



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 2, 2018
AGENDA

BRIEFINGS:	5ES	11:00 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: Mohammad Bordbar

Consent Items:

(1) **S178-254**
(CC District 1)

An application to replat a 0.712-acre tract of land containing all of Lots 1 through 4 in City Block A/3431 to create a 21 lot Shared Access Development on property located on Crawford Street at Neely Street, northwest corner.

Applicant/Owner: Savannah Development, Romeo Chavez, Juana Jasso and Rosa Rojas, Bayron Gonzalez and Vilma Lopez, Celia Arechar

Surveyor: O'Neal Surveying Co.

Application Filed: July 5, 2018

Zoning: PD 468 (Subdistrict A)(Tract 2)

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

- (2) **S178-255**
(CC District 14)
- An application to replat a 0.525-acre tract of land containing all of Lots 22 through 24 in City Block 2/1906 to create one 0.166-acre lot and one 0.359-acre lot on property located on Oram Street at Delmar Avenue, northwest corner.
Applicant/Owner: Tyler Anawaty, Indio Partner, Greydon B. Callaway, Travis D. Stensby, and Nina Tsai and Daniel Fong
Surveyor: Texas Heritage Surveying, Inc.
Application Filed: July 5, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S178-257**
(CC District 6)
- An application to create a 1.940-acre lot from a tract of land in City Block 6545 on property located on Royal Lane west of Stemmons Freeway.
Applicant/Owner: IAI Royal properties, LP
Surveyor: A&W Surveying, Inc.
Application Filed: July 5, 2018
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-259**
(CC District 6)
- An application to replat a 0.554-acre tract of land containing all of Lots 10, 11, 20, and 21 in City Block A/7171 to create one lot on property located on Winnequah Street, south of Singleton Boulevard.
Applicant/Owner: Fussell Property Company No. 2 LTD
Surveyor: CBG Surveying Texas LLC
Application Filed: July 6, 2018
Zoning: PD 406
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-261**
(CC District 14)
- An application to replat a 1.343-acre tract of land containing all of Lots 9 through 12 and part of Lot 13 in City Block K/1535 on property located on Cole Avenue at Knox Street, southwest corner.
Applicant/Owner: Gilliland Properties II, LTD; Restoration Hardware
Surveyor: Stantec Consulting Services Inc.
Application Filed: July 6, 2018
Zoning: PD 193(LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S178-262**
(CC District 9)

An application to create a 0.408-acre lot from a tract of land in City Block 1/6585 on property located on Northwest Highway / State Highway Spur No. 244, east of Jupiter Road.
Applicant/Owner: Lonestarflag Investments, LLC
Surveyor: Wimberley Surveying Professional
Application Filed: July 9, 2018
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

(7) **S178-253**
(CC District 9)

An application to create one 0.388-acre lot and one 0.652-acre lot from a 1.040-acre tract of land being part of Lots 1 and 2 in City Block 6133, and a tract of land in City Block 6133 on property located at 720 Peavy Road at Northcliff Drive, east corner.
Applicant/Owner: Riseman Development Company
Surveyor: CBG Surveying Inc.
Application Filed: July 5, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S178-260**
(CC District 1)

An application to replat a 0.438-acre tract of land containing part of Lots 3 and 4 and a tract of land in City Block 3477 to create one lot on property located on Polk Street, south of Winston Street.
Applicant/Owner: GWC-TX Investment
Surveyor: O'Neal Surveying Co.
Application Filed: July 6, 2018
Zoning: CD-1 Sub-area 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

W178-008
Sharon Hurd
(CC District 5)

An application for a waiver of the two-year waiting period to submit a rezoning application on property zoned a Planned Development District for an R-7.5(A) Single Family District uses and public school other than an open-enrollment charter school use on the southeast corner of South St. Augustine Drive and Grady Lane and the northeast corner of Crenshaw Drive and Old Seagoville Road.
Staff Recommendation: **Denial**
Applicant: Dallas Independent School District
Representative: Rob Baldwin

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: **Approval**

Applicant: Anland North Commercial, L.P.

Representative: Hillwood Urban Services, L.P.

U/A From: April 5, 2018, June 7, 2018 and July 19, 2018

Thoroughfare Plan Amendment:

Chalk Hill Road from Davis Street to Singleton Boulevard

Kimberly Smith
(CC District 6)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Chalk Hill Road between Davis Street and 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 bicycle facilities in 100 feet of right-of-way.

Staff Recommendation: **Approval** to the City of Dallas Thoroughfare Plan to 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 bicycle facilities in 100 feet of right-of-way.

CPC Transportation Committee Recommendation: **Approval** to the City of Dallas Thoroughfare Plan to 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 bicycle facilities in 100 feet of right-of-way.

Manana Drive from Luna Road to Spangler Road; Ryan Road from Luna Road to Spangler Road

Kimberly Smith
(CC District 6)

Amendments to the City of Dallas Thoroughfare Plan to (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.
Staff Recommendation: **Approval** to the City of Dallas Thoroughfare Plan to (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.

CPC Transportation Committee Recommendation: **Approval** to the City of Dallas Thoroughfare Plan to (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.

Zoning Cases – Consent:

1. **Z178-274(CY)**
Carolina Yumet
(CC District 8)
An application for an R-5(A) Single Family District on property zoned a CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the southeast line of Little Fox Drive, southwest of Seagoville Road.
Staff Recommendation: **Approval**
Applicant: Next Stop, LLC
Representative: Ron Salamie
2. **Z178-189(PD)**
Pamela Daniel
(CC District 8)
An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District, on the southwest corner of Fireside Drive and Local Vista Drive.
Staff Recommendation: **Approval**
Applicant: Maria Hernandez
Representative: Mike Arreguin
3. **Z167-308(JM)**
Jennifer Muñoz
(CC District 2)
An application for an amendment to Planned Development District No. 917 for MU-2 Mixed Use District uses and a consolidated rental car facility, on the northwest line of Manor Way, between Maple Avenue and Denton Drive.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
Applicant: DFL Denton, LLC
Representative: Tommy Mann & David Martin, Winstead PC
4. **Z178-273(JM)**
Jennifer Muñoz
(CC District 5)
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 a CR-D Community Retail District with a D Liquor Control Overlay, on the south side of Lake June Road, east of North St. Augustine Drive.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant/Representative: Okemar Weatherall

Zoning Cases – Under Advisement:

5. **Z178-193(SM)**
Sarah May
(CC District 7)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of JB Jackson Jr. Boulevard and Park Row Avenue.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Verizon Wireless
Representative: Peter Kavanagh, Zone Systems, Inc.
U/A From: June 21, 2018
6. **Z178-238(SM)**
Sarah May
(CC District 10)
- An application for 1) a Planned Development District for R-7.5(A) Single Family District uses on property zoned an NO(A) Neighborhood Office District, CS Commercial Service 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) termination of existing deed restrictions, on the south line of Walnut Hill Lane and the west line of White Rock Trail.
Staff Recommendation: **Approval** of a Planned Development District, subject to a conceptual plan, conceptual fence elevation, and staff's recommended conditions and **approval** of the termination of existing deed restrictions.
Applicant: PSW Real Estate
Representative: Rob Baldwin
U/A From: June 21, 2018

Zoning Cases – Individual:

7. **Z156-305(SM)**
Sarah May
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned Subarea 7 within Planned Development District No. 366–D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on property on the northwest corner of South Buckner Boulevard and Scyene Road.
Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions.
Applicant: East Bengal Corporation
8. **Z178-272(CY)**
Carolina Yumet
(CC District 14)
- An application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.
Staff Recommendation: **Denial**
Applicant: SEB Group, LLC.
Representative: Rob Baldwin

9. **Z178-202(PD)** An application for a Planned Development District for MF-1(A) Multifamily District and D(A) Duplex District uses and an accessory
Pamela Daniel (CC District 11 & 12) leasing office on property zoned an MF-1(A) Multifamily District and a D(A) Duplex District, on the north and south side of Arapaho Road, west of Coit Road.
Staff Recommendation: **Denial**
Applicant: 15534 Monterey Villas LP
Representative: Rob Baldwin

Development Code Amendment – Under Advisement:

- DCA 178-009** Consideration of amending the Dallas Development Code, Chapters
Vasavi Pilla 51 and 51A, to define and establish regulations for a live/work accessory use.
Staff Recommendation: **Approval**
Zoning Ordinance Advisory Committee Recommendation: **Approval**
U/A From: July 19, 2018

Authorization of a Hearing – Under Advisement:

- Neva Dean Consideration of authorizing a public hearing to determine the proper
(CC District 4) 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.
U/A From: July 19, 2018

Other Matters:

Minutes: July 19, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 2, 2018

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, August 2, 2018, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 156-008** - Consideration of amending the Dallas Development Code to create regulations for incentive zoning.

Note: The official Committee Agendas will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. 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, AUGUST 2, 2018****FILE NUMBER:** S178-254**SUBDIVISION ADMINISTRATOR:** Paul Nelson**LOCATION:** Crawford Street at Neely Street, northwest corner.**DATE FILED:** July 5, 2018**ZONING:** PD 468 (Subdistrict A)(Tract 2)**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20468.pdf>**CITY COUNCIL DISTRICT: 1 SIZE OF REQUEST: 0.712****MAPSCO: 54D****APPLICANT/OWNER:** Savannah Development, Romeo Chavez, Juana Jasso and Rosa Rojas, Bayron Gonzalez and Vilma Lopez, Celia Arechar**REQUEST:** An application to replat a 0.712-acre tract of land containing all of Lots 1 through 4 in City Block A/3431 to create a 21 lot Shared Access Development on property located on Crawford Street at Neely Street, northwest corner.**SUBDIVISION HISTORY:**

1. S178-251 was a request northeast 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 was denied July 19, 2018.
2. S178-520 was a request northeast 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 was Withdrawn July 19, 2018.
3. 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.
4. 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.
5. S156-108 was an application to replat a 0.954-acre tract of land containing all of Lots 6A and 9A in City Block 12/3136 and a portion of Zang Boulevard to be abandoned to create one lot on property located on Davis Street and Seventh Street, west of Zang Boulevard. The request was approved on March 3, 2016 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 468 (Subdistrict A) (Tract 2); therefore, staff recommends approval of the request subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants, must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
10. The number of lots permitted by this plat is 21.
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 from the established center line of Neely Street. 51A 8.602(c).
15. On the final plat, dedicate 28 feet Right-of-Way from the established center line of Crawford Street. 51A 8.602(c).
16. On the final plat, dedicate a 10-foot by 10-foot corner clip at the intersection of Neely Street and Crawford Street. Section 51A 8.602(d) (1).
17. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
19. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
22. The Shared Access Area easement must be a minimum of 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d)(7)
23. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
24. No building permit may be issued to authorize work in the shared access area development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the shared access area have been met. Section 51A-4.411(c)(3)
25. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
26. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
27. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)

28. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
29. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
30. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
31. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
32. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
33. 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)
34. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)
35. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
36. 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
37. 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).
38. 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.
39. 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.
40. 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.

41. On the final plat, provide a minimum 12 feet for the required planting zone and sidewalk in ST-5 measured from back of the curb on Neely Street and Crawford Street.
42. Neely Street's frontage is the front yard, and Crawford Street's frontage is the side yard; however, Crawford Street's frontage must comply with the block face requirement; therefore, must be treated as front side yard setback so there are 2 front yards.
43. On the final plat, provide 5 guest parking spaces. The parking provided on-street will not be counted towards the required guest parking.
44. Prior to final plat, contact the Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xii)
45. On the final plat, identify the property as Lots 1A through 1F, 2A through 2F, 3A through 3F, and 4A through 4F in City Block A/3431. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).