-Century Modern, Minimal Traditional, Monterey Colonial, Spanish Eclectic, Texas Regional, or Tudor architectural style in compliance with the architectural standards. New main structures are not required to be built in the same architectural style as the structure being replaced.

(3) Art Deco.

(A) Applicability.

(i) Existing main structures that are Art Deco are identified in Exhibit C.

(ii) New main structures that are built in the Art Deco architectural style must comply with the standards in this subsection.

(iii) Art Deco structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Art Deco architectural style must incorporate the following architectural feature:

(i) Asymmetrical front facade.

(C) Front porches.

(i) No front porch is required.

(ii) If a front porch is constructed, it must be a small portico.

(D) Building Materials.

(i) Structures must be clad in stucco, materials that look like stucco, concrete block, materials that look like concrete block, or brick laid with smooth mortar joints to appear monolithic.

(ii) Any materials used for remodeling must be appropriate to the Art Deco style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(E) Roof form. Structures must have a flat or low-pitched roof hidden behind a ledge or parapet.

(F) Windows.

(i) Structures must have single-light windows, single-light casement windows, or multi-light casement windows with optional distinctive-shaped accent windows such as round, hexagonal, or glass block.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Art Deco structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(4) Colonial Revival.

(A) Applicability.

(i) Existing main structures that are Colonial Revival are identified in Exhibit C.

(ii) New main structures that are built in the Colonial Revival architectural style must comply with the standards in this subsection.

(iii) Colonial Revival structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Colonial Revival architectural style must incorporate the following architectural features:

(i) Symmetrical front facade.

(ii) One and one-half or two-story box with optional one-story~~, flat roof~~ appendages.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, wood clapboard~~,~~-siding, materials that

look like wood clapboard siding, or a combination of these materials. Vinyl siding is not permitted.

(ii) Any materials used for remodeling must be appropriate to the Colonial Revival style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Front porches. A new main structure must have an accentuated front door with an entry porch, a decorative crown and pilasters, or a full-width porch.

(E) Roof form.

(i) Side-gabled roof with a slope between 25 and 45 degrees with optional dormers.

(ii) If provided, one-story appendages must have flat roof or side-gabled roof with a slope between 25 and 45 degrees.

(F) Windows.

(i) Windows must be symmetrically balanced, located on both sides of a centered door.

(ii) Windows must ~~have~~ be single-hung or double-hung sashes, typically with six-over-six divided-panes ~~windows~~.

(iii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iv) Windows must be typical or look typical of the style and period of Colonial Revival structures within the Stevens Park Conservation District.

(v) Windows that pre-date August 22, 2018 may be replaced in-kind.

(5) French Eclectic.

(A) Applicability.

(i) Existing main structures that are French Eclectic are identified in Exhibit C.

(ii) New main structures that are built in the French Eclectic architectural style must comply with the standards in this subsection.

(iii) French Eclectic structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the French Eclectic architectural style must incorporate the following architectural features:

(i) Symmetrical or asymmetrical front facade.

(ii) One and one-half or two-story block with optional one-story appendages. An additional half-story ~~third story~~ block is permitted within a mansard roof.

(iii) Optional e~~E~~ntry turret feature.

(iv) Predominant massive chimney ~~on front roofline~~.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, stucco, or a combination of these materials

(ii) Any materials used for remodeling must be appropriate to the French Eclectic style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porch.

(i) No front porch is required.

(ii) Courtyards are permitted in the front and side yard.

(E) Roof form. Structures may have tall, steeply-pitched hipped or mansard roofs with flared eaves at the roof-wall junction.

(F) Windows.

(i) Structures must have multi-light casement windows, single-hung windows with multi-light sashes, or double-hung windows with multi-light sashes ~~with true divided panes.~~

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of French Eclectic structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(6) Georgian.

(A) Applicability.

(i) Existing main structures that are Georgian are identified in Exhibit C.

(ii) New main structures that are built in the Georgian architectural style must comply with the standards in this subsection.

(iii) Georgian structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Georgian architectural style must incorporate the following architectural features:

(i) Two story with simple side gable.

(ii) Symmetrical front facade with centered entry door.

(C) Building Materials.

(i) Structures must be clad in brick or materials that look like brick with optional decorative stone quoins at corners.

(ii) Any materials used for remodeling must be appropriate to the Georgian style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Front porches. Optional front porch or pediment may be added.

(E) Roof form. Structures may have a side-gabled roof with a slope between 25 and 45 degrees.

(F) Windows.

(i) Structures must have double-hung sashes ~~with true divided panes~~, typically with nine-over-nine or six-over-six divided-panes.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Georgian structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(7) Mid-Century Modern.

(A) Applicability.

(i) Existing main structures that are Mid-Century Modern are identified in Exhibit C.

(ii) New main structures that are built in the Mid-Century Modern architectural style must comply with the standards in this subsection.

(iii) Mid-Century Modern structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Mid-Century Modern architectural style must incorporate the following architectural features:

(i) One story or split level ~~with hipped or side-gabled roof~~.

(ii) Asymmetrical front facade.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, wood siding, materials that look like wood siding, or a combination of these materials. Vinyl siding is not permitted.

(ii) Any materials used for remodeling must be appropriate to the Mid-Century Modern style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches.

(i) Structures may have a front entry feature with narrow porch supports that could be either steel posts or decorative wrought iron.

(ii) Porch supports or columns must be typical of the Mid-Century Modern style within the Stevens Park Conservation District.

(E) Roof~~s~~ form. Structures may have a flat, low-pitched, or slanted ~~side-gabled or hipped~~ roof~~s~~ with broad overhangs.

(F) Windows.

(i) Structures must have ribbon, grouped, plate glass, awning windows, hopper windows, or a combination of these window types.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Mid-Century Modern structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(8) Minimal Traditional.

(A) Applicability.

(i) Existing main structures that are Minimal Traditional are identified in Exhibit C.

(ii) New main structures that are built in the Minimal Traditional architectural style must comply with the standards in this subsection.

(iii) Minimal Traditional structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Minimal Traditional architectural style must incorporate the following architectural features:

(i) One story or one and one-half story ~~with front-facing or side-gabled roof.~~

(ii) Symmetrical or asymmetrical front facade.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, wood siding, materials that look like wood siding, or a combination of these materials. Vinyl siding is not permitted.

(ii) Any materials used for remodeling must be appropriate to the Minimal Traditional style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches.

(i) Structures may have a front entry feature with narrow porch

supports that could be either steel posts or decorative wrought iron.

(ii) Porch supports or columns must be typical of the Minimal Traditional style within the Stevens Park Conservation District.

(E) Roof~~s~~ form. Structures may have low-pitched gabled roofs with shallow or no overhangs.

(F) Windows.

(i) Structures must have double-hung sashes ~~with true divided panes~~, typically with one-over-one or six-over-six divided-pane windows.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Minimal Traditional structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(9) Monterey Colonial.

(A) Applicability.

(i) Existing main structures that are Monterey Colonial are identified in Exhibit C.

(ii) New main structures that are built in the Monterey Colonial architectural style must comply with the standards in this subsection.

(iii) Monterey Colonial structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Monterey Colonial architectural style must incorporate the following architectural features:

(i) Two stories ~~with front-facing or side-gabled roof~~.

(ii) Asymmetrical front facade with a cantilevered second-story balcony covered by the principal roof.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick,

stucco, materials that look like stucco, wood siding, materials that look like wood siding, or a combination of these materials, with the second story typically a different material than the first story. Vinyl siding is not permitted.

(ii) Any materials used for remodeling must be appropriate to the Monterey Colonial style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches. Porches are not required.

(E) Roofs form. Structures may have low-pitched gabled or hipped roofs ~~with composition shingle, wood, or tile materials~~.

(F) Roof materials.

(i) Structures must have Spanish tile, materials that look like Spanish tile, wood shingle, materials that look like wood shingle, composition shingle, or materials that look like composition shingle roofs.

(ii) Any roofing materials used for remodeling must be appropriate to the Monterey Colonial style within the Stevens Park Conservation District.

(G) Windows.

(i) Structures must have casement windows, ~~or~~ single-hung sashes, or double-hung sashes with ~~true divided panes~~ divided-pane windows.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Monterey Colonial structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(10) Spanish Eclectic.

(A) Applicability.

(i) Existing main structures that are Spanish Eclectic are identified in Exhibit C.

(ii) New main structures that are built in the Spanish Eclectic architectural style must comply with the standards in this subsection.

(iii) Spanish Eclectic structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Spanish Eclectic architectural style must incorporate the following architectural features:

(i) Two stories with projecting gable-wing or L-shaped design with front-projecting wing.

(ii) ~~Floor plan layout according to solar orientation and predominant breezes.~~

(iii) Asymmetrical facade.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, stucco, materials that look like stucco, or a combination of these materials.

(ii) Any materials used for remodeling must be appropriate to the Spanish Eclectic style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches. A front entry porch may have a small pent roof with second floor sleeping porches or one-story side porches.

(E) Roof~~s~~ form. Structures ~~may~~ must have low-pitched gabled, flat, or hipped roofs ~~hip standing seam or wood shingle roofs~~.

(F) Roof materials.

(i) Structures must have Spanish tile, materials that look like Spanish tile, wood shingle, materials that look like wood shingle, composition shingle, or materials that look like composition shingle roofs.

(ii) Any roofing materials used for remodeling must be appropriate to the Spanish Eclectic style within the Stevens Park Conservation District.

(G) Windows.

(i) Structures must have double-hung sashes ~~with true divided panes~~,

typically with six-over-six divided-pane windows.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Spanish Eclectic structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(11) Texas Regional.

(A) Applicability.

(i) Existing main structures that are Texas Regional are identified in Exhibit C.

(ii) New main structures that are built in the Texas Regional architectural style must comply with the standards in this subsection.

(iii) Texas Regional structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features. The following architectural features must be maintained or duplicated. New main structures built in the Texas Regional architectural style must incorporate the following architectural features:

(i) Two stories with projecting gable-wing or L-shaped design with front-projecting wing.

(ii) ~~Floor plan layout according to solar orientation and predominant breezes.~~

(iii) Asymmetrical facade.

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, stucco, materials that look like stucco, or a combination of these materials.

(ii) Any materials used for remodeling must be appropriate to the Texas Regional style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches. A front entry porch may have a small pent roof with second floor sleeping porches or one-story side porches.

(E) Roofs form. Structures may have low-pitched gabled, hipped, or shed roof. hip standing seam or wood shingle roofs.

(F) Roof materials.

(i) Structures must have wood shingle, materials that look like wood shingle, composition shingle, materials that look like composition shingle, or metal roofs.

(ii) Any roofing materials used for remodeling must be appropriate to the Texas Regional style within the Stevens Park Conservation District.

(G) Windows.

(i) Structures must have single-hung or double-hung sashes with true divided panes, typically with six-over-six divided-pane windows.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Texas Regional structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(12) Tudor.

(A) Applicability.

(i) Existing main structures that are Tudor are identified in Exhibit C.

(ii) New main structures that are built in the Tudor architectural style must comply with the standards in this subsection.

(iii) Tudor structures that are remodeled or that are added on to must comply with the applicable architectural standards.

(B) Architectural features.

(i) Subarea A and C. The following architectural features must be maintained or duplicated. New main structures built in the Tudor architectural style must incorporate the following architectural features:

(aa) Symmetrical or asymmetrical front facade.

(bb) At least one front-facing gable.

(cc) ~~A massive~~ Tudor style chimney with optional stone accents.

(ii) ~~Subarea B. The following architectural features must be maintained or duplicated. New main structures built in the Tudor architectural style must incorporate the following architectural features:~~

~~(aa) Symmetrical or asymmetrical front facade.~~

~~(bb) At least one front-facing gable.~~

(C) Building Materials.

(i) Structures must be clad in brick, materials that look like brick, stone, materials that look like stone, ~~and~~ stucco, or materials that look like stucco, with wood half timbering or a combination of these materials.

(ii) Any materials used for remodeling must be appropriate to the Tudor style within the Stevens Park Conservation District in terms of type, size, color, coursing, texture, and joint detailing.

(D) Porches. Structures may have a front entry feature with either a covered or uncovered front door and an arcaded side porch with arched openings.

(E) Roof~~s~~ form. Structures must have a roof that is cross-gabled and steeply pitched with a roof slope of at least 45 degrees but no more than 70 degrees.

(F) Windows.

(i) Structures must have some tall, narrow windows, commonly in multiple groups with ~~true-divided~~ multi-pane sashes ~~glazing~~ or art glass.

(ii) Muntins and mullions must be located on the exterior face of the glass and must project from the outside face of the glass by at least ¼ inch.

(iii) Windows must be typical or look typical of the style and period of Tudor structures within the Stevens Park Conservation District.

(iv) Windows that pre-date August 22, 2018 may be replaced in-kind.

(i) Architectural standards for Subarea C. No architectural standards apply.

(j) Procedures.

(1) Review form applications.

(A) Except as provided in this subsection, a review form application must be submitted to the Director for any work covered by the standards in this ordinance.

(B) A work review form is not required for painting.

(2) Work requiring a building permit.

(A) Upon receipt of a review form application for work requiring a building permit, the building official shall refer it to the Director to determine whether the work meets the standards of this ordinance. The Director shall make this determination within 30 days after submission of a complete application.

(B) If the Director determines that the work complies with the standards of this ordinance, the Director shall approve the application and send it back to the building official, who shall issue the building permit if all requirements of the construction codes and other applicable ordinances have been met.

(C) If the Director determines that the work does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before the issuance of a building permit and send it back to the building official, who shall deny the building permit. The Director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(3) Work not requiring a building permit.

(A) Upon receipt of a review form application for work not requiring a building permit, the building official shall refer it to the Director to determine whether the work meets the standards of this ordinance. The Director shall make this determination within 10 days after submission of a complete application.

(B) If the Director determines that the work complies with the standards of this ordinance, the Director shall approve the application and give written notice to the applicant.

(C) If the Director determines that the work does not comply with the standards of this ordinance, the Director shall state in writing the specific requirements to be met before an approval can be granted. The Director shall give written notice to the applicant stating the reasons for denial. Notice is given by depositing the notice properly addressed and postage paid in the United States mail. The notice to the applicant must be sent to the address given on the application.

(4) Appeals.

(A) An applicant may appeal any decision made by the Director to the board of adjustment by filing a written appeal with the Director within 10 days after notice is given to the applicant of the Director's decision.

(B) The Director shall send written notice of the appeal to the applicant, the neighborhood association, and all owners of real property located within 200 feet, including streets and alleys, of the boundary of the area for which the application was made. The notice must be given not less than 10 days before the day set for the hearing. Notice is given by depositing the notice properly addressed and postage paid in the United States mail to the property owners as evidenced by the last approved city tax roll.

(C) The board of adjustment shall hold a public hearing on all appeals.

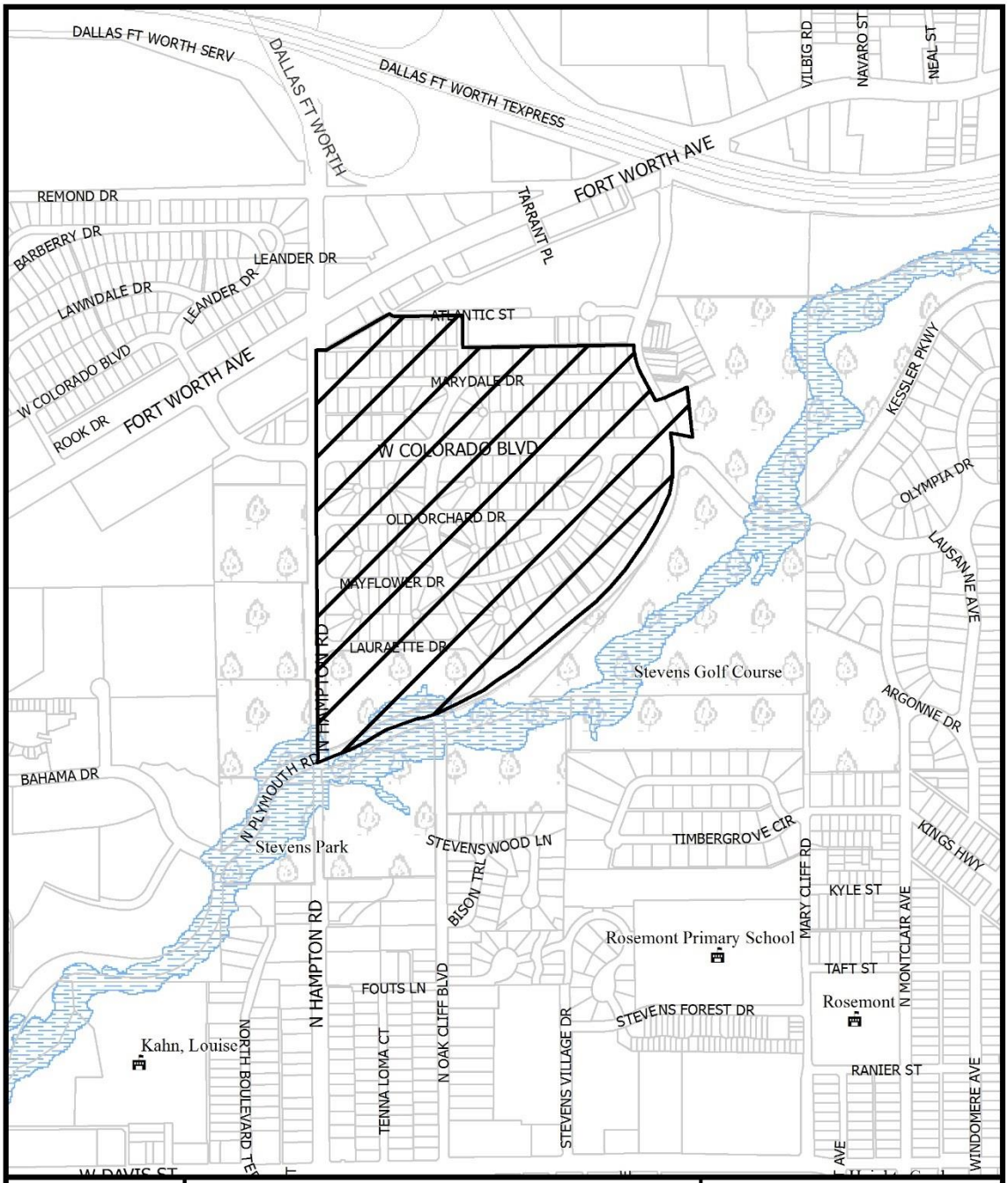
(D) In considering the appeal, the sole issue before the board of adjustment shall be whether the Director erred in the decision, and the board shall consider the same standards that were required to be considered by the Director.

(E) Appeals to the board of adjustment are the final administrative remedy.

EXHIBIT C PROPOSED CONDITIONS

Exhibit C – Architectural Survey

2015 W Colorado	~~Art Deco~~	Colonial Revival
1803 Marydale	~~Texas Regional (modified)~~	Minimal Traditional



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VICINITY MAP

Case no: Z178-113

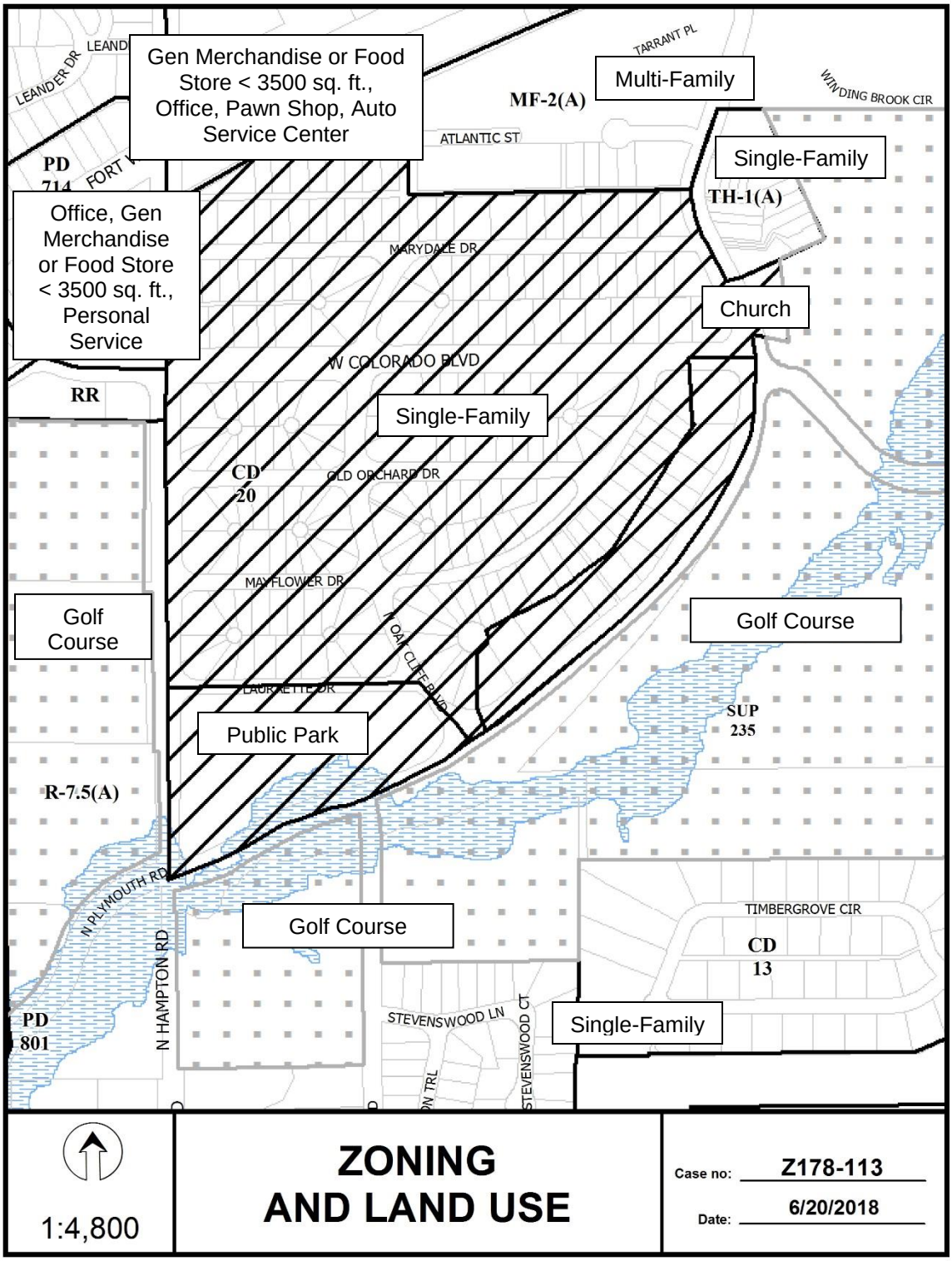
Date: 6/20/2018

1:4,800

AERIAL MAP

Case no: Z178-113

Date: 6/20/2018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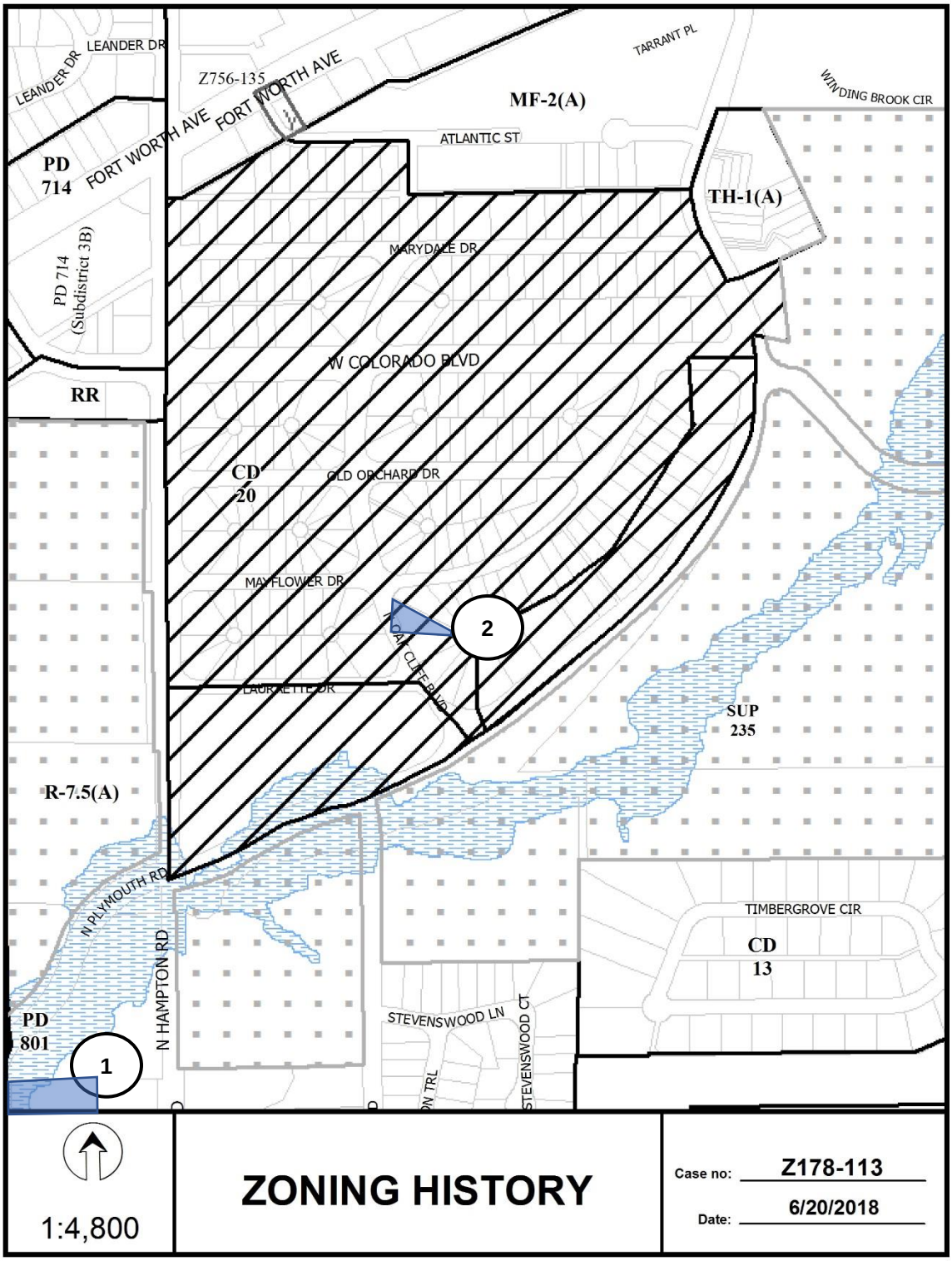
Multi-Family
MF-2(A)
TARRANT PL
WINDING BROOK CIR
ATLANTIC ST
Single-Family
TH-1(A)
PD 714
Office, Gen Merchandise or Food Store < 3500 sq. ft., Personal Service
MARYDALE DR
Church
W COLORADO BLVD
RR
Single-Family
CD 20
OLD ORCHARD DR
MAYFLOWER DR
Golf Course
Golf Course
OAK CLIFF BLVD
LAURETTE DR
Public Park
SUP 235
R-7.5(A)
N PLYMOUTH RD
Golf Course
TIMBERGROVE CIR
CD 13
N HAMPTON RD
PD 801
STEVENSWOOD LN
STEVENSWOOD CT
Single-Family
1:4,800
ZONING AND LAND USE
Case no: Z178-113
Date: 6/20/2018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LEANDER DR
Z756-135
FORT WORTH AVE
FORT WORTH AVE
MF-2(A)
TARRANT PL
WINDING BROOK CIR
ATLANTIC ST
PD 714
PD 714 (Subdistrict 3B)
TH-1(A)
MARYDALE DR
W COLORADO BLVD
RR
CD 20
OLD ORCHARD DR
MAYFLOWER DR
2
OAK CLIFF BLVD
LAURETTE DR
SUP 235
R-7.5(A)
N PLYMOUTH RD
N HAMPTON RD
TIMBERGROVE CIR
CD 13
STEVENSWOOD LN
STEVENSWOOD CT
PD 801
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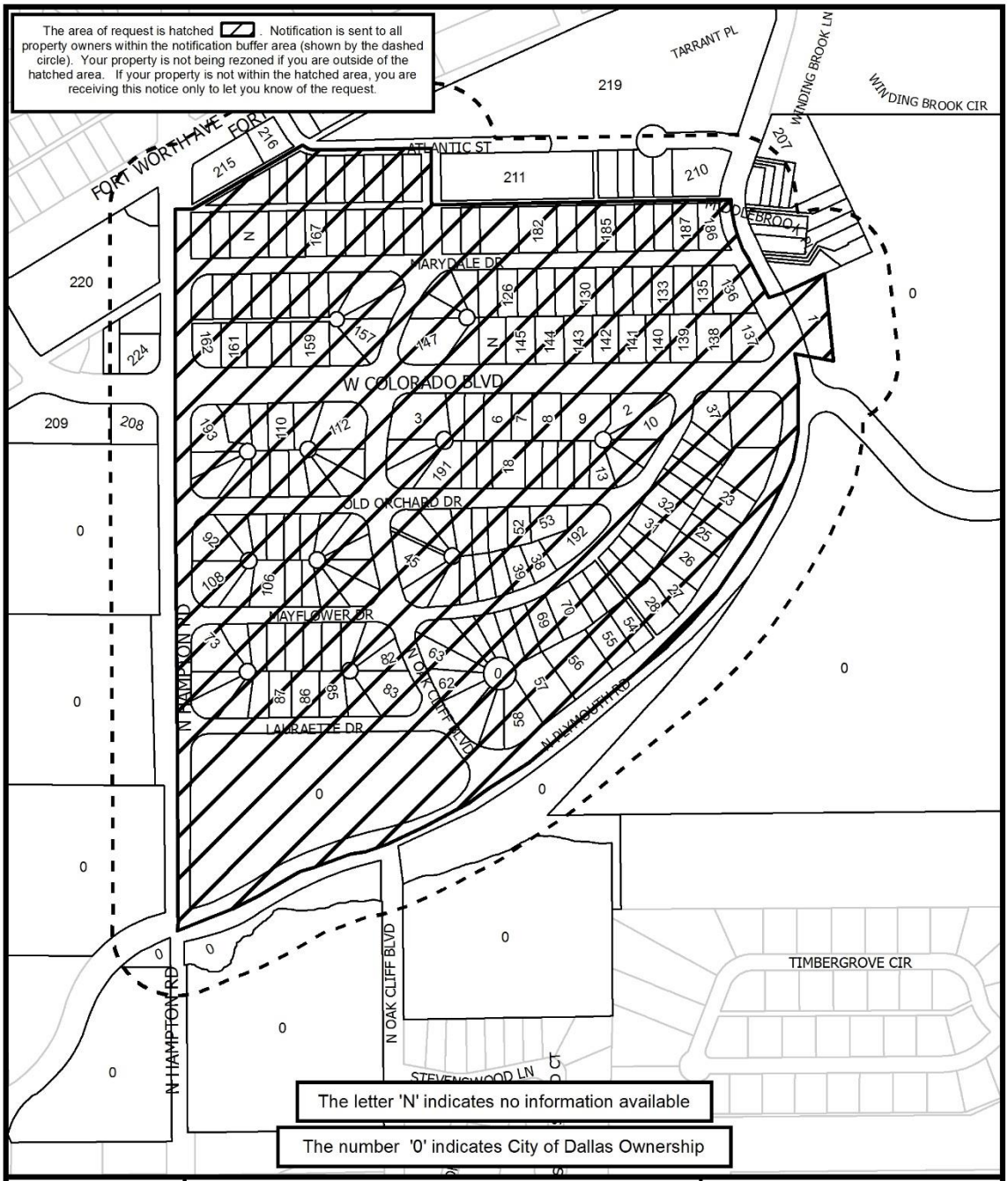
ZONING HISTORY
Case no: Z178-113
Date: 6/20/2018



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NOTIFICATION

200' AREA OF NOTIFICATION

224 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z178-113

Date: 6/20/2018

06/20/2018

Notification List of Property Owners

Z178-113

224 Property Owners Notified

Label #	*Address*		*Owner*
1	1200	N PLYMOUTH RD	PEIRSON WILLIAM & CHRIS
2	1908	W COLORADO BLVD	LOPEZ CHRYSTN KAY DAVILA &
3	1950	W COLORADO BLVD	FURNESS GREGORY R & AIMEE M
4	1944	W COLORADO BLVD	EDWARDS MARK D
5	1940	W COLORADO BLVD	NUTTALL MICHAEL A &
6	1936	W COLORADO BLVD	MARTINEZ RAMONA &
7	1932	W COLORADO BLVD	GONZALEZ FERNANDO & CRYSTAL M
8	1928	W COLORADO BLVD	TEBBETTS TERRYE B
9	1920	W COLORADO BLVD	SKLAR FREDERICK H
10	1805	MAYFLOWER DR	THOMPSON DAVID P &
11	1815	MAYFLOWER DR	HALLER AMY
12	1901	OLD ORCHARD DR	CALVO MARY & STEVE
13	1905	OLD ORCHARD DR	BEATHARD KATHLEEN
14	1909	OLD ORCHARD DR	MCLAUGHLIN KASSANDRA G &
15	1913	OLD ORCHARD DR	WATKINS KAREN R &
16	1917	OLD ORCHARD DR	KING JAKE & VICTORIA
17	1921	OLD ORCHARD DR	ROCKBITER CORPORATION
18	1929	OLD ORCHARD DR	JORDAN THOMAS P
19	1933	OLD ORCHARD DR	PAUL JEFFERY
20	1937	OLD ORCHARD DR	PULLEN THOMAS E
21	1949	OLD ORCHARD DR	ALLEN J C &
22	1134	N OAK CLIFF BLVD	VARNEY LAUREL LYN
23	1139	N PLYMOUTH RD	GAUDET MICHAEL JR &
24	1131	N PLYMOUTH RD	SOMERSCLARK RONALD LEE & CAROLE
25	1127	N PLYMOUTH RD	GILLES STEPHEN J
26	1117	N PLYMOUTH RD	HECK DAVID A & KIMBERLY K

06/20/2018

Label #	*Address*		*Owner*
27	1111	N PLYMOUTH RD	TUCK CHRISTOPHER
28	1103	N PLYMOUTH RD	MUSTIN JOHN E & GAY H
29	1846	MAYFLOWER DR	VALLEY AUTOMOTIVE INC
30	1842	MAYFLOWER DR	ATIYEH ENTERPRISES LTD PS
31	1826	MAYFLOWER DR	CARLISLE KEITH E
32	1824	MAYFLOWER DR	MEADOR WILSON &
33	1822	MAYFLOWER DR	BURGHER SHARON M
34	1818	MAYFLOWER DR	JUNCKER BRIAN &
35	1814	MAYFLOWER DR	ROBBEN EDWARD & JOANNA
36	1810	MAYFLOWER DR	KELLY MEREDITH LYNN
37	1818	W COLORADO BLVD	SALERNO BRIAN R
38	1917	MAYFLOWER DR	FULLWOOD MARGARET MEBANE
39	1921	MAYFLOWER DR	NICHOLSON BRENT J &
40	1925	MAYFLOWER DR	FITE COY M
41	1929	MAYFLOWER DR	RACINE MARIE L A &
42	1933	MAYFLOWER DR	DEBERGH SERENA C & JOHN R
43	1939	MAYFLOWER DR	HERRINGTON JEFFREY WAYNE
44	1943	MAYFLOWER DR	GOREE GREGORY KYLE
45	1110	N OAK CLIFF BLVD	NASH FREDORIC B & SANDRA
46	1112	N OAK CLIFF BLVD	WILLSON ROBERT RILEY & NANCY
47	1940	OLD ORCHARD DR	WILLSON ROBERT RILEY &
48	1936	OLD ORCHARD DR	PITTENGER DAVID F & MICHELE G
49	1930	OLD ORCHARD DR	BARK BENNETT &
50	1926	OLD ORCHARD DR	MOORE DEAVON L
51	1922	OLD ORCHARD DR	HERMANN LAWRENCE W
52	1918	OLD ORCHARD DR	BLACK SCOTT
53	1914	OLD ORCHARD DR	HOUSE KAYLI ANNE &
54	1047	N PLYMOUTH RD	PICKETT ROGER A &
55	1043	N PLYMOUTH RD	ELLIS JOHN MARK &
56	1033	N PLYMOUTH RD	COX JOHN C &
57	1023	N PLYMOUTH RD	SNODGRASS GLORIA

06/20/2018

Label #	*Address*		*Owner*
58	1015	N PLYMOUTH RD	WRIGHT WILLIAM A &
59	1004	N OAK CLIFF BLVD	FORD NEAL P & KAYCE L
60	1008	N OAK CLIFF BLVD	PAULEIT NICHOLAS H
61	1016	N OAK CLIFF BLVD	BUTLER JOHN & DODIE
62	1024	N OAK CLIFF BLVD	BUCA STEFAN &
63	1036	N OAK CLIFF BLVD	CRANDALL MICHAEL J &
64	1940	MAYFLOWER DR	PEARSON DANIEL B III &
65	1934	MAYFLOWER DR	DILLARD CLARA D
66	1930	MAYFLOWER DR	COPELAND KELLEY MCCARTER
67	1926	MAYFLOWER DR	DRISCOLL WILLIAM J &
68	1922	MAYFLOWER DR	YEARGAN ALBERT
69	1918	MAYFLOWER DR	LEE AMY & ROBERT
70	1910	MAYFLOWER DR	REAGAN ROBERT L & DIANA
71	1906	MAYFLOWER DR	BAILEY JORDAN &
72	1902	MAYFLOWER DR	KENNEDY LINDA LEE
73	2040	MAYFLOWER DR	GREEN J MICHAEL
74	2036	MAYFLOWER DR	BRADLEY JAMES
75	2030	MAYFLOWER DR	DWYER KELLY O
76	2026	MAYFLOWER DR	WHITNAH KEITH
77	2022	MAYFLOWER DR	PEIRSON ESTHER H EST OF
78	2018	MAYFLOWER DR	AYERS CHARLES MONROE &
79	2014	MAYFLOWER DR	SENOUR ALISHA H
80	2010	MAYFLOWER DR	CARPENTER FAMILY REVOCALBE LIVING TRUST
81	2000	MAYFLOWER DR	KULSTAD ERIK B & CHRISTINE E
82	1039	N OAK CLIFF BLVD	WHITTINGTON EMILY J
83	1025	N OAK CLIFF BLVD	WHITE EMMA
84	2009	LAURAETTE DR	ARGY MICHAEL
85	2017	LAURAETTE DR	1539 ROUNDTABLE ASSOCIATES LLC
86	2023	LAURAETTE DR	BAILEY CHARLES M JR
87	2031	LAURAETTE DR	LEAL MARIO &
88	2035	LAURAETTE DR	RUEFFER CHAD NELSON & TRACIE LYNN

06/20/2018

Label #	*Address*		*Owner*
89	2041	LAURAETTE DR	RUSSELL BETH E
90	2045	LAURAETTE DR	FISCHER GLENN & KAREN REVOCABLE TRUST
91	1032	N HAMPTON RD	VANDERMOLEN BRIAN
92	2036	OLD ORCHARD DR	PICKEL JOHN MATTHEW
93	2030	OLD ORCHARD DR	BACA MARIKA E
94	2024	OLD ORCHARD DR	BUCKER ROBERT A
95	2020	OLD ORCHARD DR	BEDIMO ROGER
96	2016	OLD ORCHARD DR	BLUM ELLEN
97	2012	OLD ORCHARD DR	NORWOOD JOAN EVELYN
98	2006	OLD ORCHARD DR	BURNS TIMOTHY PAUL
99	2000	OLD ORCHARD DR	MILNER VALERIE &
100	1117	N OAK CLIFF BLVD	COLLORA SHELLEY & STEVEN
101	1111	N OAK CLIFF BLVD	LAMAR LEIGH A
102	2007	MAYFLOWER DR	ASOLATI MASSIMO
103	2011	MAYFLOWER DR	BREWER JANET LEE
104	2015	MAYFLOWER DR	GRIFFITTS J E EST OF
105	2021	MAYFLOWER DR	BICK KAREN H
106	2029	MAYFLOWER DR	PATTERSON JANE L &
107	2037	MAYFLOWER DR	WARREN KATHRYN H & JAMES H
108	2041	MAYFLOWER DR	JUMPER RUSSELL
109	2022	W COLORADO BLVD	LYLE ALEXANDER DOUGLAS
110	2016	W COLORADO BLVD	WILL CLARK B & DONNA G
111	2012	W COLORADO BLVD	HALBROOK KOBY DALE &
112	2000	W COLORADO BLVD	SLOVACEK FRANK JOHN III &
113	1135	N OAK CLIFF BLVD	NIROOMAND FARHAD TRUSTEE
114	2003	OLD ORCHARD DR	SILVA PHILLIP EDWARD & REBEKAH SILVA
115	2011	OLD ORCHARD DR	HUMPHREYS JERRY D
116	2015	OLD ORCHARD DR	CAVALIER LINDA &
117	2019	OLD ORCHARD DR	MCCORMACK DAVID E JR & TALLY P
118	2023	OLD ORCHARD DR	RAMIREZ ALLISON G & SCOTT A
119	2029	OLD ORCHARD DR	KENNEDY DONNEL L

06/20/2018

Label #	*Address*		*Owner*
120	2033	OLD ORCHARD DR	VILLARREAL JUAN CARLOS &
121	1132	N HAMPTON RD	MINOR LINDSAY ADKINS &
122	1212	N OAK CLIFF BLVD	WICK KYLE P & STEPHANIE L
123	1938	MARYDALE DR	WALL DIANNE L &
124	1934	MARYDALE DR	HANSEN CARMEN KAY
125	1930	MARYDALE DR	MOCKINGBIRD TRUST
126	1926	MARYDALE DR	M & S FAMILY TRUST
127	1920	MARYDALE DR	MOORE KEITH W & KATHLEEN C
128	1914	MARYDALE DR	BERLIN AMY A
129	1910	MARYDALE DR	ADINOFF BRYON &
130	1906	MARYDALE DR	MAYNARD BRIAN T &
131	1826	MARYDALE DR	HELWIG JULIE K
132	1822	MARYDALE DR	STEWART ANNETTE
133	1818	MARYDALE DR	STEGER ROBERT W
134	1814	MARYDALE DR	CASAREZ ACIDALIA & FERNANDO
135	1808	MARYDALE DR	NAVARRO KEVIN W & LAURIE L
136	1800	MARYDALE DR	SCHMIDT RODNEY J & ELOISE HAJEK
137	1803	W COLORADO BLVD	ROBERTS CONNIE SUE & NEIL SMITH
138	1817	W COLORADO BLVD	STELLMAKER MICHELLE B
139	1823	W COLORADO BLVD	MADRID GREG JR
140	1903	W COLORADO BLVD	SEWELL BRAD WILLIAM &
141	1909	W COLORADO BLVD	LOLLAR BRADLEY K & NAN D
142	1915	W COLORADO BLVD	FREYDBERG CHERYL
143	1921	W COLORADO BLVD	SNOOK RUSSELL & ERICA
144	1935	W COLORADO BLVD	RYBARSKI JOSEPH & CAROL
145	1939	W COLORADO BLVD	SAMPLE TRAVIS
146	1951	W COLORADO BLVD	KERR LYNN R
147	1957	W COLORADO BLVD	VRANA DENNIS RAY &
148	2050	MARYDALE DR	GARZA ELIZABETH ANN &
149	2046	MARYDALE DR	LUPTON JAMES MATTHEW & COURTNEY ANN
150	2044	MARYDALE DR	LAXSON THOMAS LEE &

06/20/2018

Label #	*Address*		*Owner*
151	2042	MARYDALE DR	CREEL SYBLE
152	2030	MARYDALE DR	SEPULVEDA MERITH
153	2020	MARYDALE DR	POOL ELLEN M
154	2014	MARYDALE DR	WEINSTEIN LARRY
155	2006	MARYDALE DR	TALMAGE & NAOMI LIVING
156	1215	N OAK CLIFF BLVD	FORD HULEN
157	1207	N OAK CLIFF BLVD	HOWARD SUSAN G &
158	2007	W COLORADO BLVD	TREVINO MANUEL E &
159	2015	W COLORADO BLVD	CHEEK CELINA
160	2023	W COLORADO BLVD	DELOACHE RICHARD F
161	2031	W COLORADO BLVD	DOWD MALINDA M &
162	2041	W COLORADO BLVD	WEST COLORADO COMPANY
163	2053	MARYDALE DR	RUELAS MANUEL
164	2051	MARYDALE DR	HAUS & STARK LLC
165	2037	MARYDALE DR	MADRID GREG & DIANE
166	2031	MARYDALE DR	WATSON JENNIFER K
167	2027	MARYDALE DR	HUPERT MARK J
168	2023	MARYDALE DR	SMITH BRIAN PAUL
169	2015	MARYDALE DR	WIGGINS RONALD ALAN &
170	2011	MARYDALE DR	COX ALICE LYNN
171	2007	MARYDALE DR	SCHOONOVER CARL J
172	2003	MARYDALE DR	SHINN GEORGE L
173	2006	ATLANTIC ST	MORGAN BILLIE JEAN
174	2012	ATLANTIC ST	MADRID GREGORIO JR &
175	2018	ATLANTIC ST	ATLANTIC HOUSE LLC
176	2022	ATLANTIC ST	ATLANTIC ENTERPRISE
177	2026	ATLANTIC ST	CHABOLLA DEBRA ANN &
178	2034	ATLANTIC ST	MADRID GREG & DIANE
179	2030	ATLANTIC ST	CHABOLLA DEBRA ANN
180	1943	MARYDALE DR	GOODEN CASEY & ERIN
181	1937	MARYDALE DR	GUY MARGARET B

06/20/2018

Label #	*Address*		*Owner*
182	1921	MARYDALE DR	SPENCE GARY JR & ALICIA
183	1911	MARYDALE DR	SIMMONS CHRISTINE SUMMER & JASON PAUL
184	1907	MARYDALE DR	MCVEY MICHAEL K &
185	1903	MARYDALE DR	SNOW ANDREW F & JENNIFER GADD
186	1803	MARYDALE DR	MELTON JASON E &
187	1811	MARYDALE DR	BROWN MARTIN L JR & LAURA
188	1827	MARYDALE DR	PETTINEO DAVID RICHARD &
189	1823	MARYDALE DR	DIPPERY LORI &
190	1817	MARYDALE DR	HAWKINS CINDY A.
191	1941	OLD ORCHARD DR	SPENCE DAVID & CYNTHIA
192	1903	MAYFLOWER DR	ALLISON MICHAEL G
193	1138	N HAMPTON RD	HERNANDEZ RAUL
194	2028	W COLORADO BLVD	CARPENTER DAVID S &
195	1224	MIDDLEBROOK PL	BURNS CELINA H
196	1222	MIDDLEBROOK PL	SHUBERT LLOYD J JR
197	1220	MIDDLEBROOK PL	MEEKS RANDALL S
198	1218	MIDDLEBROOK PL	HENDRIX BILLY J &
199	1210	MIDDLEBROOK PL	MCCASKELL NANCY C &
200	1208	MIDDLEBROOK PL	HAUTEMAN J GORDAN
201	1206	MIDDLEBROOK PL	NASH JERRY C &
202	1204	MIDDLEBROOK PL	CHANDLER MILDRED E
203	1202	MIDDLEBROOK PL	PARTLETON ALFRED W
204	1211	MIDDLEBROOK PL	THOMPSON TOYA D
205	1209	MIDDLEBROOK PL	KLEMOW STEVEN R &
206	1207	MIDDLEBROOK PL	RIVAS FAUSTINO & DORA
207	1	MIDDLEBROOK PL	MIDDLEBROOK PL HOMEOWNR
208	2100	W COLORADO BLVD	C & H REAL ESTATE PS ETAL
209	2100	W COLORADO BLVD	CALABRIA JAMES THOMAS
210	1812	ATLANTIC ST	DEMAREST SYLVIA M
211	1930	ATLANTIC ST	DWELLINGS AT KESSLER PARK LP THE
212	1828	ATLANTIC ST	SNOW ANDREW F & JENNIFER G

06/20/2018

Label #	*Address*		*Owner*
213	1826	ATLANTIC ST	PETTINEO DAVID R &
214	1822	ATLANTIC ST	DIPPREY GARY E & LORI A
215	2052	FORT WORTH AVE	7 ELEVEN INC
216	2036	FORT WORTH AVE	7 ELEVEN INC
217	2028	FORT WORTH AVE	MADRID INVESTMENTS
218	2010	FORT WORTH AVE	THIRD COAST FINANCIAL
219	1305	N PLYMOUTH RD	CPIF INVESTORS VM LP
220	2102	FORT WORTH AVE	CENTRO NP HOLDINGS 12 SPEC LLC
221	2111	W COLORADO BLVD	ARTELL CORPORATION
222	1221	N HAMPTON RD	SPECIALTY INVESTMENTS CORPORATION
223	2000	FORT WORTH AVE	SANTOS JUAN J
224	1205	N HAMPTON RD	RODRIGUEZ ROSARIO PADILLO

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Carlos A. Talison, MPA

FILE NUMBER: Z178-251(CT) **DATE FILED:** April 30, 2018

LOCATION: Northwest line of Kimsey Drive, northeast of Maple Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 34 P

SIZE OF REQUEST: ±7,500 sq. ft. **CENSUS TRACT:** 4.06

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

OWNERS: Alicia Glafire Vasquez

APPLICANT: Ruben Bravo

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

SUMMARY: The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one four-unit multifamily structure.

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The request site is developed with a single-family structure at 2623 Kimsey Drive.
- The applicant's request for an MF-2(A) Multifamily District will allow for the demolition of the existing single family structure and construction of one four-unit multifamily structure.

Zoning History: There have been six zoning changes requested in the area in the last five years.

1. **Z178-220** On June 27, 2018, the City Council approved a request for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

2. **Z167-305** On August 23, 2017, the City Council approved a request for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District.

3. **Z167-223** On June 28, 2017, the City Council approved an MF-2(A) Multifamily District in lieu of the requested Planned Development District on property zoned an IR Industrial Research District.

4. **Z145-208** On June 10, 2015, the City Council approved a Planned Form District and to repeal Shopfront Overlay No. 2 on property zoned a WMU-8 Walkable Mixed Use District.

5. **Z145-172** On October 28, 2015, the City Council approved an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

6. **Z123-339** On March 26, 2014, City Council approved a Planned Development District for MF-2(A) Multifamily District uses on property zoned an IR Industrial Research District.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Kimsey Drive	Local	50 ft.

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

Land Use:

	Zoning	Land Use
Site	IR	Single Family
North	IR	Warehouse
South	IR/MF-2(A)	Single Family/Multifamily
East	IR	Single Family
West	MU-2	Multifamily

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 site is located within a part of the city where the development pattern has transitioned from a mix of light and heavy industrial (inside) uses with scattered single-family uses to primarily multifamily uses, with pockets of medical related office uses. Although Kimsey Drive is zoned an IR Industrial Research District several multifamily uses exist. Therefore, extending the MF-2(A) District by one parcel should not create a negative impact on the adjacent properties.

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

Land Use Element

Goal 1.1 Align land use strategies with economic development priorities

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

Economic Element

Goal 2.1 Promote balanced growth

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

Urban Design

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Neighborhood Plus

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety

Policy 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Stemmons Corridor - Southwestern Medical District Area Plan:
The request site is within the Stemmons Corridor - Southwestern Medical District Area Plan and primarily complies with the intent of this plan, adopted June 2010. The Plan identifies the request site as being in the Medical Campus Development Block. The Plan recommends this development block be predominantly medical related offices and facilities; however, it is also envisioned to be home to a highly walkable mix of residential and mixed-use developments accommodating medical district employees. Guidance from the plan for the Medical Campus Development Block on residential developments include they "…should enable residents to easily access work, shopping, and leisure activities by transit and pedestrian-oriented streets as well as by driving." (pg. 38) The plan envisions structures in this area to range from 2 to 7 stories, although some medical facilities may include downtown-scale towers.

The request is consistent with the Stemmons Corridor - Southwestern Medical District Area Plan as the applicant proposes multifamily units within proximity to the DART Rail station and UT Southwestern Medical campus; thus, providing a highly walkable development easily accessible to work, shop and leisure activities.

STAFF ANALYSIS:

Land Use Compatibility:
The 7,500-square foot site is currently developed with a single-family dwelling. The applicant's request for an MF-2(A) Multifamily District will allow for the construction of one 4-unit structure consisting of two bedrooms per unit with attached two-car garages.

Per the representative, the proposed structure will reflect a townhouse-style design like the new construction on the corner of Maple Avenue and Kimsey Drive.

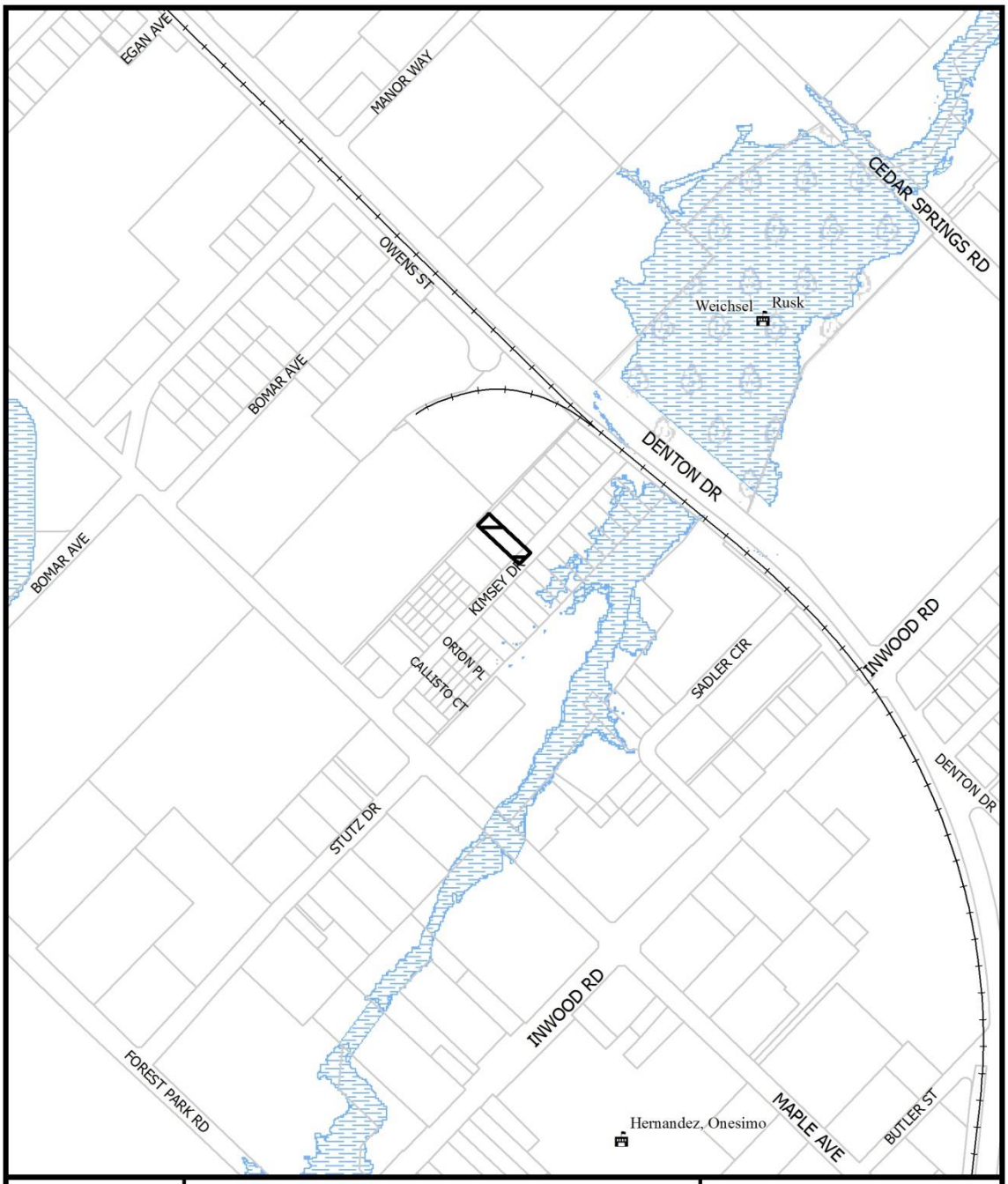
An MF-2(A) zoning limits the lot coverage to 60 percent with a maximum height of 36-feet as opposed to the 80 percent lot coverage allowed by the IR Industrial Research District with 200-foot maximum height. Kimsey Drive is developed with a mix of light industrial/office uses, single family uses, and newly constructed multifamily uses. The area further northwest and southwest of the request site along Maple Avenue between Bomar Avenue and Stutz Drive, have been predominately redeveloped with multifamily uses. Developments of light and heavy industrial (inside) uses with scattered single-family uses had been predominate prior to 2003. The site is within a half-mile walking distance of the Inwood DART rail station. Thus, the need for these multifamily developments as additional housing options arise due in part to the proximity of the DART rail station and the UT Southwestern Medical campus.

Upon review of the recommendations in the area plan and the existing development pattern of the surrounding properties, staff recognizes the positive benefits of an MF-2(A) Multifamily District. Therefore, staff recommends approval of an MF-2(A) Multifamily District.

Development Standards:

DISTRICT	SETBACKS Front	Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Proposed							
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Existing							
IR Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping:
Landscaping is required in accordance with Article X of the Dallas Development Code.



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VICINITY MAP

Case no: Z178-251

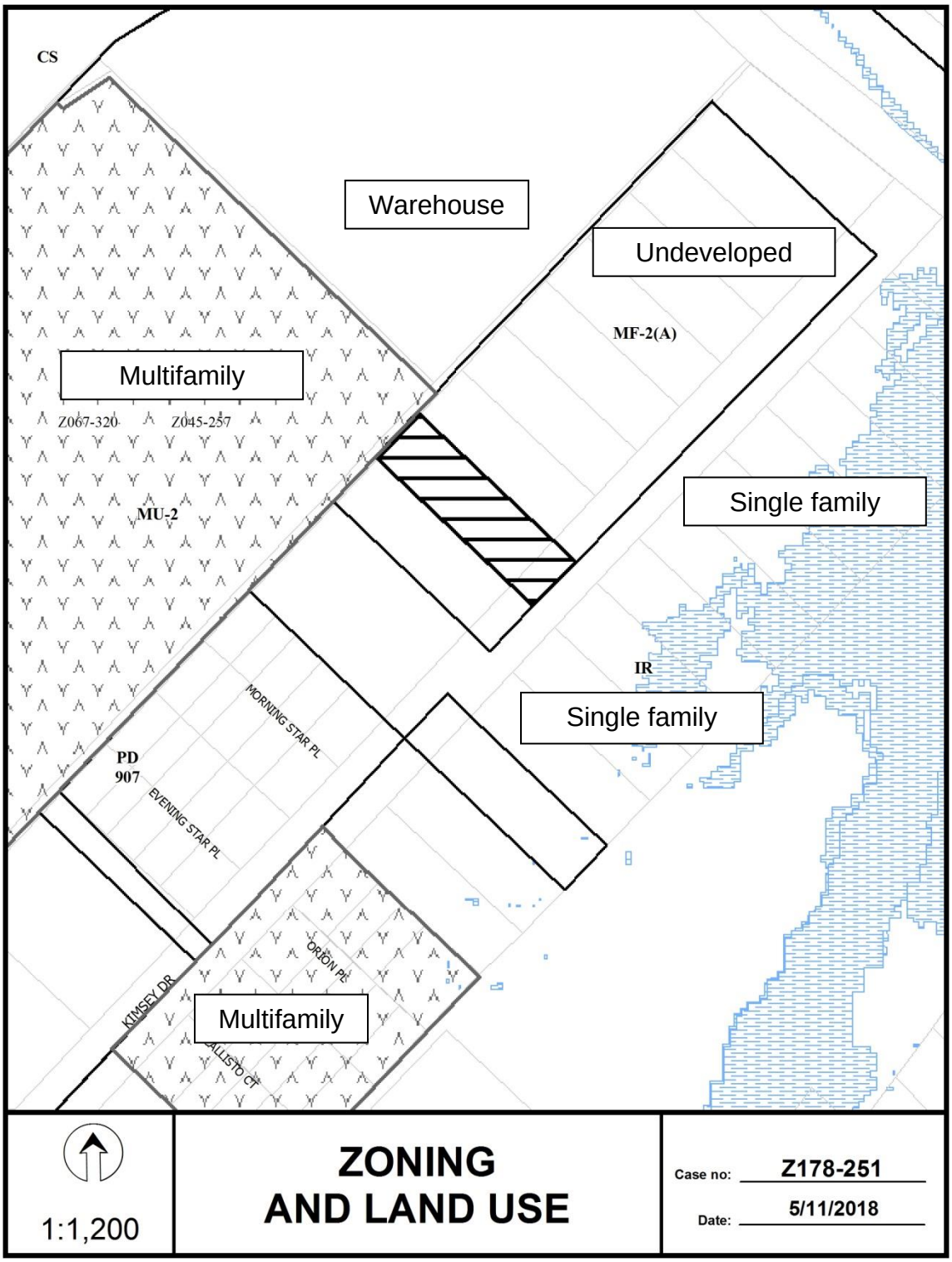
Date: 5/11/2018

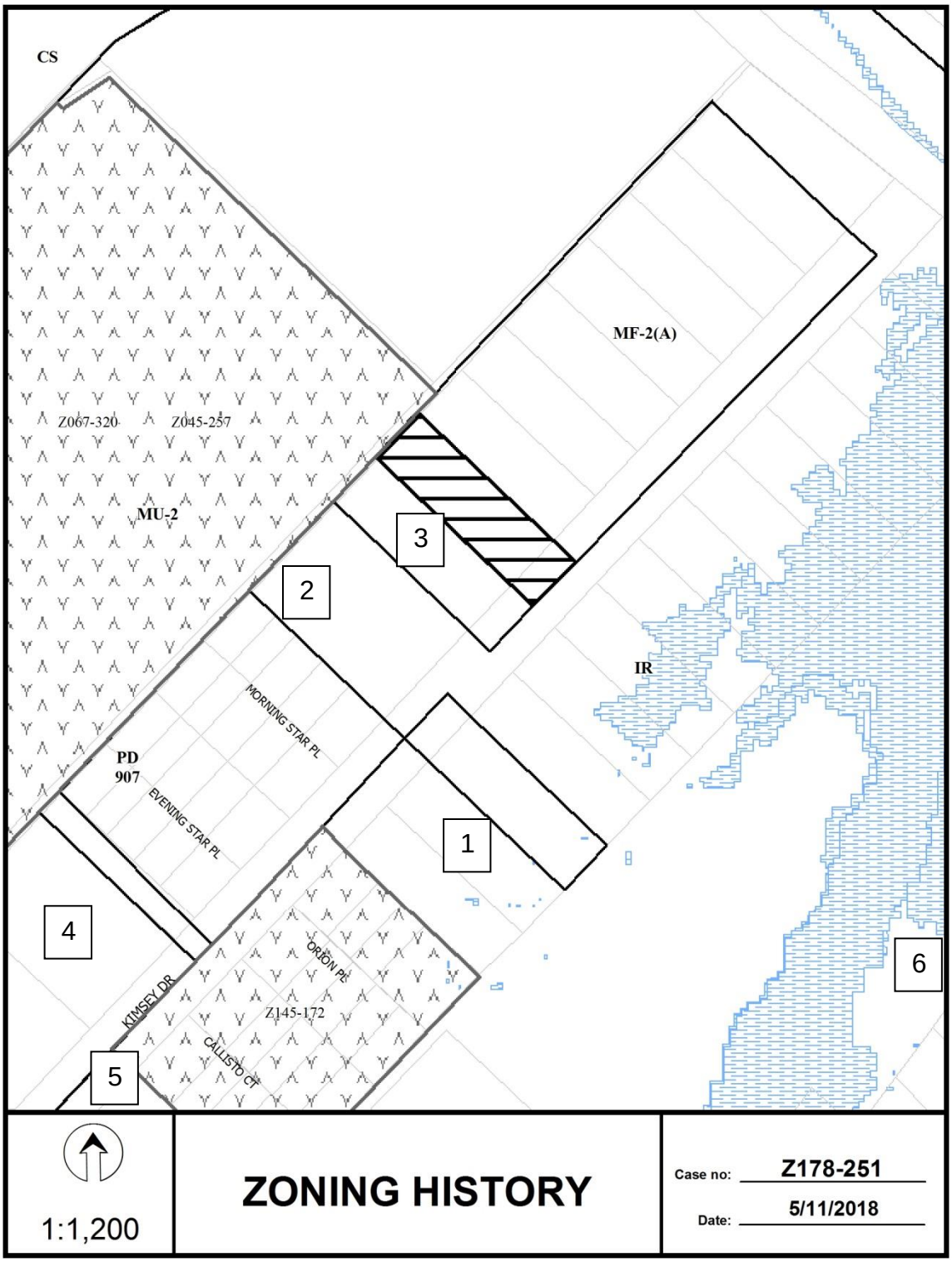
1:1,200

AERIAL MAP

Case no: Z178-251

Date: 5/11/2018


CS
Warehouse
Undeveloped
MF-2(A)
Multifamily
Z067-320
Z045-257
MU-2
Single family
IR
Single family
MORNING STAR PL
PD
907
EVENING STAR PL
ORION PL
KIMSEY DR
Multifamily
ALLISTO CT
1:1,200
ZONING
AND LAND USE
Case no: Z178-251
Date: 5/11/2018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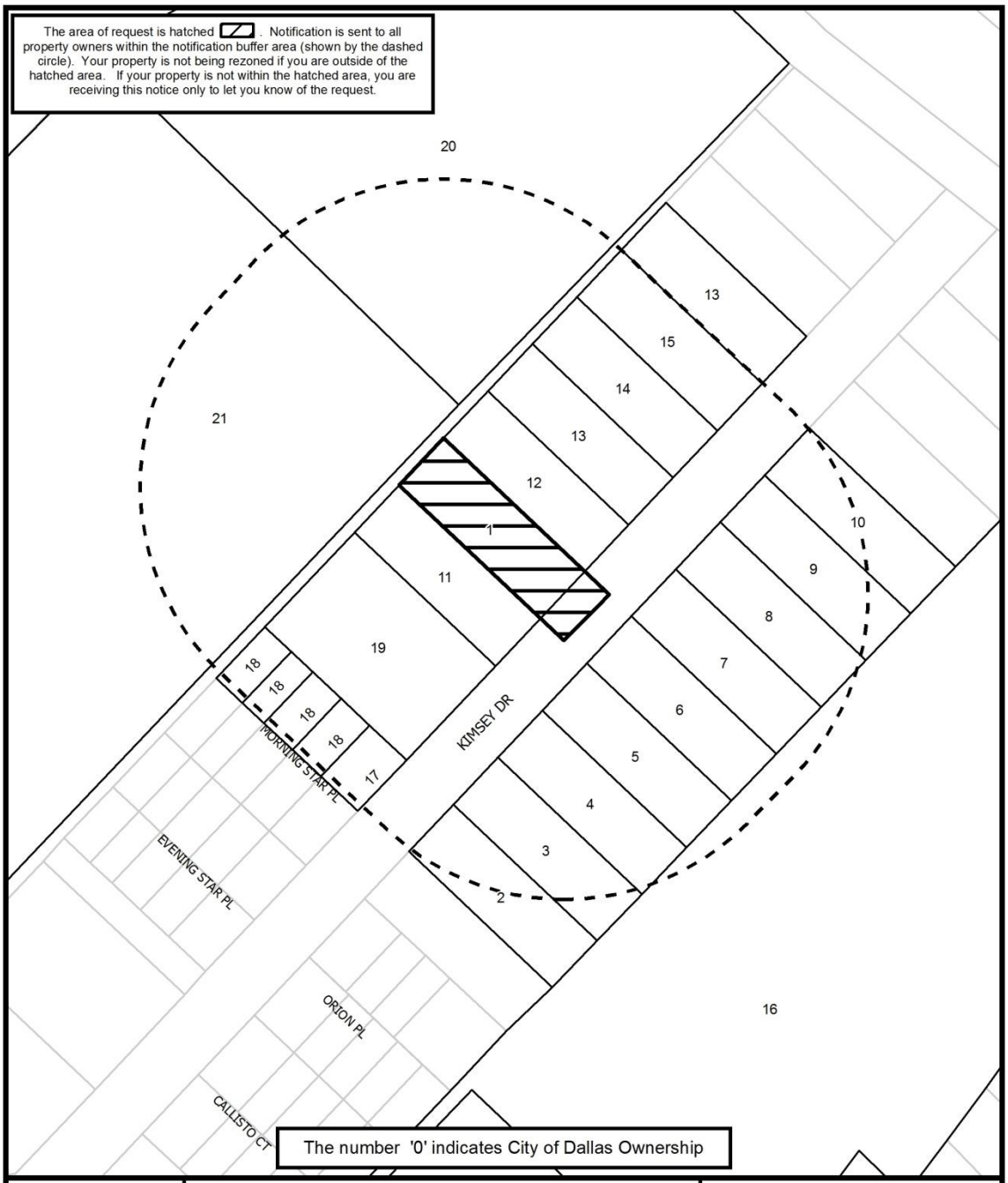
MF-2(A)
Z067-320
Z045-257
MU-2
3
2
IR
MORNING STAR PL
PD
907
EVENING STAR PL
1
4
ORION PL
KINSEY DR
Z145-172
CALLISTO CT
5
6
1:1,200
ZONING HISTORY
Case no: Z178-251
Date: 5/11/2018



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION

21 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z178-251

Date: 5/11/2018

05/11/2018

Notification List of Property Owners

Z178-251

21 Property Owners Notified

Label #	*Address*		*Owner*
1	2623	KIMSEY DR	VASQUEZ ALICIA GLAFIRA
2	2606	KIMSEY DR	COPELAND D K
3	2610	KIMSEY DR	MADISON KIMSEY TLD
4	2614	KIMSEY DR	GALARZA APOLINAR & MINERVA
5	2618	KIMSEY DR	HEED CYNTHIA LOUISE
6	2622	KIMSEY DR	MARTINEZ ALEXANDER C &
7	2626	KIMSEY DR	MACMAHON PAUL
8	2702	KIMSEY DR	PATTERSON DAVID C ETAL
9	2706	KIMSEY DR	PORTILLO SOCORRO H LIFE ESTATE
10	2710	KIMSEY DR	CORONADO JOSE & ANA M
11	2619	KIMSEY DR	RUBIN CANDACE &
12	2627	KIMSEY DR	ALDAPE GABRIELA
13	2703	KIMSEY DR	MADISON KIMSEY LTD
14	2707	KIMSEY DR	MADISON KIMSEY LTD
15	2711	KIMSEY DR	PECINA DAGOBERTO &
16	5760	MAPLE AVE	ADLER PROPERTY CO LLP
17	5916	MORNING STAR PL	LASHER JAMIE E
18	5932	MORNING STAR PL	WEEKLEY HOMES LLC
19	2611	KIMSEY DR	WINE MAISON LLC
20	6025	OWENS ST	CALVARY BEN
21	6008	MAPLE AVE	AMLI 6008 MAPLE AVENUE LLC

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Carlos A. Talison, MPA

FILE NUMBER:	Z178-252(CT)	**DATE FILED:**	April 30, 2018
LOCATION:	On the west line of North St. Augustine Drive, south of Scyene Road		
COUNCIL DISTRICT:	7	**MAPSCO:**	49 X
SIZE OF REQUEST:	Approx. 1.14 acres	**CENSUS TRACT:**	120.00

OWNER: Next Stop, LLC

APPLICANT: Next Stop, LLC

REPRESENTATIVE: Ron Salamie

REQUEST: An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Residential District.

SUMMARY: The applicant proposes to utilize the existing lot for a townhome development consisting of 13 units.

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION:

- The existing lot is currently undeveloped.
- The applicant requests to utilize the existing land to construct 13 single-family townhome units.

Zoning History: There has not been a zoning change requested in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Function	ROW
North St. Augustine Drive	Community Collector	60 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.

STAFF ANALYSIS:

COMPREHENSIVE PLAN:

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

Economic Element

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Surrounding Land Uses:

Location	Zoning	Land Use
Site	R-7.5(A)	Undeveloped Land
North	CR	Retail/Personal Service
East	R-7.5(A)	Church
South	R-7.5(A)	Single Family/Undeveloped Land
West	R-7.5(A)	Undeveloped Land

Land Use Compatibility:

The approximately 1.14-acre site is currently undeveloped. Surrounding properties are mainly residential in nature and include retail and personal service uses to the north and northeast, a church to the east, residential to the south, and undeveloped land to the west of the subject site.

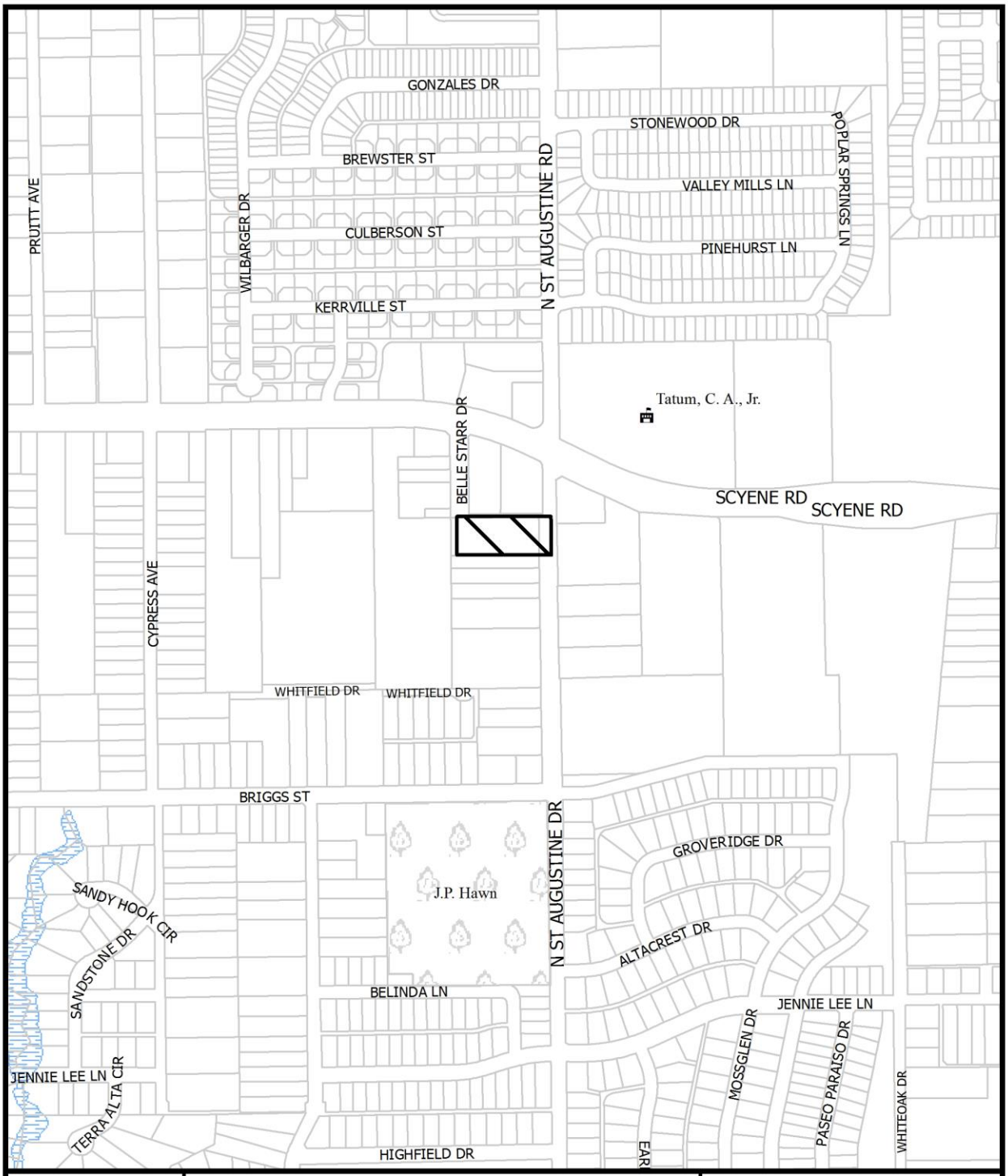
Staff supports the applicant's proposal as the area is largely residential in nature. Uses allowed in the current zoning district and the proposed zoning district are very similar in nature preventing the neighborhood from veering from its initial make up. The proposed development will also serve as a transitional area from the commercial uses to the north and the residential uses to the south.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: R-7.5(A) Residential	25'	5' adjacent to residential OTHER: 10'	No Maximum FAR	30' No Maximum Stories	45% For Residential Structures 25% for nonresidential structures	Residential
Proposed: TH-3(A) Townhouse	No Minimum front yard	No Minimum side and rear yard for single family structures	No Maximum FAR	36' No Maximum Stories	60% For residential structures 25% for Nonresidential structures	Residential

Landscaping:

Landscaping, when triggered, will be in accordance with Article X, as amended.



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VICINITY MAP

Case no: Z178-252

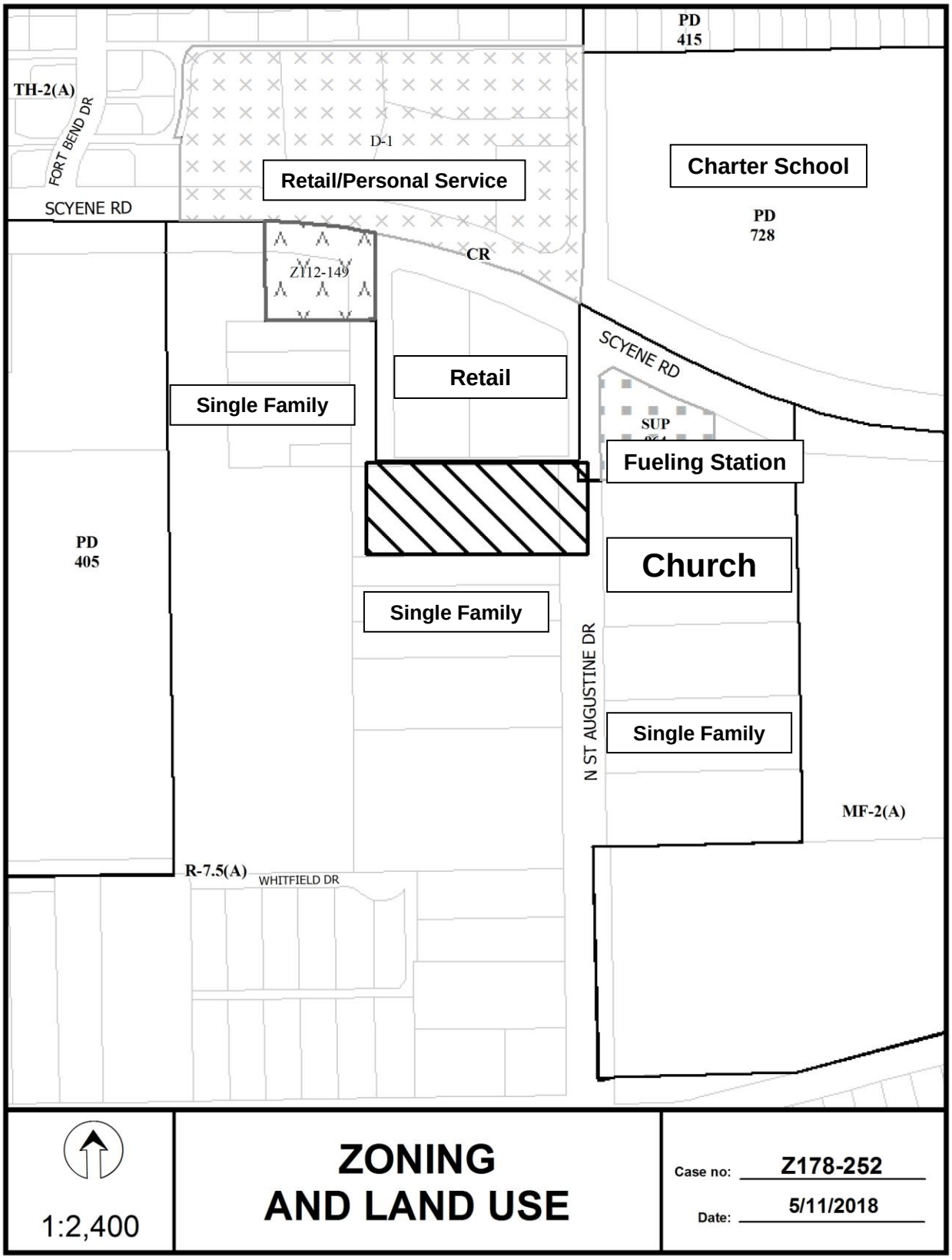
Date: 5/11/2018

1:2,400

AERIAL MAP

Case no: Z178-252

Date: 5/11/2018


PD
415
TH-2(A)
FORT BEND DR
D-1
Retail/Personal Service
Charter School
SCYENE RD
PD
728
CR
Z112-149
SCYENE RD
Retail
Single Family
SUP
Fueling Station
PD
405
Church
Single Family
N ST AUGUSTINE DR
Single Family
MF-2(A)
R-7.5(A)
WHITFIELD DR
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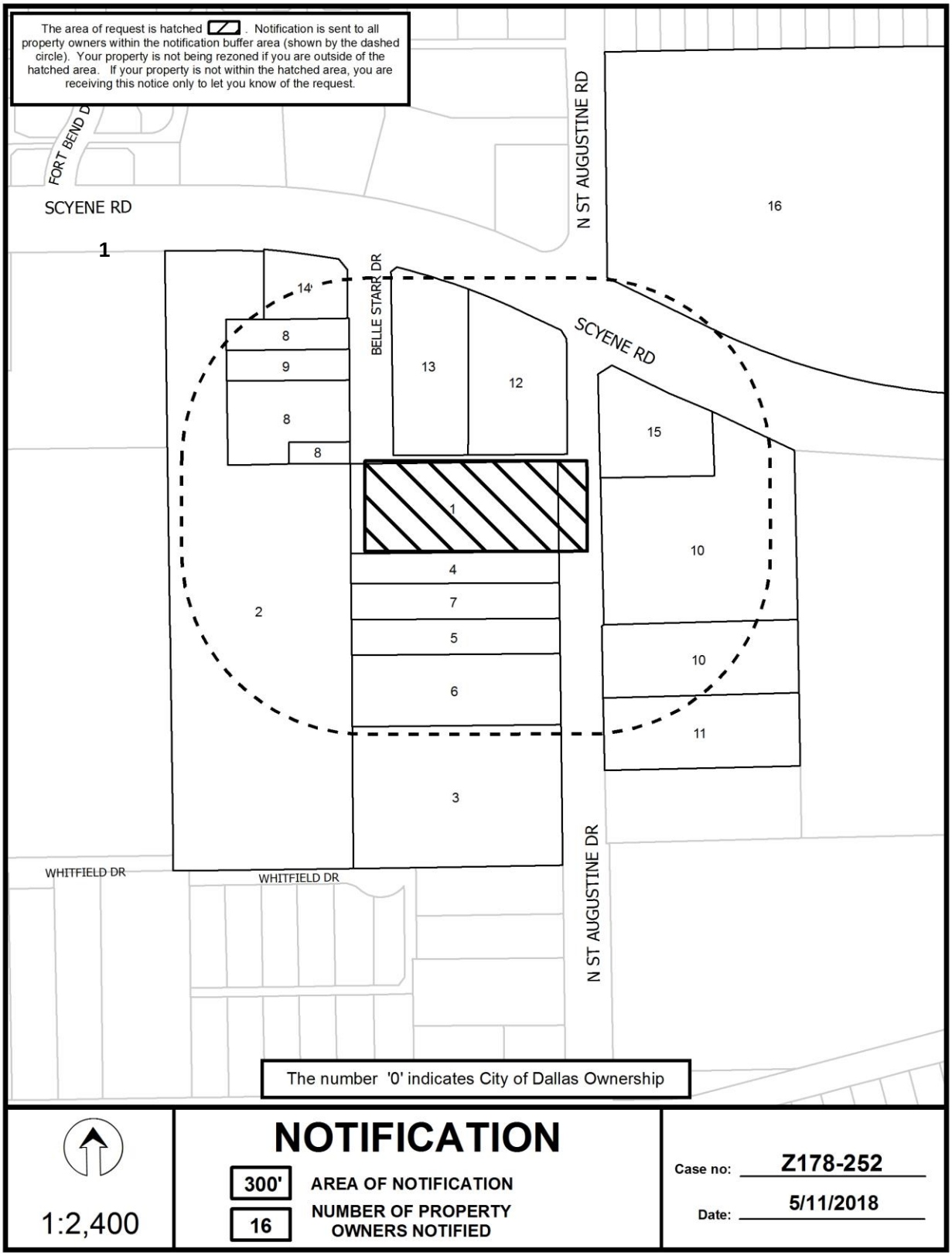
ZONING
AND LAND USE
Case no: Z178-252
Date: 5/11/2018


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
FORT BEND D
SCYENE RD
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N ST AUGUSTINE DR
WHITFIELD DR
WHITFIELD DR
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
16
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z178-252
Date: 5/11/2018

05/11/2018

Notification List of Property Owners

Z178-252

16 Property Owners Notified

Label #	*Address*		*Owner*
1	2945	ST AUGUSTINE RD	RODRIGUEZ JOSE A
2	9520	SCYENE RD	YARBOROUGH H J
3	2835	N ST AUGUSTINE RD	THOMAS CHARLES DOUGLAS &
4	2921	ST AUGUSTINE RD	DELBOSQUE JUAN A
5	2911	ST AUGUSTINE RD	MORALES JESSE G
6	2903	ST AUGUSTINE RD	ZEPEDA HECTOR JUNIOR
7	2915	ST AUGUSTINE RD	AGUILAR PAULINO
8	2933	BELLE STARR DR	GUTIERREZ CAIN LOPEZ
9	2943	BELLE STARR DR	GNG PROPERTIES INCORP
10	2906	N ST AUGUSTINE RD	GRACE & TRUTH APOSTOLIC CHURCH INC
11	2836	ST AUGUSTINE RD	CANO ERIKA G
12	9554	SCYENE RD	TERRELL ALLEN R & JULIE W
13	9546	SCYENE RD	SPEEDY UNITED USA INC
14	9530	SCYENE RD	EDJC ENTERPRISE INC
15	9602	SCYENE RD	SILWAD INC
16	3002	N ST AUGUSTINE RD	Dallas ISD

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Abraham Martinez

FILE NUMBER:	Z178-253(AM)	**DATE FILED:**	April 30, 2018
LOCATION:	East line of South Corinth Street Road, south of Morrell Avenue		
COUNCIL DISTRICT:	4	**MAPSCO:**	55 K
SIZE OF REQUEST:	± .22 acres	**CENSUS TRACT:**	89.00

APPLICANT/OWNER: KnowVest, Inc.

REPRESENTATIVE: Maxwell J. Fisher, Masterplan

REQUEST: An application for an MF-2(A) Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay and Specific Use Permit No. 532, for a community center and outside playground.

SUMMARY: The applicant proposes a two-story multifamily development on a property divided into commercial and residential districts.

STAFF RECOMMENDATION: **Approval**

BACKGROUND INFORMATION

- The area of request is currently undeveloped.
- The parcel at present is dually zoned MF-2(A) and CR with a SUP 532 overlay. The applicant proposes rezoning the portion of the property with the CR zone to MF-2(A) to create a parcel that is entirely zoned MF-2(A) Multifamily with a D Liquor Control overlay and SUP No. 532. Only the portion of the parcel zoned CR is being proposed as part of the area of request; the portion zoned MF-2(A) is excluded from this application.
- Specific Use Permit No. 532, with a permanent time limit, is for a community center with outside playground on property located at 1007 Hutchins Road, North of High Hill Boulevard.

Zoning History: There have been zero zoning changes requested in the area within the last five years.

Thoroughfares/Streets:

Thoroughfares/Streets	Type	Existing ROW
South Corinth Street	Principal Arterial	100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department, upon reviewing the request, has determined that the proposed development shall have no negative impact on the surrounding street system.

COMPREHENSIVE PLAN:

The *forwardDallas! Comprehensive Plan* was adopted by the Dallas City Council on June 2006. Outlined in *forwardDallas! Comprehensive Plan* are several goals and policies which may serve as a framework for assisting in the evaluation of the applicant's request.

LAND USE ELEMENT

Goal 1.2 Promote desired development

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

Goal 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 - Promote pedestrian-friendly streetscapes

Neighborhood Plus

Policy 4.3 – Enhance neighborhood desirability by improving infrastructure, housing stock, recreation and safety

Policy 5.1 – Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	CR	Vacant
North	CR	Vacant
East	MF-2(A)	Community Service Center
South	MF-2(A)	Multifamily
West	CR	Auto-repair

Land Use Compatibility:

The site is currently undeveloped. The parcel is currently divided into commercial and residential uses. The zoning change is requested to harmonize the zoning on the entire property to accommodate development commensurate with adjacent zoning to the south and east. The request would have no impact on the existing D Liquor Control Overlay or the existing Specific Use Permit for community center and outside playground.

The proposed MF-2(A) zoning limits the maximum height allowed to 36 feet with uses limited to residential, as opposed to the 54 feet maximum height with retail, personal, and service uses allowed by the existing CR Community Retail District.

The area of request is surrounded by an undeveloped parcel to the north, a community service center to the east, multifamily housing to the south, and automotive repair to the west. The owner proposes to develop the site with a two-story 12-unit multifamily building.

The proposed zoning change is consistent with the development and zoning patterns found in the area. The area of request is located in front of a DART bus stop and is within a half-mile walking distance of the Morrell DART rail station. Residents would benefit from these transportation options.

After review of the existing development patterns of surrounding properties, staff recognizes the positive benefits to be found in an MF-2(A) Multifamily district. Therefore, staff recommends approval of the request.

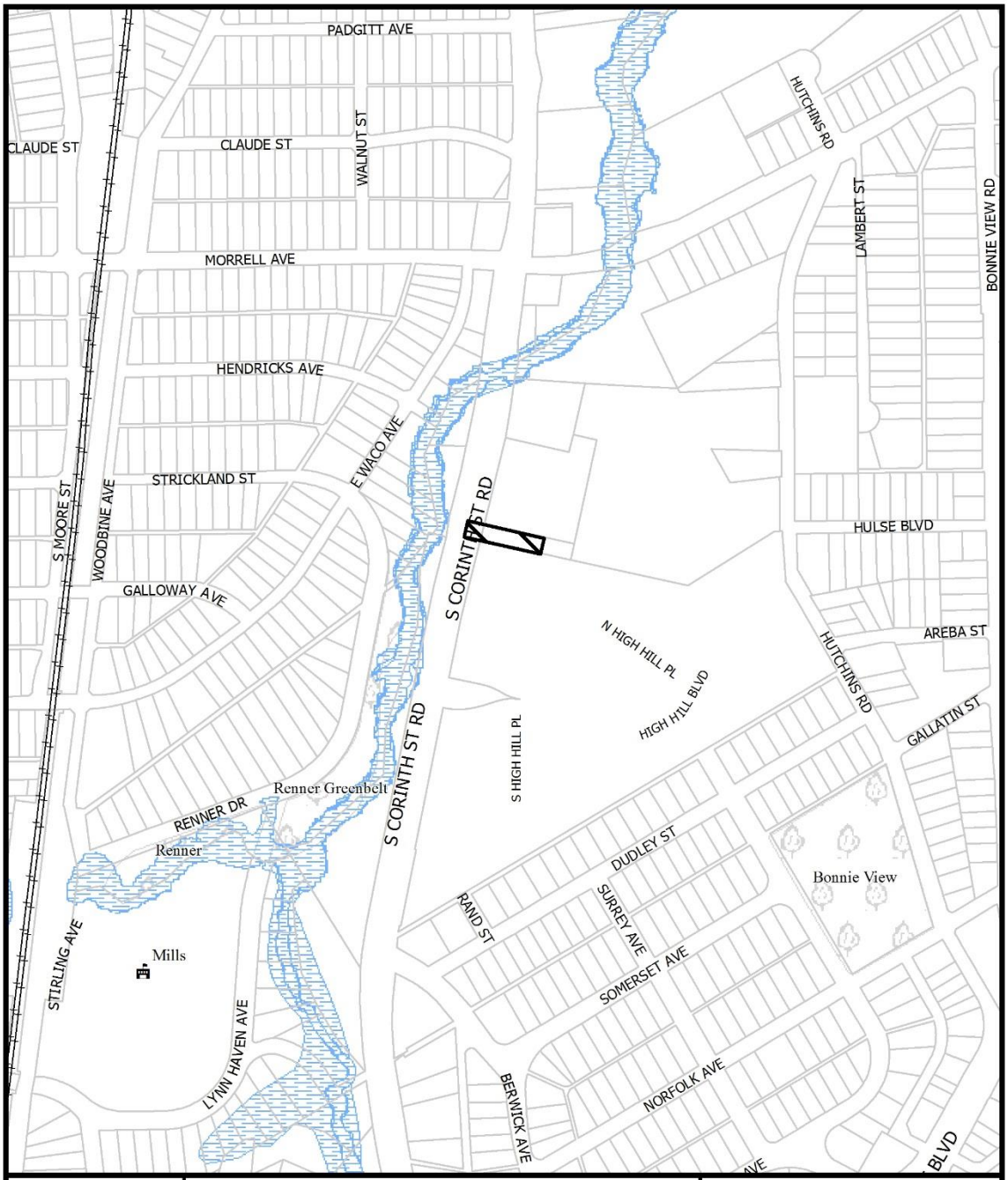
Development Standards:

DISTRICT	SETBACKS Front	SETBACKS Side/Rear	Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Proposed							
MF-2(A) Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
Existing							
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping:
Landscaping is required in accordance with Article X of the Dallas Development Code.

List of Officers

KnowVest, Inc.
Christopher Mayes – Sole Owner



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VICINITY MAP

Case no: Z178-253

Date: 5/11/2018

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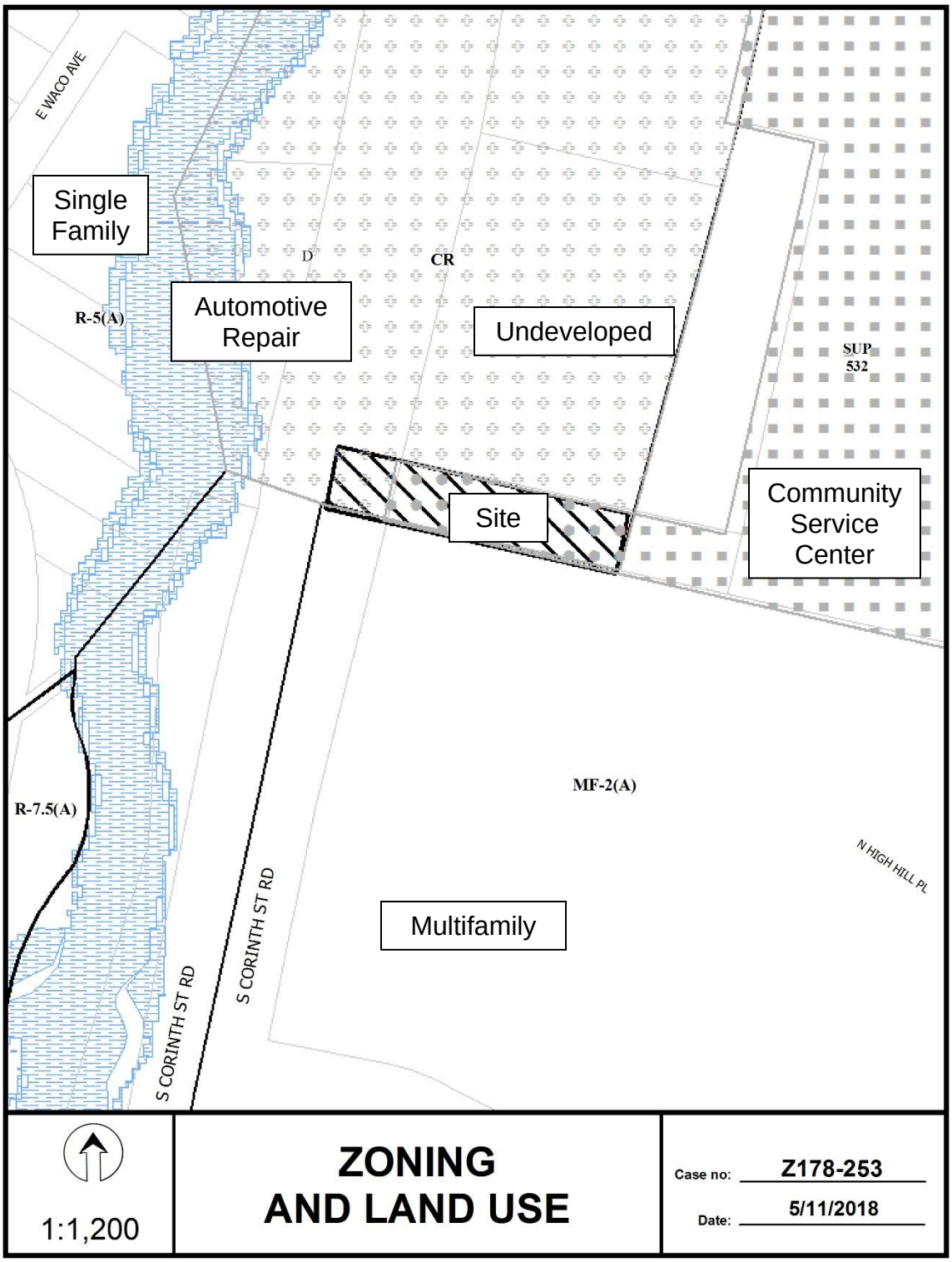
AERIAL MAP

Case no: Z178-253

Date: 5/11/2018


E WACO AVE
Single Family
D
CR
R-5(A)
Automotive Repair
Undeveloped
SUP 532
Site
Community Service Center
R-7.5(A)
MF-2(A)
N HIGH HILL PL
Multifamily
S CORINTH ST RD
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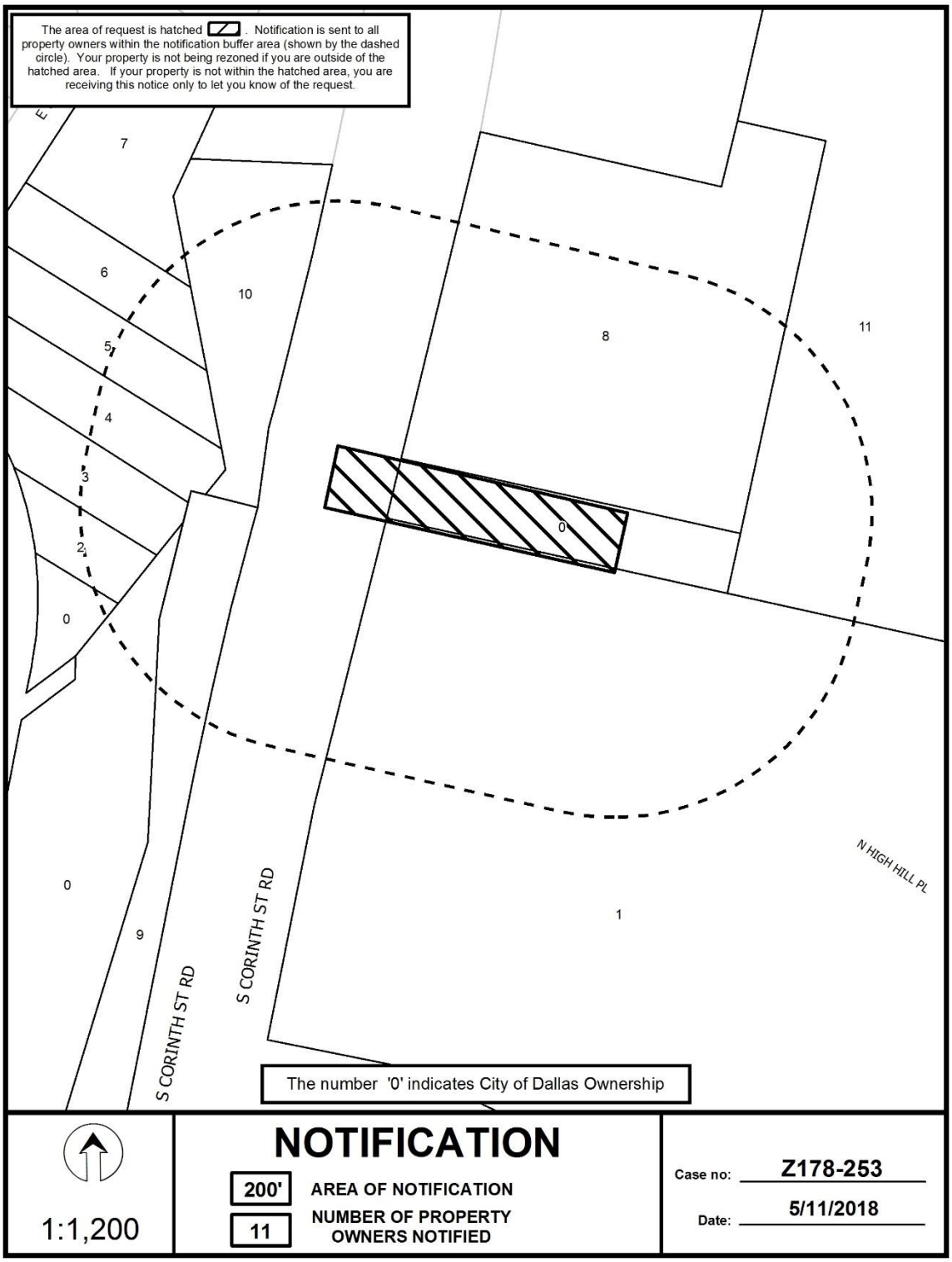
ZONING AND LAND USE
Case no: Z178-253
Date: 5/11/2018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S CORINTH ST RD
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N HIGH HILL PL
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
11
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z178-253
Date: 5/11/2018

Notification List of Property Owners

Z178-253

11 Property Owners Notified

Label #	*Address*		*Owner*
1	1000	S CORINTH ST RD	GH PARTNERS LLC
2	1566	RENNER DR	HERNANDEZ MARIA
3	1570	RENNER DR	GUEVARA CONSUELO G
4	1602	WACO AVE	SMITH ALENE H
5	1606	WACO AVE	MURILLOMONCADA ARIANA
6	1610	WACO AVE	GOMEZ CLAUDIA E
7	1614	WACO AVE	HAPPY FAMILY RENTALS LLC
8	944	S CORINTH ST RD	MANNING BROTHERS BARNETT LTD INC
9	1000	S CORINTH ST RD	BALLAS VICTOR
10	955	S CORINTH ST RD	DUKES R C ETAL
11	807	HUTCHINS RD	SALVATION ARMY

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Sarah May

FILE NUMBER:	Z167-334(SM)	**DATE FILED:**	June 26, 2017
LOCATION:	North line of Royal Lane, between Reeder Road and Harry Hines Boulevard		
COUNCIL DISTRICT:	6	**MAPSCO:**	22 H
SIZE OF REQUEST:	Approx. 8.4 acres	**CENSUS TRACT:**	99.00

APPLICANT/REPRESENTATIVE: Hye Sun Si, International Event Center, LLC

OWNER: Intermart, Inc.

REQUEST: An application for the renewal of Specific Use Permit No. 1992 for a commercial amusement (inside) limited to a dance hall within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District.

SUMMARY: The applicant requests to continue to operate the existing dance hall use [International Event Center, LLC] within the existing multi-tenant structure.

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

PLANNED DEVELOPMENT DISTRICT NO. 498:
http://www.dallascityattorney.com/51P/Articles%20Supp%2036/ARTICLE%20498.pdf

BACKGROUND INFORMATION:

- The subject site is currently developed with one-story multi-tenant structures and surface parking areas. This suite is primarily used for special events (e.g. weddings, anniversaries, reunion, parties, etc.) and operates during the evening and late hours.

- The suite was converted from a large warehouse/commercial space to a space for special events in 2011. The applicant divided the approximately 21,450 square foot space into two banquet halls.

- Planned Development District No. 498 allows for a commercial amusement (inside) by right; however, because the applicant requests a dance hall license to permit dancing, a Specific Use Permit is required.

- On October 10, 2012, the City Council approved Specific Use Permit No. 1992 for a commercial amusement (inside) use limited to a dance hall.

- The applicant requests to continue to operate the existing dance hall use [International Event Center, LLC] within the existing multi-tenant structure.

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

1. **Z134-133:** On June 11, 2014, City Council approved Specific Use Permit No. 2092 for an alcoholic beverage establishment limited to a private-club bar for a two-year period.

2. **Z134-146:** On June 11, 2014, City Council approved Tract 3 in Subdistrict 1 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District.

3. **Z145-344:** On January 27, 2016, City Council approved a D-1 Liquor Control Overlay and Specific Use Permit No. 2176 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Royal Lane	Principal Arterial	100 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the renewal of SUP No. 1992 will not have a negative impact on the surrounding street system.

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

Economic Element

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

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 498	OSW, restaurant, and commercial amusement (inside)
North	PDD No. 498	Warehouse/Commercial
South	PDD No. 498	Retail and personal services
East	PDD No. 498	Auto related uses, Warehouse, Commercial
West	PDD No. 498, IR	Auto related use, Industrial, Restaurant

Land Use Compatibility:

The request site is a one-story multi-tenant development on the north line of Royal Lane that was originally constructed as an office/showroom/warehouse (OSW) development. Over time, the site has been sold to two separate owners and the southern parcel, which is the request site, transitioned some of the suites into evening dining and entertainment uses such as banquet halls, restaurants, and karaoke uses.

The request site is developed with a one-story, 21,450-square-foot banquet hall that is located within an existing OSW development. The applicant's request to renew Specific Use Permit No. 1992 will allow for the existing banquet hall to continue to have a maximum of 1,500 square feet of dance floor areas for special events such as weddings, anniversaries, and reunions. The applicant has indicated their willingness to continue to include restrictions within the Specific Use Permit conditions to provide security officers on site.

The Dallas Development Code does not have a use designated for a "banquet hall" use. Therefore, the applicant had to request a Special Use Permit for a commercial amusement (inside) for a dance hall to accommodate their specific requirements to provide dancing for all ages. Planned Development District No. 498 allows for a commercial amusement (inside) by right; however, because the applicant requests to continue to operate a dance floor, a Specific Use Permit is required.

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

Because the request is to renew an existing Specific Use Permit for a dance hall, the site is located adjacent to a major thoroughfare, and the request site is within an existing OSW development, staff recommends an approval period of five years with eligibility for five-year automatic renewals. The initial five-year time period has allowed the applicant to establish a track record as being a good neighbor with the adjacent retail businesses.

Parking:

The Dallas Development Code requires one parking space per 25 square feet of floor area for the portion of a commercial amusement (inside) use limited to a dance floor and one parking space per 100 square feet of floor area for the remainder of the use.

Based on the 1,500-square-foot dance floor and the remainder of the suite, the applicant is required to provide 260 off-street parking spaces. Since the site was originally constructed as an OSW development which included the parcel just north of the area of request, both parcels are considered one building site and parking is determined cumulatively for all the uses on the building site. Because the southern parcel has transitioned to uses that require more parking than an OSW and primarily operate in the evenings, a parking agreement was filed in the deed records to satisfy parking requirements. The parking agreement for the building site was recently updated and requires 478 of the building site's 506 parking spaces to be shared between uses that operate during the day and uses that operate in the evening.

Police Report:

Staff obtained the following list of offenses from the Dallas Police Department since SUP No. 1992 was approved on October 10, 2015 through July 11, 2017.

Incident No.	Date	Time	Offense	Premise
43431	2012	23:55	Assault	Rental Hall
35945	6/1/2013	20:00	UUMV	937 - Parking - M
25022	7/5/2013	19:00	Theft/BMV	Parking Lot
19716	8/4/2013	20:30	Theft/BMV	Parking Lot
19719	8/3/2013	21:30	Theft/BMV	Parking Lot
52375	10/11/2014	19:15	UUMV	Entertainment/Sports Venue
20238	5/30/2015	20:00	Theft/BMV	Parking Lot (All Others)
22310	6/13/2015	20:30	UUMV	Parking Lot (All Others)
11786	3/14/2015	20:00	Theft/BMV	Parking Lot (All Others)
22983	6/20/2015	20:45	UUMV	Bar/Nightclub/Dancehall ETC.
41756	10/17/2015	19:30	UUMV	Parking Lot (All Others)
28640	7/19/2015	0:01	UUMV	Retail Store
2773	1/3/2015	19:15	UUMV	Parking Lot (All Others)
12766	7/19/2015	0:01	UUMV	Retail Store
109811	6/24/2017	19:45	Theft/BMV	Parking Lot (All Others)
24358	10/17/2015	19:30	UUMV	Parking Lot (All Others)
54061	5/7/2016	19:00	Theft/BMV	Parking Lot (All Others)
205659	3/6/2016	1:45	Assault	Bar/Nightclub/Dancehall ETC.
61121	5/27/2017	5:00	Assault	Entertainment/Sports Venue

Note: UUMV means unauthorized use of motor vehicle

Proposed SUP No. 1992 Amendments

1. USE: The only use authorized by this specific use permit is a commercial amusement (inside) limited to a dance hall.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (five-years), 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.) [~~October 10, 2017.~~]

4. FLOOR AREA: Maximum floor area for a dance floor is 1,500 square feet in the location shown on the attached site plan.

5. HOURS OF OPERATION: The commercial amusement (inside) limited to a dance hall may only operate between 6:00 p.m. and 4:00 a.m., Monday through Sunday.

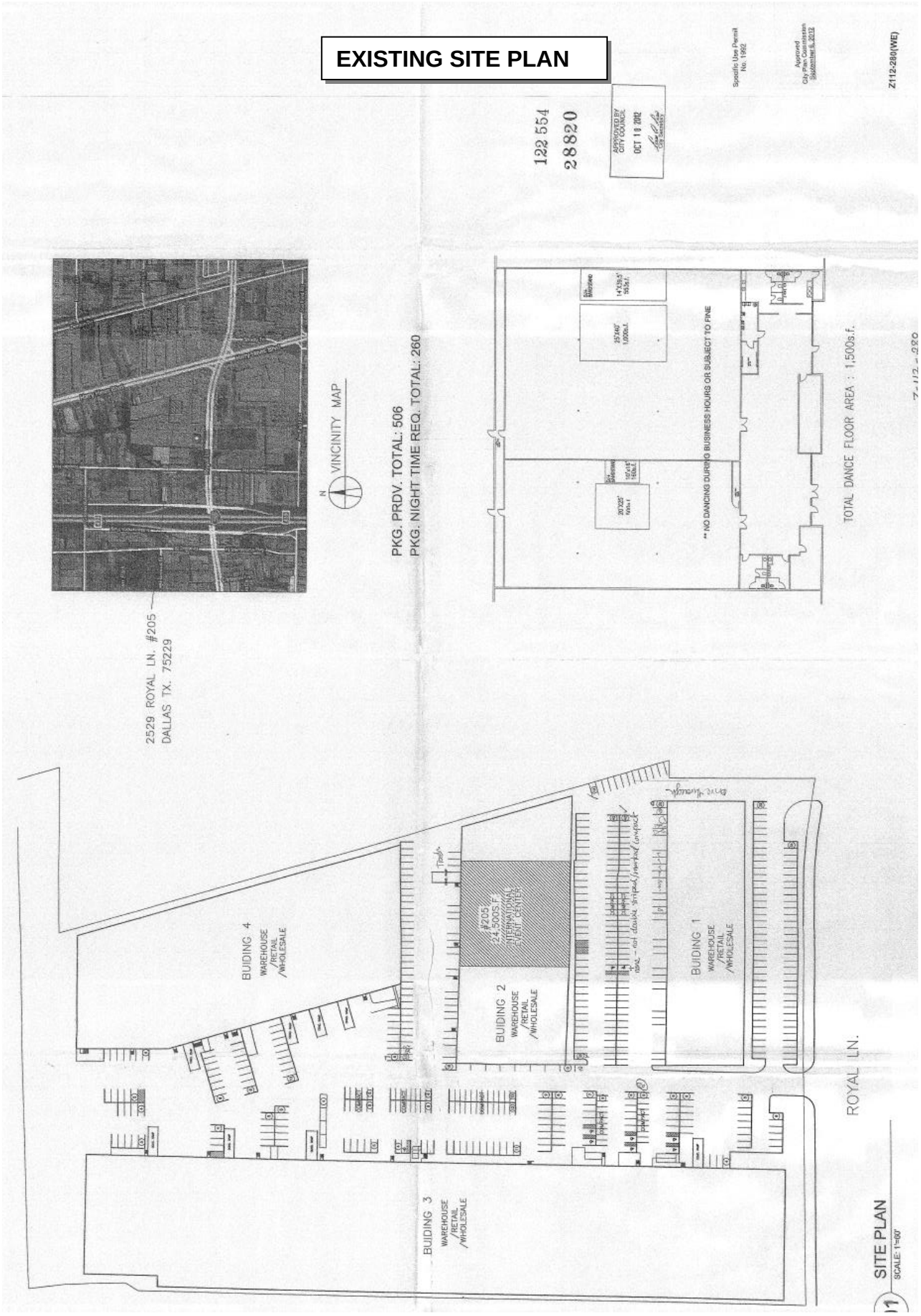
6. OFF-STREET PARKING: A minimum of 260 off-street parking spaces must be provided in the location shown on the attached site plan.

7. ON SITE SECURITY: A minimum of two security [~~peace~~] officers must be provided on site between 9:00 p.m. and 4:00 a.m. (the next day). The security [~~peace~~] officers must monitor the P[~~p~~]roperty and required parking areas.

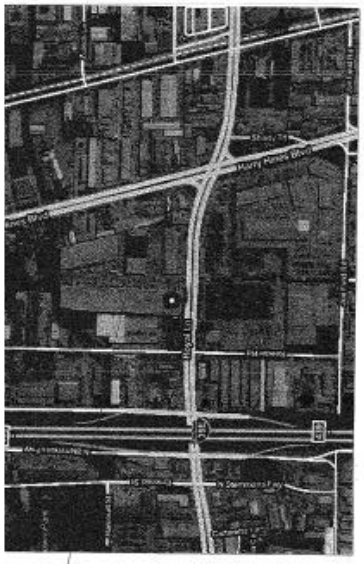
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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

EXISTING SITE PLAN



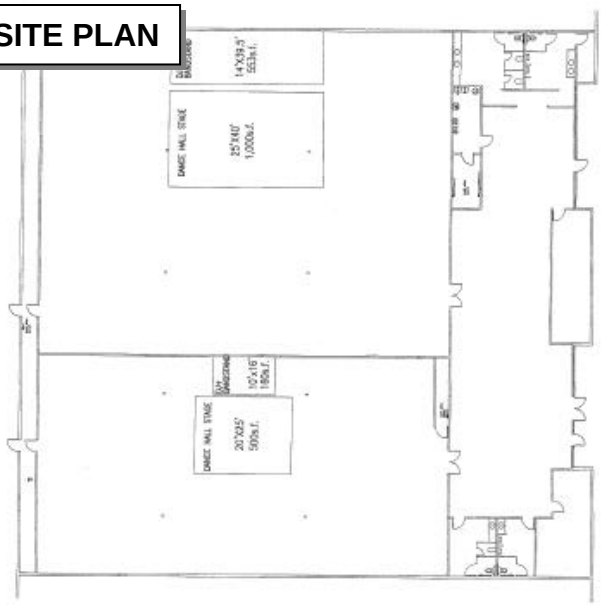
PROPOSED SITE PLAN



2529 ROYAL LN. #205
DALLAS TX. 75229

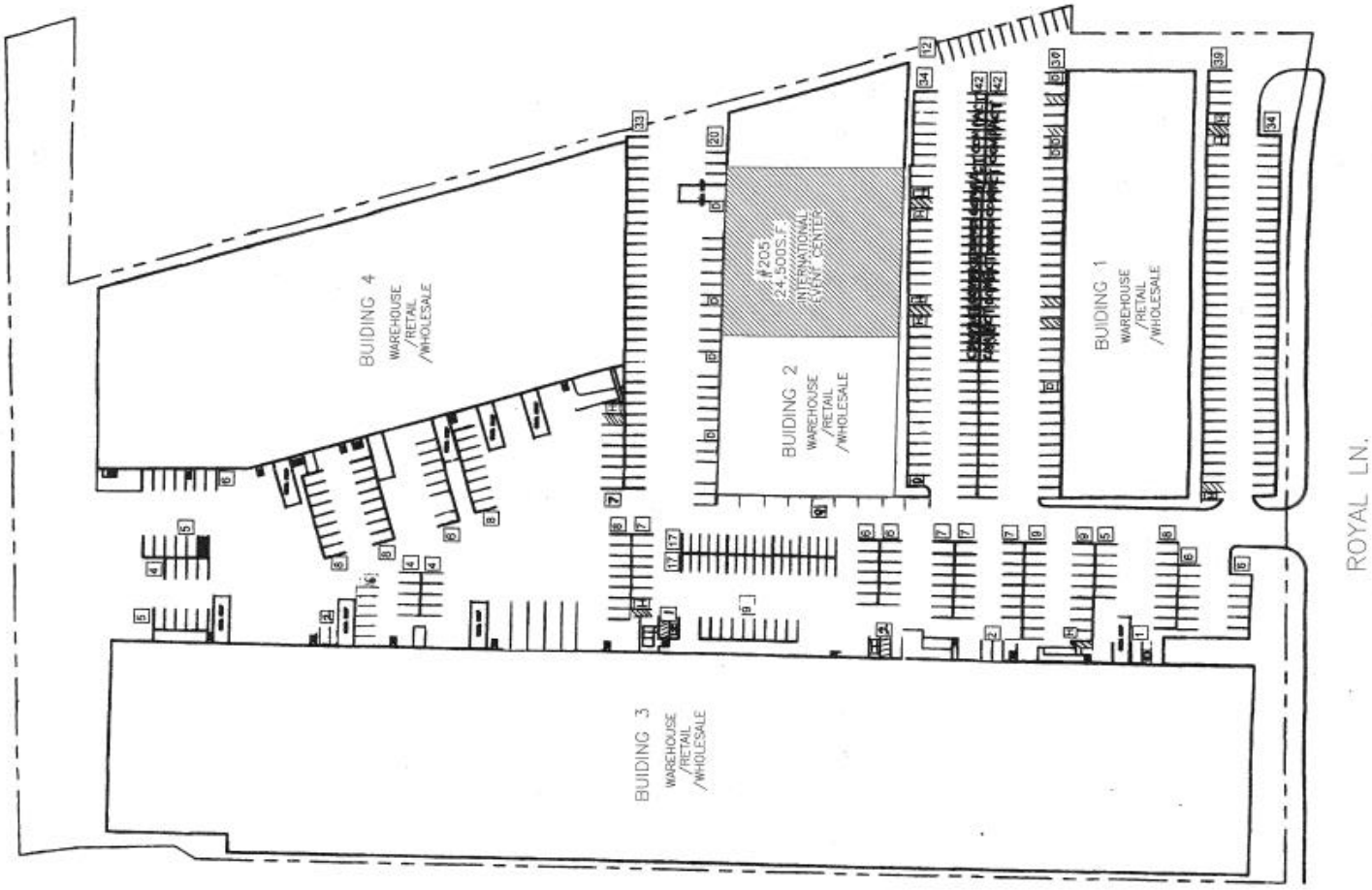
VINCINITY MAP

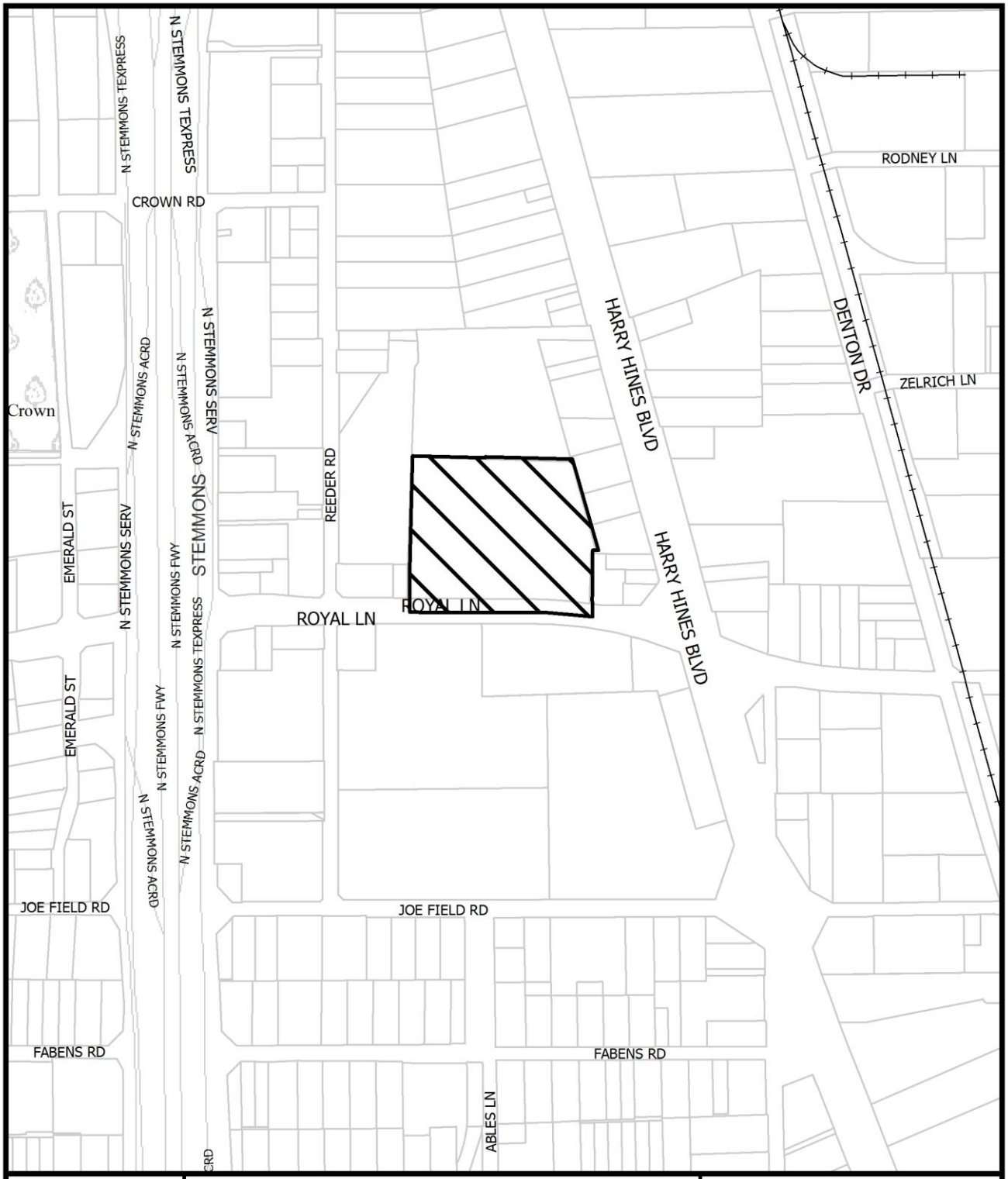
TOTAL PROVIDE PARKING 506 PARKING
12 (H) HANDICAPPED PARKING INCLUDED
D DUMPSTER
PKG. REQ. TOTAL: 260



TOTAL DANCE FLOOR AREA : 1,500s.f.

CASE NUMBER
Z167-334





1:6,000

VICINITY MAP

Case no: Z167-334

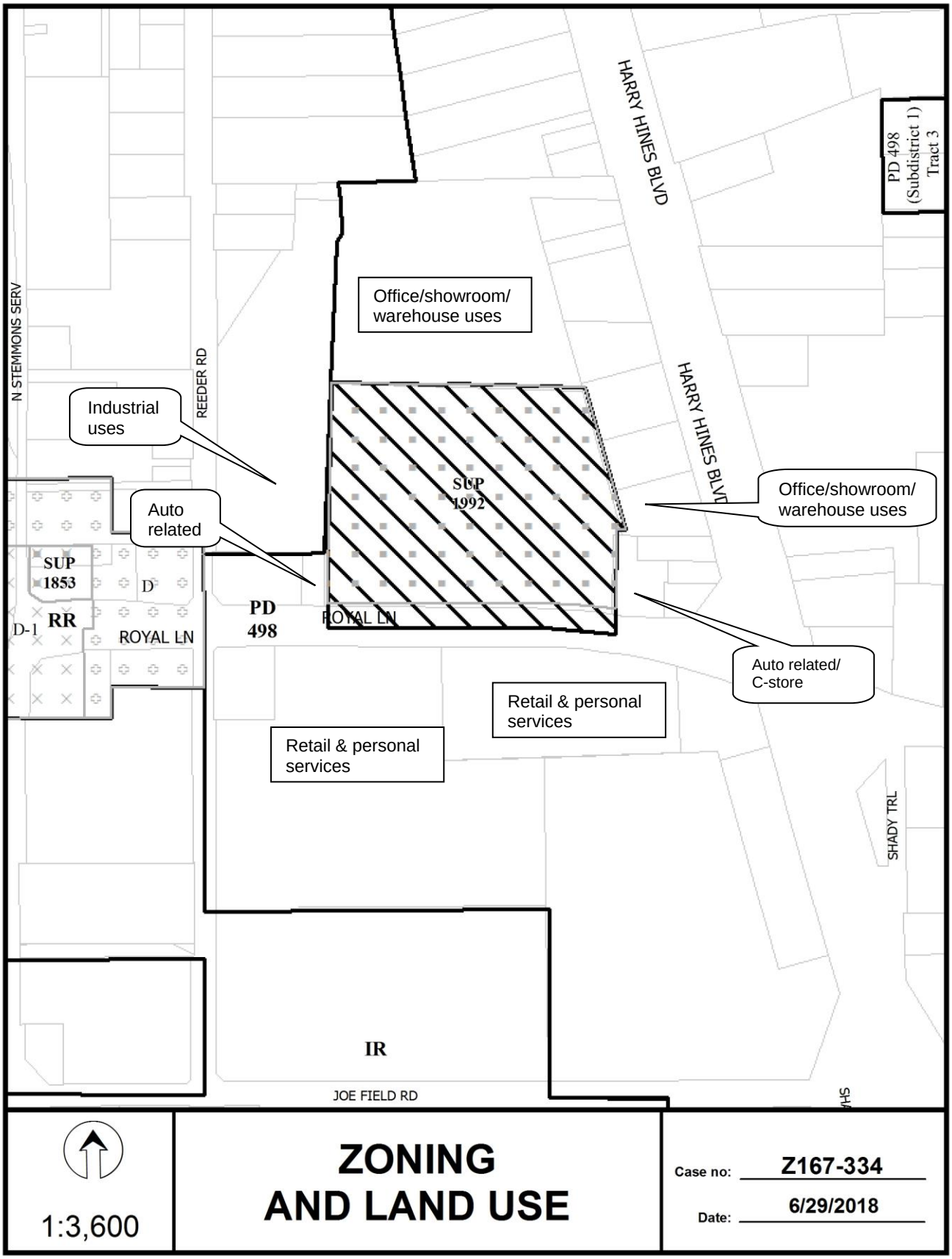
Date: 6/29/2018

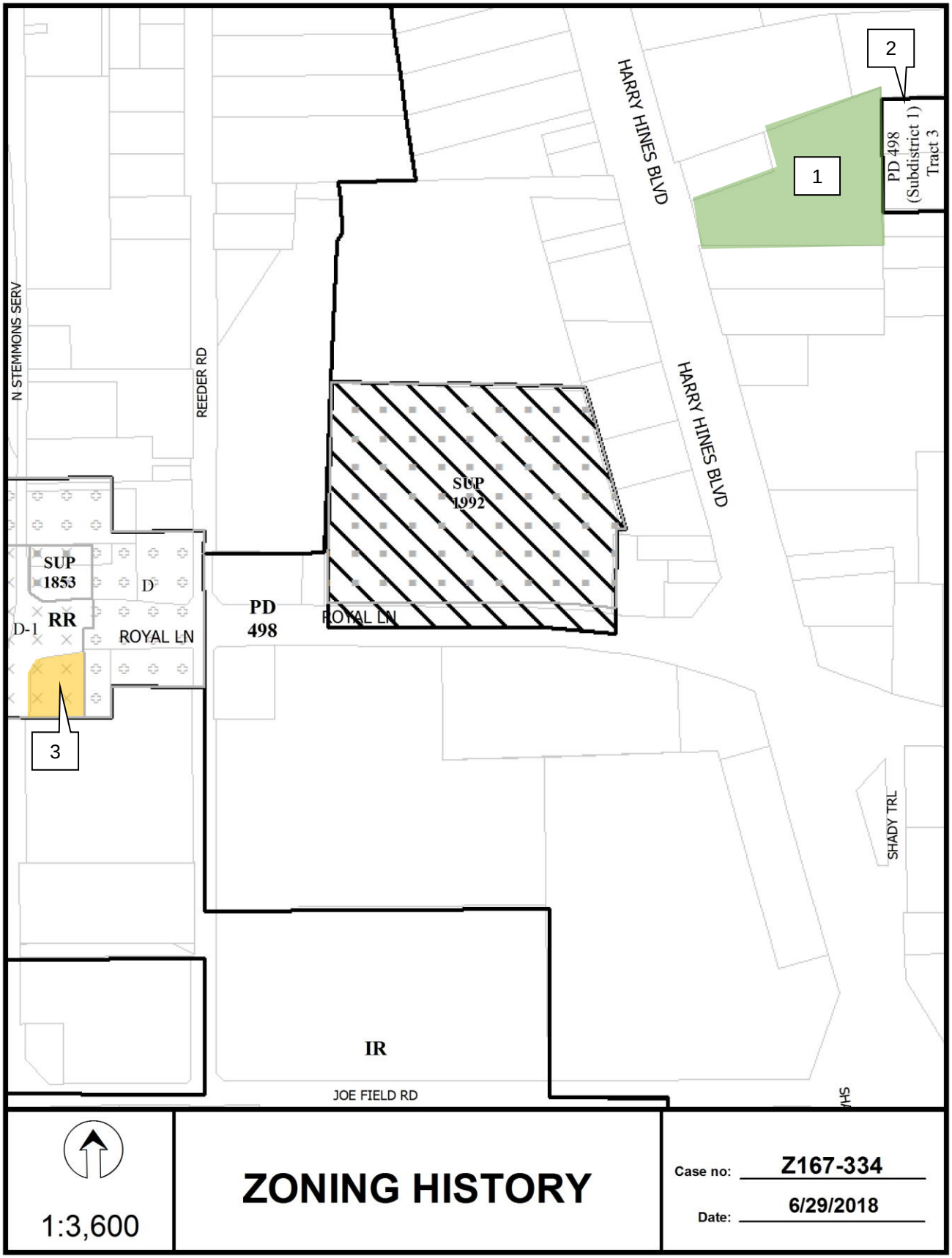
1:3,600

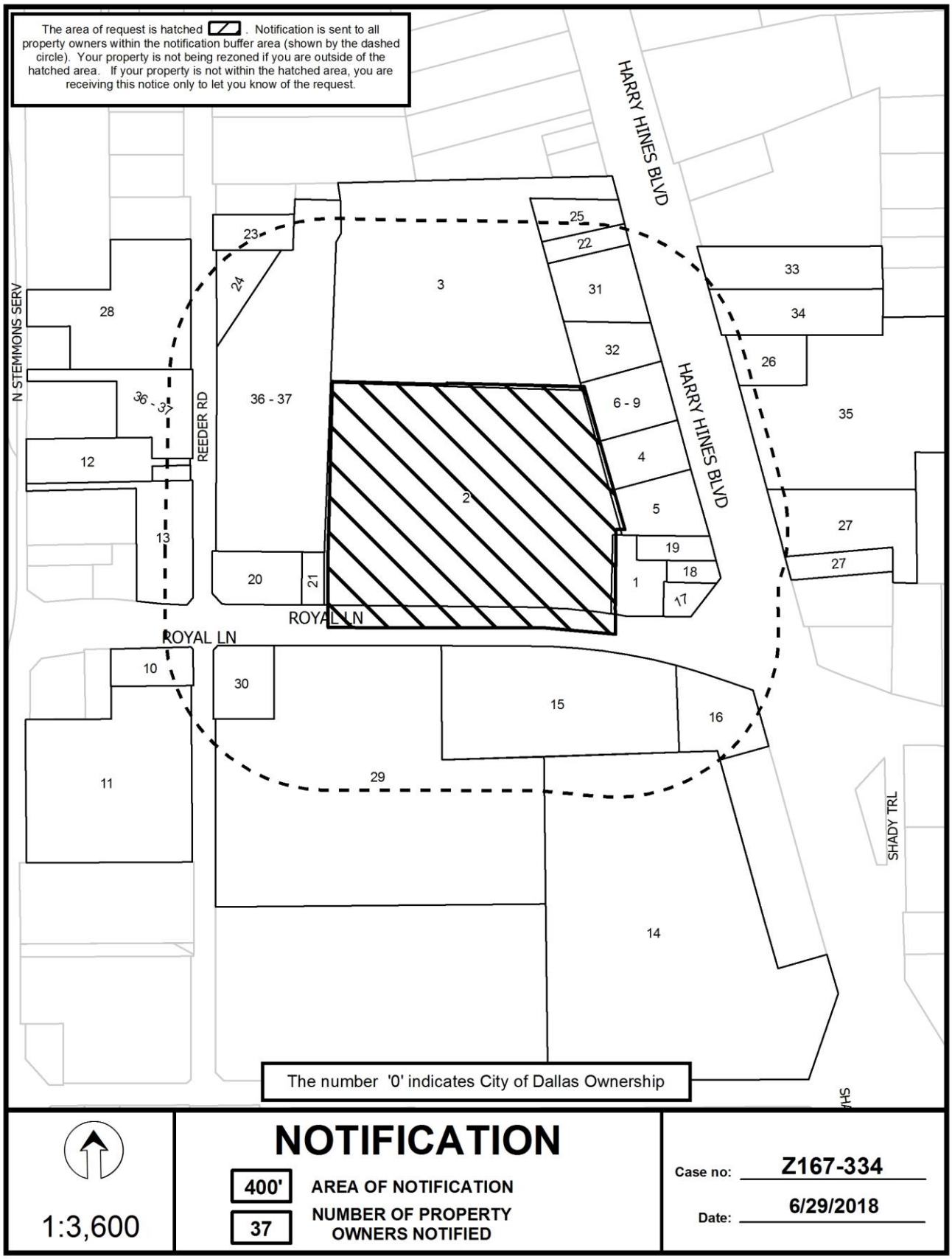
AERIAL MAP

Case no: Z167-334

Date: 6/29/2018


HARRY HINES BLVD
PD 498 (Subdistrict 1) Tract 3
Office/showroom/ warehouse uses
N STEMMONS SERV
REEDER RD
Industrial uses
SUP 1992
HARRY HINES BLVD
Office/showroom/ warehouse uses
Auto related
SUP 1853
D
RR
D-1
ROYAL LN
PD 498
ROYAL LN
Auto related/ C-store
Retail & personal services
Retail & personal services
SHADY TRL
IR
JOE FIELD RD
1:3,600
ZONING AND LAND USE
Case no: Z167-334
Date: 6/29/2018


2
1
PD 498
(Subdistrict 1)
Tract 3
HARRY HINES BLVD
HARRY HINES BLVD
N STEMMONS SERV
REEDER RD
SUP
1992
SUP
1853
D
RR
D-1
ROYAL LN
PD
498
ROYAL LN
3
SHADY TRL
IR
JOE FIELD RD
1:3,600
ZONING HISTORY
Case no: Z167-334
Date: 6/29/2018


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
HARRY HINES BLVD
N STEMMONS SERV
REEDER RD
ROYAL LN
SHADY TRL
The number '0' indicates City of Dallas Ownership
1:3,600
NOTIFICATION
400'
AREA OF NOTIFICATION
37
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-334
Date: 6/29/2018

06/29/2018

Notification List of Property Owners

Z167-334

37 Property Owners Notified

Label #	*Address*		*Owner*
1	2581	ROYAL LN	2581 ROYAL LLC
2	2527	ROYAL LN	INTERMART INC
3	2525	ROYAL LN	INTERMART II INC
4	11429	HARRY HINES BLVD	C & Y PLAZA LLC
5	11423	HARRY HINES BLVD	AFWS PROPERTIES LLC
6	11447	HARRY HINES BLVD	JH DFW INVESTMENTS LLC
7	11447	HARRY HINES BLVD	NORTHSTAR CROSSING GP LLC
8	11447	HARRY HINES BLVD	J LIU PROPERTY LLC
9	11447	HARRY HINES BLVD	J LIU PROPERTY LLC
10	2464	ROYAL LN	KLACHIAN GARY &
11	11359	REEDER RD	DONNA CATHERINE MACDONALD CHARITABLE TRUST
12	11434	N STEMMONS FWY	JAMES INVESCO INC
13	2475	ROYAL LN	MCDONALDS USA LLC
14	11325	HARRY HINES BLVD	JBP LAND LTD
15	2560	ROYAL LN	ROYAL PLAZA INVESTMENT LLC
16	2598	ROYAL LN	KORIO INC
17	11401	HARRY HINES BLVD	HAYES CURTIS A & SHERRY L
18	11407	HARRY HINES BLVD	HAYES SHERRY L
19	11415	HARRY HINES BLVD	ROA TRUST
20	2507	ROYAL LN	BLATERI JOHN & ANN
21	2519	ROYAL LN	KIM BO
22	11479	HARRY HINES BLVD	GARCIA APOLINAR
23	11436	REEDER RD	RAYMOND GARY ARTHUR
24	11432	REEDER RD	AYLMER TED
25	11481	HARRY HINES BLVD	PARKS FAMILY CORPORATION
26	11444	HARRY HINES BLVD	TENNINGTON INVESTMENTS LLC

06/29/2018

Label #	***Address***		***Owner***
27	11410	HARRY HINES BLVD	HANKUK PLAZA CORPORATION
28	11422	SPROWLES ST	11422 SPROWLES INC
29	2534	ROYAL LN	IYK TEXAS CORP
30	2502	ROYAL LN	TEXAS TOZEE LLC
31	11461	HARRY HINES BLVD	FAVORLAND LLC
32	11453	HARRY HINES BLVD	DIVA PROPERTY MGMT INC
33	11464	HARRY HINES BLVD	SUNDER HOLDINGS LLC
34	11456	HARRY HINES BLVD	PARIS PLAZA REALTY LLC
35	11422	HARRY HINES BLVD	SHIN CHON DEV CORP
36	11420	REEDER RD	BLESSINGS PPTIES INC
37	11430	REEDER RD	LALANI AMIR ALI

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Sarah May

FILE NUMBER: Z178-159(SM) **DATE FILED:** December 20, 2017

LOCATION: North Line of Commerce Street, west of Sylvan Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 44 P

SIZE OF REQUEST: Approx. 0.64 acres **CENSUS TRACT:** 43.00

OWNER/APPLICANT: Listocon Group, LLC

REPRESENTATIVE: Tailim Song, Tailim Song Law Firm

REQUEST: An application for the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to continue the operation of a concrete batch plant on the property.

STAFF RECOMMENDATION: **Approval** for a two-year period.

BACKGROUND:

- The request site is currently developed with an existing concrete batch plant.
- The applicant received a Certificate of Occupancy (CO) for a machinery, heavy equipment, or truck sales or service use in 1997. The applicant received an Air Quality Permit from the Texas Commission on Environmental Quality in 2006. A CO for an office was issued in 2007.
- On April 28, 2010, City Council approved SUP No. 1800 for a concrete batch plant.

Zoning History:

1. **Z089-260:** On April 28, 2010, City Council approved SUP No. 1800 for a concrete batch plant for a five-year period, with eligibility for one automatic renewal for a three-year period.
2. **Z134-327:** On December 10, 2014, City Council approved the renewal and amendment of Specific Use Permit No. 1752 for an industrial (outside) use limited to a concrete batch plant for a five-year period.
3. **Z134-145:** On September 10, 2014, City Council approved Planned Development District No 922 for certain Residential and Utility and public service uses on property zoned a TH-3(A) Townhouse District, an MF-2(A) Multifamily District, an MF-4(A) Multiple Family District, and a CS Commercial Service District.
4. **Z134-286:** On February 25, 2015, City Council approved Planned Development District No. 933 for certain Residential and Utility and public service uses on property zoned an IR Industrial Research District and an R-7.5(A) Single Family District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Dimension; ROW
Commerce Street	Collector	Standard-4 lanes-undivided; 60 ft.

Traffic: The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the surrounding 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 applicant's request is not consistent with the goals and policies of the comprehensive plan; however, a short time period can be supported to allow the existing industrial use to continue to support the surrounding construction activities in the vicinity as the area transitions.

STAFF ANALYSIS:

Surrounding Land Uses:

Direction	Zoning	Land Use
Site	IR, SUP No. 1804	Concrete batch plant
North	IR, TH-3(A)	Railroad, Single family
East	IR, SUP No. 1752	Concrete batch plant
South	IR, PDD Nos. 935 & 922	Commercial parking lot or garage, Undeveloped (future single family and multifamily)
West	IR	Office/showroom/warehouses

Land Use Compatibility:

The site is developed with an existing concrete batch plant. The applicant requests to renew the existing SUP to permit the continued operation of this use. The dominate land use within the immediate area is industrial (with screening of outside operations) and scattered office uses to the west, on both sides of Commerce Street. However, residential areas are located near the site: one existing residential area is north of the site, approximately 350 feet, and is buffered from the site by rail right-of-way, and another is planned to be located approximately 300 feet south of the site and is buffered from the site by IR Industrial Research District zoned property. The creation of PDD No. 922 brought residential zoning approximately 100 feet closer to the request site since the original SUP was approved.

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 compatible with the adjacent property and 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 zoning regulations and standards.

The site is in a strategic location for major development/redevelopment efforts near downtown and along the Trinity River Corridor. However, there is a concrete batch plant adjacent to the site that has an existing SUP that is scheduled to expire on December 10, 2018. Therefore, staff recommends approval for a two-year period to allow the site to be reevaluated as development occurs to implement the Trinity River Plan.

Parking:

Parking for the use is one space per 600 square feet of floor area. The existing office is comprised of 872 square feet of floor area, requiring two parking spaces. The applicant is providing five parking spaces.

Landscaping:

The applicant is providing screening along the perimeter on West Commerce Avenue.

PROPOSED AMENDMENTS TO SUP No. 1804

1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use limited to a concrete batch plant.

2. SITE AND LANDSCAPE PLAN: Use and development of the Property must comply with the attached site and landscape plan.

3. TIME LIMIT: This specific use permit expires on (two-years from the passage of this ordinance), [~~April 28, 2015, but is eligible for automatic renewal for one three-year period pursuant to Section 5 IA-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 site and landscape[~~ing~~] plan. [~~Landscaping must be provided by October 28, 2010.~~]

5. DUST CONTROL:

(A) The following conditions must be met on an ongoing basis:

(1) Trucks must be loaded through a discharge equipped with a water ring that eliminates visible dust emissions.

(2) All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.

(3) The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic must be paved, watered, and swept as necessary to achieve maximum control of dust emissions. Other areas used for vehicle traffic must be watered as necessary to eliminate dust emissions.

(4) During operations, all stockpiles must be sprinkled with water or chemicals as necessary to eliminate visible dust emissions.

(5) The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.

(6) During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions.

(7) To avoid overloading, a mechanism must be installed on each cement storage silo to warn operator that the solo is full.

(8) Spillage of cement must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and/or vehicle traffic are minimized.

(B) A written ground and soot control plan incorporating existing and proposed infrastructure must be delivered to the director of environmental and health services and the director of sustainable development and construction by June 28, 2010.

6. FLOOR AREA: The maximum floor area is 872 square feet in the location shown on the attached site and landscape plan.

7. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site and landscape plan. No other ingress or egress is permitted.

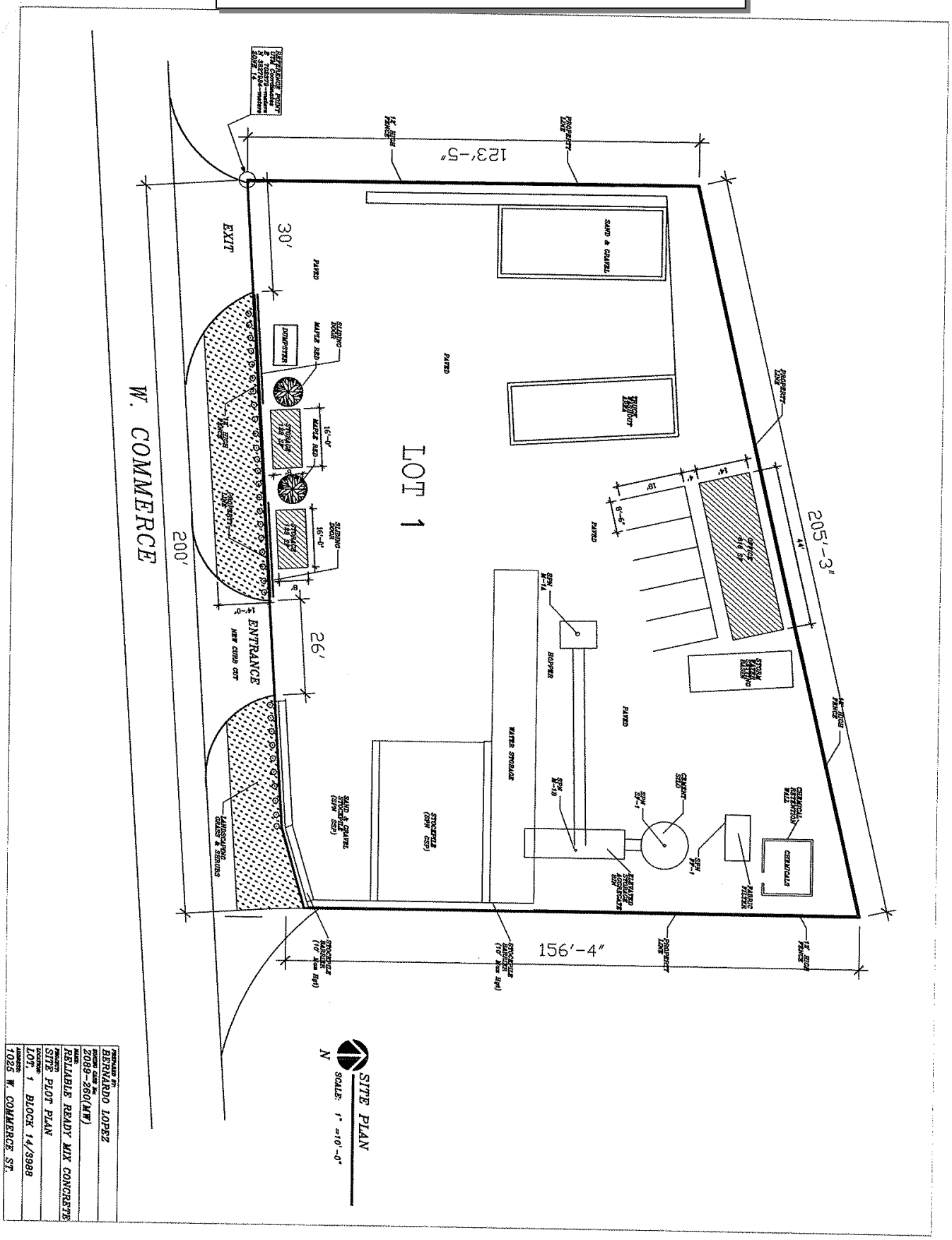
8. PARKING: A minimum of two off-street parking spaces must be provided in the locations [~~as~~] shown on the attached site and landscape plan.

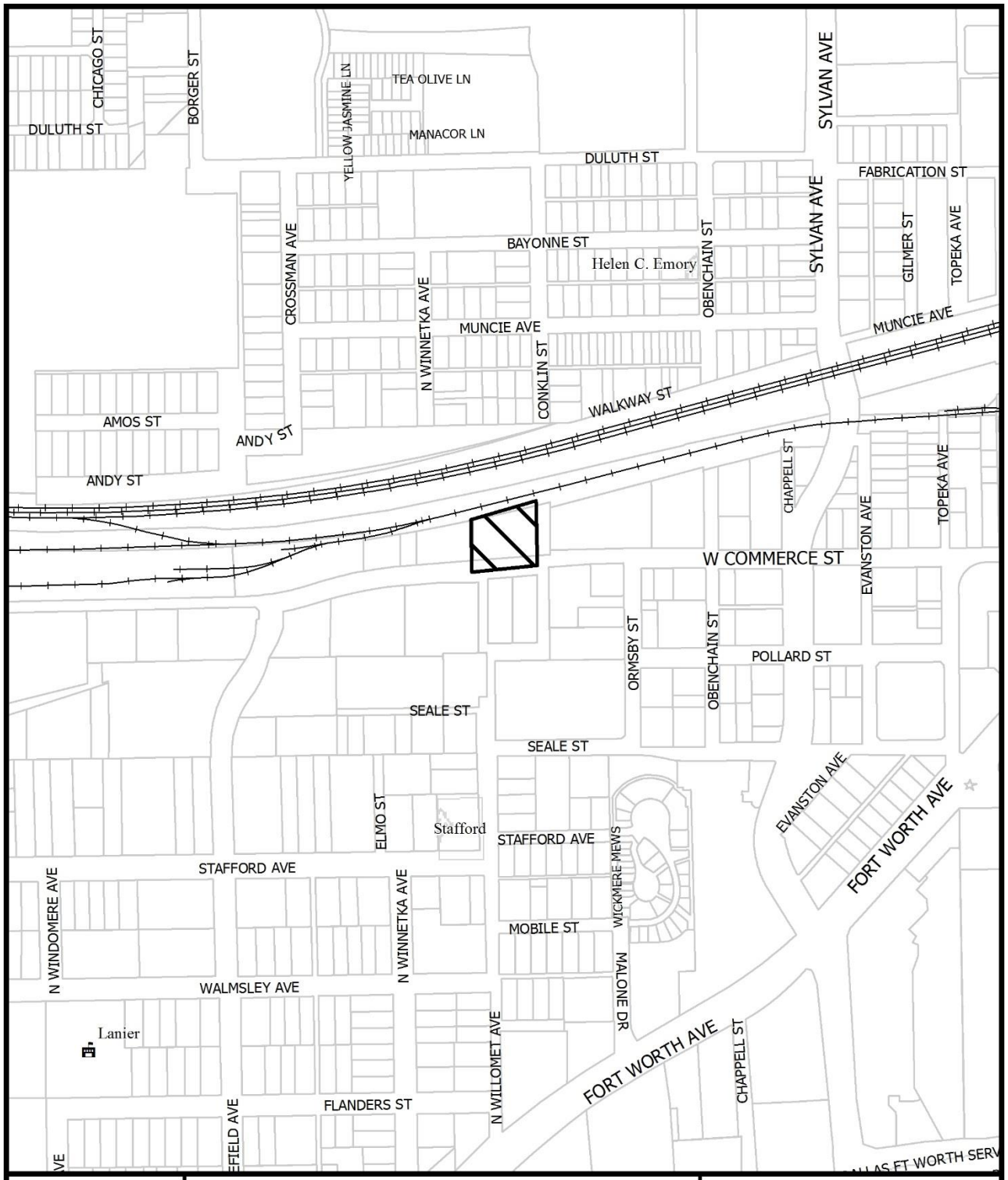
9. STOCKPILE HEIGHT: Maximum stockpile height for materials in the sand/gravel stockpile area shown on the attached site and landscaping plan is ten feet.

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 & Landscape Plan (no changes)





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VICINITY MAP

Case no: Z178-159

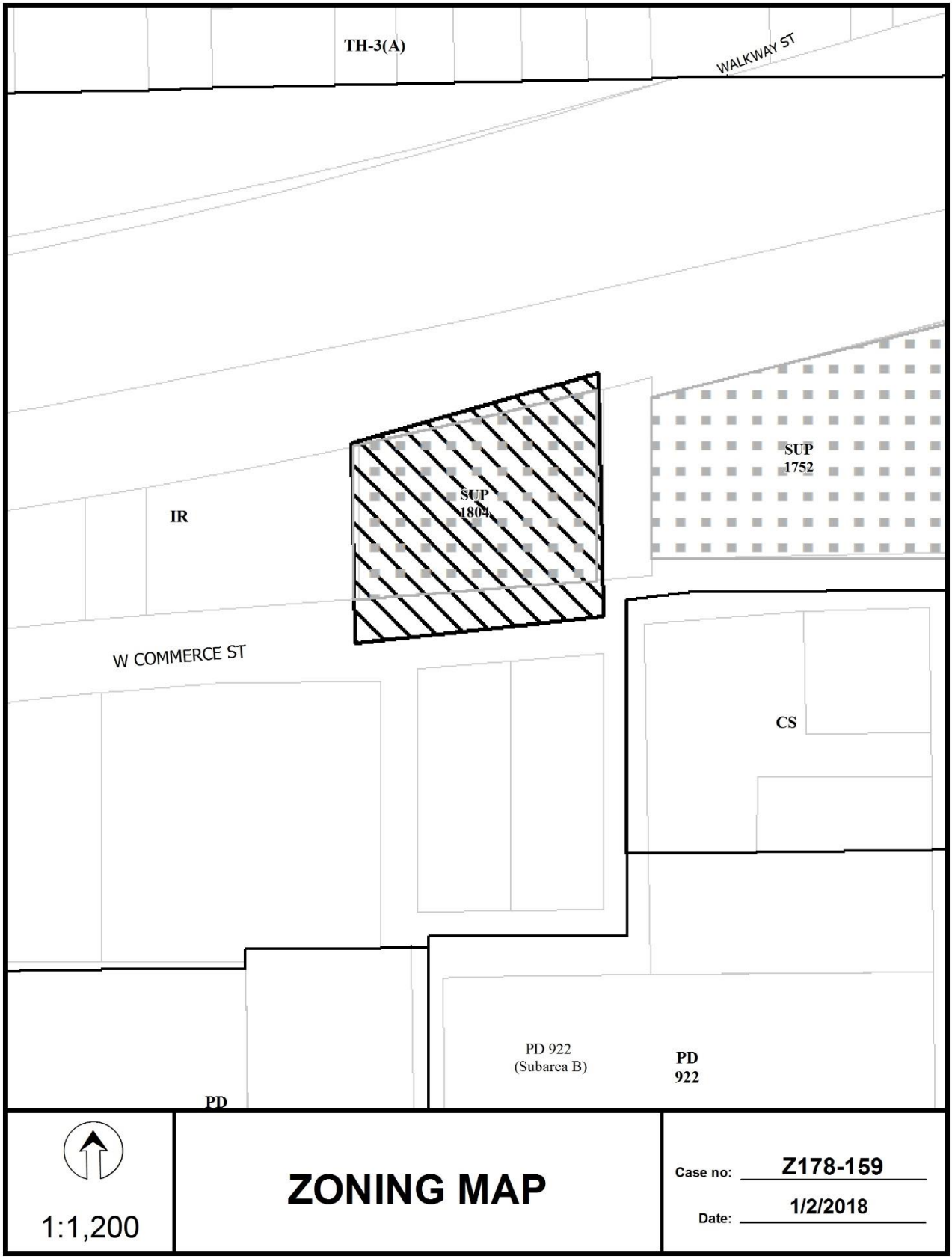
Date: 1/2/2018

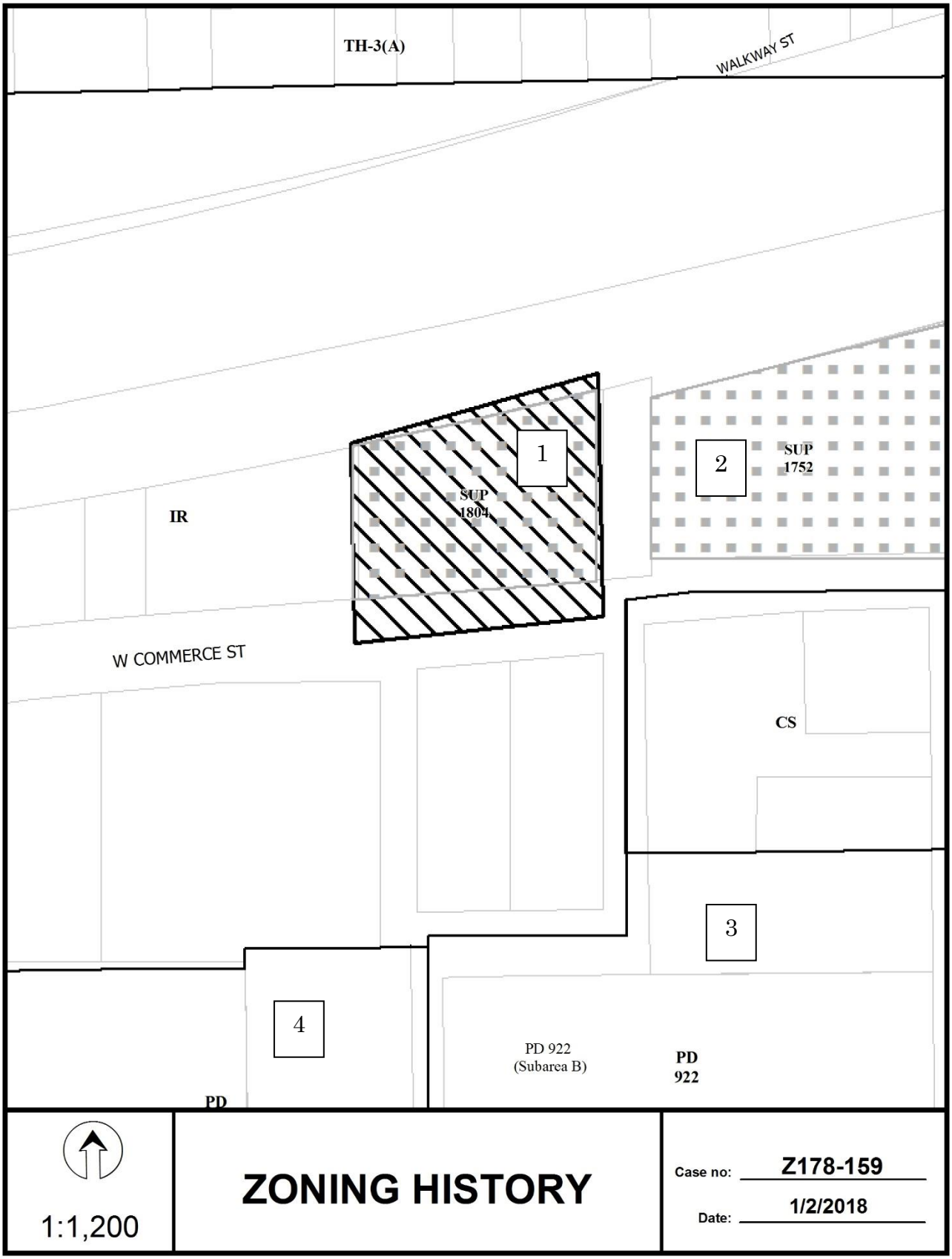
1:1,200

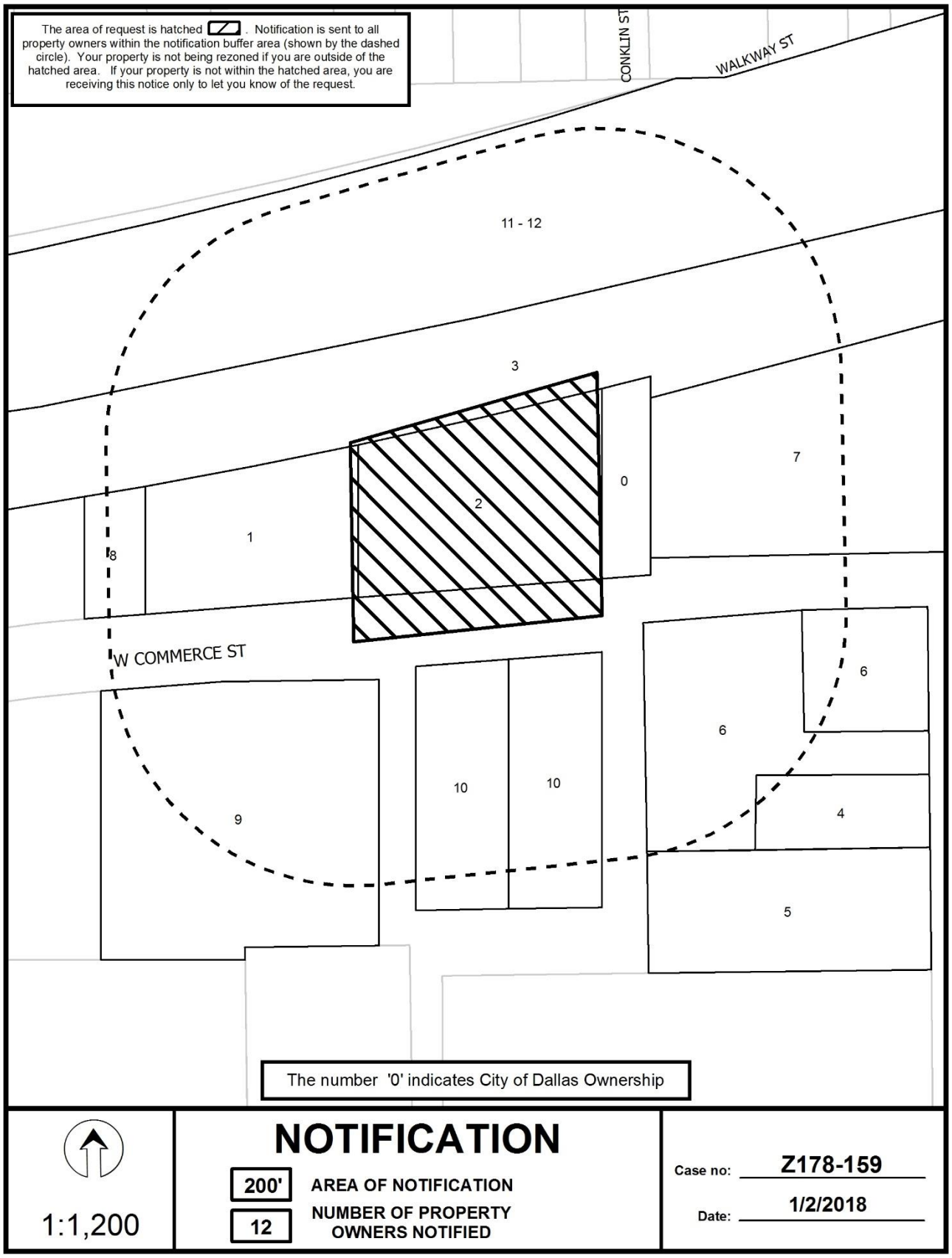
AERIAL MAP

Case no: Z178-159

Date: 1/2/2018


TH-3(A)
WALKWAY ST
SUP
1752
SUP
1804
IR
W COMMERCE ST
CS
PD 922
(Subarea B)
PD
922
PD
1:1,200
ZONING MAP
Case no: Z178-159
Date: 1/2/2018


TH-3(A)
WALKWAY ST
1
SUP
1804
2
SUP
1752
IR
W COMMERCE ST
CS
3
4
PD 922
(Subarea B)
PD
922
PD
1:1,200
ZONING HISTORY
Case no: Z178-159
Date: 1/2/2018


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
CONKLIN ST
WALKWAY ST
11 - 12
3
7
0
2
1
8
W COMMERCE ST
6
6
10
10
4
9
5
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z178-159
Date: 1/2/2018

01/02/2018

Notification List of Property Owners

Z178-159

12 Property Owners Notified

Label #	*Address*		*Owner*
1	1107	W COMMERCE ST	HMK LTD
2	1025	W COMMERCE ST	LISTOCON GROUP LLC
3	2300	AL LIPSCOMB WAY	BNSF RAILWAY
4	2207	ORMSBY ST	WADE TRANSMISSION & GEAR
5	2203	ORMSBY ST	CLAY ARTHUR DEVELOPMENT GROUP THE &
6	1002	W COMMERCE ST	MARTINEZ JAIME
7	1001	W COMMERCE ST	MARTINEZ DIONICIO JR
8	1201	W COMMERCE ST	1201 W COMMERCE LLC
9	1212	W COMMERCE ST	ROPECO INC
10	1032	W COMMERCE ST	HUERTA AGUSTO
11	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
12	9999	NO NAME ST	UNION PACIFIC RR CO

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Sarah May

FILE NUMBER: Z178-247(SM) **DATE FILED:** April 27, 2018

LOCATION: Northeast line of South Harwood Street, south of Hickory Street

COUNCIL DISTRICT: 2 **MAPSCO:** 45 R

SIZE OF REQUEST: Approx. 0.18 acres **CENSUS TRACT:** 204.00

APPLICANT: Mike's Gemini Twin Lounge

OWNER: Harwood At Hickory, LP

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District.

SUMMARY: The purpose of this request is to allow on-premise consumption of alcohol in an approximately 1,700-square-foot suite within an existing two-story, multi-tenant structure that will maintain the existing multifamily use.

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

PLANNED DEVELOPMENT NO. 317:
http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20317.pdf

BACKGROUND INFORMATION:

- On July 26, 1989, City Council approved PD No. 317, the Cedars Area Special Purpose District, containing approximately 580 acres.

- The site contains a two-story building that was constructed in 1925, according to Dallas Central Appraisal District. The first floor contains two vacant suites and the second floor consists of four multifamily units.

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

1. Z134-336: On January 14, 2015, the City Council approved an expansion to Subdistrict 2 onto property zoned Subdistrict 6 within Planned Development District No. 317, the Cedars Area Special Purpose District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
S Harwood Street	Minor Arterial	Variable

Traffic:

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

Comprehensive Plan:

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

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

STAFF ANALYSIS:

Surrounding Land Uses:

Location	PDD No. 317 Subdistricts	Land Use
Site	Mixed Use Corridor (Sub 2)	Vacant, Multifamily on Second Floor
Northeast	Transition Warehouse/Residential (Sub 4)	Retail
Southeast	Mixed Use Corridor (Sub 2)	Vacant
Southwest	Mixed Use Corridor (Sub 2)	Vacant
Northwest	Mixed Use Corridor (Sub 2)	Vacant, Warehouse

Land Use Compatibility:

The request site consists of a two-story structure fronting on the northeast line of South Harwood Street, just south of Hickory Street and contains two vacant non-residential spaces on the first floor and a four-unit apartment on the second floor. The suite the applicant requests to utilize as a bar, lounge, or tavern use was previously occupied as a nonconforming bar, lounge or tavern use that obtained a Certificate of Occupancy in 1990, prior to a zoning change that now require bars to obtain a Specific Use Permit. The previous bar discontinued the nonconforming bar, lounge, or tavern use more than six months ago; and therefore, the nonconforming rights to operate a bar ceased[1].

The development pattern of the subject site and vicinity include architecture that appear to be originally constructed in the first half of the Twentieth Century and were likely originally occupied by restaurants, bars, and various retail stores. Over time, these uses vacated the area some of the buildings transitioned into commercial and warehouse uses. Current operating surrounding land uses include a multi-tenant retail strip to the northeast and a warehouse across Hickory Street to the northwest; the remaining surrounding uses appear to be vacant.

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

[1] Reference Section 51A-4.7.04(a)(2) of the Dallas Development Code.

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 proposed bar, lounge, or tavern will contribute to the character of the neighborhood and promote further reinvestment and reactivation in the area. Additionally, the two-year period will allow for a review of the use within a short time-period to reevaluate the use's compatibility with surrounding uses.

Parking:

According to a determination letter the applicant received from Building Inspection, dated June 21, 2018, the site has 23 nonconforming parking spaces provided, or delta credits. A Certificate of Occupancy was issued for a bar, lounge, or tavern use in 1990 which accepted the 14 off-street parking spaces shown on the proposed site plan which are now considered nonconforming because maneuvering areas for these spaces are not located on site. Although nonconforming rights to operate cease after six months of vacancy, nonconforming rights to parking spaces do not terminate due to vacancy.

The site consists of three uses within the two-story building. The first floor is currently vacant and consists of two suites. The first ground-story suite was previously occupied by a nonconforming bar, lounge or tavern use which the applicant proposes to re-open if the proposed SUP is approved. The second ground-story suite is also vacant and was previously an office/showroom/warehouse use. On the second floor there are four multifamily units. Therefore, the combination of these uses and the nonconforming layout of the parking spaces results in 23 nonconforming parking spaces, or delta credits, for the site. As a result, the proposed bar, lounge, or tavern is not required to provide additional parking.

Landscaping:

The request will not trigger landscaping per PDD No. 317 and Article X of the Dallas Development Code, as amended.

List of Partners/Principals/Officers

List of Partners/Principals/Officers

HARWOOD AT HICKORY, L.P.:
Shannon S. Wynne, Principal
Teslatex Partners, L.L.C., GP: Shannon S. Wynne, Director/Managing Member

MIKE'S PARTNERS, L.P.:
Gemini Twins, GP:
Shannon S. Wynne, President and Secretary
Pasha K. Heidari, Vice President and Treasurer

Proposed Conditions for
Specific Use Permit

1. USE: The only uses authorized by this specific use permit is an alcoholic beverage establishment limited to a bar, lounge, or tavern.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on [two years from the passage of this ordinance].

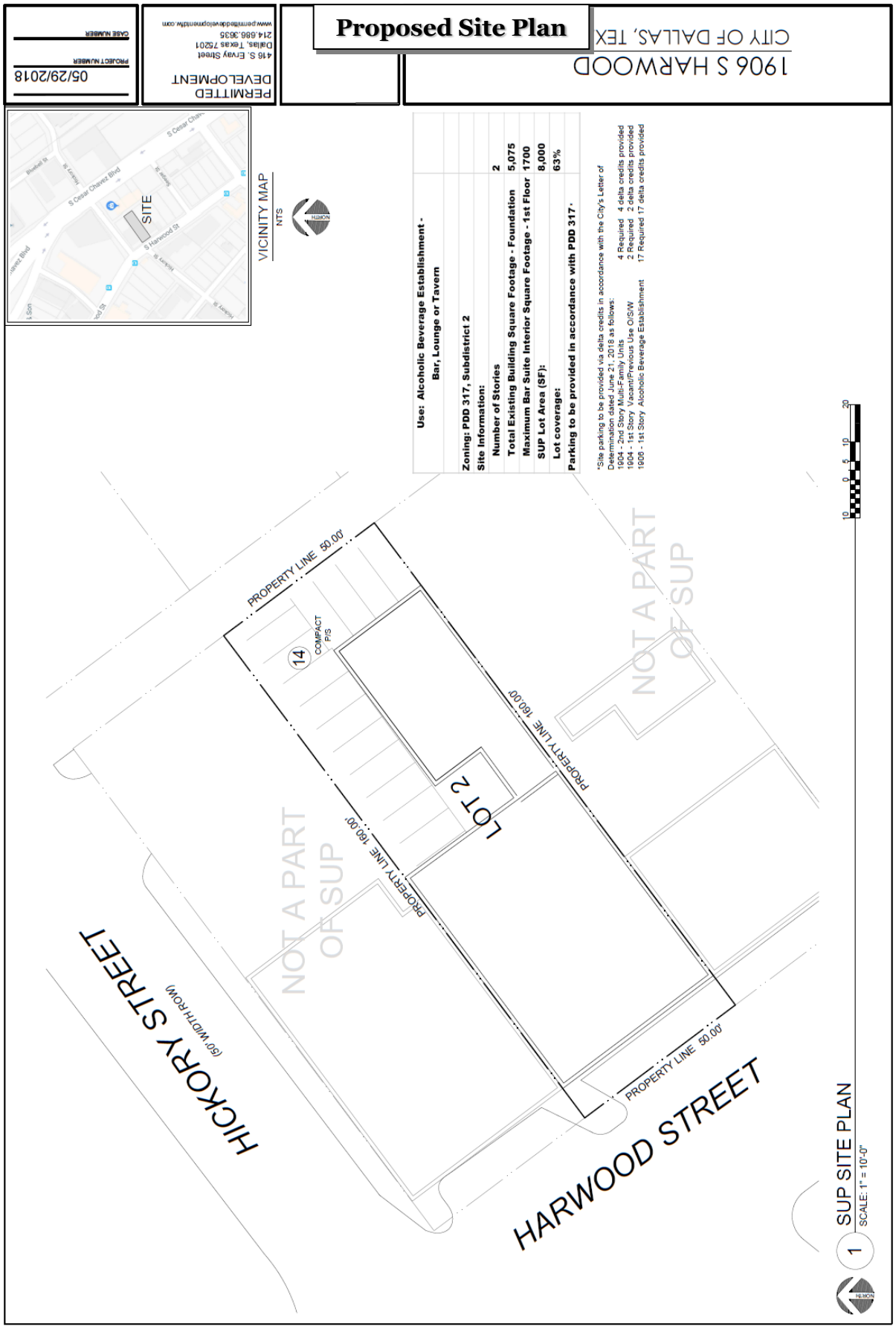
4. FLOOR AREA: The maximum floor area is 1,700 square feet in the location shown on the attached site plan.

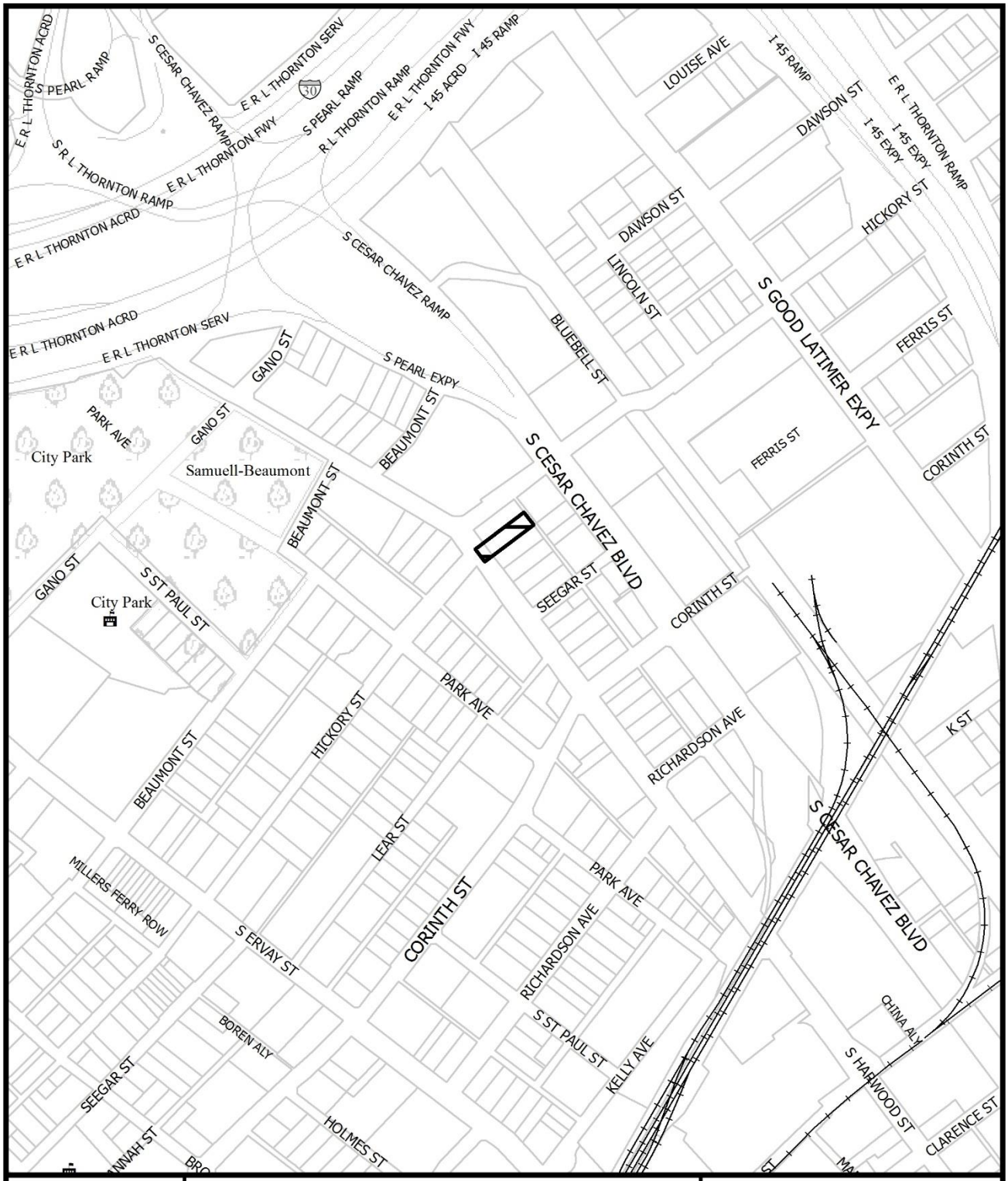
5. HOURS OF OPERATION: The alcoholic beverage establishment limited to a bar, lounge, or tavern may only operate between 11:00 a.m. and 2:00 a.m. (the next day) Monday through Sunday.

6. OUTSIDE SPEAKERS: Outside speakers are prohibited.

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

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


Proposed Site Plan
1906 S HARWOOD
CITY OF DALLAS, TEXAS
PERMITTED DEVELOPMENT
415 S. Ervay Street
Dallas, Texas 75201
214.886.3635
www.permittedevelopmentdfw.com
05/29/2018
PROJECT NUMBER
CASE NUMBER
VICINITY MAP
NTS
SITE
S Cesar Chavez Blvd
S Harwood St
Bluebird St
S Lamar St
S Ervay St
S Cesar Chavez Blvd
Use: Alcoholic Beverage Establishment - Bar, Lounge or Tavern
Zoning: PDD 317, Subdistrict 2
Site Information:
Number of Stories 2
Total Existing Building Square Footage - Foundation 5,075
Maximum Bar Suite Interior Square Footage - 1st Floor 1700
SUP Lot Area (SF): 8,000
Lot coverage: 63%
Parking to be provided in accordance with PDD 317 *
*Site parking to be provided via delta credits in accordance with the City's Letter of Determination dated June 21, 2018 as follows:
1904 - 2nd Story Multi-Family Units 4 Required 4 delta credits provided
1904 - 1st Story Vacant/Previous Use O/S/W 3 Required 2 delta credits provided
1906 - 1st Story Alcoholic Beverage Establishment 17 Required 17 delta credits provided
PROPERTY LINE 50.00'
COMPACT P/S
14
PROPERTY LINE 160.00'
LOT 2
NOT A PART OF SUP
HICKORY STREET
(60' WIDTH ROW)
HARWOOD STREET
1 SUP SITE PLAN
SCALE: 1" = 10'-0"



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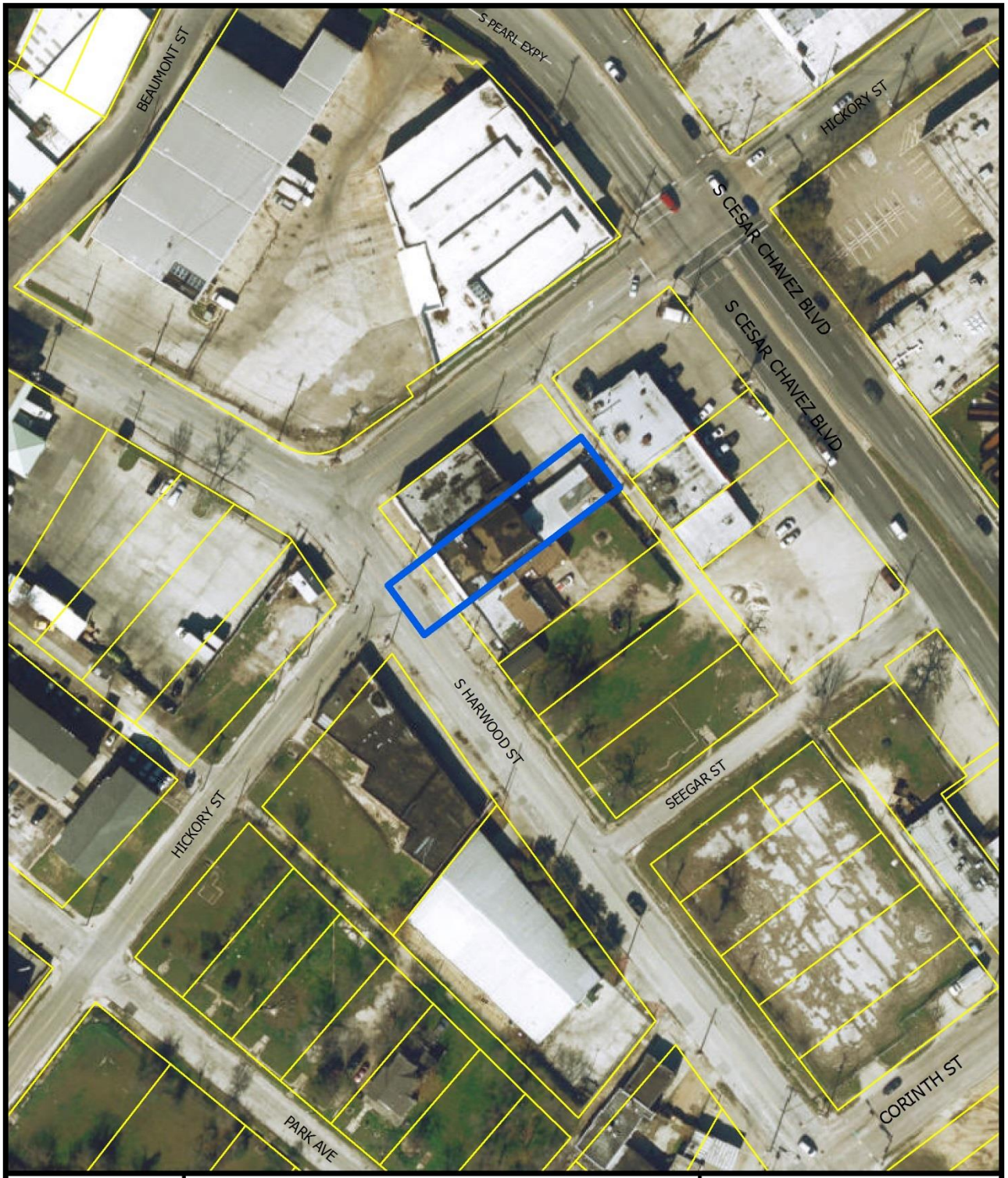
VICINITY MAP

Case no: Z178-247

Date: 5/11/2018



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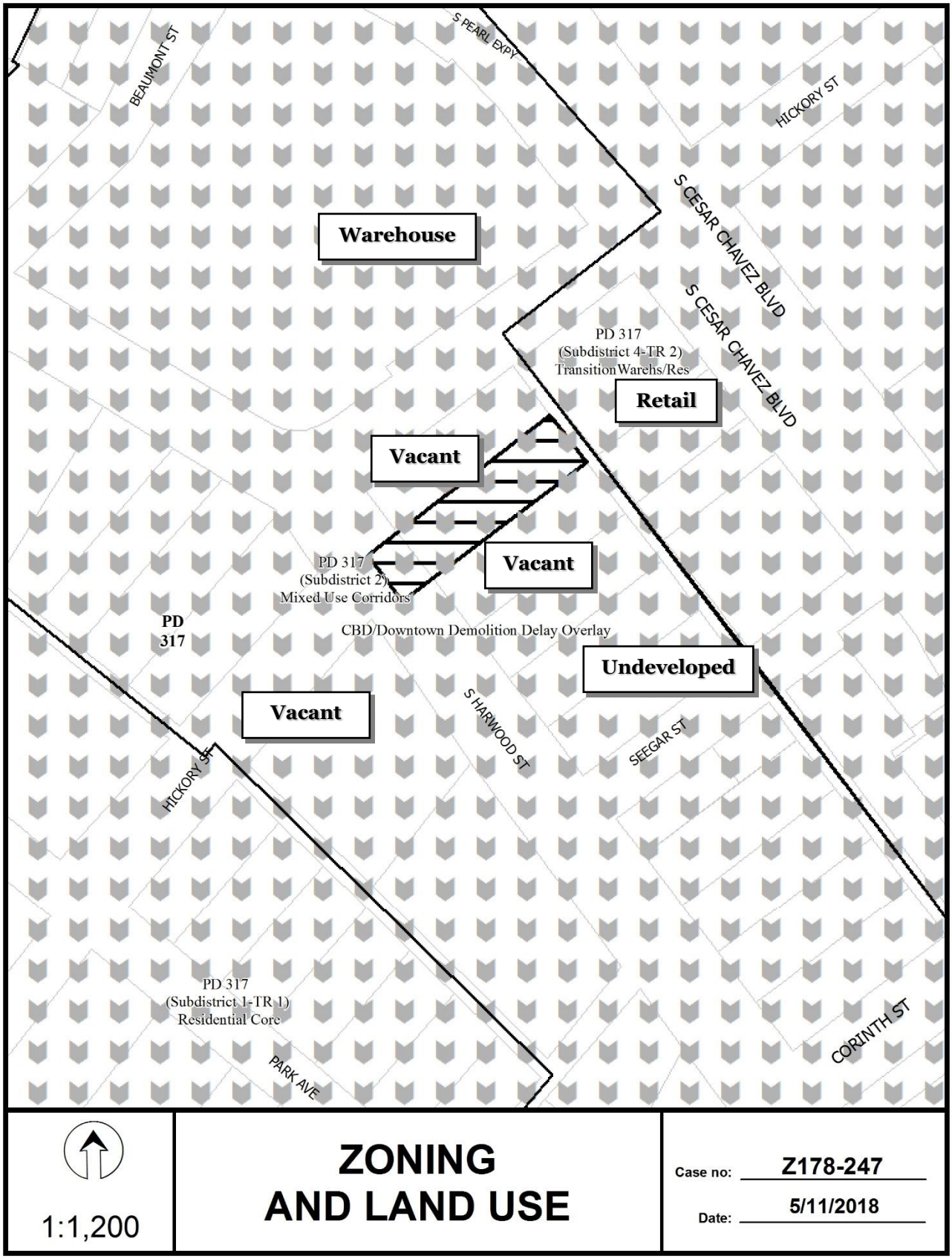
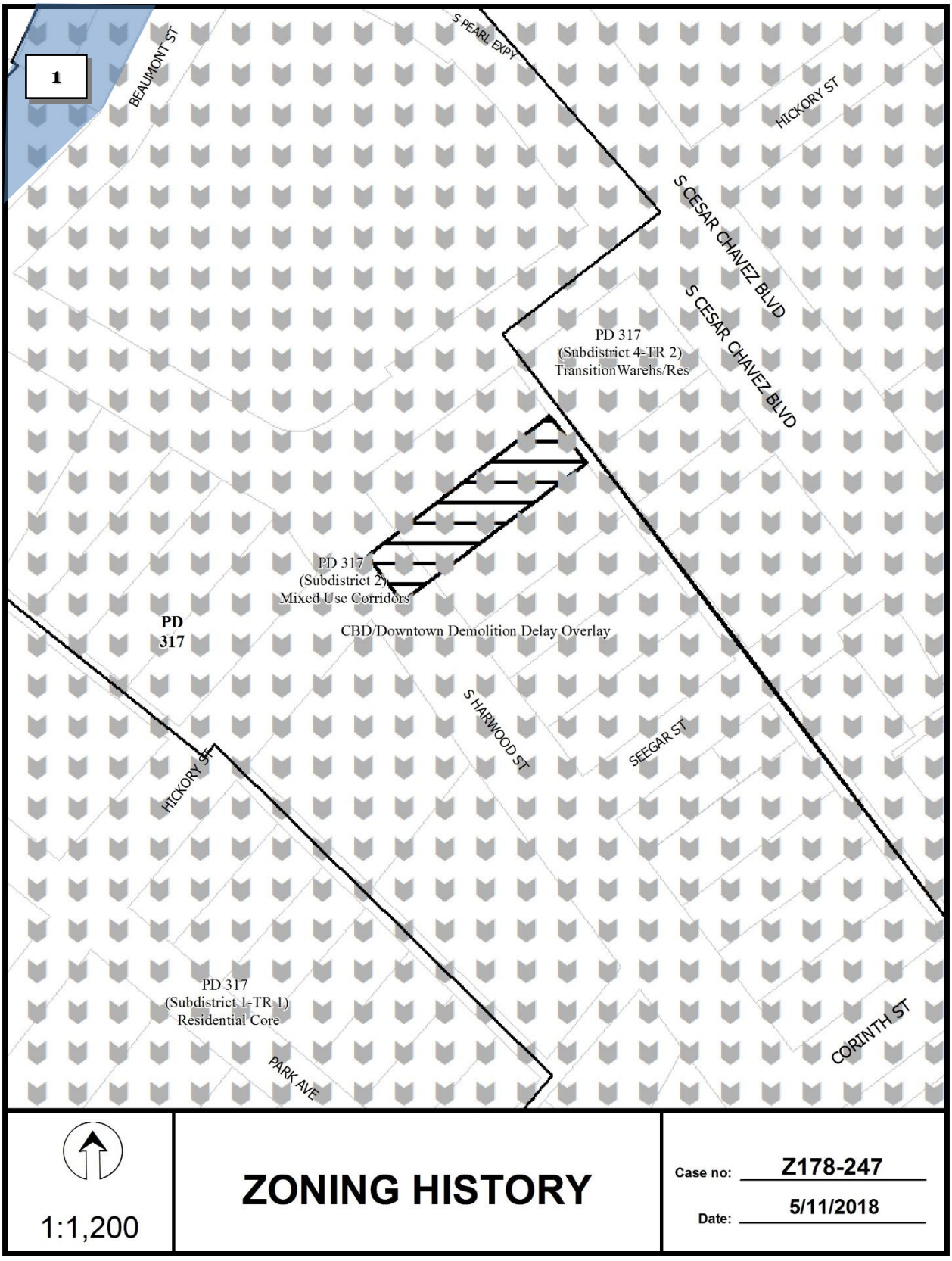
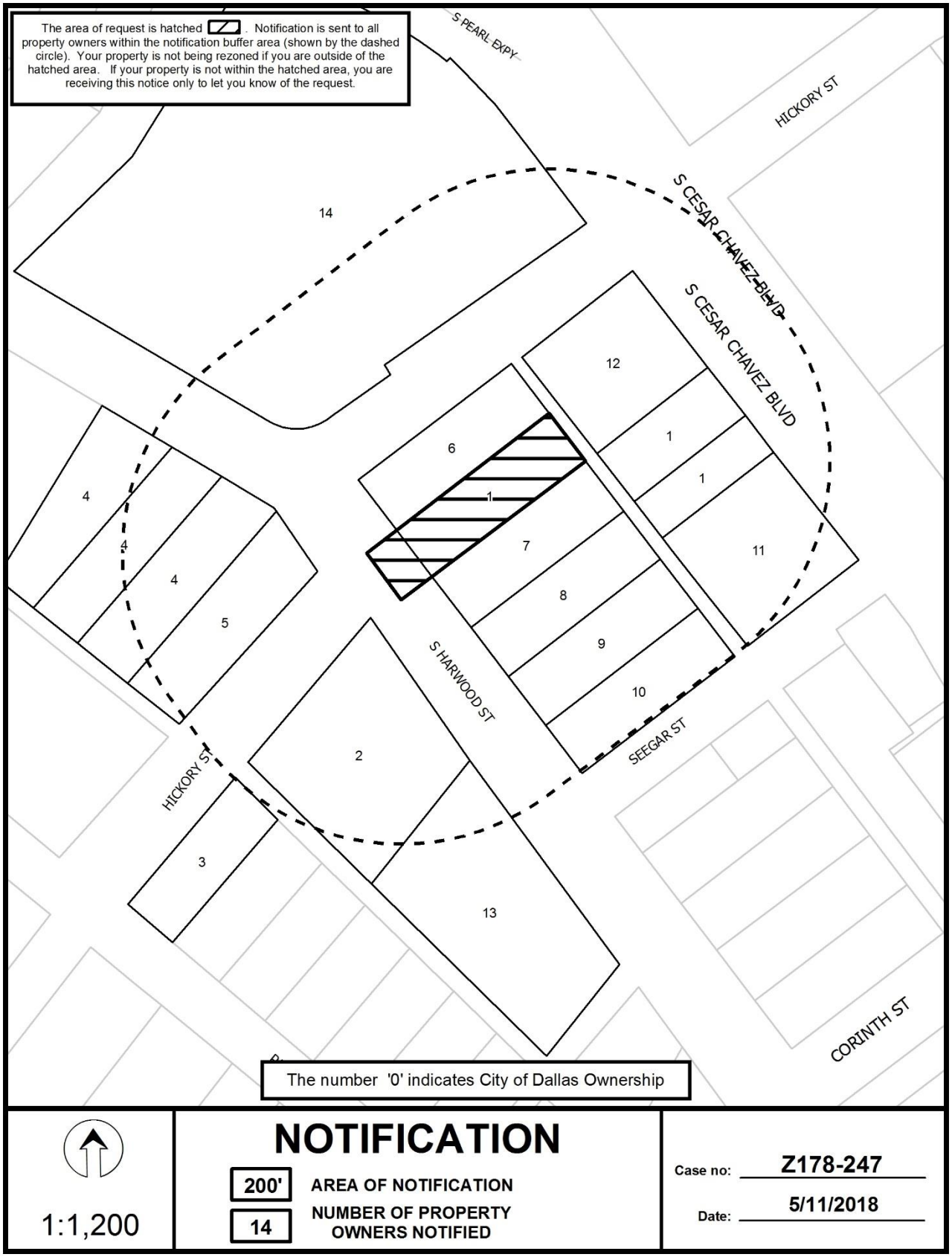
AERIAL MAP

Case no: Z178-247

Date: 5/11/2018


S PEARL EXPY
BEAUMONT ST
HICKORY ST
S CESAR CHAVEZ BLVD
S CESAR CHAVEZ BLVD
Warehouse
PD 317
(Subdistrict 4-TR 2)
Transition Warehs/Res
Retail
Vacant
Vacant
PD 317
(Subdistrict 2)
Mixed Use Corridors
PD
317
CBD/Downtown Demolition Delay Overlay
Undeveloped
Vacant
S HARWOOD ST
SEEGAR ST
HICKORY ST
PD 317
(Subdistrict 1-TR 1)
Residential Core
PARK AVE
CORINTH ST
1:1,200
ZONING
AND LAND USE
Case no: Z178-247
Date: 5/11/2018


1
BEAUMONT ST
S PEARL EXPY
HICKORY ST
S CESAR CHAVEZ BLVD
S CESAR CHAVEZ BLVD
PD 317
(Subdistrict 4-TR 2)
Transition Warehs/Res
PD 317
(Subdistrict 2)
Mixed Use Corridors
PD
317
CBD/Downtown Demolition Delay Overlay
S HARWOOD ST
SEEGAR ST
HICKORY ST
PD 317
(Subdistrict 1-TR 1)
Residential Core
PARK AVE
CORINTH ST
1:1,200
ZONING HISTORY
Case no: Z178-247
Date: 5/11/2018



1:1,200

NOTIFICATION

200' AREA OF NOTIFICATION

14 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z178-247

Date: 5/11/2018

05/11/2018

Notification List of Property Owners

Z178-247

14 Property Owners Notified

Label #	*Address*		*Owner*
1	1906	S HARWOOD ST	INTERRANTE INTERESTS LTD
2	1901	S HARWOOD ST	GANO15 LLC
3	1900	PARK AVE	ROBERTS NADIA KHAN &
4	1821	S HARWOOD ST	KAOLIN RE HOLDINGS CORPORATION
5	1835	S HARWOOD ST	TOMAINO PPTIES LP
6	1900	S HARWOOD ST	INTERRANTE FRANK
7	1910	S HARWOOD ST	FLOREZ MARK P &
8	1912	S HARWOOD ST	FLOREZ MARK P &
9	1916	S HARWOOD ST	BOUCHER DANIEL D
10	1920	S HARWOOD ST	BUDDYS INVESTMENT INC
11	2019	S CESAR CHAVEZ BLVD	INTERRANTE ANTHONY J
12	1907	S CESAR CHAVEZ BLVD	INTERRANTE FRANK J
13	1919	S HARWOOD ST	G5 RE HOLDINGS LLC
14	1814	S HARWOOD ST	POLA LTD

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Sarah May

FILE NUMBER: Z178-258(SM) **DATE FILED:** May 14, 2018

LOCATION: Northeast corner of South Hampton Road and Marvin D. Love Freeway

COUNCIL DISTRICT: 3 **MAPSCO:** 63 R

SIZE OF REQUEST: Approx. 0.499 acres **CENSUS TRACT:** 110.01

REPRESENTATIVE: Santos Martinez, MASTERPLAN

APPLICANT/OWNER: Karim Somani, President of Z Petroleum

REQUEST: An application for the renewal of Specific Use Permit No. 1862 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue to sell alcohol for off-premise consumption at the existing convenience store [Hampton Food Mart].

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

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store use 3,500 square feet or less and a motor vehicle fueling station.
- On June 22, 2011, City Council approved Specific Use Permit No. 1862 for a two-year period with eligibility for automatic renewals for additional five-year periods.
- On February 11, 2013, an automatic renewal extended the expiration date to June 22, 2018.
- On May 14, 2018, 20 days after the February 22, 2018 deadline to submit for an automatic renewal, an application to renew SUP No. 1862 was submitted.

Zoning History: There have not been any zoning cases in the area over the past five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Hampton Road	Principle Arterial	100 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.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	RR-D -1, SUP No. 1862	General merchandise or food store 3,500 square feet or less with motor vehicle fueling
North	RR-D-1, SUP No. 1891	Restaurant without drive-through
Southeast	R-7.5(A)	Divided highway and single family
West	IR and SUP No. 169	Offices

Land Use Compatibility:

The request site is currently developed with a convenience store and gas station. The site is situated on two major roadways: Marvin D Love Freeway on the southeast and Hampton Road on the west. The only abutting land use is a restaurant to the north. Across Marvin D Love Freeway, to the southeast, is a single family neighborhood and two large office buildings lie to the west, across Hampton Road.

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 site 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 expires November 2018.

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 to ensure the site continues to comply with approved plans and other regulations, such as the CS license; therefore, staff supports the request.

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 and the parking requirement for a motor vehicle fueling station is two parking spaces. The existing convenience store is approximately 1,104 square feet, which therefore requires six parking spaces and the two spaces required for the motor vehicle fueling station requires a total of eight spaces for the site. The site has provided 11 parking spaces.

Police Report:

Staff obtained the following list of offenses from the Dallas Police Department since June 22, 2013.

Date	Time	Offense	Description
2/2/2018	21:53	Drunk & Disorderly	Drunk & Disorderly
9/6/2017	13:00	Theft/BMV	Theft
3/7/2017	18:15	Vandalism & Criminal Mischief	Criminal Mischief/Vandalism

SUP No. 1862 Proposed Conditions

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

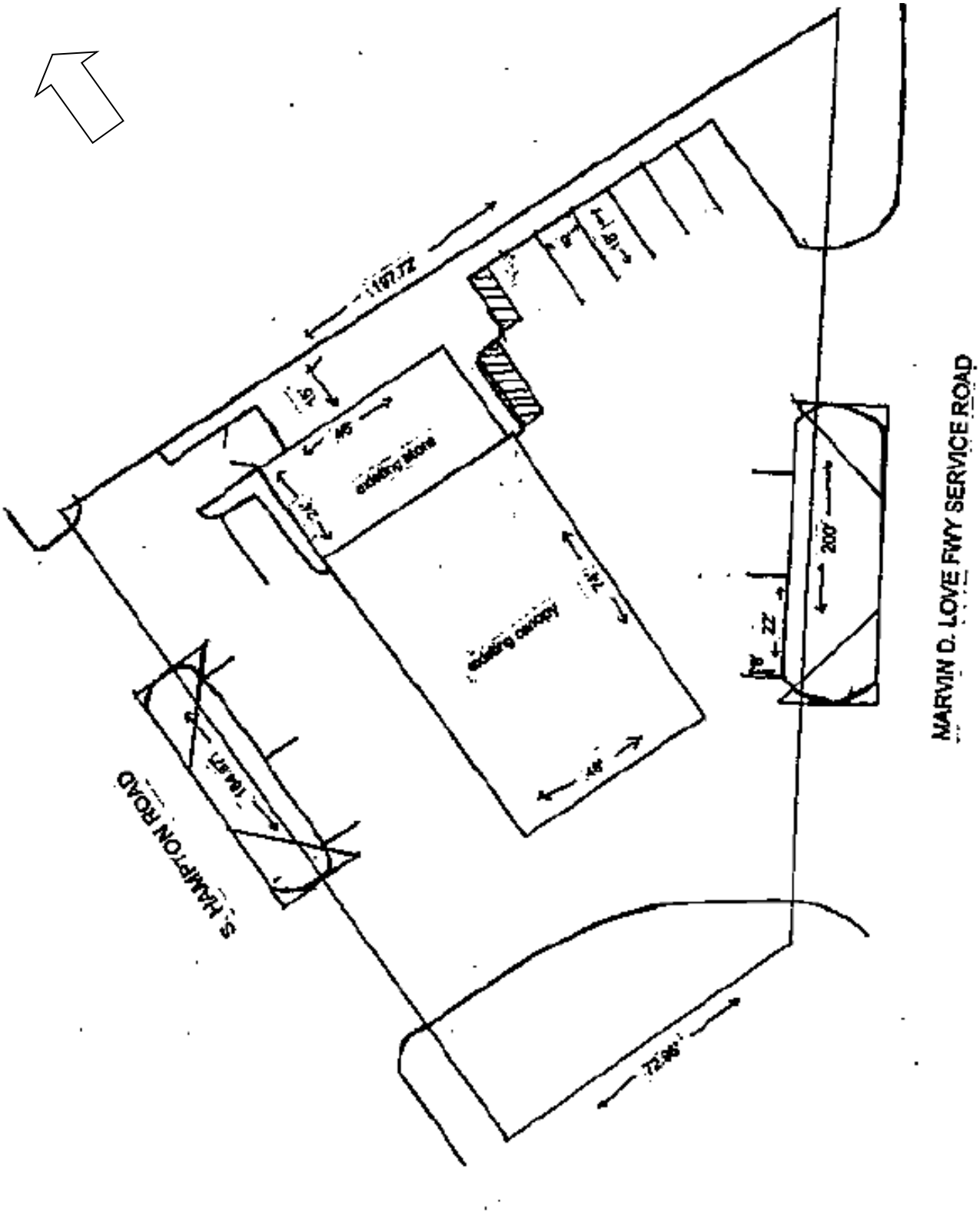
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

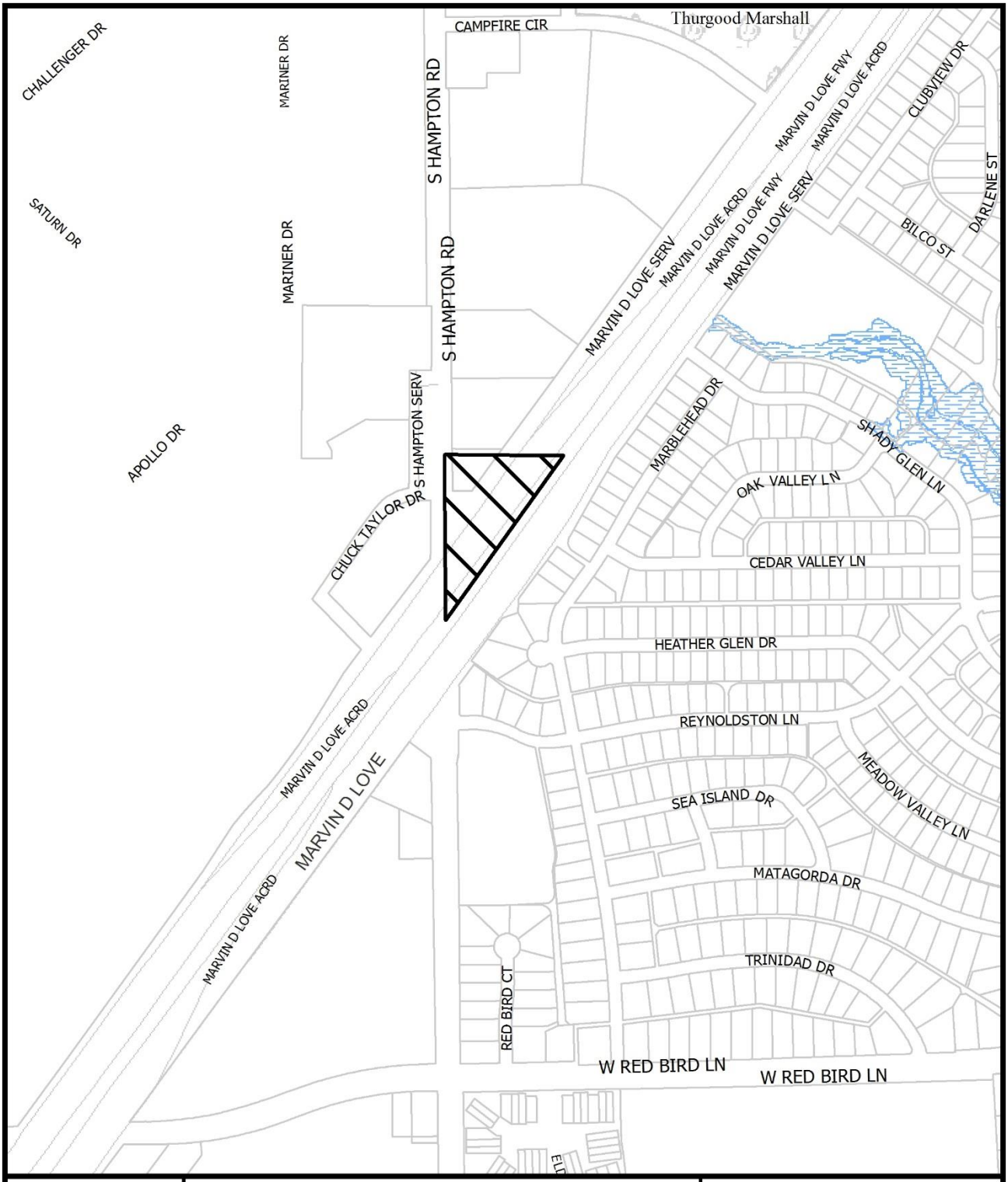
3. TIME LIMIT: This specific use permit expires on (five years) [~~June 22, 2013~~], but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. 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.

Existing Site Plan (no changes)





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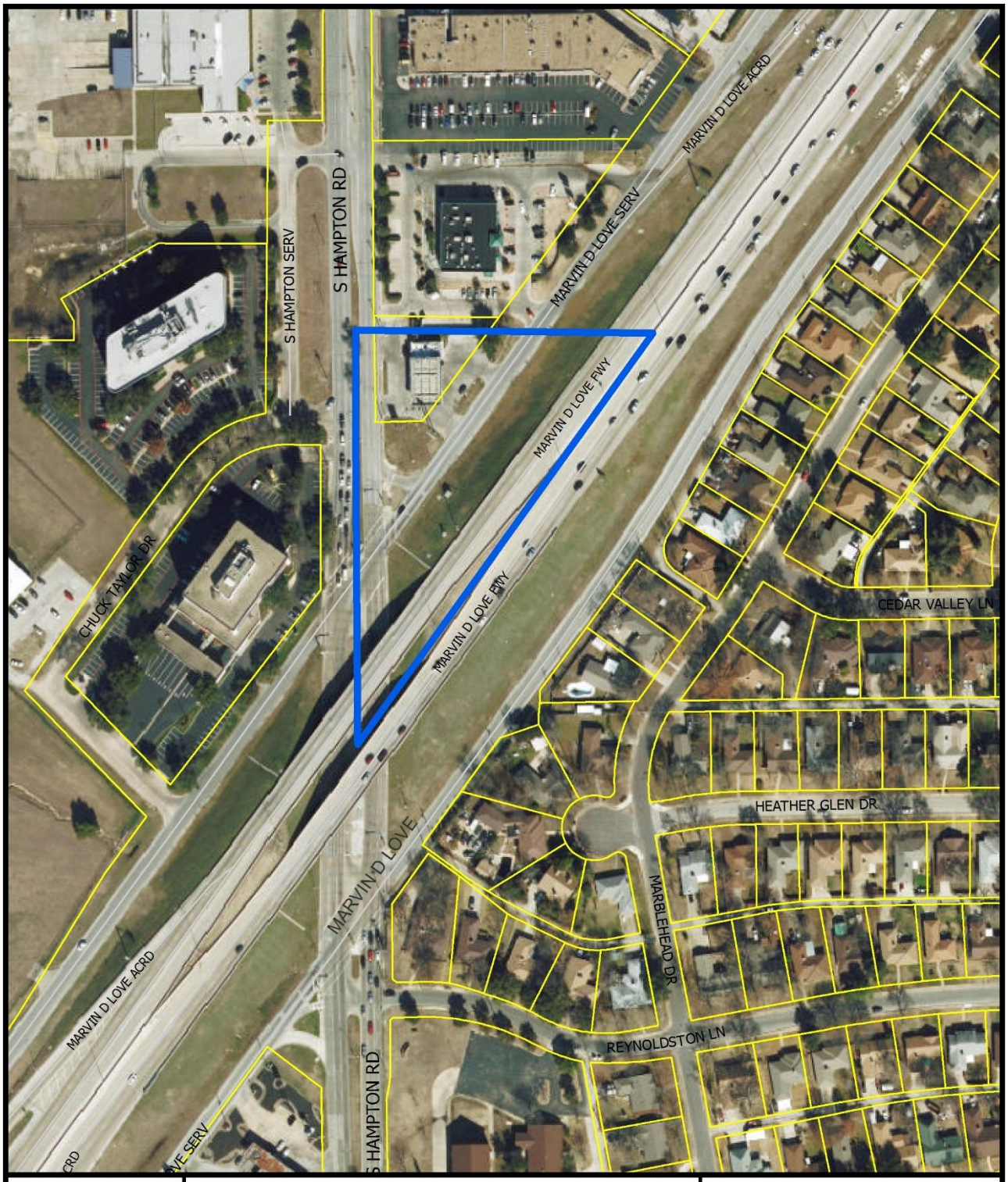
VICINITY MAP

Case no: Z178-258

Date: 6/15/2018



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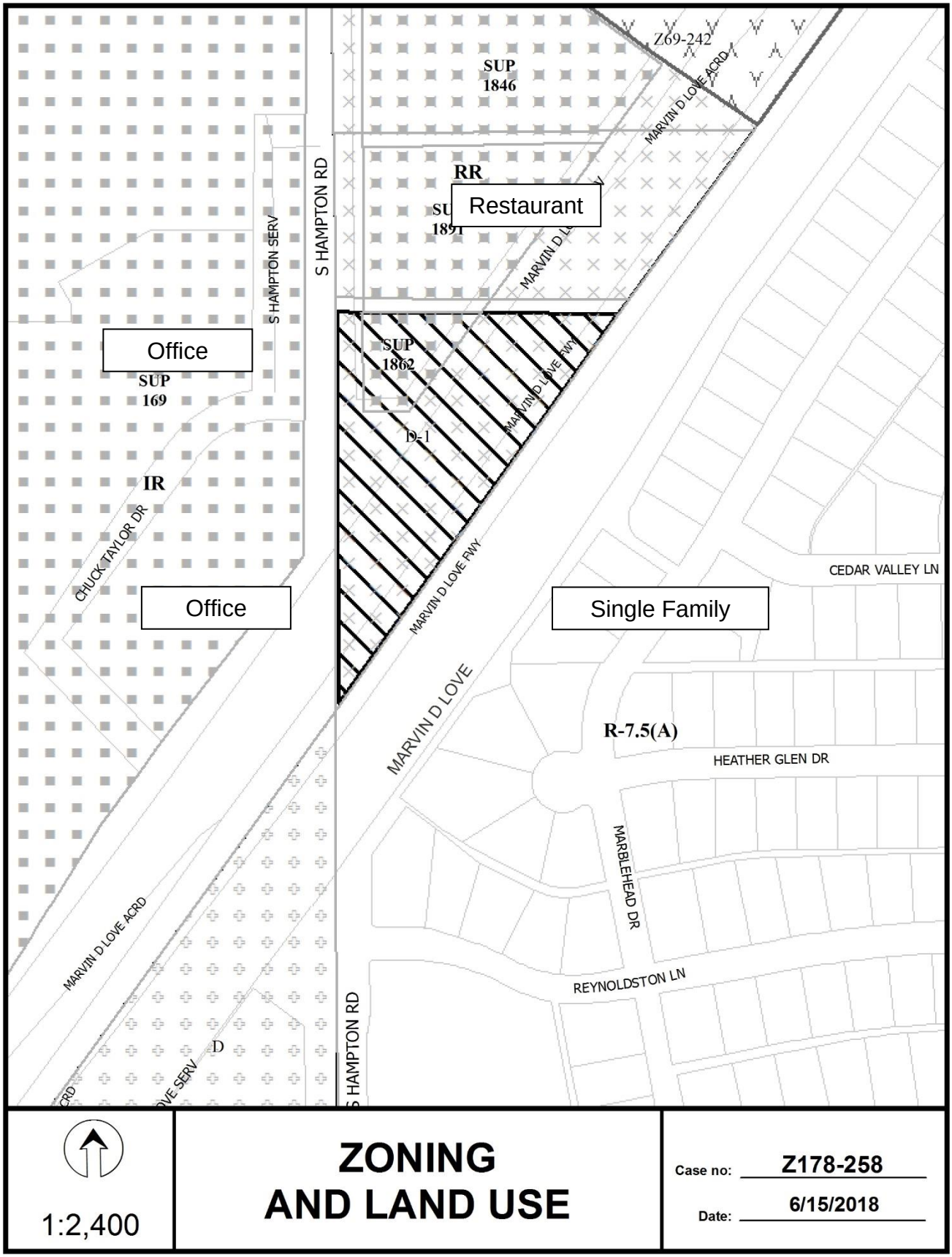
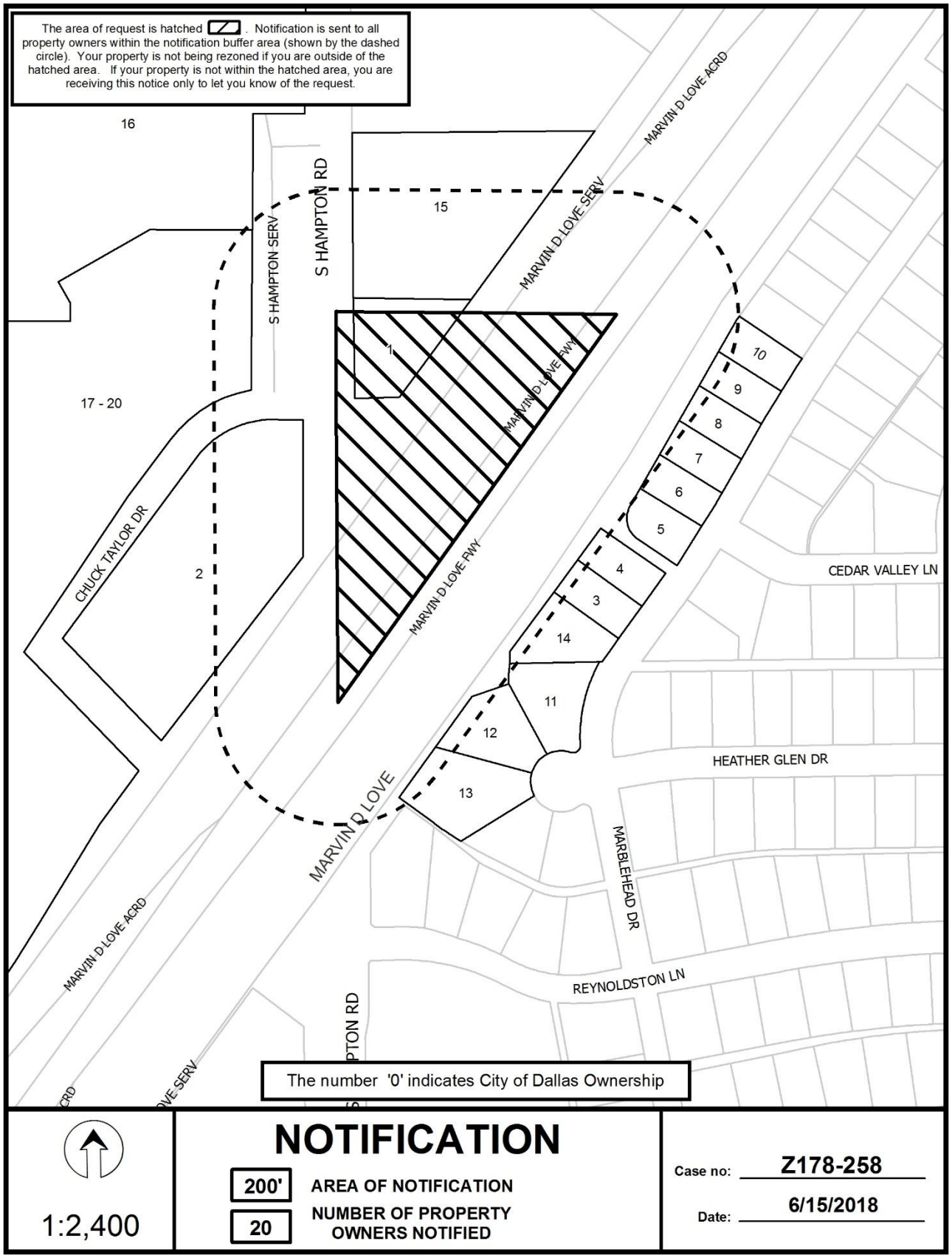
AERIAL MAP

Case no: Z178-258

Date: 6/15/2018


Z69-242
SUP
1846
MARVIN D LOVE ACRD
RR
Restaurant
S HAMPTON RD
S HAMPTON SERV
Office
SUP
169
SUP
1862
D-1
MARVIN D LOVE FWY
IR
CHUCK TAYLOR DR
Office
MARVIN D LOVE FWY
CEDAR VALLEY LN
Single Family
MARVIN D LOVE
R-7.5(A)
HEATHER GLEN DR
MARBLEHEAD DR
MARVIN D LOVE ACRD
REYNOLDSTON LN
S HAMPTON RD
D
1:2,400
ZONING
AND LAND USE
Case no: Z178-258
Date: 6/15/2018



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NOTIFICATION

200' AREA OF NOTIFICATION

20 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z178-258

Date: 6/15/2018

06/14/2018

Notification List of Property Owners

Z178-258

20 Property Owners Notified

Label #	*Address*		*Owner*
1	5707	S HAMPTON RD	Z PETROLEUM INC
2	5801	MARVIN D LOVE FWY	OXLEY LEASING NORTH LOOP LLC
3	5723	MARBLEHEAD DR	JONES MARY R
4	5717	MARBLEHEAD DR	COLLIER LOURICE
5	5707	MARBLEHEAD DR	HENDERSON VERDIE M
6	5659	MARBLEHEAD DR	CASTLE SHIRLEANNE B
7	5653	MARBLEHEAD DR	BRITO JOSE ISABEL &
8	5649	MARBLEHEAD DR	MITCHELL MARGIE ANN
9	5643	MARBLEHEAD DR	BROWN GLOVER
10	5639	MARBLEHEAD DR	CARMOUCHE MERLE L
11	5737	MARBLEHEAD DR	TAYLOR WILLIE &
12	5747	MARBLEHEAD DR	KING ELLIS & YVONNE
13	5757	MARBLEHEAD DR	MITCHELL HELEN G
14	5727	MARBLEHEAD DR	BARBER REGIS C
15	5602	S HAMPTON RD	HAMPTON 67 ASSOCIATES
16	5701	S HAMPTON RD	U S POSTAL SERVICE
17	5787	S HAMPTON RD	OXLEY LEASING NORTH LOOP LLC
18	4831	S HAMPTON RD	SERVION
19	4831	S HAMPTON RD	MODERN AERO OF TEXAS
20	4831	S HAMPTON RD	J C AVIATION INV

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Jennifer Muñoz

FILE NUMBER: Z178-262(JM) **DATE FILED:** May 24, 2018

LOCATION: Northeast corner of West Illinois Avenue and Toluca Avenue

COUNCIL DISTRICT: 4 **MAPSCO:** 54 V

SIZE OF REQUEST: ±0.766 acres **CENSUS TRACT:** 54.00

APPLICANT/OWNER: Bora Petroleum Inc.

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for the renewal of Specific Use Permit No. 2199 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant requests renewal of the SUP for the continued right to sell alcohol for off-premise consumption in conjunction with the existing general merchandise or food store [Illinois Food Mart/Chevron].

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

BACKGROUND INFORMATION:

- The approximately 0.766-acre site contains a one-story, 2,121 square-foot building erected in 1997.

- On June 22, 2016, the City Council approved Specific Use Permit No. 2199 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for a two-year period, subject to a site plan and conditions. The application for renewal was received prior to the expiration date of June 15, 2018. No changes are requested to the existing site plan.

- This property previously held Specific Use Permit No. 1832 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less. However, that SUP was never renewed and consequently expired on August 10, 2013.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
West Illinois Avenue	Principal Arterial	85 feet	100 feet
Toluca Street	Local	50 feet	--

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	CR-D-1 Community Retail w/a D-1 Liquor Control Overlay	General Merchandise or Food Store <3,500 SF w/Fueling Station
North	R-7.5(A) Single Family	Single family
East	CR-D Community Retail w/a D Liquor Control Overlay	Car wash and retail uses
South	CR-D Community Retail w/a D Liquor Control Overlay	Office, retail, dance school, residential, restaurant, and auto service center
West	RR-D Regional Retail w/a D Liquor Control Overlay	Office

STAFF ANALYSIS:

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

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

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ECONOMIC ELEMENT

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

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

The existing use serves the neighborhood by adding a convenient shopping option to the area within walking distance to residential properties.

Land Use Compatibility:

The approximately 0.766-acre site is developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The applicant is proposing to continue the sale of alcohol for off-premise consumption in conjunction with the general merchandise or food store on the property, which requires a Specific Use Permit.

The adjacent land uses are single family residential to the north; a car wash and retail uses to the east; office, retail, dance school, residential, restaurant, and auto service center to the south; and, office to the west.

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

health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the city.

The general merchandise or food store use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores, which is enforced by the Dallas Police Department. 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 business has passed an annual inspection with the Dallas Police Department and is up-to-date with Chapter 12B requirements.

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 to ensure the site continues to comply with approved plans and other regulations, such as the CS license; therefore, staff supports the request.

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two parking spaces for the motor vehicle fueling station. The proposed use requires 13 spaces for the proposed use; 11 spaces for the general merchandise or food store and two spaces for the motor vehicle fueling station. Parking must be provided as shown on the site plan, which depicts 17 parking spaces. No changes to the site plan are proposed with the renewal request.

Landscaping:

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

Dallas Police Department:

Crime statistics provided by DPD reflect ongoing activity beginning one year prior to when the SUP was granted by City Council on June 22, 2016. The statistics reflect a total of 1,640 calls with reports ranging from routine investigation, business hold-up, panhandlers, theft, prostitution, robbery, traffic stops, violence, criminal mischief, burglary, suspicious person(s), auto theft, burglary of a motor vehicle, minor accidents, meet complainant, 911 hang-up calls, off-duty jobs, and other. The total number of incidents are 31 with a total of 16 offences related to arrests.

Incidents:

Date1	Time1	UCR_Offense	UCR_OffDesc	Address	Premise	MO
5/21/2015	21:00	UUMV	AUTO THEFT - UUMV	225 W ILLINOIS AVE	Parking Lot (All Others)	UNKNOWN SUSPECT TOOK COMP VEHICLE WITHOUT CONSENT.
5/22/2015	18:00	UUMV	AUTO THEFT - UUMV	225 W ILLINOIS AVE	Parking Lot (All Others)	UNKNOWN SUSP TOOK COMP VEHICLE WITHOUT CONSENT.
11/16/2015	13:35	ROBBERY-BUSINESS	ROBBERY	225 W ILLINOIS AVE	Convenience Store	SUSP DISPLAYED GUN TO TAKE MONEY AT GUNPOINT.
7/7/2016	20:00	THEFT/BMV	THEFT	225 W ILLINOIS AVE	Parking Lot (All Others)	UNKNOWN SUSPECT REMOVED THE REAR LICENSE PLATE.
7/24/2016	2:00	INVESTIGATION OF	PRELIMINARY INVESTIGATION	225 W ILLINOIS AVE	Parking Lot (All Others)	PRELIMINARY INVESTIGATION OF A BMV
8/2/2016	16:50	MISCELLANEOUS	MISCELLANEOUS	225 W ILLINOIS AVE	Gas or Service Station	CRIMINAL TRESPASS WARNING
8/22/2016	21:40	ROBBERY-INDIVIDUAL	ROBBERY	225 W ILLINOIS AVE	Gas or Service Station	SUSP HIT COMP AND TOOK HIS PROPERTY WITHOUT CONSENT
10/21/2016	17:00	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM	225 W ILLINOIS AVE	Gas or Service Station	UNK SUSP ATTEMPTED TO STEAL PROPERTY AND DAMAGED ENTRY DOOR
12/10/2016	18:30	THEFT/SHOPLIFT	THEFT	225 W ILLINOIS AVE	Convenience Store	SUSP TOOK PROP FROM COMP W/O PAYING
1/18/2017	12:30	UUMV	AUTO THEFT - UUMV	225 W ILLINOIS AVE	Parking Lot (All Others)	UNK SUSP TOOK COMPS VEH WITHOUT CONSENT
3/8/2017	13:00	FOUND	FOUND PROPERTY	225 W ILLINOIS AVE	Gas or Service Station	FOUND PROP ON AP
3/14/2017	5:30	OTHER THEFTS	THEFT	225 W ILLINOIS AVE	Gas or Service Station	UNK SUSP TOOK LISTED PROPERTY WITHOUT PERMISSION
6/20/2017	0:27	MISCELLANEOUS	MISCELLANEOUS	225 W ILLINOIS AVE	Convenience Store	MIR
8/22/2017	9:40	ROBBERY-BUSINESS	ROBBERY	225 W ILLINOIS AVE	Convenience Store	AP TOOK BEER FROM COMP BUSINESS WHILE DISP GUN
8/22/2017	9:40	ROBBERY-BUSINESS	ROBBERY	225 W ILLINOIS AVE	Convenience Store	AP TOOK BEER FROM COMP BUSINESS WHILE DISP GUN
9/4/2017	0:01	NOT CODED	NO UCR REPORTABLE OFFENSE	225 W ILLINOIS AVE	Gas or Service Station	WARRANTS ONLY
9/4/2017	0:46	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM	225 W ILLINOIS AVE	Parking Lot (All Others)	SUSP DAMAGED COMP'S PROPERTY WITHOUT CONSENT
9/8/2017	11:00	CRIMINAL TRESPASS	MISCELLANEOUS	225 W ILLINOIS AVE	Convenience Store	A CRIMINAL TRESPASS ON FILE/RELEASE CTA.
9/8/2017	20:15	ASSAULT	ASSAULT	225 W ILLINOIS AVE	Outdoor Area Public/Private	A/P ASSAULTED COMP CAUSING PAIN
11/18/2017	7:13	THEFT/BMV	THEFT	225 W ILLINOIS AVE	Gas or Service Station	SUSP ENTERED VEHICLE W/O CONSENT AND TOOK PROPERTY
1/10/2018	19:35	MISCELLANEOUS	MISCELLANEOUS	225 W ILLINOIS AVE	Gas or Service Station	MIR
1/19/2018	18:00	THEFT/SHOPLIFT	THEFT	225 W ILLINOIS AVE	Gas or Service Station	UNK SUSP TOOK PROPERTY FROM THE COMP WITHOUT CONSENT
1/29/2018	10:35	NOT CODED	NO UCR REPORTABLE OFFENSE	225 W ILLINOIS AVE		APOWW

1/29/2018	10:35	ASSAULT	ASSAULT	225 W ILLINOIS AVE	Convenience Store	AP PUSHED COMP WITH HIS HANDS CAUSING OFFENSIVE CONTACT
2/27/2018	19:45	ROBBERY-BUSINESS	ROBBERY	225 W ILLINOIS AVE	Gas or Service Station	SUSPECT POINTED GUN AT THE R/P AND WITNESS AND DEMANDED MONEY
4/6/2018	3:06	SEIZED PROPERTY	SEIZED PROPERTY	225 W ILLINOIS AVE	Convenience Store	SEIZED PROPERTY
4/9/2018	12:06	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM	225 W ILLINOIS AVE	Convenience Store	SUSP DAMAGED FROM DOOR
4/11/2018	8:12	THEFT/SHOPLIFT	THEFT	225 W ILLINOIS AVE	Convenience Store	UNK SUSPECT TOOK PROPERTY FROM COMP WITHOUT PERMISSION
6/13/2018	19:45	VANDALISM & CRIM MISCHIEF	CRIMINAL MISCHIEF/VANDALISM	225 W ILLINOIS AVE	Single Family Residence - Occupied	THE SUSP BROKE THE COMP'S PROPERTY
6/23/2018	3:27	NOT CODED	NO UCR REPORTABLE OFFENSE	225 W ILLINOIS AVE	Other	AP HAD A PROBATION VIOLATION.

Arrests:

ArrestDate	ChargeDesc	ArrestNumber	ArrestTime	UCRArrestChg	ArLAddress
7/2/2018	PUBLIC INTOXICATION	18-022898	9:15:00 PM	PUBLIC INTOXICATION	225 W ILLINOIS AVE
6/23/2018	WARRANT HOLD (OUTSIDE AGENCY)	18-021521	3:40:00 AM	HOLDS DSO	225 W ILLINOIS AVE
9/8/2017	ASSAULT -FAMILY VIOLENCE - BODILY INJURY ONLY	17-037042	8:39:00 PM	OTHER /ASSAULT	225 W ILLINOIS AVE
9/8/2017	WARRANT HOLD (OUTSIDE AGENCY)	17-037042	8:39:00 PM	HOLDS DSO	225 W ILLINOIS AVE
9/8/2017	EVADING ARREST DETENTION	17-037042	8:39:00 PM	OTHER	225 W ILLINOIS AVE
9/8/2017	WARRANT HOLD (OUTSIDE AGENCY)	17-037042	8:39:00 PM	HOLDS DSO	225 W ILLINOIS AVE
9/4/2017	WARRANT-DALLAS PD (ALIAS)	17-036345	1:40:00 AM	ALIAS/CAPIAS	225 W ILLINOIS AVE
9/4/2017	WARRANT-DALLAS PD (CAPIAS)	17-036345	1:40:00 AM	ALIAS/CAPIAS	225 W ILLINOIS AVE
3/8/2017	WARRANT-DALLAS PD (CAPIAS)	17-009516	1:30:00 PM	ALIAS/CAPIAS	225 W ILLINOIS AVE
3/8/2017	WARRANT-DALLAS PD (CAPIAS)	17-009516	1:30:00 PM	ALIAS/CAPIAS	225 W ILLINOIS AVE
3/8/2017	PUBLIC INTOXICATION	17-009515	1:30:00 PM	PUBLIC INTOXICATION	225 W ILLINOIS AVE
3/8/2017	PUBLIC INTOXICATION	17-009515	1:30:00 PM	PUBLIC INTOXICATION	225 W ILLINOIS AVE
7/24/2016	WARRANT HOLD (OUTSIDE AGENCY)	16-032307	11:16:00 PM	HOLDS DSO	225 W ILLINOIS AVE
1/18/2016	POSS MARIJUANA <2OZ	16-002283	6:00:00 AM	NARCOTIC CHARGES	225 W ILLINOIS AVE
1/18/2016	DWI	16-002283	6:00:00 AM	DWI	225 W ILLINOIS AVE

List of Officers

Bora Petroleum Inc
List of Officers

Bahaa Souweid	President

Z178-262

PROPOSED SUP CONDITIONS
SUP NO. 2199

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

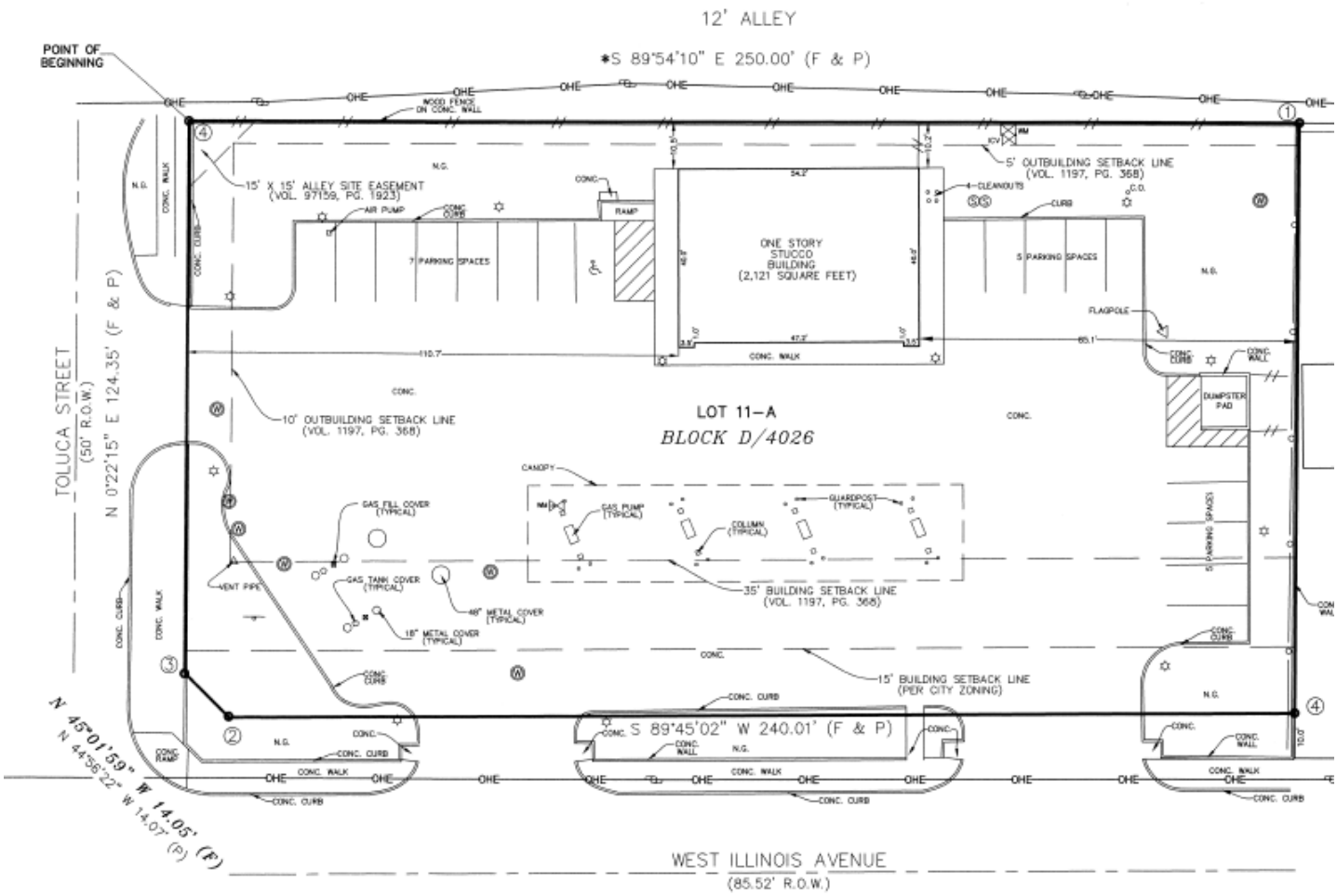
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on ~~(June 15, 2018)~~ (two-years), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)
.

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

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

Existing Site Plan



SITE DEVELOPMENT STANDARDS AS PER THE CITY OF DALLAS
PLANNING & ZONING (214) 948-4480

ZONED CR; COMMERCIAL RETAIL

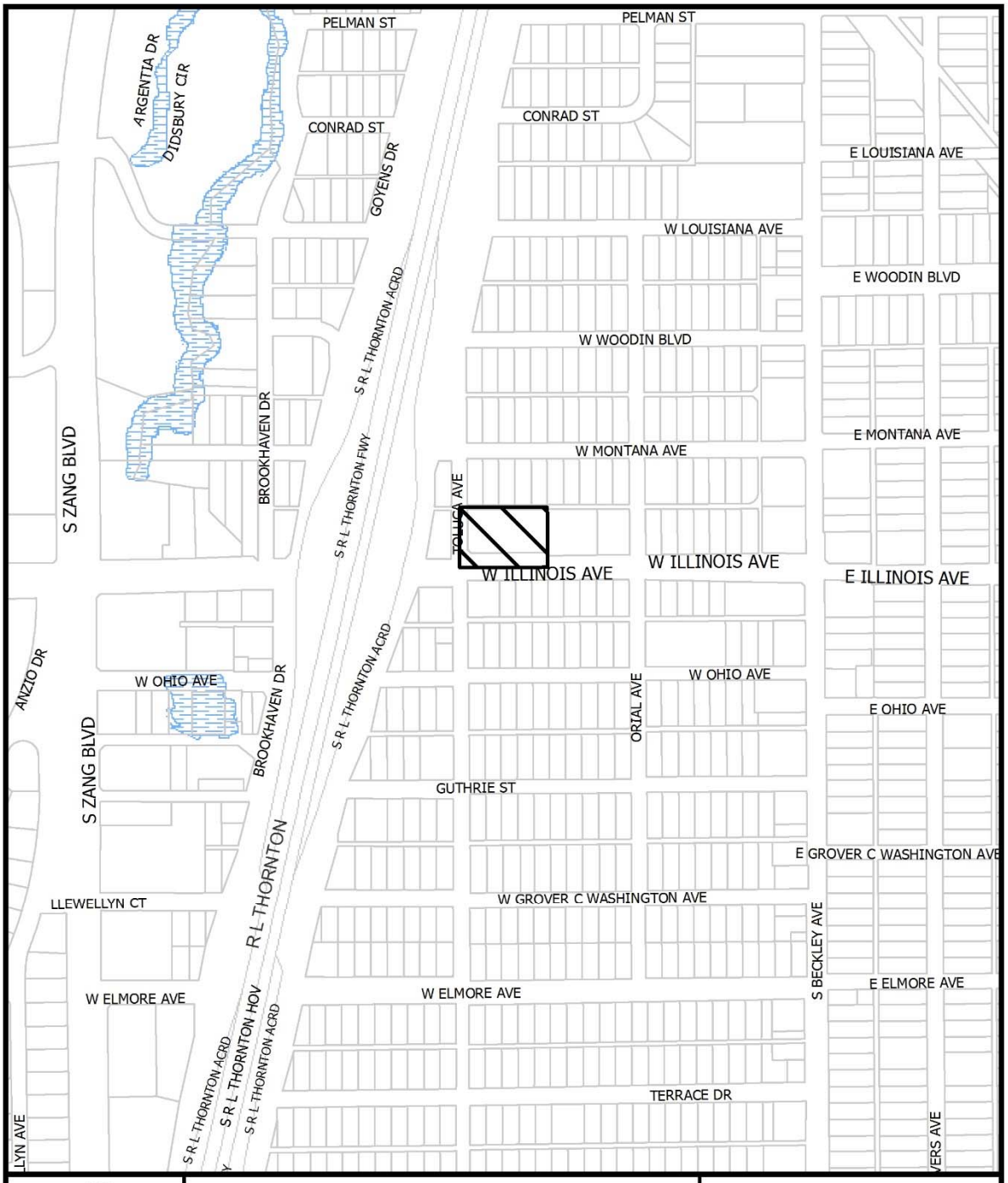
MAXIMUM BUILDING HEIGHT = 54' FEET, OR 4 STORIES.

1 PARKING SPACE PER 200 SQUARE FEET OF BUILDING SPACE AND 2 SPACES PER GAOLINE PUMP.

15' FRONT BULDING SETBACK LINE.

BUILDING SIZE = 2,121 SQUARE FEET

17 REGULAR PARKING SPACES
1 HANDICAP PARKING SPACE
18 TOTAL PARKING SPACES



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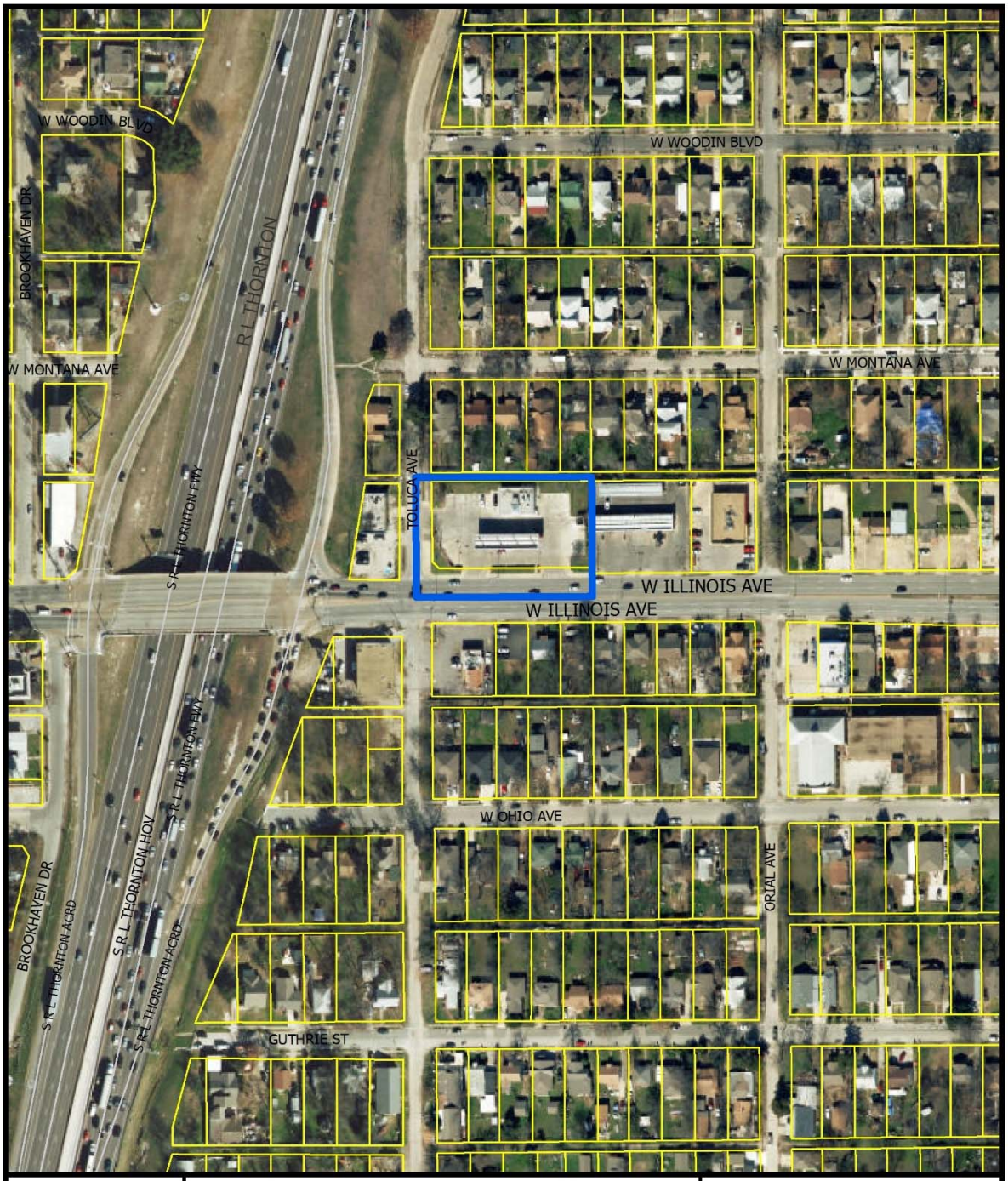
VICINITY MAP

Case no: Z178-262

Date: 6/15/2018

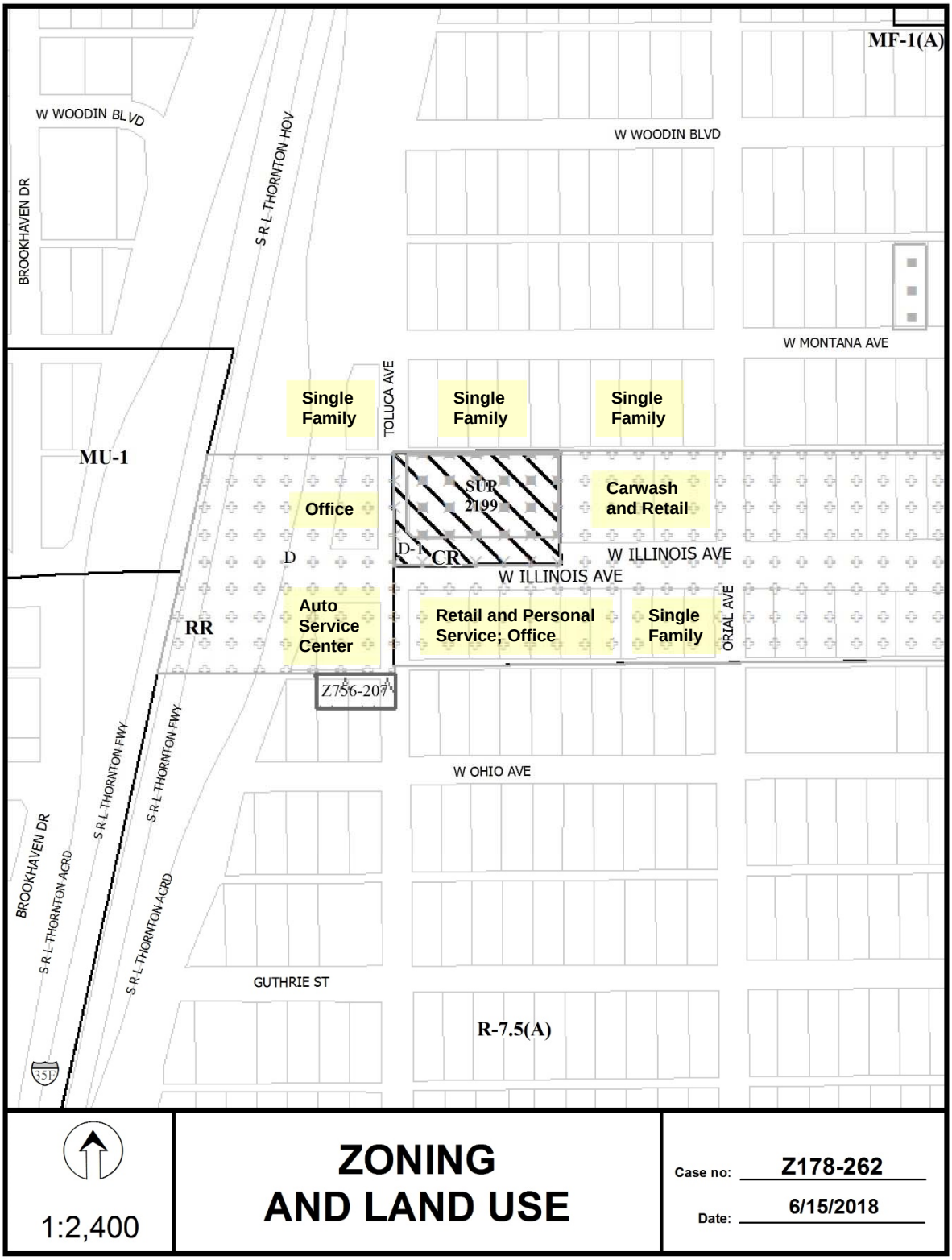


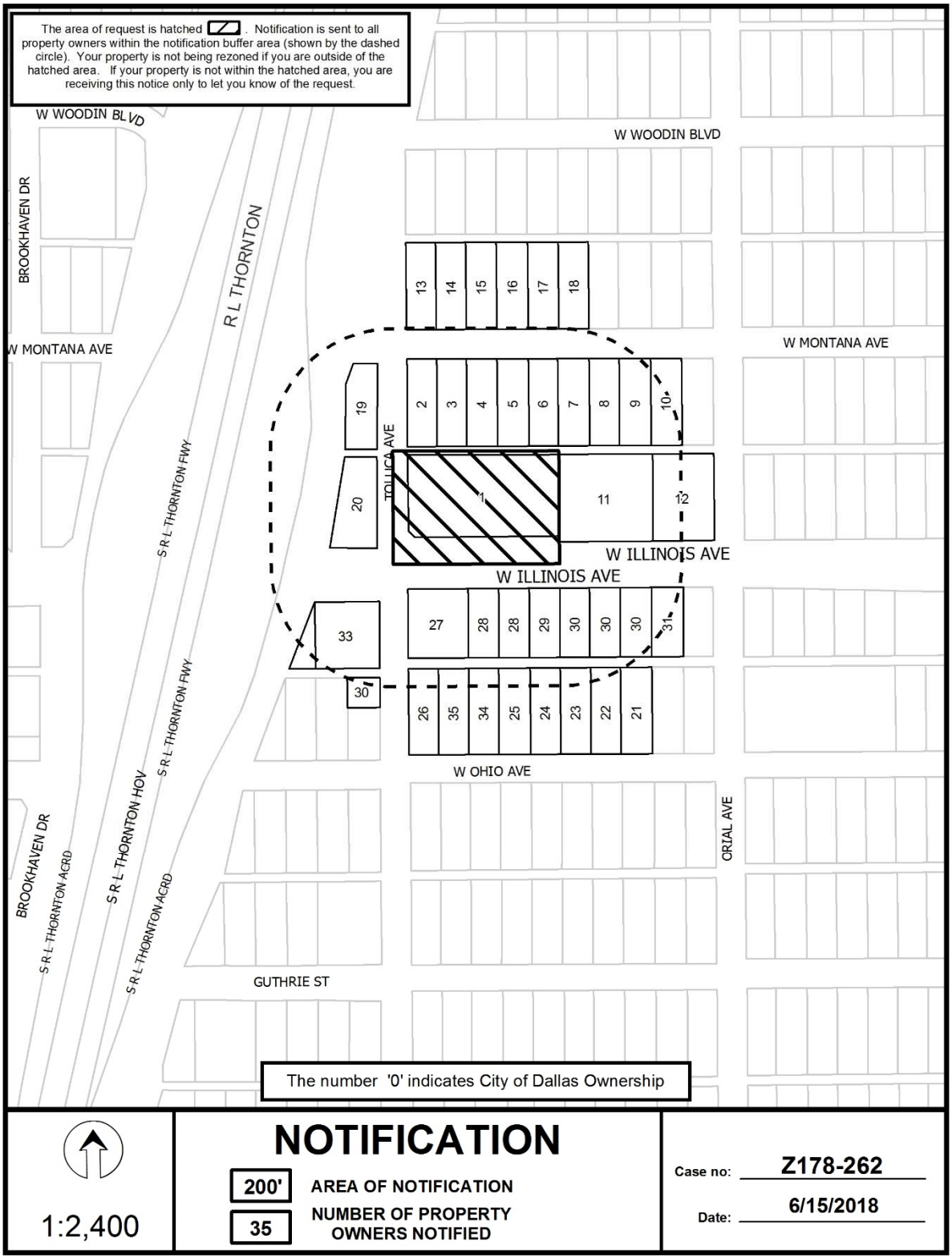
1:2,400

AERIAL MAP

Case no: Z178-262

Date: 6/15/2018


MF-1(A)
W WOODIN BLVD
W WOODIN BLVD
BROOKHAVEN DR
S R L THORNTON HOV
W MONTANA AVE
TOLUCA AVE
Single Family
Single Family
Single Family
MU-1
SUP 2199
Carwash and Retail
Office
D
D-1
CR
W ILLINOIS AVE
W ILLINOIS AVE
RR
Auto Service Center
Retail and Personal Service; Office
Single Family
ORIAL AVE
Z756-207
W OHIO AVE
S R L THORNTON FWY
S R L THORNTON FWY
BROOKHAVEN DR
S R L THORNTON ACRD
S R L THORNTON ACRD
GUTHRIE ST
R-7.5(A)
35E
1:2,400
ZONING AND LAND USE
Case no: Z178-262
Date: 6/15/2018


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
W WOODIN BLVD
W WOODIN BLVD
BROOKHAVEN DR
R L THORNTON
W MONTANA AVE
W MONTANA AVE
TOLLICA AVE
S R L THORNTON FWY
W ILLINOIS AVE
W ILLINOIS AVE
W OHIO AVE
ORIAL AVE
BROOKHAVEN DR
S R L THORNTON ACRD
S R L THORNTON HOV
S R L THORNTON FWY
S R L THORNTON ACRD
GUTHRIE ST
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
200' AREA OF NOTIFICATION
35 NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z178-262
Date: 6/15/2018

06/14/2018

Notification List of Property Owners

Z178-262

35 Property Owners Notified

Label #	*Address*		*Owner*
1	225	W ILLINOIS AVE	BORA PETROLEUM INC
2	238	W MONTANA AVE	FAGGETT FELECIA
3	234	W MONTANA AVE	JOHNSON GWENDA LAJOYCE
4	230	W MONTANA AVE	WILLIAMS TOMASA G
5	226	W MONTANA AVE	PEREZ ALICE RAMIREZ
6	222	W MONTANA AVE	DOROTEO ALFREDO &
7	218	W MONTANA AVE	MIRELES OVIDIO JR
8	212	W MONTANA AVE	ORTEGA JOEL F SALINAS &
9	208	W MONTANA AVE	POWELL DEBRA A
10	204	W MONTANA AVE	AGUILAR ROGELIO & ESMERALDA DE LA SANCHA ALONSO
11	213	W ILLINOIS AVE	KRIN MARK C & SUZANNE
12	207	W ILLINOIS AVE	A & I INSURANCE SERV INC
13	237	W MONTANA AVE	WHEELER MARGIE FAY
14	233	W MONTANA AVE	ROMERO ARMANDO JOEL
15	231	W MONTANA AVE	GEORGE JOHNNY R &
16	227	W MONTANA AVE	SEALS WILBA L
17	221	W MONTANA AVE	PAVIA INVESTMENTS LLC
18	219	W MONTANA AVE	CASAS RAUL
19	302	W MONTANA AVE	WHEELER ALEXANDER R II
20	2220	S R L THORNTON FWY	SAROFIA HOLDINGS INC
21	211	W OHIO AVE	MORALES JOSE ANTONIO
22	215	W OHIO AVE	SALAZAR GLORIA M
23	219	W OHIO AVE	MENDOZA PAULA S &
24	223	W OHIO AVE	AGUIRRE XOCHITL
25	227	W OHIO AVE	BADILLO ARISTEO R &
26	239	W OHIO AVE	RIOJAS NOLBERTO & ANTONIA M &

06/14/2018

Label #	***Address***		***Owner***
27	238	W ILLINOIS AVE	WILLIAMS FRIED CHICKEN
28	230	W ILLINOIS AVE	RIVERA SUPPLY INC
29	222	W ILLINOIS AVE	RAFTER WALKER REAL EST VI
30	218	W ILLINOIS AVE	BLAIR EVELYN
31	206	W ILLINOIS AVE	SALINAS JOEL F &
32	2310	S R L THORNTON FWY	EASDON STEVEN L
33	308	W ILLINOIS AVE	JOHNSON PARTNERS LTD ETAL
34	231	W OHIO AVE	ALVARADO FRANCISCO
35	235	W OHIO AVE	ESPINOZA MERCEDALIA

CITY PLAN COMMISSION **THURSDAY JULY 19, 2018**

Planner: Carolina Yumet

FILE NUMBER:	Z178-263(CY)	**DATE FILED:**	May 24, 2018
LOCATION:	North side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67)		
COUNCIL DISTRICT:	3	**MAPSCO:**	63 U
SIZE OF REQUEST:	Approx. 0.34 acres	**CENSUS TRACT:**	109.02

OWNER/APPLICANT: Jawed Sagani, sole owner

REPRESENTATIVE: Santos Martinez

REQUEST: An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay

SUMMARY: The applicant proposes to sell alcohol for off-premise consumption in conjunction with an existing general merchandise or food store [Stop Food Mart].

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

BACKGROUND INFORMATION:

- The approximate 0.34-acre site is currently developed with a one-story building with two suites.
- Building Inspection records show that on May 7, 2014, a Certificate of Occupancy was issued for a child care facility use for the suite addressed as 2921 W. Camp Wisdom Rd.
- Building Inspection records show that on November 10, 2014, a Certificate of Occupancy was issued for a general merchandise or food store 3,500 square feet or less use for suite 2925 W. Camp Wisdom Rd. A liquor license was issued for the same location on June 30, 2015.
- On June 10, 2015, the City Council approved an application to change the zoning classification from an RR-D District with a D Overlay to an RR-D-1 District with a D-1 Overlay and also approved Specific Use Permit No. 2149 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for the site subject to this request. SUP No. 2149 expired on June 10, 2017.
- The property changed ownership since the approval of the previous SUP in June 2015; the current owner seeks to obtain a new SUP to sell alcoholic beverages for off-premise consumption in conjunction with the general merchandise use.

Zoning History: There have been two zoning changes in the vicinity during the last five years including the area of request.

- **Z145-200**. On June 10, 2015, the City Council approved an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less for the area of request.

- **Z178-181.** On June 13, 2018, City Council approved an application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay located to the east of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Camp Wisdom Road	Principal Arterial	100’	100’

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

URBAN DESIGN

GOAL 5.3 ESTABLISH WALK-TO CONVENIENCE

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

Land Use:

	Zoning	Land Use
Site	RR Regional Retail with D-1 Liquor Control Overlay	General Merchandise, Child Care facility
North	RR Regional Retail with D Liquor Control Overlay	Custom Business Services
East	RR Regional Retail with D Liquor Control Overlay	Undeveloped Land
South	RR Regional Retail	Vehicle Display Sales and Service
West	RR Regional Retail with D-1 Liquor Control Overlay and SUP No. 2295	Hotel

Land Use Compatibility:

The approximate 0.34-acre site is zoned an RR Regional Retail District with a D-1 Liquor control Overlay and is currently developed with a one-story, +/- 3,400-square-foot retail building. The existing general merchandise or food store use currently occupies 2,000 square feet of the building with the rest being occupied by a child care facility. The owner of the property proposes a future expansion of the general merchandise use into the existing child care facility which is depicted in the proposed site plan. The proposed expansion will still be consistent with the request of allowing the sales of alcohol in conjunction with a general merchandise or food store 3,500 square feet or less.

The owner will seek to obtain a liquor license under Chapter 26 of the Texas Alcoholic Beverage Commission Code, wine and beer retailer's off-premise permit which will exempt them from the 300 feet distance from a day care or child care facility.

Other uses surrounding the area of request, include a mix of residential, retail, personal service, restaurant, hotels and automotive related uses.

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

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

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

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

In general, the applicant's request is consistent with the general provisions for a Specific Use Permit. Staff recommends approval for a two-year period with eligibility for automatic renewal for additional five-year periods. This has been the standard for the proposed use within the general area and allows for review of the use after the initial two-year period.

Parking:

Under the current conditions, the required off-street parking for the general merchandise or food store use and the child care facility use is 13 spaces. The site plan depicts 18 off-street parking spaces being proposed which will meet the requirements of the future expansion of the general merchandise or food store use.

Landscaping:

No new development is proposed. Therefore, no additional landscaping is required. Any additions to the property that exceed 35 percent of the existing floor area or 2,000 square feet of new non-permeable pavement will require landscaping per Article X of the Dallas Development Code.

Dallas Police Department: Staff obtained a report of site-related arrests for the most recent three-year period. The list of these arrests is provided below.

CHARGE DESCRIPTION	ARREST NUMBER	ARREST DATE	ArBk DAY	UCR ARREST CHARGE	UCR OFFENSE	P CLASS	ArL ADDRESS
Warrant Hold (Outside Agency)	18-008719	3/16/18	Friday	Holds DSO	Not coded	N/A	2921 W. Camp Wisdom Rd.
APOWW (Social Services Referral)	18-004075	2/3/18	Saturday	APOWW	Not coded	N/A	2921 W. Camp Wisdom Rd
Warrant Hold (Outside Agency	16-032802	7/28/16	Thursday	Holds DSO	Not coded	N/A	2921 W. Camp Wisdom Rd
Warrant-Dallas PD (Alias)	15-034412	8/26/15	Wednesday	Alias/Capias	Not coded	N/A	2921 W. Camp Wisdom Rd
Warrant-Dallas PD (Alias)	15-034410	8/26/15	Wednesday	Alias/Capias	Not coded	N/A	2921 W. Camp Wisdom Rd
Warrant Hold (Outside Agency	15-028892	7/20/15	Monday	Holds DSO	Not coded	N/A	2921 W. Camp Wisdom Rd

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less

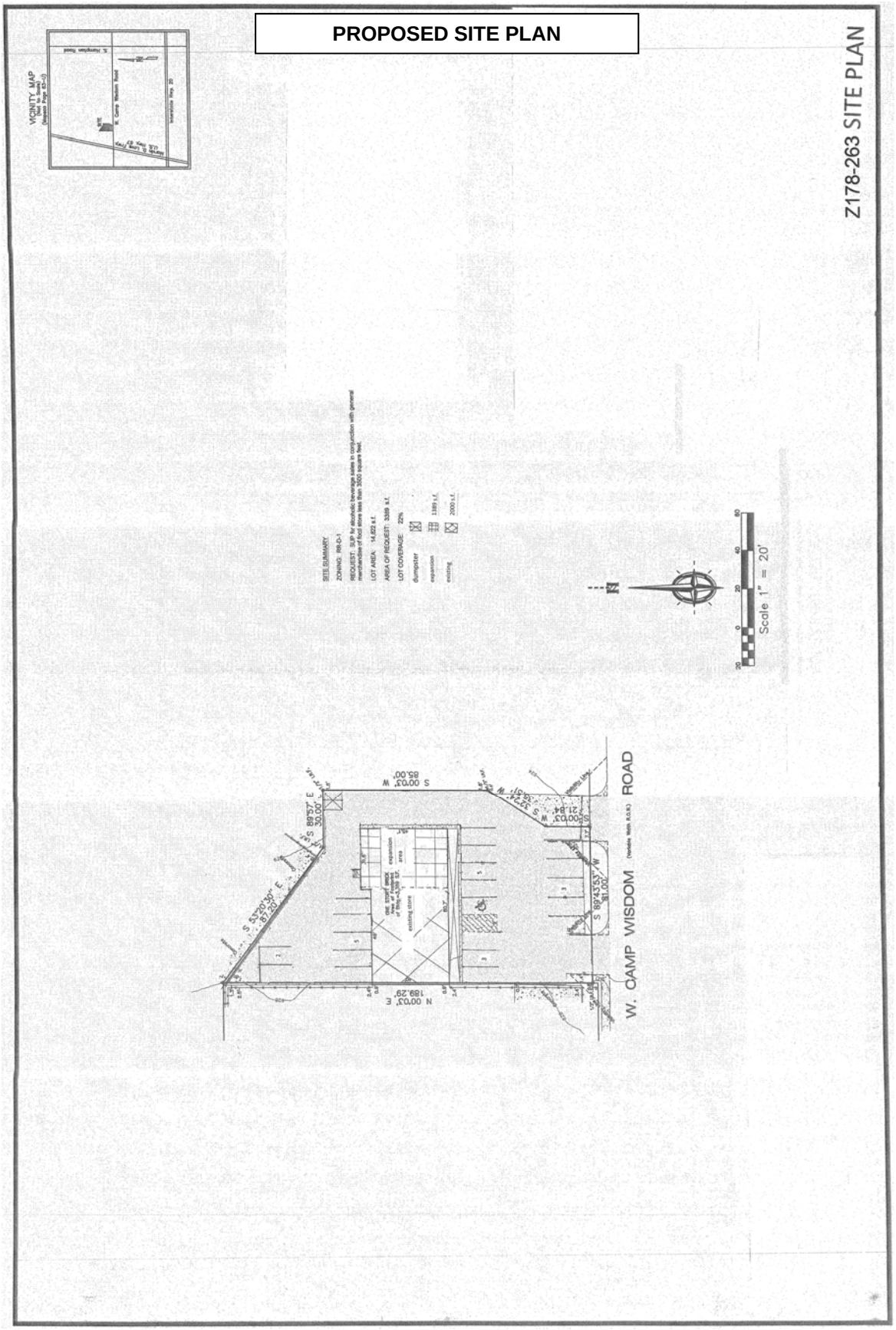
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

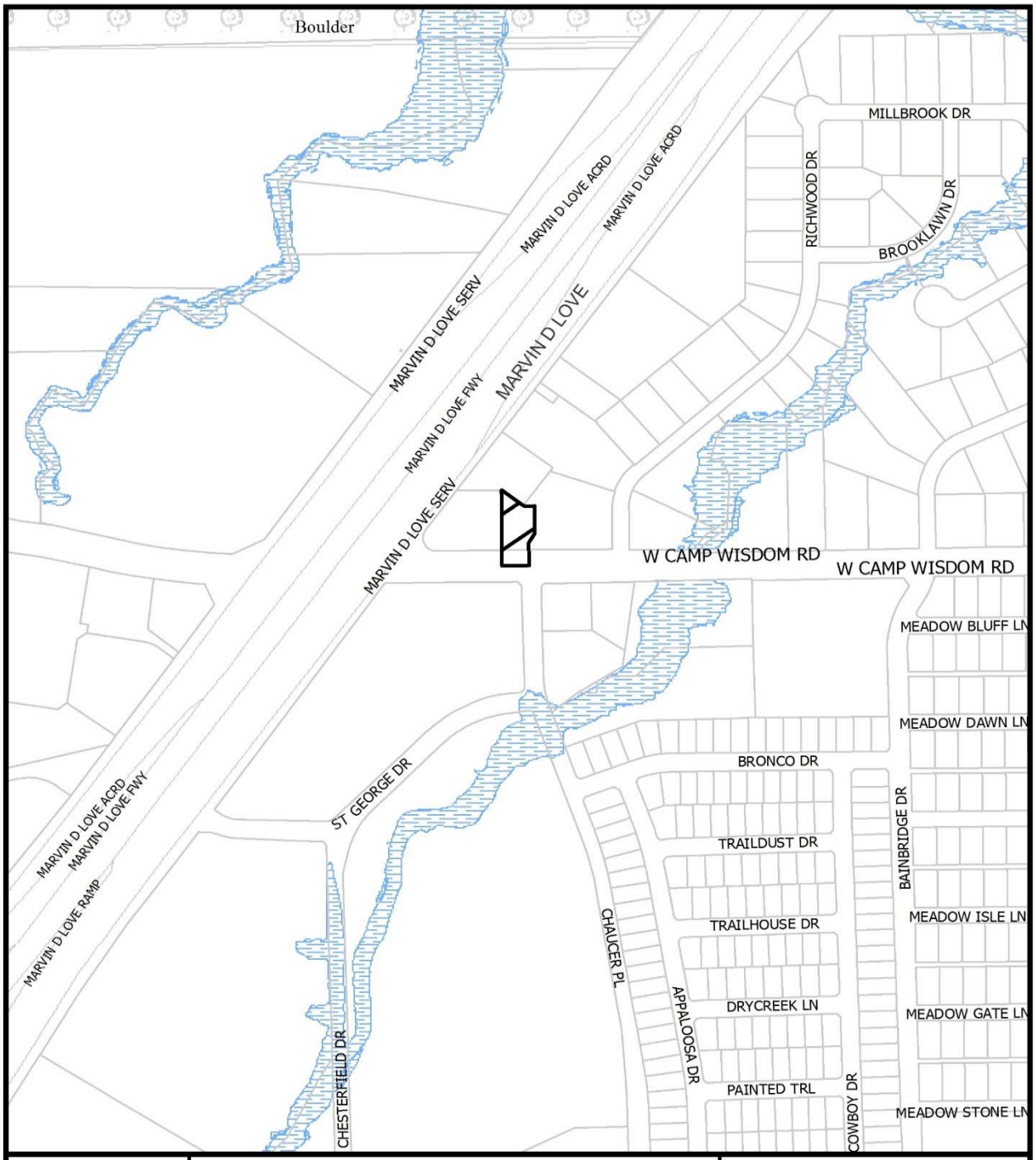
3. TIME LIMIT: This specific use permit expires on (two years) _____ but is eligible for automatic renewals for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 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).

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

4. 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





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VICINITY MAP

Case no: Z178-263

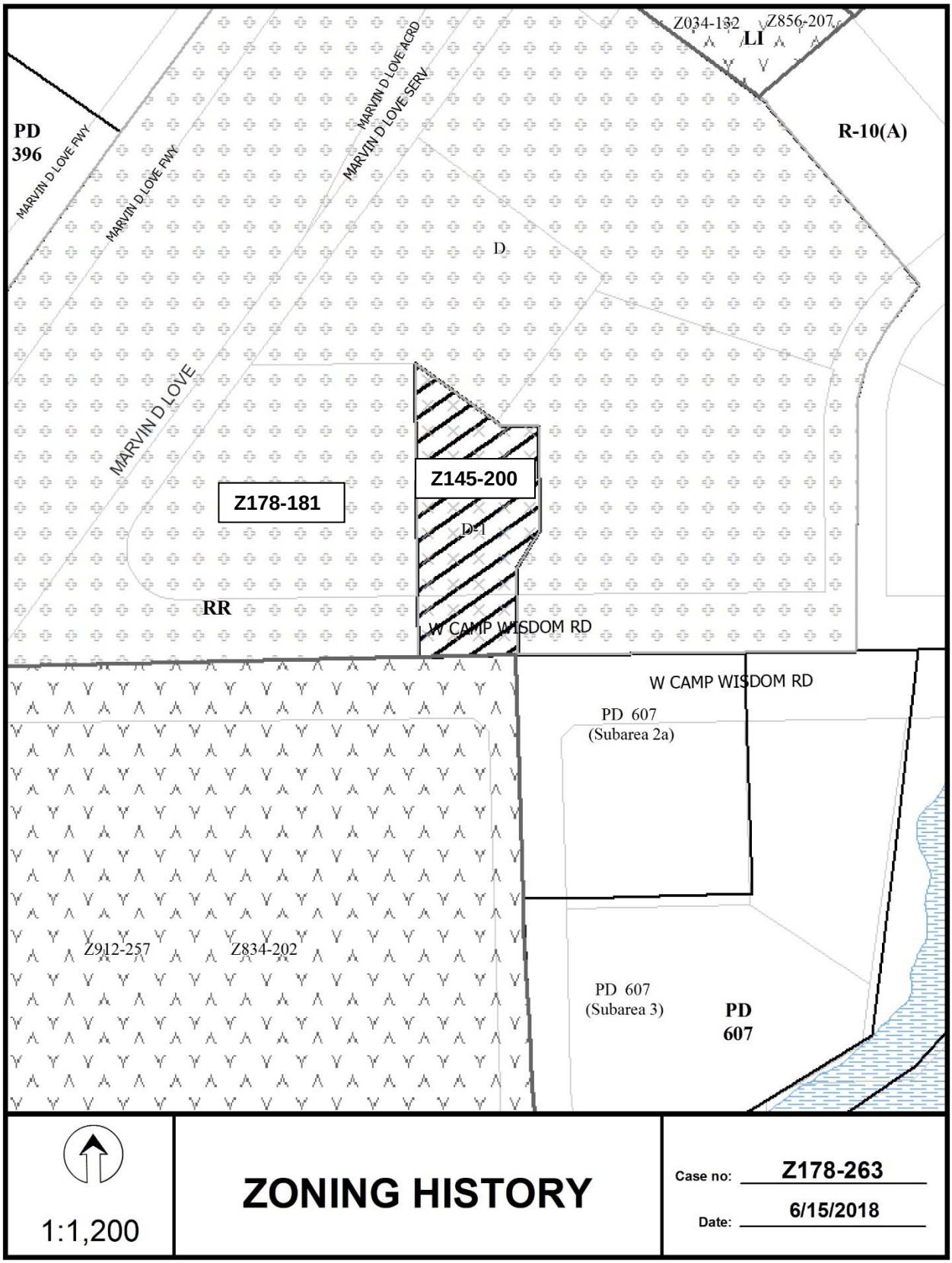
Date: 6/15/2018

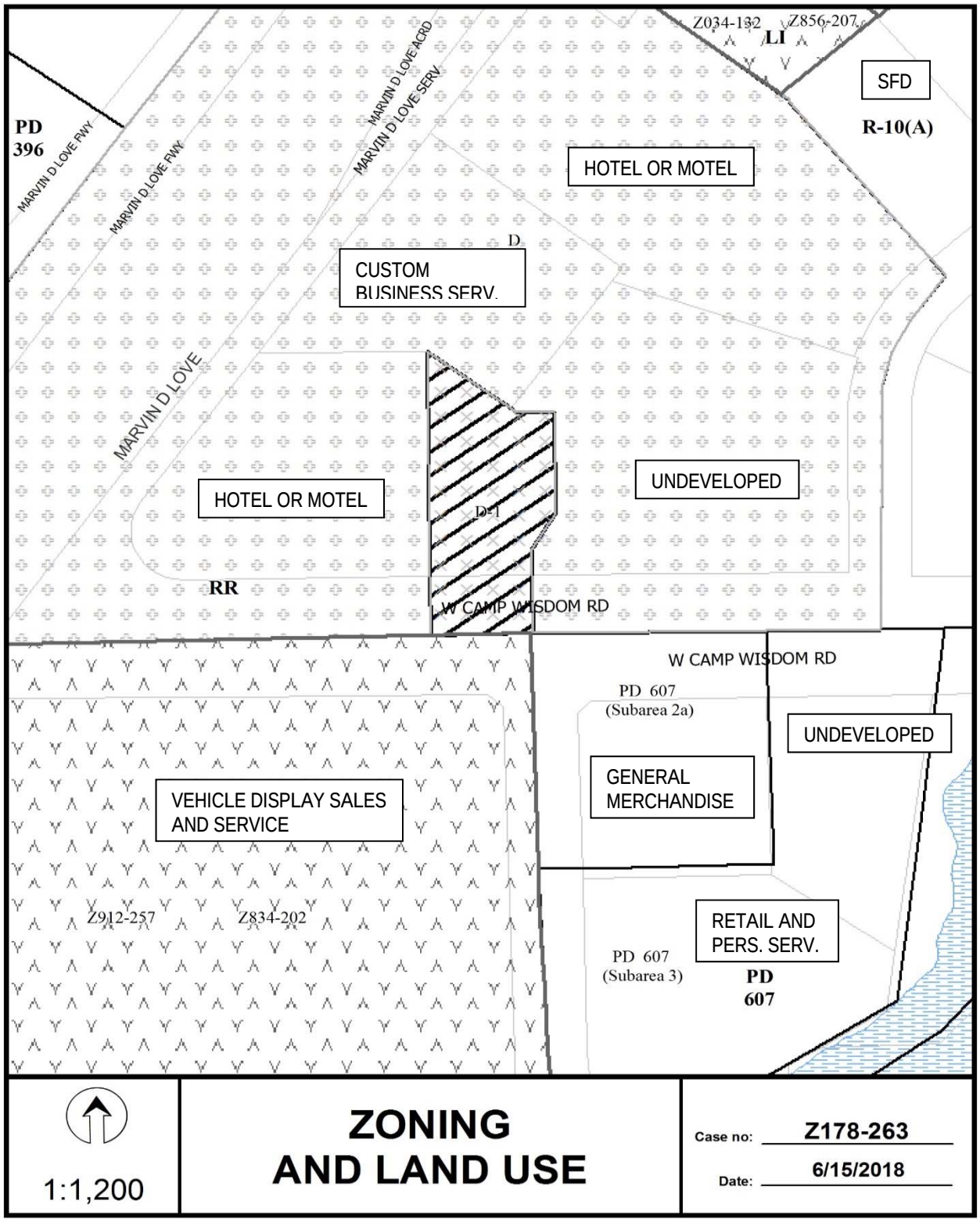
1:1,200

AERIAL MAP

Case no: Z178-263

Date: 6/15/2018


Z034-132
Z856-207
LI
R-10(A)
PD
396
MARVIN D LOVE FWY
MARVIN D LOVE FWY
MARVIN D LOVE ACRD
MARVIN D LOVE SERV
D
MARVIN D LOVE
Z145-200
Z178-181
D-1
RR
W CAMP WISDOM RD
W CAMP WISDOM RD
PD 607
(Subarea 2a)
Z912-257
Z834-202
PD 607
(Subarea 3)
PD
607
1:1,200
ZONING HISTORY
Case no: Z178-263
Date: 6/15/2018


Z034-132
Z856-207
LI
SFD
R-10(A)
PD 396
MARVIN D LOVE FWY
MARVIN D LOVE FWY
MARVIN D LOVE ACRD
MARVIN D LOVE SERV
HOTEL OR MOTEL
D
CUSTOM BUSINESS SERV.
MARVIN D LOVE
UNDEVELOPED
HOTEL OR MOTEL
D-1
RR
W CAMP WISDOM RD
W CAMP WISDOM RD
PD 607 (Subarea 2a)
UNDEVELOPED
GENERAL MERCHANDISE
VEHICLE DISPLAY SALES AND SERVICE
Z912-257
Z834-202
RETAIL AND PERS. SERV.
PD 607 (Subarea 3)
PD 607
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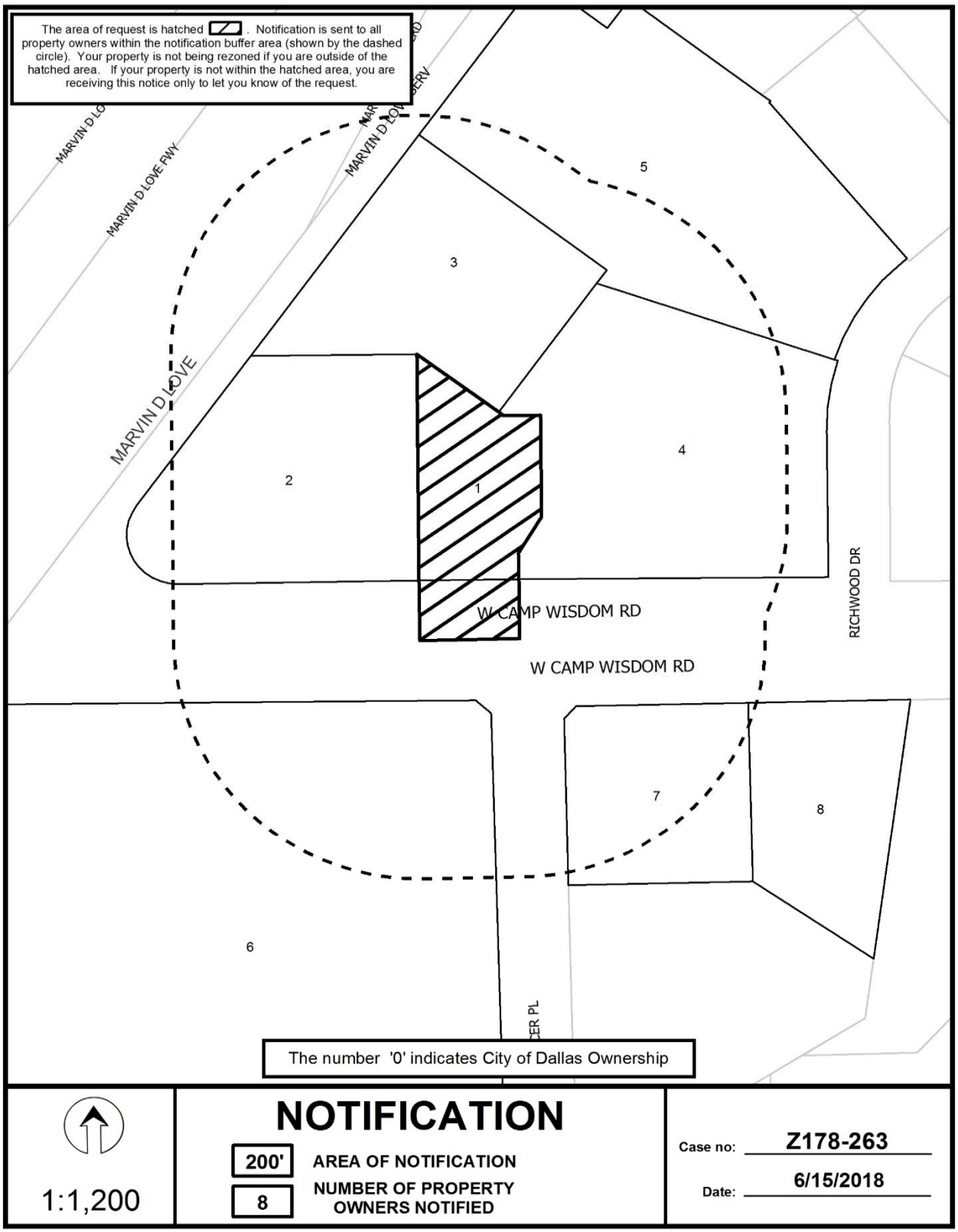
ZONING AND LAND USE
Case no: Z178-263
Date: 6/15/2018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MARVIN D LOVE FWY
MARVIN D LOVE
W CAMP WISDOM RD
W CAMP WISDOM RD
RICHWOOD DR
1
2
3
4
5
6
7
8
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
8
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z178-263
Date: 6/15/2018

06/14/2018

Notification List of Property Owners

Z178-263

8 Property Owners Notified

Label #	*Address*		*Owner*
1	2921	W CAMP WISDOM RD	SAGANI JAWED
2	2935	W CAMP WISDOM RD	KUNVER LLC
3	6960	MARVIN D LOVE FWY	ALREADY GEAR INC
4	2800	W CAMP WISDOM RD	HAMPTON EMBASSY LTD
5	6950	MARVIN D LOVE FWY	AMIT INVESTMENTS INC
6	7100	MARVIN D LOVE FWY	AMERICA CAN CARS FOR KIDS
7	2950	W CAMP WISDOM RD	SILWAD INC
8	2940	CHAUCER PL	CAMP WISDOM CHAUCER J V

CITY PLAN COMMISSION **THURSDAY JULY 19, 2018**

Planner: Carolina Yumet

FILE NUMBER:	Z178-177(CY)	**DATE FILED:**	February 6, 2018
LOCATION:	Northwest corner of North Jim Miller Road and Sarah Lee Drive		
COUNCIL DISTRICT:	5	**MAPSCO:**	58 J
SIZE OF REQUEST:	Approx. 0.46 acres	**CENSUS TRACT:**	93.01

OWNER/APPLICANT: G+J Learning Center

REPRESENTATIVE: Gloria Johnson

REQUEST: An application for an amendment to Specific Use Permit No. 1252 for a child-care facility on property zoned R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to amend the existing SUP site plan to reflect existing site conditions and to amend the SUP conditions to allow for lesser off-street parking requirements.

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

BACKGROUND INFORMATION:

- On August 23, 1995, City Council approved SUP No. 1252 for a child-care facility for a two-year period subject to a site plan and conditions.

- On May 14, 1997, City Council approved an amendment to SUP No. 1252 amending the site plan and conditions. The time period granted was five years with eligibility for automatic renewals for additional five-year periods.

- On April 8, 2002, an application for the automatic renewal for SUP No. 1252 was approved for a five-year period with eligibility for automatic renewals for additional five-year periods.

- On March 26, 2007, an application for the automatic renewal for SUP No. 1252 was approved for a five-year period with eligibility for automatic renewals for additional five-year periods.

- On June 11, 2008, City Council approved an amendment to SUP No. 1252 amending the site plan and conditions. The time period granted was five years with eligibility for automatic renewals for additional five-year periods.

- On March 12, 2013, an application for the automatic renewal for SUP No. 1252 was approved for a five-year period with eligibility for automatic renewals for additional five-year periods.

- On February 6, 2018 the owner submitted an application for the automatic renewal of SUP No. 1252.

- During the review of the application it was determined that the site is not in compliance with the approved SUP site plan nor with the SUP conditions.

- The applicant is unable to bring the site into compliance and therefore has revised the application to request the amendment of the site plan to match the existing site conditions and the amendment of the SUP conditions to allow for reduced off-street parking requirements.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Required ROW
North Jim Miller Road	Major Arterial	100’
Sarah Lee Drive	Minor Arterial	50’

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined the proposed parking is justified based on the existing traffic operations and it will not significantly impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

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

GOAL 2.3 EXPAND HEALTH, CHILDCARE, AND TRANSPORTATION PROGRAMS FOR LOW INCOME AREAS.

> **Action 2.3.5** Build partnerships between employers, transportation providers, apartment managers, developers, and childcare providers to increase accessibility of affordable childcare to working parents.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) with SUP No. 1252	Child care facility
North	R-7.5(A)	Single Family Dwelling
East	R-7.5(A)	Single Family Dwelling
South	R-7.5(A)	Single Family Dwelling
West	R-7.5(A)	Single Family Dwelling.

Land Use Compatibility:

The approximate 0.46-acre site is zoned an R-7.5(A) Single Family District with Specific Use Permit No. 1252 for a child care facility and is currently developed with a one-story structure for the main use and two one-story structures for storage. Single family uses surround the subject site to the north, east, south and west.

The property has been operating under the same ownership as a child-care facility since 1995 when Specific Use Permit No. 1252 was approved by City Council. The corresponding SUP conditions granted a time period of two years without eligibility for automatic renewals [Expiration date: August 23, 1997]. The conditions also included landscaping to be provided in accordance with Article X of the Dallas Development Code, as amended; a circular drive to be provided for the off-street loading and unloading of children and requirements for off-street parking to be provided at a minimum of two spaces as shown on the approved site plan.

Following the initial approval of the Specific Use Permit for the child-care facility use, there have been a series of applications detailed in a time line below that provides a background and reference information that staff has taken into consideration in making a recommendation.

- **1997.** The owner submitted an application for an amendment to the site plan and conditions. The purpose of the request was to allow for an addition to the main building. City Council approved the amendment of the SUP site plan and conditions establishing a new time period for the expiration of the SUP of five years with eligibility for automatic renewal for additional five-year periods. [Expiration date May 14, 2002].
  The amended conditions included changes in the Landscaping provisions requiring compliance with the landscaping shown on the site plan when the child

care facility exceeded 1,615 square feet; however, there are no records that indicate what the floor area of the existing main building was prior to the proposed addition. Building Inspections' records affirm that a building permit was issued on June 4, 1997, to "enclose existing patio for new floor area" with a new floor area (addition) of 1,344 square feet. Dallas Central Appraisal District indicates that currently the main structure has a total floor area of 2,123 square feet. The conditions also amended the parking regulations to require off-street parking to be provided pursuant to the Dallas Development Code, as amended.

An update to the existing Certificate of Occupancy that was originally issued on September 14, 1995, was done following the issuance of the 1997 building permit for the addition. The CO reflects a total floor area of 2,370 square feet, a required off-street parking of three spaces and a total of four off-street parking spaces provided on site.

- **2002.** An application for the automatic renewal of the SUP was approved for a five-year period with eligibility for automatic renewals for additional five-year periods. [Expiration date: May 14, 2007]

- **2007.** An application for the second automatic renewal of the SUP was approved for five-year period with eligibility for automatic renewals for additional five-year periods. [Expiration date: May 14, 2012]

- **2008.** Before the time period to apply for the automatic renewal was due, the owner submitted an application for an amendment to the site plan and conditions. The purpose of the request was to allow for a 694-square-foot addition in the rear of the main building. City Council approved the amendment granting the SUP for a five-year time period with eligibility for automatic renewals for additional five-year periods. The approved conditions amended once more the parking regulations to require a minimum of seven off-street parking spaces to be provided as depicted on the site plan. The site plan however, depicted only six off-street parking spaces, with two of them located in the front yard setback.
  Sec. 51A-4.300(b)(1) states that in a residential district, off-street parking for a nonresidential use must comply with the minimum front yard requirements of Sec. 51A-4.401.
  Sec. 51A-401(a)(1) states that front yards must be open and unobstructed except for fences.

  The landscaping provisions were only amended to require the landscaping to be completed and maintained in accordance with Article X, but maintained the

requirement of being provided as shown on the attached site plan when the child care-facility exceeded the 1,615 square feet in floor area. The amended site plan did not show any landscaping but stated that landscaping was existing and had been installed per the last SUP amendment and inspected under the 1997 building permit.

- **2013.** An application for an automatic renewal of the SUP was approved for a five-year period with eligibility for automatic renewals for additional five-year period. [Expiration date: June 11, 2018]

- **February 2018**. The owner submitted an application for the automatic renewal of the SUP. During staff review of this application, it was determined that the required off-street parking is not being provided in accordance with the latest SUP conditions approved nor with the approved site plan. Out of the seven off-street parking spaces required, only four are provided on site. The location of the two spaces that were wrongfully approved to be provided in the front yard setback have never been provided in that location but rather have remained in the original location they were prior to the 2008 amendment.

After a second site visit and a meeting with the applicant, it was determined that the site conditions were never changed as proposed in the 2008 approved site plan. The applicant stated that due to lack of funds, the changes were never made and, as a result, she expressed her intentions to maintain the site as it currently exists.

Sec. 51A-4.204(3)(C) states that the required off-street parking for a child-care facility may be established in the ordinance granting a required SUP for the use, otherwise the requirement is at a ratio of one space per 500 square feet of floor area.
Taking the 2,694 square feet of floor area depicted in the proposed site plan (including the main building and the storage structures) as the current floor area for the use, and considering a scenario where this use would not require an SUP, the off-street parking required at the above ratio, would be a total of five spaces.

The request to amend the SUP site plan and conditions to continue to operate the child-care facility use as it existed prior to the 2008 amendment, is not foreseen to have a negative impact on the surrounding uses as the amendment is to reflect the existing site conditions in which the use has been operating for the past ten years.

Parking:

The purpose of the request is to amend the SUP conditions and allow for the child-care facility to require and provide a minimum of four off-street parking spaces as depicted on the proposed site plan.

In order to comply with Sec. 51A-4.301(a)(7) that states that except for residential uses, head-in parking adjacent to a public street where the maneuvering of the vehicle in parking or leaving the parking space is done on a public street is excluded in computing the off-street parking requirements; the applicant proposes a maneuvering area for two of the required off-street parking spaces on the east side of the property fronting North Jim Miller Road.

Landscaping:

The request also seeks to amend the landscaping conditions to remove the provision of providing the landscape subject to the use exceeding a certain floor area and instead require it to be provided in accordance with Article X of the Dallas Development Code, as amended.

List of Officers

G & J LEARNING CENTER.

- Gloria Johnson Chairman
- Felicia Alford Vice-Chairman
- Nathan Kemps III Second Chairman
- Iesha Alford Secretary
- Demetral Richardson Treasury
- Gloria Johnson Affected Data

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a child-care facility.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on ~~[June 11, 2018]~~, (five-year period from the passage of this ordinance), but is eligible for automatic renewals for additional five-year periods, pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 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: [~~When the floor area for the Child-care facility exceeds 1,615 square feet, landscaping must be provided as shown on the attached site plan.~~] Landscaping must be provided [~~completed~~] and maintained in accordance with Article X of the Dallas Development Code, as amended. Plant materials must be maintained in a health, growing condition.

5. DRIVE: A circular drive or similar area must be provided for the off-street loading and unloading of children, as shown on the attached site plan.

6. FENCING: The outdoor play area must be enclosed by a minimum four-foot high fence, as shown on the attached site plan.

7. HOURS OF OPERATION: The child-care facility may only operate between 6:00 a.m. to 6:00 p.m., Monday through Friday.

8. INGRESS-EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.

~~9. [INDOOR FLOOR AREA: A minimum of 50 square feet of indoor floor area must be provided for each child in attendance.]~~

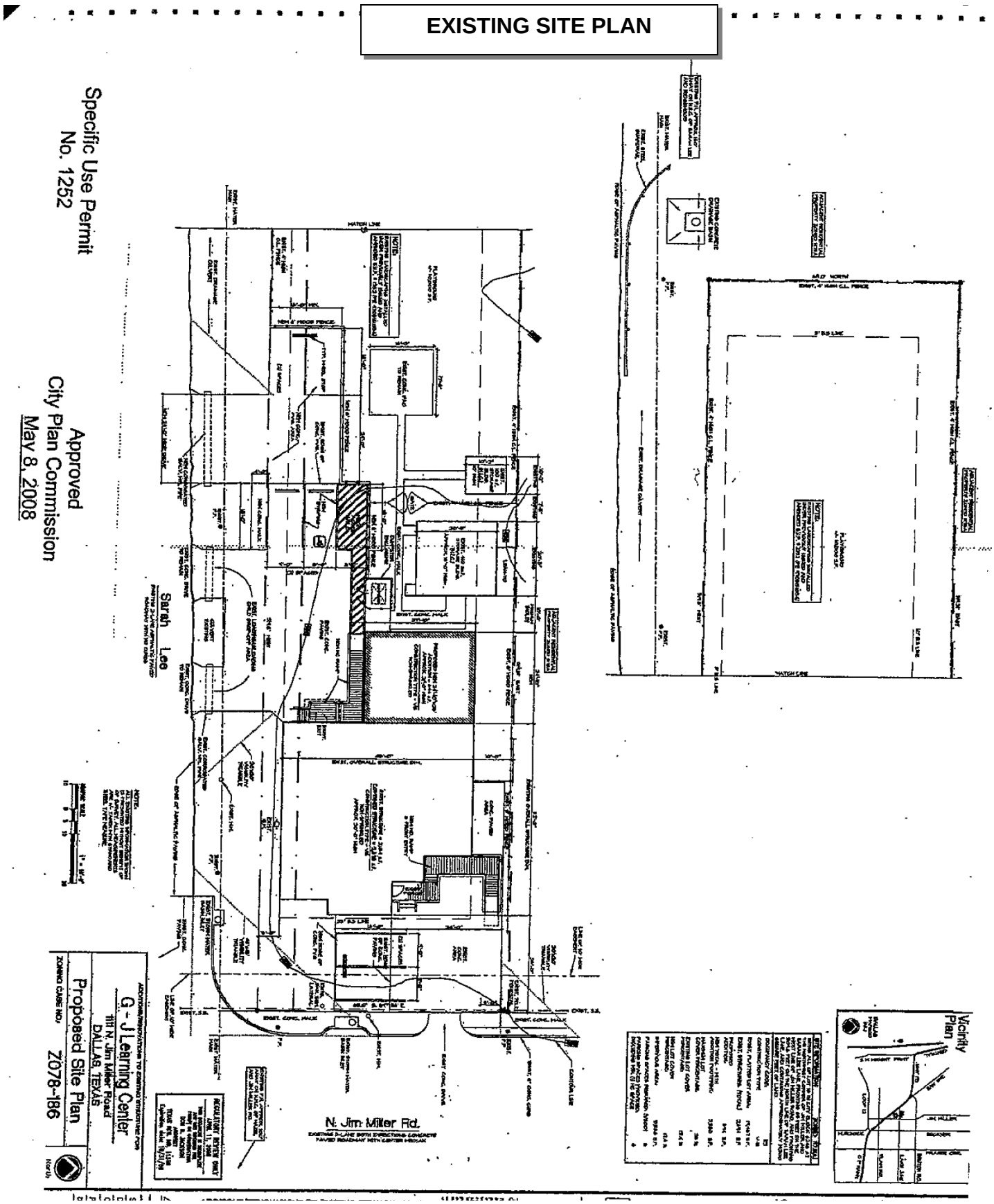
9. OUTDOOR FLOOR AREA: [~~A minimum of 100 square feet must be provided for each child in attendance~~] The outdoor play area must be provided in the location shown on the attached site plan.

10. PARKING: A minimum of four [~~seven~~] off-street parking spaces must be provided as shown on the attached site plan.

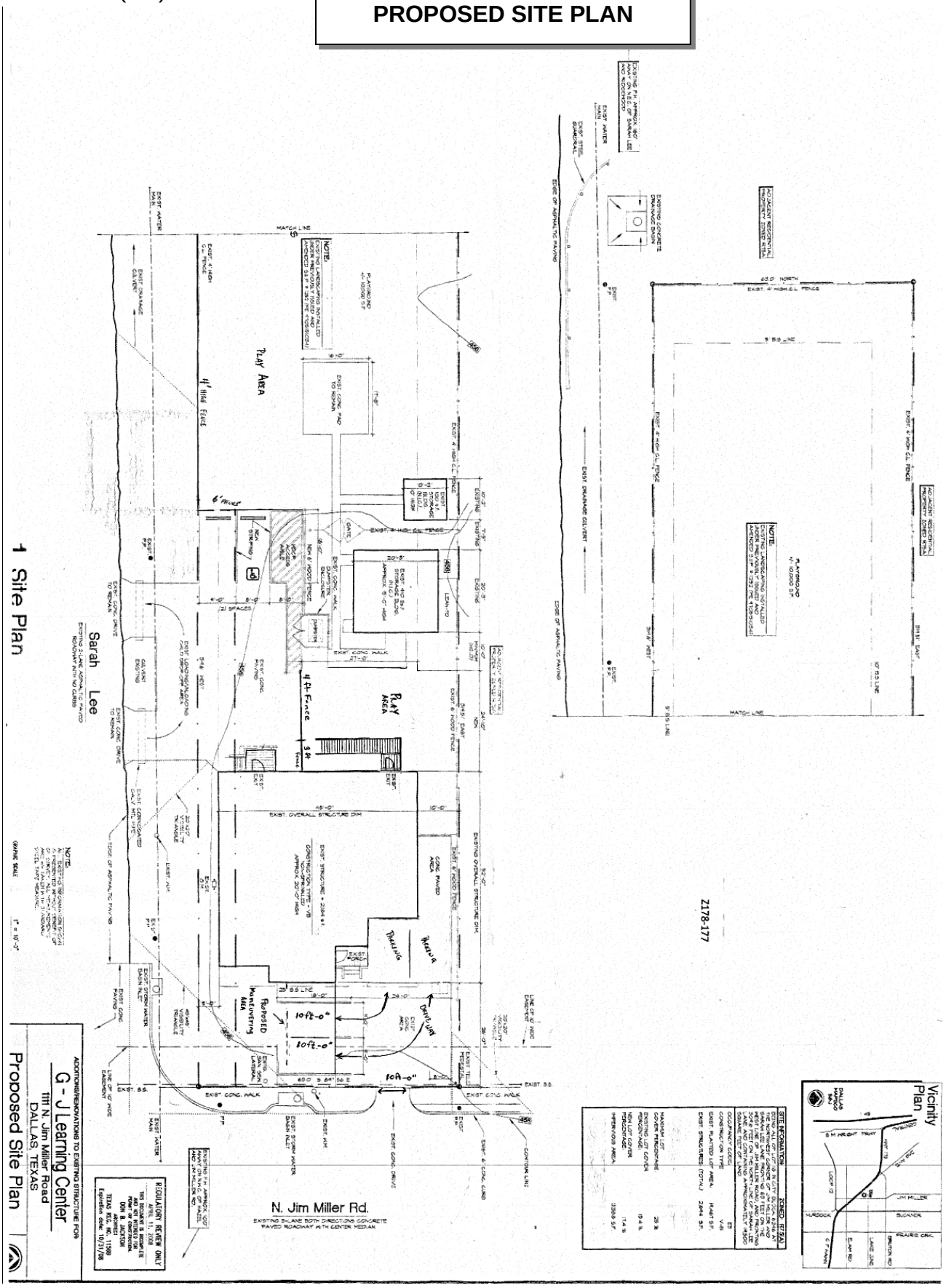
11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

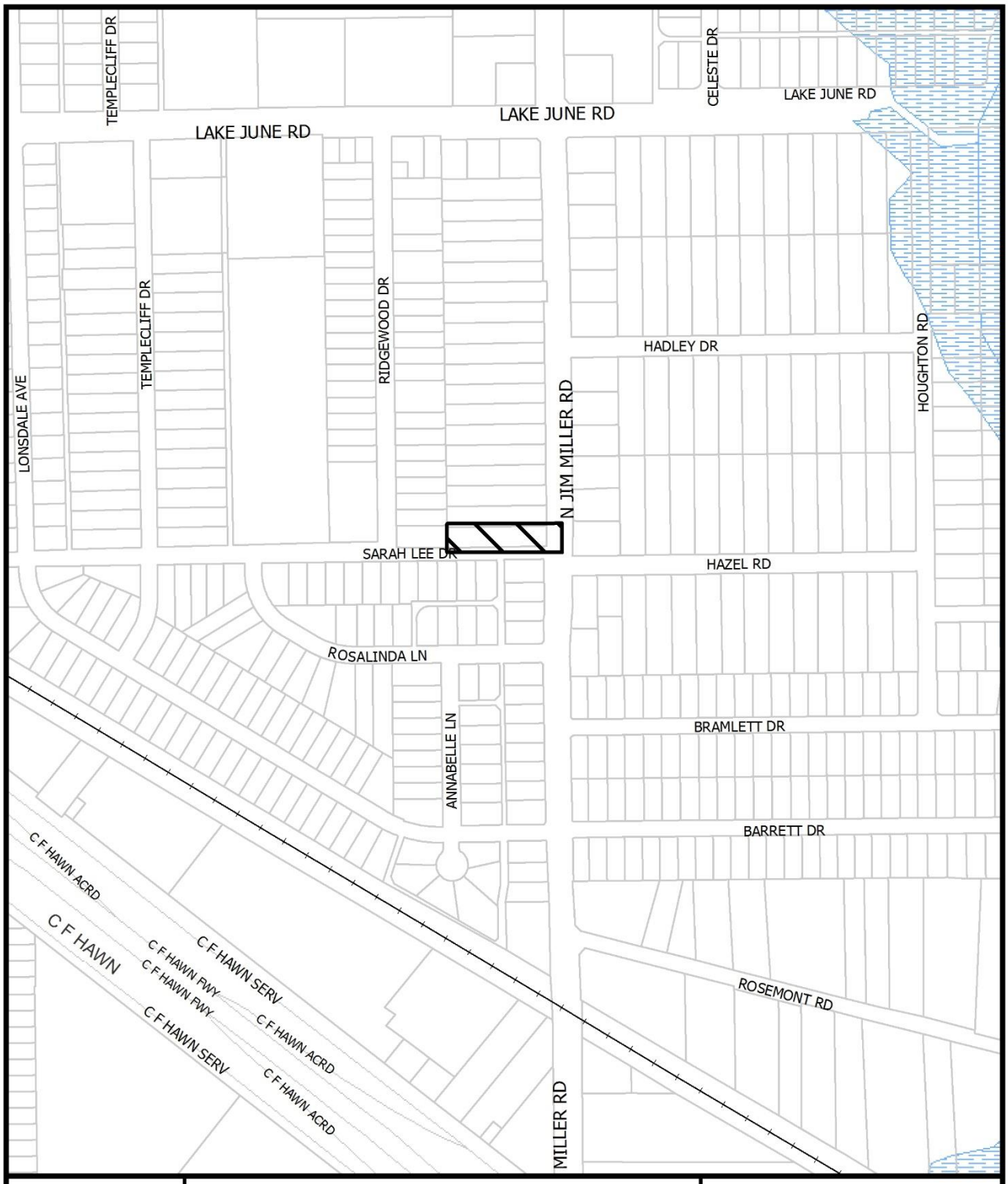
12. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN



PROPOSED SITE PLAN





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VICINITY MAP

Case no: Z178-177

Date: 2/13/2018

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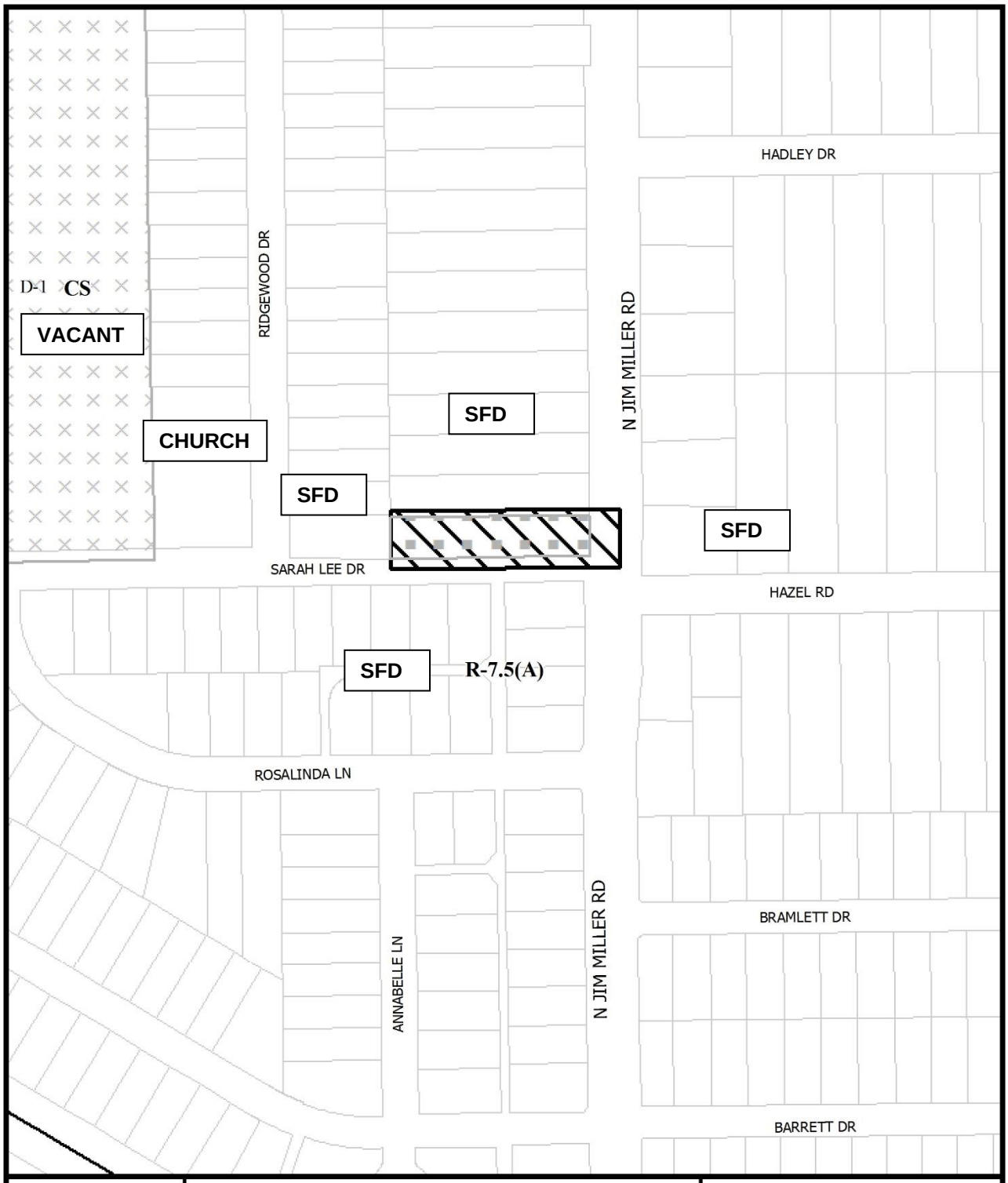
AERIAL MAP

Case no: Z178-177

Date: 2/13/2018



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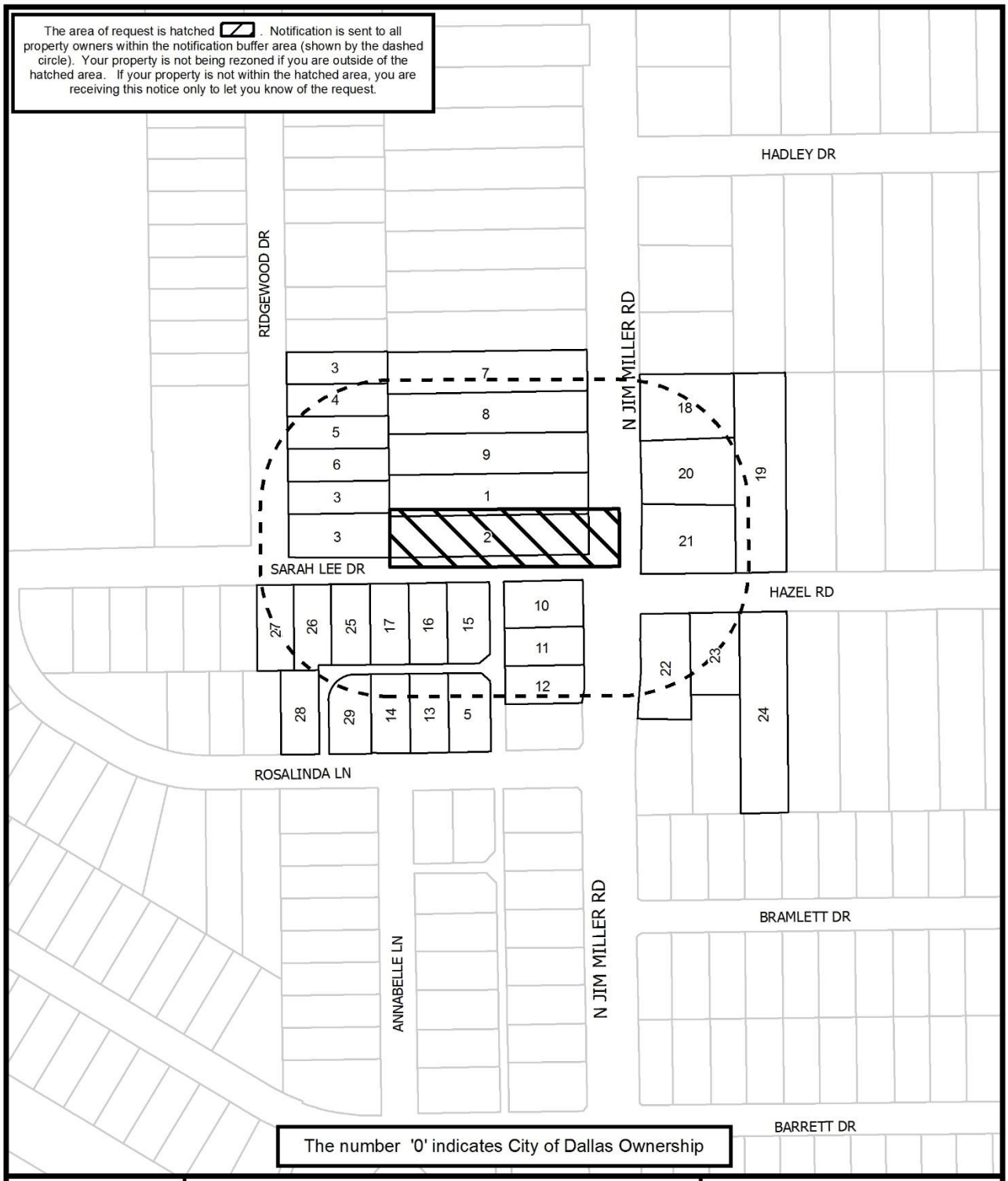
ZONING AND LAND USE

Case no: Z178-177

Date: 2/13/2018



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NOTIFICATION

200' AREA OF NOTIFICATION

29 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z178-177

Date: 2/13/2018

02/13/2018

Notification List of Property Owners

Z178-177

29 Property Owners Notified

Label #	*Address*		*Owner*
1	1109	N JIM MILLER RD	SALDANA ESTHER
2	1111	N JIM MILLER RD	JOHNSON GLORIA J &
3	1122	RIDGEWOOD DR	MECCA APRIL INC
4	1118	RIDGEWOOD DR	HERNANDEZ DANIEL G &
5	1114	RIDGEWOOD DR	1G CAPITAL LLC
6	1110	RIDGEWOOD DR	SANTOYO MANUEL & CATALINA
7	1127	N JIM MILLER RD	RAMOS ELOY &
8	1119	N JIM MILLER RD	LOMELI JESUS & ARACELI
9	1115	N JIM MILLER RD	LOMELI JESUS
10	1045	N JIM MILLER RD	CRUZ MIGUEL
11	1039	N JIM MILLER RD	CLUCK ELMER L EST OF
12	1035	N JIM MILLER RD	ROWLETT BERTHA
13	7023	ROSALINDA LN	RENTAL EQUITY LLC
14	7019	ROSALINDA LN	JAUREGUI EXEQUIEL &
15	7028	SARAH LEE DR	ARMENDARIZ GUILLERMO &
16	7024	SARAH LEE DR	KNOX SHARON
17	7020	SARAH LEE DR	GOMEZSILLAS RAMON
18	1122	N JIM MILLER RD	WEITZ STUART & CAROL A
19	7117	HAZEL RD	MUNOZ SCARLETH & RENE
20	1114	N JIM MILLER RD	DIAZ JOSE HERNANDEZ
21	1100	N JIM MILLER RD	MACKEY SHIRLEY
22	7106	HAZEL RD	PIEDRA JOSE O &
23	7112	HAZEL RD	SEGOVIA JOSE T
24	7116	HAZEL RD	LEWIS LECRESHA L
25	7016	SARAH LEE DR	CAMACHO ALFREDO
26	7012	SARAH LEE DR	KIKS PPTY DEV LLC

02/13/2018

Label #	***Address***		***Owner***
27	7008	SARAH LEE DR	PAEZ VICTOR M
28	6943	ROSALINDA LN	DELEON HILARO J
29	7015	ROSALINDA LN	DELTORO LAURA P

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Carolina Yumet

FILE NUMBER:	Z178-255(CY)	**DATE FILED:**	May 4, 2018
LOCATION:	Southwest side of Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Skillman Street		
COUNCIL DISTRICT:	10	**MAPSCO:**	27 C
SIZE OF REQUEST:	Approx. 0.187 ac.	**CENSUS TRACT:**	78.11

APPLICANT/OWNER: George Reynolds, sole owner.

REPRESENTATIVE: Santos Martinez

REQUEST: An application for a Specific Use Permit for the relocation of a detached non-premise sign (billboard) on property zoned MC-1 Multiple Commercial District.

SUMMARY: The purpose of the request is to allow for the relocation of an existing detached non-premise sign (billboard) on the remainder of the property due to the acquisition of a portion of the property by the Texas Department of Transportation and allow for lesser spacing requirement from a non-business or residential zoning district.

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

BACKGROUND INFORMATION:

- The approximate 0.187-acre area of request is undeveloped except for the existing detached non-premise sign.

- The purpose of this request is to relocate the existing double-faced, 672-square-foot, 50-foot tall detached non-premise sign (billboard) within the same property.

- Building Inspections records show permits for this detached non-premise sign as early as 1978 which coincides with historical aerial views of 1979 showing the sign at the subject site.

- Section 51A-7.307(a) of the Dallas Development Code, as amended states that non-conforming detached non-premise signs located on or overhanging a parcel of land acquired by a governmental entity may be relocated subject to the restrictions in this section. The existing sign, like many of the existing detached non-premise signs in the city, is non-conforming, and it's being relocated as a result of the acquisition of a portion of the site by The Texas Department of Transportation (TxDOT) due to the expansion of the I-635 Highway.

- Section 51A-7.307(e)(2) states that no detached non-premise sign may be relocated within 100 feet of an expressway unless it was originally located within 100 feet of an expressway or new expressway. The existing billboard to be relocated is considered an expressway sign and meets the provision in Section 51A-7.307(f) for its relocation.

- Section 51A-7.307(e)(15) states that no detached HBA sign may be relocated within 300 feet of a non-business or residential zoning district. The existing detached non-premise sign is considered an Highway Beautification Act (HBA) sign due to being and located within 660 feet of an expressway (I-635) and its proposed relocation is within 300 feet of an MF-1(A) residential district to the west.

- Section 51A-7.307(i), states that the City Council may grant a Specific Use Permit to authorize a detached non-premise sing to have lesser spacing than that required in Section 51A-7.307(e), the purpose of this request, as stated above, is to obtain a Specific Use Permit to allow for lesser spacing from the residential district to the west.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Required ROW
LBJ Freeway Frontage Road	Limited Access Freeway	Variable

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1: PROMOTE DESIRED DEVELOPMENT.

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

LAND USE POLICY PLAN

LBJ/SKILLMAN URBAN PLANNING INITIATIVE STUDY.

The subject site is part of the study area for the LBJ/Skillman Urban Planning Initiative Study. The purpose of this study is to identify redevelopment and new transit oriented development opportunities to provide sustainable living, positive economic growth, cultural opportunities and increased safety throughout this strategic focus area as identified in the City of Dallas' Comprehensive plan, forward Dallas! The study concentrates on land use and circulation patterns, multi-family densities and transit orientated development opportunities related to the LBJ / Skillman, DART LRT Station. The study indicates that the predominant land use in the area is multifamily. The study does not make reference to sign regulations nor proposes policies to be considered for the analysis of this request.

DISTRICT 10

On June 14, 2006, City Council approved the District 10 Strategic Area Plan for the area generally defined as Northeast Dallas bounded by city limits to the north and east, Northwest Highway to the south and U.S. Highway 75 and the White Rock Greenbelt to the west. The area of request is within the boundaries of this study. Although the area plan in its analysis of Land Use and Zoning identifies "negative non-conforming uses" as an issue to be addressed, it does not make reference to specific non-conforming uses that the community considers as negative nor establishes a specific policy to address such non-conforming uses. The overall goal of the District 10 study is to maintain its existing assets while taking advantage of opportunities for enhancements.

Land Use:

	Zoning	**Land Use**
Site	MC-1	Undeveloped, except for the detached non-premise sign
North	MF-1(A)	Multifamily
East	MC-1	Laundry Store, Medical Clinic, Animal Clinic, General Merchandise, Church, Restaurant and Office
South	MF-1(A)	Multifamily
West	MF-1(A)	Multifamily

Land Use Compatibility:

The site is currently vacant except for the existing detached non-premise sign. The area to the north, across Interstate Highway 635 is MF-1(A) Multifamily District. The area to the east is zoned MC-1 Multiple Commercial District and is developed with a mix of commercial uses such as laundry store, medical clinic, office, restaurant, general merchandise and church. The areas to the south and west are zoned MF-1(A) Multifamily District and are developed with apartments.

Building Inspections records show permits for this double-faced, 672-square feet detached non-premise sign as early as 1978 which coincides with historical aerial views of 1979 showing the sign at the subject site.

Section 51A-7.307(d)(1) of the Dallas Development Code, as amended states that all relocated signs must be relocated on the remainder of the tract from which the parcel of land was acquired unless relocating to the remainder is not possible for specific reasons. Section 51A-7.307(d)(2) also states that signs relocated to a remainder may

not be less conforming than the original sign, but must comply with the spacing requirements of Paragraphs (e)(12) and (e)(13).

The spacing requirements in Section 51A-7.307(e)(12) and (e)(13) refer to a sign not allowed to be relocated within 2,000 feet of the Trinity River, and not allowed to be relocated within 500 feet of a historic district, public park, city-owned lake or the escarpment zone or geologically similar areas. The existing sign is being proposed to be relocated within the remainder of the tract, and will not be less conforming than it currently is; contrary to this, the proposed relocation would improve the current conditions since the sign is encroaching into the adjacent property to the west. The relocation of the sign will also meet the spacing required in paragraphs (e)(12) and (e)(13)

The proposed relocation will also comply with the spacing required in Sec. 71A-7.307(e)(6) that states that an HBA sign must be relocated at least 500 feet from another non-premise sign on the same side of the expressway. The distance between the relocated billboard and the existing detached non-premise sign (billboard) to the southeast along LBJ Freeway is approximately 890 feet.

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.

As stated above, the relocation of the existing detached non-premise sign, requires a specific use permit to allow for lesser spacing from the MF-1(A) district directly adjacent and to the west of the site than the required 300 feet. It is staff's opinion that the request will not make the detached non-premise sign more non-conforming and is not foreseen to have a negative impact in the surrounding uses.

Parking:

No parking required for this use.

Landscaping:

There are two existing trees on the site that, as depicted in the proposed site plan, will not need to be removed due to the relocation.

Sign Setbacks:

Minimum setbacks are measured from the edge of the nearest expressway or new expressway travel lane. No sign may occupy the space between two feet and 14 feet above grade within 15 feet of the right-of-way, except for supports. No sign may be nearer than five feet to the public right-of-way or to the right-of-way line extended across a railroad right-of-way. The existing sign meets the setback requirements

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a detached non-premise sign.

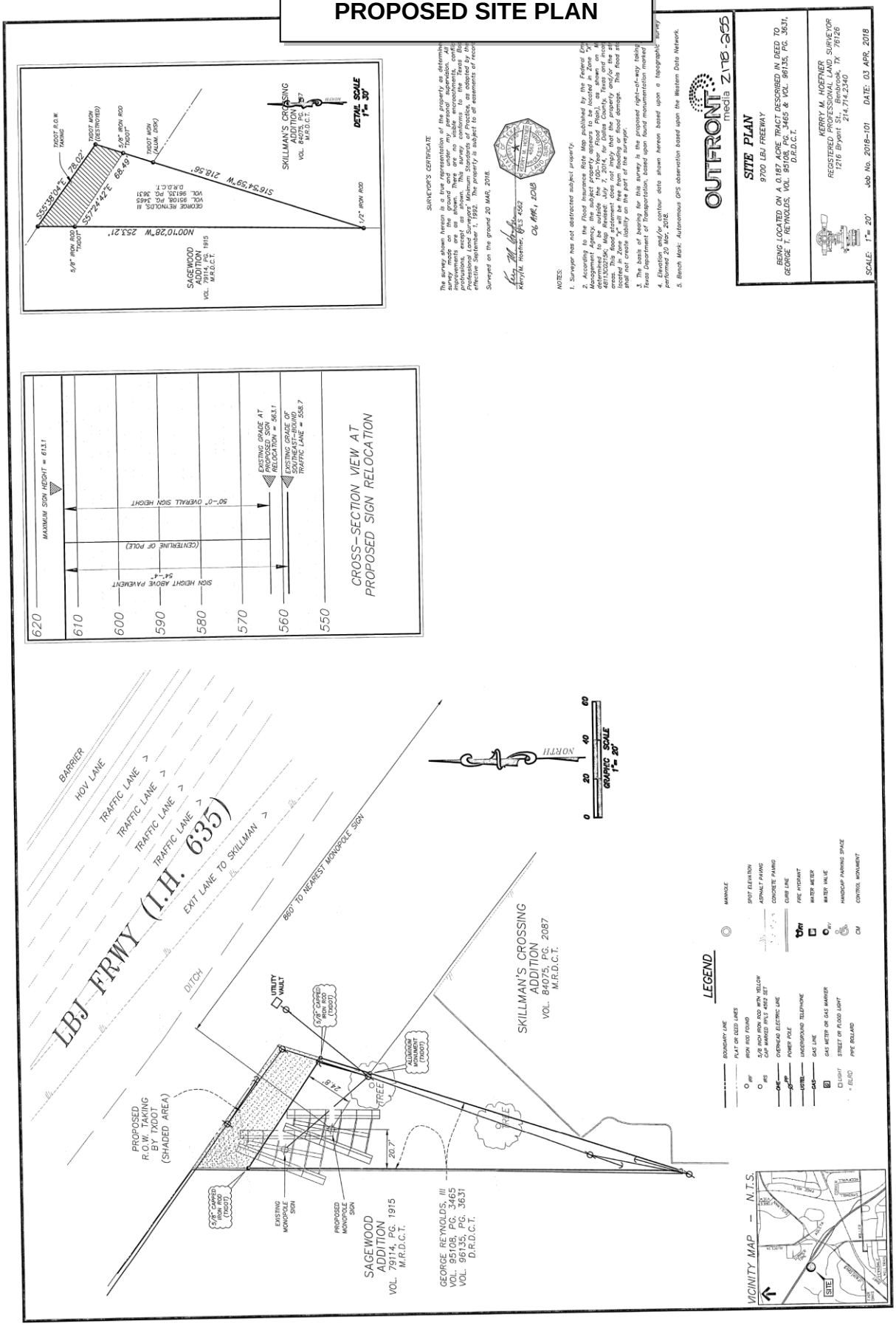
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

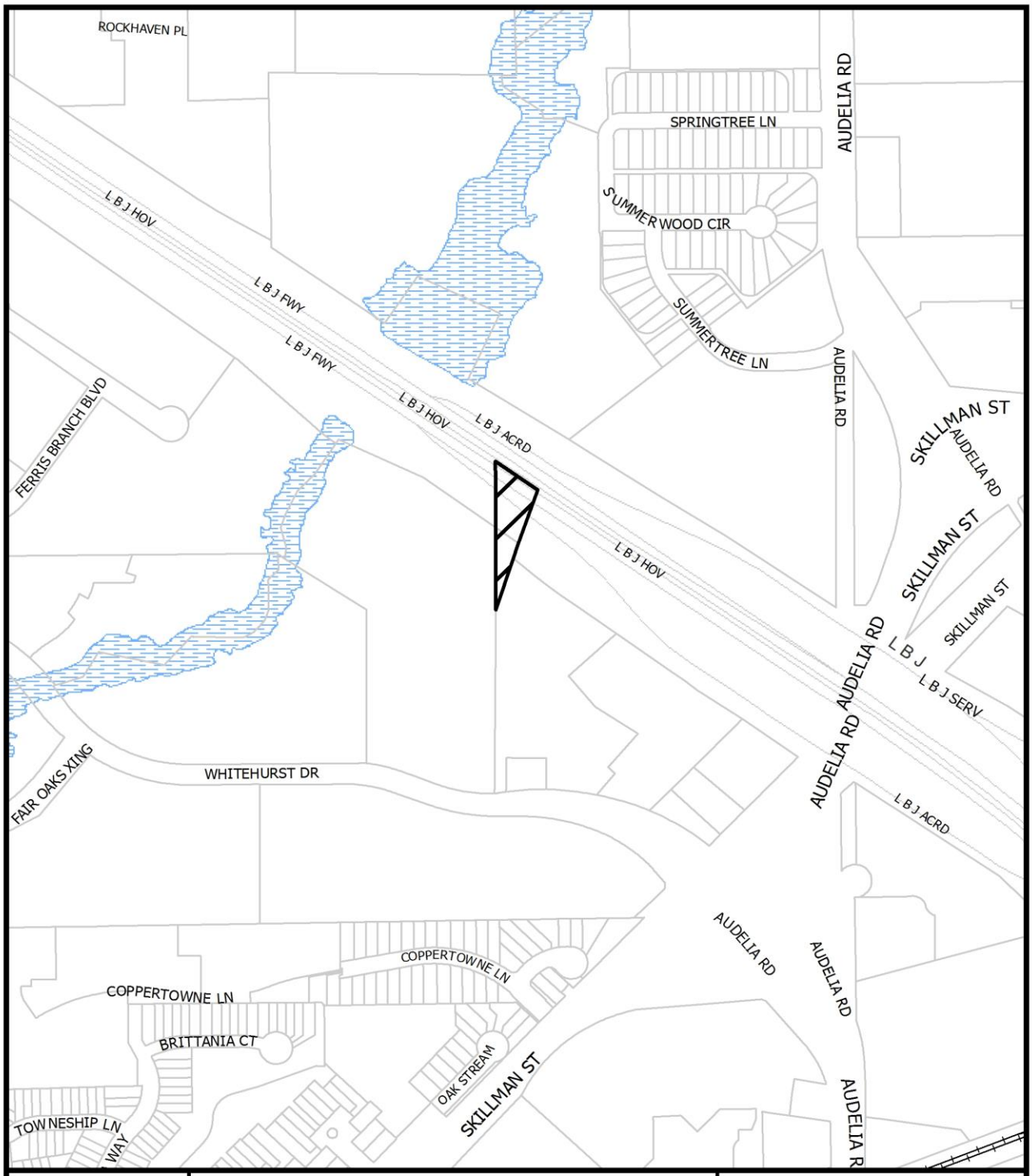
3. TIME LIMIT: This specific use permit expires on _____ (ten years from date of passage), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

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

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

PROPOSED SITE PLAN





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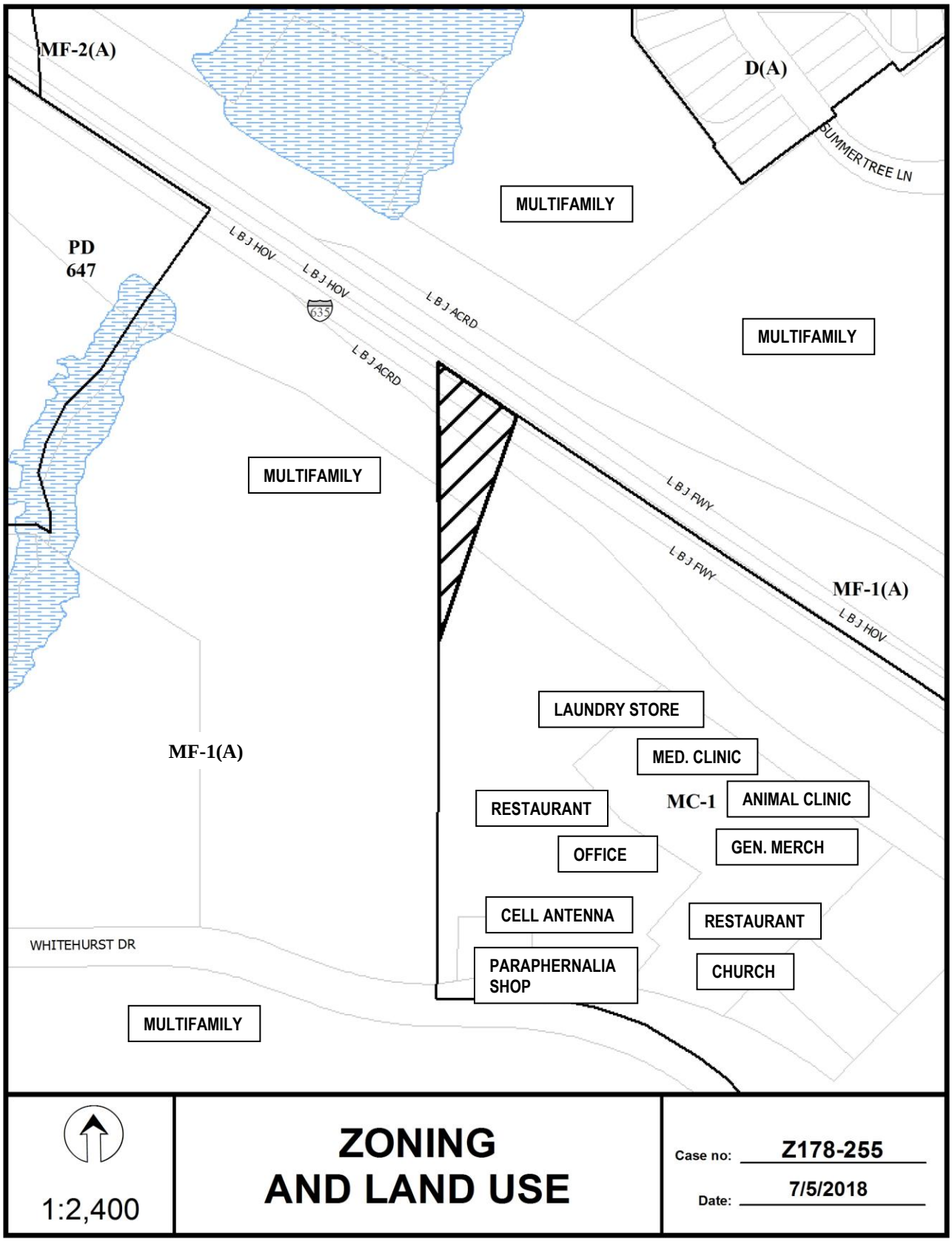
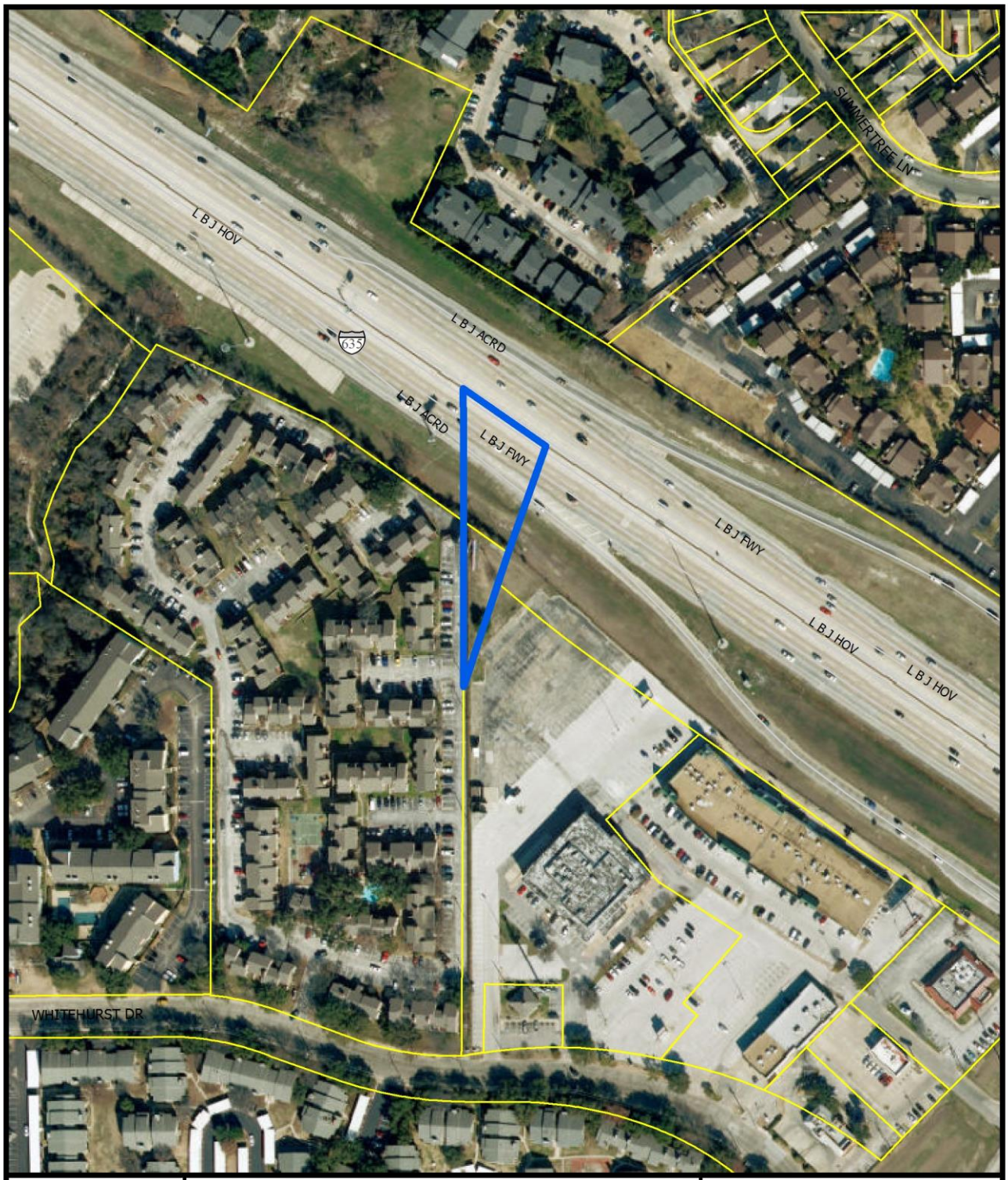
VICINITY MAP

Case no: Z178-255

Date: 7/5/2018


MF-2(A)
D(A)
SUMMERTREE LN
MULTIFAMILY
PD
647
L B J HOV
L B J HOV
635
L B J ACRD
L B J ACRD
MULTIFAMILY
MULTIFAMILY
L B J FWY
L B J FWY
MF-1(A)
L B J HOV
LAUNDRY STORE
MED. CLINIC
MF-1(A)
RESTAURANT
MC-1
ANIMAL CLINIC
OFFICE
GEN. MERCH
CELL ANTENNA
RESTAURANT
WHITEHURST DR
PARAPHERNALIA SHOP
CHURCH
MULTIFAMILY
1:2,400
ZONING
AND LAND USE
Case no: Z178-255
Date: 7/5/2018



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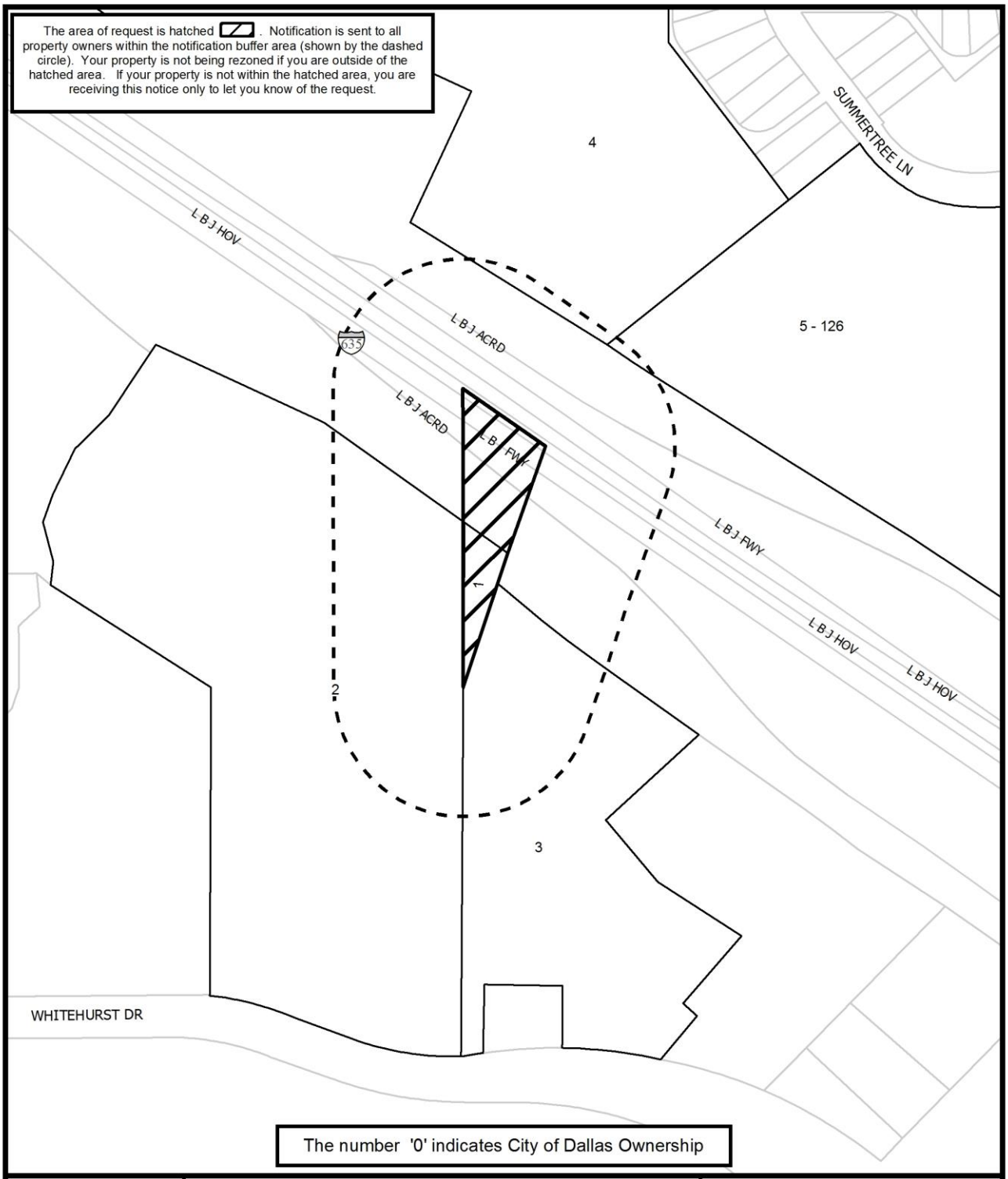
AERIAL MAP

Case no: Z178-255

Date: 7/5/2018



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NOTIFICATION

200' AREA OF NOTIFICATION

126 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z178-255

Date: 7/5/2018

07/05/2018

Notification List of Property Owners

Z178-255

126 Property Owners Notified

Label #	*Address*		*Owner*
1	9700	LBJ FWY	REYNOLDS GEORGE T III ETA
2	9941	WHITEHURST DR	COMMONS AT CLIFF CREEK LTD THE
3	10051	WHITEHURST DR	ARIAN SYLVIA SEPARATE PROPERTY TRUST
4	9821	SUMMERWOOD CIR	RS HUNTING RIDGE APRTMENTS LLC &
5	11311	AUDELIA RD	GELAN ALEX ROBELE
6	11311	AUDELIA RD	MAAWY AHMED EL & LAYLA AL
7	11311	AUDELIA RD	LAKEW FEREHIWOT M &
8	11311	AUDELIA RD	WALKER FLORENCE
9	11311	AUDELIA RD	R & S INVESTMENTS INC
10	11311	AUDELIA RD	SENGER RICHARD A
11	11311	AUDELIA RD	TRAN KIMANH THI
12	11311	AUDELIA RD	FU PAUL W
13	11311	AUDELIA RD	MEDIHANE SAMISON Y
14	11311	AUDELIA RD	ROLLINS LAQUESCHIA T
15	11311	AUDELIA RD	RAAMCO TEXAS PPTIES LP
16	11311	AUDELIA RD	DOWD JENNIFER
17	11311	AUDELIA RD	LEWIS STEVEN L
18	11311	AUDELIA RD	MONROY LUIS EDGAR
19	11311	AUDELIA RD	HT SOLUTIONS INC
20	11311	AUDELIA RD	FRANTZ MICHAEL C &
21	11311	AUDELIA RD	DUCKETT JESSIE
22	11311	AUDELIA RD	ESTRADA EDGAR A & LEYDA I
23	11311	AUDELIA RD	SANCHEZ MARLEN
24	11311	AUDELIA RD	R&S IMVESTMENTS
25	11311	AUDELIA RD	MULL GREGORY & SAYAKA
26	11311	AUDELIA RD	AGUILAR ALEJANDRO

07/05/2018

Label #	*Address*		*Owner*
27	11311	AUDELIA RD	RUVALCABA RICARDO J &
28	11311	AUDELIA RD	CHIBUOKE CECILIA I
29	11311	AUDELIA RD	GONG XINYI & YEOU DONG
30	11311	AUDELIA RD	CHAU TOMMY &
31	11311	AUDELIA RD	LIN SHIH MING &
32	11311	AUDELIA RD	AGUILAR JASMIN & PICKERING JUSTIN
33	11311	AUDELIA RD	DAGNE YEZIHALEM
34	11311	AUDELIA RD	AGUILA JOSE R III &
35	11311	AUDELIA RD	LEW MICHAEL
36	11311	AUDELIA RD	MARTINEZ MARIA DEL CARMEN SUAREZ
37	11311	AUDELIA RD	ASSEFA MEKDES
38	11311	AUDELIA RD	HAZRATI YASSAMIN N
39	11311	AUDELIA RD	PATTON KENDALL L & SANDRA B
40	11311	AUDELIA RD	LEW MICHAEL M
41	11311	AUDELIA RD	R&S INVESTMENTS INC
42	11311	AUDELIA RD	CATTERSON MARY LORETTA
43	11311	AUDELIA RD	PENA JESUS M
44	11311	AUDELIA RD	REHOBOTH REAL ESTATE LLC
45	11311	AUDELIA RD	GEBRE GEREMEW
46	11311	AUDELIA RD	BARROSOLOZANO ARMANDO &
47	11311	AUDELIA RD	HAMELMAL SEYOUM &
48	11311	AUDELIA RD	CAGUIAT CRISPULO P
49	11311	AUDELIA RD	SHEFFIELD CAROL A
50	11311	AUDELIA RD	LE HO &
51	11311	AUDELIA RD	MESFUN TEKLE
52	11311	AUDELIA RD	NAVARRETE FABIOLA ELIZABETH
53	11311	AUDELIA RD	PREEDASAWAT PREECHA &
54	11311	AUDELIA RD	ODUM EKENE
55	11311	AUDELIA RD	LAKEW SOLOMON M &
56	11311	AUDELIA RD	DIALLO ALPHA I
57	11311	AUDELIA RD	AKINYOADE AKINYEMI

07/05/2018

Label #	*Address*		*Owner*
58	11311	AUDELIA RD	FEKERSILLASSIE MARTHA
59	11311	AUDELIA RD	LAKEW SOLOMON M
60	11311	AUDELIA RD	BEASLEY AMY E
61	11311	AUDELIA RD	ASSEFA EYASU
62	11311	AUDELIA RD	WELDESELASIE TEKESTE D
63	11311	AUDELIA RD	THOMAS JESSE & JEANETTA
64	11311	AUDELIA RD	ZARCO KARLA
65	11311	AUDELIA RD	ASIF MOHAMMAD & FNU KHADIJA
66	11311	AUDELIA RD	AMIR SEAN
67	11311	AUDELIA RD	ADAMS GARY JOE
68	11311	AUDELIA RD	HOLMES TESSIE MARIE
69	11311	AUDELIA RD	VAN TERRIE
70	11311	AUDELIA RD	CHAN ANITA
71	11311	AUDELIA RD	CHRISMAN TAMMY W
72	11311	AUDELIA RD	GUTIERREZ ERICA & JOSE
73	11311	AUDELIA RD	DIAZ JOSE MANUEL SALVIDAR
74	11311	AUDELIA RD	LIN SHIH MING &
75	11311	AUDELIA RD	HO BENNY KC & MABEL L
76	11311	AUDELIA RD	SALAZAR JAIME
77	11311	AUDELIA RD	FENG HUI MIN &
78	11311	AUDELIA RD	SAHLEDENGIL METASEBYA S
79	11311	AUDELIA RD	VU TAN
80	11311	AUDELIA RD	SILESHI YIRDAW &
81	11311	AUDELIA RD	HUYNH DUONG Q
82	11311	AUDELIA RD	MARTINEZ JESUS
83	11311	AUDELIA RD	RAAMCO TEXAS PROPERTIES LP
84	11311	AUDELIA RD	BATSON ROGER
85	11311	AUDELIA RD	SIDCO INVESTMENT INC
86	11311	AUDELIA RD	NZEAKOR CHARLIE
87	11311	AUDELIA RD	KAU VUI BIN & KIN HENG KONG
88	11311	AUDELIA RD	HASTINGS KIM

07/05/2018

Label #	*Address*		*Owner*
89	11311	AUDELIA RD	TOH KIM CHEW &
90	11311	AUDELIA RD	LUU CUONG
91	11311	AUDELIA RD	TEREFE ATALELECH
92	11311	AUDELIA RD	DESALEGN ELIAS R
93	11311	AUDELIA RD	ASCHALK ESTIFANOS A
94	11311	AUDELIA RD	ROMAIN MARY ST
95	11311	AUDELIA RD	LAFAYETE GUADALUPE
96	11311	AUDELIA RD	RUYI PROPERTIES LLP
97	11311	AUDELIA RD	FIELDS VANESSA N
98	11311	AUDELIA RD	CHESSER GREGORY
99	11311	AUDELIA RD	LAKEW DAWIT M
100	11311	AUDELIA RD	MOHAMMED NURHUSEIN & MUNIR A
101	11311	AUDELIA RD	TAYLOR ANGENETTE
102	11311	AUDELIA RD	MCKINNEY LEE R
103	11311	AUDELIA RD	ALEMAYEHU GETACHEW
104	11311	AUDELIA RD	WEGAYEHAOU ELLIAS ETAL
105	11311	AUDELIA RD	HONEYWELL LLC
106	11311	AUDELIA RD	SENGER RICHARD
107	11311	AUDELIA RD	HOWARD DANA DOUGLAS &
108	11311	AUDELIA RD	OCHOA RENE A & DEBORAH
109	11311	AUDELIA RD	TRAN MANH VAN & HUYNH THI LAM
110	11311	AUDELIA RD	MOORE GUY E LF EST &
111	11311	AUDELIA RD	TRAN NGON THUC
112	11311	AUDELIA RD	T & J ASSETS LLC
113	11311	AUDELIA RD	T & J ASSETS LLC
114	11311	AUDELIA RD	DESALEGN ELIAS
115	11311	AUDELIA RD	R & S INVESRMENTS INC
116	11311	AUDELIA RD	BAILEY PATRICK
117	11311	AUDELIA RD	R & S INVESTMENTS
118	11311	AUDELIA RD	GEBREMARIAM SEIFE A &
119	11311	AUDELIA RD	REYES KARLA LUNA Y

07/05/2018

Label #	***Address***		***Owner***
120	11311	AUDELIA RD	ABOYE MERID D &
121	11311	AUDELIA RD	JACKSON SUSAN
122	11311	AUDELIA RD	CARTER JENNIFER EUDEAN
123	11311	AUDELIA RD	RITCHEY AMBER
124	11311	AUDELIA RD	TRAN CUONG &
125	11311	AUDELIA RD	TEXAS DEPARTMENT OF TRANSPORTATION
126	11311	AUDELIA RD	TEXAS DEPARTMENT OF TRANSPORTATION

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Sarah May

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

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: **Hold under advisement until August 16, 2018**

PRIOR CPC ACTION: On June 21, 2018, the City Plan Commission recommended to hold this item under advisement to allow the applicant to comply with convenience store (CS) registration requirements and to include a police activity report. The Dallas Police Department did not provide a police activity report prior to the writing of this report and the property failed the CS registration inspection again on July 6, 2018.

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) Registration expired in May 2017.

- On October 27, 2017, the applicant's representative informed staff that the paperwork for the CS Registration 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 Registration 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:

	Zoning	Land Use
Site	CR-D -1, SUP No. 2146	General merchandise or food store greater than 3,500 square feet with motor vehicle fueling
Northeast	R-7.5(A)	Undeveloped and single family
Southeast	CR-D-1	General merchandise or food store less than 3,500 square feet
Southwest	IR-D-1	Undeveloped
Northwest	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 registration 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 registration requirements for over a year. Since the applicant has yet to comply with the minimum regulations to renew its CS registration, 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 registration, 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 and a motor vehicle fueling station requires two spaces. Therefore, the approximately 4,060-square-foot convenience store requires 20 parking spaces and the site requires 22 spaces. 22 spaces are provided according to the approved site plan. 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.

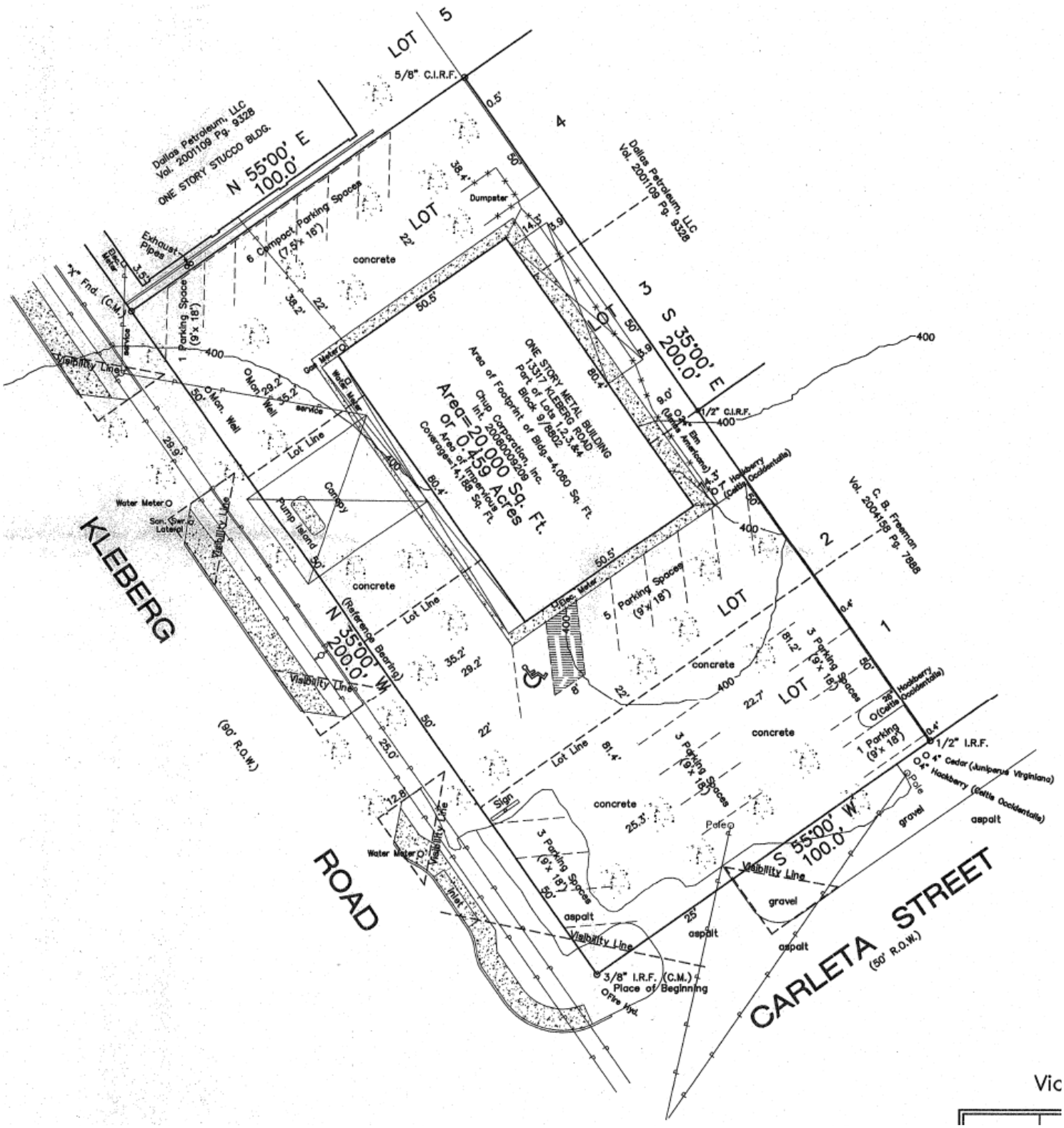
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

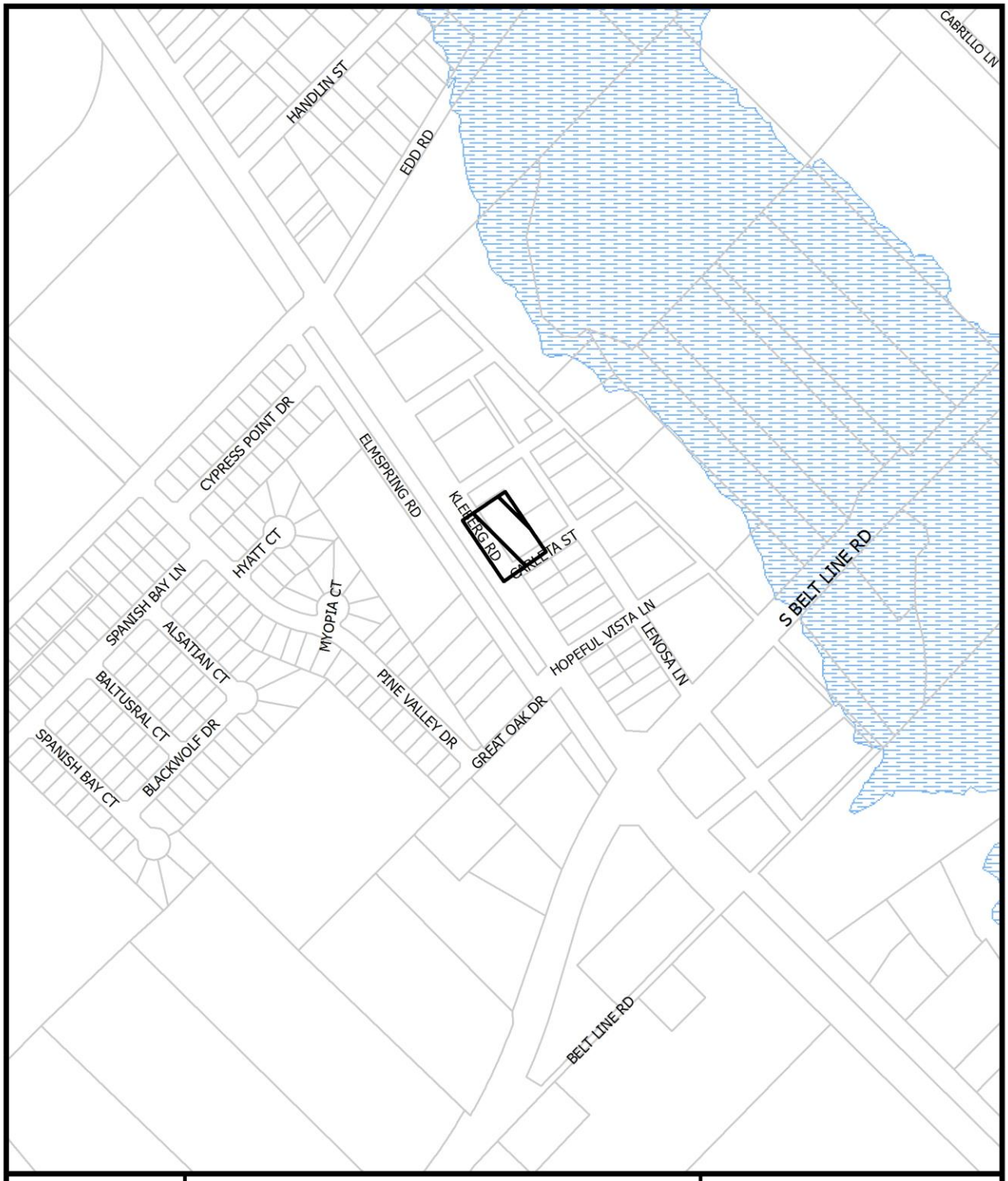
3. TIME LIMIT: This specific use permit expires on [FIVE years from the passage of this ordinance] _____, but is eligible for automatic renewal for additional FIVE-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property 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.

Enlarged Existing Site Plan (no changes)





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VICINITY MAP

Case no: Z167-299

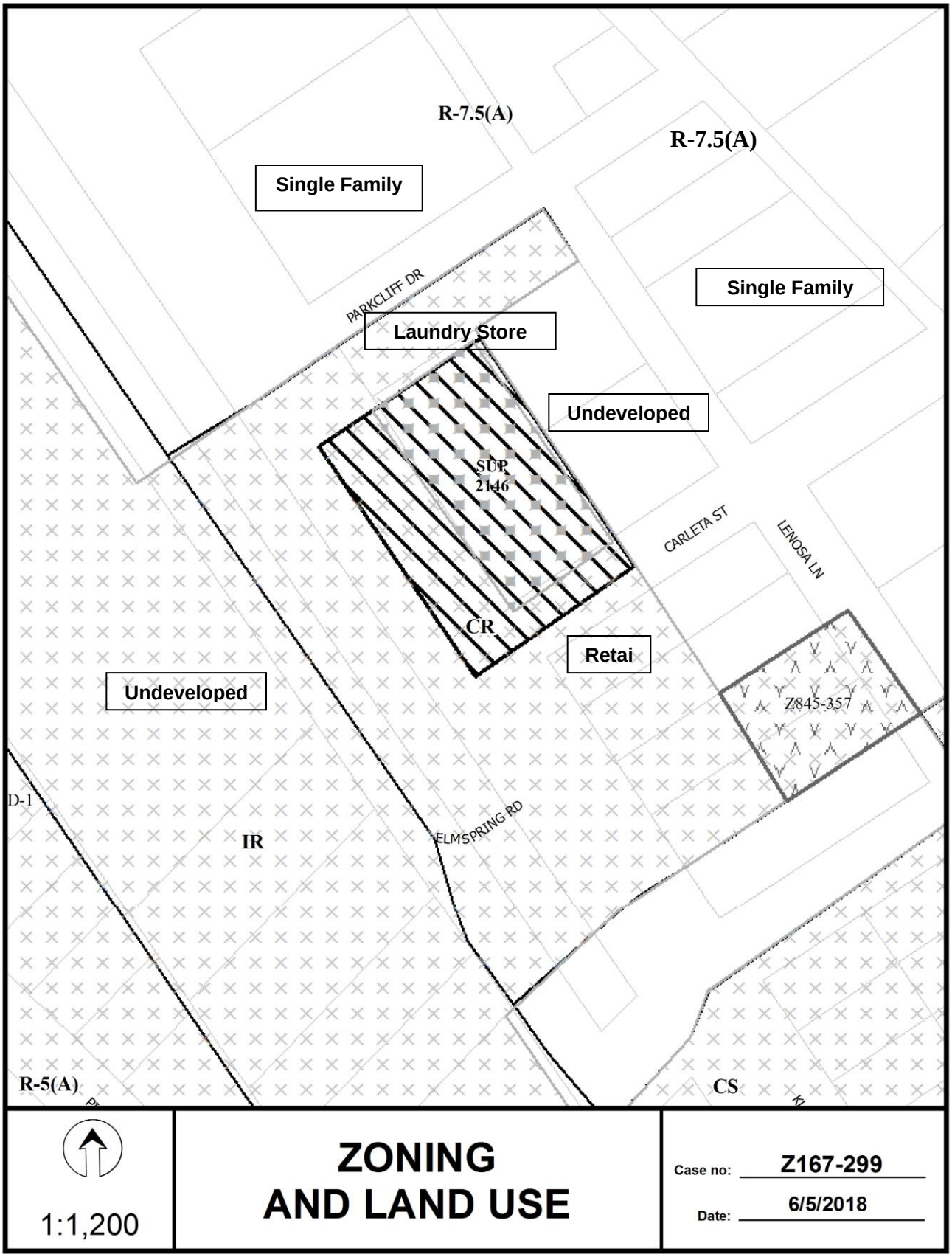
Date: 6/5/2018

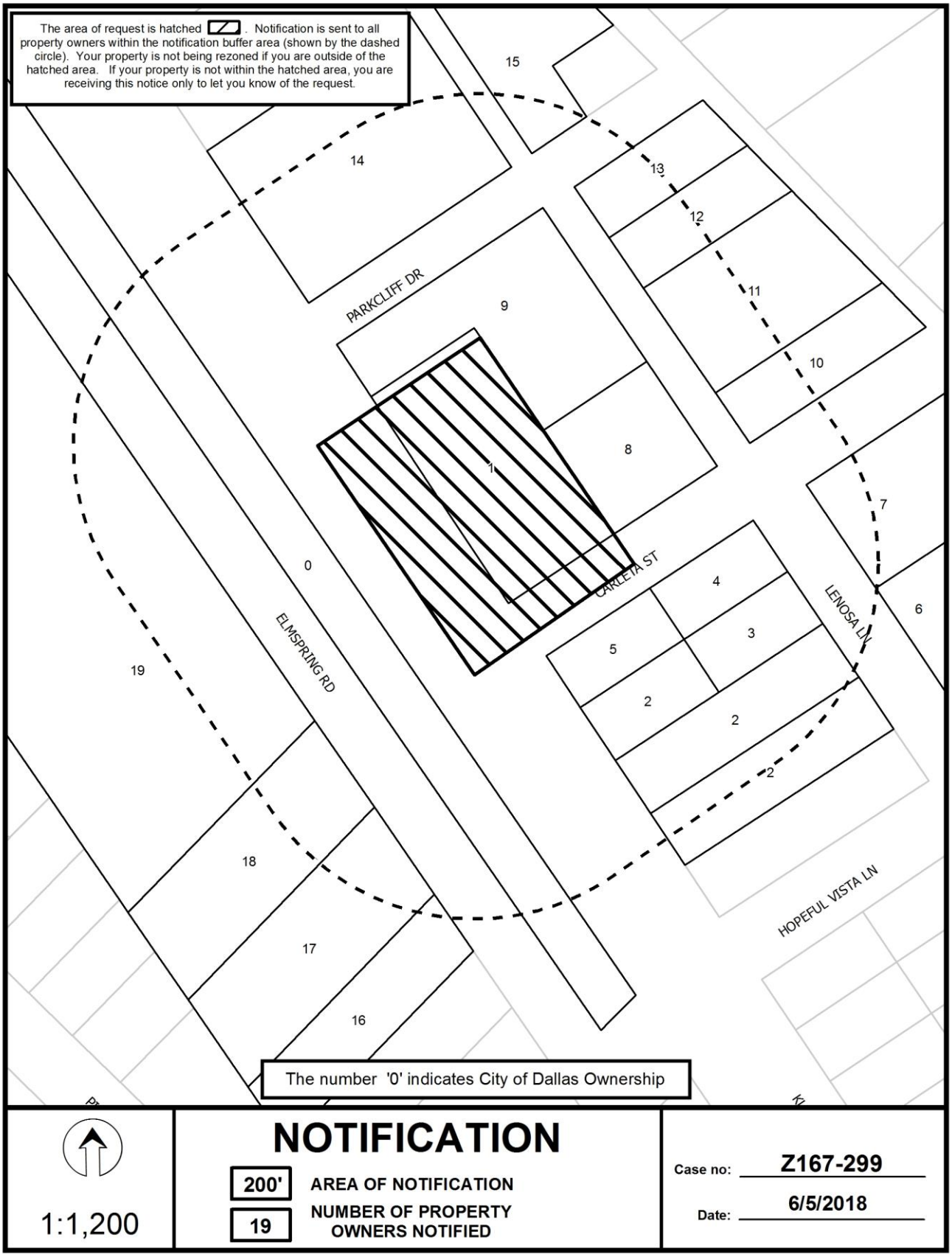
1:1,200

AERIAL MAP

Case no: Z167-299

Date: 6/5/2018


R-7.5(A)
R-7.5(A)
Single Family
Single Family
PARKCLIFF DR
Laundry Store
Undeveloped
SUP
2146
CARLETA ST
LENOSA LN
CR
Retai
Undeveloped
Z845-357
D-1
IR
ELMSPRING RD
R-5(A)
CS
1:1,200
ZONING
AND LAND USE
Case no: Z167-299
Date: 6/5/2018


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
PARKCLIFF DR
ELMSPRING RD
CARLETA ST
LENOSA LN
HOPEFUL VISTA LN
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
19
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z167-299
Date: 6/5/2018

06/05/2018

Notification List of Property Owners

Z167-299

19 Property Owners Notified

Label #	*Address*		*Owner*
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

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Sarah May

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

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, June 7, and June 21, 2018, the City Plan Commission held this item under advisement to allow the applicant to discuss the application with the neighborhood. 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:

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

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES

Last Update	Name	Title	Address
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	

			1441 N. Beckley Dallas, TX 75203 USA
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

REGISTERED AGENT FILING HISTORY NAMES MANAGEMENT ASSUMED NAME

Last Update	Name	Title	Address
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. LEGISLATIVE HISTORY.

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. PROPERTY LOCATION AND SIZE.

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 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.

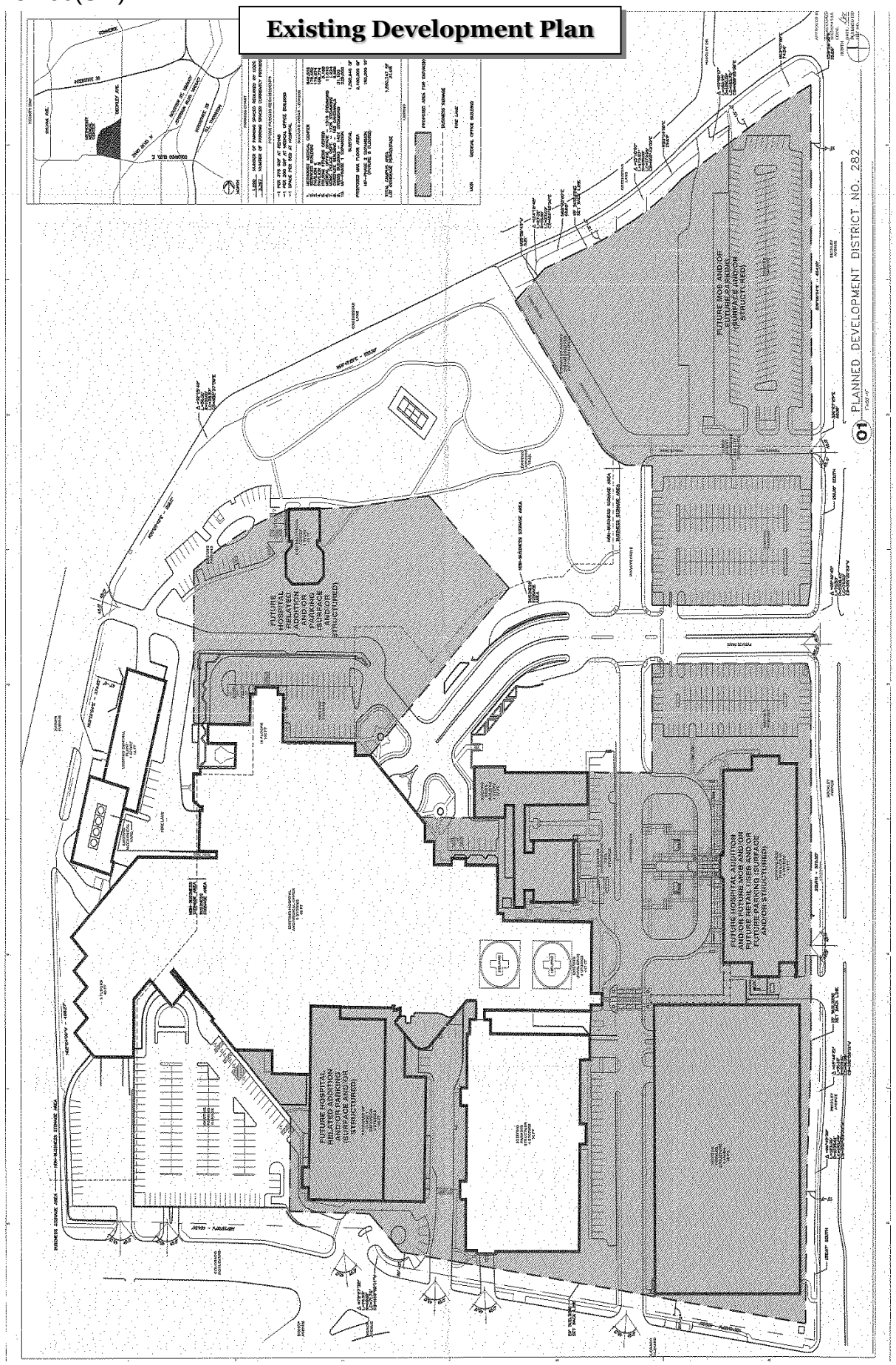
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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)

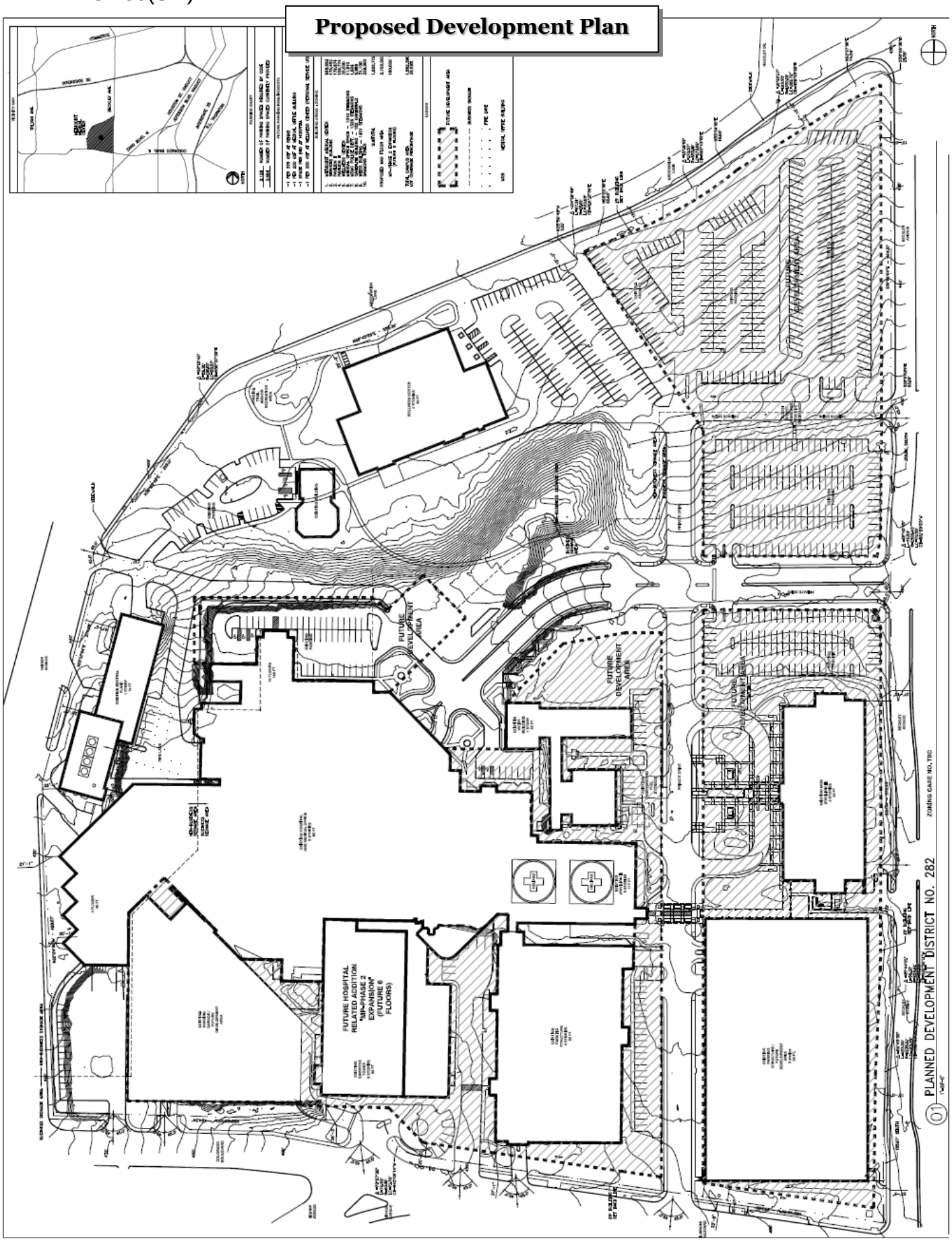
[~~SEC. 51P-282.118. ZONING MAP.~~

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

Existing Development Plan



Proposed Development Plan



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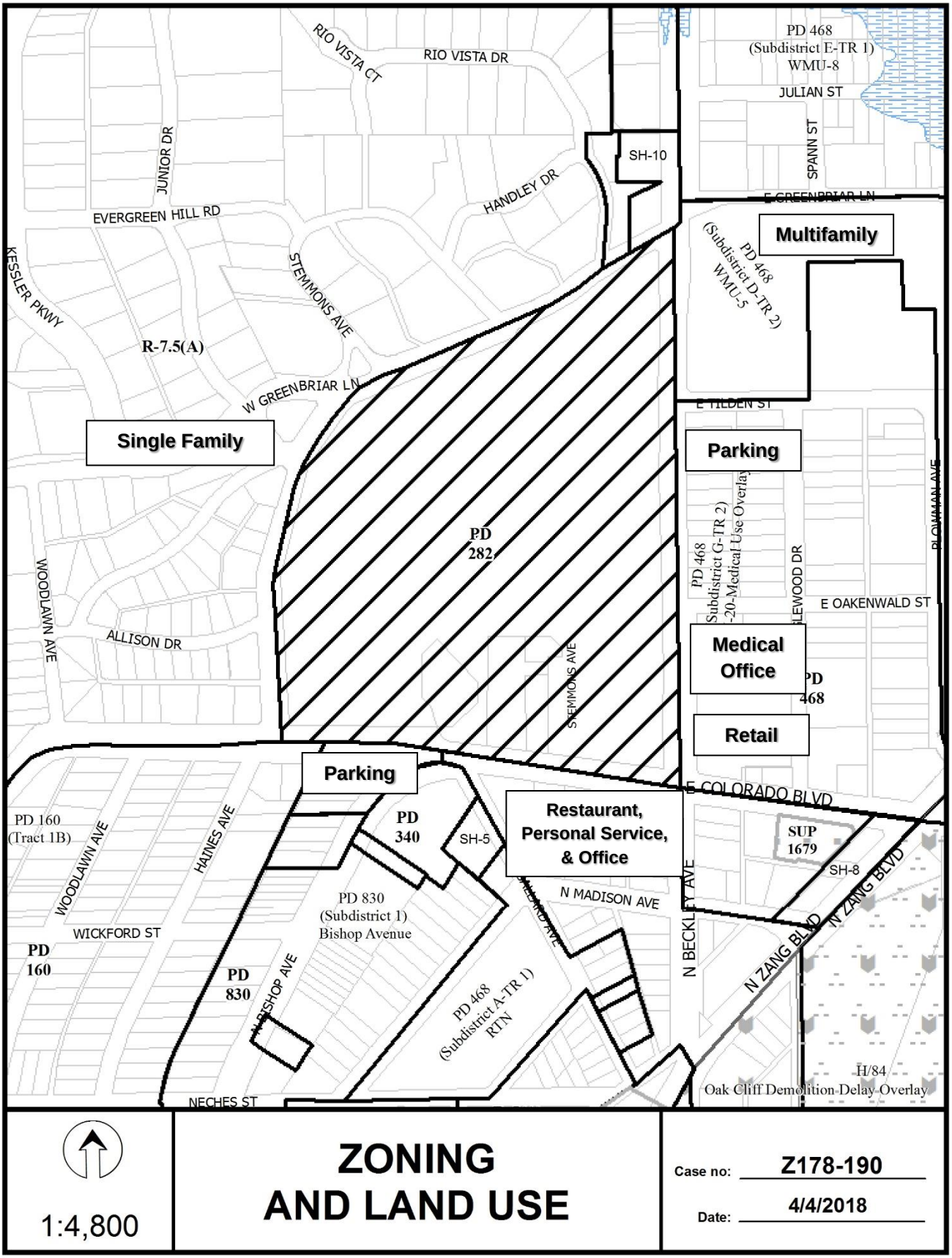
AERIAL MAP

Case no: Z178-190

Date: 4/4/2018



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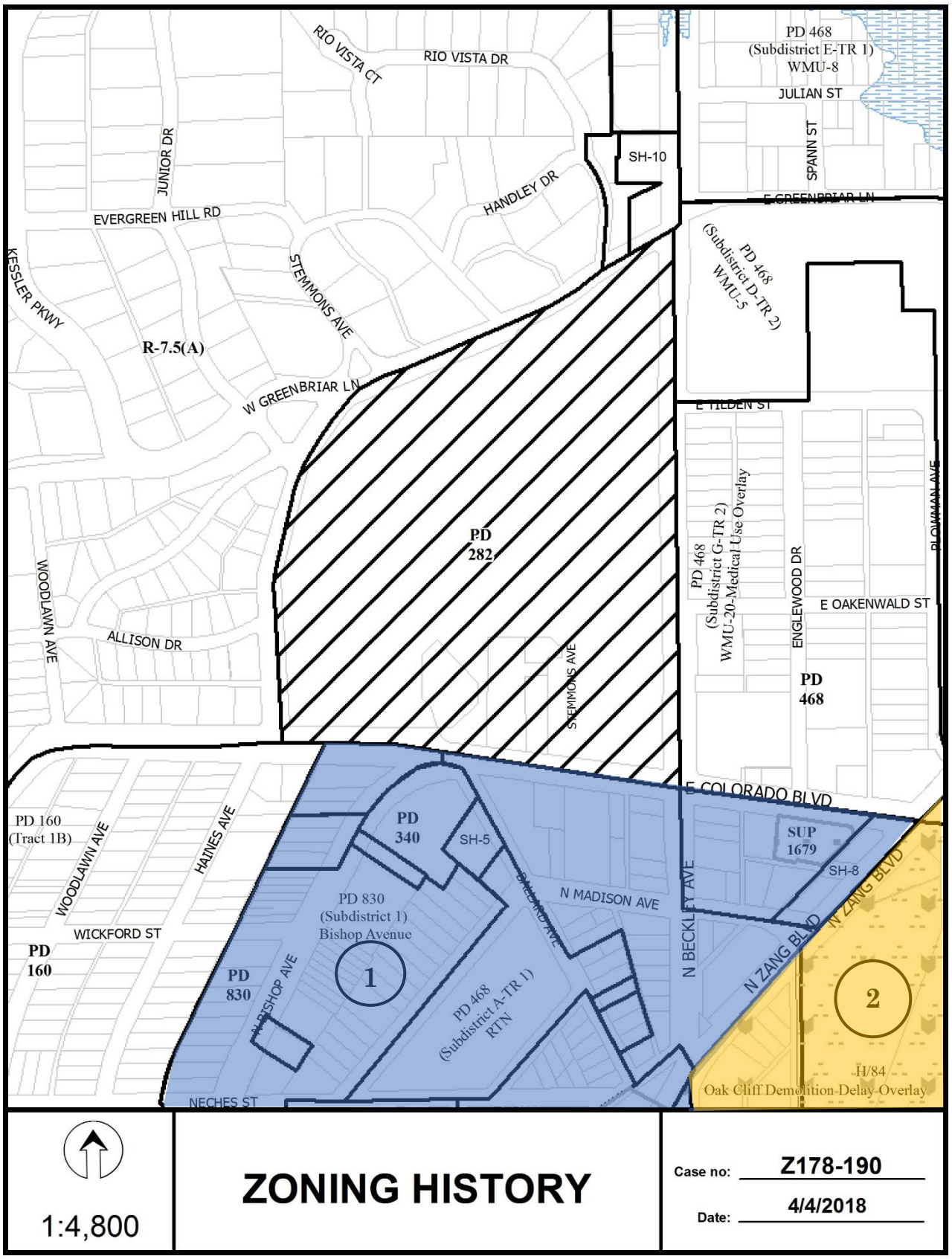
ZONING AND LAND USE

Case no: Z178-190

Date: 4/4/2018



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ZONING HISTORY

Case no: Z178-190

Date: 4/4/2018

1:4,800

NOTIFICATION

500' AREA OF NOTIFICATION

144 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **Z178-190**

Date: **4/4/2018**

04/04/2018

Notification List of Property Owners

Z178-190

144 Property Owners Notified

Label #	*Address*		*Owner*
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

Label #	*Address*		*Owner*
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

Label #	*Address*		*Owner*
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

Label #	Address		Owner
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

Label #	*Address*		*Owner*
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 &

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Sarah May

FILE NUMBER:	Z178-215(SM)	**DATE FILED:**	March 23, 2018
LOCATION:	Southwest corner of Beltline Road and Fish Road		
COUNCIL DISTRICT:	8	**MAPSCO:**	70 A
SIZE OF REQUEST:	Approx. 34.747 acres	**CENSUS TRACT:**	171.01

OWNER: Rickey Leroy Cooper, Leanna Catherine Boaz, and Crissie McWilliams

APPLICANT: Johnny Aguinaga

REPRESENTATIVE: Jennifer Haynes

REQUEST: An application for an MU-2 Mixed Use District and an R-5(A) Single Family District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District.

SUMMARY: The applicant proposes to construct a mixed use project with retail and multifamily buildings in the front half of the site along Beltline Road and construct approximately 102 single family lots with access to Beltline Road, Sarah Lane, and Greengrove Lane. The applicant's volunteered deed restrictions include limiting the maximum structure height to 50 feet and prohibiting certain MU-2 Mixed Use District uses.

STAFF RECOMMENDATION: **Approval** of a CR Community Retail District with deed restrictions volunteered by the applicant for approximately 12 acres in lieu of an MU-2 Mixed Use District and **no change** on the remainder.

PRIOR CPC ACTION: On May 17 and June 7, 2018, the City Plan Commission held this item under advisement to allow the applicant to hold a neighborhood meeting.

BACKGROUND INFORMATION:

- The request site is currently undeveloped and is zoned an R-10(A) Single Family District.

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

1. **Z178-107:** On June 27, 2018, City Council approved 1) a CR Community Retail District and 2) Specific Use Permit No. 2297 for ten years for mini-warehouse use on property zoned an A(A) Agricultural District with Specific Use Permit No. 1301 for a tower/antenna for cellular communication.

2. **Z167-362:** On June 27, 2018, City Council approved a CS Commercial Service District with deed restrictions volunteered by the applicant and a Specific Use Permit for outside sales on property zoned an R-10(A) Single Family District.

3. **Z145-117:** On February 11, 2015, the City Council approved a CR Community Retail District on property zoned an A(A) Agricultural District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Designation; ROW
South Belt Line Road	Principal Arterial	Standard 6 lanes, divided; 100 ft.
Fish Road	Local	30 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and is concerned that the proposed development will have a negative impact on the surrounding street system. Revisions to the applicant's traffic impact analysis was requested on May 24, 2018.

Comprehensive Plan:

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

West Kleberg Community Plan (2007):

The intent of "The West Kleberg Community Plan" was to provide an overall vision to create economic development that will stimulate specific types of development for the community. The West Kleberg Community Plan identified a vision statement as follows: "To reflect 'Old Kleberg's' historical heritage, to promote a strong rural atmosphere, to allow for future growth with sensitivity to future amenities and infrastructure of a modern urban environment." Long-time residents seem to have mixed feelings about growth, noting on one side the negative impacts of crowds, noise, traffic, and pollution, while acknowledging the benefits of improved public services, better schools, and new neighborhood-serving retail and commercial business locating to the area. However, the motto "country living in the city" reverberated throughout the course of the land use study. Citizens within this community share a strong sense of place and a connection to its former identify as the small town of Kleberg. The "suburban/rural" character, developable land and easy freeway access to I-20/I-635 Hwy. 175 make it a very attractive place to live. Neighborhood organizations and stakeholders have fought to protect it from speculators that deem the undeveloped parcels economical feasible for industrial and high density residential uses.

Based on the Community Plan, the request site is located within an area that is designated as "Sub-area 1, which was comprised of approximately 2,047 acres of which 46 percent was vacant or undeveloped, and 33 percent was comprised of Single Family (SF) uses" at the time of publication in 2007. An analysis of the existing conditions in Sub-area 1 on page 3-15 states, "Of utmost concern by the community is land speculation. In areas zoned Agricultural (A) and R-10(A) where there are large parcels of undeveloped land, developers are seeking high density development that may devalue existing property in stable areas."

The Community Vision section of the Plan was developed in close cooperation with community stakeholders and paints a picture of what the community desires to see happen in the area in terms of future development patterns. The third growth forecast for the study area was based on a build-out of vacant land according to the Community Vision. In contrast to the previous two forecasts that were made for the Year 2030, this Community Vision forecast is not tied to a specific timeframe. Instead, it is intended to quantify anticipated growth when all vacant land is built out according to the Community Vision. This build-out was conducted by subarea based on assumptions of development patterns that were informed by community choices. The assumptions and calculations are provided below.

TABLE 5: SUB-AREA 1 BUILD-OUT

Development Type	Net Vacant Land (Minus Streets, Civic, Parks)	DENSITY (DU/AC)	FAR (Input)	HOUSING UNITS	COMMERCIAL SQ FT
RESIDENTIAL					
- Large Lot SF	169	1	n/a	169	n/a
- Medium Lot SF	429	4	n/a	1,717	n/a
- Townhouse SF	28	6	n/a	168	n/a
RETAIL/COMMERCIAL					383,328
- Neighborhood Commercial	35	n/a	0.25	n/a	344,995
- Highway Commercial Strip	40	n/a	0.20	n/a	
MIX USE	14	n/a	1.2	120	577,083
Totals	715			2,174	1,305,406

The residential build-out for Sub-area 1 would be 66.4% medium and 22.4% large lot development, with the remaining build-out at 9.1% for commercial and 2.1% for mix use development. Based on these figures, the forecast would generate 2,174 new housing units and 1,305,406 square feet of new commercial construction.

In conclusion, the Plan notes the following on page 5-13:

> Citizens continue to be adamant about retention of the area as a “bedroom community” with neighborhood-serving businesses along Hwy. 175-freeway corridor. They are supportive of new development that will contribute to open space and recreational facilities, with appropriate buffers from residential land uses. If the infrastructure demand does not parallel development activity, various neighborhoods within the community will continue to suffer from issues that already plague it (e.g., flooding, crime, school system, public facilities and so on). There is a need to ensure that development of residential subdivisions occurs in such a manner that it does not adversely impact existing low density residential neighborhoods and that adequate land is reserved for large-lot single family type

development. Where higher density housing occurs, adequate setbacks, buffers and open space are needed to protect adjacent single family neighborhoods.

The original request proposes to develop approximately half of the R-10(A) Single Family District zoned parcel as an R-5(A) Single Family District subdivision and the other half as primarily multifamily with some retail uses. The original request does not conform to the West Kleberg Land Use Plan's vision for Sub-area 1.

The applicant has since facilitated meetings with surrounding property owners and, as a result of some of the concerns expressed, has decided to abandon the request to rezone the 22.3356 acres in the rear of the property and to refocus the requested change to the front 12.1114 acres that abut Belt Line Road for a CR Community Retail District. Since the West Kleberg Plan proposes that additional retail uses are needed for the surrounding community, staff can support a limited area that would allow community-serving retail and nonresidential uses.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-10(A)	Undeveloped
North	CR with SUP No.2297 (Z178-107)	Future shopping center and mini-warehouse
Northeast	R-10(A)	Single family
Southeast	R-10(A)	Undeveloped, Single family
Southwest	R-7.5(A) with DR No. Z845-214	Undeveloped
Northwest	R-10(A), A(A)	Undeveloped

Land Use Compatibility:

The 34.747-acre site is undeveloped and was originally proposed to be zoned with two zoning districts: 13.399 acres of MU-2 Mixed Use District abutting the southwest line of South Belt Line Road and 20.348 acres of land of R-5(A) Single Family District further southwest of the portion proposed to be rezoned MU-2 Mixed Use District.

The site is surrounded by large tracts of undeveloped land to the northwest, southeast, and southwest. Single family developments are also developed on both sides of Sarah Lane and Greengrove Lane to the southeast and a large lot single family lot is located on the northeast line of South Belt Line Road, to the northeast of the area of request. The single family lots on Sarah Lane vary in size but are a minimum of 7,500 square feet each. The single family lots on Greengrove Lane also vary in size but are a

minimum of 10,000 square feet. Each lot within the single family development along Applegate Drive to the south of the area of request is a minimum of 13,000 square feet of land. Finally, the area to the southwest of the site is currently undeveloped but the zoning would prescribe a minimum lot size of 7,500 square feet, or a minimum 6,850 square feet with additional area reserved as community open space, if a Community Unit Development (CUD) was proposed.

The applicant's original request for an R-5(A) Single Family District would allow twice as much density as the surrounding zoning districts allow and runs contrary to the West Kleberg Community Plan which envisions large-lot single family development. Further, the applicant's request for MU-2 Mixed Use District not only allows a myriad of nonresidential and residential uses, but it also prohibits single family uses. Therefore, since the general pattern of development of the area is single family lots with a minimum of 7,500 square feet of land, staff recommends denial of the applicant's original request. However, staff supports an alternative for a CR Community Retail District for approximately 12.1114 acres that abut Belt Line Road and no change for the remainder.

The applicant has volunteered deed restrictions to prohibit an auto service center, mini-warehouse, and the wholesale, distribution, and storage uses allowed within the CR Community Retail District. The following uses are prohibited in the existing R-10(A) Single Family District zoning and allowed in a CR Community Retail District. The following list also excludes uses proposed to be prohibited by the deed restrictions volunteered by the applicant.

(1) Commercial and business service uses. [As noted in CR, prohibited in R-10(A)]

- Building repair and maintenance shop. [RAR]
- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. [SUP]
- Tool or equipment rental.

(2) Institutional and community service uses. [By right in CR, SUP in R-10(A)]

- Adult day care facility.
- Child-care facility.
- College, university, or seminary.
- Convent or monastery.
- Hospital. [SUP in CR, prohibited in R-10(A)]
- Library, art gallery, or museum.
- Public school other than an open-enrollment charter school.

(3) Lodging uses. [SUP in CR, prohibited in R-10(A)]

- Hotel and motel.
- Lodging or boarding house.
- Overnight general purpose shelter.

(4) Office uses. [As noted in CR, prohibited in R-10(A)]

- Alternative financial establishment. [SUP]
- Financial institution without drive-in window.
- Financial institution with drive-in window. [DIR]
- Medical clinic or ambulatory surgical center.
- Office.

(5) Recreation uses. [By right in CR, SUP in R-10(A)]

- Country club with private membership.
- Private recreation center, club, or area.

(6) Residential uses. [By right in CR, prohibited in R-10(A)]

- College dormitory, fraternity, or sorority house.

(7) Retail and personal service uses. [As noted in CR, prohibited in R-10(A)]

- Alcoholic beverage establishments. [See Section 51A-4.210 (b)(4).]
- Ambulance service. [RAR]
- Animal shelter or clinic without outside runs. [RAR]
- Business school.
- Car wash. [DIR]
- Commercial amusement (inside). [SUP may be required. See Section 51A-4.210(b)(7)(B).]
- Commercial amusement (outside). [SUP]
- Commercial parking lot or garage. [RAR]
- Convenience store with drive-through. [SUP]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more. [SUP]
- Home improvement center, lumber, brick or building materials sales yard. [DIR]
- Household equipment and appliance repair.
- Liquor store.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Paraphernalia shop. [SUP]
- Pawn shop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.

(8) Utility and public service uses. [As noted in CR, prohibited in R-10(A)]

- Commercial radio and television transmitting station.
- Police or fire station. [By right in CR, SUP in R-10(A)]
- Post office. [By right in CR, SUP in R-10(A)]

Staff recommends approval of a CR Community Retail District with deed restrictions volunteered by the applicant for 12.1114 acres in lieu of an MU-2 Mixed Use District and no change on the remainder because 1) the remaining CR District uses are more consistent with the emerging development pattern of this section along Belt Line Road, 2) adjacency to residentially zoned property would require a perimeter landscape buffer and parking lot screening which would provide a suitable transition to the adjacent undeveloped property, and 3) when a block is divided by two or more zoning districts, the largest front yard setback on the blockface applies to all parcels that front on the blockface and therefore, a 30-foot front yard setback would apply to the subject property along Belt Line Road.

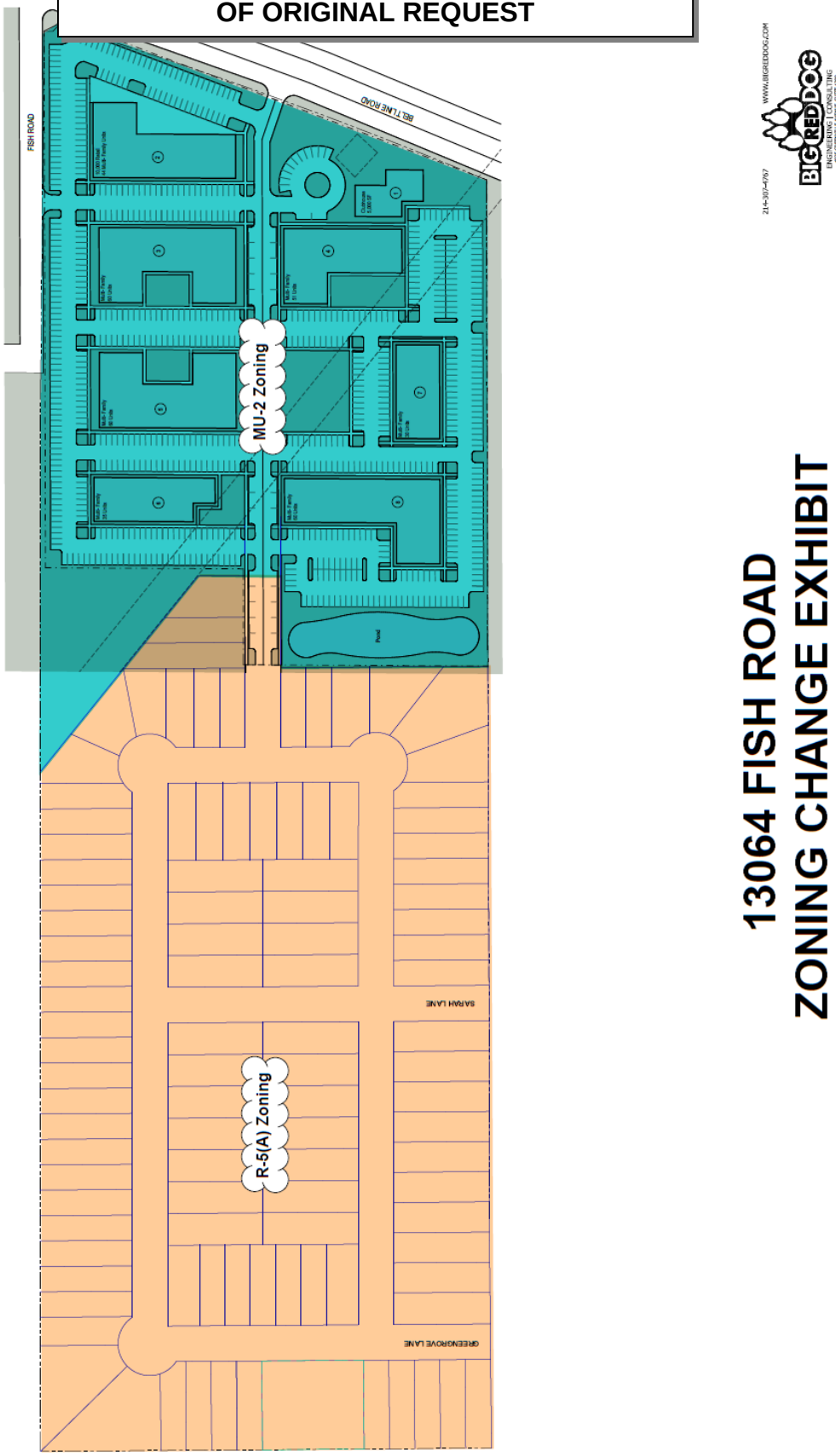
Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
Existing: R-10(A) Single Family	30’	6’	1 Dwelling Unit/ 10,000 sq. ft.	30’	45%		Single family
Proposed: R-5(A) Single Family	20’	5’	1 Dwelling Unit/ 5,000 sq. ft.	30’	45%		Single family
Proposed: MU-2 Mixed use-2	15’	20’ adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	50’ per Deed Restrictions	80%	RPS Urban-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
Staff recommendation for 12.1114 acres: CR Community Retail	15’	20’ adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	50’ per Deed Restrictions	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

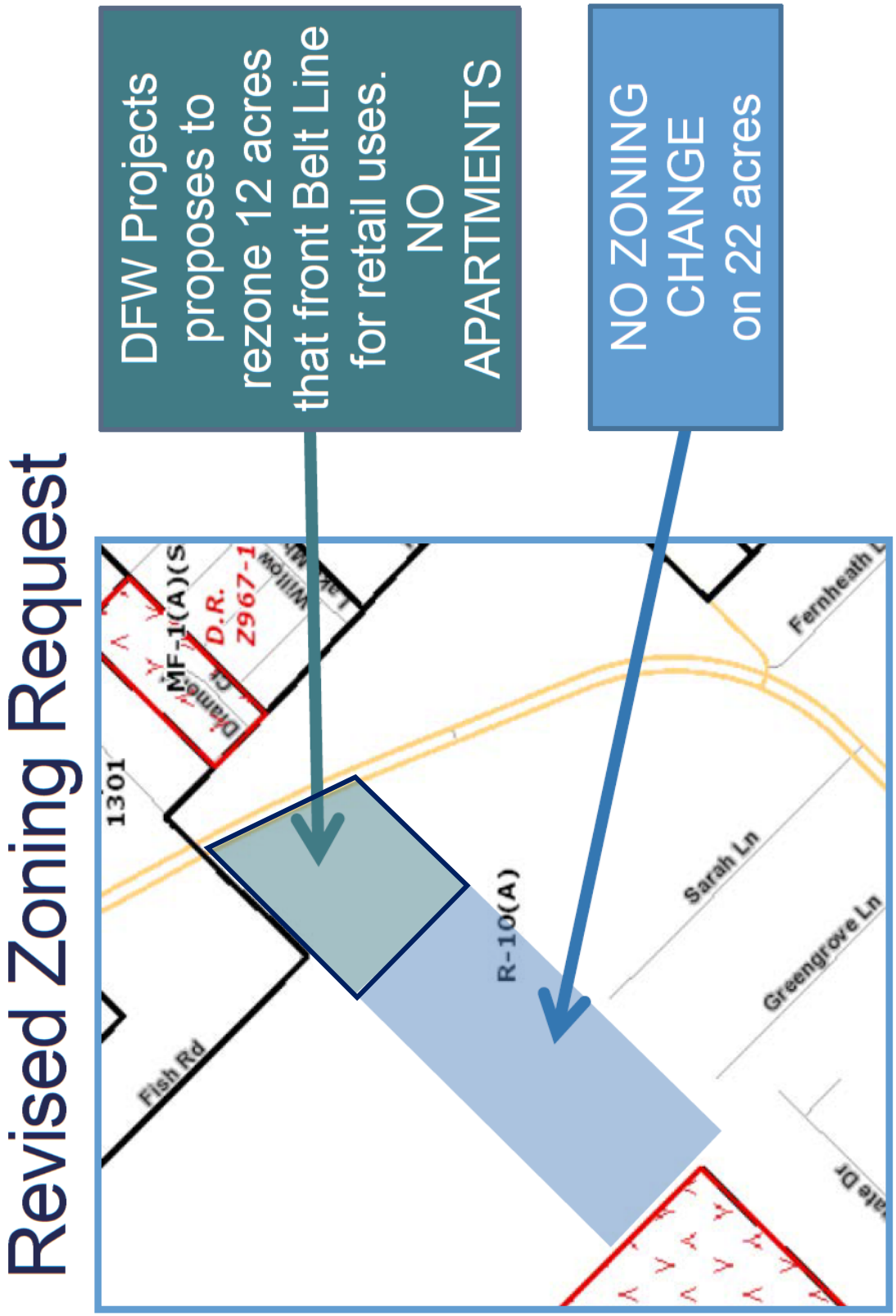
Landscaping: Landscaping will be in accordance with Article X, as amended.

Parking: Parking will be provided in accordance with the Dallas Development Code, as amended.

PROPOSED ILLUSTRATIVE ZONING EXHIBIT OF ORIGINAL REQUEST



PROPOSED ILLUSTRATIVE ZONING EXHIBIT OF STAFF RECOMMENDATION



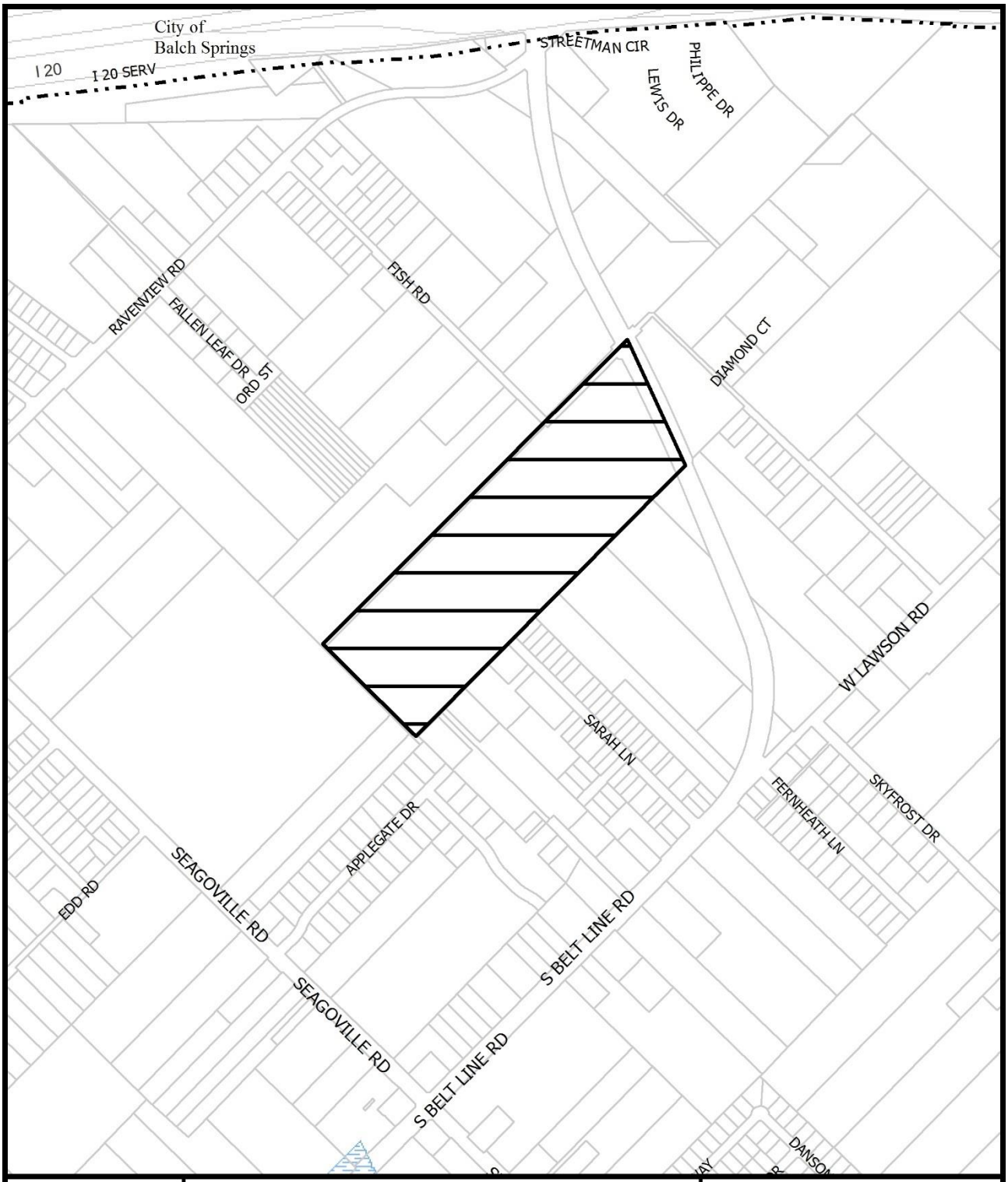
PROPOSED DEED RESTRICTIONS

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

1. Maximum structure height is 50 feet.

2. The following main uses are prohibited:

   -- Auto service center.
   -- Mini-warehouse.
   -- Recycling buy-back center
   -- Recycling collection center.
   -- Recycling drop-off container.
   -- Recycling drop-off for special occasion collection.



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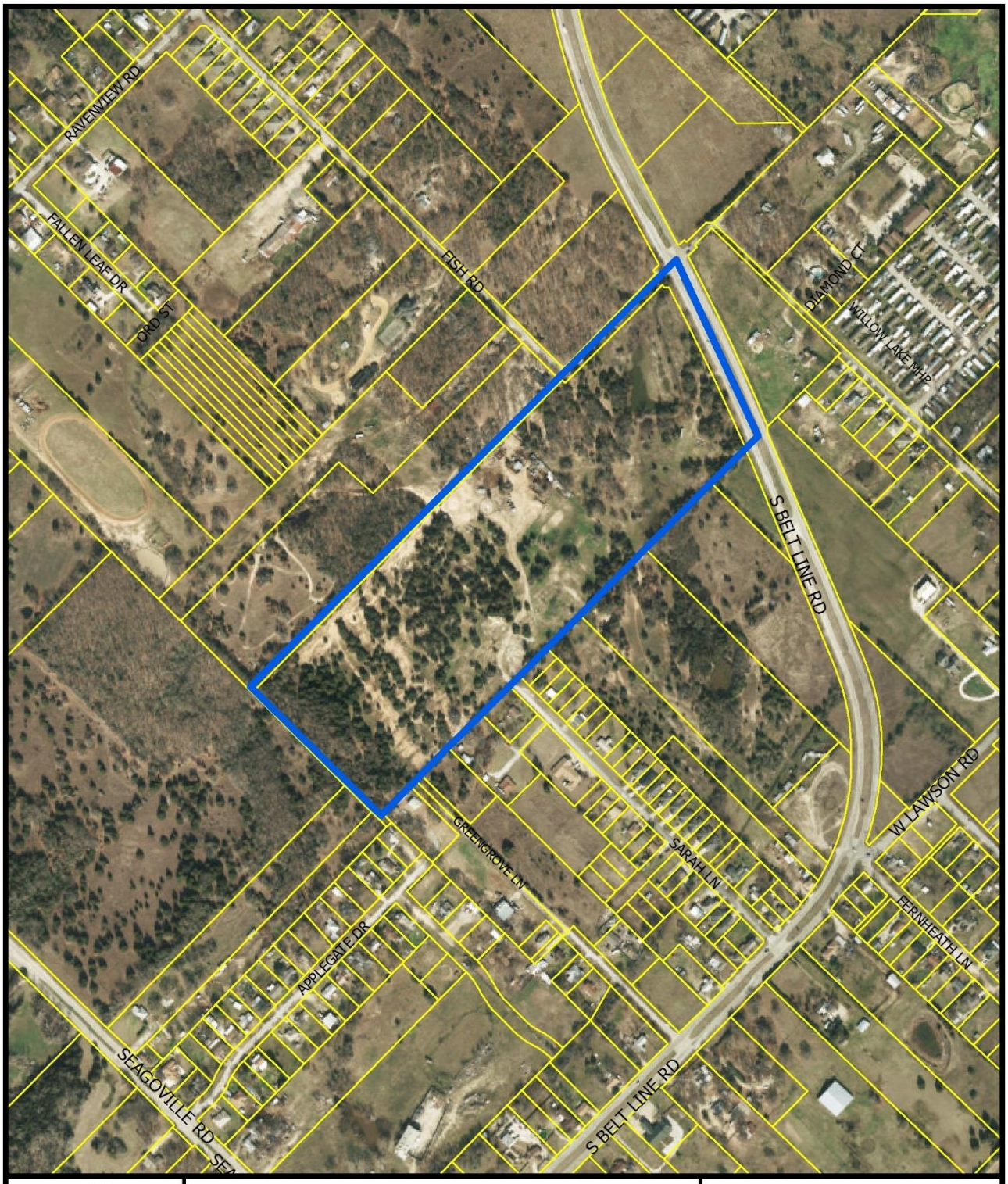
VICINITY MAP

Case no: Z178-215

Date: 5/3/2018



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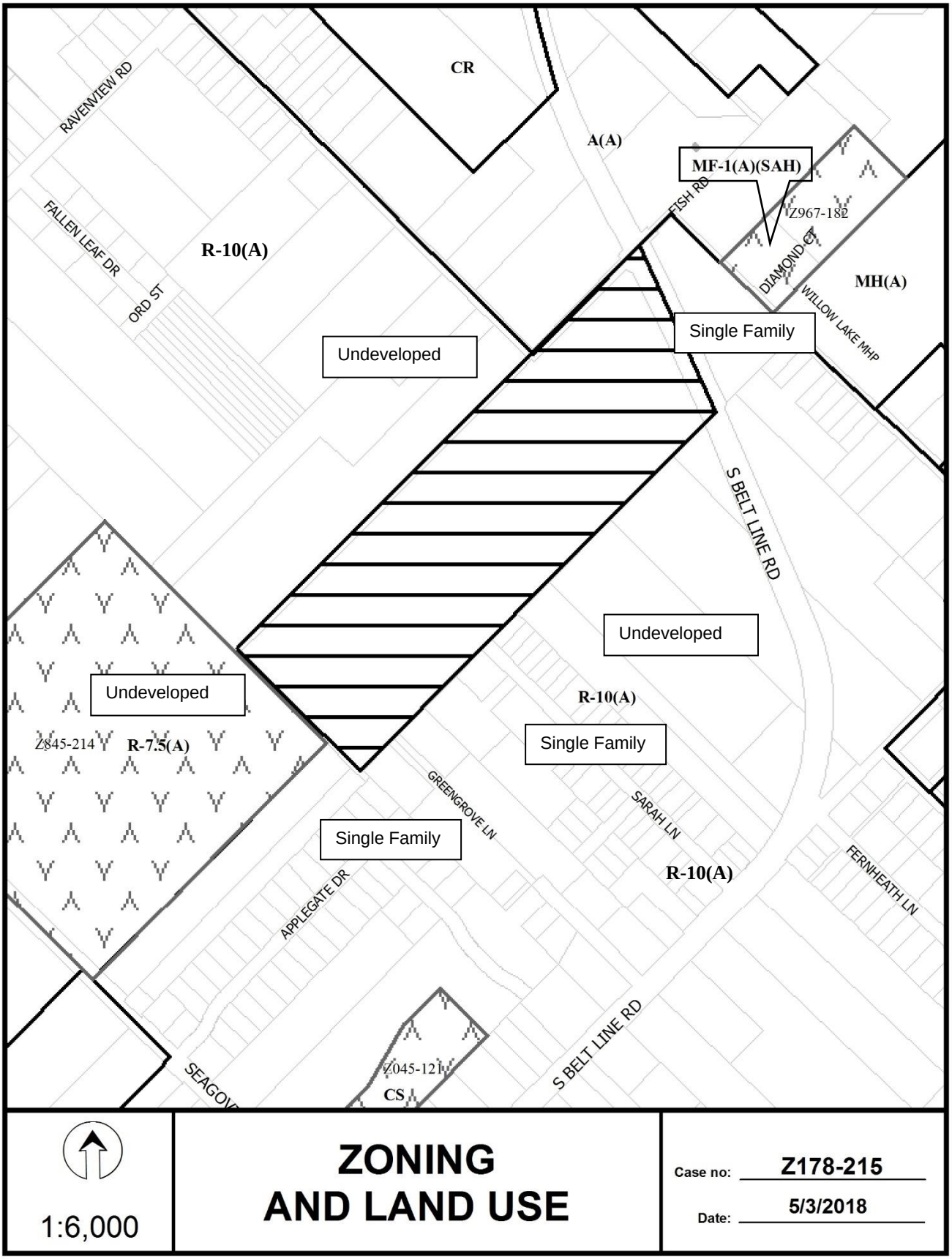
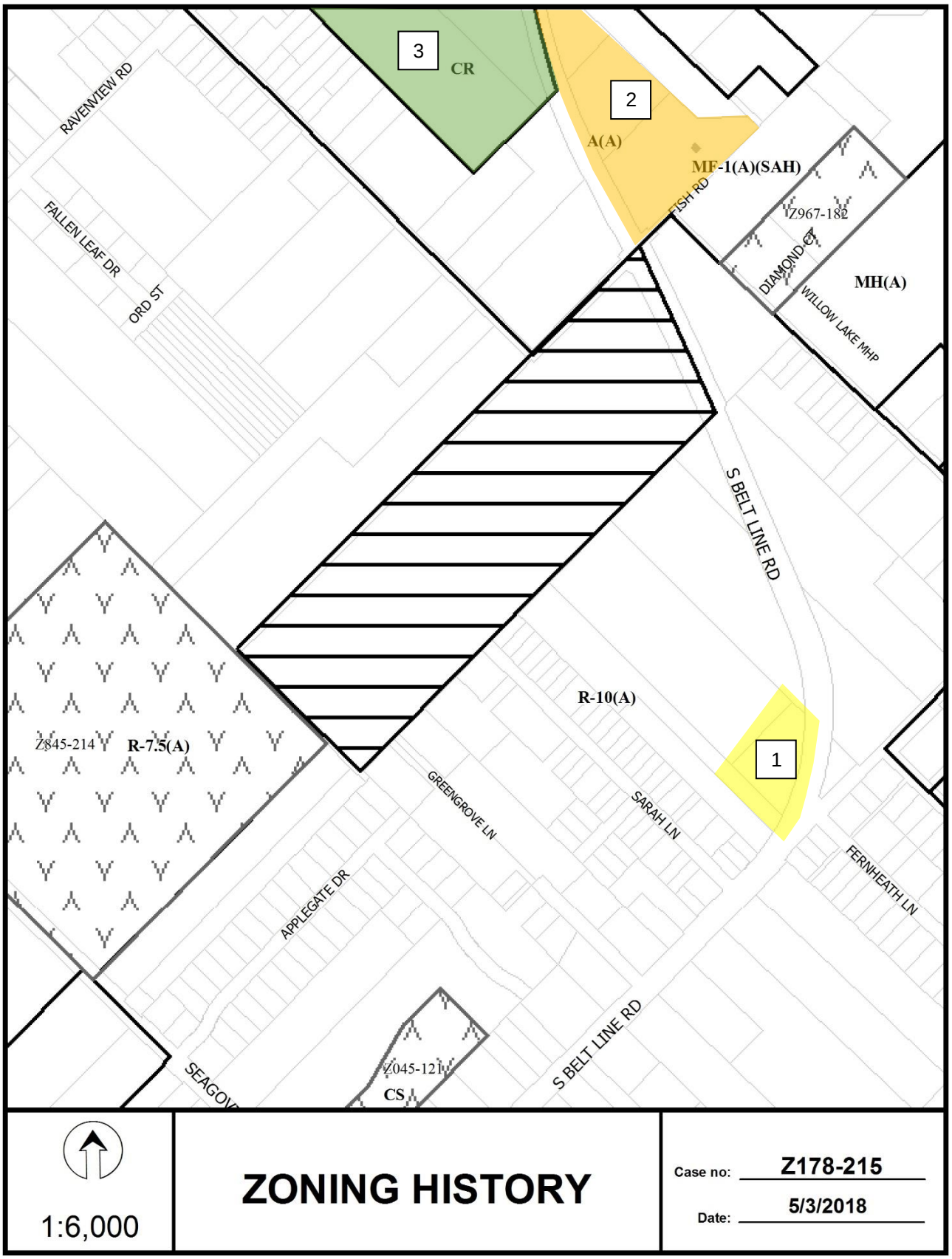
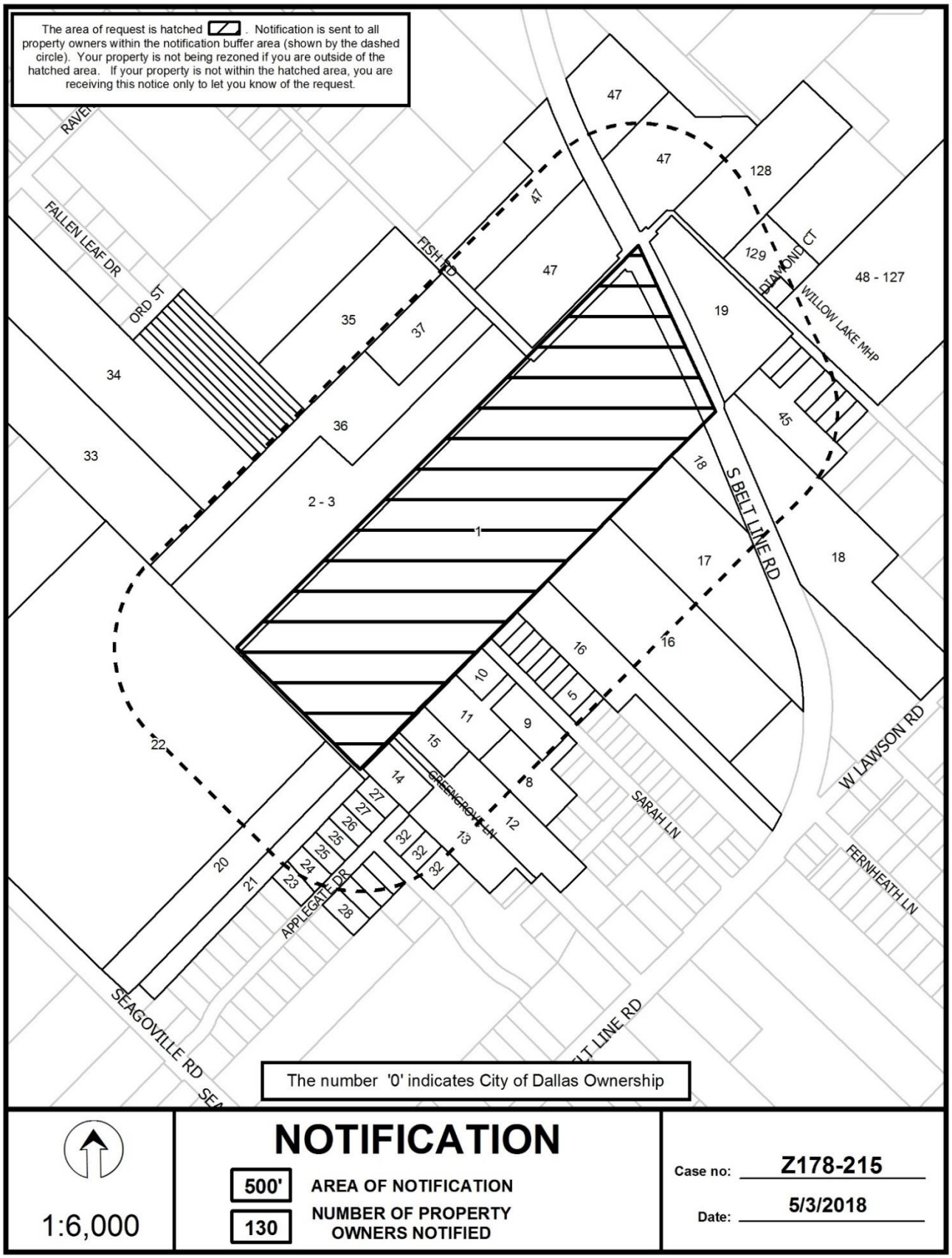
AERIAL MAP

Case no: Z178-215

Date: 5/3/2018


CR
A(A)
MF-1(A)(SAH)
Z967-182
RAVENVIEW RD
FALLEN LEAF DR
ORD ST
R-10(A)
FISH RD
DIAMOND CT
WILLOW LAKE MHP
MH(A)
Single Family
Undeveloped
S BELT LINE RD
Undeveloped
Undeveloped
R-10(A)
Z845-214
R-7.5(A)
Single Family
GREENGROVE LN
SARAH LN
Single Family
R-10(A)
FERNHEATH LN
APPLEGATE DR
S BELT LINE RD
Z045-121
CS
1:6,000
ZONING
AND LAND USE
Case no: Z178-215
Date: 5/3/2018


3
CR
2
A(A)
MF-1(A)(SAH)
RAVENVIEW RD
FALLEN LEAF DR
ORD ST
FISH RD
Z967-182
DIAMOND CT
MH(A)
WILLOW LAKE MHP
S BELT LINE RD
R-10(A)
Z845-214
R-7.5(A)
1
GREENGROVE LN
SARAH LN
FERNHEATH LN
APPLEGATE DR
S BELT LINE RD
Z045-121
CS
1:6,000
ZONING HISTORY
Case no: Z178-215
Date: 5/3/2018



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NOTIFICATION

500' AREA OF NOTIFICATION

130 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z178-215

Date: 5/3/2018

05/03/2018

Notification List of Property Owners

Z178-215

130 Property Owners Notified

Label #	*Address*		*Owner*
1	13064	FISH RD	COOPER RICKEY LEROY &
2	12856	FISH RD	PEREZ ARNULFO
3	12856	FISH RD	PEREZ ARNULFO
4	13241	SARAH LN	RAGLE MARGARET JANE
5	13235	SARAH LN	MARSHALL ELSIE EST OF
6	13223	SARAH LN	HERNANDEZ LEOBARDO
7	13127	SARAH LN	CASTILLO MORENO DEISY
8	13240	SARAH LN	WHITE ROCK BIBLE FELLOWSHIP CHURCH
9	13234	SARAH LN	WHITE ROCK BIBLE
10	13126	SARAH LN	JARVIS CASSIE
11	13204	SARAH LN	DERUVO GEORGE VICTORY III
12	13305	GREENGROVE LN	TUCKER TOMMY & NANCY
13	13304	GREENGROVE LN	RIZO MARY &
14	801	APPLEGATE DR	RODRIGUEZ PEDRO
15	13101	GREENGROVE LN	TUCKER TOMMY & NANCY
16	639	S BELTLINE RD	CHAVES RONNY DAVID
17	599	BELTLINE RD	LEE LARRY
18	551	LAWSON RD	BALCH RANDY
19	13038	FISH RD	SRS ENTERPRISE LLC
20	14825	SEAGOVILLE RD	BRASWELL EVELYN J L
21	14831	SEAGOVILLE RD	GREGORY RICKEY
22	14709	SEAGOVILLE RD	SEAGOVILLE REALTY LTD
23	845	APPLEGATE DR	COSTLOW CLINT & LENELLE
24	839	APPLEGATE DR	COSTLOW CLINT L III
25	833	APPLEGATE DR	COSTLOW NORA L
26	821	APPLEGATE DR	WARREN CHRISTMAN LEA &

05/03/2018

Label #	Address		Owner
27	815	APPLEGATE DR	SANCHEZ MARIA S &
28	846	APPLEGATE DR	BURKHAM DELORES A
29	840	APPLEGATE DR	PAUL SAMUEL NEWBERRY
30	834	APPLEGATE DR	MALAVEAR FRANK
31	828	APPLEGATE DR	HARRIS DENNIS
32	14909	CHERRYSTONE DR	GONZALEZ-LOZANO HOMERO &
33	13050	RAVENVIEW RD	CULVER JOHN S
34	13114	RAVENVIEW RD	LOPEZ RUFINA C
35	12740	FISH RD	ALVAREZ JUAN A
36	12826	FISH RD	SCHNEIDMILLER DENNIS
37	12746	FISH RD	TORRES GILBERTO &
38	13102	ORD ST	BUSEY WILLIAM S ETAL
39	13130	ORD ST	BUSEY WILLIAM S
40	13134	ORD ST	MERRIMAN LEONARD C
41	13210	FISH RD	CAH 2014 2 BORROWER LLC
42	13206	FISH RD	SHETH HEMANG A
43	13202	FISH RD	TEXAS SIZE PPTIES
44	13122	FISH RD	GONZALEZ MODESTO
45	13130	FISH RD	CASTILLO MARTIN J
46	13114	FISH RD	SOLORZANO TOMAS SANCHEZ &
47	300	W LAWSON RD	CENTRAL 15TH LLC
48	13223	FISH RD	YES COMPANIES WFC LLC
49	13223	FISH RD	YES COMMUNITIES
50	13223	FISH RD	CONNELL NYDIA
51	13223	FISH RD	HERNANDEZ VICENTE
52	13223	FISH RD	VASQUEZ MARCO
53	13223	FISH RD	SANCHEZ HECTOR
54	13223	FISH RD	CUADROS DIANA
55	13223	FISH RD	LUCAS SUSANNA AND FLORENCIO
56	13223	FISH RD	FLORES MARIA CARREON
57	13223	FISH RD	WAYMIRE CYNTHIA

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Label #	*Address*		*Owner*
58	13223	FISH RD	HERNANDEZ SILVESTER
59	13223	FISH RD	CANDELAS ISMAEL
60	13223	FISH RD	JOHNSON LORNE
61	13223	FISH RD	ACOSTA MIGUEL
62	13223	FISH RD	SOTO JOSE
63	13223	FISH RD	ROBINSON CLAY WADE
64	13223	FISH RD	CAIN BOBBY
65	13223	FISH RD	HEDRICK DALE & WILLODEAN
66	13223	FISH RD	RUIZ GABRIEL
67	13223	FISH RD	POOL REBECCA K
68	13223	FISH RD	LOPEZ ROCIO
69	13223	FISH RD	FUENTES SAN JUANITA
70	13223	FISH RD	BRUMLEY KEVIN
71	13223	FISH RD	FOSTER KARRI
72	13223	FISH RD	PENA JAVIER
73	13223	FISH RD	VALENZUELA MOISES
74	13223	FISH RD	MOTAHARI ALI S
75	13223	FISH RD	YES COMMUNITIES
76	13223	FISH RD	ARROYO SAMUEL
77	13223	FISH RD	FLOYD JOHN
78	13223	FISH RD	CABRERA MARVIN
79	13223	FISH RD	PATTERSON CHRISTINE
80	13223	FISH RD	DAWSON STEFANIE
81	13223	FISH RD	FINELY SHERRYL
82	13223	FISH RD	CASTILLO LORENZO
83	13223	FISH RD	NICHOLS WILLIAM S
84	13223	FISH RD	YES COMMUNITIES
85	13223	FISH RD	MOREY TRINA NILSON
86	13223	FISH RD	DELUCA ALFRED
87	13223	FISH RD	RUEDA FAVIAN & MONICA
88	13223	FISH RD	MADRID JUAN C

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Label #	*Address*		*Owner*
89	13223	FISH RD	MARTINEZ-GUERRERO HERENDIRA
90	13223	FISH RD	GULICK CODY
91	13223	FISH RD	CURRY MARTHA
92	13223	FISH RD	CHANDLER AMY (MARIA)
93	13223	FISH RD	CONTRERAS FRANCISCO
94	13223	FISH RD	ROWE JOSEPH
95	13223	FISH RD	SHEETS CHRISTINE ET AL
96	13223	FISH RD	GOODRICH JOHNNY
97	13223	FISH RD	ENRIQUEZ MARIA
98	13223	FISH RD	WILLIAMS JONELL
99	13223	FISH RD	PEREZ EUSEBIO
100	13223	FISH RD	HOOPER LINDA
101	13223	FISH RD	ARNOLD JAMEY
102	13223	FISH RD	MONRREAL JUAN PARA
103	13223	FISH RD	LASURE BEULAH
104	13223	FISH RD	BULLARD CURTIS
105	13223	FISH RD	ZERBY ZARA
106	13223	FISH RD	CASTELLANOS ERICK
107	13223	FISH RD	SANTOS DOMINGO
108	13223	FISH RD	GRIMALDO MARIO
109	13223	FISH RD	JENNINGS SUE
110	13223	FISH RD	LOPEZ EDUARDO
111	13223	FISH RD	RODRIGUEZ CINDY
112	13223	FISH RD	VASQUEZ HUGO
113	13223	FISH RD	JUAREZ MAXIMINA VILLATORO
114	13223	FISH RD	GARCIA MARCOS
115	13223	FISH RD	CANDELAS JUAN
116	13223	FISH RD	CANDELES HECTOR
117	13223	FISH RD	SMITH DEBORAH
118	13223	FISH RD	BENNETT LEONA
119	13223	FISH RD	BERLIN KENNETH

05/03/2018

Label #	*Address*		*Owner*
120	13223	FISH RD	SUNDSTROM PHILLIP
121	13223	FISH RD	KNIGHT ARTRINA R
122	13223	FISH RD	JANOSIK THOMAS
123	13223	FISH RD	WAGENER JOHN
124	13223	FISH RD	MASSEY BETTY
125	13223	FISH RD	RANDS SHARI L
126	13223	FISH RD	HERNANDEZ TERESA
127	13223	FISH RD	GUARTUCHE MICHELLE M
128	13011	FISH RD	PILGREEN BLOYCE &
129	13035	FISH RD	WILSON HUBERTA T
130	13041	FISH RD	WILSON HUBERTA T

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Sarah May

FILE NUMBER:	Z178-265(SM)	**DATE FILED:**	May 25, 2018
LOCATION:	Southwest line of South Riverfront Boulevard, north of South Houston Street		
COUNCIL DISTRICT:	2	**MAPSCO:**	45 X
SIZE OF REQUEST:	Approx. 7.0635 acres	**CENSUS TRACT:**	204.00

OWNER: Texas Central Real Estate Management Dallas, LLC

APPLICANT: David Taggart, EOT Odyssey, LLC dba Eye of Texas, LLC

REPRESENTATIVE: William S. Dahlstrom; Jackson Walker, LLC

REQUEST: An application for a new subdistrict to allow additional retail and personal service uses on property zoned Blocks 12 and 13 within Planned Development District No. 800.

SUMMARY: The purpose of this request is to modify the existing form-based zoning regulations to allow for an observation wheel and supporting uses.

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

BACKGROUND INFORMATION

- The request site is currently undeveloped and is bordered by Riverfront Boulevard on the northeast and is otherwise surrounded by the old Trinity River meanders.

- On October 22, 2008, City Council established PDD No. 800 which is intended to be a form-based planned development district consistent with the efforts of the zoning cases within the Trinity River Corridor Plan and *forward*Dallas! Comprehensive Plan for new mixed use, pedestrian-friendly districts.

Zoning History: There has been no zoning cases in the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan Dimension
Riverfront Boulevard	Principal Arterial	6-lanes divided; 130' ROW, 93' pavement with bicycle lanes

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

Comprehensive Plan: The *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 1.1.1 Implement the Trinity River Corridor Plan.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.
Policy 5.1.3 Encourage complementary building height, scale, design and character.
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.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.3 Limit vehicle miles traveled.

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.

Area Plans:

On March 9, 2005, City Council adopted the Trinity River Comprehensive Land Use Plan, which outlines desired development patterns within the Corridor and identifies 23 land use opportunity areas. These opportunity areas were subject to more detailed evaluation and policy recommendations, and represent specific development opportunities within the Corridor.

Key urban design concerns outlined in the plan include

- avoiding a 'wall of buildings' that limits views along the river greenbelt edge;
- establishing riverfront development patterns that encourage new investment and redevelopment while protecting views from properties located further from the river's edge; and
- establishing riverfront development patterns that enhance the view looking back at the city from the trails, lakes, and wetlands inside the river greenbelt and from bridges crossing the river.

Design concepts outlined in the Plan to address the third issue included placing limitations on the buildings maximum façade width above 4 stories to between 20 and 50 percent, and limiting buildings immediately adjacent and parallel to the levee to a maximum of 3 stories of habitable structures above the levee.

Two of the objectives of the Trinity River Comprehensive Land Use Plan 2050 Vision are (1) to create a vibrant central city and (2) enhance the City's urban form to increase the appeal of urban life.

Trinity River Comprehensive Land Use Plan calls the Cedars West area "one of Dallas' best opportunities for development similar to that found along San Antonio's Riverwalk. Riverwalk-style improvements are anticipated to transform the sumps into areas that appeal to visitors as well as complete storm drainage functions." The area's proximity to downtown, the Convention Center, and transportation makes it attractive for restaurants, retail, and entertainment uses. Cedars West will become a destination for Dallas residents and visitors. The Plan calls for an urban residential neighborhood that will benefit from the lakes and open space nearby.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 800	Undeveloped
Northeast	PDD No. 800	Undeveloped
Southeast	PDD No. 800	Undeveloped
Southwest	PDD No. 784 (Cedars West)	Undeveloped
Northwest	PDD No. 784 (Cedars West)	Undeveloped

Land Use Compatibility:

The request site is undeveloped and uniquely situated with a divided thoroughfare with bike lanes on the northeast and the three remaining sides front on the old Trinity River channel, which is called *meanders* in the existing PDD. Beyond these boundaries, the surrounding areas are largely undeveloped and commercial uses and the vision of the area to be a vibrant, mixed-use, urban district has yet to be developed. However, the applicant proposes to invest in the parcel to be an anchor and iconic feature of the Dallas skyline.

The applicant proposes to construct an observation wheel with a minimum height of 380 feet that will provide patrons with an experience that has both entertainment and learning opportunities. The proposed observation wheel will be oriented near the center of the request site and will be situated parallel to Riverfront Boulevard. The patrons would likely arrive in a vehicle, bike, transit, or by the upcoming high-speed rail station.

According to the applicant, patrons of the observation wheel would begin their experience with a “pre-flight” experience that may include a museum-like area to learn about the region and prepare for their experience. The patrons would then take a 38-minute ride for a single rotation of the observation wheel and be provided with views of the region in all directions. The patrons would then exit in a “post-flight” area. The applicant proposes to compliment the observation wheel with a variety of other mixed uses including retail, restaurant, and other entertainment uses on the property to encourage regular patronage and activity. The proposed uses and activities are consistent with the vision of the area and will compliment future surrounding uses.

Development Standards:

The existing PDD requires the buildings comply with build-to zones, minimum transparency, blank wall area, minimum and maximum structure and floor heights, and other various and typical form-district development standards. In Article XIII of the Dallas Development Code, these standards are applied to specific “development types” such as a mixed use development, apartment, townhouse, civic, and open space. Because these development types have differing urban forms, their building standard should also differ. Form-based planning theory also typically adds another development type that Article XIII and PDD 800 do not, which is sometimes called, a “special district” or a “campus development” that do not conform to any of the aforementioned development types. Typical “special districts” and “campus development” may include a football stadium, airport, or university campus.

The applicant proposes to construct an observation wheel, which is a rotating structure that is supported from ground supports to the center of the wheel structure with a minimum height of 380 feet that provides each rider views of surrounding properties from vantage points from the base to the top of the overall structure. Because the observation wheel is unique and cannot conform to the urban form standards of retail and residential development types, the request includes a new development type called a *regional observation campus*. The defining element of a regional observation campus is the presence of an observation wheel. Supporting uses such as restaurant, retail, museum, and open areas may also be located within a regional observation campus.

Staff supports the applicant’s request to allow the site limited exceptions as listed in the proposed conditions for a regional observation campus because the unique shape and design of the observation wheel would prevent the site from complying with the urban forms described in the existing PDD where the exceptions are requested.

Further, because the pedestrian connection from Riverfront Boulevard through the site is proposed to remain open to the public with a new exception to allow for the observation wheel to rotate above the open pedestrian connection, staff supports the request.

Parking:

The existing PDD conditions allow for reductions in parking based on mixed use development, allow tandem parking for residential uses, and gives credit for on-street parking for non-residential uses. Parking requirements are also reduced to one space per 300 square feet except for specific uses. Because the request site is generally isolated, there is not an easily accessible place for spill-over parking. Structured parking must have a concealed façade so that it visually blends into the main building. The applicant has requested three related parking provisions for the new subdistrict.

The Dallas Development Code requires that for the first 50 percent of a site's minimum parking requirement, remote parking agreements must be within 300 feet walking distance to the main use; when a site has a minimum of 50 percent of its required parking within 300 feet of the business, the walking distance may then be extended to 600 feet; a site may also have the walking distance further extended to a half-mile (2640 feet) if a special parking license is obtained, which requires a valet or shuttle service from the remote parking facility to the main use.

The applicant has requested that remote parking be allowed within 1,000 feet of the request site. Similarly, the applicant has requested that special parking may account for all of the off-street parking requirements of a use. Staff supports these request as the site is envisioned as a mixed-use district that will be physically separate from more sensitive areas and because similar provisions are in existing planned development districts such as PDD No. 621 Old Trinity and Design District Special Purpose District and in PDD No. 830, in the Bishop Arts area.

Additionally, the Dallas Development Code states,

> In all districts except a central area district, required off-street parking must be available as free parking or contract parking on other than an hourly or daily fee basis. This requirement does not apply to institutional uses or mechanized parking approved under Division 51A-4.340. [Section 51A-4.301(a)(8)].

The applicant has also requested that a fee may be charged for off-street parking spaces within a regional observation campus. Staff supports this request because it will encourage patrons to pay for parking or find other means of access to the site.

Finally, the Dallas Development Code outlines parameters for Class II bicycle parking[1], but does not require a site to provide them. Staff supports this condition as it will cause the developer to construct facilities that would keep bicycles maintained in a neat appearance for this site that is along a bicycle trail and would likely generate higher bicycle traffic volumes than other uses.

Signs:

The request includes the ability for the site to have detached signs and one clarification to sign regulations. Since the proposed observation wheel is planned to be primarily an open structure, the applicant requests to calculate facade area to the circumference of the wheel and structural supports. Additionally, the applicant requests the ability to display a financial sponsor on the observation wheel. Staff supports this request because it is consistent with other commercial messaging themes in the nearby downtown skyline.

[1] Class II bicycle parking means enclosed parking spaces intended for bicycles within a building or structure designed for increased security from theft and vandalism, such as locked bicycle storage rooms, bicycle check-in systems, and bicycle lockers

APPLICANT LIST OF PRINCIPALS
EYE OF TEXAS, LLC

Mike Beucler
Rick Kuper
Dudley Hays

OWNER LIST OF OFFICERS
TEXAS CENTRAL REAL ESTATE MANAGEMENT – DALLAS, LLC

Jack Matthews, President
Kristian Teleki, Senior Vice President
Dave Snell, Vice President
Bruce Bent, Vice President, Secretary, and Treasurer
Adam Miller, Vice President

PROPOSED AMENDMENTS TO

ARTICLE 800.

PD 800.

SEC. 51P-800.101. LEGISLATIVE HISTORY.

PD 800 was established by Ordinance No. 27372, passed by the Dallas City Council on October 22, 2008.

SEC. 51P-800.102. PROPERTY LOCATION AND SIZE.

PD 800 is established on property generally bounded by Riverfront [~~Industrial~~] Boulevard, Cadiz Street, Rock Island Street, and the Union Pacific Railroad. The size of PD 800 is approximately 60.59 acres.

SEC. 51P-800.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) A-FRAME SIGN means a portable detached premise sign that is hinged at the top and is made of durable, rigid materials such as wood, plastic, or metal.

(2) ANTIQUE SHOP means an establishment for the retail sale of articles such as glass, china, furniture, or similar furnishings and decorations that have value and significance as a result of age, design, or sentiment.

(3) ART GALLERY means an establishment where original works of art or limited editions of original works of art are bought, sold, loaned, appraised, or exhibited to the general public.

(4) 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.

(5) BLADE SIGN means a sign that projects perpendicularly from a main building facade and is visible from both sides.

(6) BUILD-TO ZONE means the location shown on the form-based urban design standards where a street-facing facade must be constructed on a lot.

(6.1) REGIONAL OBSERVATION CAMPUS means a development that contains an an observation wheel. A regional observation campus also includes other supporting uses including, but not limited to restaurant, retail, office, museum, open areas for the operation of food trucks, and other supporting uses.

(7) INTERNAL STREET means a minor street, public or private, that is located within the boundaries of the district.

(8) MEANDERS means those portions of the old Trinity River channel that are outside of the levees.

(9) MEWS means a multimodal street for pedestrian or low-speed vehicular traffic.

(9.1) OBSERVATION WHEEL means a rotating, vertically oriented, disk-like structure that is supported from ground supports to the center of the disk-like structure with a minimum height of 380 feet that provides each rider views of surrounding properties from vantage points from the base to the top of the overall structure.

(10) PEDESTRIAN-ORIENTED USE means any retail and personal service, residential, office, or lodging use permitted as a main use. A pedestrian-oriented use does not include a commercial parking lot or garage.

(11) PRIMARY STREET means an internal street designated on the conceptual plan that is designed for the highest level of pedestrian activity.

(12) SECONDARY STREET means an internal street designated on the conceptual plan that is a minor street designed for a low level of vehicular activity.

(13) STREET WALL means the vertical plane of facades within a block face that frame the public space.

(14) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space.

(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-800.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 800A: conceptual plan.

(2) Exhibit 800B: form-based urban design standards.

SEC. 51P-800.104.1. CREATION OF SUBDISTRICT 1.

This district has one subdistrict: Subdistrict 1. The boundaries of Subdistrict 1 are shown in the conceptual plan (Exhibit 800A).

SEC. 51P-800.105. CONCEPTUAL PLAN AND FORM-BASED URBAN DESIGN STANDARDS.

(a) Development and use of the Property must comply with the conceptual plan (Exhibit 800A) and the form-based urban design standards (Exhibit 800B). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls. If there is a conflict between the text of this article and the form-based urban design standards, the text of this article controls. If there is a conflict between the conceptual plan and the form-based urban design standards, the conceptual plan controls.

(b) The location of internal streets other than Primary Street and Hotel Street are approximate and may be adjusted in the development plan as long as the block standards in Section 51P-800.120 are met.

SEC. 51P-800.106. DEVELOPMENT PLAN.

(a) 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. If there is a conflict between the development plan and the conceptual plan, the conceptual plan controls. If there is a conflict between the development plan and the form-based urban design standards, the form-based urban design standards control.

(b) The development plan may be on a single drawing and must clearly indicate:

(1) any proposed public or private streets and alleys;

(2) building sites;

(3) areas proposed for dedication or reserved as parks, open space, parkways, playgrounds, utility and garbage easements, school sites, street widenings, or street changes;

(4) the points of ingress and egress from existing public streets;

(5) an accurate survey of the boundaries of the site;

(6) topography of the site with contour intervals of not less than five feet, or spot grades where relief is limited;

(7) location of proposed land uses;

(8) the location of buildings and the minimum distance between buildings and between buildings and property lines, street and alley rights-of-way, and private streets;

(9) the arrangement of off-street parking and loading, indicated as a ratio of off-street parking and loading area to building area if all off-street parking and loading areas are indicated for the site and there is an example that demonstrates a common feasible method of providing the off-street parking and loading;

(10) any special traffic regulation facilities proposed or required;

(11) screening, landscaping, and major tree groupings to be retained if this information is essential to the proper arrangement of the development in relation to adjacent property and internal land uses;

(12) each phase of development if separate phases are proposed;

(13) all public and private right-of-way lines and easements;

(14) location of existing and proposed public and private utilities; and

(15) build-to zones.

(c) If the director determines that one or more of the items listed in Subsection (b) is unnecessary to allow for a complete review of the proposed development, the director shall waive the required item. In making this determination, the director shall consider existing property conditions and the extent of the changes necessitated by the proposed development.

(d) The commission may require elevations and perspective drawings for buildings more than 12 feet in height that are not used for single family or duplex uses.

(e) The applicant shall submit a preliminary plat with the development plan. The commission shall process the preliminary plat and the development plan simultaneously.

(f) The applicant shall submit a legal instrument establishing a plan for the use and permanent care and maintenance of any common area before the development plan may be approved. The legal instrument must be approved as to form by the city attorney, and by the commission as to the suitability for the proposed use of the common area.

SEC. 51P-800.107. SITE PLAN.

A site plan that complies with the requirements of this article must be submitted to the building official before an application is made for a building permit. The site plan must include:

(1) existing and proposed building entrances, exits, service areas, and windows;

(2) all public and private right-of-way lines and easements;

(3) the location, type, size, and height of perimeter fencing, screening, and buffering elements proposed or required;

(4) all provisions to be made to direct and detain storm water;

(5) mitigation to erosion during construction;

(6) location, type, orientation, size, and height of light standards;

(7) location of existing and proposed signs;

(8) location of existing and proposed exterior loudspeakers and sound amplifiers;

(9) the existing and proposed locations for all mechanical equipment capable of producing high levels of noise;

(10) pedestrian zones and circulation, including the location and description of amenities provided, including:

(A) enhanced pavement,

(B) benches,

(C) trash receptacles,

(D) pedestrian street lamps,

(E) awnings and canopies,

(F) bicycle parking, and

(G) tree grates;

(11) demonstration of eligibility for off-street parking reductions if requested by the applicant;

(12) location of existing and proposed public and private utilities;

(13) build-to zones and curb lines; and

(14) any other information that the building official determines is necessary.

SEC. 51P-800.108. MAIN USES PERMITTED.

(a) In general. The following uses are the only main uses permitted:

(1) Agricultural uses.

None permitted.

(2) Commercial and business services uses.

-- Catering service.
-- Custom business services.
-- Custom woodworking, furniture construction or repair. *[SUP. Limited to inside only. Outside storage is prohibited.]*
-- Job or lithographic printing.
-- Medical or scientific laboratory. *[SUP. Prohibited at street level.]*
-- Technical school. *[SUP. Prohibited at street level.]*

(3) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(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.
-- Hospital.
-- Library, art gallery, or museum.
-- Public or private school. *[SUP]*

(5) Lodging uses.

-- Hotel or motel. *[No fewer than 80 guest rooms. Guest rooms are prohibited at street level.]*

(6) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*
-- 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.
-- Public park, playground, or golf course.

(9) Residential uses.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
-- Multifamily.
-- Residential hotel.
-- Retirement housing.
-- Single family. *[A minimum of four single family structures must be attached together.]*

(10) Retail and personal service uses.

-- Alcoholic beverage establishments. *[Permitted by right in Subdistrict 1. SUP only in all other locations. See Section 51A-4.210(b)(4).]*
-- Animal shelter or clinic without outside runs. *[Limited to inside only.]*
-- Antique shop.
-- Art gallery.
-- Art or craft production facility.
-- Business school.
-- Commercial amusement (inside). *[SUP may be required. See Section 51A-4.210(b)(7)(B). Treat as if in a mixed use district.]*
-- Commercial amusement (outside). *[Subdistrict 1 only in conjunction with a regional observation campus].*

-- Commercial parking lot or garage. *[Permitted by right in Subdistrict 1 when located within a structured parking garage. SUP in all other locations.]*
-- Dry cleaning or laundry store. *[On-site dry cleaning is prohibited.]*

-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise or food store greater than 3,500 square feet. *[Except when in a regional observation campus in Subdistrict 1, uses [~~Uses~~] greater than 50,000 square feet must: (1) be located on a minimum of two floors; (2) be integrated as part of a multi-story mixed use development with residential, office, or lodging uses located on upper floors; or (3) have a maximum street-level street frontage of 100 feet per block face, excluding ingress and egress points and visibility triangles with the remaining frontage being separate retail and personal service or office uses that have direct access to a sidewalk and a minimum depth of 30 feet, measured from the building facade.]*
-- General merchandise or food store 100,000 square feet or more. *[SUP. Must: (1) be located on a minimum of two floors; (2) be integrated as part of a multi-story mixed use development with residential, office, or lodging uses located on upper floors; or (3) have a maximum street-level street frontage of 100 feet per block face, excluding ingress and egress points and visibility triangles with the remaining frontage being separate retail and personal service or office uses that have direct access to a sidewalk and a minimum depth of 30 feet, measured from the building facade.]*
-- Motor vehicle fueling station. *[SUP]*
-- Nursery, garden shop, or plant sales. *[Limited to inside only. Outside storage is prohibited. Outside display is permitted but must be removed and placed inside a fully-enclosed building at the end of each business day.]*
-- Personal service uses.
-- Restaurant without drive-in or drive-through service.
-- Temporary retail use.
-- Theater.
-- Vehicle display, sales, and service. *[Limited to inside only. Outside storage prohibited.]*

(11) Transportation uses.

-- Helistop. *[SUP]*
-- Private street or alley. *[Gated streets are prohibited. Mews may have bollards* [~~*ballards*~~] *to prevent vehicular traffic.]*
-- Railroad passenger station.
-- Transit passenger shelter.

-- Transit passenger station or transfer center. *[SUP]*

(12) Utility and public service uses.

-- Commercial radio or television transmitting station. *[SUP]*
-- Electrical substation. *[SUP]*
-- Local utilities. *[Utility services by right. Communication exchange facility by SUP only.]*
-- Police or fire station.
-- Post office.
-- Tower/antenna for cellular communication. *[Limited to mounted only as defined in Section 51A-4.212(10.1)(A)(i) and only when integrated into the building facade or when mounted on the roof of a main structure and not visible from the street.]*
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*

(b) Pedestrian-oriented uses.

(1) Primary Street and Hotel Street. A minimum of 75 percent of the street-level frontage, excluding pedestrian and vehicular ingress and egress points and visibility triangles, must be pedestrian-oriented uses that have a minimum depth of 30 feet measured from the building facade.

(2) Cadiz Street, Riverfront [~~Industrial~~] Boulevard, and the meanders. Except for uses in a regional observation campus in Subdistrict 1, a [~~A~~] minimum of 50 percent of the street-level frontage, excluding pedestrian and vehicular ingress and egress points and visibility triangles, must be pedestrian-oriented uses that have a minimum depth of 30 feet measured from the building facade.

(c) Drive-through uses. To maintain the district's street wall and urban character, drive-through lanes, windows, or services are prohibited.

SEC. 51P-800.109. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

-- Accessory medical/infectious waste incinerator.
-- Accessory outside storage.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- Day home.
-- General waste incinerator.
-- Private stable.

SEC. 51P-800.110. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front, side, or rear yards. No minimum front, side, or rear yard.

(b) Build-to zone.

(1) In general. Except as provided in this paragraph and for a regional observation campus in Subdistrict 1, the build-to zones are as shown on the form-based urban design standards. The build-to zone is an area between the property line or right-of-way line and the front building facade. For the meanders, Cadiz Street, and Riverfront [~~Industrial~~] Boulevard, an area located within a public utility easement is exempt from the build-to zone requirements.

(2) Build-to zone. If a build-to zone is not shown on the conceptual plan or the form-based urban design standards, the maximum build-to zone is as follows:

(A) Riverfront [~~Industrial~~] Boulevard: 25 feet.

(B) Internal streets: 10 feet.

(C) The meanders: 50 feet.

(D) Build-to zone does not apply to a regional observation campus in Subdistrict 1.

(3) Building articulations. Buildings articulations, stairs, and stoops are permitted within the build-to zone.

(4) Facade required within the build-to zone. The minimum amount of lot frontage that must have a facade constructed within the build-to zone is as follows:

(A) Riverfront [~~Industrial~~] Boulevard, Hotel Street, and Primary Street: 75 percent.

(B) The meanders: 50 percent.

(C) Secondary streets: 30 percent.

(D) All other internal streets: no minimum required.

(c) Density.

(1) Maximum density. No maximum dwelling unit density.

(2) Minimum density.

(A) For multifamily uses, minimum dwelling unit density is 40 units per acre for each building site.

(B) For a mixed use project, minimum dwelling unit density must be 40 units per acre for any portion of the project devoted to residential uses, as calculated using the following formula:

$$\frac{\text{residential floor area}}{\text{total project floor area}} \times 40 \text{ units per acre} \times ____ \text{ acres} = \text{required number of dwelling units}$$

(C) For a regional oberservation campus in Subdistrict 1, no minimum density.

(d) Floor area ratio. Maximum floor area ratio is 20.0.

(e) Height.

(1) Maximum height. Maximum structure height is any legal height consistent with the Federal Aviation Administration air space limitations.

(2) Minimum height. All portions of a main structure must have a vertical facade that meets the following minimum structure heights:

(2) Minimum height. Except for structures within a regional observation campus in Subdistrict 1, all [~~All~~] portions of a main structure must have a vertical facade that meets the following minimum structure heights:

(A) For multifamily uses, minimum structure height is 36 feet.

(B) For all other uses, minimum structure height is 30 feet.

(3) Measurement of height. Height is measured from grade at the abutting street level to the top of the vertical facade.

(f) Lot coverage. No maximum lot coverage.

(g) Lot size. No minimum lot size.

(h) Stories.

(1) No maximum number of stories.

(2) For structures with multifamily uses, minimum number of stories is three.

(i) Tower coverage. To prevent a canyon effect, any portion of the building above 75 feet in height may not exceed the following coverage for that block:

(1) Block 1 and Subdistrict 1[~~s 1, 12, and 13~~]. No maximum tower coverage.

(2) All other blocks. Maximum tower coverage is 50 percent.

(j) Private open space.

(1) Purpose. Open space requirements are intended to provide relief from a dense urban environment, assist with pedestrian movement, and provide connections to public spaces.

(2) Requirements.

(A) Open space is required for all subdivisions. A minimum of five percent of the lot area or building site (minus street right-of-way) must be open space.

(B) Private open space must be developed and maintained by the owner. The general public may be restricted from using the open space.

(C) Except as provided in this paragraph, open space must be unobstructed to the sky.

(D) Except for an observation wheel with a minimum clearance of 15 feet in Subdistrict 1, o[~~O~~]pen space may not have permanent structures except structures supporting pedestrian or outdoor recreational uses, including kiosks that provide information related to the open space; cabanas; shade structures; and security, audio-visual, or maintenance equipment.

(E) For a regional observation campus in Subdistrict 1, accessible green roofs and landscaped areas used for food truck parking may count as open space. Passenger parking areas do not count open space.

SEC. 51P-800.111. SITE LAYOUT AND DESIGN STANDARDS.

(a) Purpose. The site layout and design standards are intended to:

(1) ensure that new development enhances the character of the Trinity River corridor;

(2) ensure that increased density and height provides an urban environment; and

(3) create and enhance the character and environment for pedestrians.

(b) Entrances.

(1) Street facing facades must be clearly visible from the street. The primary facade and primary entrance must face the street and must have an improved path connecting to the sidewalk.

(2) Street facing entrances on Hotel Street, Primary Street, and the meanders must be spaced a maximum of 75 linear feet apart. For the purposes of this section, the meanders is considered a street. Street facing entrances may be private entrances, but must have an improved path connecting to the sidewalk. For the meanders, an area located within a public utility easement and a regional observation campus in Subdistrict 1 is excluded from the 75 linear feet spacing calculations.

(3) For corner lots, primary entrances for retail and personal service uses may be oriented toward the corner.

(4) Primary entrances for retail and personal service uses must have two or more of the following architectural details:

(A) Arcade.

(B) Arch.

(C) Awning.

(D) Canopy.

(E) Decorative elements such as tile work, molding, raised banding, or projected banding.

(F) Display windows.

(G) Integral planters or wing walls that incorporate landscaped areas or places for sitting.

(H) Patio.

(I) Porch.

(5) Residential dwelling units with direct access to the sidewalk must have raised or lowered entrances a minimum of two feet from grade.

(c) Facades.

(1) Street-facing facades must be similar to and compatible with the architectural design of other street-facing facades on the same block face.

(2) Street-facing facades exceeding 50 feet in length must have two of the following elements. Except as provided in this subparagraph, s[~~S~~]treet -facing facades exceeding 100 feet in length must have four of the following elements. When a street-facing facade for a regional observation campus in Subdistrict 1 exceeds 100 feet in length, two of the following elements are required. This subparagraph does not apply to an observation wheel in Subdistrict 1.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches, a depth of at least eight inches, and may include columns, planters, arches, or niches.

(B) Architectural details such as raised bands, balconies, projected or bay windows, and cornices.

(C) Architecturally prominent public entrance.

(D) Attached tower or turret.

(E) Awnings.

(F) Change in color.

(G) Change in material.

(H) Change in texture.

(I) Change in height of at least 10 feet while complying with the minimum structure height. See Exhibit 800B (form-based urban design standards).

(J) In Subdistrict 1, form articulation, which may include, canted, non-perpendicular, or curving wall forms.

(d) Story dimensions.

(1) Except in Subdistrict 1, a[A] minimum 10-foot floor-to-floor story dimension is required for the ground floor of residential structures. For ground floor residential structures that exceed 5,000 square feet in a regional observation campus in Subdistrict 1, a minimum 10-foot floor-to-floor story dimension is required.

(2) A minimum 14-foot floor-to-floor story dimension is required for the ground floor of nonresidential structures facing Primary Street. Parking structures are exempt from this story dimension requirement

(e) Storefront treatments.

(1) Except for a regional observation campus in Subdistrict 1, f[~~F~~]or facades facing Cadiz Street, Hotel Street, Primary Street, the meanders, or Riverfront [~~Industrial~~] Boulevard, no more than 10 continuous linear feet of a street-fronting, street-level facade may lack a transparent surface (e.g. a window or a transparent door). The purpose of this provision is to prevent long expanses of walls. This requirement does not apply to ground floor residential uses.

(2) Corner lots with structures that have a corner entrance must comply with the visibility triangle regulations in Section 51P-800.113.

(3) Windows on street-fronting, street-level structures with retail or personal service uses must be:

(A) clear and unpainted or made of similarly treated glass that provides a transparent surface (spandrel glass or back-painted glass is prohibited);

(B) a minimum of 50 percent of the street-fronting, street-level facade;

(C) located a maximum of three feet above the base of the structure; and

(D) at least 10 feet in height.

(f) Residential garage doors, non-residential loading-area service doors, and commercial parking garage entrances.

(1) Residential garage doors for individual dwelling units may not face Primary Street, Cadiz Street, Hotel Street, or Riverfront [~~Industrial~~] Boulevard.

(2) Non-residential loading-area service doors may not face the meanders, Primary Street, Cadiz Street, Hotel Street, or Riverfront [~~Industrial~~] Boulevard.

(3) A commercial parking garage vehicular entrance gate may face any street.

(4) A commercial parking garage vehicular entrance gate must be designed to provide adequate queuing area to prevent traffic hazards and stacking on streets.

(g) Pedestrian amenities.

(1) In general.

(A) Pedestrian amenities must be accessible to the public.

(B) Pedestrian amenities must be located at least seven feet away from a transit stop.

(C) Canopies, awnings, and street lamp fixtures must have a minimum clearance of eight feet in height above grade.

(D) Lamp fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaries that direct lighting downward.

(E) Except as provided, pedestrian amenities must be provided on each block and must be located within the curb-to-building area.

(F) For the meanders, pedestrian amenities must be provided on each block and must be located within the build-to zone or may be on public property in the meanders if approved by the director of public works and transportation.

(G) For Cadiz Street, pedestrian amenities must be provided on each block and located within the build to zone.

(H) For Riverfront [~~Industrial~~] Boulevard, pedestrian amenities must be provided on each block and must be located within the two planting and amenities zones. The first planting and amenities zone begins at the street curb and extends to a depth of five feet. The second planting and amenities zone begins at the end of the sidewalk and extends to a depth of six feet.

(I) For a regional observation campus in Subdistrict 1, an eight-foot-wide pedestrian and bicycle trail must be provided in the mews from Riverfront Drive to the western boundary of Subdistrict 1 as shown on the conceptual plan. Fences and screens are prohibited across the pedestrian and bicycle trail or across any other pedestrian and bicycle access to Subdistrict 1.

(2) Cadiz Street, Hotel Street, Riverfront [~~Industrial~~] Boulevard, Primary Street, and the meanders.

(A) The following pedestrian amenities must be provided:

(i) at least one bench per 100 feet of street frontage;

(ii) at least one trash receptacle per 100 feet of street frontage; and

(iii) free-standing or wall-mounted street lamps as specified in the form-based urban design standards.

(B) At least one of the following pedestrian amenities must be provided on each block:

(i) Awnings or canopies with a minimum overhang of four feet and a minimum length of 25 feet per 100 feet of building facade along the street frontage.

(ii) At least one five-bicycle parking unit per 100 feet of street frontage.

(iii) Public art, approved in writing by the director of the office of cultural affairs or the cultural affairs commission.

(3) All other internal streets. The following pedestrian amenities must be provided:

(A) at least one free-standing street lamp, street light suspended between structures, or wall-mounted street lamp per 60 feet of street frontage; and

(B) at least one trash receptacle per 100 feet of street frontage.

(4) Maintenance.

(A) A maintenance agreement for the street trees and pedestrian amenities must be provided. The agreement must be approved as to form by the city attorney and executed by the homeowners' association, merchants' association, or the property owner.

(B) The pedestrian amenities must be maintained in a state of good repair and neat appearance.

(h) Driveway design.

(1) Pedestrian crosswalks across ingress and egress driveways must be clearly marked by colored concrete or patterned or stamped concrete and approved by the director of

public works and transportation. Pedestrian crosswalk markings on the same block frontage must be consistent.

(2) Curb cuts must be at least 12 feet but not more than 24 feet in length measured parallel to the frontage.

SEC. 51P-800.112. STREET AND SIDEWALK STANDARDS.

(a) Street standards.

(1) Applicability. These street standards apply to internal streets only.

(2) Construction standards. Internal streets must be built in accordance with this subsection and with the right-of-way standards and pavement widths shown in the street sections in the form-based design standards. Curb neck-downs and landscape islands are permitted in the area designated for on-street parking.

(3) Street sections.

(A) Primary Street. Minimum right-of-way is 126 feet with a minimum pavement width of 96 feet from back-of-curb to back-of-curb.

(B) Hotel Street. Minimum right-of-way is 64 feet with a minimum pavement width of 44 feet from back-of-curb to back-of-curb.

(C) Secondary streets. Minimum right-of-way is 44 feet with a minimum pavement width of 24 feet from back-of-curb to back-of-curb.

(D) Mews. Minimum right-of-way is 20 feet. Mews may not be gated to pedestrians.

(b) Sidewalk standards.

(1) Applicability. The sidewalk standards in the form-based urban design standards apply to Primary Street, Hotel Street, Cadiz Street, Riverfront [~~Industrial~~] Boulevard, the secondary streets, and the meanders.

(2) Hotel Street, mews, and secondary streets. Minimum sidewalk width is 10 feet with a minimum unobstructed width of six feet.

(3) Cadiz Street and Primary Street. Minimum sidewalk width is 15 feet with a minimum unobstructed width of 10 feet.

(4) Riverfront [~~Industrial~~] Boulevard. Minimum sidewalk width is 10 feet. The sidewalk must be located between the two planting and amenities zones described in Section 51P-800.111(g)(1)(H).

(5) The meanders. Minimum sidewalk width is 15 feet with a minimum unobstructed width of 10 feet. The sidewalk may be located in the meanders only if approved by the director of public works and transportation.

(6) Curbs and grates. Street curbs and tree grates may not be counted as part of the unobstructed sidewalk width.

(7) Waiver. Sidewalk waivers are not permitted.

(c) Ingress and egress points. Ingress and egress points not shown on the conceptual plan may be approved if shown in a development plan.

SEC. 51P-800.113. VISUAL OBSTRUCTION REGULATIONS.

(a) Except as provided in this section, the visual obstruction regulations in Section 51A-4.602(d) apply.

(b) Except at internal streets intersecting Riverfront [~~Industrial~~] Boulevard or Cadiz Street, the visibility triangle is 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.

(c) At internal streets intersecting Riverfront [~~Industrial~~] or Cadiz Street, the visibility triangle is 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.

SEC. 51P-800.114. PARKING AND LOADING.

(a) Required parking. Except as provided in this subsection, one off-street parking space for each 300 square feet of floor area is required.

(1) Antique shop, art gallery, art or craft production facility, or furniture store use. One space per 1,000 square feet of floor area is required.

(2) Hotel use. One-half space per guest room plus one space per 200 square feet of meeting room is required.

(3) Alcoholic beverage establishment, commercial amusement (inside) for a dance hall, and restaurant use. One space per 150 square feet of floor area is required.

(4) Office use. One space per 400 square feet of floor area is required.

(5) Single family use. One space per dwelling unit with one or fewer bedrooms is required; two spaces per dwelling unit with more than one bedroom are required.

(6) Multifamily use. One space per dwelling unit with one or fewer bedrooms is required. One-and-a-half space per dwelling unit with two bedrooms and one-half space for each additional bedroom is required.

(7) Theater use. One space per 42 square feet of seating area.

(b) Handicapped parking. If more than 10 off-street parking spaces are required, handicapped parking must be provided in accordance with Section 51A-4.305.

(c) Parking reductions.

(1) Remote parking. Remote parking is permitted if it is located within 1,000 feet of the main use and complies with Division 51A-4.320.

(2) On-street parking.

(A) Except as provided in this paragraph, parallel and angled parking spaces are permitted as shown on the form-based urban design standards.

(B) Except for off-peak metered parallel parking in the curb lane, on-street parking spaces are prohibited on Cadiz Street and Riverfront [~~Industrial~~] Boulevard. Off-peak metered parallel parking in the curb lane must be approved by the director of public works and transportation.

(C) On-street parking spaces on internal streets are prohibited within 60 feet of Cadiz Street or Riverfront [~~Industrial~~] Boulevard.

(D) On-street parking on Primary Street is prohibited within 150 feet of Riverfront [~~Industrial~~] Boulevard.

(E) On-street parking spaces are prohibited where maneuvering into or out of the space requires backing into any crosswalk, alley, or driveway. On-street parking spaces are prohibited where the vehicle may obstruct the required intersection, alley, or driveway visibility triangle.

(F) On-street parking must be striped in accordance with standard city specifications.

(G) Except as provided in this paragraph, on-street parking spaces abutting building sites may be counted toward the off-street parking requirement of nonresidential and multifamily uses on that building site.

(i) On-street parking spaces may not be used to reduce the required parking for more than one use.

(ii) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time 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 = 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.

(d) Special parking.

(1) In general. Except as provided in this paragraph, see Division 51A-4.320 for special parking requirements.

(2) Packed parking. Required off-street parking may be special parking, including packed parking that complies with Section 51A-4.329.

(3) Shared parking. An adjusted standard off-street parking requirement for a mixed-use development is calculated as follows:

(A) The standard parking requirements for each of the uses in the mixed-use development must be ascertained.

(B) The parking demand for each use is determined for each of the five times of day shown in the mixed-use development parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to the category of use. If a use in the development does not fall within one of the categories shown in the mixed use development parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(C) The time of day columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the mixed-use development.

(D) A special exception for the number of required parking spaces may not be combined with a shared parking reduction.

Table 1: Shared Parking Table
(For calculating the parking requirement for shared parking)

Use Category	Morning	Noon	Afternoon	Late Afternoon	Evening
Residential uses	60%	60%	50%	70%	100%
Office related uses	100%	80%	100%	85%	35%
Retail related uses	60%	75%	70%	65%	70%
Bar and restaurant uses	20%	100%	30%	30%	100%
All other uses	100%	100%	100%	100%	100%

(4) Tandem parking. For residential uses, tandem parking may be counted toward required off-street parking.

(e) Fees. A property owner may charge occupants and customers a fee on a daily, hourly, or other basis for the use of required off-street parking located in a parking structure.

(f) Surface parking lot pedestrian pathways. Surface parking lots having more than two rows of parking across the width of the lot must have a pedestrian pathway system. The pedestrian pathway must be distinguished from the parking and driving surface by landscape barriers or a change in surface materials such as pavers or patterned concrete. Pedestrian pathways may not be distinguished by paint alone. Pedestrian pathways must be a minimum of four feet wide.

(g) Parking adjacent to Cadiz Street. A maximum of 20 parking spaces may be located between the street-facing building facade and the property line adjacent to Cadiz Street on Blocks 1 and 11 as shown on the conceptual plan.

(h) Off-street parking in Subdistrict 1.

(1) Required parking may be located in a commercial parking lot or garage located within Subdistrict 1 or within 1,000 feet of Subdistrict 1.

(2) A fee may be charged for use of required off-street parking spaces for any use within a regional observation campus.

(3) Special parking may account for 100 percent of the off-street parking required for any use within a regional observation campus.

(i) Bicycle parking for a regional observation campus in Subdistrict 1. A minimum of 50 percent of the required bicycle parking spaces must qualify as class II bicycle parking.

SEC. 51P-800.115. SCREENING REGULATIONS.

(a) In general. Except as provided in this section, the provisions of Section 51A-4.301(f) apply.

(b) Parking lots.

(1) Except at pedestrian openings and ingress and egress points, a minimum four-foot-high fence must be provided along the perimeter of surface parking lots that abut a right-of-way. A maximum of two pedestrian access points are permitted for each street frontage. Pedestrian access points may not exceed 10 feet in width. Surface parking lot screening is not required to be fully sight-obscuring.

(2) Materials for required fencing may include masonry and metal. To prevent visual monotony, at least 20 percent of a fence longer than 200 feet must have alternate materials, alternate textures, combination of materials, gates, offsets, openings, or landscape area between the fence and the sidewalk. Landscape areas must be a minimum of two-and-one-half feet wide and include a combination of ground cover, shrubs, and trees.

(c) Commercial parking garage structures. Except as provided in this subsection, an aboveground parking structure must have a facade that is similar in materials, architecture, and appearance to the facade of the main structure or the closest main structure. Breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Openings in a parking structure facade may not exceed 50 percent of the total parking structure facade area. Parking structure facades abutting a railroad right-of-way are not required to have matching facade appearance.

(d) Off-street loading spaces.

(1) Loading spaces.

(A) Loading spaces must be screened with a solid fence.

(B) Screening materials must be consistent and compatible with the main structure and must include brick, stone, or concrete masonry; stucco; concrete; or wood.

(C) Screening must be at least as high as the objects being screened, but not less than six feet in height.

(D) Uses in Subdistrict 1 may share loading spaces.

(2) Dumpsters and garbage storage areas.

(A) Dumpsters and garbage storage areas must be screened on all sides with a solid fence, except that one side may be a gate.

(B) Screening materials must be consistent and compatible with the main structure and must include brick, stone, or concrete masonry; stucco; concrete; or wood.

(C) Screening must be at least as high as the objects being screened, but not less than six feet in height.

(e) Partially sight-obscuring fencing.

(1) Except as provided in this section, fencing within the build-to zone along Cadiz Street, Hotel Street, Riverfront [~~Industrial~~] Boulevard, and Primary Street must be no more than 50 percent sight-obscuring.

(2) Fencing in the landscape and stoop area may not exceed five feet in height and must be no more than 50 percent sight-obscuring.

SEC. 51P-800.116. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-800.117. LANDSCAPING.

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

(b) Tree spacing. Trees must be planted no closer than two-and-a-half feet on center from the back of curb and must be spaced as uniformly as practicable. Large trees must be planted no closer than eight feet on center from a building wall and no closer than 20 feet on center from another large tree.

(c) Street trees.

(1) Location.

(A) Except as provided in this section, street trees must be provided as shown on the form-based urban design standards.

(B) For Riverfront [~~Industrial~~] Boulevard, street trees must be planted in the planting and amenities zones described in Section 51P-800.111(g)(1)(H).

(C) Street trees may be counted towards site tree requirements.

(2) Number and size of trees required. The number and type of street trees is determined by street type adjacency.

(A) Primary Street. One street tree having a caliper of at least three inches must be provided for each 30 feet of street frontage. A maximum of 25 percent of the required street trees may be planted in the Primary Street median.

(B) Cadiz Street and Riverfront [~~Industrial~~] Boulevard. One street tree having a caliper of at least three inches must be provided for each 30 feet of street frontage.

(C) Hotel Street. One street tree having a caliper of at least three inches must be provided for each 50 feet of street footage.

(D) Secondary streets. One street tree having a caliper of at least two inches must be provided for each 30 feet of street frontage.

(3) Tree species. Required street trees must be a species listed in this subsection. The following tree species are also recommended for use as non-required trees:

Cedar elm
'Shumard' red oak
Chinese pistachio
Sweetgum
Bald cypress
Lacebark elm
Caddo maple
Chinquapin oak
Mexican plum
Texas persimmon
Desert willow
Redbud
Crape myrtle
Yaupon holly
Possumhaw
'Highrise' live oak
Pond cypress

(d) Tree survey. A tree survey must be submitted to the building official before any demolition or construction activity may occur on the Property.

(e) Landscape plan. A landscape plan that complies with the requirements of this article the must be submitted to the building official before an application is made for a building permit. The landscape plan must include:

(1) date, scale, and north point;

(2) names, addresses, and telephone numbers of both the property owner and the person preparing the plan;

(3) location of existing boundary lines and dimensions of the lot, the zoning classification of the lot, the zoning classification of adjacent properties, and a vicinity map;

(4) approximate centerlines of existing water courses; location of the 100-year flood plain; and approximate location of significant drainage features;

(5) location and size of existing and proposed streets and alleys, utility easements, driveways, and sidewalks on or adjacent to the lot;

(6) project name, primary street address, and lot and block description;

(7) location, height, and material of proposed screening and fencing (with berms to be delineated by one-foot contours); and the location of existing and proposed loading and garage storage areas;

(8) locations and dimensions of proposed landscape buffer strips;

(9) a complete description of plant materials shown on the plan, including names (common and botanical name), locations, quantities, container and caliper sizes at installation, heights, spread, and spacing;

(10) location and type of all existing trees over six inches in caliper on the lot and the location of all trees to remain on the building site, in the adjacent right-of-way, or within 15 feet of adjacent property, as well as plans to protect trees from damage during construction;

(11) a complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including information as to the amount (in square feet) of landscape area to be provided interior to parking areas, and the number and location of required off-street parking and loading spaces;

(12) location of existing and proposed public and private utilities;

(13) size, height, location, and material of proposed seating, lighting, planters, sculptures, and water features;

(14) a description of proposed watering methods;

(15) location of visibility triangles on the lot (if applicable);

(16) location and dimensions of pedestrian amenities and enhanced pavement;

(17) adjacent parkway area and any landscaping within the parkway area; and

(18) any other information that the building official determines is necessary.

(f) Additional landscaping provisions.

(1) Planting areas in curb-protected landscaping islands must be covered with ground cover, natural mulch, crushed rock, or natural plant materials.

(2) Surface parking spaces may not be located more than 60 feet from a large canopy tree. Large canopy trees within parking areas must be planted in minimum five-foot by five-foot tree diamonds or in a landscaping island greater than five-foot by five-foot area that is protected with curbing.

(3) Article X design standards may be provided in the adjacent parkway.

(4) Irrigation systems that use and promote water conservation are encouraged.

(5) Use of structural soil systems is encouraged for providing root expansion areas.

SEC. 51P-800.118. PRIVATE LICENSE GRANTED FOR LANDSCAPING AND PEDESTRIAN AMENITIES.

(a) Private license granted.

(1) The city council hereby grants a revocable, non-exclusive license to the owners or tenants (with the written consent of the owner) of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping and pedestrian amenities requirements of this article. "Parkway" means the portion of a street right-of-way between the street curb and the lot line. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit. This private license will not terminate at the end of any specific period, however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or a threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(2) An owner or tenant is not required to comply with any landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this subsection.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems or pedestrian amenities, in the public rights-of-way, the owner or tenant shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily

injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(4) Each owner or tenant is responsible for maintaining the landscaping in a healthy, growing condition, for keeping related amenities in good repair and condition, and for keeping the premises safe and from deteriorating in value or condition, at no expense to the city. The city is absolutely exempt from any requirements to make repairs or to maintain the landscaping, related amenities, or the premises. The granting of a license for landscaping and related amenities under this subsection does not release the owner or tenant from liability for the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(b) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the building official. The application must be in writing on a form approved by the building official and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the building official shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the building official determines that the construction, planting, or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the building official shall issue a parkway landscape permit to the property owner; otherwise, the building official shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the building official's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the building official is subject to immediate revocation upon written notice if at any time the building official determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the building official's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this subsection does not excuse the property owner, his agents, or employees from liability for the installation or maintenance of trees or other amenities in the public right-of-way.

SEC. 51P-800.119. SIGNS.

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

(b) Detached signs prohibited. Except for A-frame signs and movement control signs for parking and for a regional observation campus in Subdistrict 1, detached signs are prohibited.

(c) Signs in the public right-of-way. All signs located in or intruding into the public right-of-way must have approval by the director of public works and transportation to prevent conflict with government signs. If the director of public works and transportation determines that a previously-approved sign must be removed or relocated because of safety requirements or changing traffic conditions, the relocation or removal must be done at the owner's expense within 30 days.

(d) A-frame signs. The following regulations apply to A-frame signs:

(1) A-frame signs may identify a business use.

(2) The maximum size of an A-frame sign is 32 inches wide and 36 inches tall.

(3) The maximum effective area for each side of an A-frame sign is 1,200 square inches.

(4) An A-frame sign for a particular use may only be displayed during the hours of operation for that use.

(5) A-frame signs may be located on the sidewalk if a minimum of four feet of unobstructed sidewalk area is provided, and all necessary licenses and permits have been obtained.

(6) Only one A-frame sign is permitted for each business use.

(7) A-frame signs must be separated by a minimum of 50 feet.

(8) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.

(e) Blade signs.

(1) Blade signs are permitted.

(2) Blade signs may not be internally illuminated.

(3) Blade signs may be horizontal or vertical.

(4) There is no limit on the number of blade signs.

(5) The maximum area for blade signs is 30 square feet.

(6) Blade signs may be located no closer than 12 feet and no further than 25 feet from street level.

(7) A blade sign cannot project more than three feet into the right-of-way.

(8) A blade sign cannot be located closer than 15 feet to another projecting sign.

(f) Regional observation campus signs in Subdistrict 1. For an observation wheel, the facade area includes the area between structural supports and the observation wheel circumference;

SEC. 51P-800.120. PLATTING.

(a) Turnarounds.

(1) Fire department-approved turnarounds are required if street connections are not provided by abutting property owners.

(2) Dead-end street requirements in Section 51A-8.506 may not be waived.

(b) Block standards. The following block standards apply during the platting process.

(1) Except as provided in this subsection, maximum block length is 600 feet, measured along the inner edge of each street right-of-way.

(2) A maximum block length of 800 feet is permitted if:

(A) at least one mid-block sidewalk is provided that connects to at least two streets and has a minimum unobstructed width of eight feet; or

(B) at least one midblock plaza is provided that is a minimum of 20 feet by 20 feet, abuts a street, and connects to a midblock crosswalk. The midblock plaza size requirement may include the sidewalk.

(3) For Subdistrict 1, no maximum block length.

(c) Right-of-way. At the time of platting, sufficient right-of-way must be provided to allow for required traffic improvements in Section 51P-800.122.

SEC. 51P-800.121. DART STATION PEDESTRIAN CONNECTION.

(a) The purpose of this section is to facilitate pedestrian activity by providing a safe and direct pedestrian link from the Property to the Cedars DART light rail station. This section works in conjunction with the site layout and design standards in Section 51P-800.111; the street and sidewalk standards in Section 51P-800.112, which promote pedestrian connectivity to mass transit; and the parking reductions in Section 51P-800.114, which are predicated on access from the Property to mass transit.

(b) If the director determines that pedestrian access from the Property to the Cedars DART light rail station is necessary, the property owner must provide a publicly dedicated area on the Property that allows for construction of an access point to a pedestrian bridge from the Property to the Cedars DART light rail station.

SEC. 51P-800.122. TRAFFIC IMPROVEMENTS.

(a) Traffic signals must be provided at the intersection of Cadiz Street and Hotel Street before the issuance of a certificate of occupancy for the 786th dwelling unit or 135,000 square feet of retail and lodging uses on Blocks 1, 2, 3, 4, 9, 10, and 11 combined as shown on the conceptual plan.

(b) The following traffic improvements must be provided before the issuance of a certificate of occupancy for the 1,001st dwelling unit or 200,000 square feet of retail and lodging uses on Blocks 1 through 11 combined as shown on the conceptual plan:

(1) traffic signals at the intersection of Riverfront [~~Industrial~~] Boulevard and Primary Street; and

(2) a median opening and double-left-turn lanes with a minimum storage length of 200 feet on southbound Riverfront [~~Industrial~~] Boulevard at Primary Street.

(c) The following traffic improvements must be provided before the issuance of a certificate of occupancy for the 2,601st dwelling unit or 395,500 square feet of retail and lodging uses on Blocks 1 through 11 combined as shown on the conceptual plan:

(1) traffic signals at the intersection of Riverfront [~~Industrial~~] Boulevard and Driveway No. 3; and

(2) a median opening and left-turn lanes (northbound and southbound) with a minimum storage length of 150 feet on Riverfront [~~Industrial~~] Boulevard at Driveway No. 3.

(d) A median opening and left-turn lanes with a minimum storage length of 200 feet must be provided on northbound Riverfront [~~Industrial~~] Boulevard at Primary Street before the issuance of a certificate of occupancy on Block 12 as shown on the conceptual plan.

SEC. 51P-800.123. ADDITIONAL PROVISIONS.

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

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

SEC. 51P-800.124. COMPLIANCE WITH CONDITIONS.

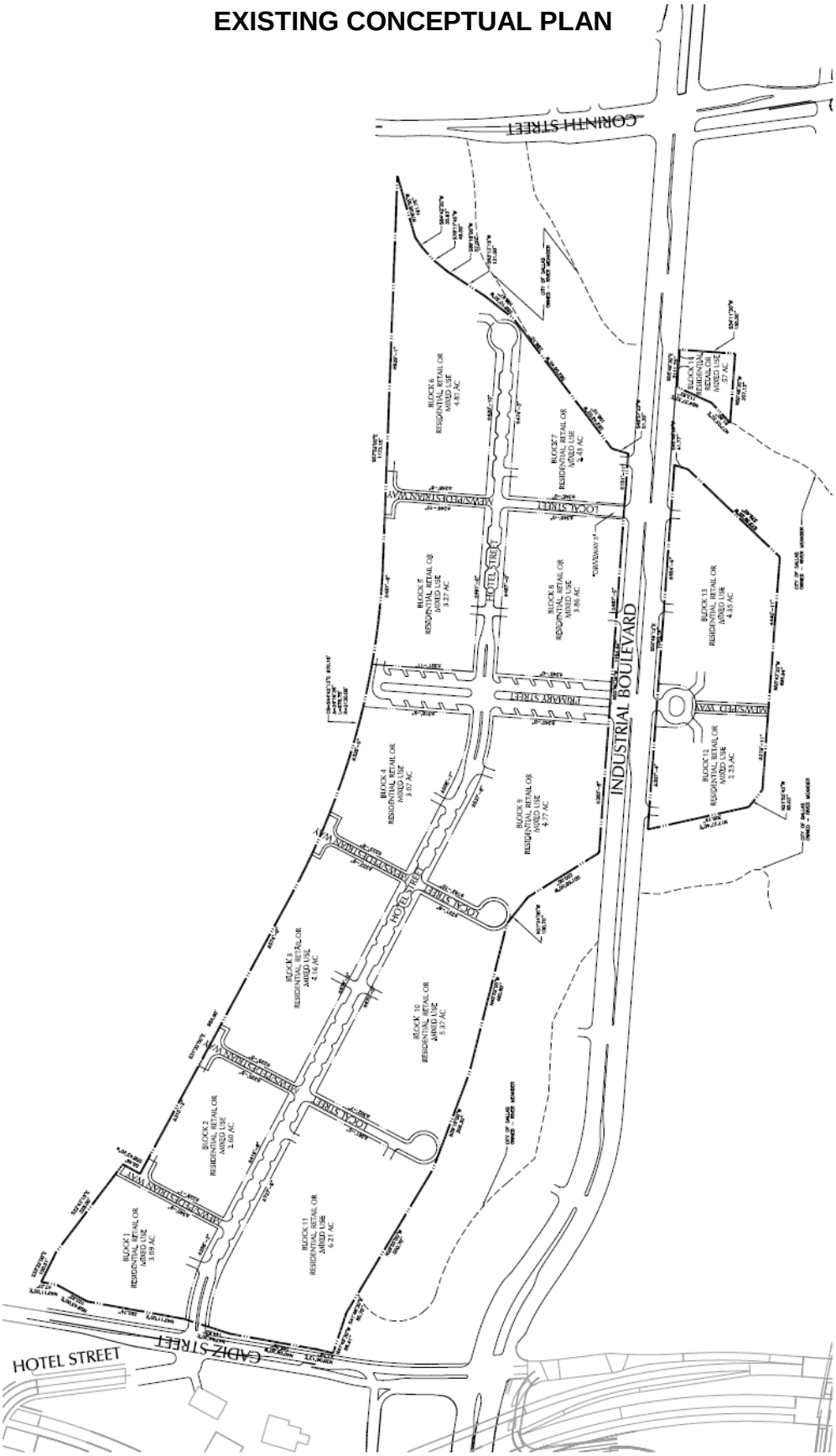
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, 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.

[~~SEC. 51P-800.125. ZONING MAP.~~

~~PD 800 is located on Zoning Map No. K-7.~~]

EXISTING CONCEPTUAL PLAN



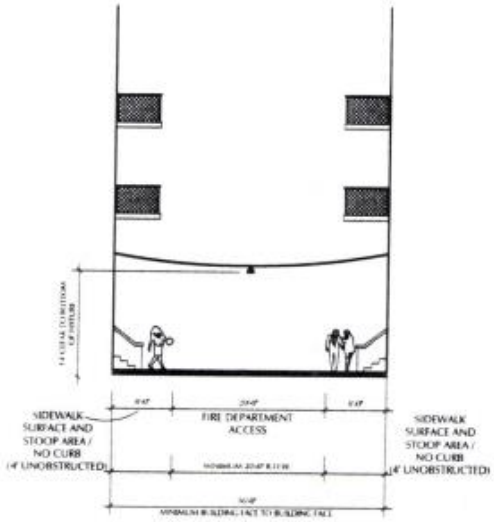
PROPOSED CONCEPTUAL PLAN

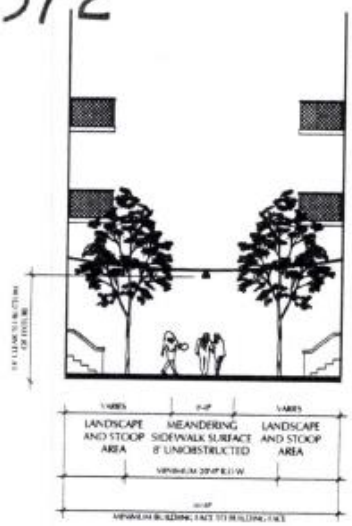
Exhibit 800B

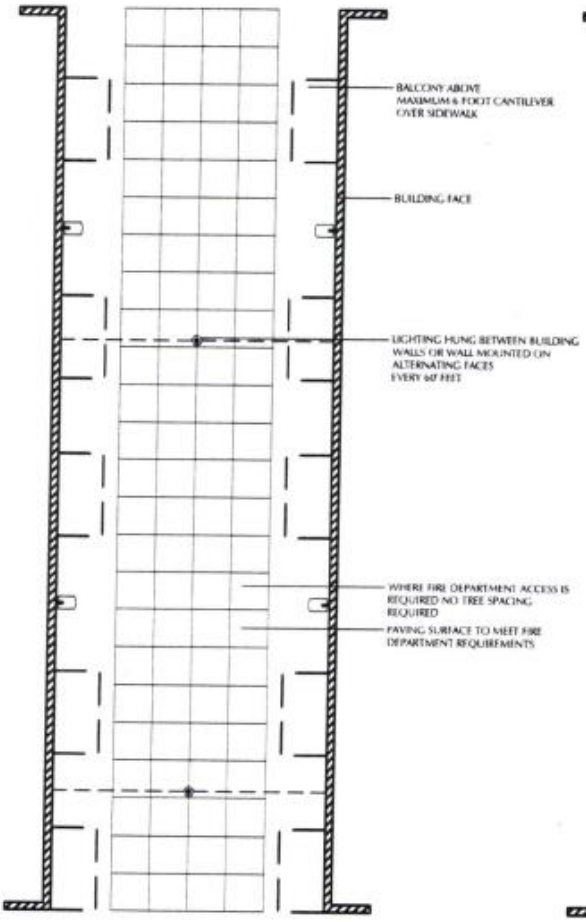
EXISTING STREETSCAPE PLAN

082891

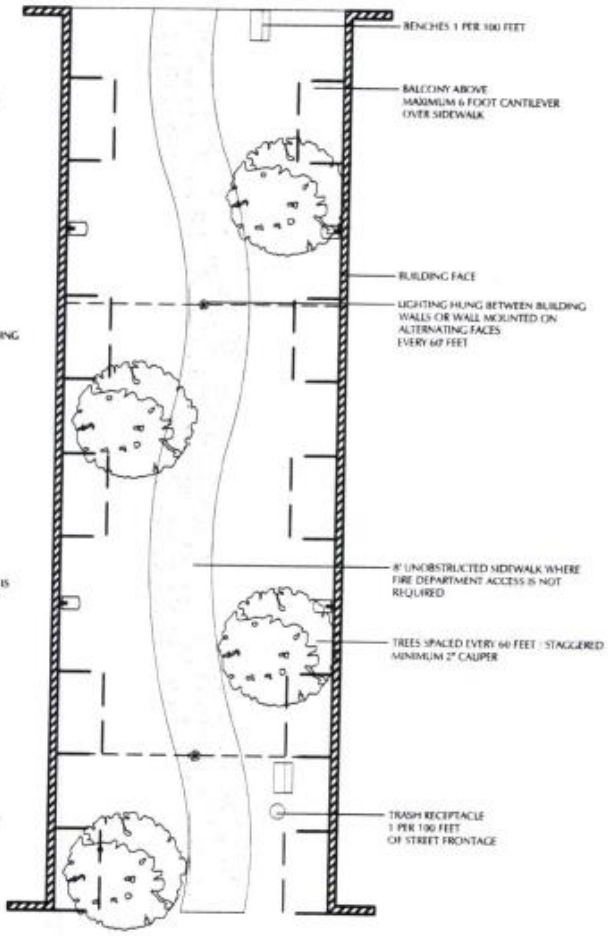
27372







MEWS / PEDESTRIAN WAY
WITH FIRE DEPARTMENT ACCESS

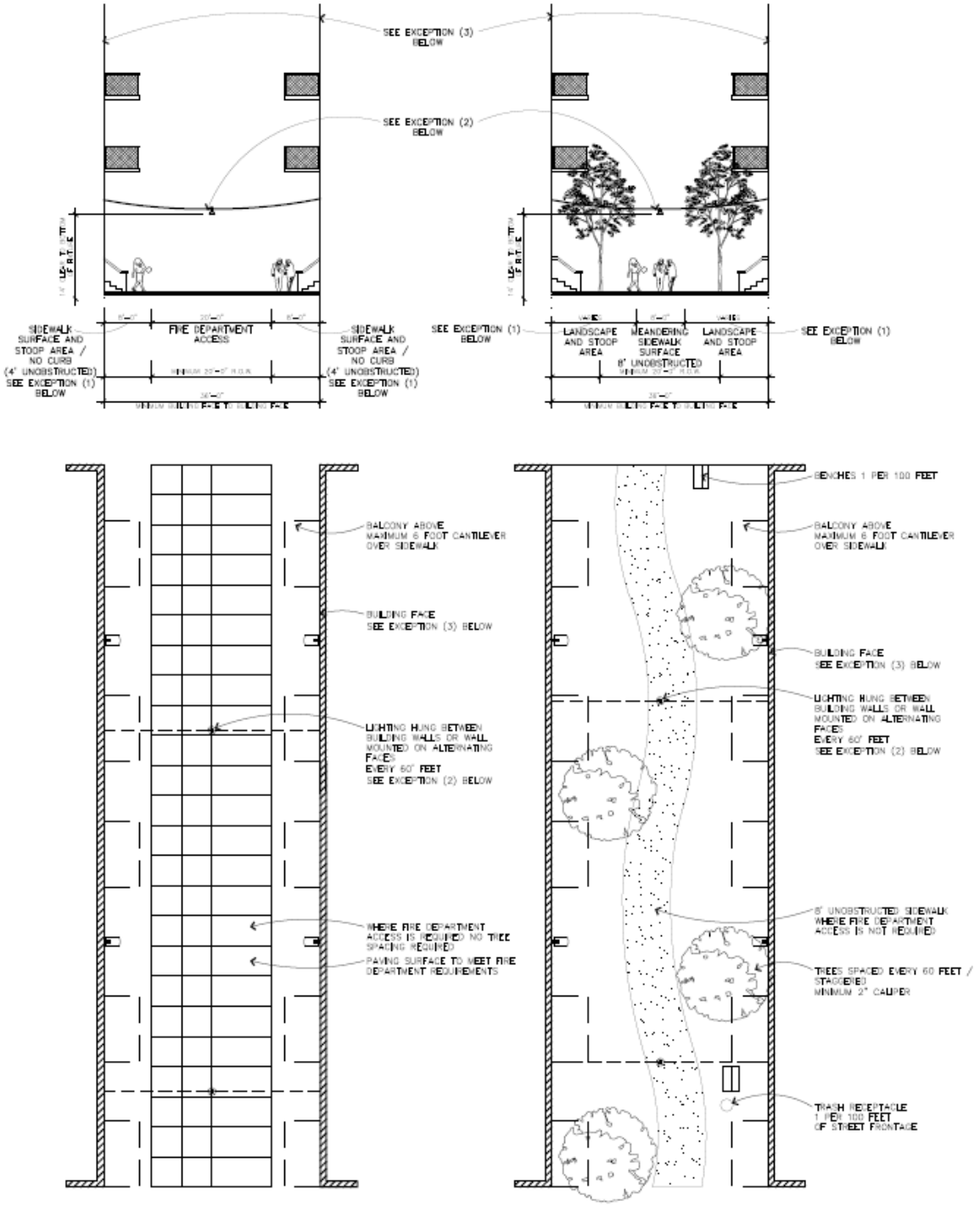


MEWS / PEDESTRIAN WAY
WITHOUT FIRE DEPARTMENT ACCESS

Z067-298

Page 3 of 5

PROPOSED STREETSCAPE PLAN

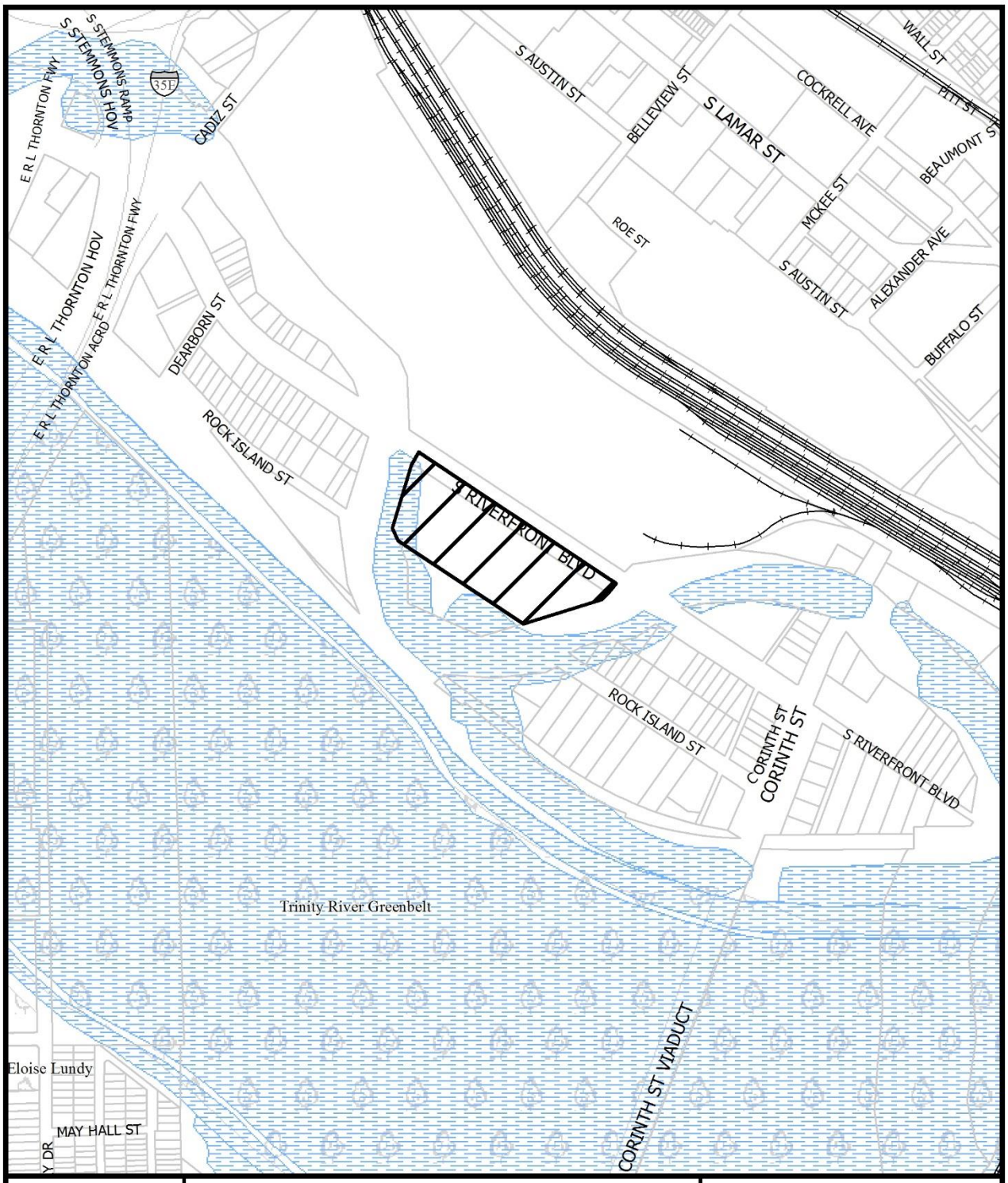


MEWS / PEDESTRIAN WAY
WITH FIRE DEPARTMENT ACCESS

MEWS / PEDESTRIAN WAY
WITHOUT FIRE DEPARTMENT ACCESS

REGIONAL OBSERVATION CAMPUS USE EXCEPTIONS

1. NO STOOPS REQUIRED
2. MEWS LIGHTING MAY BE BY MEANS OTHER THAN CABLE SUSPENDED FIXTURES SHOWN.
3. NO BUILDING FACE OR BUILD–TO LINE REQUIRED.



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VICINITY MAP

Case no: Z178-265

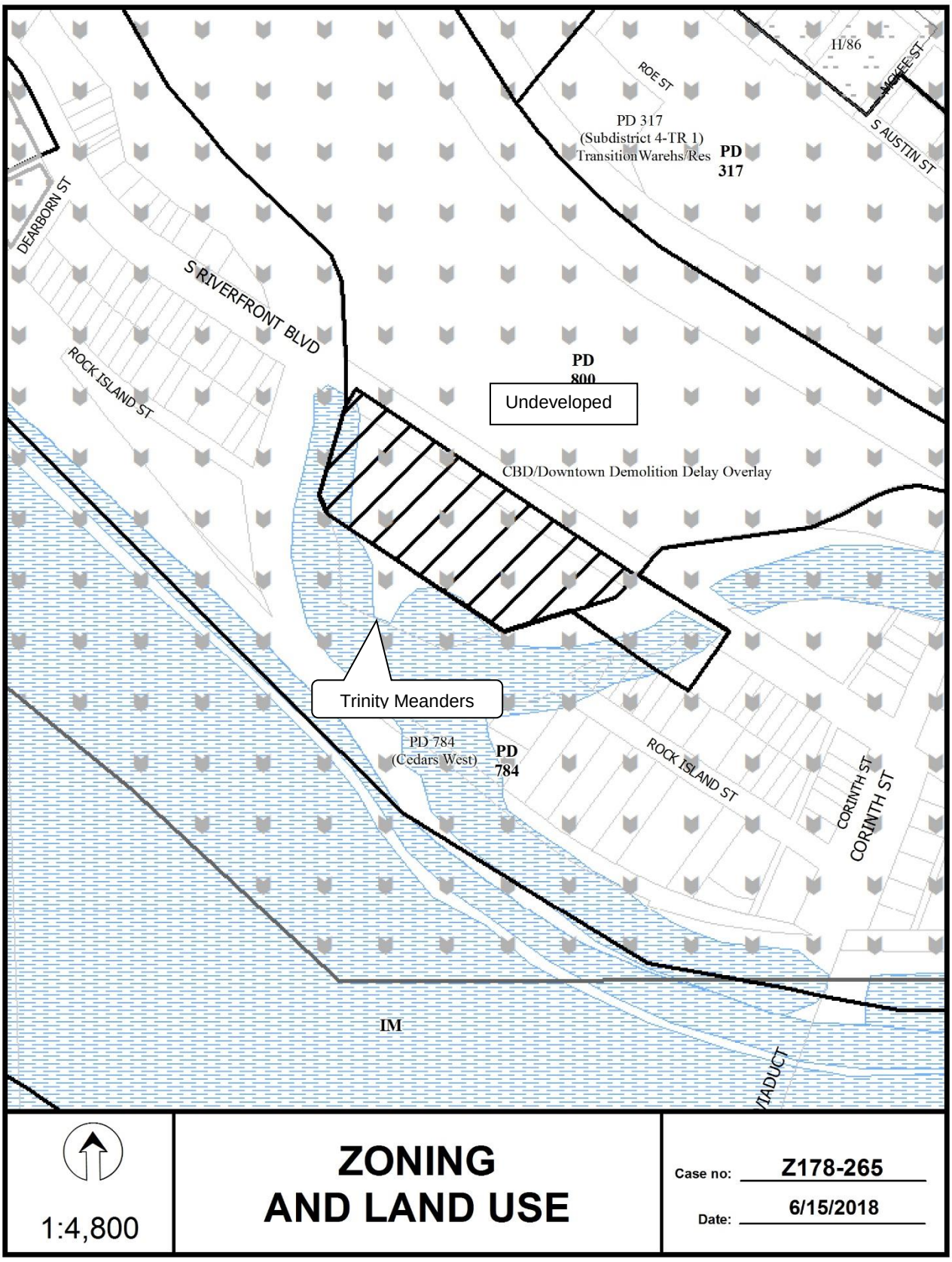
Date: 6/15/2018

1:4,800

AERIAL MAP

Case no: Z178-265

Date: 6/15/2018



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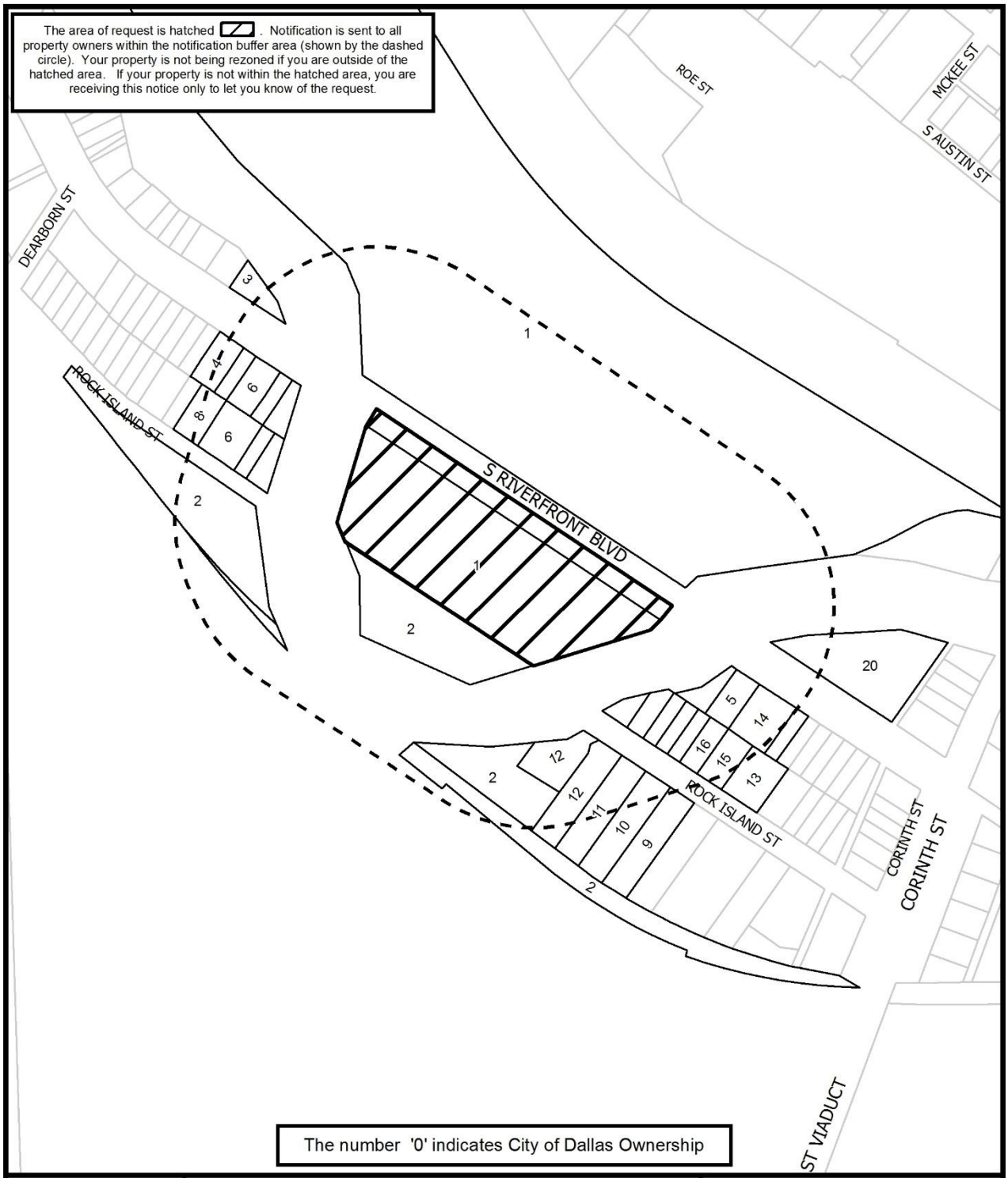
ZONING AND LAND USE

Case no: Z178-265

Date: 6/15/2018



The number '0' indicates City of Dallas Ownership

1:4,800

NOTIFICATION

500' AREA OF NOTIFICATION

20 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z178-265

Date: 6/15/2018

06/15/2018

Notification List of Property Owners

Z178-265

20 Property Owners Notified

Label #	*Address*		*Owner*
1	318	CADIZ ST	TEXAS CENTRAL REAL ESTATE
2	1415	S RIVERFRONT BLVD	DALLAS COUNTY FLOOD
3	1222	S RIVERFRONT BLVD	DOAN MISTY
4	1213	S RIVERFRONT BLVD	CHARALAMBOPOULOS FAY
5	1217	S RIVERFRONT BLVD	THREE RIVERFRONT PPTIES LP
6	1219	S RIVERFRONT BLVD	1219 S INDUSTRIAL LLC
7	1223	S RIVERFRONT BLVD	SCHEPPS M E
8	1216	ROCK ISLAND ST	SCHEPPS M E
9	1815	ROCK ISLAND ST	MILLER KEVIN
10	1901	ROCK ISLAND ST	TAHOE GOLD MINING & REFINING CO
11	1811	ROCK ISLAND ST	ROSEBUD HOLDINGS LLC
12	1809	ROCK ISLAND ST	BUCKLEY OIL CO
13	1921	S RIVERFRONT BLVD	HML HOLDINGS LLC
14	1919	S RIVERFRONT BLVD	VLAHO LLC
15	1908	ROCK ISLAND ST	HML HOLDINGS LLC
16	1824	ROCK ISLAND ST	SHERARD SCOTT THOMAS
17	1820	ROCK ISLAND ST	SHERARD SCOTT T
18	1808	ROCK ISLAND ST	HML HOLDINGS LLC
19	1800	ROCK ISLAND ST	ROCKALONG LLC
20	2006	S RIVERFRONT BLVD	BISHOP-CORWIN PPTIES LLC

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Pamela Daniel

FILE NUMBER:	Z178-264(PD)	**DATE FILED:**	May 25, 2018
LOCATION:	South line of East R.L. Thornton Freeway and west of South Buckner Boulevard		
COUNCIL DISTRICT:	7	**MAPSCO:**	48 F
SIZE OF REQUEST:	Approx. 22.573 acres	**CENSUS TRACT:**	122.07

APPLICANT: Ms. Dana Morrison

OWNER: Walmart Real Estate Business Trust.

REPRESENTATIVE: Lauren Nuffer, PE

REQUEST: An application for the renewal of Specific Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue the sale of alcoholic beverages for off-premise consumption within the existing discount store. [Walmart Super Center]

STAFF RECOMMENDATION: **Approval** for a four-year period, subject to staff's recommended conditions.

BACKGROUND:

- The 22.5729-acre site is developed with a one-story, 100,000 square foot general merchandise or food store. [Walmart Super Center]

- Originally approved on September 25, 2013, Specific Use Permit No. 2048 allows for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more.

- On September 25, 2015, the City Council approved the renewal of SUP No. 2048 with amendments to the site plan to reflect a reduction in the number of off-street parking spaces, limit the time period to a four-year period without automatic renewals, and reduce the SUP area.

- No new construction is proposed to the 208,653-square foot building by this application.

Zoning History: There have been six zoning requests in the area within the last 5 years.

1. **Z167-271:** On June 1, 2017, the Director approved an automatic renewal of Specific Use Permit No.1975 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

2. **Z167-139:** On March 22, 2017, the City Council approved the renewal of Specific Use Permit No. 2142 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 100,000 square feet or more.

3. **Z145-325:** On December 9, 2015, the City Council denied a request to remove the D-1 Liquor Control Overlay and approved a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

4. **Z145-275:** On September 22, 2015, the City Council approved an amendment to Specific Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay.

5. **Z145-258:** On August 12, 2015, the City Council approved the renewal of Specific Use Permit No. 1975 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR Regional Retail District with a D-1 Liquor Control Overlay.

6. **Z123-278:** On September 25, 2013 the City Council approved a Specific Permit for the sale of alcoholic beverages in conjunction with a general

merchandise or food store 100,000 square feet or greater on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
R.L. Thornton Freeway	Freeway	Variable lane width	Variable lane width
Samuell Boulevard	Collector	120 ft.	120 ft.

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	RR-D-1, SUP No. 2048	General merchandise or food store
North	RR-D-1, SUP No. 1908	Drive-through restaurant, vehicle sales, motel
South	RR-D-1	Single Family
East	RR-D-1	Retail and personal service
West	RR-D-1	Bank, Retail, Fueling Station

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 *fowardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant's request:

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

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.

STAFF ANALYSIS:

Land Use Compatibility:

The ±23.2-acre request site is developed with a ±208,653-square foot discount store, which is permitted by right in the RR Regional Retail District. The sale of alcoholic beverages on the property required a Specific Use Permit due to the D-1 Liquor Control Overlay. The renewal of SUP No. 2048 will allow the continued sale of alcoholic beverages for off-premise consumption in conjunction with the existing discount store.

The request site is surrounded by a restaurant with drive-through service, vehicle display, sales and service and a motel to the north; retail to the east; single family residential to the south and a bank, retail and motor vehicle fueling station to the west.

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

While staff supports the applicant's request for the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more, staff requests a time period of four years for the renewal.

Landscaping:
Landscaping of any development will be in accordance with Article X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking:
The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store 100,000 square feet or greater at a ratio of one space for each 300 square feet of floor area.

The request site exceeds the required number of off-street parking spaces for the site. The ±208,653 square foot development requires 696 spaces and the applicant is providing 837 spaces per the attached site plan.

Dallas Police Department:
Crime statistics provided by Dallas Police Department reflect a total of 8,354 calls with reports ranging from theft, violence, criminal mischief, robbery, burglary, suspicious person(s), missing person-critical to parking violations, routine investigation, meet complainant, abandoned property and other. The total number of incidences is 410 with a total of 512 offenses related to arrests. As a result of the number of calls, incidences and arrests, the crime statistics spreadsheet has been included in the plans folder rather than included as a spreadsheet within the report.

While staff cannot draw the conclusion as to whether the sale of alcohol directly or indirectly correlates to the high crime within the area, staff believes it is not only necessary, but beneficial, to inform the Commission of the Southeast Patrol's Summer Crime Initiative. The goal of the initiative is to tackle guns, gangs and drugs in the target area which includes the area of request for the SUP. For additional information regarding the Southeast Patrol's Summer Crime Initiative, please view the link below.

Southeast Patrol's Summer Crime Initiative link:
https://dpdbeat.com/2018/07/11/southeast-patrols-summer-crime-initiative/

SOLE MANAGING TRUSTEE OF WAL-MART REAL ESTATE BUSINESS TRUST

John P. Suarez	President and Executive Vice President
Claire L. Babineaux-Fontenot	Executive Vice President
Daniel Eckert	Senior Vice President
Michael A. Cook	Senior Vice President
Jerry D. Spencer	Senior Vice President
Bryant Harris	Senior Vice President
Steven Zielske	Senior Vice President and Treasurer
Gordon Y. Allison	Vice President and Secretary
Wyman K. Atwell	Vice President
Volker Heimeshoff	Vice President
Caroline K. Clarke	Vice President
John E. Clarke	Vice President
Carl Crowe	Vice President
Brian E. Hooper	Vice President
Hunter Hart	Vice President
L.B. Johnson	Vice President
Shannon E. Letts	Vice President
Alex May	Vice President
Jay Mitchael	Vice President
Mark Vanderhelm	Vice President
Lisa Wadlin	Vice President
Monique Brennan	Assistant Secretary
Michele Butler-Thuo	Assistant Secretary
Nicole Chapman	Assistant Secretary
Bernard W. Coerber	Assistant Secretary
James A. Cole	Assistant Secretary
Geoffrey W. Edwards	Assistant Secretary
B.A. Glass	Assistant Secretary
Nicholas S. Goodner	Assistant Secretary
Amber R. Graham	Assistant Secretary
Nicholas Henry	Assistant Secretary
Mary M. Kendall	Assistant Secretary
Harry Long Jr.	Assistant Secretary
Andrew Marshall	Assistant Secretary
Richard H. Martin	Assistant Secretary
John T. Okwubanego	Assistant Secretary
Brad T. Rogers	Assistant Secretary
Jennifer M. Rudolph	Assistant Secretary
John Sjovall	Assistant Secretary
Erron W. Smith	Assistant Secretary
Joni Sartain	Assistant Secretary
Eneida Boniche Silcott	Assistant Secretary
Darryl J. Spinks	Assistant Secretary
Gregory L. Tesoro	Assistant Secretary

SOLE MANAGING TRUSTEE OF WAL-MART REAL ESTATE BUSINESS TRUST

Sonya L. Webster	Assistant Secretary
Ginger Jackson	Assistant Secretary
Amber Lee Williams	Assistant Secretary
Andrea M. Lazenby	Assistant Secretary
Myles Cochran	Assistant Secretary

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 100,000 square feet or more.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff Recommendation:

3. TIME LIMIT: This specific use permit automatically terminates on ~~September 22, 2018~~ (four-years from the passage of this ordinance).

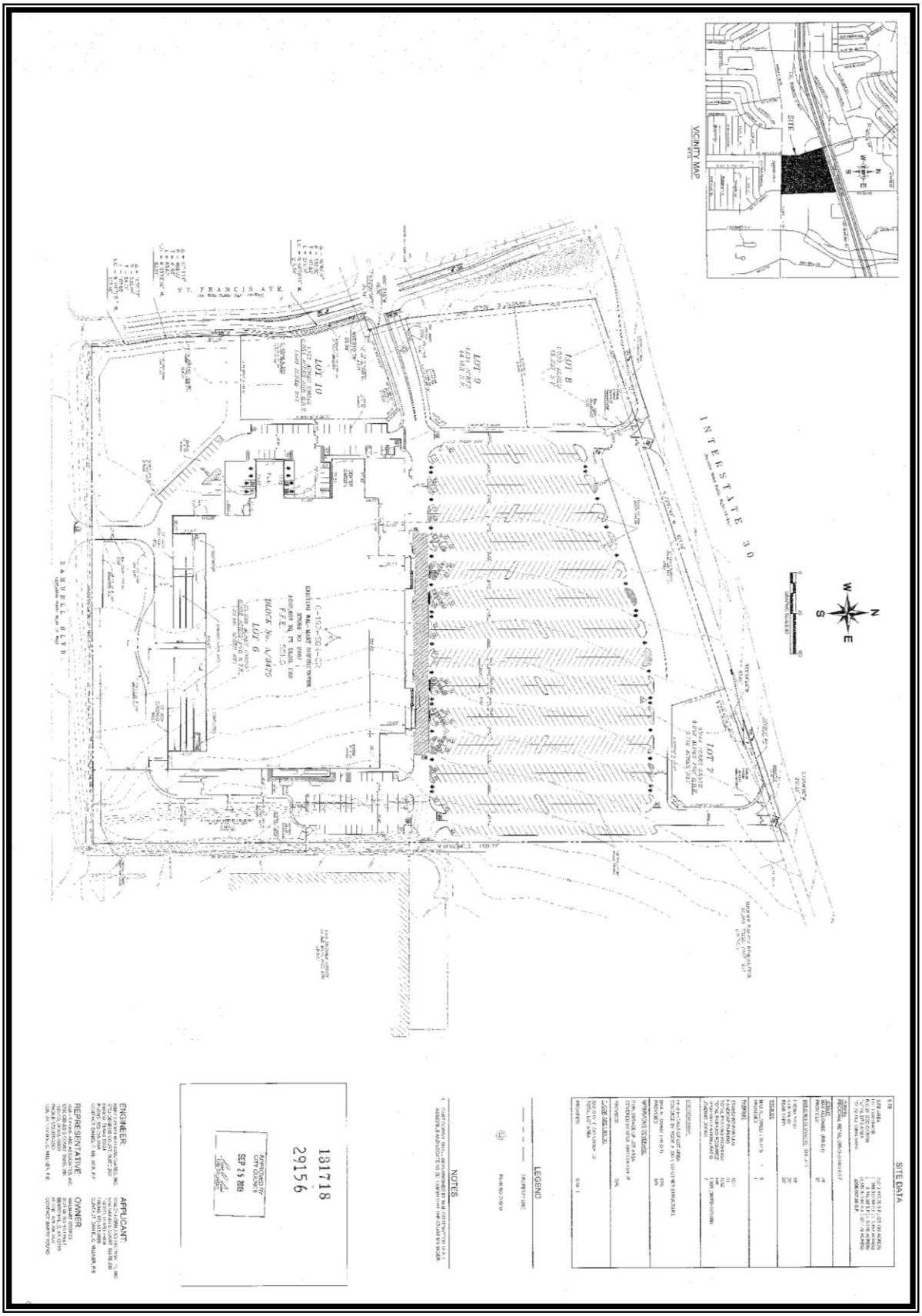
Applicant's Request

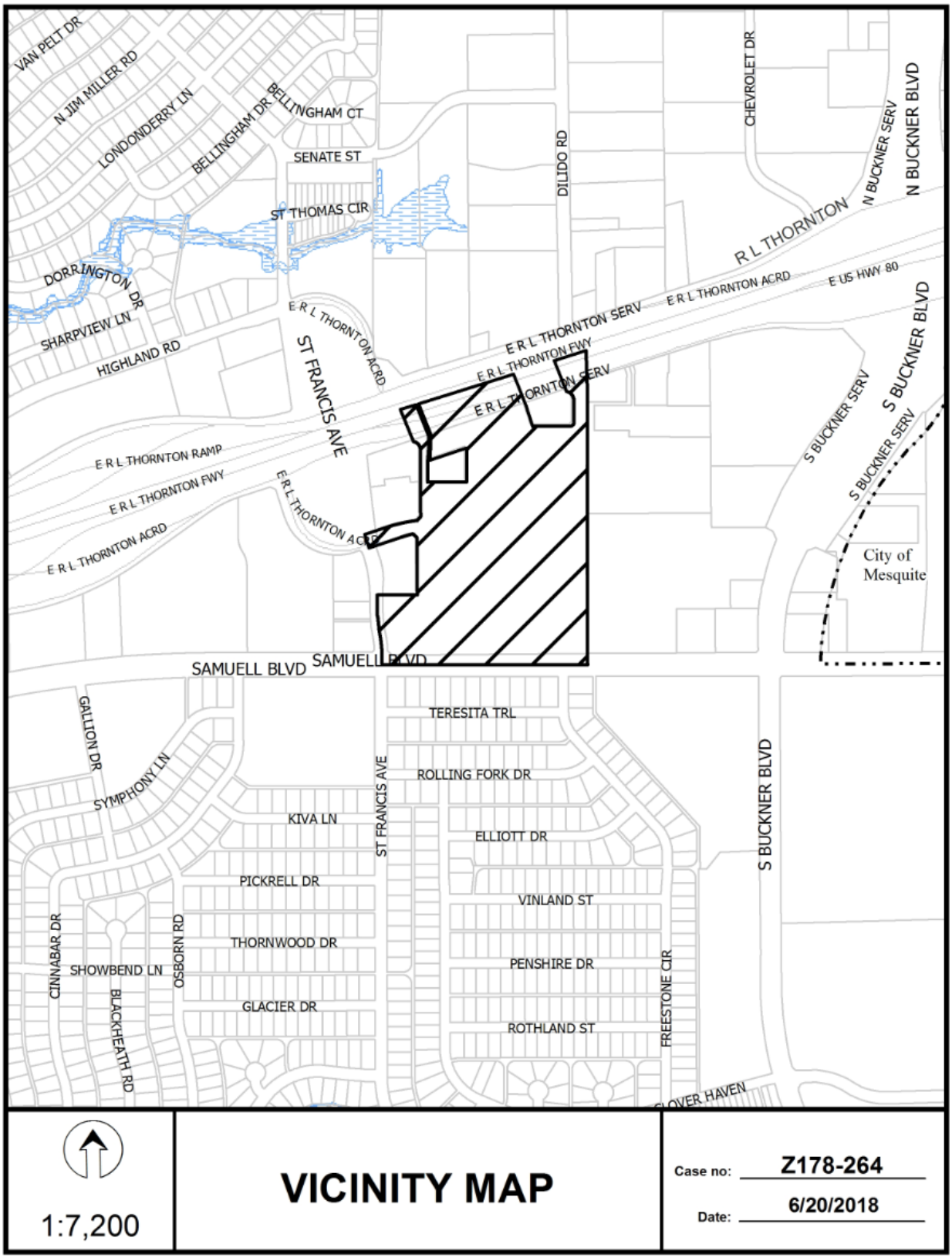
3. TIME LIMIT This specific use permit automatically terminates on ~~September 22, 2018~~, (five-years from the passage of this ordinance, but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic 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.)

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.

EXISTING SITE PLAN

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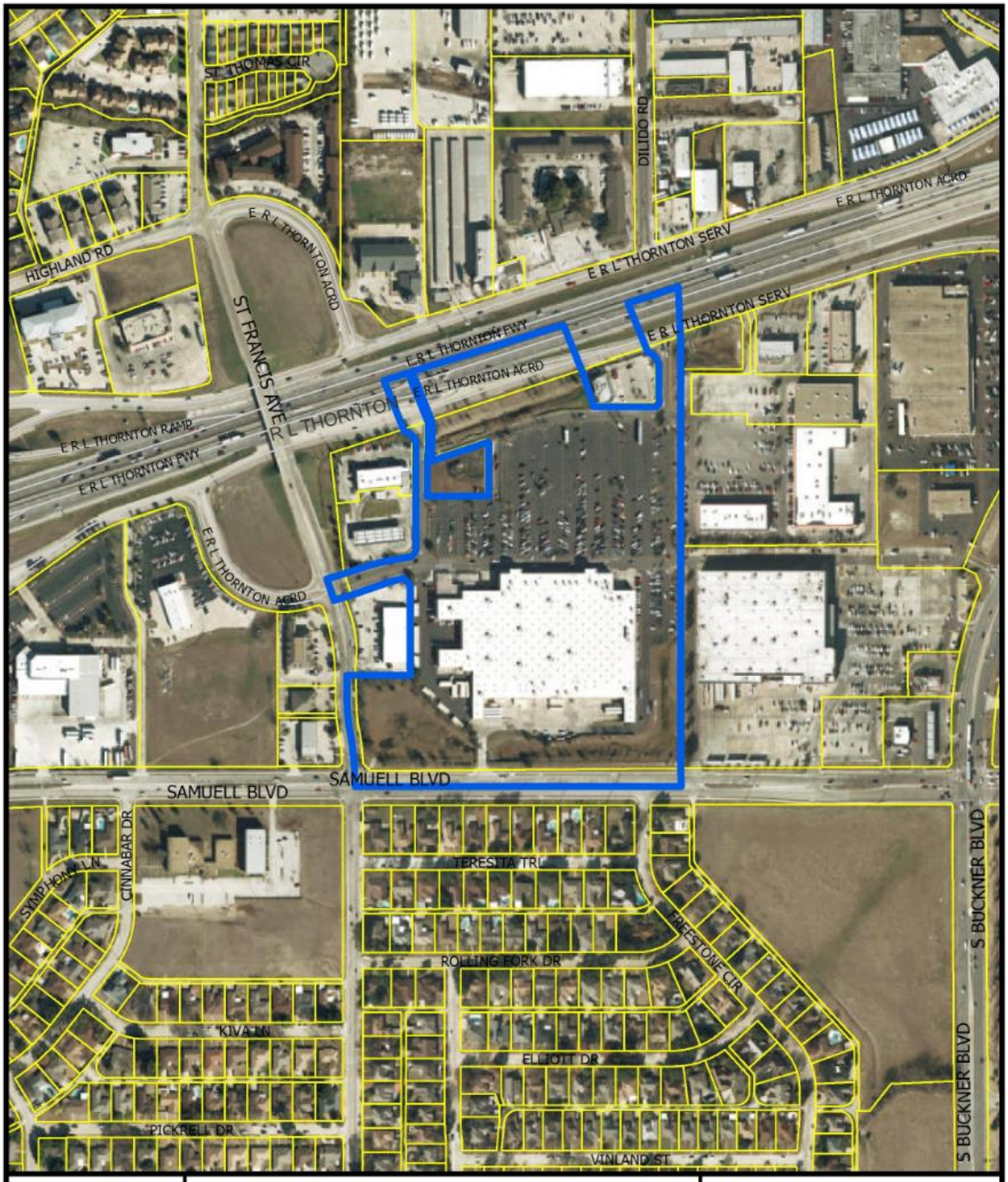
N JIM MILLER RD
LONDONDERRY LN
BELLINGHAM DR
BELLINGHAM CT
SENATE ST
ST THOMAS CIR
DILIDO RD
CHEVROLET DR
N BUCKNER SERV
N BUCKNER BLVD
R L THORNTON
DORRINGTON DR
SHARPVIEW LN
HIGHLAND RD
E R L THORNTON ACRD
ST FRANCIS AVE
E R L THORNTON SERV
E R L THORNTON FWY
E R L THORNTON ACRD
E US HWY 80
S BUCKNER SERV
S BUCKNER BLVD
E R L THORNTON RAMP
E R L THORNTON FWY
E R L THORNTON ACRD
City of Mesquite
SAMUELL BLVD
TERESITA TRL
GALLION DR
SYMPHONY LN
ROLLING FORK DR
KIVA LN
ELLIOTT DR
PICKRELL DR
VINLAND ST
CINNABAR DR
OSBORN RD
THORNWOOD DR
SHOWBEND LN
PENSHIRE DR
FREESTONE CIR
BLACKHEATH RD
GLACIER DR
ROTHLAND ST
CLOVER HAVEN
1:7,200
VICINITY MAP
Case no: Z178-264
Date: 6/20/2018



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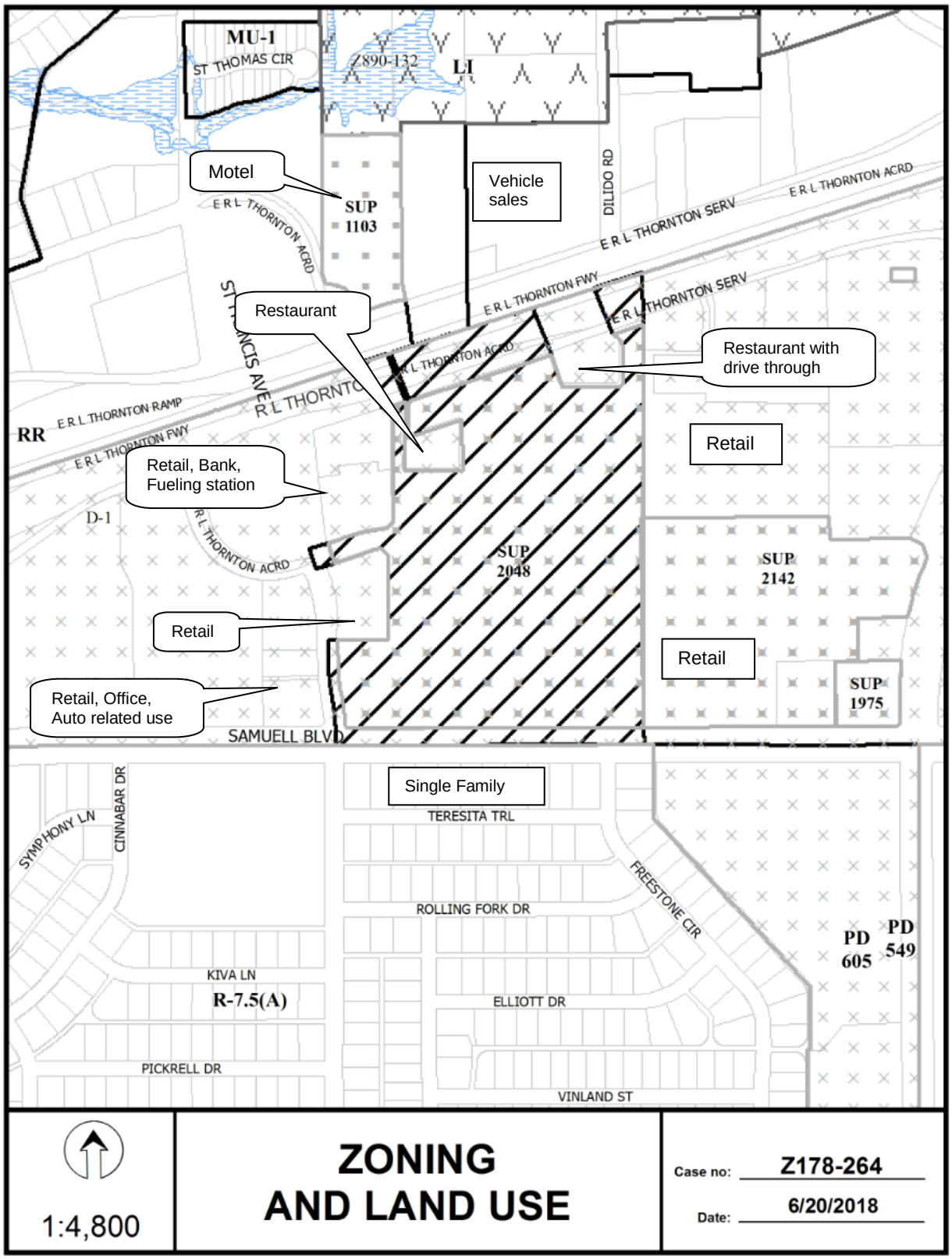
AERIAL MAP

Case no: Z178-264

Date: 6/20/2018


MU-1
ST THOMAS CIR
Z890-132
LI
Motel
SUP 1103
Vehicle sales
DILIDO RD
E R L THORNTON ACRD
E R L THORNTON SERV
E R L THORNTON ACRD
E R L THORNTON FWY
E R L THORNTON SERV
Restaurant
Restaurant with drive through
ST FRANCIS AVE
E R L THORNTON ACRD
E R L THORNTON RAMP
RR
E R L THORNTON FWY
Retail
Retail, Bank, Fueling station
D-1
E R L THORNTON ACRD
SUP 2048
SUP 2142
Retail
Retail
Retail, Office, Auto related use
SUP 1975
SAMUELL BLVD
Single Family
TERESITA TRL
SYMPHONY LN
CINNABAR DR
FREESTONE CIR
ROLLING FORK DR
PD 605
PD 549
KIVA LN
R-7.5(A)
ELLIOTT DR
PICKRELL DR
VINLAND ST
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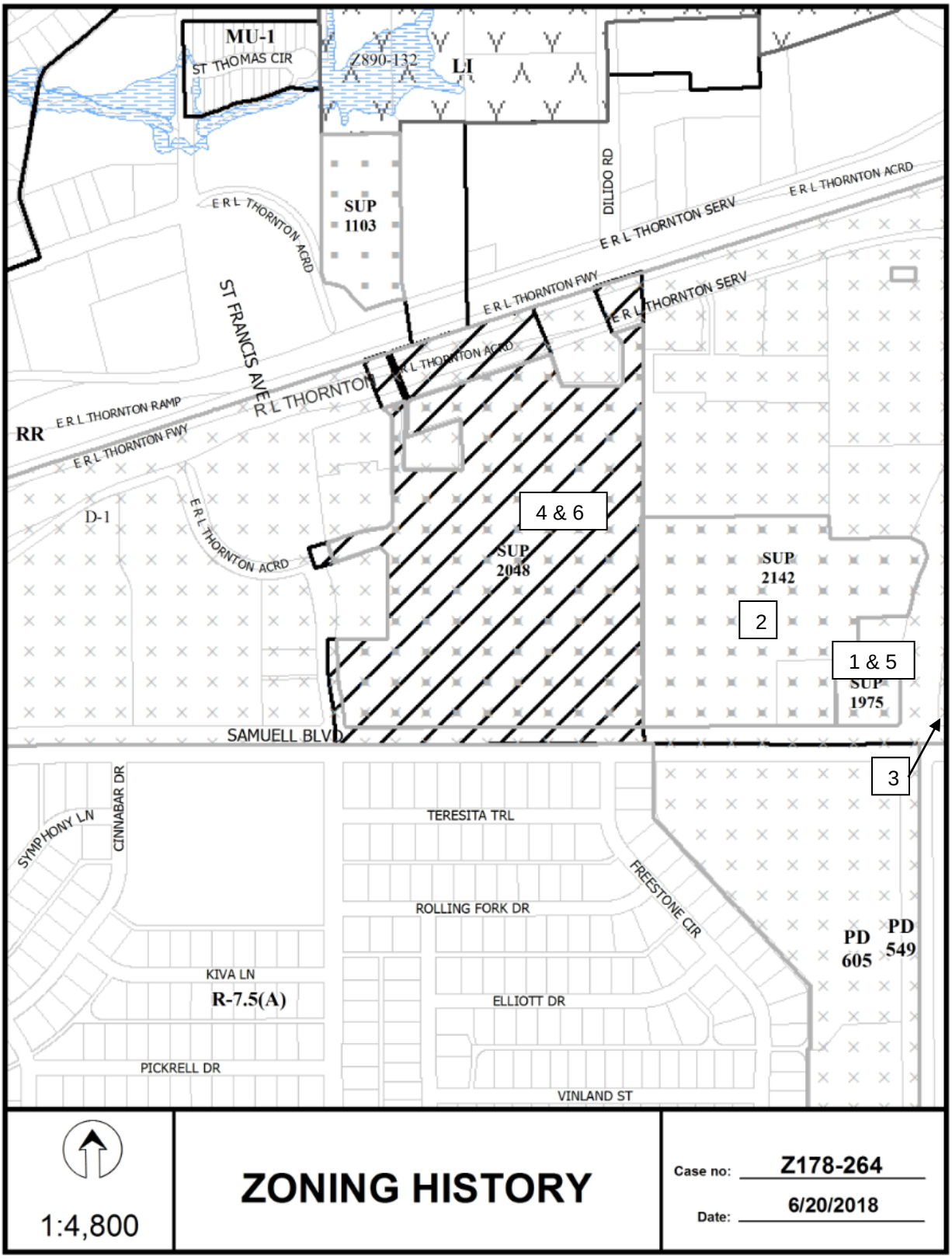
ZONING AND LAND USE
Case no: Z178-264
Date: 6/20/2018



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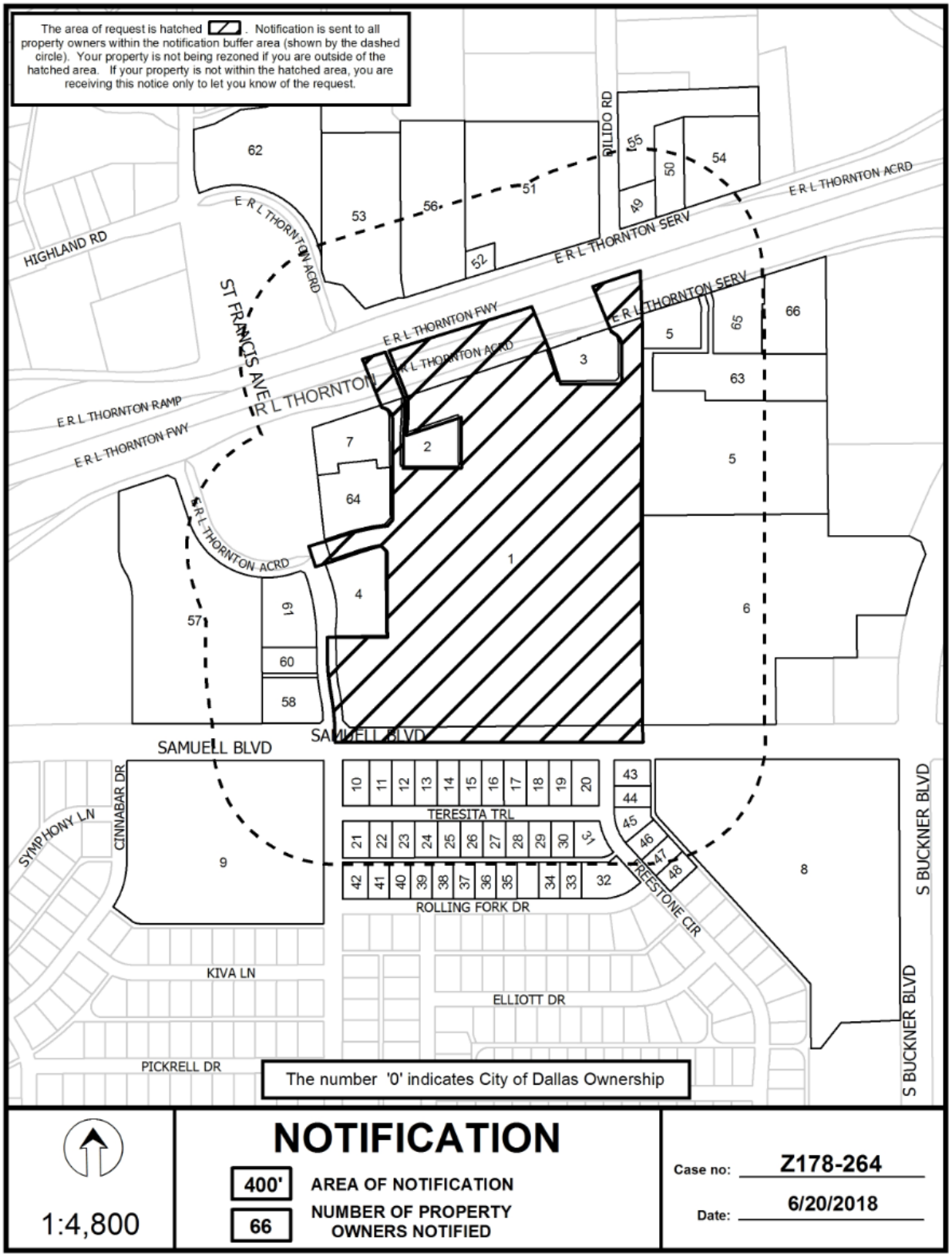
ZONING HISTORY

Case no: Z178-264

Date: 6/20/2018



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NOTIFICATION

400' AREA OF NOTIFICATION

66 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z178-264

Date: 6/20/2018

Notification List of Property Owners

Z178-264

66 Property Owners Notified

Label #	*Address*		*Owner*
1	9100	E R L THORNTON FWY	WAL MART REAL EST BUS TR
2	8950	E R L THORNTON FWY	CFT DEVELOPMENTS LLC
3	9210	E R L THORNTON FWY	WAM JERI A FAMILY TRUST &
4	3940	ST FRANCIS AVE	SHOQUIST PROPERTIES LP
5	9208	E R L THORNTON FWY	BUCKNER JUBILEE INVESTMENTS
6	5555	S BUCKNER BLVD	WM DALLAS PORTFOLIO LP
7	8930	E R L THORNTON FWY	8930 RL THORNTON LLC &
8	5204	S BUCKNER BLVD	HEB GROCERY COMPANY LP
9	6810	SAMUELL BLVD	CHRISTIAN STRONGHOLD BAPTIST CHURCH
10	7105	TERESITA TRL	FLETCHER ARGELL ETAL
11	7111	TERESITA TRL	THOMAS K T
12	7117	TERESITA TRL	RAMOS RUFINO
13	7123	TERESITA TRL	CUSTARD SANDRA KAY
14	7129	TERESITA TRL	HILLBURN BERTHA L
15	7135	TERESITA TRL	LEE DERRICK
16	7141	TERESITA TRL	RAMIREZ RUBY & JUAN
17	7147	TERESITA TRL	WHITEHEAD KELLY JOE
18	7153	TERESITA TRL	ADEYOJU EMMANUEL ETUX
19	7159	TERESITA TRL	MURILLO PABLO JR
20	7165	TERESITA TRL	MARSHALL LENWOOD &
21	7106	TERESITA TRL	WASHINGTON SYLVESTER ETAL
22	7112	TERESITA TRL	BROWN MARK D & DEBRA D
23	7118	TERESITA TRL	COLLINS LAURINE H LF EST
24	7124	TERESITA TRL	MILLER KEITH
25	7130	TERESITA TRL	SANDERS TRAVIS G & JO ANN
26	7136	TERESITA TRL	CHAVEZ RAFAEL & MARIA DEL CARMEN

06/20/2018

Label #	*Address*		*Owner*
27	7142	TERESITA TRL	FLORES RAMON H & ROSA U
28	7148	TERESITA TRL	LEANOS JOSE JR
29	7154	TERESITA TRL	HILL CE ESTER & EUNICE
30	7160	TERESITA TRL	TAING AN & PHA
31	7166	TERESITA TRL	OSBORNE KENNETH L
32	7177	ROLLING FORK DR	NEWMAN TERENCE T
33	7165	ROLLING FORK DR	LANE LOIS H
34	7159	ROLLING FORK DR	FLORES ELVIRA
35	7147	ROLLING FORK DR	RUIZ ROSIE OCHOA &
36	7141	ROLLING FORK DR	GARCIA SERGIO M
37	7135	ROLLING FORK DR	TOMPKINS STEPHEN ROYCE
38	7129	ROLLING FORK DR	BARRIENTOS MARIO C
39	7123	ROLLING FORK DR	TRENT WILLIAM D & WILMA J
40	7117	ROLLING FORK DR	TIPTON CATHLEEN
41	7111	ROLLING FORK DR	CHENG JASON
42	7105	ROLLING FORK DR	MAYES QUINCY LAVELL
43	5430	FREESTONE CIR	MARQUEZ MARTINA
44	5424	FREESTONE CIR	PERRY ELLEN MARIE
45	5418	FREESTONE CIR	COMBEST KENNETH ROYCE
46	5412	FREESTONE CIR	RAMOS FE DALIDA
47	5406	FREESTONE CIR	WAITS TATIANA ALEXANDER
48	5330	FREESTONE CIR	CARR MARGARET
49	9103	E R L THORNTON FWY	GARLAND E PARTNERSHIP LP
50	9103	E R L THORNTON FWY	GARLAND E PARTNERSHIP LP
51	9001	E R L THORNTON FWY	LAMPLIGHTER MOTEL LTD
52	9001	E R L THORNTON FWY	SINNI CORPORATION
53	8901	E R L THORNTON FWY	NORTHSTAR HOTELS LLC
54	9125	E R L THORNTON FWY	9125 THORNTON LLC
55	3830	DILIDO RD	THESEUS HOLDINGS INC
56	8951	E R L THORNTON FWY	PS TEXAS HOLDINGS LTD
57	8640	E R L THORNTON FWY	CORINTH REALTY I30 &

06/20/2018

Label #	***Address***		***Owner***
58	4025	ST FRANCIS AVE	RAE STRATEGIES CORP
59	4020	ST FRANCIS AVE	INTERSTATE NATIONAL BANK
60	3949	ST FRANCIS AVE	3949 ST FRANCIS LLC
61	3939	ST FRANCIS AVE	FIDELITY BANK NATL ASSOC
62	3550	ST FRANCIS AVE	CASA BONITA APARTMENTS LLC
63	9222	E R L THORNTON FWY	IACONO ELANA FAMILY LTD
64	3936	ST FRANCIS AVE	WAL MART REAL EST BUS TR
65	9226	E R L THORNTON FWY	BANK OF AMERICA NA
66	9310	E R L THORNTON FWY	DOCKSIDE THREADING INC

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Carolina Yumet

FILE NUMBER: Z178-218(CY) **DATE FILED:** March 26, 2018

LOCATION: Northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45 A

SIZE OF REQUEST: Approx. 5.50 acres **CENSUS TRACT:** 5.00

APPLICANT/OWNER: PRESCOTT GROUP

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP.

REQUEST: An application for 1) a Planned Development Subdistrict for O-2 Office uses and a restaurant without drive-in or drive-thru use, 2) remove a portion of the D Liquor Control Overlay and 3) terminate Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on property zoned an O-2-D Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a Liquor Control Overlay and with Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion.

SUMMARY: The purpose of this request is 1) To remove a portion of the D Liquor Control overlay, 2) Terminate SUP No. 1293 for a bank or savings and loan office with drive-in window use and 3) to create a new subdistrict to allow for a) an increase in the maximum building height from 240 feet to 299 feet, b) modify side yard setbacks, and c) include restaurant without drive-in or drive-thru as a use by right (the PD allows it as a Limited Use only). The new subdistrict will be subject to a development plan and landscape plan.

STAFF RECOMMENDATION: **Approval**, subject to a development plan, landscape plan and conditions, **approval** of the termination of SUP No. 1293 and **denial** of the partial removal of the D Liquor Control Overlay.

PLANNED DEVELOPMENT DISTRICT No. 193

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

BACKGROUND INFORMATION:

- On February 8, 1985, City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres.
- On April 22, 1975, City Council passed ordinance No. 14874, adopting the Turtle Creek Environmental Corridor which established a setback line as a mechanism to preserve the open space of those properties adjoining streets from Turtle Creek Boulevard, Oak Lawn Park and Reverchon Park from Wycliff Avenue to Maple Avenue. The 5.5-acre area of request is located within the Turtle Creek Environmental Corridor.
- The site is currently developed with an 8-story office building, a 7-story office building and a 4-story above ground parking structure. The buildings are currently vacant.
- The applicant is proposing to demolish the existing structures and redevelop the site with a mixed-use development including hotel, condominiums, office, and multifamily uses, in three high-rise buildings with underground parking.
- The purpose of this request is to create a new subdistrict to allow for 1) an increase in the maximum building height from 240 feet to 299 feet, 2) reduce side yard setbacks, and 3) include restaurant without drive-in or drive-thru as a use by right (the PD allows it as a Limited Use only).
- The applicant's request also includes 1) the partial removal of the D Liquor Control Overlay and 2) the termination of Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use.

Zoning History: There have been three zoning requests in the surrounding area in the past five years.

1. Z167-306 On October 11, 2017, the City Council created a PDS for O-2 Office uses within PD No. 193 to allow for an increase in the total square footage of retail and certain street level uses and for reduced landscape requirements on property located on the west corner of Turtle Creek Boulevard and Cedar Springs Road, northeast of the area of request. (PDS No.135)

2. Z167-131 On October 25, 2017, the City Council created a PDS for O-2 Office uses within PD No. 193 to allow for the encroachment on the side yard setback of a covered stairwell to the parking garage on property located at the north corner of Turtle Creek Boulevard and Gillespie Street, northeast of the area of request (PDS No. 136)

3. Z178-186 On April 25, 2018, City Council created a Demolition Delay Overlay for the area of request and surrounding areas.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Turtle Creek Boulevard.	Minor Arterial	70’
Gillespie Street.	Minor Arterial	45’
Sales Street	Minor Arterial	40’
Brown Street	Minor Arterial	50’
Enid Street	Minor Arterial	60’

Traffic:

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the local street system.

According to the study, the proposed development at the subject site is expected to generate approximately 653 new weekday AM peak hour one-way trips and 662 new weekday PM peak hour one-way trips at buildout. [see Table 1-Trip Generation]. The trip generation presented in the study is based on the development containing 350 dwelling units, a 250-guest-room lodging use and a 300,000-square-foot office building. The distribution of the site-generated traffic volumes onto the street system was based on the surrounding roadway network, existing traffic patterns, and the project’s proposed access locations.

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is foreseen to cause a significant impact to the adjacent roadways, identifying three key intersections reaching their capacity. These three key intersections of major impact are: Turtle Creek Boulevard at Maple Avenue; Turtle Creek Boulevard at Fairmount Street; and, Turtle Creek Boulevard at Cedar Springs Road.

After discussing staff’s comments regarding the traffic impact of the proposed

development, and the possibility of the trips generated exceeding the capacity of the above-mentioned key intersections, the applicant submitted a revised Traffic Impact Analysis to include a traffic equivalency table. The proposed equivalency table indicates amounts for maximum densities for each proposed use, obtained from the conversion of the amounts of the other uses, that will generate trips in volumes exceeding what the TIA indicates and that is foreseen as having a significant impact in the existing road infrastructure.

In response to this, staff recommended a revised equivalency table using a different conversion ratio that would limit the maximum densities and floor area to amounts that will not exceed the trips generated as presented in the Traffic Impact Analysis. The applicant was amenable to staff's recommended equivalency table and conversion ratio.

As such, the proposed maximum densities and proposed equivalency table are included as part of the proposed subdistrict conditions further in this report.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

> **Policy 5.1.1** Promote pedestrian-friendly streetscapes.

Area Plan:

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

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The request complies with objectives 1, 3, and 7 in the following manner:

The urban design standards in the proposed subdistrict conditions, ensures the proposed buildings are more urban in form by offering pedestrian amenities, ample lighting on sidewalks, streets, walkways and plazas to enhance pedestrian safety. Although the required setback per the Turtle Creek Environmental Corridor does not allow for the proposed buildings to be pulled closer to the street, the applicant is proposing to provide in this development, architectural elements such as prominent public entrances, variation in fenestration and increased transparency all which improve security and pedestrian access.

The proposed development also proposes off-street parking to be provided within below grade structures, with limited at grade off-street parking.

Taking in consideration that the site is in the Turtle Creek Environmental Corridor and that this focuses in preserving the open space of those properties adjoining Turtle Creek Boulevard, the proposed landscape plan promotes streetscape appearance by providing green open space along Turtle Creek Boulevard while at the same time providing internal sidewalks that connect the existing streets through the site. It is staff's opinion that the reduction in the number of proposed driveways along Turtle Creek Boulevard would help this proposed development to better align with objective No. 7 by improving the continuity of the proposed sidewalks. The applicant considers all the driveways are necessary for the development and did not offer any alternatives to reduce these driveways.

Land Use:

	Zoning	Land Use
Site	PD No. 193 Subdistrict O-2 with SUP No. 1293 and D Liquor Control Overlay	Office Building
North	PD No. 193 Subdistrict MF-3 and PDS No. 97 with D Liquor Control Overlay	Multifamily
East	PD No. 374 with Historic Overlay H/29	Hotel and Multifamily
South	PD No. 193 Subdistrict O-2 with D Liquor Control Overlay	Public Park
West	PD No. 193 Subdistrict O-2 with D Liquor Control Overlay	Multifamily.

Land Use Compatibility:

The approximate 5.5-acre site is zoned an O-2 Office Subdistrict within Planned Development District No. 193 with a D Liquor Control Overlay and Special Use Permit No. 1293 for a bank or savings and loan office with drive-in window service use and is currently developed with an 8-story office building, a 7-story office building and a 4-story parking garage. The property is surrounded by medium- to high-density multifamily uses to the north, northwest, west, and east and by a public park to the south.

The applicant is proposing to redevelop the site to construct three high-rise buildings for a mixed-use development to include hotel, office and multifamily uses as well as incorporate restaurant without drive-in or drive-thru use in conjunction with the hotel and office uses.

To maximize the land use for this development, the applicant seeks to create a new subdistrict to allow for the following:

- Increase the maximum height allowed from 240 feet to 299 feet.

The properties to the northwest of the area of request are zoned an MF-3 Multiple Family Subdistrict within Planned Development No. 193 and developed with multifamily uses. The MF-3 subdistrict allows for structures other than single family dwellings and structures on residential development tracts to have any legal height.

The property to the west is zoned an O-2 Office Subdistrict, like the existing zoning of the area of request, and allows for a maximum height of 240 feet. Taking into consideration the surrounding properties, the changes in grade of the subject site, and that the maximum height of a structure is measured from the average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure, staff deems that the 59-foot increase in height will not have a negative impact on the surrounding areas.

Furthermore, the Aviation Department has reviewed the request and recommended that the applicant files with the Southwest Regional Office of the Federal Aviation Administration, a notice of construction or alteration more than 200 feet above ground level (Form 7460-1). This approval will be required prior to the issuance of a building permit.

- Reduce side yard setbacks for nonresidential structures.

The applicant proposes to remove the additional setback required for nonresidential structures over 36 feet in height in the O-2 Subdistrict and establish a minimum side yard setback of 30 feet for nonresidential structures, allowing for a maximum five-foot encroachment on the west side for that portion of the nonresidential building in area A shown on the development plan with a maximum height of 45 feet and not exceeding 95 feet in length.

Considering that the site is not located perpendicularly contiguous to or perpendicularly across an adjoining alley from single family or duplex subdistrict [Sec.51P-193.119(a)(3)], nor is perpendicularly contiguous to or perpendicularly across an adjoining alley from a TH, MF-1 or MF-2 subdistrict [Sec.51P-193.119(c)(1)], and that the current provisions for nonresidential subdistricts in PD No. 193 establish that the maximum total setback for nonresidential buildings exceeding 36 feet in height in the O-2 district is 50 feet, [Sec. 51P-193.119(c)(7)], the proposed condition will be allowing for a required side yard setback reduction of 20 feet.

- Include restaurant without drive-in or drive-thru as a permitted use by right.

Planned Development No. 193 allows restaurant without drive-in or drive-thru as a limited use in the O-2 subdistrict. A limited use, according to the regulations in PD No. 193, must: 1) be primarily for the service of the occupants of a building; 2) be contained entirely within the main building; 3) have no exterior public entrance except through the general building entrances; and 4) have no exterior advertising or signs. The PD regulations also establishes a restaurant with alcoholic beverages and/or entertainment as one of the additional street-level uses allowed in the O-2 Subdistrict, subject to restrictions such as not having a floor area greater than 2,000 square feet, and restricting the aggregate floor area of the additional street-level uses and other retail uses to not exceed 50 percent of the aggregate floor area of all uses on the street level.

The applicant proposes to allow the restaurant without drive-in or drive-thru use by right, subject to being located within a building with a minimum of one additional main use but without limiting its floor area. The purpose of this request is to include the restaurant use with the proposed hotel.

Staff supports the request provided the proposed condition to limit the use to be in a building with one additional use.

- Partial removal of the D Liquor Control Overlay.

The request includes the removal of the existing D Liquor Control Overlay in a portion of the area of request. The purpose of this request is to allow for the sales of alcoholic beverages for on-premise consumption in conjunction with the hotel and restaurant uses.

The "D" Overlay District is a Liquor Control Overlay District which prohibits an individual from selling or serving alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

Staff does not support the removal of the overlay due to the inability to reinstate it afterwards once it has been removed. Staff's recommendation is instead, to propose a change from the D Liquor Control Overlay to a D-1 Liquor Control Overlay and require an SUP for the sales of alcoholic beverages in conjunction with the restaurant use.

Nevertheless, the applicant has expressed their desire to move forward with the request of removing the D Liquor Control Overlay, despite staff's recommendation of denial of this portion of the request.

- Terminate Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use.

The existing zoning includes SUP No. 1293 for a bank or savings and loan office with drive-in window use with no expiration date. The applicant is proposing to demolish all the existing structures including the bank with drive-in window and is not proposing to include this use in the new development. Therefore, the applicant is seeking to terminate the SUP. Staff supports this request.

It is staff's opinion that as a result of several meetings, the applicant has incorporated most of staff's recommendations into the proposed request, which has led to staff's overall support of this request.

Development Standards:

District	Setbacks		Density				Height	Lot Coverage	Primary Uses
	Front	Side/Rear	FAR	Residential uses	Lodging Uses	Office Uses			
PD 193 O-2 (existing)	20' + TCEC setback	10' (MFD over 36' in height) 10' Other structures. *Additional Setback required for structures over 36'	4.0 :1*	Min. Lot Area per dwelling unit [Sec. 51P-193.125]	Per FAR	Per FAR	240'	75%	Office, Multifamily
PDS No.___ (Proposed)	20' + TCEC setback	10' (MFD over 36' in height) 30' Nonresidential uses.	4.0 :1*	Max. 350 units allowed to be converted up to 665 units	Max 250 guest rooms. no maximum conversion recommended	Max 300,000 sf allowed to be converted up to 402,000 sf	299'	75%	Office, Multifamily and Restaurant w/o drive-in or drive-thru.

*4.5: 1 When the floor area for residential uses is equal or greater than lot area.

Parking:

Off-street parking will be provided for each use in accordance with Part I of PD No. 193. The applicant proposes to provide the off-street parking in underground structures which is encouraged in the Oak Lawn Special Purpose District and the Oak Lawn Plan. The applicant also proposes to allow for tandem parking for up to 50 percent of the required parking for the hotel and motel use provided that a valet license is secured from the City.

Landscaping:

Landscaping will be provided per the proposed landscape plan. The applicant proposes that the landscaping for the project be installed per areas. This landscape plan will be subject to the approval from the Park and Recreation Board prior to the issuance of a building permit. Any modifications to the plan required by the Board will require an amendment of the landscape plan approved with this application.

The applicant has worked with the chief arborist to ensure the proposed landscape plan includes all the necessary information for staff to review at permitting.

As noted, the property is in the Turtle Creek Environmental Corridor. This overlay, in addition to the setback regulations, requires that no building permit for any proposed subsurface parking facility shall be issued by the Building Official unless a surface landscape plan is approved by the Park and Recreation Board of the City. It is important to note that during the review of this application, the applicant was made aware of this requirement and was recommended by staff to seek the approval of the Park and Recreation Board of their proposed landscape plan prior to presenting this application to the City Plan Commission and City Council. The applicant has instead

requested to move forward with this application and seek the Park and Recreation Board approval prior to applying for a building permit.

As such, key information required for the Park Board review was provided to the applicant at meetings with Park and Recreation staff held during the review of this application.

List of Officers

Applicant: Prescott Realty Group, Inc.

- Judson Pankey CEO
- Vance E. Detwiler President
- Brian Leslie Managing Director

Owner: Republic Tower Property, LP.
A Delaware limited partnership

Republic Tower Property GP, LLC,
A Delaware limited Liability Company,
Its general partner

Republic Tower Associates LP
A Delaware limited partnership
Its sole member

HFI V LLC
No officers and directors.

PG 2727 Turtle Creek Limpar, LP

- Judson L. Pankey President
- Vance Detwiler Manager

PROPOSED PDS CONDITIONS

"Division S-_____. PD Subdistrict _____.

SEC. S-_____.101. LEGISLATIVE HISTORY.

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

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

PD Subdistrict _____ is established on property located at _____. The size of PD Subdistrict _____ is 5.5376 acres.

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

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

(b) In this division,

(1) INTERNAL SIDE YARD means that portion of a lot located between two or more lots located within this subdistrict.

(2) SUBDISTRICT means a subdistrict of PD 193.

(3) TANDEM PARKING means one parking space in front of another parking space, making it necessary to pass through one parking space to gain vehicular access to the other parking space.

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

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

SEC. S- _____.104. EXHIBITS.

The following exhibits are incorporated into this division:

(1) Exhibit S-___A: development plan.

(2) Exhibit S-___B: landscape plan.

(3) Exhibit S-___C: equivalency table

SEC. S-_____.105. DEVELOPMENT PLAN.

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

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

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

(b) The following use is also permitted in this subdistrict:

- Restaurant without drive-in or drive-through service *[must be located in a building with a minimum of one additional main use]*.

SEC. S-_____.107. ACCESSORY USES.

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

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

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot and space regulations for the O-2 Office Subdistrict and Part I of this article apply.

(b) Side yard.

(1) Minimum side yard setback for residential use building is 10 feet.

(2) Minimum side yard setback for nonresidential use buildings is 30 feet, except that a maximum of 5-foot encroachment is allowed for that portion of the nonresidential building in area A shown on the development plan with a maximum height of 45 feet and not exceeding 95 feet in length.

(3) No minimum internal side yard.

(c) Density.

(1) In general. Except as provided in this subsection,

(A) for residential uses, the maximum number of dwelling units is 350.

(B) for lodging uses, the maximum number of guest rooms is 250.

(2) Equivalency table.

(A) Number of dwelling units may be increased up to a maximum of 665 by using the equivalency table (Exhibit ____C).

(B) Number of guest rooms may be increased by using the equivalency table (Exhibit___C)

(d) Floor area ratio.

(1) In general.

(A) Except as provided in this subsection, the maximum floor area for office uses, is 300,000 square feet.

(B) This subdistrict is considered one lot for purposes of floor area ratio.

(2) Equivalency table. Floor area for office uses may be increased up to a maximum of 402,000 square feet by using the equivalency table (Exhibit ___C).

(e) Height. Maximum structure height is 299 feet.

(f) Lot coverage. Maximum lot coverage is 75 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. No maximum number of stories.

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

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

(b) This district is considered one lot for purposes of required off-street parking and loading.

(c) Parking spaces are not required to be shown on the development plan.

(d) Tandem parking is permitted for up to 50 percent of the required parking for a hotel or motel use provided a valet license is secured from the City of Dallas.

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

See Article VI.

SEC. S-_____.111. LANDSCAPING.

(a) Landscaping must be provided as shown on the landscape plan (Exhibit S-___B).

(b) Landscaping may be installed in phases as shown on the landscape plans.

(c) Landscaping must be completed for each area as shown on the landscape plan prior to the issuance of the final certificate of occupancy for that area.

(d) Street trees must be provided within the landscape zone and must be spaced a maximum of 35 feet on-center wherever utilities, other subsurface conditions, visibility triangles, or an approved lay-by lane do not prohibit.

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

SEC. S-_____.112. SIDEWALKS.

(a) Along and adjacent to public right-of-way, a minimum seven-foot-wide unobstructed sidewalk with an additional six-foot landscape zone between the back of curb and the sidewalk must be provided.

(b) Along and adjacent to the centre internal drive, a minimum five-foot-wide unobstructed sidewalk must be provided. The sidewalk must connect Enid Street to Turtle Creek Boulevard.

(c) Sidewalks must be continuous and level across all driveways and curb cuts and must be designed to be at the same grade as the existing sidewalk.

SEC. S-_____.113. SIGNS.

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

SEC. S-_____.114. URBAN DESIGN STANDARDS.

(a) Public realm design.

(1) Bicycle parking. A minimum of one bicycle parking space or must be provided for each use and must be located adjacent to a primary street-level building entrance.

(2) Mechanical equipment. All utility boxes, generators, and other large mechanical equipment must be located out of view from the public right-of-way. When conditions do not permit, equipment must be screened from view by a solid screening structure or building element at least six feet in height or landscaping elements such as shrubs, bushes, and trees.

(3) Lighting.

(A) Pedestrian lighting must be provided at regular intervals along all street-facing facades to provide ample lighting on sidewalks, streets, walkways and plazas to enhance pedestrian safety.

(B) Lighting must be directed downward and away from adjacent properties.

(C) Light fixtures must be spaced a maximum 100 feet apart. Spacing can be adjusted to achieve optimal photometric performance with a minimum of 0.5-foot candles between fixtures.

(b) Building design.

(1) Ground floor entries.

(A) A minimum of 70 percent of the street-facing, ground-level dwelling units must have:

(i) individual entries accessed directly from the outside;

(ii) street access;

(iii) improved paths connecting the dwelling unit to the sidewalk; and

(iv) individual entries, stoops, or porches that are elevated between a minimum of six inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch.

(B) Street-facing, street-level dwelling units referenced in Subparagraph (A) may be gated with private yards fenced if the fencing is no more than 36 inches high at its highest point.

(2) Architectural elements.

(A) Architectural elements, such as the following, must be provided at public entry points: architecturally prominent public entrances, canopies, awnings, building material variations, variations in building massing, increased transparency, and variations in fenestration.

(B) The ground-level façades of buildings should provide a minimum of 30 percent transparency for all street-facing facades.

(C) For every 50 feet of building facade length within 75 feet of the public right-of-way, the façade must provide a variation within the vertical plane with a minimum five-foot change in the horizontal plane. Recesses, pilasters, canopies, and turns in exterior walls are all considered changes in the horizontal plane.

(D) For every 400 feet of building facade length within 75 feet of the public right-of-way, the façade must provide a variation within the vertical plane with a minimum 25-foot change in the horizontal plane. Recesses, pilasters, canopies, and turns in exterior walls are all considered changes in the horizontal plane.

(3) Service and loading.

(A) Service entries and back of house functions must be located away from primary street-facing facades, and must be visually screened by a solid screening structure at least six feet in height where visible from the public right-of-way, and incorporate landscaping elements such as shrubs, bushes, and trees.

(B) Loading areas and loading docks must be located away from primary street facades and pedestrian routes. They must provide a closable opaque gate or door that can block the loading area from the sidewalk during times when it is not in use.

(c) Parking design.

(1) Surface parking. All striped surface parking spaces located within 75 feet of the public right-of-way must be screened from the street and residentially zoned property by using one or more of the following three methods to attain a minimum screening height of three and one-half feet above the parking surface:

(A) Earthen berm planted with turf grass. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(B) A building element, plaza area, or landscape zone that serves to visually screen parking while introducing occupiable pedestrian amenity space.

(2) Parking structures.

(A) All aboveground parking structures, including ramps and interior lighting, must be wrapped by occupiable building area or have a facade that

is similar materials, composition and rhythm to the facade of the main structure the parking serves.

(B) Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties and shining into the airspace above neighbouring property by a minimum 30-inch wall.

(C) All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation.

SEC. S-_____.115. ADDITIONAL PROVISIONS.

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

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

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

SEC. S-_____.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, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city."

EXHIBIT S-___C

Traffic Equivalency Table

Modifications to the land uses within this planned development district are allowed, provided that the floor area or traffic equivalents of the uses originally studied in the traffic impact analysis (TIA) dated June 18, 2018 are not exceeded.

Development in this planned development district must not exceed the sum of the following land uses, or traffic equivalents as calculated in accordance with this section:

BASE LAND USES (TIA June 18, 2018)

Land Use*	Amount	Unit
Residential Uses	350	Dwelling Units
Lodging Uses	250	Guest Rooms
Office Uses	300,000	Square Feet

*The land use categories correspond to the zoning categories

The traffic equivalency factors table must be used to calculate allowed densities and floor areas for land uses. The traffic equivalency factors may be used to convert any of the land uses listed.

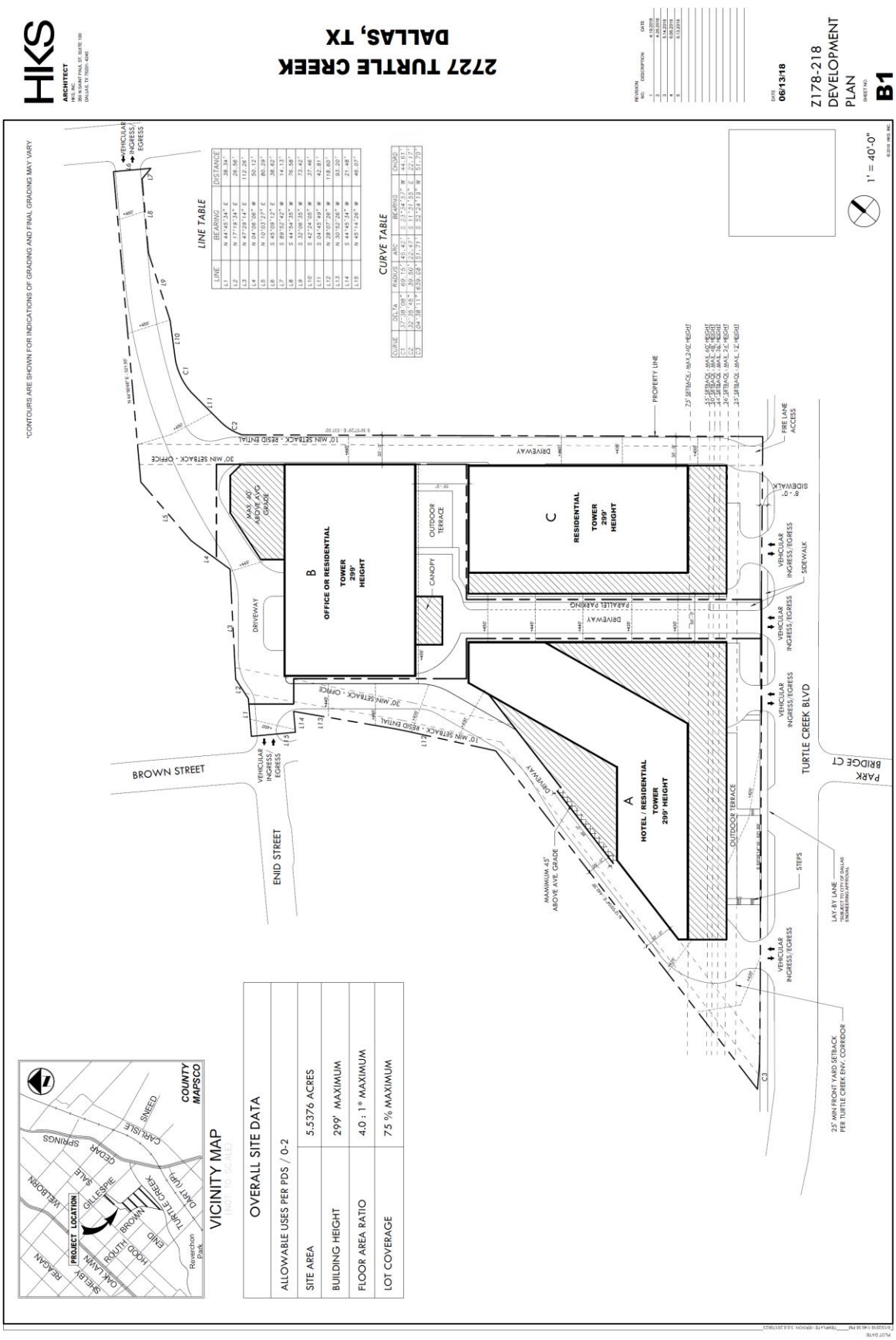
Examples: 100 residential dwelling units are equivalent to 60 lodging rooms or 125,000 SF of office uses. 1,000 SF of office floor area is equivalent to 0.8 residential DU or 0.48 lodging rooms.

TRAFFIC EQUIVALENCY FACTORS

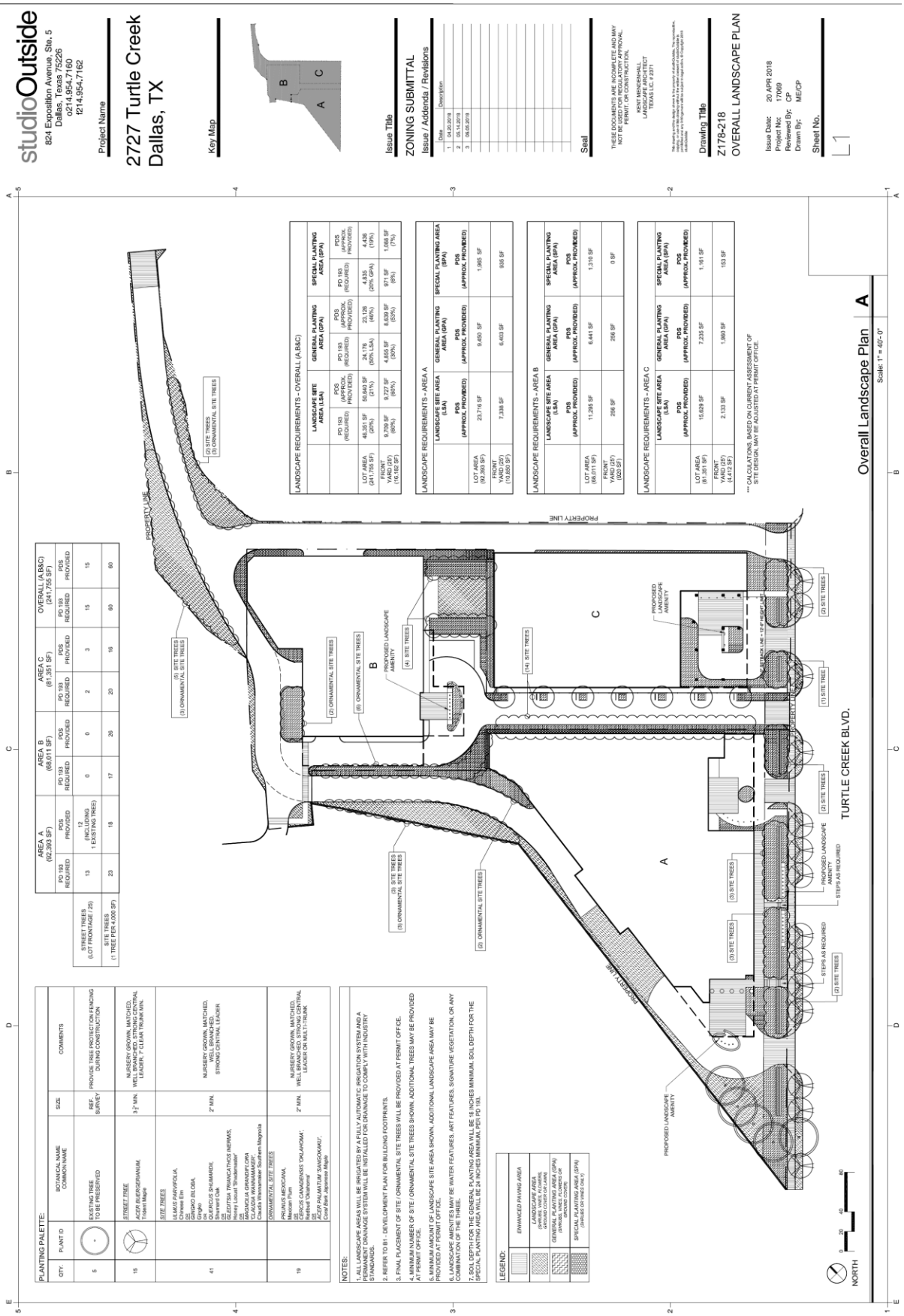
		Quantity	Use (ITE Land Use)
One (1.0) Residential Dwelling Unit (ITE Land Use 222)	is considered equivalent to	0.6 Guest Room	Lodging Uses (310)
		1,250 Square Feet	Office Uses (710)

In no instance shall residential uses exceed 665 dwelling units.
In no instance shall office uses exceed 402,000 square feet.

PROPOSED DEVELOPMENT PLAN



PROPOSED LANDSCAPE PLAN



SUP 1293 ORDINANCE

962587

7-29-96

ORDINANCE NO. 22832

An ordinance amending CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, by permitting the following described property, which is presently zoned as an O-2-D Office-Dry Subdistrict within Planned Development District No. 193, to wit:

BEING a tract of land in City Block 1021, fronting 663.61 feet on the northwest line of Turtle Creek Boulevard, beginning at a point approximately 131 feet northeast of the northeast line of Fairmount Avenue, and containing approximately 1.44 acres of land,

to be used under Specific Use Permit No. 1293 for a Bank or Savings and Loan Office with Drive-in Window Service; providing that this specific use permit shall be granted subject to certain conditions; providing a penalty not to exceed $2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the applicable ordinances of the city, have given the required notices and have held the required public hearings regarding this application for a specific use permit on the property hereinafter described; and

CHECKED BY

JCK

WHEREAS, the city council finds that the use will complement or be compatible with the surrounding uses and community facilities; contribute to, enhance, or promote the welfare of the area of request and adjacent properties; not be detrimental to the public health, safety or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the city council finds that it is in the public interest to grant this specific use permit, subject to certain conditions; Now, Therefore,

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

SECTION 1. That CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, is amended insofar as it applies to the property hereinafter described ("the Property"), which is presently zoned as an O-2-D Office-Dry Subdistrict within Planned Development District No. 193, and which shall be used under Specific Use Permit No. 1293 for a Bank or Savings and Loan Office with Drive-in Window Service, to wit:

BEING a tract of land situated in the James Sylvester Survey, Abstract No. 1383, in the City of Dallas, Dallas County, Texas, and being part of City Block 1021, and being more particularly described as follows:

BEGINNING at a point in the intersection of the southeasterly line of Brown Street (abandoned by Ordinance No. 8473) and the northwesterly line of Turtle Creek Boulevard;

THENCE North 12°05'04" East, a distance of 337.37 feet to a point for corner;

THENCE South 77°54'06" East, a distance of 75.29 feet to a point for corner;

THENCE South 38°54'06" East, a distance of 75.49 feet to a point for corner;

22832

962587

THENCE North 50°05'14" East, a distance of 354.02 feet to a point for corner;

THENCE South 38°54'06" East, a distance of 75.00 feet to a point for corner on the northwest line of Turtle Creek Boulevard;

THENCE South 50°05'14" West along the northwest line of Turtle Creek Boulevard, a distance of 611.90 feet to the beginning of a curve to the right whose central angle is 4°38'10" and whose radius is 639.08 feet;

THENCE with said curve to the right, continuing along the northwest line of Turtle Creek Boulevard, a distance of 51.71 feet to the end of said curve, the PLACE OF BEGINNING, and containing 1.44 acres of land, more or less.

SECTION 2. That this specific use permit is granted upon the following conditions:

1. USES: The only use authorized by this specific use permit is a Bank or Savings and Loan Office with Drive-In Window Service.

2. SITE PLAN: Use of the Property must comply with the attached site/landscape plan.

3. TIME PERIOD: This specific use permit has no expiration date.

4. MAINTENANCE: The entire premises 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.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, on the Property must be constructed in accordance with standard City of Dallas specifications, and completed to the satisfaction of the director of public works and transportation.

SECTION 4. That the building official shall not issue a certificate of occupancy for a use on the Property until there has been full compliance with this ordinance

22832 962587

and with the construction codes and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That the director of planning and development shall correct Zoning District Map No. I-7 in the offices of the city secretary, the building official, and the department of planning and development to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 7. That CHAPTER 51, "PART I OF THE DALLAS DEVELOPMENT CODE," of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

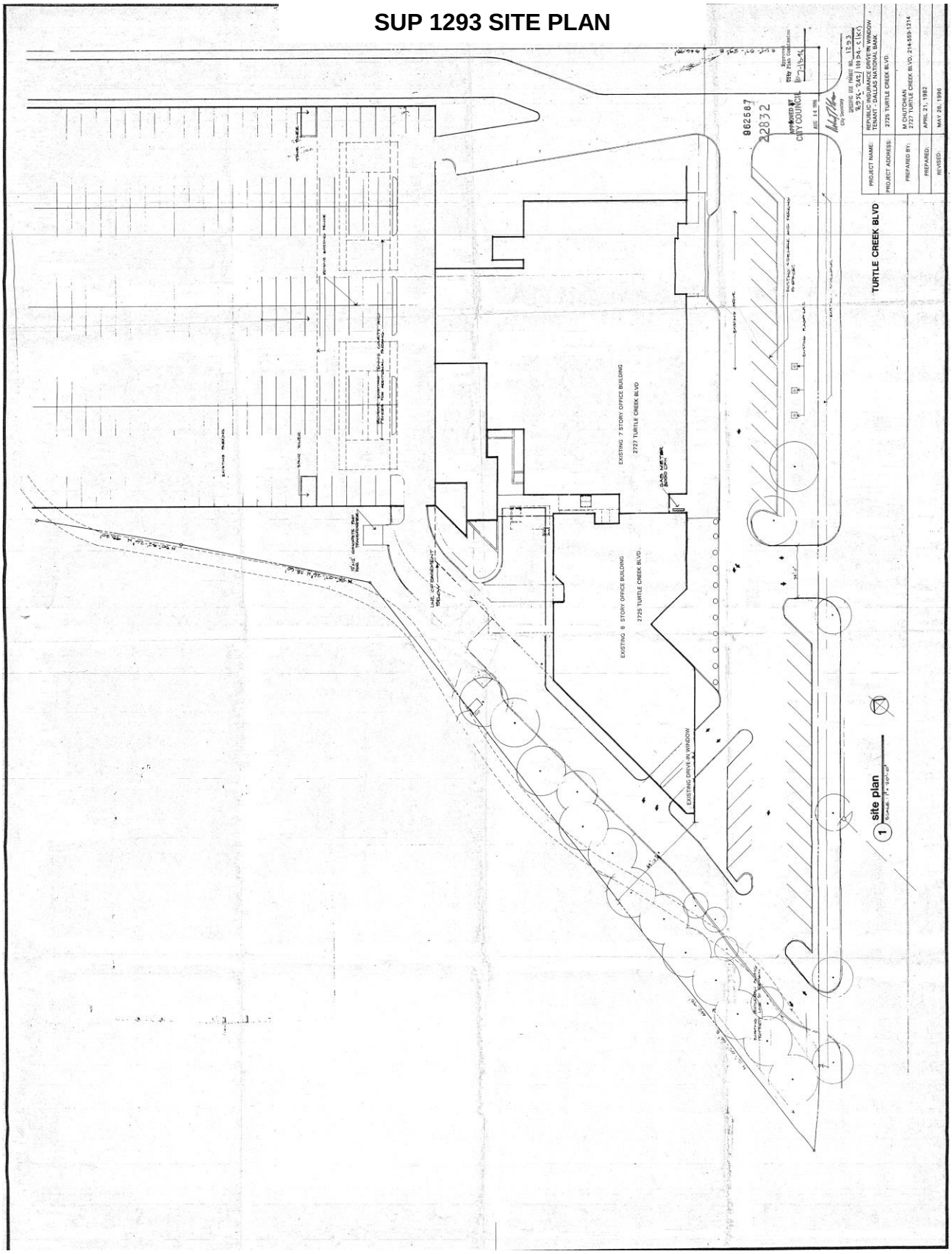
SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

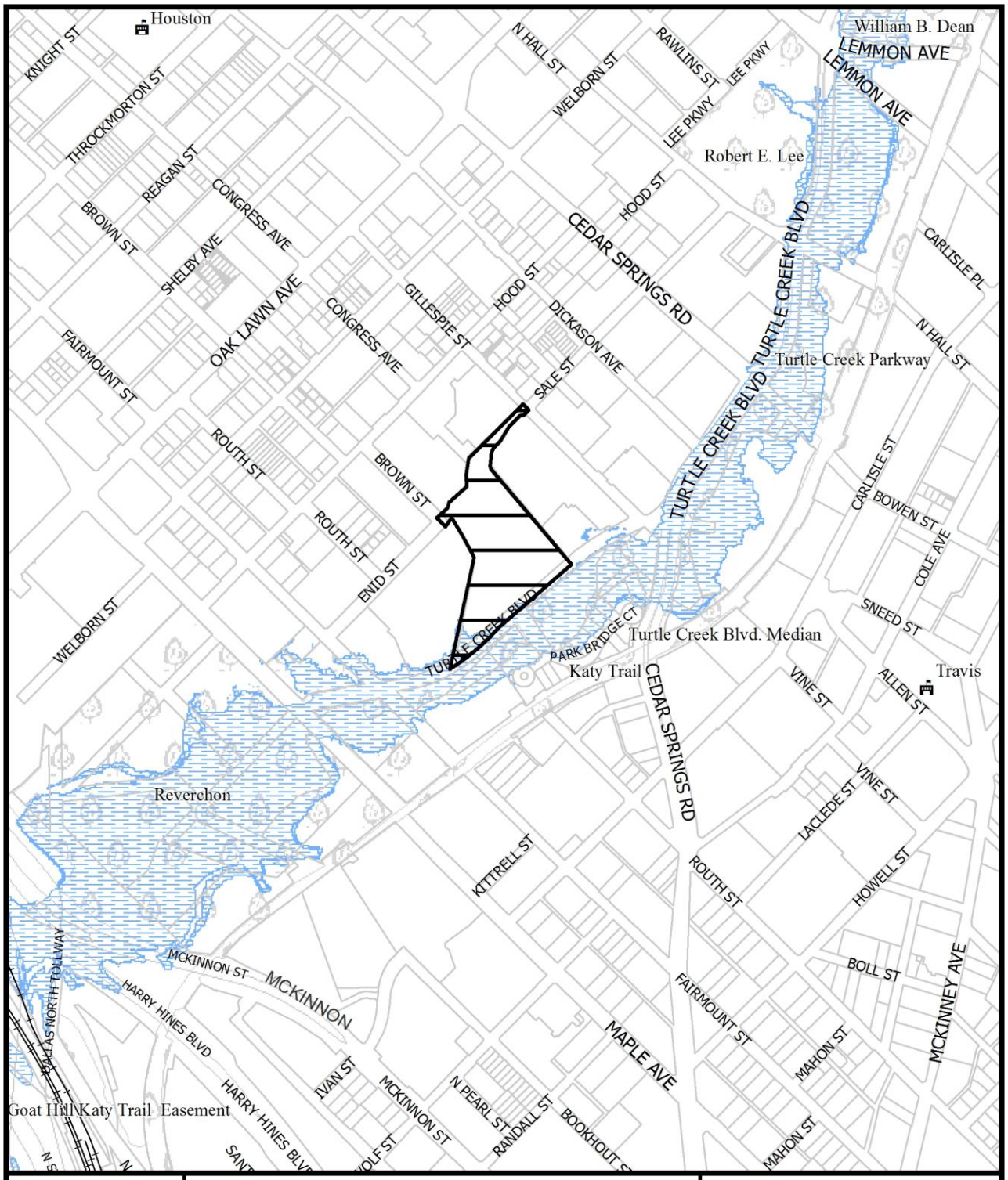
APPROVED AS TO FORM:
SAM A. LINDSAY, City Attorney

By John Rogers
Assistant City Attorney

Passed AUG 14 1996

SUP 1293 SITE PLAN





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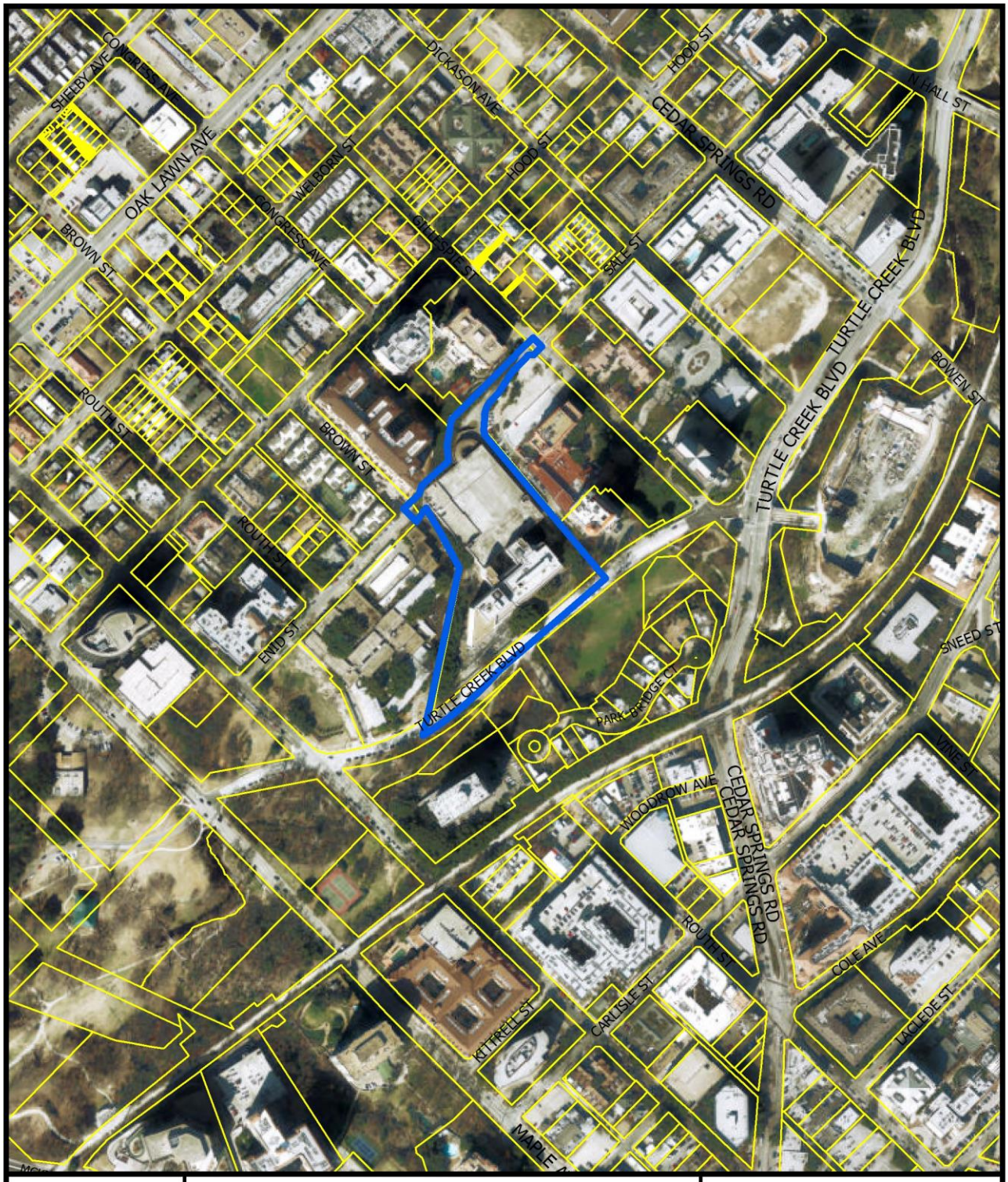
VICINITY MAP

Case no: Z178-218

Date: 4/5/2018



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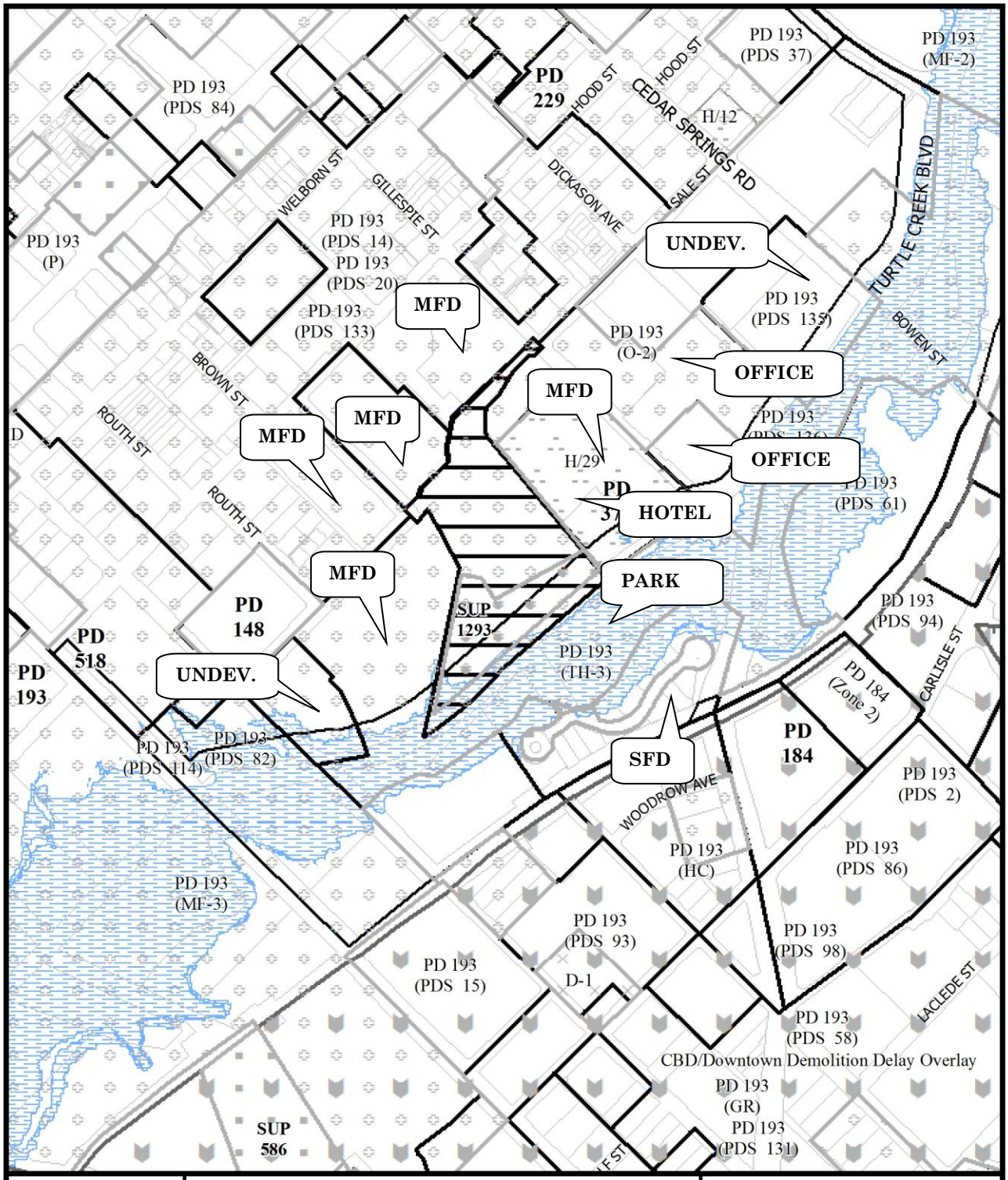
AERIAL MAP

Case no: Z178-218

Date: 4/5/2018



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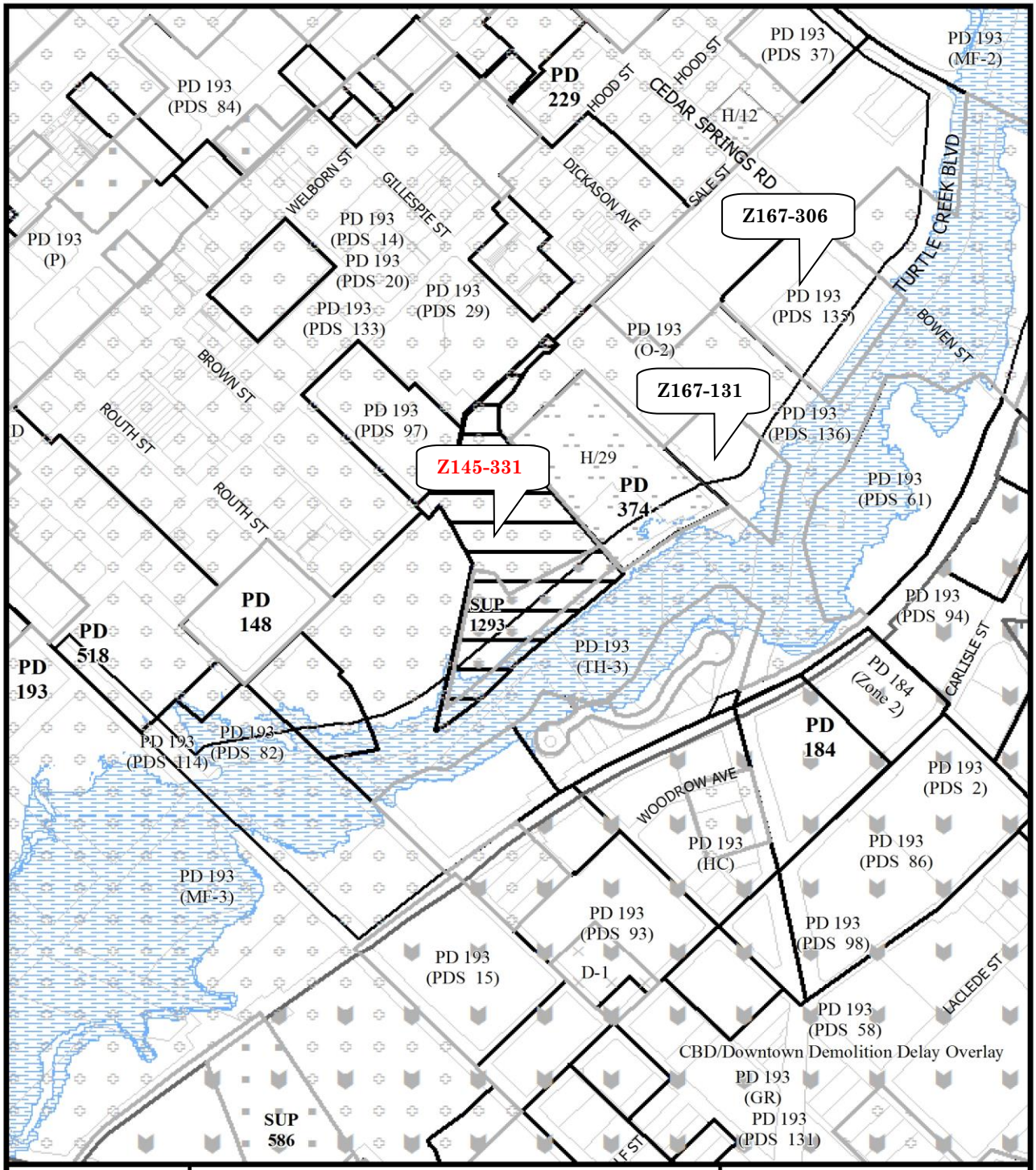
ZONING AND LAND USE

Case no: Z178-218

Date: 4/5/2018



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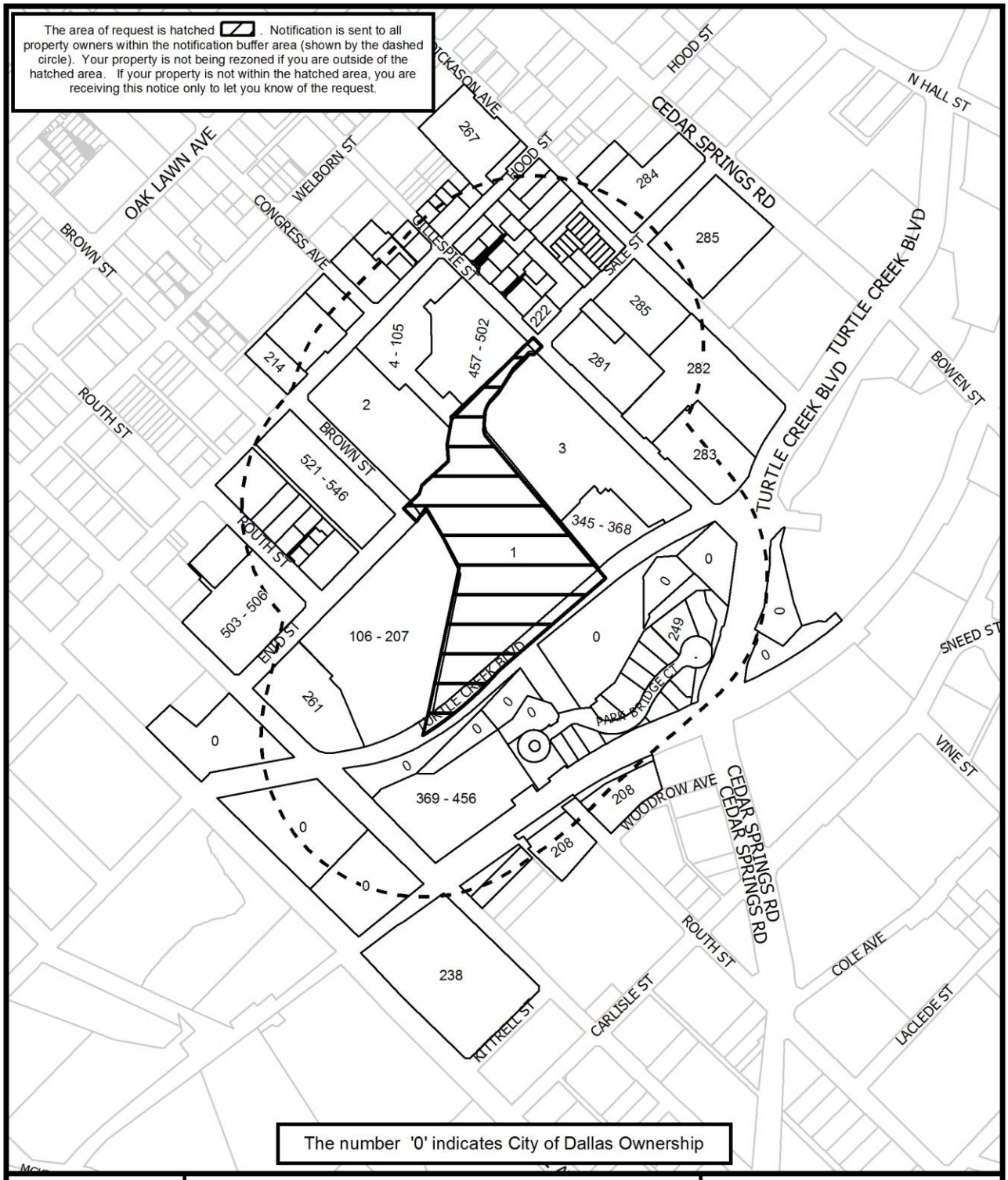
ZONING HISTORY

Case no: Z178-218

Date: 4/5/2018



The number '0' indicates City of Dallas Ownership

1:4,800

NOTIFICATION

500' AREA OF NOTIFICATION

546 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z178-218

Date: 4/5/2018

04/05/2018

Notification List of Property Owners

Z178-218

546 Property Owners Notified

Label #	*Address*		*Owner*
1	2727	TURTLE CREEK BLVD	REPUBLIC TOWER PROPERTY LP
2	2728	HOOD ST	AERC TURTLE CREEK LLC
3	2821	TURTLE CREEK BLVD	MANSION HOTEL LLC
4	2828	HOOD ST	HADEN VAN R
5	2828	HOOD ST	PLAZA TURTLE CREEK IV
6	2828	HOOD ST	DEVLIN MICHAEL &
7	2828	HOOD ST	WURST MICHAEL FRANCIS &
8	2828	HOOD ST	WHITE NANCY S
9	2828	HOOD ST	YAMINI SARA M
10	2828	HOOD ST	JOHNSON LINDA A LIFE EST
11	2828	HOOD ST	RISINGER DENNIS R & MELBA
12	2828	HOOD ST	RANSOM CURTIS
13	2828	HOOD ST	SONNENSCHEIN INVESTMENTS LTD
14	2828	HOOD ST	CANNING MICHAEL & MINA G
15	2828	HOOD ST	LEACH JOSEPH
16	2828	HOOD ST	HARVEY R CHRIS &
17	2828	HOOD ST	BAKER CHARLES DON
18	2828	HOOD ST	SCHWENK RON R &
19	2828	HOOD ST	PINK ELISABETH R
20	2828	HOOD ST	BASILBAY PARTICIPATION
21	2828	HOOD ST	MEXICAN & GOURMET INTL
22	2828	HOOD ST	DEININGER JOHN H & MARY ELIZABETH DEININGER
23	2828	HOOD ST	WASKOM ENTERPRISES LLC
24	2828	HOOD ST	PE GLORIA ST
25	2828	HOOD ST	CONWAY JAMES F & TARA M
26	2828	HOOD ST	KERRANE EDWARD B &

04/05/2018

Label #	*Address*		*Owner*
27	2828	HOOD ST	GARZA ARACELI
28	2828	HOOD ST	HAIRGROVE GERRY MEANS
29	2828	HOOD ST	ADAMO KENNETH R
30	2828	HOOD ST	SAFIR ANN GENE
31	2828	HOOD ST	BOBBY MURCER 2003 TRUST B THE
32	2828	HOOD ST	DW OPERATING LLC
33	2828	HOOD ST	HURST PAT R
34	2828	HOOD ST	STONER MARY &
35	2828	HOOD ST	TELLO RHONDA
36	2828	HOOD ST	COX BARTON R & JACQUELINE R
37	2828	HOOD ST	MINITAS COMPANY S A
38	2828	HOOD ST	GINERIS MARC A & JEAN M
39	2828	HOOD ST	RIZOS FAMILY PARTNERSHIP LTD
40	2828	HOOD ST	WARD DAVID PAUL & JOYCE KAY
41	2828	HOOD ST	PORTER JARVIS H & PAMELA
42	2828	HOOD ST	AUFFENBERG DANIEL P REVOCABLE TRUST
43	2828	HOOD ST	OSUAGWU CHUKWUMA J
44	2828	HOOD ST	GRANA DAVID JOHN
45	2828	HOOD ST	ATKISS ANTHONY & PENELOPE
46	2828	HOOD ST	KUSE GARY DAVID
47	2828	HOOD ST	HOPKINS RANDOLPH JOHN
48	2828	HOOD ST	LOPEZ LEONARD MR
49	2828	HOOD ST	BAUGH MARK T LIVING TRUST THE
50	2828	HOOD ST	DAVIS CARY & CATHERINE
51	2828	HOOD ST	SAHLIYEH HANNA F
52	2828	HOOD ST	SPERO KATHLEEN KAY
53	2828	HOOD ST	SILVERMAN MICHAEL RICHARD & MARY M
54	2828	HOOD ST	HAYNES NORINE C
55	2828	HOOD ST	TRAPP MICHAEL & POLLY
56	2828	HOOD ST	YATES DENISE
57	2828	HOOD ST	GOURLEY JOHN D

04/05/2018

Label #	*Address*		*Owner*
58	2828	HOOD ST	MOORER REVOCABLE TRUST
59	2828	HOOD ST	KETTMAN JOHN R & DIANA M
60	2828	HOOD ST	MCGARRY MICHAEL J
61	2828	HOOD ST	BRIDWELL GINA L & TUCKER S
62	2828	HOOD ST	GARRETT DONNA N
63	2828	HOOD ST	ROBERTS RITA A & DEWAYNE W
64	2828	HOOD ST	ELLIOTT MARISA
65	2828	HOOD ST	JACOBSON G & M FAMILY TR
66	2828	HOOD ST	DW OPERATING LLC
67	2828	HOOD ST	ZELAZNY CHARLES L
68	2828	HOOD ST	LUSTIG MARY LYNNE
69	2828	HOOD ST	WISMER ANN
70	2828	HOOD ST	CHOOLJIAN ANDREW M &
71	2828	HOOD ST	JACOBSON G & M FAMILY TR
72	2828	HOOD ST	REICHSTADT EMIL & SHIRLEY
73	2828	HOOD ST	ST PE ROZALYN
74	2828	HOOD ST	FORD JOE T &
75	2828	HOOD ST	FAULKNER STEPHEN W &
76	2828	HOOD ST	RVO TEXAS HOLDINGS LLC
77	2828	HOOD ST	BACKA LOUISE PAPARELLA
78	2828	HOOD ST	WOLIN BARTON AND JUDITH
79	2828	HOOD ST	SIEMER MARY RITA
80	2828	HOOD ST	BARTON THOMAS P & ANNIE A
81	2828	HOOD ST	GARNER JESSICA WHITT
82	2828	HOOD ST	HIGHFIELD EQUITIES INC
83	2828	HOOD ST	MILLER RETTA A
84	2828	HOOD ST	HOWARD CASSIE
85	2828	HOOD ST	REVERCHON PARTNERS II LTD
86	2828	HOOD ST	STREETER THOMAS C
87	2828	HOOD ST	MARSHALL DAVE B & MERRILL JEAN
88	2828	HOOD ST	WHITE ROBERT WAYNE & ANNELLE BURTON

04/05/2018

Label #	Address		Owner
89	2828	HOOD ST	MCBRIDE NANCY YATES
90	2828	HOOD ST	BEAUCHAMP ALAN & JACKIE
91	2828	HOOD ST	ROBINSON DAVID B & REBECCA M
92	2828	HOOD ST	HUDDLESTON CAROL LYNN
93	2828	HOOD ST	SPENCER WILLIAM B & SHERRY D
94	2828	HOOD ST	MARGOLIN FRED H & ANN E
95	2828	HOOD ST	ANDERSON ROGER &
96	2828	HOOD ST	JOHNSTON CHARLES E & ELLEN T
97	2828	HOOD ST	HULSEY ROBERT A & SHARON D
98	2828	HOOD ST	HALL CRAIG & KATHRYN HALL LVG TR
99	2828	HOOD ST	DALE RICHARD P JR
100	2828	HOOD ST	HOLLINGSHEAD TERRY R
101	2828	HOOD ST	DHARMAGUNARANTNE TISSA C
102	2828	HOOD ST	MINITAS COMPANY S A
103	3516	ROUTH ST	TURTLE HOME LLC
104	2828	HOOD ST	MAUS CYNTHIA LAURA
105	2828	HOOD ST	LARUE JOHN
106	2525	TURTLE CREEK BLVD	MATHEWS CARLY J
107	2525	TURTLE CREEK BLVD	DOWNING ASHLEY & MICHAEL
108	2525	TURTLE CREEK BLVD	RICHARDS GLENITA DENAE
109	2525	TURTLE CREEK BLVD	LUCAS H KARIN
110	2525	TURTLE CREEK BLVD	CARTER GARY LEE & DENA LEIGH
111	2525	TURTLE CREEK BLVD	RBR ASSET MANAGEMENT LLC &
112	2525	TURTLE CREEK BLVD	GIBSON LEE B
113	2525	TURTLE CREEK BLVD	SEARS RICHARD D
114	2525	TURTLE CREEK BLVD	BERNSTEIN STEVEN M
115	2525	TURTLE CREEK BLVD	HUNTLEY ERIC K & JANE A
116	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
117	2525	TURTLE CREEK BLVD	ANGLIN DEBORAH
118	2525	TURTLE CREEK BLVD	ALVARADO PABLO
119	2525	TURTLE CREEK BLVD	BOWMAN HARRY D

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Label #	*Address*		*Owner*
120	2525	TURTLE CREEK BLVD	ECHOLS DANNY D SR LIFE ESTATE
121	2525	TURTLE CREEK BLVD	RAMAGE CALVIN
122	2525	TURTLE CREEK BLVD	KEMP DONALD
123	2525	TURTLE CREEK BLVD	RUBIN HARRIET S
124	2525	TURTLE CREEK BLVD	KREUZIGER FREDERICK &
125	2525	TURTLE CREEK BLVD	GIBSON CAREY & SARA
126	2525	TURTLE CREEK BLVD	BEUSCHEL GLENN
127	2525	TURTLE CREEK BLVD	BURNS LINDA
128	2525	TURTLE CREEK BLVD	MCALESTER VIRGINIA &
129	2525	TURTLE CREEK BLVD	CLAUNCH STEPHEN A
130	2525	TURTLE CREEK BLVD	DELOZIER THOMAS &
131	2525	TURTLE CREEK BLVD	DONOVAN KATHLEEN T
132	2525	TURTLE CREEK BLVD	KELLER LILLIAN SUMMER
133	2525	TURTLE CREEK BLVD	RODERICK ROBERT G
134	2525	TURTLE CREEK BLVD	WELLS GEORGE W JR &
135	2525	TURTLE CREEK BLVD	GALLIGAN REGINA MARIE
136	2525	TURTLE CREEK BLVD	SALIBA DANIEL P
137	2525	TURTLE CREEK BLVD	KATTNER LARRY WAYNE &
138	2525	TURTLE CREEK BLVD	CRANFILL CHAD
139	2525	TURTLE CREEK BLVD	HARRIS REALTY LLC
140	2525	TURTLE CREEK BLVD	ADAMS ROBERT L
141	2525	TURTLE CREEK BLVD	SPRING KEITH
142	2525	TURTLE CREEK BLVD	SCHELLINCK FAMILY 1992 TR
143	2525	TURTLE CREEK BLVD	MARTIN IRENE &
144	2525	TURTLE CREEK BLVD	MUNROE ANNE C TR
145	2525	TURTLE CREEK BLVD	FULLER RANDALL H & JANE D
146	2525	TURTLE CREEK BLVD	RUBIN ALLEN & HARRIET REVOCABLE TR
147	2525	TURTLE CREEK BLVD	KUN STEVE
148	2525	TURTLE CREEK BLVD	ANDERSON AMANDA B
149	2525	TURTLE CREEK BLVD	HARTSELL BRANDON L
150	2525	TURTLE CREEK BLVD	RIZOS MAX

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Label #	*Address*		*Owner*
151	2525	TURTLE CREEK BLVD	SINGH SUKHVINDER
152	2525	TURTLE CREEK BLVD	GALAMBUSH MARILYN
153	2525	TURTLE CREEK BLVD	EATON DAVID W
154	2525	TURTLE CREEK BLVD	CASADY CHRISTINE & FREDERICK BORGERS JR
155	2525	TURTLE CREEK BLVD	ELLIOTT FRIEDRICH
156	2525	TURTLE CREEK BLVD	ASHLEY DONNA SUE
157	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
158	2525	TURTLE CREEK BLVD	WALES VICTOR R
159	2525	TURTLE CREEK BLVD	BEAHAN SARAH G
160	2525	TURTLE CREEK BLVD	IDZIAK PETER B
161	2525	TURTLE CREEK BLVD	SWICK DAVID E & PAULA H
162	2525	TURTLE CREEK BLVD	HUNT C DALE SR & SHIRLEY
163	2525	TURTLE CREEK BLVD	ISHEE JAMES ALFRED
164	2525	TURTLE CREEK BLVD	FENNELL PETE & CYNTHIA
165	2525	TURTLE CREEK BLVD	NELSON RON &
166	2525	TURTLE CREEK BLVD	JUDGE RUTH
167	2525	TURTLE CREEK BLVD	CHAVEZ HERMAN &
168	2525	TURTLE CREEK BLVD	HEJL BRADLEY &
169	2525	TURTLE CREEK BLVD	MAYOTTE RICHARD V
170	2525	TURTLE CREEK BLVD	RODERICK ROBERT G
171	2525	TURTLE CREEK BLVD	FREEMAN WHITNEY
172	2525	TURTLE CREEK BLVD	PEUGH JIMMY E
173	2525	TURTLE CREEK BLVD	BURKHARDT FAMILY TRUST
174	2525	TURTLE CREEK BLVD	SUSSMAN PRODUCTS CO
175	2525	TURTLE CREEK BLVD	DEITZ SHARON
176	2525	TURTLE CREEK BLVD	SALCZYNSKI MARIA M & DONALD E
177	2525	TURTLE CREEK BLVD	SHAH ANGELA KIRAN
178	2525	TURTLE CREEK BLVD	JAMES WILLIAM AARON
179	2525	TURTLE CREEK BLVD	SIMONE ALPHONSE F
180	2525	TURTLE CREEK BLVD	KERR CHRISTINE M
181	2525	TURTLE CREEK BLVD	WHITLOCK LESLIE

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Label #	*Address*		*Owner*
182	2525	TURTLE CREEK BLVD	WOODHOUSE DOUGLAS H
183	2525	TURTLE CREEK BLVD	HULL LEROY W & JOYCE B
184	2525	TURTLE CREEK BLVD	LUCAS H K
185	2525	TURTLE CREEK BLVD	MOORE DOROTHY SUE
186	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
187	2525	TURTLE CREEK BLVD	TISDALE CHARLES E
188	2525	TURTLE CREEK BLVD	FETTERICK NICHOLAS J III
189	2525	TURTLE CREEK BLVD	JONES KATHERINE J
190	2525	TURTLE CREEK BLVD	CARNES JOHN W
191	2525	TURTLE CREEK BLVD	DYTECH SOLUTIONS
192	2525	TURTLE CREEK BLVD	GALLEGOS JOSE A
193	2525	TURTLE CREEK BLVD	ANDERSON JUERGEN
194	2525	TURTLE CREEK BLVD	STEELE JOHN A
195	2525	TURTLE CREEK BLVD	HUNLEY LAMAR ETAL
196	2525	TURTLE CREEK BLVD	PORTER STEVE & JEANNE
197	2525	TURTLE CREEK BLVD	FRANKE BONNY S
198	2525	TURTLE CREEK BLVD	ROSAS CHRISTOPHER J
199	2525	TURTLE CREEK BLVD	MICHAELS KAREN J
200	2525	TURTLE CREEK BLVD	MONTGOMERYGERCKEN LIVING TRUST THE
201	2525	TURTLE CREEK BLVD	BOSSBACH JERRY &
202	2525	TURTLE CREEK BLVD	HARTSELL BRANDON L &
203	2525	TURTLE CREEK BLVD	WELLS GEORGE W
204	2525	TURTLE CREEK BLVD	JOLLY STEVEN R
205	2525	TURTLE CREEK BLVD	SCOTT PHILIP & MARILYN
206	2525	TURTLE CREEK BLVD	SIFFORD ANDY L
207	2525	TURTLE CREEK BLVD	BURKMAN VANESSA M &
208	3136	ROUTH ST	KATY TRAIL ICE HOUSE LP
209	3100	ROUTH ST	TEXAS UTILITIES ELEC CO
210	3216	FAIRMOUNT ST	TEXAS UTILITIES ELEC CO
211	3520	ROUTH ST	UG BOWSER LLC
212	3518	ROUTH ST	KOTHARI AJAY

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Label #	Address		Owner
213	3514	ROUTH ST	BARNES H DOUG
214	2709	HOOD ST	TITAN URBAN DEVELOPEMENT LLC
215	2913	HOOD ST	TABATABAIE HOSSEIN G
216	3600	GILLESPIE ST	BAKER DALE &
217	3601	DICKASON AVE	CLARK RICHARD M
218	2914	HOOD ST	TDRE HOOD LLC
219	3519	DICKASON AVE	TDRE HOOD LLC
220	2921	SALE ST	GRANOWSKI SCOTT
221	3530	GILLESPIE ST	FEARON R SCOTT
222	3502	GILLESPIE ST	SALE STREET PROPERTIES LLC
223	3511	DICKASON AVE	LENTZ HAROLD CALVIN III
224	3511	DICKASON AVE	GIRON THERESA LYNN
225	3509	DICKASON AVE	STREIDL LISA
226	3509	DICKASON AVE	WANG LIN & ERIC W MILLER
227	3507	DICKASON AVE	SHUEY JOHN MILLER III
228	3507	DICKASON AVE	ROSA EMILIO
229	3505	DICKASON AVE	ADAMS DAVID G
230	3505	DICKASON AVE	STILES DONNA M
231	3503	DICKASON AVE	SCHENKELBERG ERIC T
232	3503	DICKASON AVE	BARBER BRANDON C
233	3501	DICKASON AVE	PETTY JOHN D & SIDNEY S
234	3501	DICKASON AVE	MOORE MICHAEL JUDD
235	2916	SALE ST	LENNOX JOEL
236	2919	CEDAR SPRINGS RD	BURLESON PATE & GIBSON
237	3516	DICKASON AVE	CUTSHALL RALPH S TR & HANNAH D TR
238	3200	MAPLE AVE	VILLAS AT KATY TRAIL GRANTOR TRUST
239	2800	PARK BRIDGE CT	TURTLE CREEK CIR HOA
240	2800	PARK BRIDGE CT	TURTLE CREEK CIR HOA
241	2800	PARK BRIDGE CT	TURTLE CREEK CIR HOA
242	2700	TURTLE CREEK CIR	TURTLE CREEK CIR HOA
243	2714	TURTLE CREEK CIR	RUBIN ALLEN & HARRIET

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Label #	*Address*		*Owner*
244	2718	TURTLE CREEK CIR	CULLUM LEE
245	2814	PARK BRIDGE CT	MARCUS LINDA C
246	2834	PARK BRIDGE CT	DEAR MARGARET S
247	2838	PARK BRIDGE CT	SIMMONS MARGARET
248	2849	PARK BRIDGE CT	SMITH JERRIE M
249	2841	PARK BRIDGE CT	LAMBERT PAULA S
250	2837	PARK BRIDGE CT	LEE GEORGE MICHAEL 2015
251	2833	PARK BRIDGE CT	SHAMOON ELLIS N & PHYLLIS
252	2829	PARK BRIDGE CT	CHATGRIS LLC
253	2821	PARK BRIDGE CT	SEAL D GREG
254	2817	PARK BRIDGE CT	NEWMAN TERENCE T
255	2706	TURTLE CREEK CIR	BAILEY JONATHAN
256	2830	PARK BRIDGE CT	JENKINS MICHAEL A &
257	3506	ROUTH ST	ZHAO DI
258	3508	ROUTH ST	GATES DAVID L
259	3510	ROUTH ST	SCHIFFMAN LISA A
260	3512	ROUTH ST	BRADLEY ROBERT O IV
261	2505	TURTLE CREEK BLVD	GGH DEVELOPMENT LLC
262	2845	HOOD ST	SMITH INVESTMENT TRUST THE
263	2841	HOOD ST	TRAGER MICHAEL &
264	2833	HOOD ST	DOROTHY L MANAGEMENT TR I
265	2825	HOOD ST	COOKE HOWARD F TR
266	2821	HOOD ST	GANARAJ POSAVANIKE S & RATNA CO TRUSTEES
267	3611	DICKASON AVE	SSL LANDLORD LLC
268	3610	GILLESPIE ST	JONES SHANNA C & RYAN T
269	3610	GILLESPIE ST	REMICK KARL V
270	3610	GILLESPIE ST	GANSS KRISTIE MARIE
271	3610	GILLESPIE ST	HEILMAN RONALD H &
272	3500	DICKASON AVE	SALE STREET HOMEOWNERS AS
273	3528	GILLESPIE ST	MEYER JOHN A JR & VICTORIA L
274	3526	GILLESPIE ST	ROBERTSON JEFFREY W & KELLEY W

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Label #	*Address*		*Owner*
275	2908	HOOD ST	PALMER ROBERT
276	3524	GILLESPIE ST	HAMM WILLIAM FEDERICK & MADELINE C
277	3522	GILLESPIE ST	STEIGERWALD ROBERT & PAMELA
278	3516	GILLESPIE ST	LENNOX EDWARD & LISA
279	3520	GILLESPIE ST	BOHANNON ROBERT H & JANET L
280	3518	GILLESPIE ST	BRINDELL CHARLES ROBERT JR
281	3424	GILLESPIE ST	PUIG A WINSTON
282	2999	TURTLE CREEK BLVD	2999 TURTLE CREEK INC
283	2911	TURTLE CREEK BLVD	PIEDMONT PARK PLACE LP
284	3001	SALE ST	CWS ROYALE FRANCISCAN LP
285	3427	CEDAR SPRINGS RD	TR GALLERY TURTLE CREEK CORP
286	3525	ROUTH ST	DUFFIE CHARLES F
287	3525	ROUTH ST	CANNON GARY L
288	3525	ROUTH ST	BEREN MICHAEL & CARLA FAMILY
289	3525	ROUTH ST	COATES ALEXANDER
290	3525	ROUTH ST	NORRELL RONALD STEPHEN
291	3525	ROUTH ST	LITTELL CHRISTOPHER B
292	3525	ROUTH ST	WELBORN STREET PARTNERS LLC
293	2811	HOOD ST	WINKLER WILLIAM & JUDY K
294	2811	HOOD ST	GIBBS TERRY G
295	2811	HOOD ST	FIDEN MOLLY B
296	2811	HOOD ST	HUNTER GORDON R &
297	2811	HOOD ST	GAGEN SCOT J
298	2811	HOOD ST	CAZORLA EUGENIO & HAZEL
299	2811	HOOD ST	SALERNO JUDITH A
300	2811	HOOD ST	DALY BRIAN P & BONNIE J
301	2811	HOOD ST	VISTA BANK
302	2811	HOOD ST	ALVAREZ LISA C
303	2811	HOOD ST	PRIBULSKY ELIZABETH
304	2811	HOOD ST	BARKO HOLLY ANN
305	2811	HOOD ST	CHENG SUSAN

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Label #	*Address*		*Owner*
306	2811	HOOD ST	GUNN KELLI HOLMES &
307	2811	HOOD ST	SULLIVAN DONALD RAY II
308	2811	HOOD ST	HANCOCK NORMAN W & LANI R
309	2811	HOOD ST	MUHANNA RAMI
310	2811	HOOD ST	SORG JON &
311	2727	HOOD ST	KEITH ALLEN MARTIN
312	2727	HOOD ST	HOWE MARTHA
313	2727	HOOD ST	TET TRUST THE
314	2727	HOOD ST	SACHDEV FRAVEEN
315	2727	HOOD ST	KIEDAISCH SCOTT D
316	2727	HOOD ST	BURNETT KIRBY
317	2727	HOOD ST	SCIARRO JAMES ALAN
318	2727	HOOD ST	WELLS CORY
319	2727	HOOD ST	GARRETT GARY L
320	2727	HOOD ST	BENNETT MARK L
321	2727	HOOD ST	CABALLERO ELIZABETH
322	2727	HOOD ST	EVANGELISTA MARJORIE S
323	2711	HOOD ST	RAZA SANA
324	2711	HOOD ST	WILSON RALPH H JR
325	2711	HOOD ST	SAMPANG BRADNELL
326	2711	HOOD ST	NANCE MICHAEL W
327	2711	HOOD ST	MURRELL PHILLIP A
328	2711	HOOD ST	MINOTTI PAUL
329	2711	HOOD ST	WHITCHER LARRY
330	2711	HOOD ST	HUDSON BERNADETTE FLORES
331	2711	HOOD ST	VANDERSLICE GEORGE RICHARD
332	2725	HOOD ST	POWELL JIMMY J JR
333	2725	HOOD ST	RICHARDSON JOSEPH L &
334	2725	HOOD ST	QI DIAN
335	2725	HOOD ST	GOLDSMITH JAMI L
336	2725	HOOD ST	WEGER WILLIAM BARCLAY &

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Label #	*Address*		*Owner*
337	2725	HOOD ST	CRUZ DE LOPEZ ANTONINA
338	2725	HOOD ST	MARTIN LORI ANN
339	2725	HOOD ST	VU SARAH
340	2725	HOOD ST	STEININGER MEGAN D
341	2725	HOOD ST	TURBEVILLE KAREN F
342	2725	HOOD ST	HARTER JOHN CLAY & PATRICIA M YSASAGA
343	2725	HOOD ST	OSWALT MORRIS
344	2725	HOOD ST	BOHDAN ERIK M
345	2801	TURTLE CREEK BLVD	LEVY IRVIN L &
346	2801	TURTLE CREEK BLVD	WALKER PAULA S
347	2801	TURTLE CREEK BLVD	EICHORN MARK D
348	2801	TURTLE CREEK BLVD	LOWDON ETHEL PATTY REVOCABLE TR
349	2801	TURTLE CREEK BLVD	NORTHERN TRUST TRUSTEE
350	2801	TURTLE CREEK BLVD	BOCK LAWRENCE R & KATHRYN N
351	2801	TURTLE CREEK BLVD	PILGRIM LONNIE BO &
352	2801	TURTLE CREEK BLVD	KENILWORTH TRUST
353	2801	TURTLE CREEK BLVD	SANDS SARA FAULCONER LIVING TRUST
354	2801	TURTLE CREEK BLVD	EWING GAIL ORAND
355	2801	TURTLE CREEK BLVD	CAMPBELL ELIZABETH STEPHENS
356	2801	TURTLE CREEK BLVD	JACOBY JAMEEN WESSON TRUST
357	2801	TURTLE CREEK BLVD	TAYLOR JASON M & LEIGH SYKES
358	2801	TURTLE CREEK BLVD	WRW SECURE TRUST THE
359	2801	TURTLE CREEK BLVD	USAI LP
360	2801	TURTLE CREEK BLVD	LEVY FAMILY TRUST THE
361	2801	TURTLE CREEK BLVD	CHAMBERS PATRICIA L
362	2801	TURTLE CREEK BLVD	WILLIAMS J MCDONALD & ELLEN C
363	2801	TURTLE CREEK BLVD	LEVY BARBARA J
364	2801	TURTLE CREEK BLVD	MRSBENLEZAR LLC
365	2801	TURTLE CREEK BLVD	CREE MARY ANNE
366	2801	TURTLE CREEK BLVD	BOWEN CASSANDRA C 1996
367	2801	TURTLE CREEK BLVD	MCADAMS SHELIA W

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Label #	*Address*		*Owner*
368	2801	TURTLE CREEK BLVD	KEY CHARLES B
369	3310	FAIRMOUNT ST	PARK TOWERS TURTLE CREEK
370	3310	FAIRMOUNT ST	HARSDORFF CHRIS &
371	3310	FAIRMOUNT ST	PEVZNER DMITRIY IILYEH &
372	3310	FAIRMOUNT ST	PETRILLO S EILEEN
373	3310	FAIRMOUNT ST	ELLIS BETTY R
374	3310	FAIRMOUNT ST	TERMINI RAYMOND J &
375	3310	FAIRMOUNT ST	YATES HAROLD E
376	3310	FAIRMOUNT ST	FORBES HARRY
377	3310	FAIRMOUNT ST	SLOMAN MARGARET D
378	3310	FAIRMOUNT ST	OWENS GARY A &
379	3310	FAIRMOUNT ST	RYRIE CHARLES CO
380	3310	FAIRMOUNT ST	CALDWELL JAMES
381	3310	FAIRMOUNT ST	WILKINS MICHAEL C
382	3310	FAIRMOUNT ST	CREASEY MARILYN
383	3310	FAIRMOUNT ST	AMERINGER ROSS &
384	3310	FAIRMOUNT ST	DELPHENIS JEANNE M
385	3310	FAIRMOUNT ST	SIBLEY KEN & ANN SIBLEY
386	3310	FAIRMOUNT ST	HARRISON FARM LLC
387	3310	FAIRMOUNT ST	PREJEAN ROBERT & MARGARET
388	3310	FAIRMOUNT ST	BARCOFF HELENE
389	3310	FAIRMOUNT ST	WYNNE MITCHELL
390	3310	FAIRMOUNT ST	BROOSLIN BARBARA &
391	3310	FAIRMOUNT ST	ROBLES SEYMOUR
392	3310	FAIRMOUNT ST	WEAVER JAMES R JR
393	3310	FAIRMOUNT ST	VOGT LYNN M
394	3310	FAIRMOUNT ST	BLANCHAT MICHAEL & KIRSTEN B
395	3310	FAIRMOUNT ST	JUSTICE WILLIAM HENRY &
396	3310	FAIRMOUNT ST	MILLER W W III & ANN S
397	3310	FAIRMOUNT ST	QUINN JAMES L & VIRGINIA
398	3310	FAIRMOUNT ST	SMITHER MARTHA M

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Label #	Address		Owner
399	3310	FAIRMOUNT ST	YOTIDES 2012 FAMILY TRUST THE
400	3310	FAIRMOUNT ST	NAZERIAN FARROKH
401	3310	FAIRMOUNT ST	HUNT ERNEST E III ET AL
402	3310	FAIRMOUNT ST	BARHAM EUGENE J III &
403	3310	FAIRMOUNT ST	JANSHA MATT C
404	3310	FAIRMOUNT ST	CARVEY PAMELA T
405	3310	FAIRMOUNT ST	DUNAGAN MICHAEL W
406	3310	FAIRMOUNT ST	DUFFY TARA ANN
407	3310	FAIRMOUNT ST	KEYAN MASOUD & BONNIE
408	3310	FAIRMOUNT ST	MILLER DAVID
409	3310	FAIRMOUNT ST	FOERSTER KARL A &
410	3310	FAIRMOUNT ST	BODRON THOMAS MILHIM
411	3310	FAIRMOUNT ST	BAGOT DREW N
412	3310	FAIRMOUNT ST	HANKINS JACQUELINE
413	3310	FAIRMOUNT ST	BERNHARDT ANNE REVOCABLE TRUST THE
414	3310	FAIRMOUNT ST	NOLANCO LLC
415	3310	FAIRMOUNT ST	VALHALLA REAL ESTATE INVESTMENTS LLC
416	3310	FAIRMOUNT ST	BARNER ROBERT &
417	3310	FAIRMOUNT ST	LITZLER JOHN H
418	3310	FAIRMOUNT ST	THOMPSON JOAN S & HUGH S
419	3310	FAIRMOUNT ST	MEYERS DORIS B
420	3310	FAIRMOUNT ST	ADAMS JOHN LUTHER LIFE ESTATE
421	3310	FAIRMOUNT ST	BOHL RONALD L & DORIS K
422	3310	FAIRMOUNT ST	HALE JAMES B &
423	3310	FAIRMOUNT ST	WAKELAND EDWARD K &
424	3310	FAIRMOUNT ST	JACOBS RICHARD W & LYNN R
425	3310	FAIRMOUNT ST	VAUGHAN JOHN R L JR &
426	3310	FAIRMOUNT ST	LITTLE GLENN E & LINDA E
427	3310	FAIRMOUNT ST	LITTLE BERTIS B
428	3310	FAIRMOUNT ST	WALES VICTOR R &
429	3310	FAIRMOUNT ST	TAUSCH JOHANNES &

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Label #	Address		Owner
430	3310	FAIRMOUNT ST	DYER LINDA KAY
431	3310	FAIRMOUNT ST	EISENBERG JEAN
432	3310	FAIRMOUNT ST	SAKLER THOMAS ALLEN
433	3310	FAIRMOUNT ST	HERNANDEZ MARCO A &
434	3310	FAIRMOUNT ST	STEVENSON RICHARD L &
435	3310	FAIRMOUNT ST	CHOI ANGE
436	3310	FAIRMOUNT ST	CHILDS VIRGIE HOLST
437	3310	FAIRMOUNT ST	DAY GAYDEN
438	3310	FAIRMOUNT ST	HAGAR SCOTT
439	3310	FAIRMOUNT ST	CHAPADOS GREGORY F
440	3310	FAIRMOUNT ST	FORD ARLENE J & CHRISTOPHER P REYNOLDS
441	3310	FAIRMOUNT ST	BLANTON PATRICIA L
442	3310	FAIRMOUNT ST	VOLK LEONARD WILLIAM
443	3310	FAIRMOUNT ST	HARTLEY TAMERA MARIE
444	3310	FAIRMOUNT ST	BLOMEYER ROBERT B II &
445	3310	FAIRMOUNT ST	DONNELLY REVOCABLE LIVING TRUST THE
446	3310	FAIRMOUNT ST	SPIVY LANEIL WRIGHT RESIDENCE TR
447	3310	FAIRMOUNT ST	SMITH JEFFREY W
448	3310	FAIRMOUNT ST	HUGHES V T JR
449	3310	FAIRMOUNT ST	BARZUNE LAWRENCE S & DOLORES G
450	3310	FAIRMOUNT ST	WHITEAKER BETTYE J M
451	3310	FAIRMOUNT ST	JENNINGS W L
452	3310	FAIRMOUNT ST	CUNNINGHAM BILL L
453	3310	FAIRMOUNT ST	FRYE WESLEY B &
454	3310	FAIRMOUNT ST	LIBERTY JOE P
455	3310	FAIRMOUNT ST	JOHNSON JANIS
456	3310	FAIRMOUNT ST	MOODY JANET PIKE
457	3535	GILLESPIE ST	MENDELSON BARRY
458	3535	GILLESPIE ST	RHODES COLLIN D
459	3535	GILLESPIE ST	HEDRICK JAMES THOMAS & GEORGIA A
460	3535	GILLESPIE ST	MURPHY SUSAN W

04/05/2018

Label #	*Address*		*Owner*
461	3535	GILLESPIE ST	AUGUR MARILYN
462	3535	GILLESPIE ST	HAYNES MICHAEL R &
463	3535	GILLESPIE ST	PRIDHAM WILLIAM C &
464	3535	GILLESPIE ST	MONTANA ROBERT C II &
465	3535	GILLESPIE ST	BONNE CHASSE LLC
466	3535	GILLESPIE ST	WIDNER ROBERT S LIVING TRUST
467	3535	GILLESPIE ST	YABLON ASHLEY & DONNA
468	3535	GILLESPIE ST	GREEN G GARDINER JR &
469	3535	GILLESPIE ST	FASKEN PAULA PIERSON REV TRUST
470	3535	GILLESPIE ST	OLD AMERICAN CAPITAL CORP
471	3535	GILLESPIE ST	YOUNG JOHN WILLIAM &
472	3535	GILLESPIE ST	JFA TRUST THE
473	3535	GILLESPIE ST	ANTIOCO JOHN F
474	3535	GILLESPIE ST	ALVAREZ SERGIO R
475	3535	GILLESPIE ST	CLIFTON JUDITH W
476	3535	GILLESPIE ST	GILBERT SHAWN D & JOSLYN JENKINS
477	3535	GILLESPIE ST	NAVIAS LOUIS & ARLENE
478	3535	GILLESPIE ST	SOUTH DAN LEE &
479	3535	GILLESPIE ST	SCHWERIN TAMI A & CLAYTON
480	3535	GILLESPIE ST	DUBIN ANA P
481	3535	GILLESPIE ST	SAVARIEGO VELINDA
482	3535	GILLESPIE ST	MCWILLIAMS GEORGE L & LIFE ESTATE
483	3535	GILLESPIE ST	PUTMAN MARY DELL
484	3535	GILLESPIE ST	MERROLE STEINWAY REVOCABLE TRUST
485	3535	GILLESPIE ST	LAPHAM PHYLLIS
486	3535	GILLESPIE ST	PAYNE JONATHAN III & MARGARET
487	3535	GILLESPIE ST	SANDERS GEORGE
488	3535	GILLESPIE ST	DO TUAN ANH &
489	3535	GILLESPIE ST	HERLIHY LYNN
490	3535	GILLESPIE ST	BRADLEY KATRINA D
491	3535	GILLESPIE ST	HENDERSON DAWN

04/05/2018

Label #	*Address*		*Owner*
492	3535	GILLESPIE ST	CROZIER LESLIE ANN
493	3535	GILLESPIE ST	COULTER JAMIE B
494	3535	GILLESPIE ST	FERNANDES GARY J & SANDRA
495	3535	GILLESPIE ST	BOWMAN BRUCE W & BEVERLY
496	3535	GILLESPIE ST	MICKEY DAWN
497	3535	GILLESPIE ST	SERPA ROY M & VICTORIA M
498	3535	GILLESPIE ST	MCCLURE SHARA B & CRAIG A
499	3535	GILLESPIE ST	KIVOWITZ STACEY & DON RESIDENCE TRUST
500	3535	GILLESPIE ST	PETRYLIENE RENATA
501	3535	GILLESPIE ST	CARLILE HOLDINGS INC
502	3535	GILLESPIE ST	EC ENGERGY PARTNERS LP
503	3500	FAIRMOUNT ST	AERC RIENZI LLC
504	3500	FAIRMOUNT ST	AERC RIENZI LLC
505	3500	FAIRMOUNT ST	AERC RIENZI LLC
506	3500	FAIRMOUNT ST	CROWE ANGELA
507	3500	ROUTH ST	HARRISON CONNIE
508	3500	ROUTH ST	WELBORN STREET PARTNERS LLC
509	3500	ROUTH ST	WELBORN STREET PARTNERS LLC
510	3500	ROUTH ST	MARGOLIS MICHAEL
511	3500	ROUTH ST	WASHBURN TYLER
512	3500	ROUTH ST	MARTIN ANDREA
513	2614	HOOD ST	AHMED RUBANA & MUSTAQUE
514	2612	HOOD ST	SADACCA STEPHEN
515	2610	HOOD ST	CALHOUN REBEL
516	3534	ROUTH ST	AINSWORTH GEORGE M
517	3532	ROUTH ST	MOORE JAMES K LIVING TRUST
518	3530	ROUTH ST	KRAMER PAMELA A
519	3528	ROUTH ST	MOORE JAMES K LIFE ESTATE
520	3526	ROUTH ST	REVISED JOINT LVG TR OF PRICILLA ELLEN PERRY &
521	3515	BROWN ST	NOSS MICHAEL R
522	3515	BROWN ST	CORTS VICTORIA BENNISON

04/05/2018

Label #	*Address*		*Owner*
523	3515	BROWN ST	SULLIVAN MARC ADAM &
524	3515	BROWN ST	SHUMAKE VICKI B
525	3515	BROWN ST	ZAMBRANO GERARDO
526	3515	BROWN ST	HAILEY PEGGY
527	3515	BROWN ST	KELSO ALIC & CHRISTINA
528	3515	BROWN ST	BLACKSTONE WARREN L
529	3515	BROWN ST	NYLUND JON
530	3515	BROWN ST	JONES DEREK &
531	3515	BROWN ST	SWIGART JEFFREY & JENNA
532	3515	BROWN ST	WARNER JAMES WILLIAM
533	3515	BROWN ST	KREITZINGER MICHAEL & MARLO
534	3515	BROWN ST	NORRELL R STEPHEN
535	3515	BROWN ST	ALLISON BIANCA F & KIRBY
536	3515	BROWN ST	ALLEN A KATHLEEN
537	3515	BROWN ST	CASEY DEREK
538	3515	BROWN ST	HIGDON CHARLES A
539	3515	BROWN ST	WAYLOCK GREGORY
540	3515	BROWN ST	RINKERMAN MARK
541	3515	BROWN ST	DAVENPORT ETHAN A &
542	3515	BROWN ST	WASHINGTON HOLDINGS LLC
543	3515	BROWN ST	MCNULTY JOSHUA
544	3515	BROWN ST	MUSIC JOSH & JODI STOKOL
545	3515	BROWN ST	SNAPP CHARLES W
546	3515	BROWN ST	LOEHR NANCY R & ALLEN C

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Jennifer Muñoz

FILE NUMBER: Z178-206(JM) **DATE FILED:** March 12, 2018

LOCATION: West line of Carlisle Street, between North Hall Street and Bowen Street

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

SIZE OF REQUEST: ±3.8 acres **CENSUS TRACT:** 18.00

APPLICANT: Lincoln Property Company Southwest, Inc.

OWNER: Turtle Creek Terrace Condominiums

REPRESENTATIVE: Angela Hunt, Munsch Hardt

REQUEST: An application for a Planned Development Subdistrict for MF-2 Multiple Family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The applicant is proposing to redevelop the site with a maximum six-story multiple family structure. A Subdistrict is requested to allow the following amendments: **1)** an additional 10-foot setback on Carlisle Street; **2)** encroachments into the front, side, and rear yards for certain items; **3)** an increased side yard setback of 30 feet; **4)** balcony encroachments into the side and rear yards; **5)** increasing the dwelling unit density to allow a maximum of 309 dwelling units; **6)** increasing the maximum allowable height from 36 feet to 79 feet; **7)** exempting parking structures from counting as stories and increasing the maximum allowable stories from three to six; **8)** increasing lot coverage from 60 percent to 65 percent; **9)** adding architectural standards; and, **10)** requiring a minimum of five percent mixed-income housing in order to obtain the development incentives detailed; otherwise, the MF-2 Multiple Family Subdistrict standards apply.

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

PLANNED DEVELOPMENT NO. 193:
http://www.dallascityattorney.com/51P/Articles%20Supp%2021/Article%20193%20Part%20I.pdf

BACKGROUND INFORMATION:

- On February 8, 1985, the City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- The 3.8-acre property is developed with a two-story multifamily complex built in the 1960s and consisting of approximately 115 condominiums with surface parking lots.
- The applicant proposes to redevelop the site with a 309-unit residential tower, including five percent of mixed-income units. These mixed-income units will be subject to a rental affordability expiration period of 15 years, beginning on the date the first affordable unit is leased to an eligible household or voucher holder.
- While the maximum structure height in an MF-2 Subdistrict is 36 feet, the applicant is requesting a maximum height of 79 feet, which will include a partially above-grade parking garage.

Zoning History: There have been seven zoning cases at six sites in the area in the past five years.

1. **Z178-186:** On April 25, 2018, the City Council approved the creation of a demolition delay overlay on property zoned a CR Community Retail District, a CS Commercial Service District, a D(A) Duplex District, a GO(A) General Office District, an IM Industrial Manufacturing District, an LO-1 Limited Office District, an LO-3 Limited Office District, an MC-1 Multiple Commercial District, an MC-3 Multiple Commercial District, an MC-4 Multiple Commercial District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-2 Mixed Use District, an NO(A) Neighborhood Office District, an NS(A) Neighborhood Service District, an O-2 District, a P(A) Parking District, a RR Regional Retail District, an R-7.5(A) Single Family District, a TH-2(A) Townhome District, a TH-3(A) Townhome District, a WMU-8 Walkable Urban Mixed Use District, a WR-5 Walkable Urban Residential District; Planned Development District No. 8, Planned Development District No. 21, Planned Development District No. 27, Planned Development District No. 97, Planned Development District No. 98, Planned Development District No. 127, Planned Development District No. 131, Planned Development District No. 132, Planned Development District No. 148, Planned Development District No. 154, Planned Development District No. 157, Planned Development District No. 167, Planned Development District No. 171, Planned Development District No. 174, Planned Development District No. 180, Planned Development District No. 193 – D Duplex, GR General Retail, I-2 Industrial, LC Light Commercial, MF-1 Multiple Family, MF-2 Multiple Family, MF-3 Multiple Family, NS -Neighborhood Service, O-1 Office, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts No. 1, No. 3, No. 9, No. 10, No. 14, No. 17, No. 19, No. 20, No. 21,

No. 26, No. 29, No. 30, No. 31, No. 32, No. 33, No. 37, No. 38, No. 40, No. 41, No. 42, No. 43, No. 44, No. 46, No. 47, No. 48, No. 51, No. 56, No. 59, No. 60, No. 61, No. 62, No. 63, No. 65, No. 71, No. 76, No. 78, No. 80, No. 81, No. 82, No. 84, No. 91, No. 92, No. 97, No. 99, No. 100, No. 101, No. 102, No. 106, No. 112, No. 114, No. 116, No. 121, No. 122, No. 123, No. 125, No. 130, No. 132, No. 134 and No. 135, R-7.5 Single Family, TH-2 Townhouse, TH-3 Townhouse; Planned Development District No. 196, Planned Development District No. 205, Planned Development District No. 229, Planned Development District No. 245, Planned Development District No. 248, Planned Development District No. 262, Planned Development District No. 277, Planned Development District No. 298, Planned Development District No. 300, Planned Development District No. 305, Planned Development District No. 324, Planned Development District No. 325, Planned Development District No. 350, Planned Development District No. 362, Planned Development District, No. 371, Planned Development District No. 374, Planned Development District No. 398, Planned Development District No. 424, Planned Development District No. 446, Planned Development District No. 462, Planned Development District No. 518, Planned Development District No. 556, Planned Development District No. 600, Planned Development District No. 630, Planned Development District No. 640, Planned Development District No. 691, ,Planned Development District No. 698, Planned Development District No. 725, Planned Development District, No. 749, Planned Development District No. 763, Planned Development District No. 820, Planned Development District No. 842, Planned Development District No. 860, Planned Development District No. 889, Planned Development District No. 931, Planned Development District No. 940, Planned Development District No. 951, Planned Development District No. 965, Planned Development District No. 970, Planned Development District No. 979, Planned Development District No. 987, Planned Development District No. 990; and, Conservation Districts No. 9, No. 11. No. 12, No. 15, No. 16, No. 17, in an area generally bound by Live Oak Street, Bryan Parkway, Matilda Street, Martel Avenue, municipal boundary of Dallas and Highland Park, Lemmon Avenue, Dallas N. Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from N. Haskell to S. Carroll Avenue, Main Place, S. Prairie Avenue, Columbia Avenue, and N. Fitzhugh Avenue.

2. **Z167-306:** On October 11, 2017, the City Council approved the creation of Planned Development Subdistrict No. 135 for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Cedar Springs Road and Turtle Creek Boulevard.

3. **Z167-131:** On October 25, 2017, the City Council approved the creation of Planned Development Subdistrict No. 136 for O-2 Office Subdistrict uses and a restaurant by right and to allow for the encroachment of the setbacks as well as existing retaining walls and covered stairwell to the parking garage on property zoned an O-2 Office Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District located on the north corner of Turtle Creek Boulevard and Gillespie Street.

4. **Z156-278 & Z134-280:** On April 12, 2017, the City Council approved the amendment to, and an expansion of, Planned Development Subdistrict No. 111 for LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict and Planned Development Subdistrict No. 111 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of McKinney Avenue, northeast of Bowen Street. On January 28, 2015, the City Council approved the creation of Planned Development Subdistrict No. 111.
5. **Z134-333:** On February 25, 2015, the City Council approved the creation of Planned Development Subdistrict No. 113 for LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the northeast Line of Bowen Street, between McKinney Avenue and Oak Grove Avenue.
6. **Z134-318:** On Thursday, October 23, 2014, the City Plan Commission recommended denial of an application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located at the south corner of Lemmon Avenue East and Cole Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Carlisle Street	Minor Arterial	Variable	80 feet
N. Hall Street	Community Collector	Variable	60 feet
Bowen Street	Community Collector	50 feet	60 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.

Surrounding Land Uses:

	Zoning within PD No. 193	Land Use
Site	MF-2 Multiple Family Subdistrict	Multiple family
Northwest	O-2 Office Subdistrict	Katy Trail and Turtle Creek Corridor
Northeast	MF-2 Multiple Family Subdistrict	Multiple family
East	MF-2 Multiple Family Subdistrict	Multiple family
South	O-2 Office Subdistrict	Museum and multiple family
West	O-2 Office Subdistrict	Katy Trail and Turtle Creek Corridor

STAFF ANALYSIS:

Comprehensive Plan:

The Comprehensive Plan does not make a specific land use recommendation related to the request, however the *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns.

The applicant's request generally complies with the following goals and policies of the Comprehensive Plan.

LAND USE

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

> **Policy 5.1.1** Promote pedestrian-friendly streetscapes.
>
> > **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.
>
> **Policy 5.1.3** Encourage complementary building height, scale, design and character.

NEIGHBORHOOD PLUS

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

GOAL 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

GOAL 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Area Plans:

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

(1) To achieve buildings more urban in form.

(2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

(3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

(4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

(5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

(6) To discourage variances or zoning changes which would erode the quantity or quality of single-family neighborhoods, or would fail to adhere to the standards for multiple-family neighborhoods and commercial areas.

(7) To promote landscape/streetscape quality and appearance.

The applicant's request for a PDS meets objectives 1, 2 (although not in a retail area), 3, 4, and 7. Since the request has an underlying zoning that conforms to the existing MF-2 development standards and allows additional height and density if both mixed-income housing and the additional urban standards are provided, staff considers the fifth objective met.

Land Use Compatibility:

Surrounding land uses include multiple family to the northeast, east, and south; a museum to the south; and, the Katy Trail and Turtle Creek Corridor to the west and northwest.

The 3.8-acre property was developed in the 1960s with a two-story multifamily complex consisting of approximately 115 condominiums and surface parking lots. The applicant proposes to redevelop the site with a 309-unit residential tower with a maximum height of 79 feet which will include a partially above-grade parking garage. The proposed request would raze the existing 115 multiple family condominiums and allow the construction of 309 rental multifamily units including five percent of mixed-income units. These mixed-income units will be subject to a rental affordability expiration period of 15 years, beginning on the date the first affordable unit is leased to an eligible household or voucher holder.

Since the City has experienced a lack of affordable housing in the vicinity of the area of request, staff recognizes an opportunity to leverage additional development rights to gain affordable housing. Staff considers the amount of affordable housing offered by the applicant as adequate to substantiate some additional development rights; however, staff has recommended alternate development standards that are more suitable to the site's multifamily zoning adjacency. Overall, staff supports the request to redevelop the site with multiple family uses, subject to staff's recommendations on the proposed development standards, including an increase to 10 percent of mixed-income units.

Development Standards:

The request site has approximately 165,528 square feet of lot area and 1,135 of street frontage across from an MF-2 Multiple Family Subdistrict that limits structures to 36 feet in height, or less. The remaining boundaries include 800 feet along the Katy Trail and Turtle Creek Corridor, as well as 252 feet along Bowen Street, which abuts the O-2 Office Subdistrict, limiting structures to 240 feet in height, or less.

The applicant requests development rights to allow increases in density and height, leveraging the following additional regulations 1) additional setbacks for the portions of the building that exceed 20 feet in height, 2) providing urban design standards, and 3) ensuring the development has an affordable housing component. Staff recognizes the need for mixed-income housing in the vicinity and, therefore, supports an increase in certain development rights in exchange for these additional housing regulations. However, staff recommends development standards that will assist in the transition between the surrounding MF-2 Multiple Family Subdistrict and O-2 Office Subdistrict for a more gradual application of the proposed increased development rights.

District	Setbacks		MF Density	Height	Lot Coverage	Primary Uses
	Front	Side /Rear				
Existing: MF-2 Subdistrict	15'	10'/15'	Based on bedrooms and lot area. See chart in Land Use Compatibility for examples for this site.	36'	80%	Multiple family
Staff Recommended: PDS for MF-2 uses	15' Encroachments permitted	30'/15'	Max 230 dwelling units with 10% mixed-income	60' 5 stories plus parking structure	65%	Multiple family
Applicant Proposed: PDS for MF-2 uses	15' Encroachments permitted	30'/15'	Max 309 dwelling units with 5% mixed-income	79' 6 stories plus parking structure	65%	Multiple family

The proposed PDS deviates from the existing MF-2 Subdistrict standards in the following manners:

1) Additional setback on Carlisle Street

The applicant's proposal is to provide an additional setback of 10 feet for structures that exceed 20 feet in height on Carlisle Street only. The proposed construction will contain one six-story building, with a maximum height of 79 feet and 381,373 square feet of floor area.

In PD No. 193, an additional setback must be provided that is equal to twice the height of the portion of the building that exceeds 36 feet in height in the MF-3, O-2, GR, and LC subdistricts, if a building is erected or altered to exceed 36 feet in height and the building site has a front yard that is either perpendicularly contiguous to or perpendicularly across an adjoining street from a single-family or duplex subdistrict. The site does not contain adjacency to single-family or duplex subdistricts; however, additional setbacks assist in providing greater quantities of light and air down to the street level in urban areas. Therefore, the additional setback operates as a transitional element easing the block into greater height and density, considering the adjacency to lower-density, MF-2 Subdistrict properties to the northeast and east.

Per PD No. 193, if the additional setback is applied to the requested height of 79 feet, the additional setback would be a gradual 86 feet. Staff is recommending a height of 60 feet, and an additional setback totaling 30 feet. Staff arrived at this recommendation by considering the existing built environment, with respect to the MF-2 Subdistrict properties which allows a maximum height of 36 feet fronting most of the site, including the Hall Street and Carlisle Street frontages. Additionally, consideration was given to the Bowen Street frontage, which neighbors the O-2 Subdistrict and provides an additional setback despite existing MF-2 adjacency. Staff supports the request to begin the additional setback at 20 feet in height, but recommends requiring a setback of 15 feet for each 20-foot increase in height to relax the presence of the taller, denser, singular, and potentially monolithic, structure on the street-level and to protect and encourage the pedestrian experience.

Considering the change in grade to the north across Hall Street and the O-2 Subdistrict to the south, the additional setback recommended by staff for both Hall Street and Bowen Street is 10 feet for structures that exceed 20 feet-in-height.

2) Stoops, steps, handrails, guardrails, planters, retaining walls up to a maximum of six feet in height and patios, transformers and other utility equipment, raised planters, and other decorative landscape features may be located within the required front, side, or rear yards.

The proposed encroachments into the required setback areas will allow for direct access units along Carlisle Street. Additionally, this provision would allow landscape features like retaining walls, which are considered structures, to follow the change in

grade through the property. Staff supports this deviation as it achieves the desired urban form and experience consistent with the neighborhood.

3) Increased side yard setback of 30 feet

The site has three front yards facing each street frontage and one side yard facing the Katy Trail. Staff supports this deviation due to the additional setback providing greater open air and a less intrusive environment, that will discourage canonization adjacent to the heavily utilized trail. This area is also being used as a fire lane, garage access, and focal point for resident amenities.

4) Increasing the dwelling unit density to allow a maximum of 309 dwelling units

The MF-2 Subdistrict measures the allowable density based on the size of the site and in consideration of the type of units planned for the complex (efficiency, one bedroom, two bedroom, etc.). Because of this complexity and combined with how the proposed PDS does not delineate a mix of units based on percentage, staff compiled the following table to show possible variations on the subject site based on the lot size and proposed density of 309 dwelling units. The applicant has mentioned a possible 80 percent one-bedroom, 20 percent two-bedroom configuration; however, staff can neither regulate nor ensure this configuration. The table below indicates the variety of possible deviations, including the center highlighted below, as requested by the applicant (increases shown as a percentage above 100 percent and decreases shown as a percentage below 100 percent). Under the existing zoning, the structures could be demolished, and the site redeveloped with a mix of up to:

MF-2 Subdistrict Givens and Comparison Table at 309 Dwelling Unit Density:

Givens:	**Efficiency**	**1 BR**	**2 BR**	**3 BR**
Min lot area per unit	800 sf	1000 sf	1200 sf	1350 sf
Site lot area	165,523 square feet			

Varying Percentages of Mixed Unit Types						
% Efficiency	**% 1 BR**	**% 2BR**	**% 3 BR**	**Total**		**Deviation**
100%	0%	0%	0%	207		49%
50%	30%	20%	0%	181		71%
0%	100%	0%	0%	166		87%
20%	45%	30%	5%	163		89%
0%	**80%**	**20%**	**0%**	**160**		**93%**
0%	60%	30%	10%	153		102%
0%	0%	100%	0%	138		124%
0%	0%	50%	50%	130		137%
0%	0%	0%	100%	123		152%

Since the proposed dwelling unit density of 309 units does not provide a required number or mix of bedrooms, staff considered the difference between the existing maximum three-bedroom units allowed (123) subtracted from the requested number of units (309). This accounts for a 152 percent increase, or deviation, in the current allowable density.

Staff considered the density of multiple family complexes surrounding the site and totaling over 17 acres with approximately 1,156 dwelling units. This averages 68 dwelling units per acre. The average accounted for lower density developments within the MF-2 Subdistrict, and higher density developments within the O-2 Subdistrict. The subject site contains 3.8 acres of land. Staff multiplied the average density of the area and added a 10 percent bonus in consideration of the mixed-income element. Essentially, 309 dwelling units far exceeds the current allowed density for the site and staff recommends a density of 230 dwelling units as a more appropriate and comparable density for the property.

5) Increasing the maximum allowable height from 36 feet to 79 feet

The area has varying topography impacting the different development sites. The subject site has an average grade of 455 feet with an approximate 30-foot change in grade from the corners of the site. The Katy Trail abutting to the west is elevated up to 20 feet above the site, peering onto the rear yard of the proposed development and separated by a wooded easement area. Combined with the increased setback of 30 feet along the west boundary and considering the zoning of an O-2 Subdistrict allowing greater height surrounding the trail, the overall impact of the proposed increase in height would be minimal, if even noticeable, for trail users.

However, the existing development across Carlisle Street to the east, with an average grade of 461.5 feet, would experience a detrimental effect of reduced light and vistas from its third floor and rooftop patio areas. Considering the difference in grade between the sites, staff supports a reduced height of 60 feet in lieu of the requested 79 feet. The essential impact would simulate 17.5 feet in height rather than 24 feet due to the decrease in grade at the subject site. The increase in height would account for about 1.5 stories, thus restricting, but not eliminating, views and privacy for the existing neighbors complying with the MF-2 Subdistrict standards.

6) Exempting parking structures from counting as stories and increasing the maximum stories from three to six

PD No. 193 does not distinguish between a story containing residences/active uses, and parking; therefore, a parking structure above-grade at the base of the building counts as allowable stories. The current proposal to exempt the parking structure from the maximum allowable story height would not increase the overall height, but it would allow the maximum height to be reached. Considering the request for an increase in height to 79 feet with a 20-feet-in-height first floor, the request for a maximum of six stories would allow for an additional five stories, each 12-feet-in-height.

Considering the reduction in height to 60 feet, staff also recommends a reduction to five allowable stories. Additionally, staff's recommended conditions include increased additional setbacks, reduced height, and a reduction in density. While the parking structure may not count towards the number of stories, the above-grade portions count towards the total allowable height. Furthermore, staff would prefer to see the entire parking garage below-grade as this would drive the height lower and improve the aesthetics of the project from the pedestrian level, which results in the units being less compressed into the buildable area.

7) Increasing lot coverage from 60 percent to 65 percent

The requested change in lot coverage increases the buildable square footage from 99,317 to 107,593 square feet. Considering the topography in two areas providing up to a 30-foot change in grade, staff agrees that a five percent increase in lot coverage is suitable for the site. The areas with the greatest change would be quite difficult to develop and the proposed development plan indicates the areas will not have structures (areas to the southwest and northwest along the Katy Trail).

8) Adding architectural standards

In consideration of the requested increases in height and density, the applicant has agreed upon architectural design standards to ensure a quality project is completed.

- **Pedestrian amenities:**
  - A minimum of one bicycle parking space must be provided for each street-level accessible unit provided. Bicycle parking can be combined in a central facility and location.
  - Generators, above-grade utility boxes, and similar mechanical equipment must be located so as not to be visible from the right-of-way or must be screened with landscaping that is a minimum three-feet-tall at the time of planting.
  - Pedestrian scale lighting must be provided at a minimum of one light standard for every 75 feet or at a minimum of 0.5-foot candles between light standards, whichever is less.
- **Entrances:**
  - Requiring 14 units with direct access to the street level on Carlisle Street. Along Hall Street, a minimum of 30 percent of the dwelling units at street-level must have direct access.
  - Private yards may be fenced in the required front yard if the fencing is no more than 42 inches high at its highest point and no fence panel is less than 60 percent open. This standard helps to encourage an urban atmosphere while encouraging openness.

- **Architectural elements:**
  - The street-level, street-facing facade must have a minimum of 20 percent transparency.
  - Each building corner at a street intersection and street-facing public entrance must be architecturally prominent by use of building elements.
  - Changes in the horizontal plane of the façade will provide continued variation and avoid blank walls at higher levels.

These design standards encourage the overall activation of the residential street, enhancing the urban environment.

- **Parking:**
  - Three surface parking spaces exist at the northwest corner of the property along Hall Street. These spaces are used by the public to access the Katy Trail. The owners have decided to keep these parking spaces accessible to the public. This is the only surface parking on the site.
  - PD No. 193 encourages structured parking, preferably below-grade. The proposal is to have two levels of parking, partially below grade. This is due to the change of grade across the subject site of up to 13 feet. The portion of the parking structure above-grade occurs primarily at the Bowen Street, Hall Street, and Katy Trail frontages. While the Katy Trail frontage is heavily treed and separated by over 20 feet in change of grade, the Bowen Street frontage will have the parking structure visible from the street. This frontage abuts the O-2 Subdistrict, currently containing a museum and, to the southeast, a multiple family development. Urban design features added will contribute to the protective standards in PD No. 193 to conceal the proposed parking structure and ensure proper façade treatment.
  - Sec. 51P-193.127(a) requires that all permanent parking structures be either underground or concealed in a building with a facade that is similar in appearance to the facade of the main non-parking building for which the parking is accessory. At least 12 percent of the parking structure facade (including openings, if any) must be covered with the same material used predominantly on the first 24 feet of height of the main non-parking building. Openings in the parking structure facade may not exceed 52 percent of the total facade area.
  - In addition to the requirements of Section 51P-193.127(a), aboveground parking structures must provide a minimum 30 inches of solid screening on each level, measured from each floor level within the parking structure, to screen vehicles and vehicle headlights. The proposed PDS requests further activation of the pedestrian area by adding a pedestrian plaza within the required landscape buffer for a parking structure along Carlisle Street. This is located at the corner of Hall Street and Carlisle Street where a large tree would be saved and a plaza could be executed.

- Additionally, Sec. 51P-193.126(D) states that aboveground parking structures must provide a 10-foot landscaping buffer on any side facing a public right-of-way. This landscape buffer must contain one tree for every 25 feet of frontage and evergreen shrubs planted three feet on center. This would not generate screening along the Katy Trail frontage. The following PDS condition rectifies this: Openings in aboveground parking structure facades must be screened from the street and Katy Trail except for openings for vehicular access. Screening may include architectural grill work or other materials that provide ventilation.

9) Requiring a minimum of five percent mixed-income housing to obtain the development incentives detailed otherwise, the MF-2 Multiple Family Subdistrict standards apply.

While staff appreciates the inclusion of affordable housing units into the proposed development, the percentage does not align with the current staff request to provide a minimum of 10 percent mixed income. Additionally, the affordability period expires after 15 years, beginning on the date the first affordable unit is leased to an eligible household or voucher holder.

Parking:

For a multifamily use in PD No. 193, the parking requirement is one space per 500 square feet of floor area, with a minimum of 1.5 spaces for structures that exceed 36 feet in height. The applicant is proposing to meet this minimum requirement. No changes to the existing parking structure facade standards of PD No. 193 are proposed with this application.

A two-level parking structure is planned, partially above grade, beneath the site. In addition to the requirements of Section 51P-193.127(a), aboveground parking structures must provide a minimum 30 inches of solid screening on each level, measured from each floor level within the parking structure, to screen vehicles and vehicle headlights. Openings in aboveground parking structure facades must be screened except for openings for vehicular access. Structural and building elements including ramps and interior lighting must be concealed through screening. Screening may include architectural grill work or other materials that provide ventilation.

Landscaping:

For the proposed structure, landscaping is required in accordance with PD No. 193 with additional parking structure screening to facilitate an improved pedestrian environment. Staff supports the requested modification, as it is seen to be in kind to the spirit and intent of the landscaping requirements of PD No. 193.

List of Owners

	DCAD Account	Name	Adddress	Unit
1	00000136222100000	Medrano, Francisco J	3203 Carlisle	A 101
2	00000136222120000	Cocanougher, Danielle	3203 Carlisle	A 102
3	00000136222220000	Soret, Matthew	3203 Carlisle	A 107
4	00000136222240000	Haitz, Daniel	3203 Carlisle	A 108
5	00000136222260000	Nakazawa, Glen Revocable Living Trust	3203 Carlisle	A 109
6	00000136222420000	Moore, Howard S	3203 Carlisle	A 211
7	00000136222280000	Parlow, Richard	3203 Carlisle	B 110
8	00000136222300000	Humphries, John	3203 Carlisle	B 111
9	00000136222320000	Willmeth, Gregg Stewart	3203 Carlisle	B 112
10	00000136222340000	Zazo, Chris	3203 Carlisle	B 114
11	00000136222360000	Bosch, John William	3203 Carlisle	B 115
12	00000136222380000	Weisfeld, Ronald A	3203 Carlisle	B 116
13	00000136222400000	Parlow, Richard	3203 Carlisle	B 210
14	00000136222440000	Cardona, Maria	3203 Carlisle	B 212
15	00000136222460000	Medrano, Francisco J	3203 Carlisle	B 214
16	00000136222480000	Peng, Newlin	3203 Carlisle	B 215
17	00000136222520000	Messina, Mario L	3203 Carlisle	C 117
18	00000136222540000	Beasley, Jon	3203 Carlisle	C 118
19	00000136223120000	Martin, Phil	3203 Carlisle	C 120
20	00000136222660000	Watson, Nina Lora	3203 Carlisle	C 220
21	00000136222720000	Henderson, Christopher	3203 Carlisle	D 123
22	00000136222740000	Messina, Mario L	3203 Carlisle	D 136
23	00000136222760000	Willmeth, Gregg Stewart	3203 Carlisle	D 137
24	00000136222780000	Jolly, Vineet	3203 Carlisle	D 138
25	00000136222800000	Haitz, Timothy	3203 Carlisle	D 139
26	00000136222820000	Barrett, Jacquelyn	3203 Carlisle	D 140
27	00000136222840000	Arrieta, Humberto	3203 Carlisle	D 141
28	00000136222900000	Heard, Jason	3203 Carlisle	D 144
29	00000136222920000	Dalbke, Steve	3203 Carlisle	D 145
30	00000136222940000	Hill, R.C.	3203 Carlisle	D 146
31	00000136222960000	Barnett, Don & Mary Alice	3203 Carlisle	D 221
32	00000136223000000	Hairston, David	3203 Carlisle	D 223
33	00000136223020000	Darilek, Quentin	3203 Carlisle	D 236
34	00000136223080000	Eginton, Alison K Trust	3203 Carlisle	E 124
35	00000136223120000	Martin, Phil	3203 Carlisle	E 126
36	00000136223140000	Campbell, Nelson	3203 Carlisle	E 127
37	00000136223160000	Beasley, Jon	3203 Carlisle	E 226
38	00000136223180000	Cowick, Jeffery & Carmen	3203 Carlisle	E 227
39	00000136223200000	Coleman, Ronald M	3203 Carlisle	F 129
40	00000136223220000	Ferguson, Elaine	3203 Carlisle	F 130
41	00000136223240000	Carr, Katherine A	3203 Carlisle	F 131
42	00000136223260000	Loup, Benjamin	3203 Carlisle	F 229
43	00000136223280000	Brown, Thomas Lee	3203 Carlisle	F 230
44	00000136223300000	Smith Trust	3203 Carlisle	F 231
45	00000136223320000	Brown, Thomas Lee	3203 Carlisle	G 132
46	00000136223380000	Chung, Teresa	3203 Carlisle	G 135

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	47	00000136223400000	Elattrache, David	3203 Carlisle	G 232
	48	00000136223420000	Vanian, Mary Trustee	3203 Carlisle	G 233
	49	00000136223440000	Seibert, Camden P	3203 Carlisle	G 234
	50	00000136223480000	Rutherford, William & Judie	3203 Carlisle	H 147
	51	00000136223500000	Harris, Brent	3203 Carlisle	H 148
	52	00000136223520000	Mitelhaus, Chuck	3203 Carlisle	H 149
	53	00000136223540000	Driver, Mary A	3203 Carlisle	H 150
	54	00000136223560000	Sharp, Kris J & Carol A	3203 Carlisle	H 151
	55	00000136223580000	Harper, John	3203 Carlisle	H 152
	56	00000136223600000	Roidopoulos, Mark	3203 Carlisle	H 153
	57	00000136223620000	Brown, Thomas Lee	3203 Carlisle	H 154
	58	00000136223640000	Lee, Thomas J	3203 Carlisle	H 155
	59	0000013622660000	Cecil, Preston	3203 Carlisle	I 156
	60	00000136223680000	Brown, Thomas & Julie	3203 Carlisle	I 157
	61	00000136223700000	Forrester, James Perry	3203 Carlisle	I 158
	62	00000163223720000	Rucker, Kathryn	3203 Carlisle	I 159
	63	00000136223740000	Tanner & Post	3203 Carlisle	I 256
	64	00000136223760000	Smith, William Austin	3203 Carlisle	I 257
	65	00000136223780000	Humphries, Dennis	3203 Carlisle	I 258
	66	00000136223820000	Equity Trust Co Custodian	3203 Carlisle	J 160
	67	00000136223840000	Yechezkell, Hezi	3203 Carlisle	J 161
	68	00000136223860000	Pensco Trust	3203 Carlisle	J 162
	69	00000136223330000	Sanders, John David	3203 Carlisle	J 163
	70	00000136223900000	McCollum, John	3203 Carlisle	J 164
	71	00000136223920000	Driver, Mary A	3203 Carlisle	J 165
	72	00000136223940000	Bridwell, Craig & Susan	3203 Carlisle	J 166
	73	00000136223960000	Hall, Robert	3203 Carlisle	J 167
	74	00000136223980000	Troutz, Micah	3203 Carlisle	J 168
	75	00000136224000000	Eleuteri, Franco	3203 Carlisle	J 169
	76	00000136224020000	Cihal, Mary Beth	3203 Carlisle	J 170
	77	00000136224040000	Lewis, Thomas Allen	3203 Carlisle	J 265
	78	00000136224060000	Hall, Robert	3203 Carlisle	J 267
	79	00000136224100000	Flumerfelt, Joseph	3203 Carlisle	K 172
	80	00000136224140000	Binion, Doris	3203 Carlisle	K 174
	81	00000136224160000	Avila, Laura M	3203 Carlisle	K 175
	82	00000136224200000	Bailey, Scott E	3203 Carlisle	K 177
	83	00000136224220000	Carleton, Brian J	3203 Carlisle	K 178
	84	00000136224240000	Fankhauser, Mark Trust	3203 Carlisle	K 179
	85	00000136224260000	Chenowith, Gary	3203 Carlisle	K 180
	86	00000136224280000	Akins, Lindsey R	3203 Carlisle	K 181
	87	00000136224300000	Milazzo, David	3203 Carlisle	K 182
	88	00000136224320000	Elking, Linda Ann	3203 Carlisle	K 271
	89	00000136224340000	McKinney, Michael Scott	3203 Carlisle	K 272
	90	00000136224360000	Driver, Mary A	3203 Carlisle	K 273
	91	00000136224380000	Arthur, Robert	3203 Carlisle	K 274
	92	00000136222140000	Johnson, Randall Lorne	3205 Carlisle	A 103
	93	00000136222140000	Clayton, Rodrick	3207 Carlisle	A 104

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	94	00000163222180000	Stafford, Russell	3209 Carlisle	A 105
	95	00000136222200000	Lopez, Linda	3211 Carlisle	A 106
	96	00000136222500000	Driver, Mark William	3214 Bowen	B 216
	97	00000136222560000	Starks, Gary Dean	3215 Carlisle	C 119
	98	00000136222600000	Joslin, Jeffrey E	3215 Carlisle	C 217
	99	00000136222620000	Flach, Nathan	3215 Carlisle	C 218
	100	00000136222640000	Watson, Nina Lora	3215 Carlisle	C 219
	101	00000136222680000	Crowder, Brent Estate	3215 Carlisle	D 121
	102	00000136222700000	Arrieta, Humberto	3215 Carlisle	D 122
	103	00000136222980000	Arrieta, Humberto	3215 Carlisle	D 222
	104	00000136223100000	Jones, Guy Franklin	3215 Carlisle	E 125
	105	00000136222860000	Gartman, Duane	3221 Carlisle	D 1420
	106	00000136222880000	Tenorio, Guilherme A	3223 Carlisle	D 143
	107	00000163223040000	Tunison, Katie	3235 Carlisle	D 237
	108	00000136223060000	Flaugh, Christopher C	3235 Carlisle	D 246
	109	00000136223340000	Phillips, Andalyn Clary	3239 Carlisle	G 133
	110	00000136223360000	Ging, Christine Long	3239 Carlisle	G 134
	111	00000136223460000	Yawitz, Michael Ray	3239 Carlisle	G 235
	112	00000136223800000	Mackey Patrick & Elisabeth	3263 Carlisle	I 259
	113	00000136224080000	Tsankova, Nadejda M	3269 Carlisle	K 171
	114	00000136224120000	Holsinger, Jill	3269 Carlisle	K 173
	115	00000136224180000	Smith, Kristin	3273 Carlisle	K 176

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Proposed PDS Conditions

Division S-___. PD Subdistrict ___.

SEC. S-___.___. LEGISLATIVE HISTORY.

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

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

PD Subdistrict ___ is established on property located along the northwest line of Carlisle Street, between Hall Street and Bowen Street. The size of PD Subdistrict ___ is approximately 3.8 acres.

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

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

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

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

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

SEC. S-___.104. EXHIBIT.

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

SEC. S-___.105. DEVELOPMENT PLAN.

(a) For multiple-family uses, development and use of the Property must comply with the development plan (Exhibit S-___A). If there is a conflict between the text of this division and the development plan, the text of this division controls.

(b) For all other permitted uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a

development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

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

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

SEC. S-___.107. ACCESSORY USES.

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

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

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Part I of this article. If there is a conflict between this section and Part I of this article, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2 Multiple-Family Subdistrict apply.

(b) Increased Development Standards. When the provisions of Section S-___.114 are met, the modifications to the MF-2 Multiple-Family Subdistrict in this subsection apply.

(1) Front yard.

(A) On Carlisle Street, Hall Street, and Bowen Street, minimum front yard is 15 feet.

Staff's Recommendation:

(B) An additional 15-foot front yard setback along Carlisle Street is required for each portion of a structure over 20 feet in height. An additional 10-foot front yard setback along Hall Street and Bowen Street is required for that portion of a structure over 20 feet in height.

Applicant's Request:

(B) An additional 10-foot front yard setback along Carlisle Street is required for that portion of a structure over 20 feet in height.

(2) Side yard. Minimum side yard is 30 feet.

(3) Allowed encroachments into required yards.

(A) Stoops, steps, handrails, guardrails, planters, retaining walls up to a maximum of six feet in height and patios, transformers and other utility equipment, raised planters, and other decorative landscape features may be located within the required front, side, or rear yards.

Staff's Recommendation:

(4) Density. Maximum number of dwelling units is 230.

Applicant's Request:

(4) Density. Maximum number of dwelling units is 309.

Staff's Recommendation:

(5) Height. Maximum structure height is 60 feet.

Applicant's Request:

(5) Height. Maximum structure height is 79 feet.

(6) Lot coverage. Maximum lot coverage is 65 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

Staff's Recommendation:

(8) Stories. Maximum number of stories above grade is five. Levels of parking structures are not considered against the maximum number of stories.

Applicant's Request:

(8) Stories. Maximum number of stories above grade is six. Levels of parking structures are not considered against the maximum number of stories.

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

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

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

See Article VI.

SEC. S-___.111. LANDSCAPING.

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

(b) Parking structure landscape buffer. A pedestrian plaza may be located within the required landscape buffer for a parking structure along Carlisle Street.

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

SEC. S-___.112. SIGNS.

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

SEC. S-___.113. URBAN DESIGN REQUIREMENTS FOR A MULTIPLE-FAMILY PROJECT.

(a) Urban design requirements.

(1) Sidewalks. Sidewalks must be continuous and level across all driveways and curb cuts and must be designed to be at the same grade as the existing sidewalk. Compliance with this paragraph is not required if the director finds the elevation of a sidewalk will create a pedestrian or traffic hazard.

(2) Pedestrian amenities.

(A) A minimum of one bicycle parking space must be provided for each street-level accessible unit provided. Bicycle parking can be combined in a central facility and location. A bicycle parking space may be located within a required setback, but not within a visibility triangle.

(B) Generators, above-grade utility boxes, and similar mechanical equipment must be located so as not to be visible from the right-of-way or must be screened with landscaping that is a minimum three-feet-tall at the time of planting.

(C) Pedestrian scale lighting must be provided at a minimum of one light standard for every 75 feet or at a minimum of 0.5-foot candles between light standards, whichever is less.

(3) Building design.

(A) Entrances.

(i) A minimum of 14 street-level, street-facing dwelling units on Carlisle Street must have individual entries that face the street and have direct access to Carlisle Street from an improved path connecting to the sidewalk.

(ii) Street-level, Carlisle Street-facing dwelling units must have individual entries, shared stoops, or porches that are elevated between a minimum of six inches above the finished sidewalk grade.

(iii) Private yards may be fenced in the required front yard if the fencing is no more than 42 inches high at its highest point and no fence panel is less than 60 percent open. Fence heights are measured from the top of the fence to the level of the ground on the inside of the fence.

(iv) Along Hall Street, a minimum of 30 percent of the dwelling units at street-level facing Hall Street must provide an entrance with a stoop that connects to an improved path to the sidewalk.

(B) Architectural elements.

(i) The street-level, street-facing facade must have a minimum of 20 percent and a maximum 90 transparency.

(ii) Each building corner at a street intersection and street-facing public entrance must be architecturally prominent by use of building elements, including but not limited to the following: canopies, awnings, change in building material or texture, variation in building massing, increase in transparency, and variation of fenestration.

(iii) For every 400 feet along Carlisle Street, the street-facing facade must provide a change of at least 25 feet in the horizontal plane.

(iv) For every 50 feet along Carlisle Street, at least four stories of the street-facing facade must provide a change of at least 5 feet in the horizontal plane. Balconies may serve to satisfy the change of the horizontal plane.

(C) Service.

(i) The service side of the building must be located away from street-facing facades.

(ii) In addition to the requirements of Section 51P-193.130, the maximum width of a garbage storage area is 30 feet and must be screened with a solid gate or door that obscures visibility from the sidewalk when not in use.

(4) Parking.

(A) Surface Parking. Except for the three parking spaces provided for public use at the northwest corner of the property, surface parking is prohibited.

(B) Aboveground parking structures.

(i) In addition to the requirements of Section 51P-193.127(a), aboveground parking structures must provide a minimum 30 inches of solid screening on each level, measured from each floor level within the parking structure, to screen vehicles and vehicle headlights.

(ii) Openings in aboveground parking structure facades must be screened from the street and Katy Trail except for openings for vehicular access. Screening may include architectural grill work or other materials that provide ventilation.

SEC. S-___.114. MIXED-INCOME HOUSING.

(a) Applicability. For a project to qualify for the modifications to the MF-2 Multiple-Family Subdistrict yard, lot, and space regulations described in Section S-___.108, it must comply with all requirements in this section.

(1) Available to households earning 80 percent or less of the median family income for the Dallas area; or

(2) Available to holders of housing vouchers, including vouchers directly or indirectly funded by the federal government.

Staff's Recommendation:

(b) Mixed-income housing. A minimum of 10 percent of the total dwelling units must be either:

Applicant's Request:

(b) Mixed-income housing. A minimum of five percent of the total dwelling units must be either:

(1) Available to households earning 80 percent or less of the median family income for the Dallas area; or

(2) Available to holders of housing vouchers, including vouchers directly or indirectly funded by the federal government.

(c) 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.

Staff's Recommendation:

(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 shall be subject to the Monthly Maximum Rents per unit type listed for families at 80% 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.

Applicant's Request:

(2) AFFORDABLE UNITS means five 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 shall be subject to the Monthly Maximum Rents per unit type listed for families at 80% 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.

(d) 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 (g), 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 5 percent of the multiple-family dwelling units are affordable units, 5 percent of the efficiency units, 5 percent of the one-bedroom units, 5 percent of the two-bedroom units, 5 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 5% 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 modifications to the MF-2 Multiple-Family Subdistrict yard, lot, and space regulations survives 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.

(f) Request process.

(1) Building permit. An incentive zoning affordable housing plan must be submitted with an application for a building permit and must include:

(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 parking reduction is 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 (d) 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.

(g) 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 (d); and

(F) any other reasonable and pertinent information the director deems necessary to demonstrate compliance with Subsection (d).

(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.

(h) 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.

(i) 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. S-___.114. ADDITIONAL PROVISIONS.

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

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

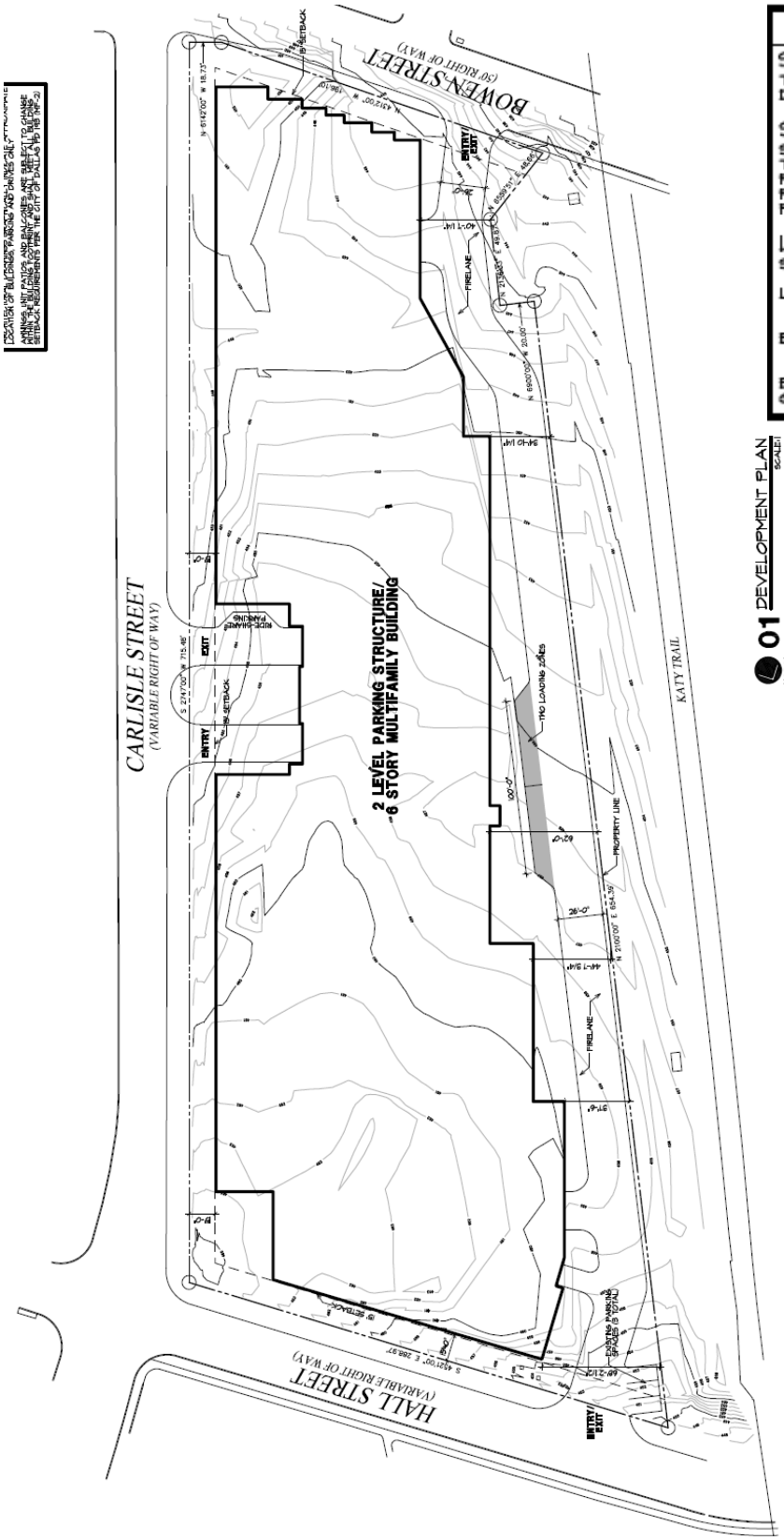
(c) Development and use of the Property must comply with Part I of this article.

SEC. S-___.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, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

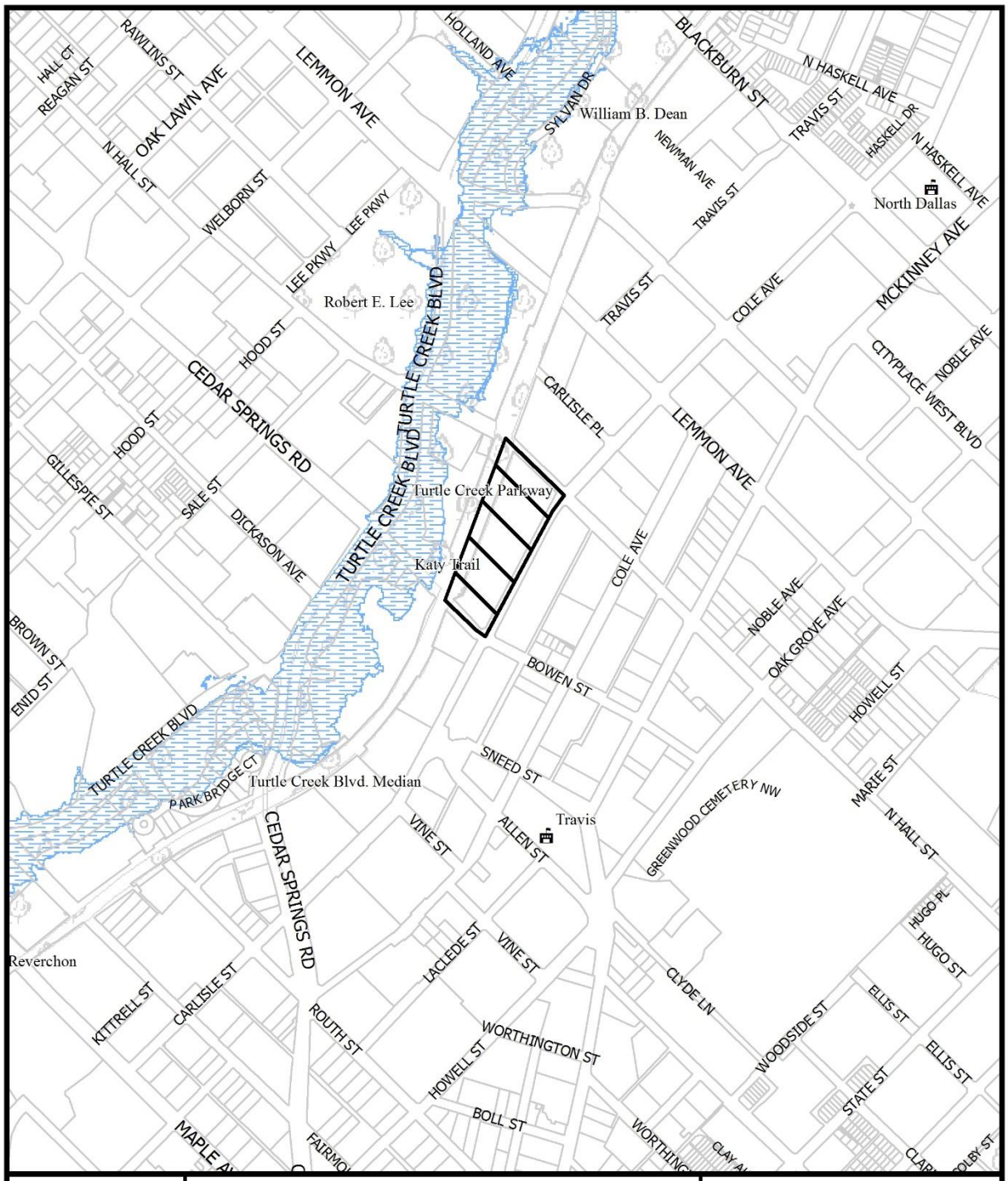
Proposed Development Plan



SITE DATA

SITE LOCATION	**SITE ZONING**
TBD CARLISLE STREET DALLAS, TX 75204	PD 193 PDS FOR MULTI-FAMILY USES
SITE DENSITY	
SITE AREA	3.8029 ACRES / 165,654 S.F. GROSS
TOTAL UNITS	309 UNITS
PROPOSED DENSITY	81.25 UNITS/ACRE
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
FLOOR AREA RATIO	2.3 TO 1
LOT COVERAGE	
SITE AREA	3.8029 ACRES / 165,654 S.F.
LOT COVERAGE	MAXIMUM 65%
BUILDING HEIGHT	MAXIMUM 6 STORIES MAXIMUM 79'-0" ABOVE A.G.F.
BUILDING SQUARE FOOTAGE	381,373 SQ. FT.
GARAGE SQUARE FOOTAGE	182,552 SQ. FT.

01 DEVELOPMENT PLAN
SCALE: 0 30 60
NORTH



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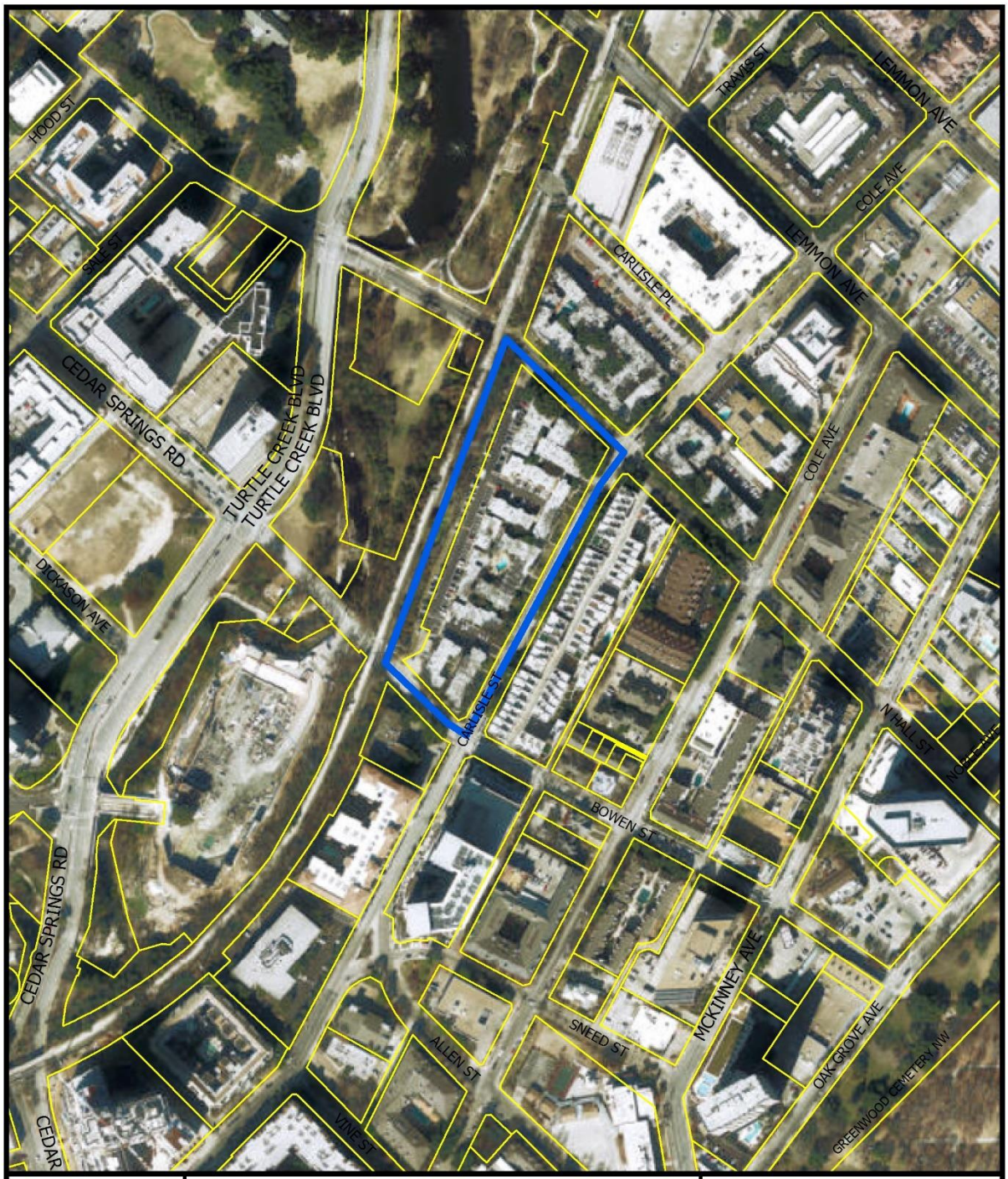
VICINITY MAP

Case no: Z178-206

Date: 4/2/2018



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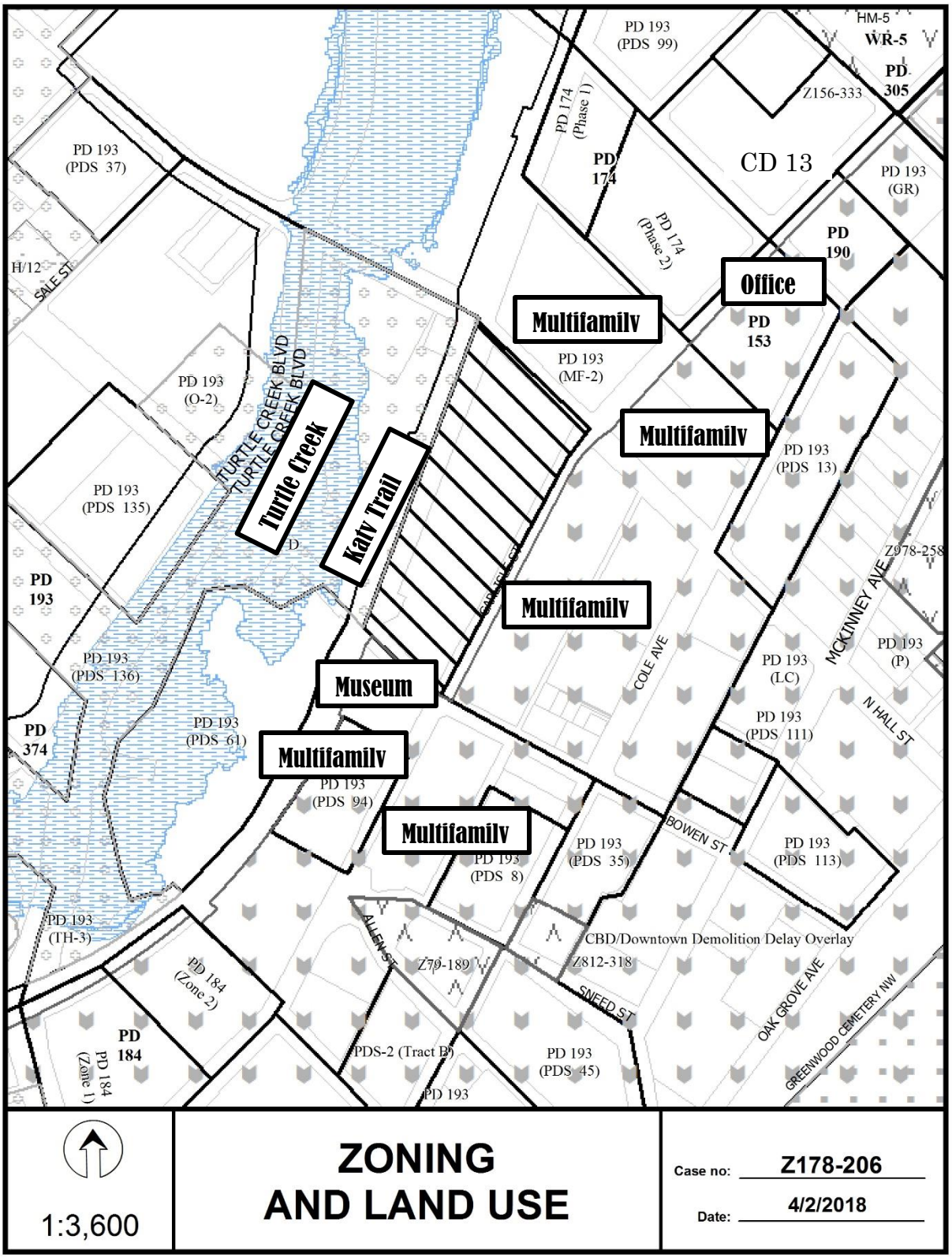
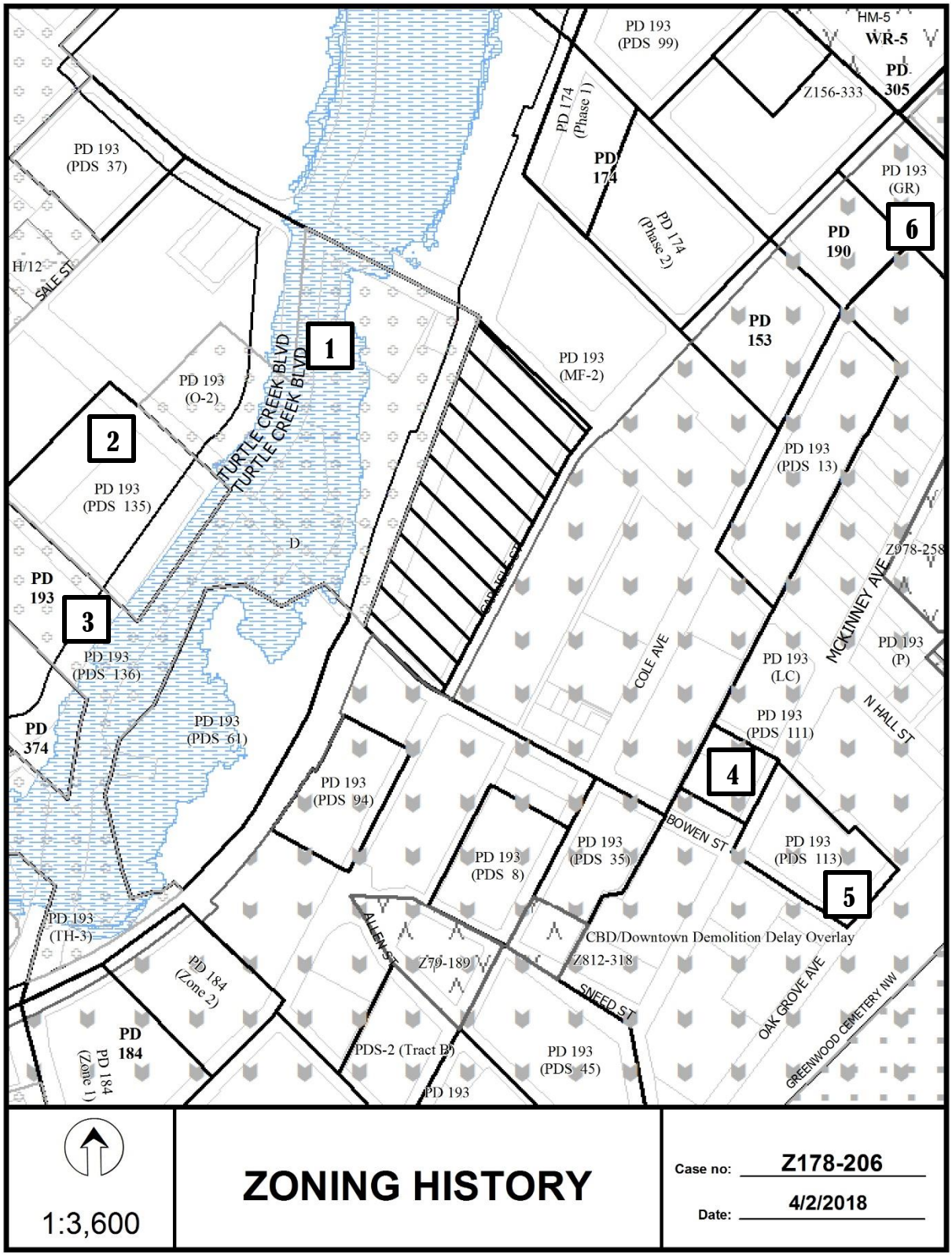
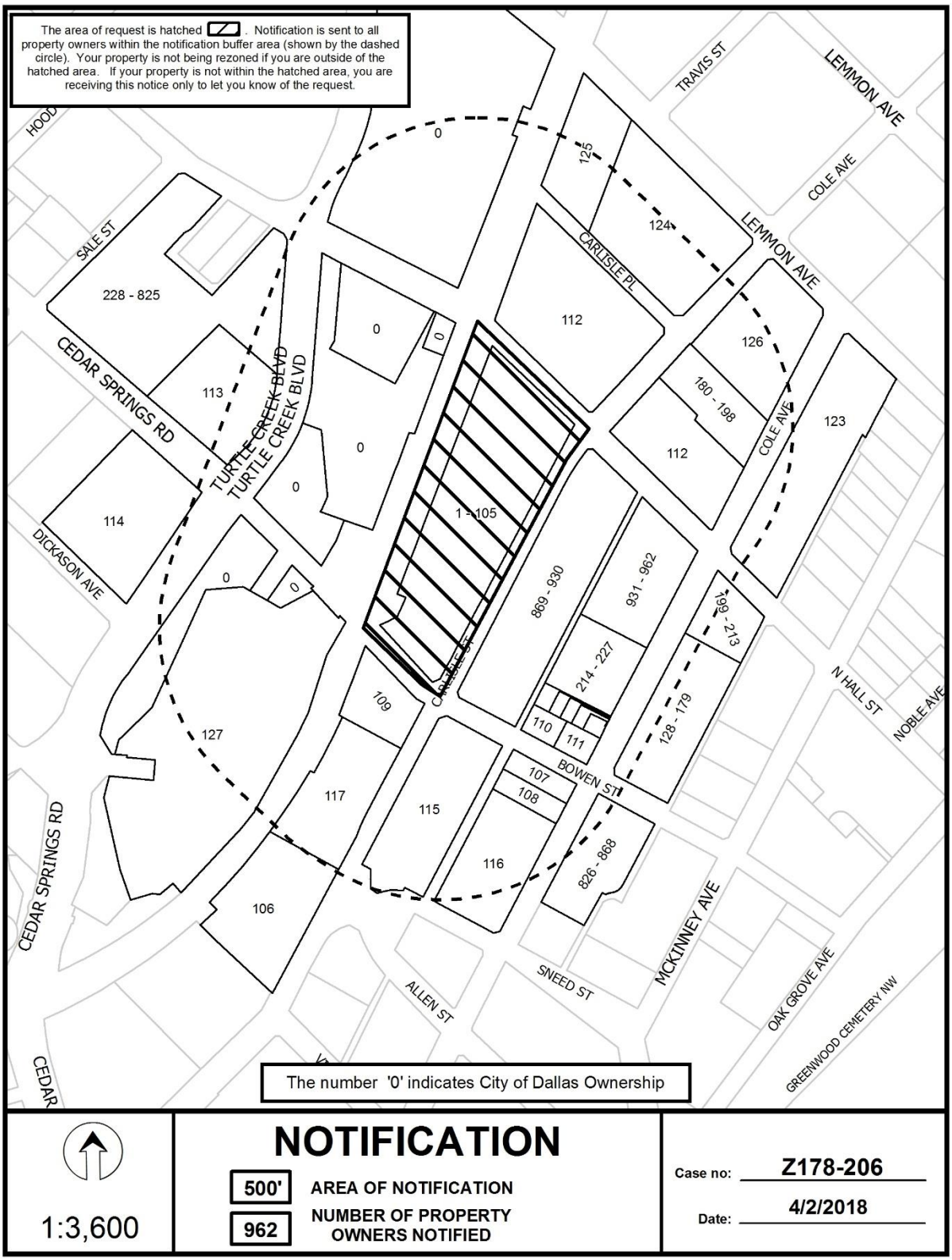
AERIAL MAP

Case no: Z178-206

Date: 4/2/2018


PD 193 (PDS 99)
HM-5
WR-5
PD 305
Z156-333
PD 174 (Phase 1)
PD 174
CD 13
PD 193 (GR)
PD 174 (Phase 2)
PD 190
Office
PD 153
Multifamily
PD 193 (MF-2)
Multifamily
PD 193 (PDS 13)
PD 193 (PDS 37)
H/12
SALE ST
PD 193 (O-2)
TURTLE CREEK BLVD
Turtle Creek
Katy Trail
PD 193 (PDS 135)
Z978-258
MCKINNEY AVE
PD 193
Multifamily
COLE AVE
PD 193 (P)
PD 193 (PDS 136)
PD 193 (LC)
Museum
N HALL ST
PD 374
PD 193 (PDS 61)
PD 193 (PDS 111)
Multifamily
PD 193 (PDS 94)
Multifamily
BOWEN ST
PD 193 (PDS 35)
PD 193 (PDS 113)
PD 193 (PDS 8)
PD 193 (TH-3)
ALLEN ST
CBD/Downtown Demolition Delay Overlay
Z812-318
Z79-189
PD 184 (Zone 2)
SNEED ST
OAK GROVE AVE
GREENWOOD CEMETERY NW
PD 184
PD 184 (Zone 1)
PDS-2 (Tract B)
PD 193 (PDS 45)
PD 193
1:3,600
ZONING AND LAND USE
Case no: Z178-206
Date: 4/2/2018


PD 193 (PDS 99)
HM-5
WR-5
PD 305
Z156-333
PD 174 (Phase 1)
PD 174
PD 174 (Phase 2)
PD 193 (GR)
PD 190
6
PD 193 (PDS 37)
H/12
SALE ST
1
PD 193 (MF-2)
PD 153
PD 193 (O-2)
TURTLE CREEK BLVD
2
PD 193 (PDS 135)
PD 193 (PDS 13)
Z978-258
PD 193
3
MCKINNEY AVE
PD 193 (P)
PD 193 (PDS 136)
COLE AVE
PD 193 (LC)
N HALL ST
PD 374
PD 193 (PDS 61)
PD 193 (PDS 111)
4
PD 193 (PDS 94)
BOWEN ST
PD 193 (PDS 35)
PD 193 (PDS 113)
PD 193 (PDS 8)
5
PD 193 (TH-3)
ALLEN ST
CBD/Downtown Demolition Delay Overlay
Z79-189
Z812-318
PD 184 (Zone 2)
SNEED ST
OAK GROVE AVE
PD 184
PD 184 (Zone 1)
PDS-2 (Tract B)
PD 193 (PDS 45)
GREENWOOD CEMETERY NW
PD 193
1:3,600
ZONING HISTORY
Case no: Z178-206
Date: 4/2/2018



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NOTIFICATION

500' AREA OF NOTIFICATION

962 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z178-206

Date: 4/2/2018

04/02/2018

Notification List of Property Owners

Z178-206

962 Property Owners Notified

Label #	*Address*		*Owner*
1	3203	CARLISLE ST	MEDRANO FRANCISCO J
2	3203	CARLISLE ST	COCANOUGHER DANIELLE
3	3205	CARLISLE ST	JOHNSON RANDALL LORNE
4	3207	CARLISLE ST	CLAYTON RODRICK
5	3209	CARLISLE ST	STAFFORD RUSSELL
6	3211	CARLISLE ST	LOPEZ LINDA
7	3203	CARLISLE ST	SORET MATTHEW
8	3203	CARLISLE ST	HAITZ DANIEL
9	3203	CARLISLE ST	NAKAZAWA GLEN REVOCABLE LIVING TR
10	3203	CARLISLE ST	PARLOW RICHARD &
11	3203	CARLISLE ST	HUMPHRIES JOHN
12	3203	CARLISLE ST	WILLMETH GREGG STUART
13	3203	CARLISLE ST	ZAZO CHRIS
14	3203	CARLISLE ST	BOSCH JOHN WILLIAM
15	3203	CARLISLE ST	WEISFELD RONALD A
16	3203	CARLISLE ST	PARLOW RICHARD
17	3203	CARLISLE ST	MOORE HOWARD S
18	3203	CARLISLE ST	CARDONA MARIA &
19	3203	CARLISLE ST	MEDRANO FRANCISCO J
20	3203	CARLISLE ST	PENG NEWLIN
21	3214	BOWEN ST	DRIVER MARK WILLIAM
22	3203	CARLISLE ST	MESSINA MARIO L
23	3203	CARLISLE ST	BEASLEY JON
24	3215	CARLISLE ST	STARKS GARY DEAN
25	3215	CARLISLE ST	JOSLIN JEFFERY E
26	3215	CARLISLE ST	FLACH NATHAN W

04/02/2018

Label #	*Address*		*Owner*
27	3215	CARLISLE ST	WATSON NINA LORA
28	3203	CARLISLE ST	WATSON NINA LORA
29	3215	CARLISLE ST	CROWDER BRENT E
30	3215	CARLISLE ST	ARRIETA HUMBERTO
31	3203	CARLISLE ST	HENDERSON CHRISTOPHER
32	3203	CARLISLE ST	JOLLY VINEET
33	3203	CARLISLE ST	HAITZ TIMOTHY L
34	3203	CARLISLE ST	BARRETT JACQUELYN L
35	3203	CARLISLE ST	ARRIETA N HUMBERTO C
36	3221	CARLISLE ST	GARTMAN DUANE
37	3223	CARLISLE ST	TENORIO GUILHERME A
38	3203	CARLISLE ST	HEARD JASON
39	3203	CARLISLE ST	DALBKE STEVE A
40	3203	CARLISLE ST	HILL R C
41	3203	CARLISLE ST	BARNETT DON & MARY ALICE
42	3215	CARLISLE ST	ARRIETA N HUMBERTO
43	3203	CARLISLE ST	HAIRSTON DAVID E
44	3203	CARLISLE ST	DARILEK QUENTIN
45	3235	CARLISLE ST	TUNISON KATIE
46	3235	CARLISLE ST	FLAUGH CHRISTOPHER C
47	3203	CARLISLE ST	EGINTON ALISON K TRUST UA THE
48	3215	CARLISLE ST	JONES GUY FRANKLIN
49	3203	CARLISLE ST	CAMPBELL NELSON C
50	3203	CARLISLE ST	COWICK JEFFERY D & CARMEN
51	3203	CARLISLE ST	COLEMAN RONALD M
52	3203	CARLISLE ST	FERGUSON ELAINE N
53	3203	CARLISLE ST	CARR KATHERINE A
54	3203	CARLISLE ST	LOUP BENJAMIN
55	3203	CARLISLE ST	BROWN THOMAS LEE
56	3203	CARLISLE ST	SMITH TRUST
57	3203	CARLISLE ST	BROWN THOMAS LEE &

04/02/2018

Label #	***Address***		***Owner***
58	3239	CARLISLE ST	PHILLIPS ANDALYN CLARY &
59	3239	CARLISLE ST	GING CHRISTINE LONG
60	3203	CARLISLE ST	CHUNG TERESA
61	3203	CARLISLE ST	ELATTRACHE DAVID &
62	3203	CARLISLE ST	VANIAN MARY TRUSTEE
63	3203	CARLISLE ST	SEIBERT CAMDEN P
64	3239	CARLISLE ST	YAWITZ MICHAEL RAY
65	3203	CARLISLE ST	RUTHERFORD WILLIAM S & JUDIE
66	3203	CARLISLE ST	HARRIS BRENT
67	3203	CARLISLE ST	MITELHAUS CHUCK
68	3203	CARLISLE ST	DRIVER MARY A
69	3203	CARLISLE ST	SHARP KRIS J & CAROL A
70	3203	CARLISLE ST	HARPER JOHN R JR
71	3203	CARLISLE ST	ROIDOPOULOS MARK E
72	3203	CARLISLE ST	LEE THOMAS J
73	3203	CARLISLE ST	CECIL PRESTON L &
74	3203	CARLISLE ST	BROWN THOMAS & JULIE
75	3203	CARLISLE ST	FORRESTER JAMES PERRY
76	3203	CARLISLE ST	RUCKER KATHRYN L
77	3203	CARLISLE ST	TANNER & POST I LP
78	3203	CARLISLE ST	SMITH WILLIAM AUSTIN
79	3203	CARLISLE ST	HUMPHRIES DENNIS R TR
80	3263	CARLISLE ST	MACKEY PATRICK & ELISABETH
81	3203	CARLISLE ST	EQUITY TRUST CO CUSTODIAN
82	3203	CARLISLE ST	YECHEZKELL HEZI
83	3203	CARLISLE ST	SANDERS JOHN DAVID
84	3203	CARLISLE ST	MCCOLLUM JOHN B
85	3203	CARLISLE ST	BRIDWELL CRAIG & SUSAN K
86	3203	CARLISLE ST	HALL ROBERT S
87	3203	CARLISLE ST	TROUTZ MICAH
88	3203	CARLISLE ST	ELEUTERI FRANCO

04/02/2018

Label #	*Address*		*Owner*
89	3203	CARLISLE ST	CIHAL MARY BETH
90	3203	CARLISLE ST	LEWIS THOMAS ALLEN
91	3269	CARLISLE ST	TSANKOVA NADEJDA M
92	3203	CARLISLE ST	FLUMERFELT JOSEPH M IV
93	3269	CARLISLE ST	HOLSINGER JILL
94	3203	CARLISLE ST	BINION DORIS
95	3203	CARLISLE ST	AVILA LAURA M
96	3273	CARLISLE ST	SMITH KRISTIN &
97	3203	CARLISLE ST	BAILEY SCOTT E
98	3203	CARLISLE ST	CARLETON BRIAN J
99	3203	CARLISLE ST	FANKHAUSER MARK A NMF TRUST
100	3203	CARLISLE ST	CHENOWITH GARY
101	3203	CARLISLE ST	AKINS LINDSEY R
102	3203	CARLISLE ST	MILAZZO DAVID
103	3203	CARLISLE ST	ELKING LINDA ANN
104	3203	CARLISLE ST	MCKINNEY MICHAEL SCOTT
105	3203	CARLISLE ST	ARTHUR ROBERT TR &
106	2929	CARLISLE ST	KLP NEWVILLE LP
107	3111	COLE AVE	ANDERSON MICHAEL J
108	3107	COLE AVE	BOUCHER DANIEL D
109	3109	CARLISLE ST	3109 CARLISLE LP
110	3112	BOWEN ST	PROPERTY DEVELOPMENT LLC
111	3205	COLE AVE	PROPERTY DEVELOPMENT LLC
112	3104	N HALL ST	KENSINGTON CARLISLE LLC
113	3131	TURTLE CREEK BLVD	3131 CARDINAL TC INVESTMENTS LP
114	3015	CEDAR SPRINGS RD	3015 CEDAR SPRINGS LP
115	3100	CARLISLE ST	HART TAYLOR LLC
116	3015	COLE AVE	POST APARTMENT HOMES LP
117	3003	CARLISLE ST	ALAMO MANHATTAN JOINT VENTURE LLC
118	3207	COLE AVE	WARNICK HAROLD B
119	3207	COLE AVE	STANIS GRANT &

04/02/2018

Label #	*Address*		*Owner*
120	3207	COLE AVE	HANSEN SARAH M LIFE ESTATE
121	3207	COLE AVE	PAYNE NORRIS SHELDON & MARGARET L
122	3207	COLE AVE	LOUKAIDES ALEXANDER
123	3402	COLE AVE	POST APARTMENT HOMES LP
124	3223	LEMMON AVE	POST KATY TRAIL LLC
125	9	LEMMON AVE	TEXAS UTILITY ELECTRIC CO
126	3400	CARLISLE ST	3400 CARLISLE LL LLC
127	3000	TURTLE CREEK PLAZA	TURTLE CREEK CAMPUS LP
128	3208	COLE AVE	DILLING CAITLIN C
129	3208	COLE AVE	PINKER MARC
130	3208	COLE AVE	JAMES KIM
131	3208	COLE AVE	CUMMINS CURTIS A
132	3208	COLE AVE	PLESNARSKI WILLIAM
133	3208	COLE AVE	SEMMA JOSEPH JR
134	3208	COLE AVE	EVANGELISTA LUCAS
135	3208	COLE AVE	PAK CHRISTOPHER
136	3208	COLE AVE	DYNAN THOMAS & CAROLINE M
137	3208	COLE AVE	LIU TONG
138	3208	COLE AVE	CAHILL HEATHER
139	3208	COLE AVE	ARNOLD NANCY G
140	3208	COLE AVE	HANNA MARY C
141	3208	COLE AVE	WIDENER MICHAEL LEE & INNA
142	3208	COLE AVE	DUELKS BRADFORD B
143	3208	COLE AVE	GONZALEZ RAY L
144	3208	COLE AVE	SAKHAI MARYAM
145	3208	COLE AVE	PATEL CHIRAG
146	3208	COLE AVE	VARGHESE THOMAS
147	3208	COLE AVE	SMIECIUSZEWSKI KUBA & MONIKA
148	3208	COLE AVE	KOJDER JESSICA
149	3208	COLE AVE	MITTEN JENNIFER
150	3208	COLE AVE	THAKRAR ANISH

04/02/2018

Label #	***Address***		***Owner***
151	3208	COLE AVE	HAYES JILL BETH
152	3208	COLE AVE	PAPE AUTUMN R
153	3208	COLE AVE	DEMIRKOL HANDE
154	3208	COLE AVE	LIU JINGCHAO
155	3208	COLE AVE	KRACKE KIM B
156	3208	COLE AVE	MINGLE DANIEL
157	3208	COLE AVE	BILLINGSLEY LAUREN ANNIE
158	3208	COLE AVE	KNOTT LAURA G
159	3208	COLE AVE	CURRA CHRISTOPHER J
160	3208	COLE AVE	DURBIN LUCY
161	3208	COLE AVE	HOUCK TROY
162	3208	COLE AVE	WOODS JOSEPH D
163	3208	COLE AVE	NEUNERT CINDY E
164	3208	COLE AVE	PIERCE ROGER A
165	3208	COLE AVE	HARE JAMIE
166	3208	COLE AVE	LATHAM KATHLEEN
167	3208	COLE AVE	HERNANDEZCARDENAS ANA V
168	3208	COLE AVE	EGGEBRECHT DARREN W
169	3208	COLE AVE	CALEGARI MAUD B
170	3208	COLE AVE	PFITZINGER BRIAN S
171	3208	COLE AVE	CHARUWORN NART
172	3208	COLE AVE	DYER DEBRA C &
173	3208	COLE AVE	HARLOW CHARLES J
174	3208	COLE AVE	DAVIS JENNIFER
175	3208	COLE AVE	MARSHALL KELLY S
176	3208	COLE AVE	GREEN MARY POLK
177	3208	COLE AVE	WOODALL KATHERINE ANN
178	3208	COLE AVE	LOMERS ERIN
179	3208	COLE AVE	HURTADO REVOCABLE TRUST
180	3321	COLE AVE	REINMILLER AARON
181	3321	COLE AVE	THEILEN VERNON L

04/02/2018

Label #	*Address*		*Owner*
182	3321	COLE AVE	BERRY DENISE L
183	3321	COLE AVE	MONTOYA REBECCA L
184	3321	COLE AVE	JANIAN JENNIFER R
185	3321	COLE AVE	MAPES ROBERT
186	3321	COLE AVE	CANADY RICKY
187	3321	COLE AVE	OSTREWICH MARIS STELLA
188	3321	COLE AVE	THEILEN VERNON LEE
189	3321	COLE AVE	STINES MICHAEL & LYNN R
190	3321	COLE AVE	NUSSBAUM STEVEN H
191	3321	COLE AVE	KRONENBERG BRENDA
192	3321	COLE AVE	THOMAS JUSTIN &
193	3321	COLE AVE	HARMSWORTH CLAIRE V
194	3321	COLE AVE	PENNINGTON KURT LYNN & TERESA BROOKE
195	3321	COLE AVE	BULL KRISTIN &
196	3321	COLE AVE	SMILEY ROBERT P
197	3321	COLE AVE	LOUDIS PETER
198	3321	COLE AVE	NAZERIAN MILAD
199	3230	COLE AVE	BHAMIDIPATI PRABHAKAR
200	3230	COLE AVE	GARLICK RYAN M
201	3230	COLE AVE	WOODWARD LOIS N
202	3230	COLE AVE	WEBER KARIN
203	3230	COLE AVE	WILLIAMS STEVE F &
204	3230	COLE AVE	LUNA JOHN B
205	3230	COLE AVE	WANG NING &
206	3230	COLE AVE	WILLIAMS CURTIS A
207	3230	COLE AVE	ARMSTRONG ADAM
208	3230	COLE AVE	COSTA FRANCESCO
209	3230	COLE AVE	KLUGE DENNIS L &
210	3230	COLE AVE	POSGATE LOUIS &
211	3230	COLE AVE	PETERSON DAVID J &
212	3230	COLE AVE	HESS DOUGLAS ALLEN

04/02/2018

Label #	*Address*		*Owner*
213	3230	COLE AVE	RIVERA FRANK
214	3215	COLE AVE	L1 PROPERTIES LLC
215	3215	COLE AVE	HARRISON SUZANNE & JAMES M
216	3209	COLE AVE	LOPEZ ROLAND V
217	3209	COLE AVE	GONZALEZ DEVIN
218	3215	COLE AVE	OLIVERI CHARLES
219	3215	COLE AVE	OLIVERI CHARLES W SR
220	3215	COLE AVE	MCBEE DAVID H
221	3209	COLE AVE	BRIDGE TOWER DALLAS ONE LLC
222	3215	COLE AVE	CONERLY BRITNEY M
223	3209	COLE AVE	MALDONADO MARTINA
224	3209	COLE AVE	LOGSDON JAMES J JR & LAURA S
225	3215	COLE AVE	VIOLI MICHAEL &
226	3209	COLE AVE	MORROW SAMUEL S
227	3215	COLE AVE	BRAY STEVEN A
228	3225	TURTLE CREEK BLVD	SCOTT EDWARD MANAGEMENT TRUST THE
229	3225	TURTLE CREEK BLVD	FOSTER HENSTON TRUST THE
230	3225	TURTLE CREEK BLVD	T F W MANAGEMENT INC
231	3225	TURTLE CREEK BLVD	COONER REBECCA
232	3225	TURTLE CREEK BLVD	COUCH ZACHARY
233	3225	TURTLE CREEK BLVD	KIRKPATRICK EMILY A
234	3225	TURTLE CREEK BLVD	GARCIA ADRIAN
235	3225	TURTLE CREEK BLVD	JACOBOWSKI THOMAS J &
236	3225	TURTLE CREEK BLVD	FAIR LAURA
237	3225	TURTLE CREEK BLVD	BATLLE FRANCISCO J
238	3225	TURTLE CREEK BLVD	DELGADO GLORIA TATIS &
239	3225	TURTLE CREEK BLVD	GILBERT FRANCES M
240	3225	TURTLE CREEK BLVD	SINCLAIR MARGARET TRUSTEE
241	3225	TURTLE CREEK BLVD	CSN FAMILY LP
242	3225	TURTLE CREEK BLVD	MOORE RANDALL & DEBORAH
243	3225	TURTLE CREEK BLVD	RUBRIGHT CRAIG WAYNE

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Label #	*Address*		*Owner*
244	3225	TURTLE CREEK BLVD	ASCERTAINABLE ASSETS LLC
245	3225	TURTLE CREEK BLVD	ABTAHI ALLEN
246	3225	TURTLE CREEK BLVD	GRUBBS GARY A & DONNA L
247	3225	TURTLE CREEK BLVD	PAGANINI MARC
248	3225	TURTLE CREEK BLVD	KHONSARI AMIR EFTEKHARI
249	3225	TURTLE CREEK BLVD	GARCIA LEE
250	3225	TURTLE CREEK BLVD	LIESNER DARLENE
251	3225	TURTLE CREEK BLVD	BLAKESLEY DAVID WAYNE &
252	3225	TURTLE CREEK BLVD	GRAF CAROL
253	3225	TURTLE CREEK BLVD	CALDWELL ROGER & KIMBERLY S
254	3225	TURTLE CREEK BLVD	NGUYEN HAIYEN T &
255	3225	TURTLE CREEK BLVD	SANTIAGO SAMUEL
256	3225	TURTLE CREEK BLVD	MCCANCE MELISSA
257	3225	TURTLE CREEK BLVD	CHIEN NANCY K
258	3225	TURTLE CREEK BLVD	KSNN REALTY LLC
259	3225	TURTLE CREEK BLVD	BRISCOE SHEILA A
260	3225	TURTLE CREEK BLVD	ADAMS ARMELIA A
261	3225	TURTLE CREEK BLVD	GERVAIS TINA
262	3225	TURTLE CREEK BLVD	MCCALLISTER RONALD D &
263	3225	TURTLE CREEK BLVD	WALKER ARTHUR L &
264	3225	TURTLE CREEK BLVD	STJ ASSOCIATES LLC
265	3225	TURTLE CREEK BLVD	MALLON SCOTT E
266	3225	TURTLE CREEK BLVD	STEFKA IRIS
267	3225	TURTLE CREEK BLVD	DREYER WILLIAM E &
268	3225	TURTLE CREEK BLVD	FETZER MARC
269	3225	TURTLE CREEK BLVD	JAMES GEORGE C &
270	3225	TURTLE CREEK BLVD	HIGHTOWER MALLORY ANNE
271	3225	TURTLE CREEK BLVD	FELD MARK B
272	3225	TURTLE CREEK BLVD	LUTTRELL TRACY L
273	3225	TURTLE CREEK BLVD	OWSTON FAMILY TRUST
274	3225	TURTLE CREEK BLVD	MUELLER RYAN

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Label #	*Address*		*Owner*
275	3225	TURTLE CREEK BLVD	CASADELEON SYLVIA K
276	3225	TURTLE CREEK BLVD	FERNANDEZ DE LEON IRMA MAY
277	3225	TURTLE CREEK BLVD	IESEANU DOINA
278	3225	TURTLE CREEK BLVD	ANDERSON ALLAN L & KAY K
279	3225	TURTLE CREEK BLVD	LOEBER JESSICA
280	3225	TURTLE CREEK BLVD	NAYLOR RACHEL MARIE
281	3225	TURTLE CREEK BLVD	KESTER RONALD C
282	3225	TURTLE CREEK BLVD	GANTI GIRIJA &
283	3225	TURTLE CREEK BLVD	SCHENCK ANDY W
284	3225	TURTLE CREEK BLVD	PLEASANT HILL PROPERTIES LLC
285	3225	TURTLE CREEK BLVD	GARRIS LISA C
286	3225	TURTLE CREEK BLVD	WINOKUR TATYANA
287	3225	TURTLE CREEK BLVD	EQUITY TRUST CO CUSTODIAN FBO
288	3225	TURTLE CREEK BLVD	BONE MEGAN E
289	3225	TURTLE CREEK BLVD	BULL BRIAN W
290	3225	TURTLE CREEK BLVD	POLURU SRINIVAS & HEATHER
291	3225	TURTLE CREEK BLVD	A CORPORATIONS TEXAS LLC THE
292	3225	TURTLE CREEK BLVD	JOHNSON LANCE E & DENISE M
293	3225	TURTLE CREEK BLVD	LEIBASCHOFF GUSTAVO &
294	3225	TURTLE CREEK BLVD	BONNEY ERIC
295	3225	TURTLE CREEK BLVD	FORBUS SHANNON
296	3225	TURTLE CREEK BLVD	VICTEC INTERNATIONAL LLC
297	3225	TURTLE CREEK BLVD	DENTON IRA C &
298	3225	TURTLE CREEK BLVD	ONEAL SHELDON
299	3225	TURTLE CREEK BLVD	PATEL NARENDRA &
300	3225	TURTLE CREEK BLVD	TURNER RICK
301	3225	TURTLE CREEK BLVD	ARISTY ARISMENDY NICOLAS
302	3225	TURTLE CREEK BLVD	HE AMANDA ZIWEI
303	3225	TURTLE CREEK BLVD	TORRES DENNIS M ET AL
304	3225	TURTLE CREEK BLVD	CAI ZHUO J & XIAOHONG J CHU
305	3225	TURTLE CREEK BLVD	YOUNG ALISHA Y

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Label #	*Address*		*Owner*
306	3225	TURTLE CREEK BLVD	GOODHEART MELANIE
307	3225	TURTLE CREEK BLVD	RIOS RAYMOND & DEE ANNA E
308	3225	TURTLE CREEK BLVD	CHUNG PAUL
309	3225	TURTLE CREEK BLVD	CARDNEAUX CATHERINE
310	3225	TURTLE CREEK BLVD	CROUCH J MITCHELL &
311	3225	TURTLE CREEK BLVD	MARTIN ERIC C
312	3225	TURTLE CREEK BLVD	TURTLE CREEK 330 LLC
313	3225	TURTLE CREEK BLVD	YAVANZA LLC
314	3225	TURTLE CREEK BLVD	TOLAND JANICE
315	3225	TURTLE CREEK BLVD	STURGESS MARK
316	3225	TURTLE CREEK BLVD	LEWIS LUCINDA J
317	3225	TURTLE CREEK BLVD	KIM JANICE
318	3225	TURTLE CREEK BLVD	BENOIST GLENN SR
319	3225	TURTLE CREEK BLVD	MUNCIE DIANNA
320	3225	TURTLE CREEK BLVD	GARDNER ELIZABETH P
321	3225	TURTLE CREEK BLVD	RUMINKSI RICHARD K & PAMELA A
322	3225	TURTLE CREEK BLVD	WRIGHT ALISON MARGARET
323	3225	TURTLE CREEK BLVD	ROLIM GEVERSON
324	3225	TURTLE CREEK BLVD	MCDERMOTT JOHN P
325	3225	TURTLE CREEK BLVD	LEAHY DEDIE
326	3225	TURTLE CREEK BLVD	BROOKS JOANNA
327	3225	TURTLE CREEK BLVD	WILEMON ALAYNE
328	3225	TURTLE CREEK BLVD	CHAUDHRY UDIT
329	3225	TURTLE CREEK BLVD	WAN SZE KAR &
330	3225	TURTLE CREEK BLVD	PAVLOCK TARA
331	3225	TURTLE CREEK BLVD	RSNFL MANAGEMENT LLC
332	3225	TURTLE CREEK BLVD	MCLEAN KATHLEEN
333	3225	TURTLE CREEK BLVD	DEAN ASAD
334	3225	TURTLE CREEK BLVD	SWEENEY CHARLES M & SHANNON H &
335	3225	TURTLE CREEK BLVD	EPSHTEYN ELEONORA
336	3225	TURTLE CREEK BLVD	LIZARRALDE ELISA MARIA

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337	3225	TURTLE CREEK BLVD	BROOKS ANDRE &
338	3225	TURTLE CREEK BLVD	HOPPER KELLY M
339	3225	TURTLE CREEK BLVD	ANDERSON JEFFREY ALLEN &
340	3225	TURTLE CREEK BLVD	SIMON MARK H
341	3225	TURTLE CREEK BLVD	CORDERO LUIS
342	3225	TURTLE CREEK BLVD	AIZENMAN 430 LLC
343	3225	TURTLE CREEK BLVD	BACCHUS SHAYLA
344	3225	TURTLE CREEK BLVD	HERNANDEZ CARLOS
345	3225	TURTLE CREEK BLVD	ADAMS DARREN &
346	3225	TURTLE CREEK BLVD	BELOTE GARLAND R III
347	3225	TURTLE CREEK BLVD	LEFEBVRE RONALD
348	3225	TURTLE CREEK BLVD	BURNETT AMBER &
349	3225	TURTLE CREEK BLVD	SHAIKH NAVEED &
350	3225	TURTLE CREEK BLVD	WU ISABEL
351	3225	TURTLE CREEK BLVD	MAEDA SONIA A
352	3225	TURTLE CREEK BLVD	PASCUAL VIRGINIA &
353	3225	TURTLE CREEK BLVD	SUMMEROUR SHELLY
354	3225	TURTLE CREEK BLVD	HIDELL TIMOTHY B &
355	3225	TURTLE CREEK BLVD	MEZA GEORGE
356	3225	TURTLE CREEK BLVD	ROPER RONDA K
357	3225	TURTLE CREEK BLVD	NIEDERMEYER ANDREA
358	3225	TURTLE CREEK BLVD	SONG JEONG SOON
359	3225	TURTLE CREEK BLVD	WALKER ROSLYN A
360	3225	TURTLE CREEK BLVD	MELLGREN STACEY
361	3225	TURTLE CREEK BLVD	LEWIS MICHAEL RAY &
362	3225	TURTLE CREEK BLVD	KINZY H NORMAN & PAULINE
363	3225	TURTLE CREEK BLVD	YANUS MARGARET
364	3225	TURTLE CREEK BLVD	PATRICIA ELLEN LAU REV TR
365	3225	TURTLE CREEK BLVD	BCD SINGH PROPERTIES OF PLANO LLC
366	3225	TURTLE CREEK BLVD	REDDY JAYANTH V
367	3225	TURTLE CREEK BLVD	MORROW KATHLEEN

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368	3225	TURTLE CREEK BLVD	CHOY DAVID & PATRICIA L
369	3225	TURTLE CREEK BLVD	RICO ANGEL
370	3225	TURTLE CREEK BLVD	ROSENBERG JONATHAN
371	3225	TURTLE CREEK BLVD	PAUP PROPERTY MGMT LLC
372	3225	TURTLE CREEK BLVD	COOLEY SUSAN
373	3225	TURTLE CREEK BLVD	CHIAVIELLO ASHLEIGH B
374	3225	TURTLE CREEK BLVD	WALLACE LOUISE L
375	3225	TURTLE CREEK BLVD	KELLEY CLARENCE
376	3225	TURTLE CREEK BLVD	HEADLEY CAROLYN
377	3225	TURTLE CREEK BLVD	PATIL ABHITABH
378	3225	TURTLE CREEK BLVD	HANKINS JACK C
379	3225	TURTLE CREEK BLVD	KARAMALLY ZAHOOR A
380	3225	TURTLE CREEK BLVD	FRECH MORLEY E JR &
381	3225	TURTLE CREEK BLVD	BRYAN ROBERT E
382	3225	TURTLE CREEK BLVD	KLS INVESTMENTS LLC
383	3225	TURTLE CREEK BLVD	KUENZLI STEPHEN C &
384	3225	TURTLE CREEK BLVD	ELAYDI JIHAD H
385	3225	TURTLE CREEK BLVD	RIGNEY PAUL W
386	3225	TURTLE CREEK BLVD	MARTINEZ MATISSE M &
387	3225	TURTLE CREEK BLVD	HUKIC OMER & SONJA
388	3225	TURTLE CREEK BLVD	BEACH DENNIS E
389	3225	TURTLE CREEK BLVD	LUDER HOWARD L &
390	3225	TURTLE CREEK BLVD	RAMEZAN FRED TR
391	3225	TURTLE CREEK BLVD	DND TRUST
392	3225	TURTLE CREEK BLVD	NIEDERMEYER VALERY A
393	3225	TURTLE CREEK BLVD	HU YUAN PAI
394	3225	TURTLE CREEK BLVD	MARCHE LIVE LLC
395	3225	TURTLE CREEK BLVD	AGUSALA MADHAVA & VASANTHA
396	3225	TURTLE CREEK BLVD	WILMOTH DAVID D & JULIE D
397	3225	TURTLE CREEK BLVD	PANDYA ALMA R
398	3225	TURTLE CREEK BLVD	BALARSKY BRIAN A &

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399	3225	TURTLE CREEK BLVD	ABBASI PARHAM
400	3225	TURTLE CREEK BLVD	CASTAGNET GERARDO & ROSA PATRICIA
401	3225	TURTLE CREEK BLVD	TU PENG CHU BENJAMIN
402	3225	TURTLE CREEK BLVD	GONZALEZ JESUS J
403	3225	TURTLE CREEK BLVD	COOK BRAD M
404	3225	TURTLE CREEK BLVD	KERBY TROY W
405	3225	TURTLE CREEK BLVD	POURJAVAD PAYAM
406	3225	TURTLE CREEK BLVD	VELA ALAJANDRA
407	3225	TURTLE CREEK BLVD	WEAVER DAVID LEE
408	3225	TURTLE CREEK BLVD	DAVIS JERROD
409	3225	TURTLE CREEK BLVD	ASFAQ RAHEELA
410	3225	TURTLE CREEK BLVD	NGUYEN LAN N
411	3225	TURTLE CREEK BLVD	HARRIS CHERYL L
412	3225	TURTLE CREEK BLVD	GRAHAM THERESA
413	3225	TURTLE CREEK BLVD	EQUITY TRUST COMPANY CUSTODIAN &
414	3225	TURTLE CREEK BLVD	MARTIN ROBERT H &
415	3225	TURTLE CREEK BLVD	CLINTON RONALD DALE & SUSAN K
416	3225	TURTLE CREEK BLVD	SHERRY JAMES TODD & CHRISTINE LYNN
417	3225	TURTLE CREEK BLVD	KLS INVESTMENTS
418	3225	TURTLE CREEK BLVD	TOLAND JANICE
419	3225	TURTLE CREEK BLVD	MCKENNETT MICHELLE D
420	3225	TURTLE CREEK BLVD	MYUNG ROE & AHRIM
421	3225	TURTLE CREEK BLVD	GANESH CHAT P & LALITHA
422	3225	TURTLE CREEK BLVD	CATALANI ALLISON
423	3225	TURTLE CREEK BLVD	DEWAN MADHUSUDAN & RACHNA M
424	3225	TURTLE CREEK BLVD	SCHMIDT FAMILY TRUST
425	3225	TURTLE CREEK BLVD	SWEENEY DAN & RENEE
426	3225	TURTLE CREEK BLVD	GHODSI PARI M
427	3225	TURTLE CREEK BLVD	STAGGS WILLIAM F JR
428	3225	TURTLE CREEK BLVD	KENNEDY LESLIE A
429	3225	TURTLE CREEK BLVD	CORBIN FAMILY REVOCABLE TRUST

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Label #	*Address*		*Owner*
430	3225	TURTLE CREEK BLVD	SEAY MICHAEL
431	3225	TURTLE CREEK BLVD	TRACY LYNDA P
432	3225	TURTLE CREEK BLVD	MOGHADAM ALI
433	3225	TURTLE CREEK BLVD	GLICK HOWARD
434	3225	TURTLE CREEK BLVD	LIGHTWALA TASNEEM &
435	3225	TURTLE CREEK BLVD	XU JING & YING
436	3225	TURTLE CREEK BLVD	HADAVAND REZA
437	3225	TURTLE CREEK BLVD	PATEL MITESH
438	3225	TURTLE CREEK BLVD	LEPP JANICE
439	3225	TURTLE CREEK BLVD	VUKOVICH DEBORAH J
440	3225	TURTLE CREEK BLVD	PELOSOF LORRAINE C
441	3225	TURTLE CREEK BLVD	ITANI OMAR &
442	3225	TURTLE CREEK BLVD	MONETTE MEGAN MICHELLE
443	3225	TURTLE CREEK BLVD	MAJUMDER ANANYA
444	3225	TURTLE CREEK BLVD	MILAM ADAM
445	3225	TURTLE CREEK BLVD	HESTIA REAL ESTATE
446	3225	TURTLE CREEK BLVD	GERALD ROBERT E
447	3225	TURTLE CREEK BLVD	CANTU CHRISTOPHER J
448	3225	TURTLE CREEK BLVD	STEVENS TYLER C
449	3225	TURTLE CREEK BLVD	MOORE GARRETT M
450	3225	TURTLE CREEK BLVD	LESNIEWSKI LORI A
451	3225	TURTLE CREEK BLVD	BARNEY FRED O JR &
452	3225	TURTLE CREEK BLVD	LONNGREN KENT STEFAN
453	3225	TURTLE CREEK BLVD	WIRTNER ANDREW GREGORY
454	3225	TURTLE CREEK BLVD	HUKIC OMER & SONJA
455	3225	TURTLE CREEK BLVD	HENNEBERG WILLIAM H III
456	3225	TURTLE CREEK BLVD	ENDRES JACK R & MARY K
457	3225	TURTLE CREEK BLVD	HABEEB ROBERT A
458	3225	TURTLE CREEK BLVD	AUSTIN KILEY & DREW
459	3225	TURTLE CREEK BLVD	SNN 15 HOLDINGS LLC
460	3225	TURTLE CREEK BLVD	MURPHY GARY

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461	3225	TURTLE CREEK BLVD	MARASLIOGLU SAHIN & DIKRANUHI
462	3225	TURTLE CREEK BLVD	SAPITSKY JACOBA R
463	3225	TURTLE CREEK BLVD	AMSTEIN MICHAEL B & CYNTHIA B
464	3225	TURTLE CREEK BLVD	STRONG JENNIFER M &
465	3225	TURTLE CREEK BLVD	ENGLAND JULIE S & ROBERT W
466	3225	TURTLE CREEK BLVD	BAHRAMNEJAD RAMIN &
467	3225	TURTLE CREEK BLVD	DIBBLE LARRY
468	3225	TURTLE CREEK BLVD	KOVAL JOHN & LAURA
469	3225	TURTLE CREEK BLVD	EED FAMILY INC
470	3225	TURTLE CREEK BLVD	LEE VIVIAN S
471	3225	TURTLE CREEK BLVD	DURKAN MARTIN
472	3225	TURTLE CREEK BLVD	FORD KATHERINE E
473	3225	TURTLE CREEK BLVD	DUKKIPATI SAIRAM PRASAD &
474	3225	TURTLE CREEK BLVD	DUNCAN JOHN M & AMANDA M
475	3225	TURTLE CREEK BLVD	MOSTAFAIE ALIREZA
476	3225	TURTLE CREEK BLVD	KARLOCK KENDRA
477	3225	TURTLE CREEK BLVD	WALLS DAVID & JANA
478	3225	TURTLE CREEK BLVD	SIMIC MARIO
479	3225	TURTLE CREEK BLVD	MOORE DANIEL GLEN
480	3225	TURTLE CREEK BLVD	LUCIO JESSE & ERICK L
481	3225	TURTLE CREEK BLVD	KUSTOFF JULIE
482	3225	TURTLE CREEK BLVD	GRIFFITH CARROLL P JR 2011 TR &
483	3225	TURTLE CREEK BLVD	FAIR ROGERS P JR
484	3225	TURTLE CREEK BLVD	MAMLOUK RANIA
485	3225	TURTLE CREEK BLVD	YOUNG MARK D
486	3225	TURTLE CREEK BLVD	BISMAR HISHAM & DIMA
487	3225	TURTLE CREEK BLVD	LESLEY PEGGY
488	3225	TURTLE CREEK BLVD	CHEEMA ROOHI
489	3225	TURTLE CREEK BLVD	KHODADOOST SOHEILA
490	3225	TURTLE CREEK BLVD	PANNEERSELVAM ISHWARIAH
491	3225	TURTLE CREEK BLVD	MANES JOHN K

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492	3225	TURTLE CREEK BLVD	KLATT ERNEST M III
493	3225	TURTLE CREEK BLVD	MARTINEZ FRANCISCO JAVIER C
494	3225	TURTLE CREEK BLVD	CAMPBELL THOMAS MICHAEL &
495	3225	TURTLE CREEK BLVD	SAUER GARY L & CLAUDIA M
496	3225	TURTLE CREEK BLVD	GONZALEZ INGRID
497	3225	TURTLE CREEK BLVD	SAGINAW MICHAEL
498	3225	TURTLE CREEK BLVD	BROWNFIELD GARY
499	3225	TURTLE CREEK BLVD	RUSSELL KIMMIE LLC
500	3225	TURTLE CREEK BLVD	SHAHINPOUR SHAHRAM &
501	3225	TURTLE CREEK BLVD	SHAFFER DIANA L
502	3225	TURTLE CREEK BLVD	NGUYEN LINH AI &
503	3225	TURTLE CREEK BLVD	BASHIROVA ULVIYYA
504	3225	TURTLE CREEK BLVD	KORAB JEANETTE
505	3225	TURTLE CREEK BLVD	LAAKE JARED A &
506	3225	TURTLE CREEK BLVD	GONZALES CYNTHIA
507	3225	TURTLE CREEK BLVD	RUTHERFORD AL F
508	3225	TURTLE CREEK BLVD	REECE BOBBY N
509	3225	TURTLE CREEK BLVD	SNOVER BURT ALLEN
510	3225	TURTLE CREEK BLVD	KIM EUNSUP
511	3225	TURTLE CREEK BLVD	LI SANDRA
512	3225	TURTLE CREEK BLVD	MILLS ANDREW D & LEE A
513	3225	TURTLE CREEK BLVD	EDWARDS WILLIAM B & RHONDA M
514	3225	TURTLE CREEK BLVD	LOPEZ CARLOS JR & LAURIE A
515	3225	TURTLE CREEK BLVD	AHEARN STEVEN P &
516	3225	TURTLE CREEK BLVD	HIRST NORMA & ENZIO
517	3225	TURTLE CREEK BLVD	RICHARDS-CARTY CHERRI J
518	3225	TURTLE CREEK BLVD	HOUARI SAMMY & MARWAN I
519	3225	TURTLE CREEK BLVD	AGUILAR ESTEBAN
520	3225	TURTLE CREEK BLVD	EVSEEV EKATERINA V & PETER E
521	3225	TURTLE CREEK BLVD	CHAO LIN
522	3225	TURTLE CREEK BLVD	CANTON MICHAEL

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523	3225	TURTLE CREEK BLVD	HUANG LEO Z & LISA LAU
524	3225	TURTLE CREEK BLVD	SMITH MEREDITH C
525	3225	TURTLE CREEK BLVD	NVK PPTIES LLC
526	3225	TURTLE CREEK BLVD	WALSER CHRIS
527	3225	TURTLE CREEK BLVD	SPERO KIMBERLY
528	3225	TURTLE CREEK BLVD	KULKARNI MONA S
529	3225	TURTLE CREEK BLVD	MANCINI MASSIMO G
530	3225	TURTLE CREEK BLVD	HARTMAN ISRAEL A & FANNY K
531	3225	TURTLE CREEK BLVD	RAUPP MAGDALA
532	3225	TURTLE CREEK BLVD	DONOVAN GEORGE J III
533	3225	TURTLE CREEK BLVD	GIAP FANTINE
534	3225	TURTLE CREEK BLVD	CHAN CHUN
535	3225	TURTLE CREEK BLVD	MIRASOL ESTRELLA & REYNALDO
536	3225	TURTLE CREEK BLVD	RUBLE EILEEN M
537	3225	TURTLE CREEK BLVD	ZHANG VIVI
538	3225	TURTLE CREEK BLVD	MULLINS MEGAN DANIELA
539	3225	TURTLE CREEK BLVD	FARIAS JAMES E
540	3225	TURTLE CREEK BLVD	COONS ROBERT A &
541	3225	TURTLE CREEK BLVD	DAGHIGHI KIAN M
542	3225	TURTLE CREEK BLVD	HOAGLAND JOHN H III TRUST 2016
543	3225	TURTLE CREEK BLVD	JONES ANN LUTZ
544	3225	TURTLE CREEK BLVD	ROHN RICHARD S
545	3225	TURTLE CREEK BLVD	KULSHRESHTHA ALOK K &
546	3225	TURTLE CREEK BLVD	LACARRA ANTONIO
547	3225	TURTLE CREEK BLVD	FANG SUE
548	3225	TURTLE CREEK BLVD	UBINAS CARLOS R
549	3225	TURTLE CREEK BLVD	MARCHE LIVING LLC
550	3225	TURTLE CREEK BLVD	FEIKEMA JOHN & DAWN
551	3225	TURTLE CREEK BLVD	BAGHERI BEHROUZ
552	3225	TURTLE CREEK BLVD	LANTZ BRAD & LISA
553	3225	TURTLE CREEK BLVD	FEDOCK RICHARD NICHOLAS & CAROLE CURRY

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554	3225	TURTLE CREEK BLVD	DUFFY PAMELA C
555	3225	TURTLE CREEK BLVD	MESSENGER CLYDE J IV & YAIMA Q
556	3225	TURTLE CREEK BLVD	VRLA KELLI
557	3225	TURTLE CREEK BLVD	ABRAHAM CHARLES T
558	3225	TURTLE CREEK BLVD	SIMS MARK A
559	3225	TURTLE CREEK BLVD	PINE TREE REAL E INV INC
560	3225	TURTLE CREEK BLVD	MASROUR SHAMIN
561	3225	TURTLE CREEK BLVD	SHASTRI SHANI
562	3225	TURTLE CREEK BLVD	GENTRY NEWMAN FRANKLIN
563	3225	TURTLE CREEK BLVD	THAMM MARY C & RICK W
564	3225	TURTLE CREEK BLVD	KASMI AZEDDINE
565	3225	TURTLE CREEK BLVD	GERMANWALA SAMIR V &
566	3225	TURTLE CREEK BLVD	DAVIS ALLISON E
567	3225	TURTLE CREEK BLVD	DAY WILLIAM D & KAREN M
568	3225	TURTLE CREEK BLVD	FRIEDMAN JACQUELINE
569	3225	TURTLE CREEK BLVD	PADMANABAN ANAND K &
570	3225	TURTLE CREEK BLVD	THERIOT E ROBERT &
571	3225	TURTLE CREEK BLVD	LEBLEBICIOGLU ASLI
572	3225	TURTLE CREEK BLVD	WILCOX NEIL M
573	3225	TURTLE CREEK BLVD	KING MICHAEL G
574	3225	TURTLE CREEK BLVD	GODINES MARY ANNE
575	3225	TURTLE CREEK BLVD	SHI BING
576	3225	TURTLE CREEK BLVD	BRIGGS LISA A
577	3225	TURTLE CREEK BLVD	ADAPPA DEEPAK & HELEN HSU
578	3225	TURTLE CREEK BLVD	CORNELL DOUGLAS T &
579	3225	TURTLE CREEK BLVD	CHURCH MICHAEL F
580	3225	TURTLE CREEK BLVD	WILSON JAY L &
581	3225	TURTLE CREEK BLVD	HEAD KEITH L &
582	3225	TURTLE CREEK BLVD	BURHANS STANLEY D
583	3225	TURTLE CREEK BLVD	REDDY JAYAPRAKASH N & JYOTHI J
584	3225	TURTLE CREEK BLVD	PRSAD ROY H & SATOE SOGA

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585	3225	TURTLE CREEK BLVD	DASH RANGADHAR
586	3225	TURTLE CREEK BLVD	PUWETO LLC
587	3225	TURTLE CREEK BLVD	MANNING ADAM
588	3225	TURTLE CREEK BLVD	BRISBIN ANDREW &
589	3225	TURTLE CREEK BLVD	MADNANI KUNAL M
590	3225	TURTLE CREEK BLVD	MOOSCHEKIAN TERRY TR &
591	3225	TURTLE CREEK BLVD	GRASSO RANDALL & LISA
592	3225	TURTLE CREEK BLVD	GIRALDO HERNAN F
593	3225	TURTLE CREEK BLVD	WALLS DAVID
594	3225	TURTLE CREEK BLVD	VIDAKOVIC ROBERT L
595	3225	TURTLE CREEK BLVD	JU MICHELLE RAYU
596	3225	TURTLE CREEK BLVD	MARTINEZ MARCO A
597	3225	TURTLE CREEK BLVD	CAUDELL CHRISTINA C
598	3225	TURTLE CREEK BLVD	TAN FANGYUN
599	3225	TURTLE CREEK BLVD	PEYROVI LILLY
600	3225	TURTLE CREEK BLVD	PHILLIPS KERRI L
601	3225	TURTLE CREEK BLVD	SAMEI ROZITA &
602	3225	TURTLE CREEK BLVD	GRESHAM ANN
603	3225	TURTLE CREEK BLVD	HILL MARILYN K
604	3225	TURTLE CREEK BLVD	DELEON JOSE M &
605	3225	TURTLE CREEK BLVD	DAVID SIKORA FAMILY TRUST
606	3225	TURTLE CREEK BLVD	CORTEZ GLORIA J
607	3225	TURTLE CREEK BLVD	ORTIZ LUIS A
608	3225	TURTLE CREEK BLVD	KLS INVESTMENTS LLC
609	3225	TURTLE CREEK BLVD	ROSE JAMES E
610	3225	TURTLE CREEK BLVD	SCHWER CRAIG M
611	3225	TURTLE CREEK BLVD	SHAHRESTANI FRANK & SEAN
612	3225	TURTLE CREEK BLVD	TARTIBI MOHSEN & HANA
613	3225	TURTLE CREEK BLVD	JHANGIANI NARAIN & LALITA
614	3225	TURTLE CREEK BLVD	TITUS JACQUELINE L
615	3225	TURTLE CREEK BLVD	GARZA DAVID SEPULVEDA

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616	3225	TURTLE CREEK BLVD	AKIVA RONEN & MICHAEL B
617	3225	TURTLE CREEK BLVD	KEENER CONSTRUCTION COMPANY INC
618	3225	TURTLE CREEK BLVD	BAHIRWANI RANJEETA
619	3225	TURTLE CREEK BLVD	JL PPTY INV LLC JL TURTLE CREEK SERIES
620	3225	TURTLE CREEK BLVD	HOPPER KELLY
621	3225	TURTLE CREEK BLVD	KARLOCK KENDRA
622	3225	TURTLE CREEK BLVD	PEREZ ROBERTO
623	3225	TURTLE CREEK BLVD	KOWALSKI ELIZABETH
624	3225	TURTLE CREEK BLVD	WONG KRISTIN
625	3225	TURTLE CREEK BLVD	MAGUIRE BARBARA A & LAMBERT
626	3225	TURTLE CREEK BLVD	MCQUATTERS ARIEL E
627	3225	TURTLE CREEK BLVD	ABOLMAALI SEYED
628	3225	TURTLE CREEK BLVD	KEENAN MATTHEW JOHN
629	3225	TURTLE CREEK BLVD	BUISIER SALEH
630	3225	TURTLE CREEK BLVD	ODEH ASHLEY D
631	3225	TURTLE CREEK BLVD	HOPKINS TIMOTHY
632	3225	TURTLE CREEK BLVD	BECK ERIC &
633	3225	TURTLE CREEK BLVD	KARIMI MANDY
634	3225	TURTLE CREEK BLVD	HEIDE JACQUELINE
635	3225	TURTLE CREEK BLVD	CONSTANTINE SAMI
636	3225	TURTLE CREEK BLVD	PAUP PROPERTY MANAGEMENT LLC
637	3225	TURTLE CREEK BLVD	ESQUEDA ADA L
638	3225	TURTLE CREEK BLVD	SALIM NASIM
639	3225	TURTLE CREEK BLVD	MINITEXAS LLC
640	3225	TURTLE CREEK BLVD	CHARAN RAM
641	3225	TURTLE CREEK BLVD	NASH MARIANNE E
642	3225	TURTLE CREEK BLVD	KING DANIEL
643	3225	TURTLE CREEK BLVD	FREY CARL
644	3225	TURTLE CREEK BLVD	WARE KENYA &
645	3225	TURTLE CREEK BLVD	HERBERT SCOTT
646	3225	TURTLE CREEK BLVD	WHITWORTH LINA & BRIAN

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647	3225	TURTLE CREEK BLVD	AMADOR MARISOL
648	3225	TURTLE CREEK BLVD	CASTLES STEPHEN C
649	3225	TURTLE CREEK BLVD	THAN THAN INVESTMENTS LTD
650	3225	TURTLE CREEK BLVD	MCCRARY KRISTIE K
651	3225	TURTLE CREEK BLVD	ZHANG GUANG
652	3225	TURTLE CREEK BLVD	KINZY HARRY N &
653	3225	TURTLE CREEK BLVD	KLS INVESTMENTS LLC
654	3225	TURTLE CREEK BLVD	RICHARDSCARTY CHERRI J
655	3225	TURTLE CREEK BLVD	KOBLER CHRISTOPHER
656	3225	TURTLE CREEK BLVD	MODY ALKA
657	3225	TURTLE CREEK BLVD	KESSLER TIMOTHY
658	3225	TURTLE CREEK BLVD	ADAMS JENNY DIAN &
659	3225	TURTLE CREEK BLVD	STAMP DUANE M & LINDA E
660	3225	TURTLE CREEK BLVD	KEARNS THOMAS V
661	3225	TURTLE CREEK BLVD	MACHON ED &
662	3225	TURTLE CREEK BLVD	MORGAN MARK G
663	3225	TURTLE CREEK BLVD	KUCERA DOUGLAS &
664	3225	TURTLE CREEK BLVD	SIEBER JOHN
665	3225	TURTLE CREEK BLVD	IVEY EDWARD J JR
666	3225	TURTLE CREEK BLVD	MANDAVA PREM K
667	3225	TURTLE CREEK BLVD	MCDANIEL LISA K
668	3225	TURTLE CREEK BLVD	NASTRI ANDREW &
669	3225	TURTLE CREEK BLVD	BARTUS DAVID
670	3225	TURTLE CREEK BLVD	GAGNET UNKEFER CORRINE
671	3225	TURTLE CREEK BLVD	BROWN VICTORIA REBECCA
672	3225	TURTLE CREEK BLVD	CANNATA JAMES
673	3225	TURTLE CREEK BLVD	AHMED MOHAMMED SAIFUDDIN
674	3225	TURTLE CREEK BLVD	MOSS ANDRELYN C &
675	3225	TURTLE CREEK BLVD	EMBABI SHERIF &
676	3225	TURTLE CREEK BLVD	SANKALIA JAINAN
677	3225	TURTLE CREEK BLVD	PRICE PATRICIA GAYLE

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678	3225	TURTLE CREEK BLVD	MURRAY NATALIE TRUSTEE
679	3225	TURTLE CREEK BLVD	TEAGUE TRAVIS M
680	3225	TURTLE CREEK BLVD	NORDSTROM JASON R & LEIGH F
681	3225	TURTLE CREEK BLVD	VILLARREAL RAUL ROJAS &
682	3225	TURTLE CREEK BLVD	FOGLER JASON C
683	3225	TURTLE CREEK BLVD	MANCHANDA KSHITIJ &
684	3225	TURTLE CREEK BLVD	FREESE JAMES
685	3225	TURTLE CREEK BLVD	WHITENER ASHLEY M
686	3225	TURTLE CREEK BLVD	GHAEMMAGHAMI AREZOU S
687	3225	TURTLE CREEK BLVD	MASROUR FARBOD
688	3225	TURTLE CREEK BLVD	REZAI JOHN &
689	3225	TURTLE CREEK BLVD	ZHAO ROBIN M &
690	3225	TURTLE CREEK BLVD	DEFURIA LINDA M
691	3225	TURTLE CREEK BLVD	NESBITT GILDA D
692	3225	TURTLE CREEK BLVD	TURTLE CREEK 3223 1438 LAND TRUST
693	3225	TURTLE CREEK BLVD	POWELL BRETT W
694	3225	TURTLE CREEK BLVD	HYVL DAVID R
695	3225	TURTLE CREEK BLVD	KING IVORY L
696	3225	TURTLE CREEK BLVD	RUSSELL STEPHEN & MELANY
697	3225	TURTLE CREEK BLVD	MULLENS DAVID B JR & JUDITH L
698	3225	TURTLE CREEK BLVD	DERINGER MATTHEW ROBERT
699	3225	TURTLE CREEK BLVD	PATEL RAJESH
700	3225	TURTLE CREEK BLVD	LARSON MARK & FAYE LARSON
701	3225	TURTLE CREEK BLVD	CAMPBELL JIM L
702	3225	TURTLE CREEK BLVD	MELTON BENJAMIN CORD
703	3225	TURTLE CREEK BLVD	CHINDHY SHAHZAD A
704	3225	TURTLE CREEK BLVD	YAZDANI MAHMOUD MAGHSOUD &
705	3225	TURTLE CREEK BLVD	HERBST PAUL & LORI
706	3225	TURTLE CREEK BLVD	CHAYKOVSKA VALERIYA
707	3225	TURTLE CREEK BLVD	OSUAGWU CHUKWUMA J
708	3225	TURTLE CREEK BLVD	SULLIVAN PATRICK

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709	3225	TURTLE CREEK BLVD	KRALIS LESLEY E
710	3225	TURTLE CREEK BLVD	CRONK M ESTELLE TRUST OF 2010
711	3225	TURTLE CREEK BLVD	JANKIRAMAN PAVAN
712	3225	TURTLE CREEK BLVD	CHANG TERESA ALLISON
713	3225	TURTLE CREEK BLVD	LANKA INDIRA &
714	3225	TURTLE CREEK BLVD	TAN FANGYUN
715	3225	TURTLE CREEK BLVD	SHAPOURI AZIZ & FARIDEH
716	3225	TURTLE CREEK BLVD	COFFEY ELIZABETH M
717	3225	TURTLE CREEK BLVD	SUGIURA YOSHIE
718	3225	TURTLE CREEK BLVD	DODDAPANENI YESASWI
719	3225	TURTLE CREEK BLVD	NAIR CKP & SYAMALA C
720	3225	TURTLE CREEK BLVD	PATEL PIYUSH K & MINA P
721	3225	TURTLE CREEK BLVD	SAKS KATHRINE TORY &
722	3225	TURTLE CREEK BLVD	BINFORD OSWALD &
723	3225	TURTLE CREEK BLVD	VELASQUEZ JOSE
724	3225	TURTLE CREEK BLVD	DESAI PRAVIN & ARATI
725	3225	TURTLE CREEK BLVD	PATEL SHITAL J & SUKETU KAUSHIK
726	3225	TURTLE CREEK BLVD	NEAL ELLIOTT
727	3225	TURTLE CREEK BLVD	LACARRA ADRIANNA
728	3225	TURTLE CREEK BLVD	RAMIREZ CINDY
729	3225	TURTLE CREEK BLVD	ZHANG GUANG
730	3225	TURTLE CREEK BLVD	SOM SOLINA
731	3225	TURTLE CREEK BLVD	STARR NIKKI
732	3225	TURTLE CREEK BLVD	MASCOLO EMMANUELLA
733	3225	TURTLE CREEK BLVD	VELASQUEZ RUBEN II
734	3225	TURTLE CREEK BLVD	WENNO HILDA
735	3225	TURTLE CREEK BLVD	SPENCER JOSHUA L
736	3225	TURTLE CREEK BLVD	KOGAN ALLAN J
737	3225	TURTLE CREEK BLVD	CHATTERJEE PALLAB & MITA
738	3225	TURTLE CREEK BLVD	DONOFRIO SAMANTHA
739	3225	TURTLE CREEK BLVD	LIDJI MYRIAM B

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740	3225	TURTLE CREEK BLVD	ZAKHOUR BASSAM
741	3225	TURTLE CREEK BLVD	COOGAN JOHN J JR & MARY ELLEN
742	3225	TURTLE CREEK BLVD	DAO VU A & KIM LANG
743	3225	TURTLE CREEK BLVD	CUMMINGS KENT W & JUNKO I
744	3225	TURTLE CREEK BLVD	MOGHADAM ALI
745	3225	TURTLE CREEK BLVD	ALLEN DANDRIC E
746	3225	TURTLE CREEK BLVD	MATTHEWS STEVEN KEITH & JUDY G
747	3225	TURTLE CREEK BLVD	GODFREY CRAIG & MICHELE B
748	3225	TURTLE CREEK BLVD	BRUCHMILLER BOYD & LUSHILE
749	3225	TURTLE CREEK BLVD	SOUCHAK JASON P
750	3225	TURTLE CREEK BLVD	AHMED MAHRIN
751	3225	TURTLE CREEK BLVD	LANKA INDIRA
752	3225	TURTLE CREEK BLVD	BALL LESLIE A &
753	3225	TURTLE CREEK BLVD	PAVIA FAMILY TRUST
754	3225	TURTLE CREEK BLVD	BARDIN ALLISON C & ANDREW
755	3225	TURTLE CREEK BLVD	POWERS DANIEL D
756	3225	TURTLE CREEK BLVD	MOORE TIMOTHY J & PAMELA M
757	3225	TURTLE CREEK BLVD	FANCHER TIFFANY
758	3225	TURTLE CREEK BLVD	PATEL KAMAL V
759	3225	TURTLE CREEK BLVD	POEN NATHAN A
760	3225	TURTLE CREEK BLVD	DUNCAN JOHN MICHAEL &
761	3225	TURTLE CREEK BLVD	WETTREICH DANNY
762	3225	TURTLE CREEK BLVD	LANKA INDIRA &
763	3225	TURTLE CREEK BLVD	MUSSULMAN DANIEL & NAILA
764	3225	TURTLE CREEK BLVD	BILBAO DANIEL F
765	3225	TURTLE CREEK BLVD	REZNIK YAIR
766	3225	TURTLE CREEK BLVD	BAEK STEVEN A
767	3225	TURTLE CREEK BLVD	ROZENZVIG YEHIEL
768	3225	TURTLE CREEK BLVD	PATEL DHARMESH
769	3225	TURTLE CREEK BLVD	FREEMAN RACHEL OLIVIA
770	3225	TURTLE CREEK BLVD	KELLETT RICHARD D

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771	3225	TURTLE CREEK BLVD	MAH JEFFERY
772	3225	TURTLE CREEK BLVD	DUFFY MARY B
773	3225	TURTLE CREEK BLVD	PHAM LAN D
774	3225	TURTLE CREEK BLVD	DILDAY ELIZABETH A
775	3225	TURTLE CREEK BLVD	RSNFL LLC
776	3225	TURTLE CREEK BLVD	EMER SCOTT J
777	3225	TURTLE CREEK BLVD	AN JADHAVJI INVESTMENTS
778	3225	TURTLE CREEK BLVD	BREHM ERICH & JANET
779	3225	TURTLE CREEK BLVD	KAMPINE JOHN M &
780	3225	TURTLE CREEK BLVD	LEPP JANICE
781	3225	TURTLE CREEK BLVD	RANDEL SUSAN B
782	3225	TURTLE CREEK BLVD	CELLI ROBERT MICHAEL
783	3225	TURTLE CREEK BLVD	ARMAND AHMAD & MAHVASH
784	3225	TURTLE CREEK BLVD	CAUTHEN DON & JULIA
785	3225	TURTLE CREEK BLVD	BLAKE NINA CERVANTES
786	3225	TURTLE CREEK BLVD	WATTS JANET L
787	3225	TURTLE CREEK BLVD	RIZK AMINE
788	3225	TURTLE CREEK BLVD	DOYLE TIMOTHY B &
789	3225	TURTLE CREEK BLVD	GREEN JIMMY
790	3225	TURTLE CREEK BLVD	KHANBEIGI MANOOCH & ANNIE
791	3225	TURTLE CREEK BLVD	BLACKLEDGE LAWRENCE A
792	3225	TURTLE CREEK BLVD	LEE BILL G
793	3225	TURTLE CREEK BLVD	MARTINEZ FAUSTINA
794	3225	TURTLE CREEK BLVD	AKIN MARK & DEBI AKIN
795	3225	TURTLE CREEK BLVD	SEEBERGER JOAN P
796	3225	TURTLE CREEK BLVD	BOWLES NEAL A
797	3225	TURTLE CREEK BLVD	MINTZ MARTIN L
798	3225	TURTLE CREEK BLVD	STINSON JANET LYNN
799	3225	TURTLE CREEK BLVD	DEBLANK ANNE B
800	3225	TURTLE CREEK BLVD	GUREVITZ JENNIFER REV TR
801	3225	TURTLE CREEK BLVD	SPIES RONALD & CHERI

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802	3225	TURTLE CREEK BLVD	BLOOM ROBERT A
803	3225	TURTLE CREEK BLVD	SALAS CARLOS G
804	3225	TURTLE CREEK BLVD	BLAS RENATA & EDUARDO
805	3225	TURTLE CREEK BLVD	HERNANDEZ ELISA C
806	3225	TURTLE CREEK BLVD	BINFORD OSWALD S &
807	3225	TURTLE CREEK BLVD	DUNDON KENNETH J
808	3225	TURTLE CREEK BLVD	PANCHASARP VANEE &
809	3225	TURTLE CREEK BLVD	STEIN GIFFORD P & SHARON
810	3225	TURTLE CREEK BLVD	KUBILIUN NISA
811	3225	TURTLE CREEK BLVD	REDDY SONYA D
812	3225	TURTLE CREEK BLVD	BURGIO DONALD A
813	3225	TURTLE CREEK BLVD	DELBAGNO JOHN B TR &
814	3225	TURTLE CREEK BLVD	ROOZROKH MICHAEL
815	3225	TURTLE CREEK BLVD	BREGMAN ROBERT ALAN &
816	3225	TURTLE CREEK BLVD	STRONG JAMES II & LESLIE KAY
817	3225	TURTLE CREEK BLVD	BENAHARON SOL
818	3225	TURTLE CREEK BLVD	BURGIO DONALD A
819	3225	TURTLE CREEK BLVD	ALKAYED RIYAD
820	3225	TURTLE CREEK BLVD	MATHER MATTHEW JAMES
821	3225	TURTLE CREEK BLVD	DOYLE TIMOTHY BRIAN &
822	3225	TURTLE CREEK BLVD	ROBINSON DAVID & JULIE GARDES
823	3225	TURTLE CREEK BLVD	JONES JAMES ADRIAN ET AL
824	3225	TURTLE CREEK BLVD	RENAISSANCE ON TURTLE CREEK
825	3225	TURTLE CREEK BLVD	THE RENAISSANCE ON TURTLE CREEK
826	3100	COLE AVE	AFTABROUSHADR KAMBIZ
827	3100	COLE AVE	ALLSION CHRIS
828	3100	COLE AVE	DIETZ HUNTER D
829	3100	COLE AVE	ZHANG HELEN X Y
830	3100	COLE AVE	DAS ROHIT RAU
831	3100	COLE AVE	LARKIN WILLIAM A
832	3100	COLE AVE	PALETTI SONIA

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833	3100	COLE AVE	NICOLLE BRYCE DAUVERGNE
834	3100	COLE AVE	FLICKINGER MARK E & CYNTHIA
835	3100	COLE AVE	SMITH HOLLY F
836	3100	COLE AVE	REYES ROBERT M
837	3100	COLE AVE	HARLAN TANYA POWELL
838	3100	COLE AVE	RAFEA VEEDA
839	3100	COLE AVE	ZERR JOSEPH
840	3100	COLE AVE	NABAKOWSKI SAMUEL A &
841	3100	COLE AVE	SCHULTZ JERRY EVERETT
842	3100	COLE AVE	DRAPER DUANE D &
843	3100	COLE AVE	SPADE PHILIP FREDERICK
844	3100	COLE AVE	NAMEJ GROUP LLC
845	3100	COLE AVE	WHEAT DAVID G
846	3100	COLE AVE	BRAY CHASE LANDON
847	3100	COLE AVE	LEE BIK HAN & LEE SAI SHEK
848	3100	COLE AVE	BENAVIDES MICHAEL L
849	3100	COLE AVE	RIOS SARA B
850	3100	COLE AVE	GAMINI MORTEZA & BORTAY
851	3100	COLE AVE	SKAINES JONATHAN B
852	3100	COLE AVE	LOZANO JAVIER ALBERTO NEYRA &
853	3100	COLE AVE	ANDERSON JONATHAN D & TARA L
854	3100	COLE AVE	HEDRICK FARRELL
855	3100	COLE AVE	SALANON EMANUEL JOEL
856	3100	COLE AVE	GARCIA EDWARD I
857	3100	COLE AVE	AHN SAM
858	3100	COLE AVE	MILLIET MARK JOSEPH
859	3100	COLE AVE	HAGAN JOSEPH &
860	3100	COLE AVE	REISMAN MARK L
861	3100	COLE AVE	HILLHOUSE BRANDON
862	3100	COLE AVE	ROSENBAUM RICO
863	3100	COLE AVE	BAYS VANCE J

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864	3100	COLE AVE	CLIFT SUSANNE A
865	3100	COLE AVE	VONBORSIG MICHAEL A
866	3100	COLE AVE	LIN CONSTANCE LEECHEN
867	3100	COLE AVE	BATA INVESTMENTS LLC
868	3100	COLE AVE	DEMEIS DANIEL G
869	3210	CARLISLE ST	PAGE ANTHONY R
870	3210	CARLISLE ST	HOLSTEAD WILLIAM DANIEL JR &
871	3210	CARLISLE ST	GIORDANO JOHN V
872	3210	CARLISLE ST	CHOI YUN H
873	3210	CARLISLE ST	ENGWICHT JACKIE L & CORY J
874	3210	CARLISLE ST	TURNBULL RANDALL C &
875	3210	CARLISLE ST	HARVEY DEAN & CATHY
876	3210	CARLISLE ST	QUATTRINI LISA
877	3210	CARLISLE ST	IMER INVESTMENTS LLC
878	3210	CARLISLE ST	ATALLAH RABIH
879	3210	CARLISLE ST	SWANK JENNIFER MICHELLE & RYAN PAUL
880	3210	CARLISLE ST	WENTWORTH BARBARA
881	3210	CARLISLE ST	NICKS CHRISTOPHER STEPHEN & LYNN HOLLEY
882	3210	CARLISLE ST	DEFARRO GIANPAOLO &
883	3210	CARLISLE ST	ZIMMERMAN KATHERYN
884	3210	CARLISLE ST	JEFFREY B JOHNS 2007 TRUST
885	3210	CARLISLE ST	NORTH TIMOTHY G &
886	3210	CARLISLE ST	DAVIS JON C
887	3210	CARLISLE ST	FOX MICHAEL & JULIANNE
888	3210	CARLISLE ST	HORTON LANCE
889	3210	CARLISLE ST	MCKAY JOHN K & ANN
890	3210	CARLISLE ST	STOJANOVIC VESNA
891	3210	CARLISLE ST	SICHENZIO RICHARD &
892	3210	CARLISLE ST	GOODWIN BOBBY A &
893	3210	CARLISLE ST	BALDOR JORGE L
894	3210	CARLISLE ST	RUSCHHAUPT REED

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895	3210	CARLISLE ST	DUNTON STACY
896	3210	CARLISLE ST	STANFORD CHRISTIN C & ERIK
897	3210	CARLISLE ST	LYNCH DAVID E
898	3210	CARLISLE ST	WOODARD BRYAN T
899	3210	CARLISLE ST	LUONG PHUONG M
900	3210	CARLISLE ST	FLOWERS ROBERT R
901	3210	CARLISLE ST	THOMAS JONATHAN S & CYNTHIA L
902	3210	CARLISLE ST	BURNS MICHAEL R &
903	3210	CARLISLE ST	LOCKE KELLY
904	3210	CARLISLE ST	BENTOW JASON
905	3210	CARLISLE ST	LYONS KEVIN & MEGAN
906	3210	CARLISLE ST	HARMAN ROBERT KING & LINDA ANNE
907	3210	CARLISLE ST	MINK JUSTIN
908	3210	CARLISLE ST	PRESSLER FAMILY TRUST
909	3210	CARLISLE ST	ALVAREZ PEDRO JR &
910	3210	CARLISLE ST	PERELLA LAUREN M
911	3210	CARLISLE ST	GEIKEN CHAD D
912	3210	CARLISLE ST	NYSTROM PETER
913	3210	CARLISLE ST	WCISLO BRIAN &
914	3210	CARLISLE ST	CUMMINS CHRISTINA LYNN
915	3210	CARLISLE ST	SLAVIN DIERDRE
916	3210	CARLISLE ST	WELLS CORY
917	3210	CARLISLE ST	POTTER JEFFREY &
918	3210	CARLISLE ST	HAWKINS DWAYNE W
919	3210	CARLISLE ST	LAVENDER RACHEL LAUREN
920	3210	CARLISLE ST	HUANG THERESA T
921	3210	CARLISLE ST	KURZ CHAD P & TAYLOR N
922	3210	CARLISLE ST	WALKER PHILIP & JULIE
923	3210	CARLISLE ST	STEINMAN JOHN & STEPHANIE
924	3210	CARLISLE ST	THIRD & WILLIS LLC
925	3210	CARLISLE ST	CONVERSE SUSAN MANNING

04/02/2018

Label #	*Address*		*Owner*
926	3210	CARLISLE ST	MIRE DENNIS
927	3210	CARLISLE ST	YOUNG AMY C
928	3210	CARLISLE ST	SMITH EDWARD A
929	3210	CARLISLE ST	MEYER JOEL E
930	3210	CARLISLE ST	POWELL ADAM J
931	3235	COLE AVE	COOKE AMY M
932	3235	COLE AVE	NGUYEN THONG
933	3235	COLE AVE	MOSCA CELESTE ALISA
934	3235	COLE AVE	
935	3235	COLE AVE	HALL DOUGLAS K
936	3235	COLE AVE	SHEINBERG DARREN
937	3235	COLE AVE	778 LLC
938	3235	COLE AVE	CHAPMAN ALBERT J III
939	3235	COLE AVE	SHEINBERG DARREN
940	3235	COLE AVE	HALLOCK KEITH R JR
941	3235	COLE AVE	KNOWLTON KELLY
942	3235	COLE AVE	MAJOR DAVID P
943	3235	COLE AVE	MALLOY BETHANY E
944	3235	COLE AVE	THOMPSON SCOTT JAY
945	3235	COLE AVE	DEERING CHRISTOPHER
946	3235	COLE AVE	HALL DAVID JR
947	3235	COLE AVE	LINNSTAEDTER LEAH NICOLE
948	3235	COLE AVE	ELCHAMMAS MANAR
949	3235	COLE AVE	SPEARMAN TYLER L
950	3235	COLE AVE	ALIMCHANDANI NEERAJ
951	3235	COLE AVE	LITOFF AUSTIN
952	3235	COLE AVE	LECOVER MATTHEW L
953	3235	COLE AVE	KUO ANDY
954	3235	COLE AVE	FICKE GEOFFREY E
955	3235	COLE AVE	AN JADHAVJI INVESTMENTS LLC
956	3235	COLE AVE	BARNEY JOHN DAVID

04/02/2018

Label #	***Address***		***Owner***
957	3235	COLE AVE	BERARD MICHAEL
958	3235	COLE AVE	SANTAULARIA JOSEPH W
959	3235	COLE AVE	VANN RHONDA H
960	3235	COLE AVE	CROSSETT MATTHEW ADAM &
961	3235	COLE AVE	EVANS WHITNEY ARIEL
962	3235	COLE AVE	MAIONE MICHAEL

CITY PLAN COMMISSION **THURSDAY, JULY 19, 2018**

Planner: Vasavi Pilla

FILE NUMBER: DCA 178-009 **DATE INITIATED:** December 14, 2017

TOPIC: Code amendment for a live/work accessory use

CITY COUNCIL DISTRICTS: All **CENSUS TRACTS:** All

PROPOSAL: Consideration of amending the Dallas Development Code, Chapters 51 and 51A, to define and establish regulations for a live/work accessory use.

SUMMARY: The proposal will provide an opportunity for a person to be able to live at their place of business in certain zoning districts that otherwise would not allow a residence in combination with a nonresidential use.

ZOAC RECOMMENDATION: **Approval**

STAFF RECOMMENDATION: **Approval**

Background:

- The Zoning Ordinance Advisory Committee (ZOAC) considered this issue at four public meetings: April 5, 2018, April 19, 2018, May 5, 2018 and on May 17, 2018, recommended the proposal move to City Plan Commission (CPC).

GENERAL INFORMATION/STAFF ANALYSIS

Property owners near the Design District and surrounding areas have requested zoning changes from an IR Industrial Research District or an LI Light Industrial District to a Mixed Use District or a Planned Development District in order to allow a residential use in combination with their work or business.

The concept of living at the place of business is not a new concept. Working and living at the same place is one of the oldest forms of housing. For centuries, families were living on the same property as they conducted their business. With the advent of the industrial revolution, construction of highways, new modes of mobility, and zoning codes requiring separation of uses, this form of living became uncommon and in some places illegal. This trend is changing due to advances in technology, traffic congestion, increase in oil prices, etc. Cities are allowing people to live at the place of work, these units are typically referred to as live/work units[1].

Currently, the combination of live/work is allowed in an MU-1 Mixed Use District, because single family uses are allowed in conjunction with the nonresidential uses in that district. Some Planned Development Districts (PD) allow live/work as specifically defined and regulated in that PD. Staff researched the surrounding cities, index cities and PDs that allow live/work units.

The PDs that allow live/work units are: PD No. 316; PD No. 317; PD No. 468; PD No. 595; PD No. 714; PD No. 808; PD No. 811; PD No. 812; PD No. 891; PD No. 908; and PD No. 929. Of these:

- Half define a live/work unit as
    - an interior space that combines residential with office or retail and personal service uses.
- The other half define a live/work unit as
    - an interior space *with street level access* that combines residential with office or retail and personal service uses.
- All consider live/work units a nonresidential use
- One PD does not allow the live/work to be combined with an alcoholic beverage establishment or a restaurant.

Nine surrounding cities were researched: Allen, Arlington, Cedar Hill, Duncanville, Fort Worth, Irving, McKinney, Plano and Richardson.

- Eight cities allow live/work in some capacity

1. *Leaning Toward Live-Work Units,* http://leanurbanism.org/wp-content/uploads/2014/06/Khoury_LiveWork.pdf

- Generally, live/work is considered a dwelling unit in combination with a work component restricted to office, artist's workshop, studio, personal service or other similar uses and the work component is required to be located on the street level.
- One city allows the residential to be combined with a manufacturing use.
- Live/work is generally allowed in:
    - Central/Downtown/Business Districts
    - Special Purpose/ Planned Development Districts
    - Mixed-Use Districts
- One city allows live/work in their Medium Density Residential and Multi-Family Districts.

Eleven Index Cities were researched: Austin, Baltimore, Boston, Columbus, El Paso, Fort Worth, Philadelphia, Phoenix, San Diego, San Jose, and San Antonio

- 10 have live/work (Austin's in the process adopting a land development code)
- Boston live/work spaces are mainly for artists space, and regulated by Boston Redevelopment Authority
- Generally allow the live/work use in:
    - Central/Downtown/Business Districts
    - Special Purpose and Overlay Districts
    - Mixed-Use Districts
    - Commercial/Retail Districts
    - Two cities allow in manufacturing and industrial districts
- Parking (Austin development code draft, Baltimore, El Paso, and San Jose):
    - Based on sq. ft. of the structure
    - One per dwelling unit
    - Two cities: park as per the commercial use
- Unit size (Austin development code draft, Baltimore, Phoenix and San Diego):
    - Minimum 300 sq. ft. for residential purpose
    - 25% of the total building area for commercial purpose
    - Not to exceed one third of the total floor area for the living purpose
    - Minimum 750 sq. ft. to maximum of 33% floor area for residential purpose
- Owner occupancy (Boston, El Paso, San Jose):
    - Either the owner or the employee must occupy the residential unit.

PROPOSAL:

The intent of this code amendment is to allow a residential use in conjunction and accessory to a work or business use (nonresidential use) in certain zoning districts that otherwise do not allow a residential use; providing a business owner the opportunity to live where they work.

Per Code, an accessory use must be a use customarily incidental to a main use and may not occupy more than five percent of the floor area of the main use. In this proposal, the residential component or "live unit" is a "Specific accessory use" with its own regulations

allowed to be customarily incidental and used in combination with a nonresidential main use allowed in that zoning district.

Because this is an accessory use and incidental to the main use, without the main use (nonresidential use), the live unit (residential use) will not be permitted.

Definition:
Live unit means a dwelling unit accessory to any nonresidential use allowed in that district.

Districts:

- This accessory use would be permitted in the following districts because a single family residential use is not currently allowed in these districts and by allowing a live unit accessory to an allowed nonresidential use you have the opportunity to live where you work.
  - Residential Districts: MF-3(A) and MF-4(A)
  - Office Districts: NO(A), and LO-1(A), LO-2(A), LO-3(A), MO-1(A), MO-2(A), and GO(A);
  - Retail Districts: NS(A), CR and RR;
  - Industrial Districts: LI and IR;
  - Mixed Use Districts: MU-2 and MU-3;
  - Multiple Commercial Districts: MC-1, MC-2, MC-3, and MC-4;
  - Urban Corridor Districts: UC-1, UC-2, and UC-3.

- However, it would not be an allowed accessory use in CS Commercial Service Districts and IM Industrial Manufacturing Districts, because:
  - CS Commercial Service Districts provide 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.
  - IM Industrial Manufacturing Districts provide for heavy industrial manufacturing uses with accompanying open storage and supporting commercial uses. This district is not intended to be located in or near areas of residential development. Many of the uses allowed are only allowed by SUP because they are determined to be “potentially incompatible uses” and must be reviewed on an individual basis. For example: metal product treatment or processing, petroleum product refining, radioactive waste disposal services etc.

- Additionally, it would not be an allowed accessory use in the following districts as these districts already allow a single family use.
  - Residential Districts: A(A), R-1(A), R-1/2(A), R- 5(A), R-7.5 (A), R-10(A), R-16 (A), R-13(A), D(A), TH-1(A), TH-2(A), TH-3(A), CH, MF-1(A), 2(A), and MH (A).
  - Central Area Distracts: CA-1(A) and CA-2(A);
  - Mixed Use Districts: MU-1.

- Nor would it be allowed in a P(A) Parking District, as this is an accessory use to the main use and the only main uses permitted in this district are gas drilling and surface parking.

- Form Districts will be reviewed separately in upcoming Code amendments.

Additional Provisions:

- Only one live unit per lot.
- May be attached or detached.
- Maximum floor area for the dwelling unit is 50 percent of the total combined floor area of the live unit and the main use to which the live unit is accessory.
- Parking per Chapter 51 and 51A for the floor area of the nonresidential use (not including the floor area of the live unit). One additional parking is required for the residential use.
- Only the property owner, business owner, or an employee of the business and their family members are allowed to live in the dwelling unit.
- Cannot be sold separately (by metes and bounds).

Zoning Ordinance Advisory Committee (ZOAC) Meeting Minutes
May 17, 2018

Motion to accept staff recommendations for amendments to Chapter 51 and 51A to define and establish regulations for a live/work use with the following additional regulations:

- Parking per Chapter 51 and 51A for the floor area of the nonresidential use (not including the floor area of the live unit). One additional parking space is required for the residential use.
- Only the business owner, property owner, or an employee of the business and their family members are allowed to live in the dwelling unit.
- Accessory to the main use and may occupy no more than 50% of the total floor area.
- Can be attached or detached.

Motion: Murphy

2nd: Chad Benedict

Result:

Passed:	5-0
For:	Shidid, Murphy, Benedict, Gomez, and Behring
Against:	none
Absent:	Mack, Brown

DRAFT Live Unit

ORDINANCE NO. _____

7-10-18

ORDINANCE NO. _____

An ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code by amending Section 51-4.217; amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by amending Section 51A-4.217; providing a definition and provisions for a live unit use; providing a penalty not to exceed $2000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; Now, Therefore,

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

SECTION 1. That Subsection (b), "Specific Accessory Uses," of Section 51-4.217, "Accessory Uses," of Division 51-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," of the Dallas City Code is amended by adding a new Paragraph (18), "Live Unit," to read as follows:

"(18) Live unit.

(A) Definition: A dwelling unit accessory to any nonresidential use allowed in that district.

(B) District restrictions: This accessory use is not permitted in A, R-1ac, R-1/2ac, R-5, R-7.5, R-10, R-16, R-13, D, TH-1, TH-2, TH-3, MF-1. MF-2, MH, CA-1, CA-2, P, HC and I-3 districts.

(C) Required off-street parking: One additional space is required for the accessory use in excess of the required off-street parking for the floor area of nonresidential use.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) The maximum floor area for the dwelling unit is 50 percent of the total combined floor area of the live unit and the main use to which the live unit is accessory.

(ii) Units cannot be sold separately by metes and bounds.

(iii) One live unit allowed per lot.

(iv) Live unit residency is restricted to the property owner, business owner, or an employee of the business and their family members."

SECTION 2. That Subsection (b), "Specific Accessory Uses," of Section 51A-4.217, "Accessory Uses," of Article IV, "Zoning Regulations," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code is amended by adding a new Paragraph (18), "Live Unit," to read as follows:

"(18) Live unit.

(A) Definition: A dwelling unit accessory to any nonresidential use allowed in that district.

(B) Districts restrictions: This accessory use is not permitted in A(A), R-1(A), R-1/2(A), R-5(A), R-7.5(A), R-10(A), R-16(A), R-13(A), D(A), TH-1(A), TH-2(A), TH-3(A), CH, MF-1(A), MF-2(A), MH(A), CA-1(A), CA-2(A), MU-1, P(A), CS and IM districts.

(C) Required off-street parking: One additional space is required for the accessory use in excess of the required off-street parking for the floor area of nonresidential use.

(D) Required off-street loading: None.

(C) Floor area: Except as otherwise provided in the use regulations, the maximum floor area for the dwelling unit is 50 percent of the total combined floor area of the live unit and the main use to which the live unit is accessory. This floor area restriction controls over the floor area restrictions in Subsection 51A-4.217(a)(3).

(E) Additional provisions:

(i) Units cannot be sold separately by metes and bounds.

(ii) One live unit allowed per lot.

(iii) Live unit residency is restricted to the property owner, business owner, or an employee of the business and their family members."

SECTION 3. That the director of sustainable development and construction shall revise the use charts to reflect the change in use regulations made by this ordinance, and shall provide these charts for publication in the Dallas Development Code.

SECTION 4. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed $2,000.

SECTION 5. That Chapters 51 and 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 6. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By_____
Assistant City Attorney

Passed_____

DRAFT

Memorandum

CITY OF DALLAS

DATE July 19, 2018

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT City Plan Commission Authorized Hearing
Northeast side of Pontiac Avenue, southeast of Cedar Crest Boulevard and containing approximately 3.5 acres.

Commissioners Davis, Rieves, and West request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned an IM Industrial Manufacturing District with Specific Use Permit (SUP) No. 1583 for a refuse transfer station use. Consideration will be given to evaluating whether the SUP is compatible with adjacent property and consistent with the character of the neighborhood. Attached is a location map for your review.

During an inspection on May 30, 2018, the City identified at least 34 Dallas City Code violations. The violations included failure to provide drainage to prevent standing water and flooding on the land, failure to maintain all interior walls and ceilings in operating conditions, and failure to obtain a certificate of occupancy.

The site is located within the Trinity River Corridor Comprehensive Land Use Study from 2005 and revised in 2009.

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

Neva Dean, Assistant Director
Current Planning Division
Sustainable Development and Construction Department

Memorandum

CITY OF DALLAS

DATE June 21, 2018

TO David Cossum, Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for an Authorized Hearing;

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

Consideration of authorizing a public hearing to determine the proper zoning on property zoned an IM Industrial Manufacturing District with Specific Use Permit (SUP) No 1583, for a refuse transfer station use located on the northeast side Pontiac Avenue, southeast of Cedar Crest Boulevard, and containing approximately 3.5 acres. Consideration is to be given to evaluating whether the SUP is compatible with adjacent property and consistent with the character of the neighborhood. A map of the area to be considered is attached.

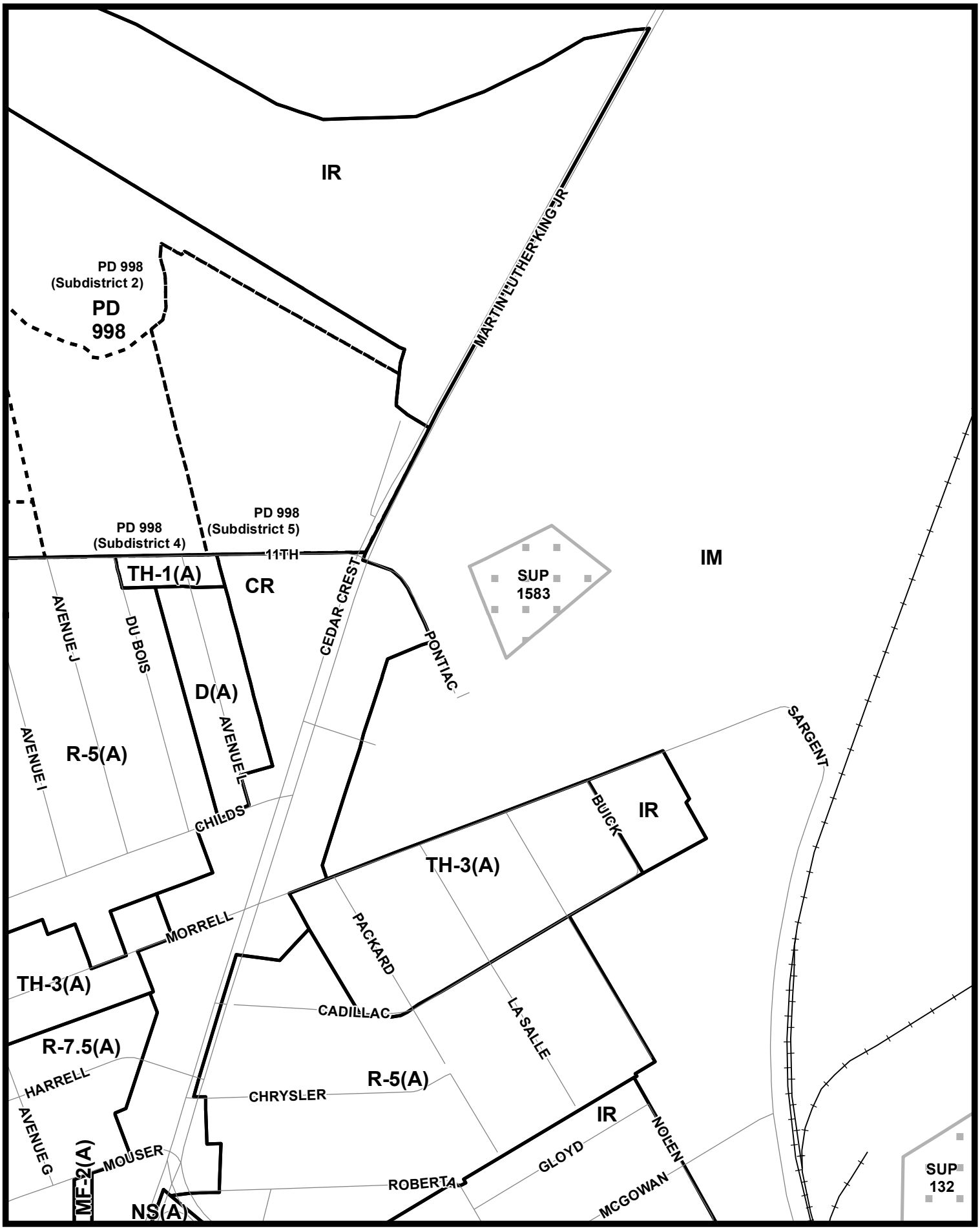
Thank you for your attention to this matter.

Jared Davis, Commissioner, District 4

Commissioner

Commissioner

c: Neva Dean



1:6,000

Proposed Authorized Hearing
SUP No. 1583