



CITY OF DALLAS

CITY PLAN COMMISSION

BUS TOUR AGENDA

Thursday, February 21, 2019

8:45 a.m.

(The City Plan Commission may visit any site that appears on the February 21, 2019, City Plan Commission agenda as necessary.)

The City Plan Commission will meet at City Hall, 1500 Marilla Street, in Room 5ES at 8:45 a.m., and then transfer to the bus for the tour.

Z156-325(NW)

Nathan Warren
(CC District 3)

A City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development District No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations, on property generally located on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10).

Z167-396(AR)

Andrew Ruegg
(CC District 13)

A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 15 with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south.

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, February 21, 2019
AGENDA

BUS TOUR:		8:45 a.m.
BRIEFINGS:	5ES	Following bus tour
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.

Kris Sweckard, Director
Neva Dean, Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-109**
(CC District 10) An application to create one 18,198-square foot lot and one 42,172-square foot lot from a 1.386-acre tract of land in City Block 7506 on property located on Stults Road, west of Village Forest Drive.
Applicant/Owner: Paul and Emma Turner
Surveyor: JPH Land Surveying, Co.
Application Filed: January 23, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S189-110**
(CC District 13) An application to replat a 0.978-acre tract of land containing all of Lot D and part of F in City Block 11/5688 to create one lot on property located on Grassmere Lane at Loma Alto Drive, northwest corner.
Applicant/Owner: Lomalt, LTD
Surveyor: Texas Heritage Surveying Co
Application Filed: January 23, 2019
Zoning: MF-2 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S189-111**
(CC District 4) An application to create one 7.758-acre lot from a tract of land in City Block 4325 on property bounded by Ann Arbor Avenue, Denley Drive, Paducah Avenue, and Lancaster Avenue.
Applicant/Owner: Dallas Independent School District
Surveyor: Gonzales & Schneeberg Engineering & Surveyors, Inc.
Application Filed: January 24, 2019
Zoning: PD 994
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-112**
(CC District 2) An application to replat a 0.484-acre tract of land containing part of Lots 8 and 9 in City Block C/667 to create a 14 lot Shared Access Development with lots ranging in size from 1,362.95-square feet to 1,973.27-square feet on property located on Monarch Street, south of North Prairie Avenue.
Applicant/Owner: COG Dallas Homes II, LLC
Surveyor: Survey Group
Application Filed: January 24, 2019
Zoning: MF-2 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-113**
(CC District 1) An application to replat a 0.154-acre tract of land containing part of Lot 12 in City Block 154/3213 to create one lot on property located on West 9th Street, west of North Van Buren Avenue.
Applicant/Owner: Dhanaajay Daware and Amita Shah
Surveyor: Brittain & Crawford Land Surveying
Application Filed: January 24, 2019
Zoning: PD 830 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Reduction:

- (6) **S189-108**
(CC District 13) An application to replat a 0.44-acre tract of land containing all of Lot 1 to create one lot and to reduce a portion of an existing platted 25-foot Building Line to 6 feet along Manchester Drive on property located on Enfield Drive at Manchester Drive, southeast corner.
Owner: John and Mary Moran
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 23, 2019
Zoning: R-10 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S189-107**
(CC District 13)
- An application to replat a 0.558-acre tract of land containing all of Lots 11 and 12, and part of Lot 13 in City Block 9/4945 to create one lot on property located on Neola Drive at Greenway Boulevard, northwest corner.
- Owner: Chares A. and Louis A. Marsh
Surveyor: Hennessy Engineering, Inc.
Application Filed: January 23, 2019
Zoning: CD 10
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Zoning Cases – Consent:

1. **Z178-373(AM)**
Abraham Martinez
(CC District 8)
- An application for an amendment to Specific Use Permit No. 1740 for a mini-warehouse use on property zoned a MU-2 Mixed Use District, on the north line of Gannon Lane, between South Cockrell Hill Road and South Westmoreland Road.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.
- Applicant: Don Valk
Representative: April Moore
2. **Z189-107(SM)**
Sarah May
(CC District 2)
- An application for the renewal of Specific Use Permit No. 2181 for an inside commercial amusement limited to a live music venue and a dance hall on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Canton Street, west of Crowds Street.
- Staff Recommendation: **Approval** for a five-year period, subject to conditions.
- Applicant: Whitney Barlow, Bomb Factory
Representative: Audra Buckley, Permitted Development
3. **Z189-130(SM)**
Sarah May
(CC District 13)
- An application for a new tract for a community, welfare, or health center use and child-care facility use, on property zoned Tract I, Subarea 1 within Planned Development District No. 65, on the southeast line of Holly Hill Drive, between Ridgecrest Road and Phoenix Drive.
- Staff Recommendation: **Approval**, subject to a revised Exhibit 65B development plan for Tract III and conditions.
- Applicant: Vickery Meadow Youth Development Foundation
Representative: David Martin, Winstead PC

4. **Z189-146(CY)**
Carolina Yumet
(CC District 14)
- An application for the renewal of Specific Use Permit No. 2009 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the southeast corner of Commerce Street and Lane Street.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Applicant: Dalpark Land Lease Ltd.
Representative: Rob Baldwin, Baldwin Associates
5. **Z189-147(CY)**
Carolina Yumet
(CC District 14)
- An application for the renewal of Specific Use Permit No. 2008 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the southeast corner of Commerce Street and Lane Street.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Applicant: Dalpark Land Lease Ltd.
Representative: Rob Baldwin, Baldwin Associates
6. **Z189-150(JM)**
Jennifer Muñoz
(CC District 14)
- An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District with Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on the east side of Greenville Avenue, south of Prospect Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Tacos Mariachi, LLC
Representative: Rob Baldwin, Baldwin and Associates

Zoning Cases – Under Advisement:

7. **Z178-366(SM)**
Sarah May
(CC District 6)
- An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the east line of Chicago Street, north of Duluth Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Eladio Banda
Representative: Santos Martinez and Lindsay Kramer, Masterplan
U/A From: November 15, 2018 and January 17, 2019

8. **Z178-367(SM)**
Sarah May
(CC District 6)
- An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the south line of Duluth Street, at the terminus of Chicago Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Julia Macias
Representative: Santos Martinez and Lindsay Kramer, Masterplan
U/A From: November 15, 2018 and January 17, 21019
9. **Z178-368(SM)**
Sarah May
(CC District 6)
- An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the northwest corner of Duluth Street and Chicago Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Irma and Rodrigo Saez
Representative: Santos Martinez and Lindsay Kramer, Masterplan
U/A From: November 15, 2018 and January 17, 21019
10. **Z178-369(SM)**
Sarah May
(CC District 6)
- An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the south line of Duluth Street, east of Chicago Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Mary Garza
Representative: Santos Martinez and Lindsay Kramer, Masterplan
U/A From: November 15, 2018 and January 17, 21019
11. **Z189-110(PD)**
Pamela Daniel
(CC District 2)
- An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the east side of Victoria Avenue, north of West Mockingbird Lane.
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.
Applicant: JDAL, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: January 17, 2019 and February 7, 2019

12. **Z189-117(JM)**
Jennifer Muñoz
(CC District 2)
- An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Roper Street, between Thedford Avenue and Savage Street.
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.
Applicant: Olerio Homes, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: January 17, 2019 and February 7, 2019
13. **Z189-119(JM)**
Jennifer Muñoz
(CC District 2)
- An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Victoria Avenue, between Savage Street and West Mockingbird Lane.
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.
Applicant: Olerio Homes, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: January 17, 2019 and February 7, 2019
14. **Z178-316(CY)**
Carolina Yumet
(CC District 1)
- An application for **1)** a new subdistrict to allow for single family uses on property zoned Subdistrict 6 within Planned Development District No. 830 and a portion of Planned Development District No. 450; **2)** an amendment to reduce Planned Development District No. 450; and, **3)** an amendment to the development plan and landscape plan for a public school use, on the northeast corner of West Davis Street and North Plymouth Road.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, street section exhibit and staff's recommended conditions; and **approval** of a revised development plan and revised landscape plan for a public school use.
Applicant: David Weekley, LLC.
Representative: Rob Baldwin, Baldwin Associates
U/A From: January 3, 2019 and February 7, 2019

Zoning Cases – Individual:

15. **Z156-325(NW)**
Nathan Warren
(CC District 3)
- A City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations on property generally on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10).
- Staff Recommendation: **Approval** of amendments to Planned Development District No. 521.
16. **Z189-136(SM)**
Sarah May
(CC District 14)
- An application for **1)** a Planned Development Subdistrict for O-2 Office uses, a health studio use, and a restaurant without drive-in or drive-thru use; and **2)** the removal of the D Liquor Control Overlay on property zoned an O-2-D Office Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District with consideration of a D-1 Liquor Control Overlay in lieu of the removal of the D Liquor Control Overlay, on the west corner of Turtle Creek Boulevard and Dickason Avenue and the east line of Gillespie Street.
- Staff Recommendation: **Approval**, subject to a development plan, landscape plan and staff's recommended conditions; and **approval** of a D-1 Liquor Control Overlay in lieu of the removal of the D Liquor Control Overlay.
- Applicant: JMJ Development
Representative: Suzan Kedron, Jackson Walker LLP.

17. **Z167-180(JM)**
Jennifer Muñoz
(CC District 6)
- An application for **1)** a Planned Development District for GO(A) General Office District and certain nonresidential uses; **2)** termination of the existing deed restrictions; and, **3)** a Specific Use Permit for a mini-warehouse use on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway).
Staff Recommendation: **Approval**, subject to a development plan and conditions; **approval** of the termination of existing deed restrictions Z845-227; and, **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan, elevation plan, and conditions.
Applicant: LBJ Metroplex LP/Howard L. Lawson
Representative: William S. Dahlstrom, Jackson Walker, LP
18. **Z189-151(JM)**
Jennifer Muñoz
(CC District 14)
- An application for an amendment to Planned Development Subdistrict No. 131 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Fairmount Street and Carlisle Street.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant: AM Uptown Hotel LLC
Representative: Karl A. Crawley, MASTERPLAN
19. **Z178-292(CY)**
Carolina Yumet
(CC District 1)
- An application for a new subdistrict for restaurant and retail uses on property zoned Subdistrict F, WMU-12 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, generally bounded by East 6th Street, East Jefferson Boulevard, and Fleming Place.
Staff Recommendation: **Denial**.
Applicant: ISLAND JEFFERSON LLC/Scott Rodgers
Representative: Audra Buckley, Permitted Development
20. **Z189-142(CY)**
Carolina Yumet
(CC District 7)
- An application for 1) a Planned Development District for R-7.5(A) Single Family District uses, private recreation center, club or area, and private street uses; 2) the termination of Specific Use Permit No. 105 for a Convalescent Home and Institutional Uses; and, 3) the termination of Specific Use Permit No. 2166 for an Adult Day Care Facility on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 and Specific Use Permit No. 2166, on the south side of Samuell Boulevard, between Grove Hill Road and Hunnicutt Road.
Staff Recommendation: **Denial**.
Applicant: Centurion American Acquisitions, LLC.
Representative: Santos Martinez, Masterplan

21. **Z189-164(PD)**
Pamela Daniel
(CC District 14)
- An application for the renewal of Specific Use Permit No. 2006 for an attached projecting non-premise district activity videoboard sign on property zoned a CA-1(A) Central Area District with Specific Use Permit No. 2005 and Specific Use Permit No. 2006, on the northwest corner of North Griffin Street and Elm Street.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Applicant: Radiant Outdoor, LLC
Representative: Suzan Kedron, Jackson Walker LLP
22. **Z189-165(PD)**
Pamela Daniel
(CC District 14)
- An application for the renewal of Specific Use Permit No. 2005 for an attached projecting non-premise district activity videoboard sign on property zoned a CA-1(A) Central Area District with Specific Use Permit No. 2005 and Specific Use Permit No. 2006, on the northwest corner of North Griffin Street and Elm Street.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Applicant: Radiant Outdoor, LLC
Representative: Suzan Kedron, Jackson Walker LLP
23. **Z178-302(PD)**
Pamela Daniel
(CC District 3)
- An application for an amendment to Planned Development District No. 772 for Single Family uses on property zoned Planned Development District No. 772, east of Walton Walker Boulevard (TX-12 Loop), west of Cockrell Hill Road, and north of Country Creek Drive.
Staff Recommendation: **Denial.**
Applicant: Camden Homes
Representative: Andrew Winkelmann
-

Other Matters:

Consideration of Appointments to CPC Committees

Minutes: February 7, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None

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, FEBRUARY 21, 2019****FILE NUMBER:** S189-109**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Stults Road, west of Village Forest Drive**DATE FILED:** January 23, 2019**ZONING:** R-10 (A)**CITY COUNCIL DISTRICT:** 10 **SIZE OF REQUEST:** 1.386-acre**MAPSCO:** 26C**APPLICANT/OWNER:** Paul and Emma Turner

REQUEST: An application to create one 18,198-square foot lot and one 42,172-square foot lot from a 1.386-acre tract of land in City Block 7506 on property located on Stults Road, west of Village Forest Drive.

SUBDIVISION HISTORY:

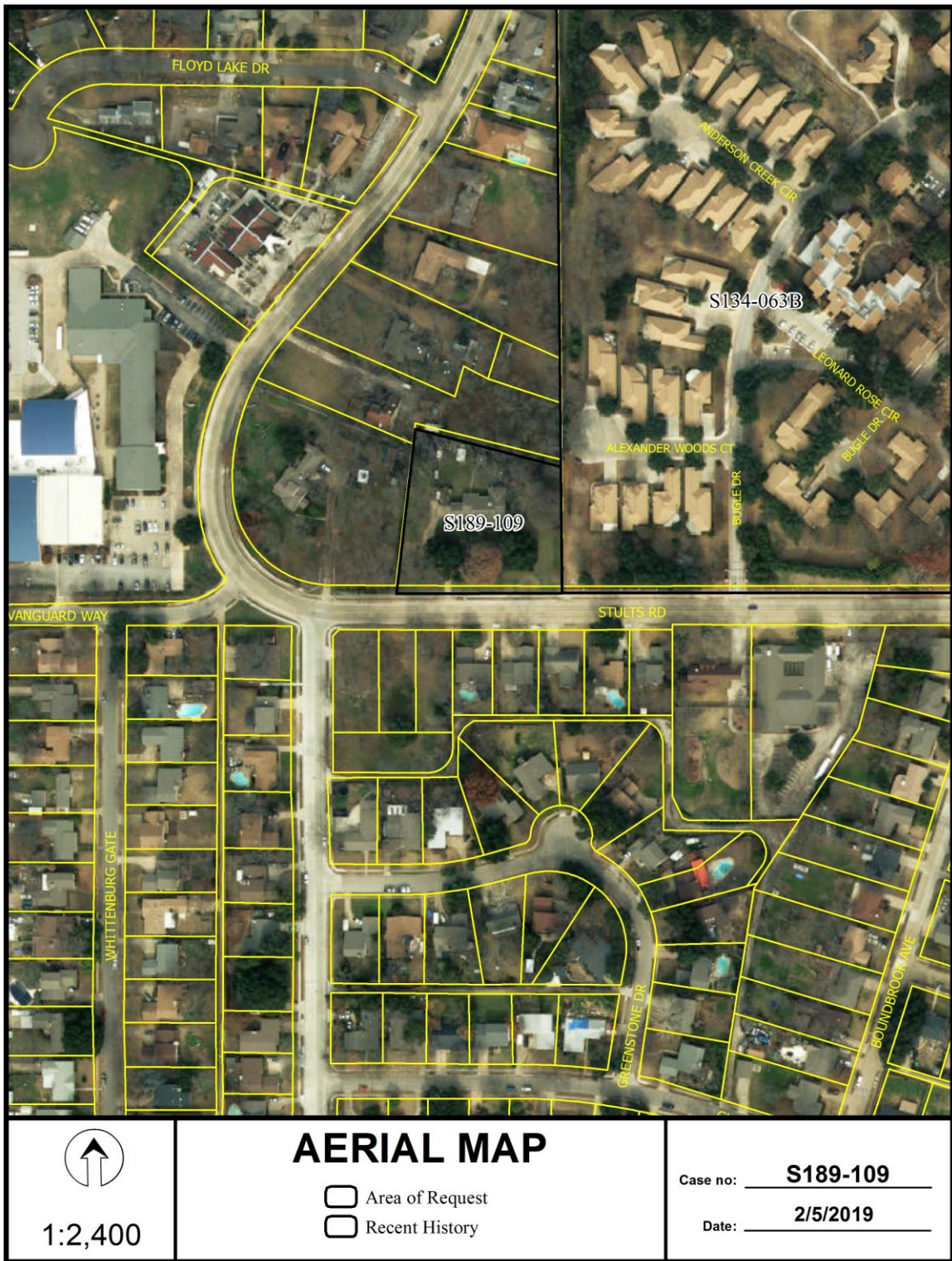
1. S134-063B is a request contiguous on the east of the present request to replat a 66.324-acre tract of land containing all of Lots 1, 1A, 2A and 3A in City Block A/7505, Block B/7505, Lot 1A in City Block A/7501 and a portion of City Block 7504 into one 57.079-acre lot, one 7.804-acre lot and one 1.445-acre lot on property located at 8600 Skyline Drive. The request was approved February 16, 2014 and recorded February 17, 2017.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the R-10 (A) Residential District and also complies with Section 51A-8.503 which in part indicates that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets." 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 a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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 will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, remove the "(Road 468)" label or provide proof to addressing of this street being known as such. Section 51A-8.403(a)(1)(A)(xii)
17. On the final plat, identify the property as Lots 3A and 3B in City Block 7506. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, FEBRUARY 21, 2019****FILE NUMBER:** S189-110**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Grassmere Lane at Loma Alto Drive, northwest corner**DATE FILED:** January 23, 2019**ZONING:** MF-2 (A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.978-acre**MAPSCO:** 35A**APPLICANT/OWNER:** Lomalt, LTD

REQUEST: An application to replat a 0.978-acre tract of land containing all of Lot D and part of F in City Block 11/5688 to create one lot on property located on Grassmere Lane at Loma Alto Drive, northwest corner.

SUBDIVISION HISTORY:

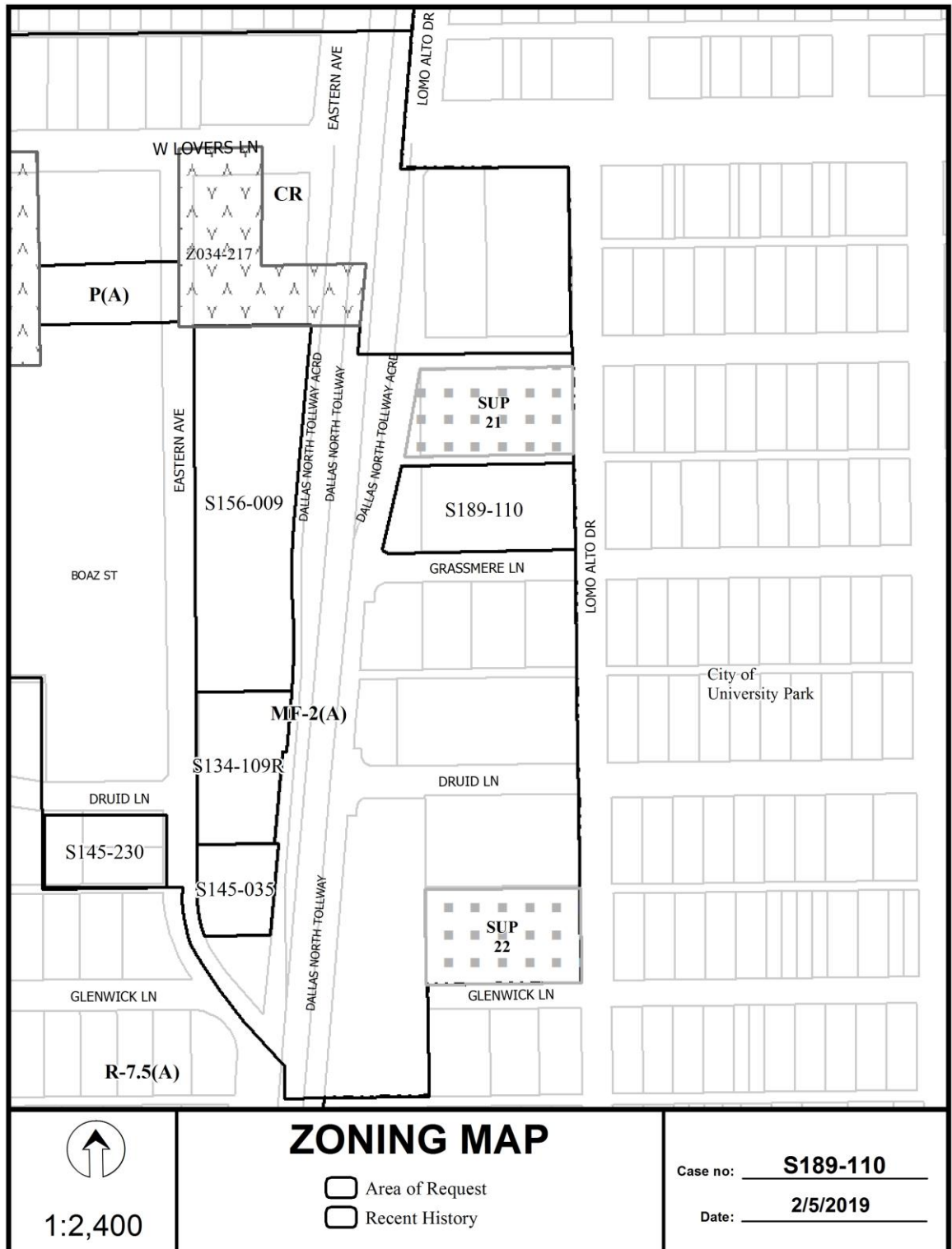
1. S156-009 was a request west of the present request to replat a 2.319-acre tract of land containing all of Lots 7B and 7C in City Block 3/5687 into one lot on property located on Eastern Avenue between Lovers Lane and Druid Street. The request was administratively approved October 23, 2015 and recorded March 28, 2016.
2. S145-230 was a request southwest of the present request to replat a 0.546-acre tract of land containing all of Lots 18-20 in City Block 3/5695 into one lot on property located at Druid Lane and Eastern Avenue, southwest corner. The request was approved July 21, 2015 but has not been recorded.
3. S145-035 was a request southwest of the present request to replat a 0.346-acre tract of land containing all of Lots 6 and 7 in City Block 3/1986 into one lot on property located at 1833 and 1839 Euclid Street. The request was approved November 19, 2014 and recorded September 16, 2016.
4. S139-109R was a request southwest of the present request to replat a 0.813-acre tract of land containing part of Lots 19, 20 and 21 in City Block 3/5687 and part of Lots 1 and 2 in City Block 1/5695 into one lot on property located on Eastern Avenue, south of Lovers Lane. The request was approved May 22, 2014 recorded November 19, 2015.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the requirements of the MF-2(A) Multifamily 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 a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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 will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Grasmere Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
15. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Lomo Alto Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
16. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Lomo Alto Drive and Grasmere Drive. Section 51A 8.602(d) (1).
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Lomo Alto Drive and the alley. Section 51A-8.602(e),

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 Lot 12 in City Block 11/5688. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, FEBRUARY 21, 2019****FILE NUMBER:** S189-111**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Ann Arbor Avenue, Denley Drive, Paducah Avenue, and Lancaster Avenue**DATE FILED:** January 24, 2019**ZONING:** PD 994**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2049/ARTICLE%20994.pdf>**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 7.758-acre**MAPSCO:** 65C**APPLICANT/OWNER:** Dallas Independent School District

REQUEST: An application to create one 7.758-acre lot from a tract of land in City Block 4325 on property bounded by Ann Arbor Avenue, Denley Drive, Paducah Avenue, and Lancaster Avenue.

SUBDIVISION HISTORY:

1. S145-194 was a request southwest of the present request to replat a 0.528-acre tract of land containing all of Lots 22 and 23 in City Block 22/4318 into one lot on property located at 1618 Exeter Avenue between E. Frio Drive and Fernwood Avenue. The request was approved June 4, 2015 and recorded April 20, 2018.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 994; 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 a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
13. On the final plat, dedicate 30 feet Right-of-Way (via Fee Simple) from the established center line of Ann Arbor Avenue. 51A 8.602(c).
14. On the final plat, dedicate a 20-foot by 20-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Lancaster Avenue and Ann Arbor Avenue. Section 51A 8.602(d) (1).
15. On the final plat, dedicate a 15-foot by 15-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Paducah Avenue and Lancaster Avenue. Section 51A 8.602(d) (1).
16. On the final plat, dedicate a 15-foot by 15-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Ann Arbor and Denley Drive. Section 51A 8.602(d) (1).
17. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Paducah Avenue and Denley Drive. Section 51A 8.602(d) (1).
18. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Paducah Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
19. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Denley Drive Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
20. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
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 distances/width across all adjoining right-of-way. Platting Guidelines.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
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, clarify southeast corner and south boundary line.
26. On the final plat, clarify Goodnight Court abandonment.
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. On the final plat, change the label for the part of “Denley Drive” north of Ann Arbor Avenue to “Denley Drive (F.K.A. Lisbondale) Avenue”. Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, place a label for the portion of “Denley Drive” south of Ann Arbor Avenue indicating abandonment by Ordinance 28037 and 28441. Section 51A-8.403(a)(1)(A)(xii)
31. On the final plat, change “Ann Arbor” to “Ann Arbor Avenue (F.K.A. Dartmouth and Hutchens Road)”. Section 51A-8.403(a)(1)(A)(xii)
32. On the final plat, change “Lancaster Avenue” to “Lancaster Road (F.K.A. Waxahachie Road)”. Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, identify the property as Lot 1 in City Block A/4325. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





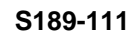
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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S189-111**

Date: **2/5/2019**



LOCATION: Monarch Street, south of North Prairie Avenue**DATE FILED:** January 24, 2019**ZONING:** MF-2 (A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.484-acre**MAPSCO:** 35Z**APPLICANT/OWNER:** COG Dallas Homes II, LLC

REQUEST: An application to replat a 0.484-acre tract of land containing part of Lots 8 and 9 in City Block C/667 to create a 14 lot Shared Access Development with lots ranging in size from 1,362.95-square feet to 1,973.27-square feet on property located on Monarch Street, south of North Prairie Avenue.

SUBDIVISION HISTORY:

1. S189-087 was a request south of the present request to create a 14-lot Shared Access Development with lots ranging in size from 1,201.51 square feet to 2,371.98 square feet from a 0.48-acre tract of land containing all of Lot 1 in City Block C/667 on property located at Munger Avenue and Annex Avenue, north corner. The request was approved January 17, 2019.
2. S178-323 is a request north of the present request to replat a 0.406-acre tract of land containing all of Lot 37 and part of Lots 34 and 35 in City Block D/653 to create one lot on property located on Prairie Avenue, northwest of Monarch Street. The request was approved October 18, 2018 but has not been recorded.
3. S178-236 was a request northeast of the present request to replat a 0.205-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Monarch Street at Prairie Avenue, southeast corner. The request was administrative approved July 2, 2018 and has not been recorded.
4. S178-206 was a request northeast of the present request to replat a 0.5004-acre tract of land containing part of Lot 3 and all of Lot 4 in City Block C/667 to create a 16-lot shared access development on property located between Munger Avenue and Monarch Street, east of Annex Avenue. The request was approved June 7, 2018 and has not been recorded.
5. S178-205 is a request north of the present request to replat a 0.293-acre tract of land containing part of Lots 34 and 35 to create one lot on property located on Prairie Avenue at Monarch Street, west corner. The request was administrative approved May 24, 2018 and has not been recorded.
6. S178-160 was a request northeast 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.

7. S178-149 was a request contiguous on the northeast 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.
8. S178-096 was a request northeast of the present request to replat a 0.149-acre tract of land containing part of Lot 32 in City Block C/653 to create one lot on Monarch Street southwest of Prairie Street. The request was approved March 1, 2018 and recorded February 26, 2018.
9. S167-278 was a request northeast of the present request to replat a 0.5004-acre lot containing part of Lot 3 and all of Lot 4 in City Block C/667 to create one lot on property located 4621 and 4625 Munger Avenue, north of Annex Avenue. The request was approved September 28, 2017 and was withdrawn April 26, 2018.
10. S167-205 was a request northeast 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.
11. S156-287 was a request southeast of the present request to replat a 0.498-acre tract of land containing part of Lots 7 and 8 in City Block B/652 to create one lot on property located on Munger Avenue, northeast of Annex Avenue. The request was approved October 6, 2013 and recorded May 21, 2018.
12. S156-021 was a request northwest of the present request to replat a 0.266-acre tract of land containing all of Lots 7 and 8 in City Block 10/1598 into four lots ranging between 2,818 and 3,033 square feet on property located on Lafayette Street and California Avenue, west corner. The request was approved November 19, 2015 and has not been recorded.
13. S145-207 was an application northeast of the present request to replat a 0.268-acre tract of land containing part of Lot 7, and part of Lot 8 in City Block C/667 to create one lot on property located on Monarch Street at Kirby Street, east corner. The request was approved June 22, 2015 and was recorded September 8, 2016.
14. S134-190 was a request southeast of the present request to replat a 0.578-acre lot containing all of Lots 7 and 8 in City Block A/653 into one lot on property located on 1910 and 1918 North Prairie Avenue. The request was withdrawn June 24, 2014.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the MF-2(A) 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 fourteen.
11. Submit a full set of Civil Engineering plans, prepared per City Standards by a licensed (TX) Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. (i.e. 311T) 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 will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
14. On the final plat, dedicate 28 feet Right-of-Way (via Fee Simple or Street Easement) from the established center line of Monarch Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).


15. The Shared Access Area easement must be a minimum of 22 feet wide and contain a minimum paving width of 16 feet.
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. Need 7 feet wastewater easement for existing wastewater main behind lots.
22. Must comply with DWU regulations for water and wastewater extension in shared access developments.
23. There must be no more than 2 access area points, ea. Section 51A-4.411(d)(10)
24. 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
25. 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)
26. 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)
27. 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

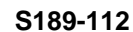
Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)

28. 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)
29. 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)
30. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
31. 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)
32. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d) (8)
33. 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)
34. 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)
35. On the final plat identify the property as Lot 1, City Block 16A/3760. Ordinance Book 1A, pages 131-148, Section 2 (passed August 13, 1872); Section 51A-8.403(a) (1) (A) (viii)
36. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)
37. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
38. 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
39. On the final plat, change "Monarch Street formerly Harry Street" to "Monarch Street (F.K.A. Harry Avenue)". Section 51A-8.403(a) (1) (A) (xii)
40. Contact the Addressing Manager to obtain an approved name for the shared access easement. Sections 51A-8.403(a) (1) (A) (xii)

41. on the final plat, owner's dedication language needs to be revised so that it reflects the shared access easement.
42. On the final plat, identify the property as Lots 8A-8G and 9A-9G in City Block F/2953. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <div style="display: flex; justify-content: space-around;"> <div> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </div> </div>	Case no: <u>S189-112</u> Date: <u>2/5/2019</u>
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OWNER'S CERTIFICATE

[illegible]

SURVEYOR'S STATEMENT

L. William P. Price, a Registered Professional Engineer, prepared under my direct supervision.

and Texas Local Government

PRELIMINARY, THIS C

UPON AS A FINAL SUIT

Registered Professional Land

BEFORE the introduction

Nectary Public in and for Data

SURVEY GROUP		
SURVEYING • CONSULTING • MANAGEMENT		
DATE	10-1-14	
PROJECT	Buckhorn, W. 2018	
BY	T/A	
APPROVED BY	T/A	
DATE	10-1-14	
PROJECT	Buckhorn, W. 2018	
BY	T/A	
APPROVED BY	T/A	

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 21, 2019****FILE NUMBER:** S189-113**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** West 9th Street, west of Van Buren Avenue.**DATE FILED:** January 24, 2019**ZONING:** PD 830 (Sub-district 3)**PD LINK:** <http://dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20830.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.154-acre**MAPSCO:** 54G

APPLICANT/OWNER: Dhanaajay Daware and Amita Shah

REQUEST: An application to replat a 0.154-acre tract of land containing part of Lot 12 in City Block 154/3213 to create one lot on property located on West 9th Street, west of Van Buren Avenue.

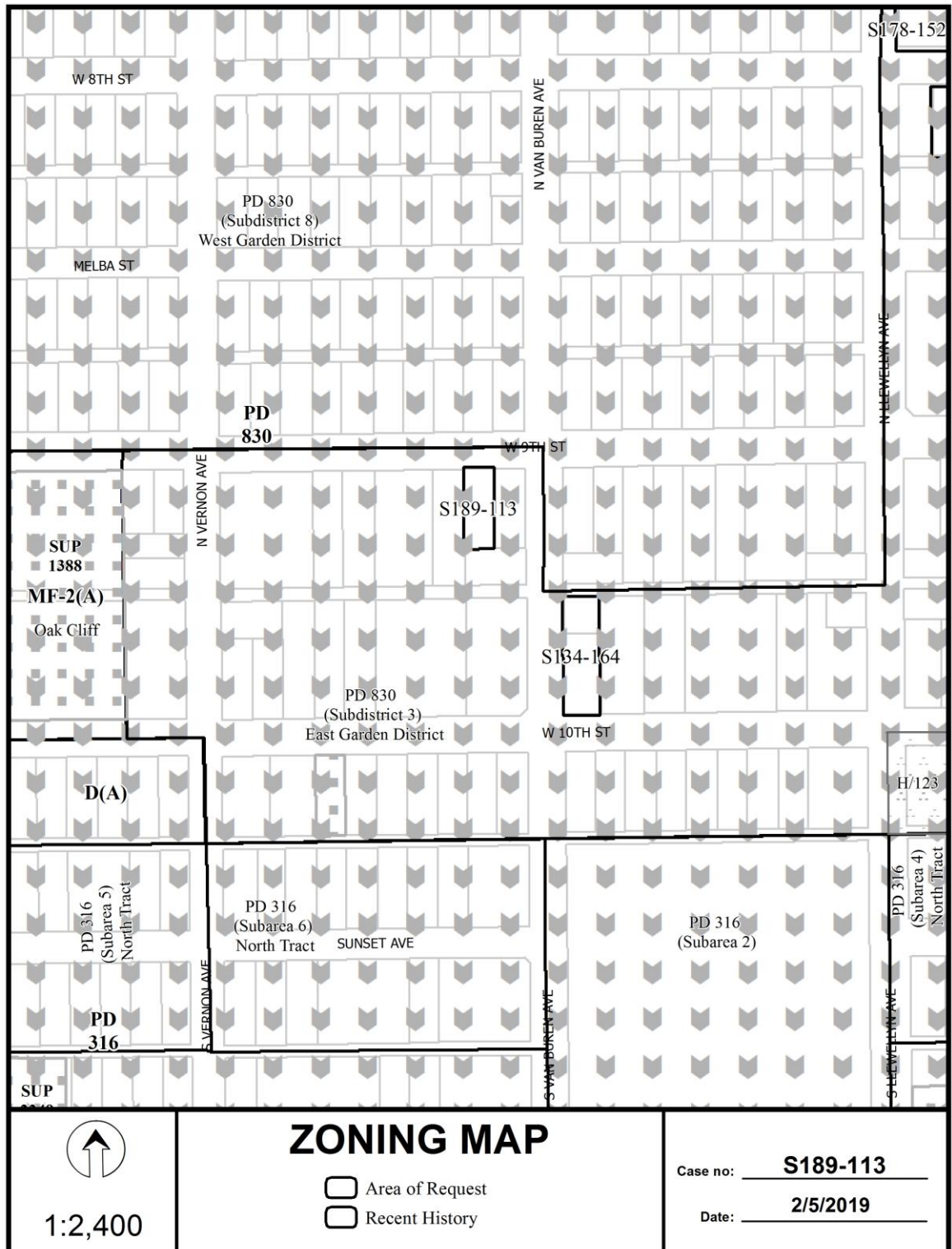
SUBDIVISION HISTORY:

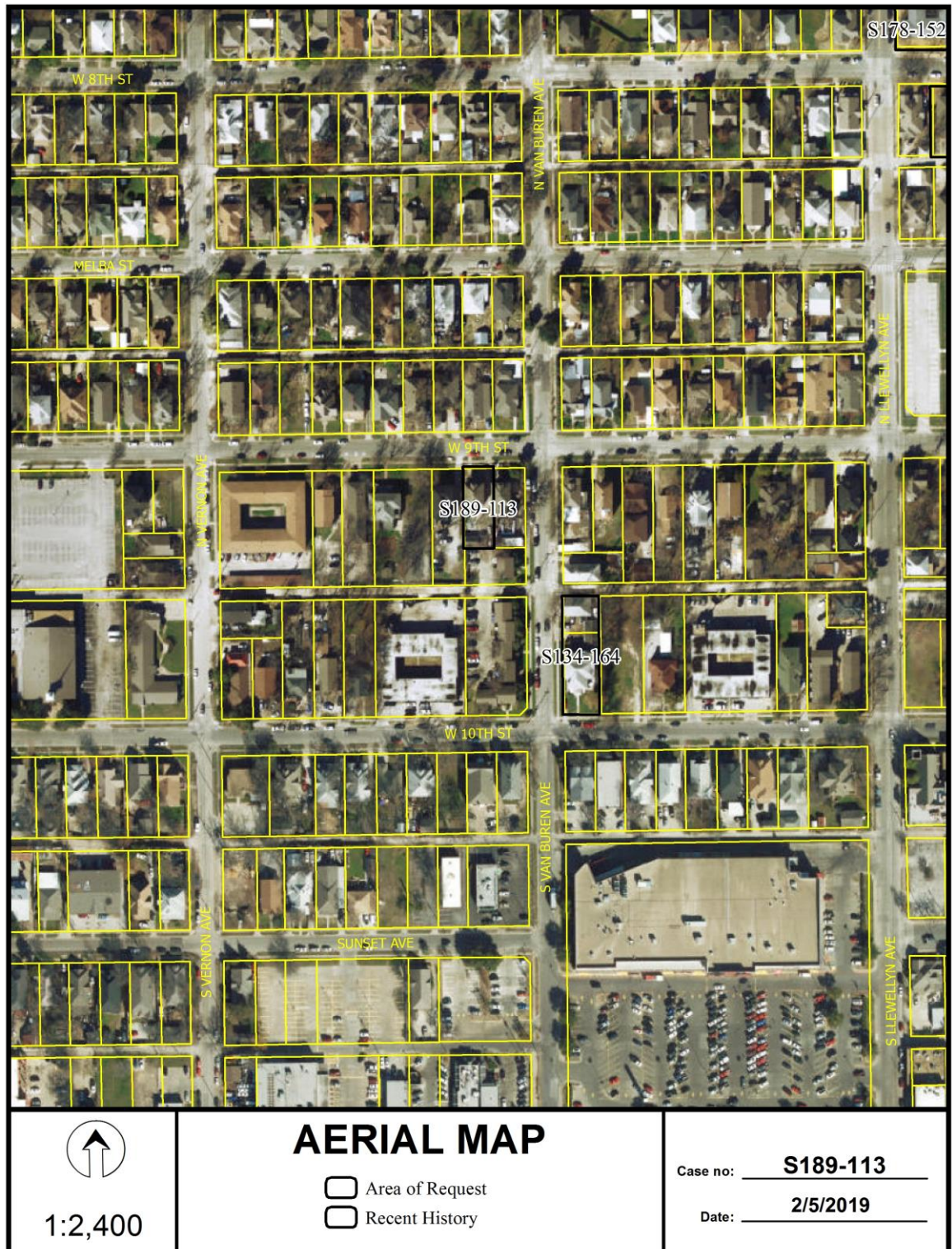
1. S134-164 was a request west of the present request. The request was withdrawn June 5, 2014.

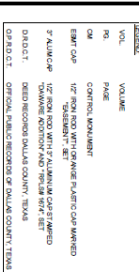
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the requirements of PD 830 (Sub-district 3) which allow Multifamily development and there is no minimum lot size and no minimum lot width is required; therefore, staff recommends approval subject to compliance 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 will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
12. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non 311T). Sections 51A-8.102(c) and 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. 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).
14. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
15. 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.
16. On the final plat, change "W. 9th" to "Ninth Street". Section 51A-8.403(a)(1)(A)(xii)
17. On the final plat, change "N. Van Buren Avenue" to "Van Buran Avenue". Section 51A-8.403(a)(1)(A)(xii)
18. On the final plat, identify the property as Lot 12A in City Block 154/3213. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







GENERAL NOTE:

2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEER AND SECTION APPROVAL.
 3. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- SURVEYOR'S STATEMENT:**
- I, James L. Brian, a Registered Professional Land Surveyor, licensed by

taxal, in that this plot was prepared under direct supervision, the documentation, evidence collected on the ground during operations and the data were all recorded in the field notebook. The field notebook documentation, which the plot absolutely complies with the Regulations of the 1st Real Board of Professional Land Surveying the City of Madrid (1985), is included, and has been used as the basis for the Development Code 212. I further affirm that documentation shows: there was no fraud or falsification of data, and that the data were collected and placed in compliance with the City of Madrid Development Code, the 1st Real Board of Professional Land Surveying the City of Madrid (1985) and that the digital data accompanying this plot is a representation of the signed final plot.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE REPRODUCED OR USED FOR ANY PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 00

JAMES L. BRITTON
Texas Registered Professional Land Surveyor No. 16774

STATE OF TEXAS
COUNTY OF DALLAS:

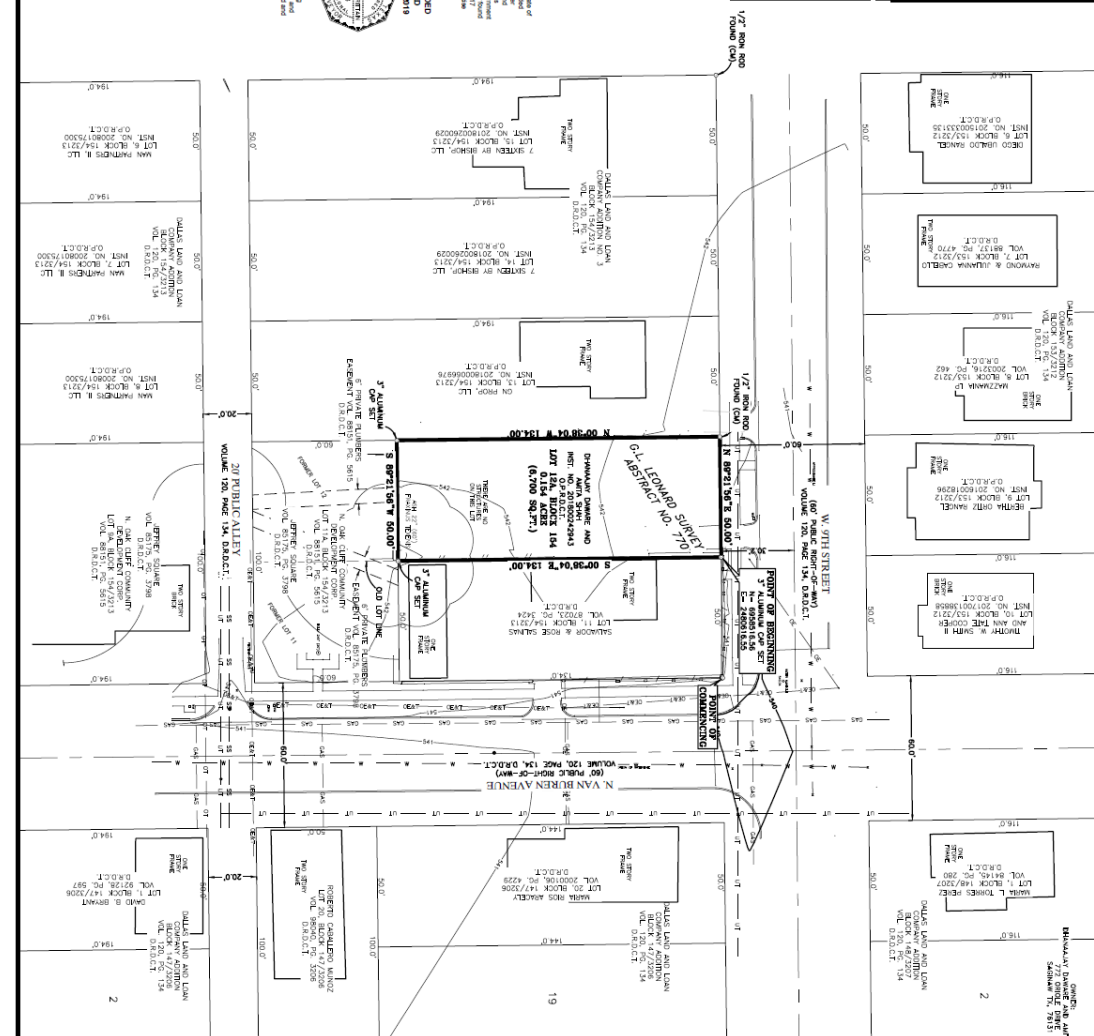
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TABLE 1. *Effect of temperature on the growth of the larvae of the European spruce sawfly (Hymenoptera: Tenthredinidae) on spruce needles*

Temperature (°C)	Survival (%)	Developmental period (days)	Weight of larvae (mg)	Weight of frass (mg)
10	100	21.5	1.0	0.1
15	100	17.5	1.5	0.2
20	100	15.5	2.0	0.3
25	100	13.5	2.5	0.4
30	100	11.5	3.0	0.5
35	100	9.5	3.5	0.6
40	100	7.5	4.0	0.7
45	100	6.5	4.5	0.8
50	100	5.5	5.0	0.9
55	100	4.5	5.5	1.0
60	100	3.5	6.0	1.1
65	100	2.5	6.5	1.2
70	100	1.5	7.0	1.3
75	100	0.5	7.5	1.4
80	100	0.5	8.0	1.5
85	100	0.5	8.5	1.6
90	100	0.5	9.0	1.7
95	100	0.5	9.5	1.8
100	100	0.5	10.0	1.9

[illegible][illegible]

PRELIMINARY PLAT
OF
DAWARE ADDITION
LOT 12A, BLOCK 154/3213
RESUBDIVISION OF

CITY PLAN FILE NO. 5189-113

LOCATION: Enfield Drive at Manchester Drive, southeast corner

DATE FILED: January 23, 2019

ZONING: R-10(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 0.44-acre

MAPSCO: 24Y

APPLICANT/OWNER: John and Mary Moran

REQUEST: An application to replat a 0.44-acre tract of land containing all of Lot 1 to create one lot, and to reduce a portion of an existing platted 25-foot Building Line from 25 feet to 6 feet along Manchester Drive on property located on Enfield Drive at Manchester Drive, southeast corner.

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

NOTIFICATION: 17 notices were sent to property owners within 200 feet of the property on January 31, 2019.

BUILDING LINE REDUCTION:

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

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “require a minimum front, side, or rear yard setback less than required by zoning regulation”
 - The platted building line along Manchester Drive is 25 feet. Minimum side yard setback is 6 feet for single family structure in R-10(A) Residential District. The request is to relocate a portion of the 25 foot platted building line to 6.
 - (ii) “be contrary to the public interest;”
 - 17 notices were sent January 31, 2019 to owners within 200 feet of the plat boundaries.
 - (iii) “adversely affect neighboring properties; and”
 - The reduction of the portion of the 25 feet existing building to 6 feet is to allow for construction of a swimming pool and will be consistent with the other properties in the same area.
- (IV) “adversely affect the plan for the orderly development of the subdivision.”

- The reduction of a portion of the 25 foot platted building line will allow the property to be developed in compliance with the residential district regulation.

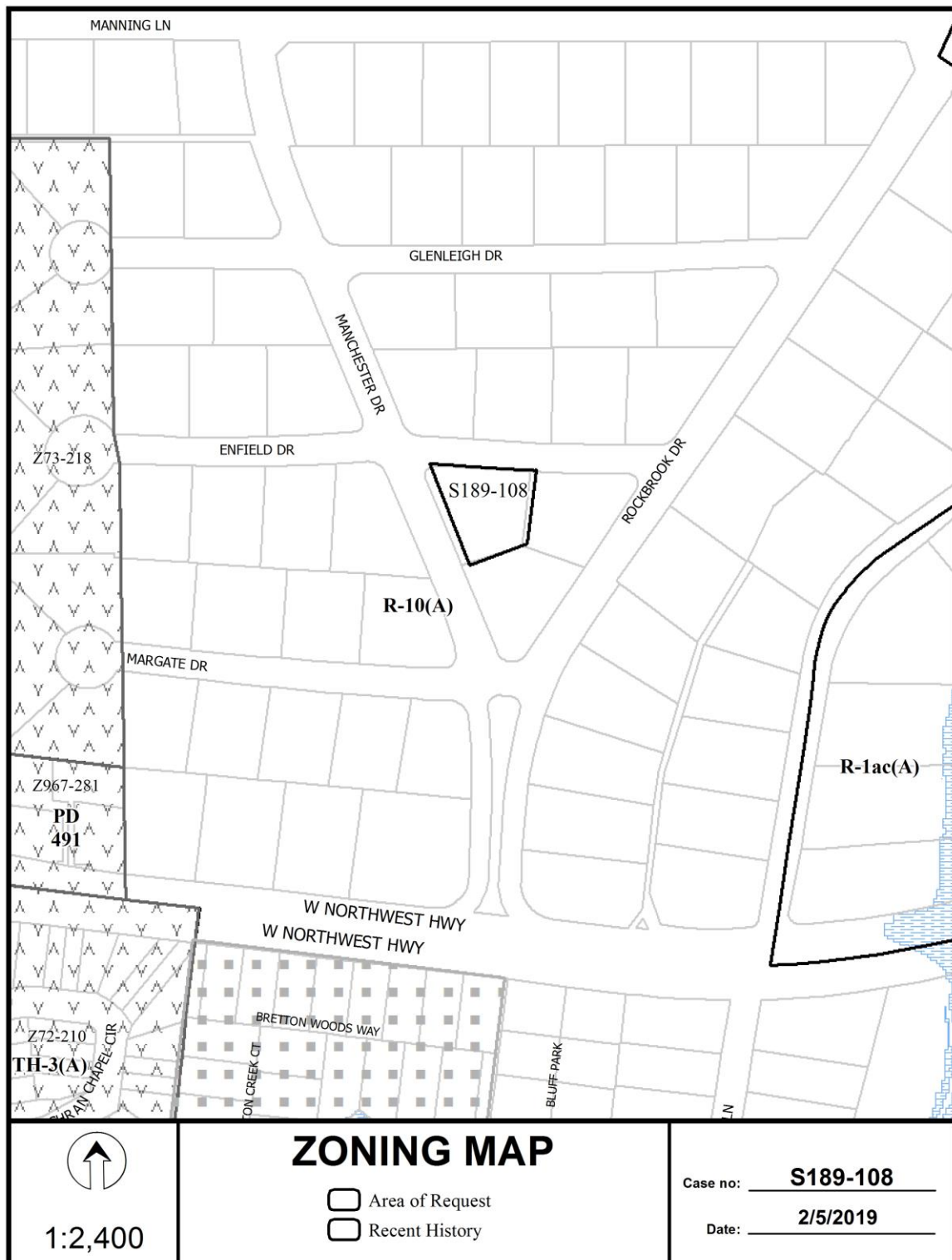
STAFF RECOMMENDATION OF BUILDING LINE REDUCTION: The request is to reduce a portion of an existing platted 25-foot Building Line to 6 feet along Manchester Drive for construction of a swimming pool. The zoning requires a 6-foot side yard setback along Manchester Drive. Staff finds that the request complies with Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of reduction of the building line to 6 feet.

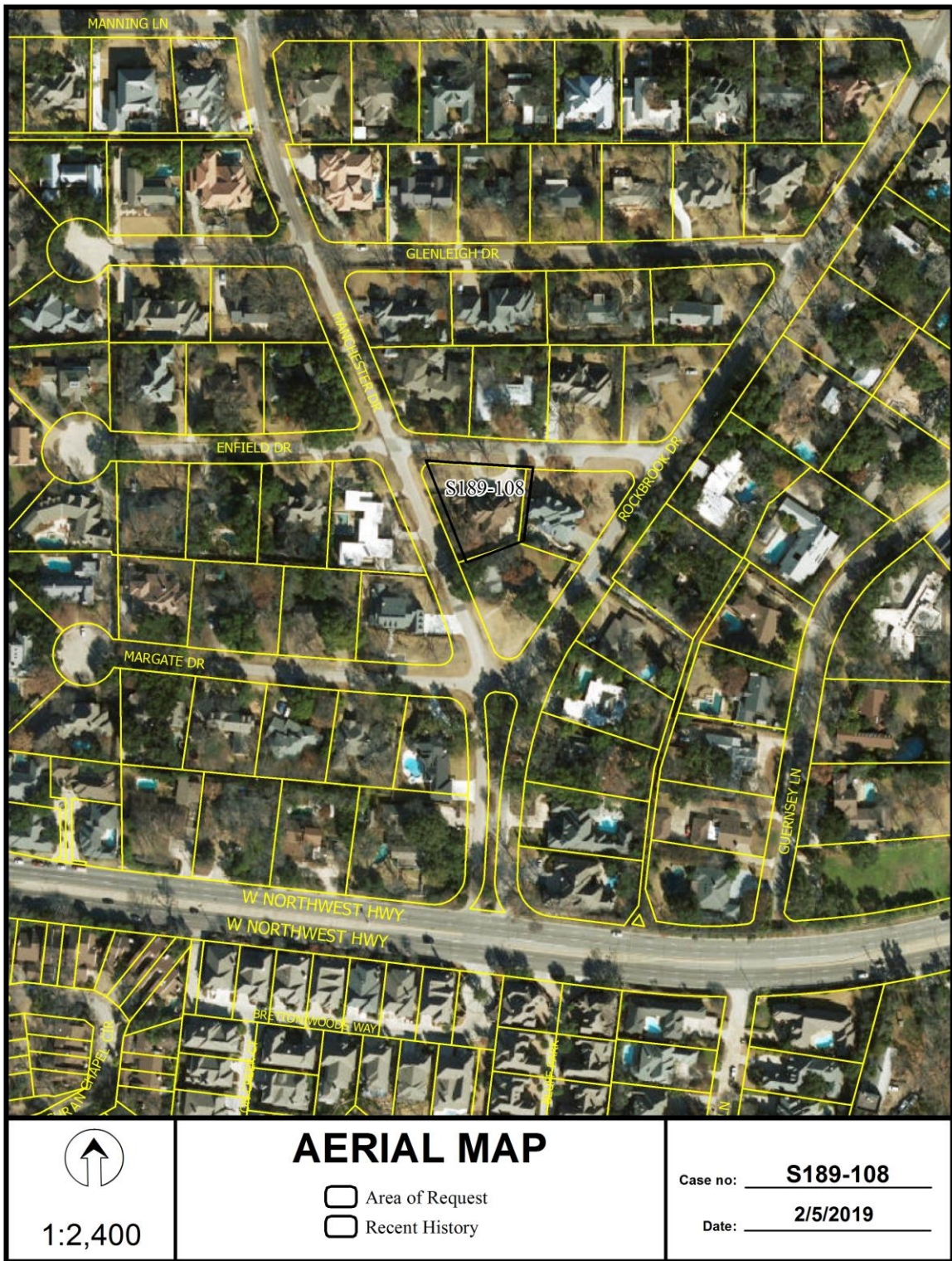
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.” The request complies with Section 51A-8.503 by the fact that the existing lot is not being increased or decreased in size by the reduction of a portion of the Building Line to 6 feet.

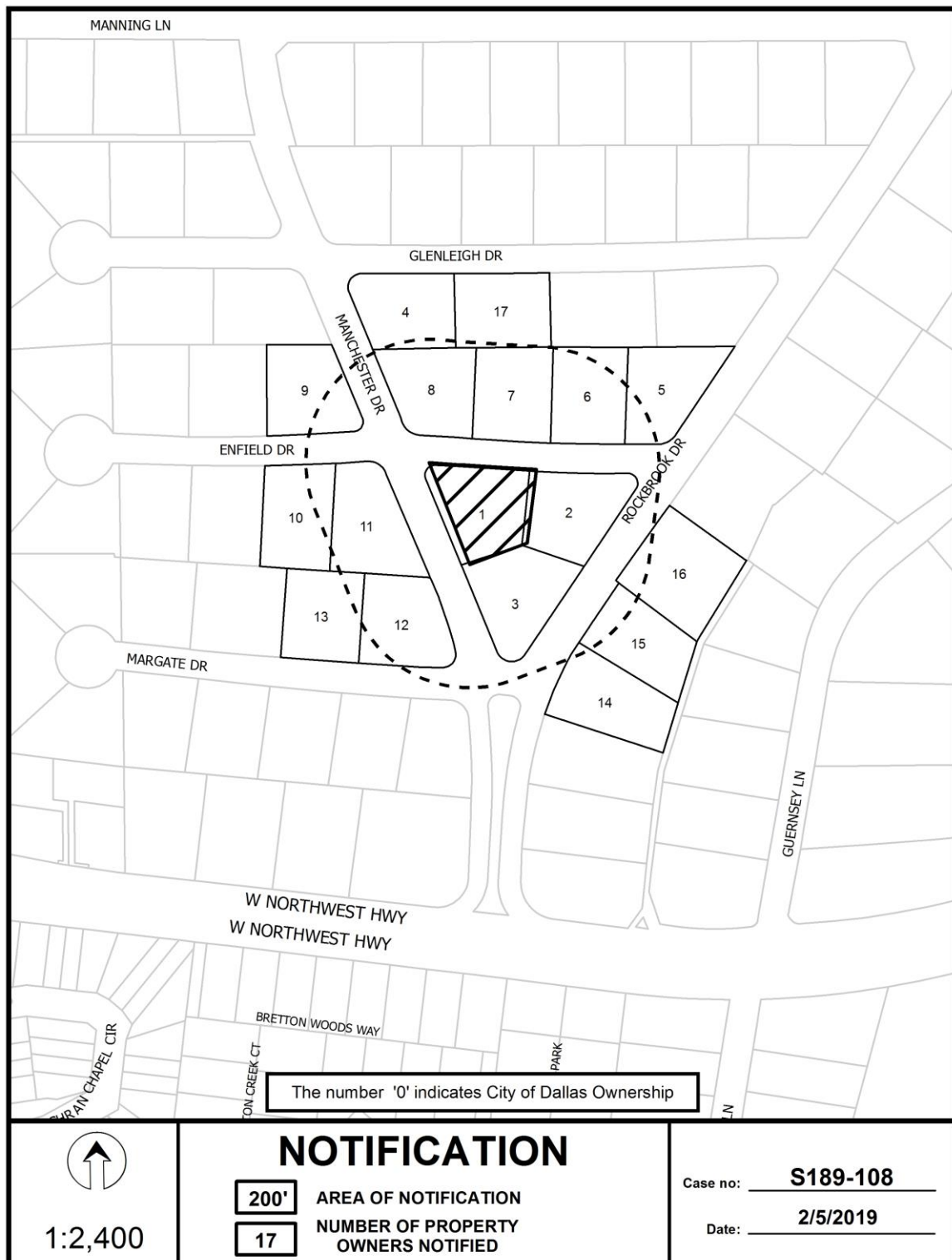
The Building Line reduction requires two votes by the Commission. The first vote is approval or denial of the building line reduction and the second vote is approval or denial of the replat. The request complies with the requirements of Section 51A-8.505 and Section 51A-8.503; therefore, staff recommends 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. On the final plat add the following note: "The 25 foot building line along the easterly line of Manchester Drive is reduced from 25 feet to 19 feet by this plat."
11. The number of lots permitted by this plat is one.
12. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Department approval". (Note must be on plat) Section 51A-8.611(e).
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non 311T). Sections 51A-8.102(c) and 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
14. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Enfield Drive and Manchester Drive Section 51A 8.602(d)(1).
15. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
16. On the final plat, clarify boundary at northwest corner.
17. On the final plat, show the building line reduced to 6 foot.
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. Prior to final plat, wastewater backflow agreement for pool may be required.
20. On the final plat, identify the property as Lot 1A in City Block 6/5568. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







01/23/2019

Notification List of Property Owners

S189-108

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4410 ENFIELD DR	MORAN JOHN CHARLES & MARY E
2	4420 ENFIELD DR	MORROW GRANT S & LEZLIE F
3	9101 ROCKBROOK DR	FRISBIE CURTIS &
4	4410 GLENLEIGH DR	CASPER LYNN
5	4431 ENFIELD DR	JOHNSON CURTIS L JR
6	4427 ENFIELD DR	HARTNETT MELINDA &
7	4415 ENFIELD DR	DISKEY TRUST THE
8	4407 ENFIELD DR	METHE RICHARD E & KIM E
9	4327 ENFIELD DR	OLIVER TIM &
10	4326 ENFIELD DR	HOFFMANN PETER R & CLAUDETTE L
11	9191 MANCHESTER DR	KATZMAN STEVEN M &
12	4343 MARGATE DR	HOSLER GREGORY A & JULIE C
13	4327 MARGATE DR	MCNEIL JON
14	9100 ROCKBROOK DR	PHILIPSON SONIA E TR
15	9110 ROCKBROOK DR	BROWN REVOCABLE TRUST
16	9118 ROCKBROOK DR	LEVITAN DANIEL S &
17	4424 GLENLEIGH DR	WADDLE PENGUINS TRUST

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 21, 2019****FILE NUMBER:** S189-107**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Neola Drive at Greenway Boulevard, northwest corner**DATE FILED:** January 23, 2019**ZONING:** CD-10**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.558-acre**MAPSCO:** 34H**APPLICANT/OWNER:** Charles A. and Louis A. Marsh

REQUEST: An application to replat a 0.558-acre tract of land containing all of Lots 11 and 12, and part of Lot 13 in City Block 9/4945 to create one lot on property located on Neola Drive at Greenway Boulevard, northwest corner.

SUBDIVISION HISTORY:

1. S156-124 is a request west of the present request to create to replat a 17,554-square-foot tract of land containing part of Lots 16 and 18, and all of Lot 17 in City Block 9/4945 into one lot on property located at 5423 Neola Drive between West Greenway Drive and East Greenway Drive. The request was approved April 7, 2016 but has not been recorded.
2. S145-112 was a request west of the present request to replat a 0.533-acre tract of land containing part of Lot 19 and all of Lots 20 and 21 in City Block 9/4945 into one lot on property located at the northeast corner of Greenway Boulevard and Neola Drive. The request was approved March 19, 2015 and recorded October 9, 2017.

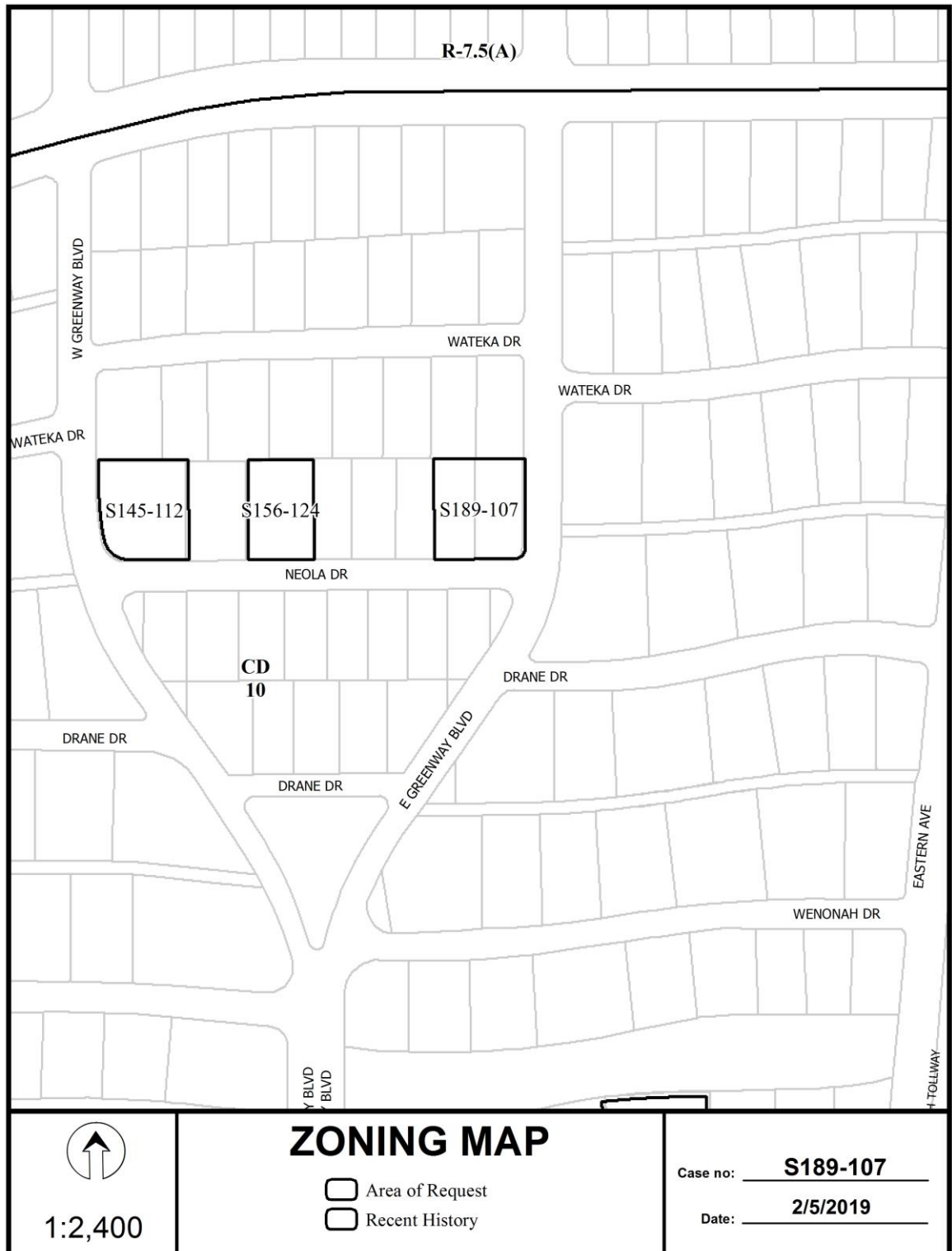
NOTIFICATION: 23 notices were sent to property owners within 200 feet of the property on January 31, 2019.

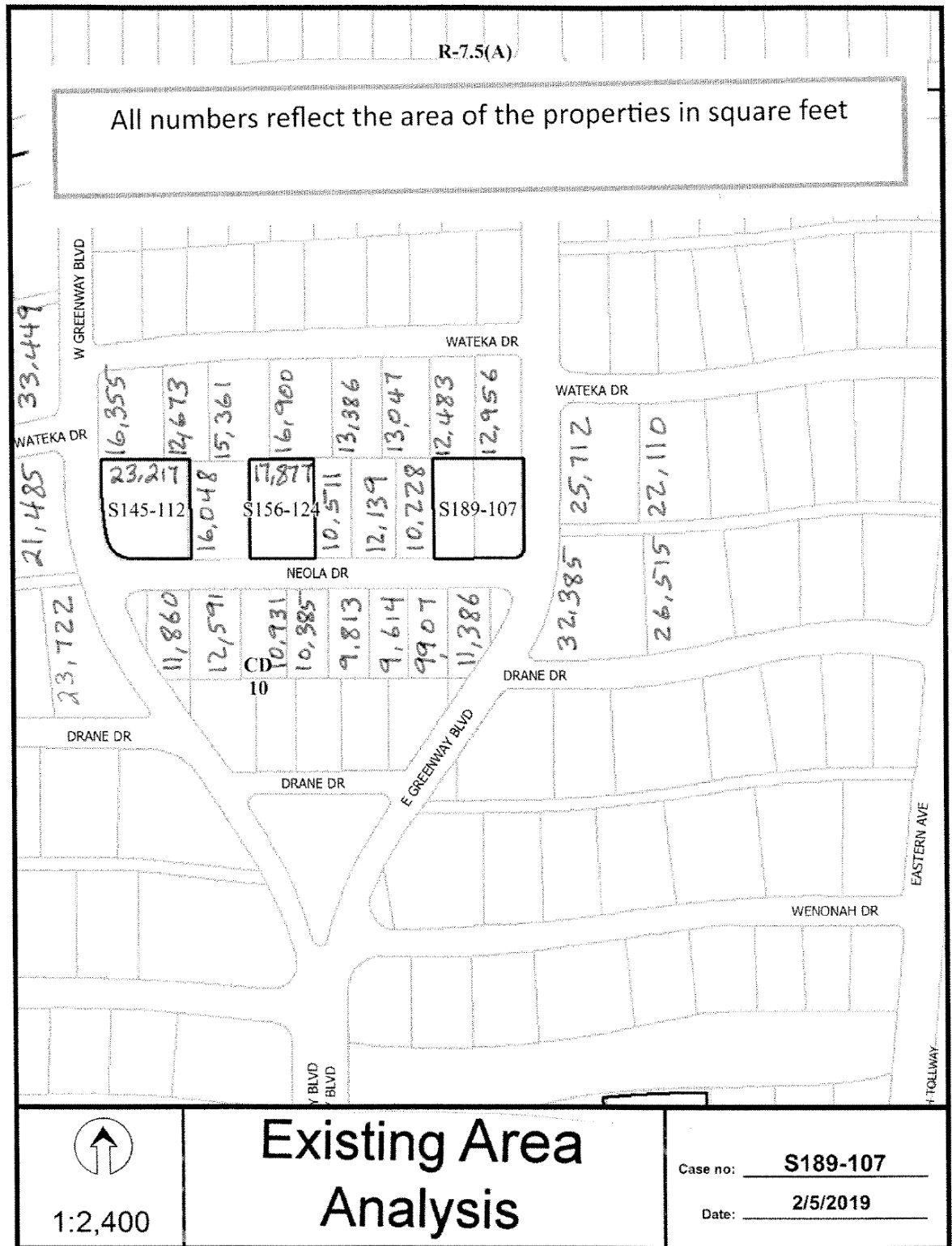
STAFF RECOMMENDATION: Through analysis of the lot pattern within the adjacent area staff has determined that lots south of the request along the south line of Neola Drive range in size from 9,914 square-feet to 12,591 square-feet. Properties on the north line of Neola Drive range in size from 10,228 square-feet in size to 23,217-square-feet in size (the lot at the northeast corner of W. Greenway Blvd.). The lots north of the request along the south line of Wateka Drive (north of request) range from 12,483 square-feet to 16,900-square-feet; whereas the lots along the north line of Wateka Drive range from 10,550-square feet to 16,850-square feet. Other lots in immediate vicinity of the request range in size from 21,485 square-feet to 33,449 square-feet. Staff conclude that there is no lot pattern in the immediate vicinity of the request.

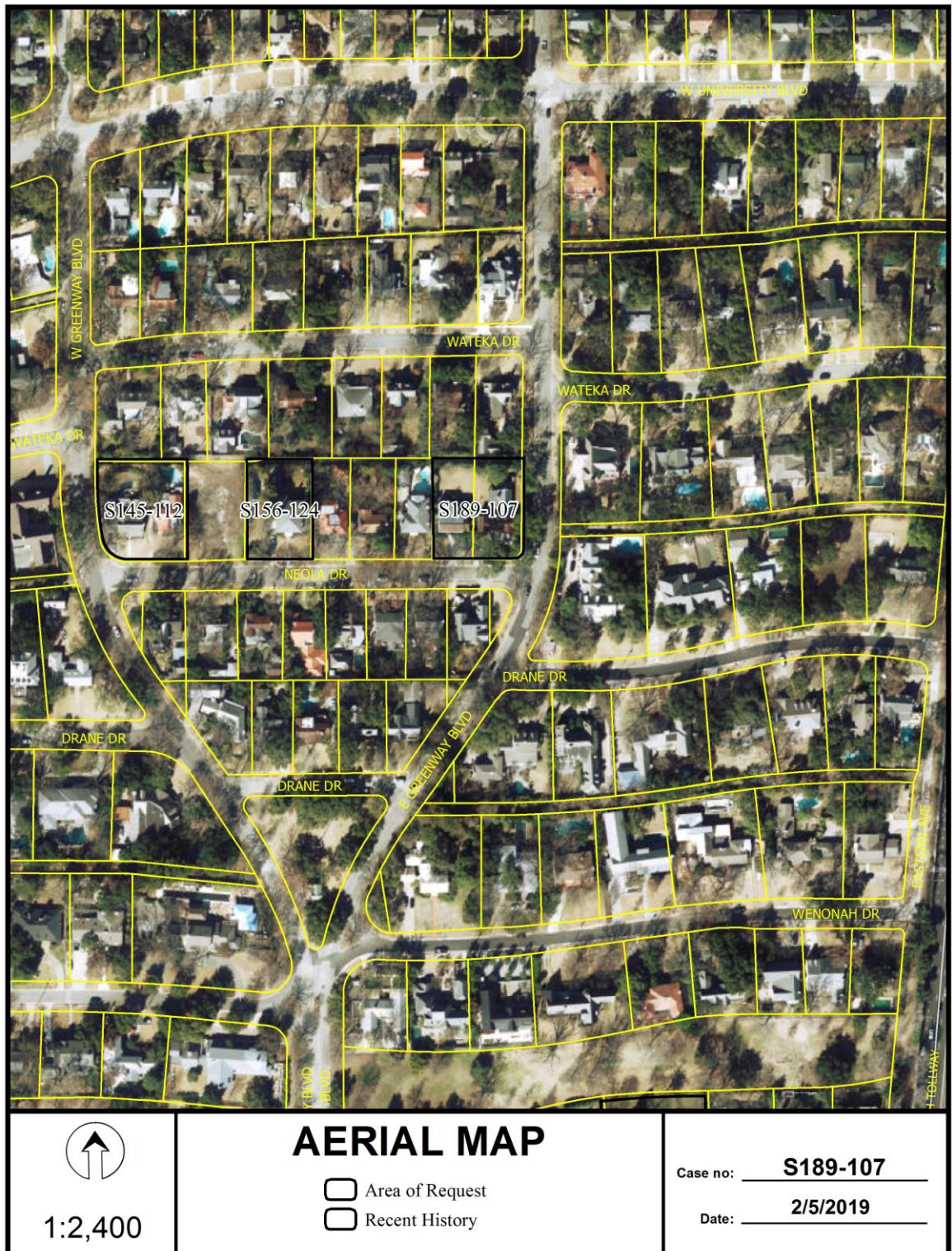
Staff has determined that the request complies with the requirements of CD-10 which requires minimum lot size of 10,000 square-feet and minimum lot width of 70-feet, the request also complies with Section 51A-8.503 which in part indicates that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground,

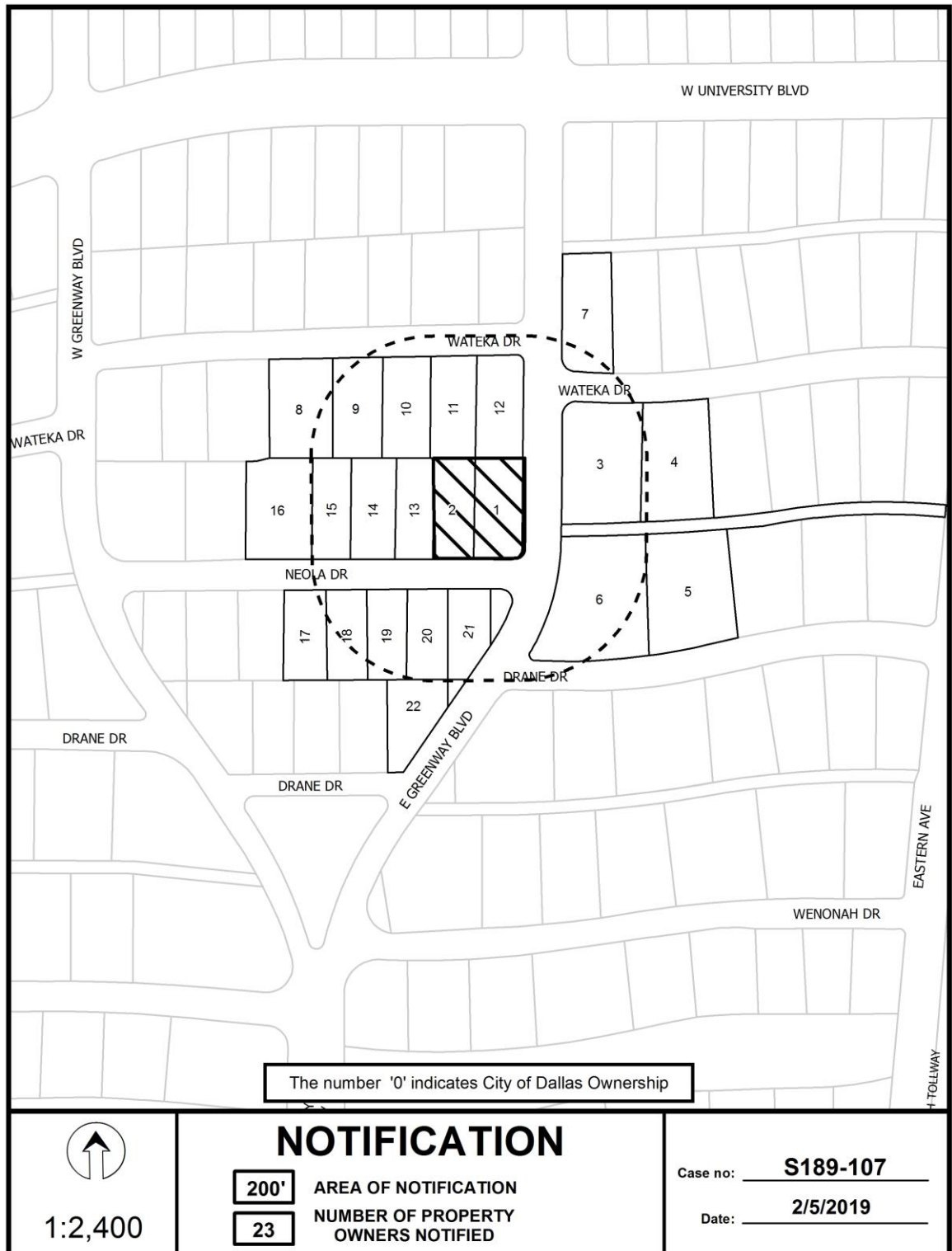
drainage, wastewater facilities, and the proposed layout of the streets.” Therefore, staff recommends approval subject to compliance with the following conditions:

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 will not be allowed without proper City of Dallas Engineering Department approval”. (Note must be on plat) Section 51A-8.611(e).
12. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non 311T). Sections 51A-8.102(c) and 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. On the final plat, dedicate a 10-foot by 10-foot corner clip (VIA Fee Simple or Street Easement) at the intersection of Neola Drive and Greenway Boulevard. Section 51A 8.602(d) (1).
14. On the final plat, identify the property as Lot 11A in City Block 9/4945. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







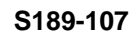


Notification List of Property Owners

S189-107

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5453 NEOLA DR	MARSH CHARLES & LOUISE
2	5447 NEOLA DR	MARSH CHARLES A &
3	5500 WATEKA DR	HUNSAKER SAM W JR TR & JAN C TR
4	5518 WATEKA DR	LAB HOLDINGS INC
5	5519 DRANE DR	HIRSCH BRADFORD R & MARGARET J
6	5509 DRANE DR	FRY EDWARD WILSON JR &
7	5505 WATEKA DR	ABERG ANDREW & ELISE MURCHISON
8	5430 WATEKA DR	SECREST LESLIE H
9	5432 WATEKA DR	CARD RICHARD C
10	5444 WATEKA DR	ADAMS CRAIG N
11	5450 WATEKA DR	GOODMAN ROBERT R JR &
12	5454 WATEKA DR	MATHES GEORGE
13	5443 NEOLA DR	GOSS JAN J & DAVID V
14	5439 NEOLA DR	WEICHSEL HUDSON D JR
15	5429 NEOLA DR	BRASCH REINER A &
16	5423 NEOLA DR	JORNS STEVEN & JENNIFER
17	5424 NEOLA DR	SCHENDLE JAMES M &
18	5430 NEOLA DR	DUNNING CAREY & NANCY
19	5436 NEOLA DR	PADDOCK PETER W JR & CHRISTINE S
20	5440 NEOLA DR	MORTON DAVID &
21	5446 NEOLA DR	MCKENNA GREG J & MARY BETH
22	5425 DRANE DR	BICKNELL R TODD &
23	7100 INWOOD RD	GREENWAY PARKS



CITY PLAN COMMISSION**THURSDAY, FEBRUARY 21, 2019****Planner: Abraham Martinez****FILE NUMBER:** Z178-373(AM)**DATE FILED:** September 13, 2018**LOCATION:** North line of Gannon Lane, between South Cockrell Hill Road and South Westmoreland Road**COUNCIL DISTRICT:** 8**MAPSCO:** 63 W**SIZE OF REQUEST:** ± 3.55 acres**CENSUS TRACT:** 116.07**APPLICANT/OWNER:** Don Valk**REPRESENTATIVE:** April Moore**REQUEST:** An application for an amendment to Specific Use Permit No. 1740 for a mini-warehouse use on property zoned an MU-2 Mixed Use District**SUMMARY:** The applicant proposes to: 1) continue the allowance of a mini-warehouse use; 2) amend the parking requirement as shown on the site plan; 3) increase the total floor area, and, 4) reconfigure the overall layout.**STAFF RECOMMENDATION:** Approval for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.

BACKGROUND INFORMATION:

- On January 14, 2009, SUP No. 1740 for a mini-warehouse use was granted by the Dallas City Council through Ordinance No. 27452.
- The application for this SUP amendment and renewal request was submitted on September 13, 2018, prior to the expiry date of January 14, 2019.
- The ± 3.55 acres request site is presently undeveloped. The mini-warehouse use was never constructed under the previously approved site plan.
- The applicant proposes to amend the previously approved site plan to include: 1) the overall reconfiguration of the site layout; 2) additional stories added to the central storage area to accommodate for an increase in storage area square-footage; 3) an increase in the floor area for the office/caretakers quarters; 4) and the readjustment to the off-street parking space stall count.

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

1. **Z178-173:** On April 25, 2018, the Dallas City Council approved Ordinance No. 30847 granting an MU-3 Mixed Use District on a property zoned MU-2 Mixed Use District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Gannon Lane	Local	64 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the requested amendment and determined that while the proposed use will not significantly impact the surrounding roadway system, the proposed use may discourage walkability and adversely affect pedestrian safety.

Land Use:

	Zoning	Land Use
Site	MU-3	Undeveloped
North	MU-3	Interstate highway
East	MU-3; SUP No. 1332 – Private Club/Bar	Shopping Center; post office
South	MU-1	Multifamily
West	MU-2/MU-3	Office Showroom Warehouse/Retail

STAFF ANALYSIS:**Comprehensive Plan:**

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

Economic Element

GOAL 2.1 Promote balanced growth

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

GOAL 2.4 Create and maintain an environment friendly to businesses and entrepreneurs

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

Land Use Compatibility:

On January 14, 2009, SUP No. 1740 was granted for a mini-warehouse use. The ± 3.55-acre site is currently undeveloped as the mini-warehouse was never constructed in accordance with the previously approved site plan. The applicant's current request is for the renewal and continuation of Specific Use Permit No. 1740 for a mini-warehouse use and an amendment to the previously approved site plan and conditions that would reflect proposed changes to the property.

The applicants proposed amendment to SUP No. 1740 will only reflect and be limited to the proposed buildout to the site, as detailed: include an additional two stories to the central storage area (three stories total) to accommodate for an additional 70,440-square-feet in storage space (138,240-square-feet total or an increase of 103.89 percent); an additional 1,075-square-feet in caretaker-quarters/office space (2,400-square-feet total or an increase of 81.13 percent); and the reduction of the number of available parking spaces from 27 to 8 (as a minimum required per the Dallas City Code §51A-4.213(7)).

Surrounding properties are commercial in nature and include retail and personal service uses to the east, office showroom warehouse to the west, a multifamily development to the south, and Lyndon B. Johnson Freeway to the north.

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

The applicants request for renewal of SUP No. 1740 for a mini-warehouse use would not adversely impact the existing commercial uses, which are similar in nature along the north line of Gannon Lane, or the surrounding residential uses found to the south and generally dispersed in proximity to the property. The façade and fencing requirements outlined as part of the conditions provide for screening that will adequately shield and provide minimal visual obstruction for the community through the use of compatible front-facing façade material that will blend in with the community, and solid screening requirements that will minimize negative visual obstructions to the community. The mini-warehouse use would provide an accessible new use for the community. Staff recommends approval of the applicants request for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.

Market Value Analysis

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA Category; however, it is in proximity to an “E” MVA Cluster to the south and north.

Parking:

Pursuant to §51A-4.213(7) of the Dallas Development Code, the off-street parking requirement for a mini-warehouse use provides for a minimum of six parking spaces. Caretaker’s quarters are permitted as an accessory use. One parking space must be provided per 500 square feet of floor area of caretaker’s quarters; however, no more than two spaces are required for each caretaker’s quarters. The requested reduction in parking from 27 to 8, although significant, will meet Code requirements, as outlined above, which stipulates a minimum of eight parking stalls for a facility of this use and size.

Landscaping:

Landscaping is required per Article X of the Dallas Development Code, as amended.

Z178-373(AM)

List of Partners/ Principals / Officers

Gannon Partners Addition

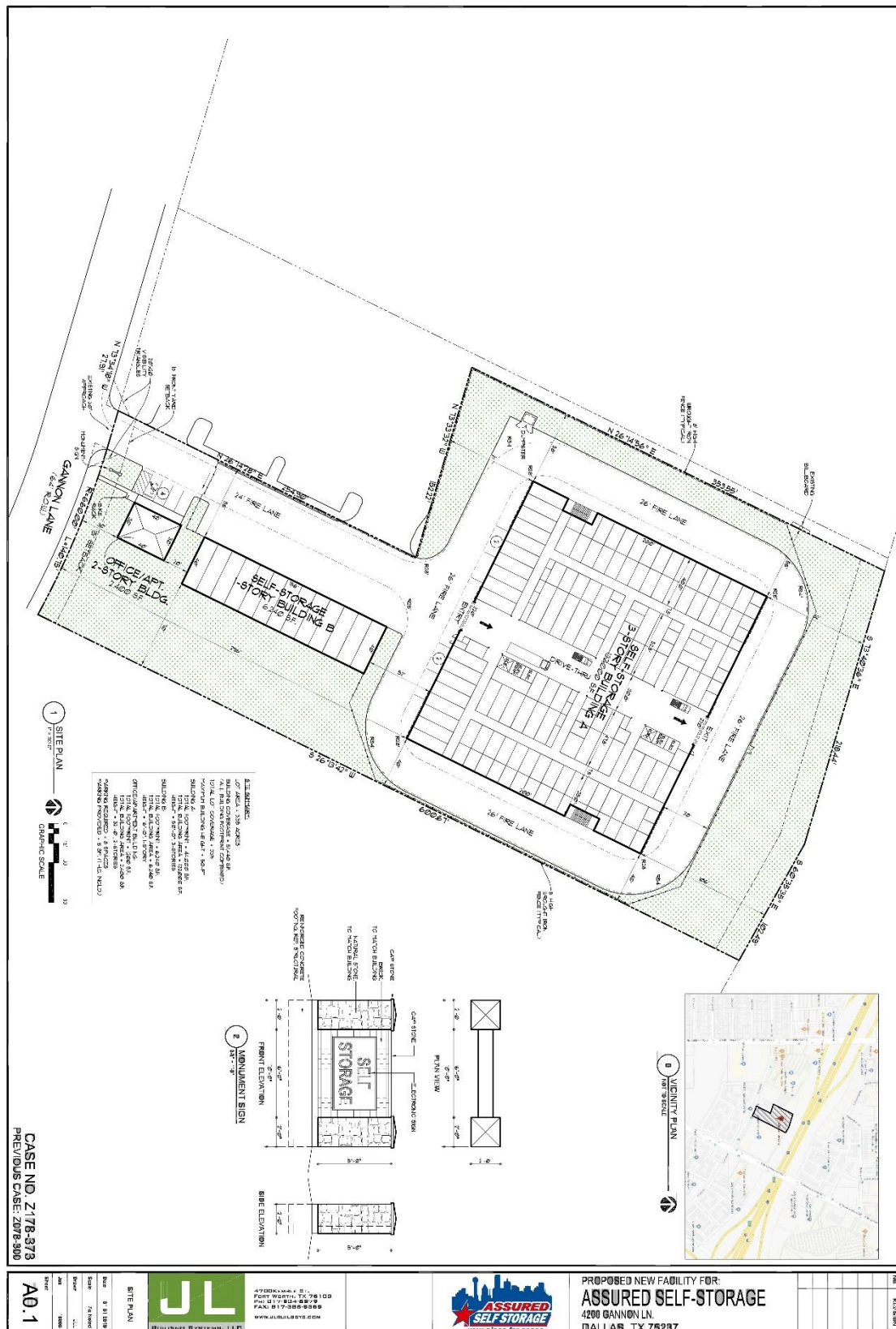
Don Valk	Managing Member
Krishna Shockley	Member

Proposed Conditions

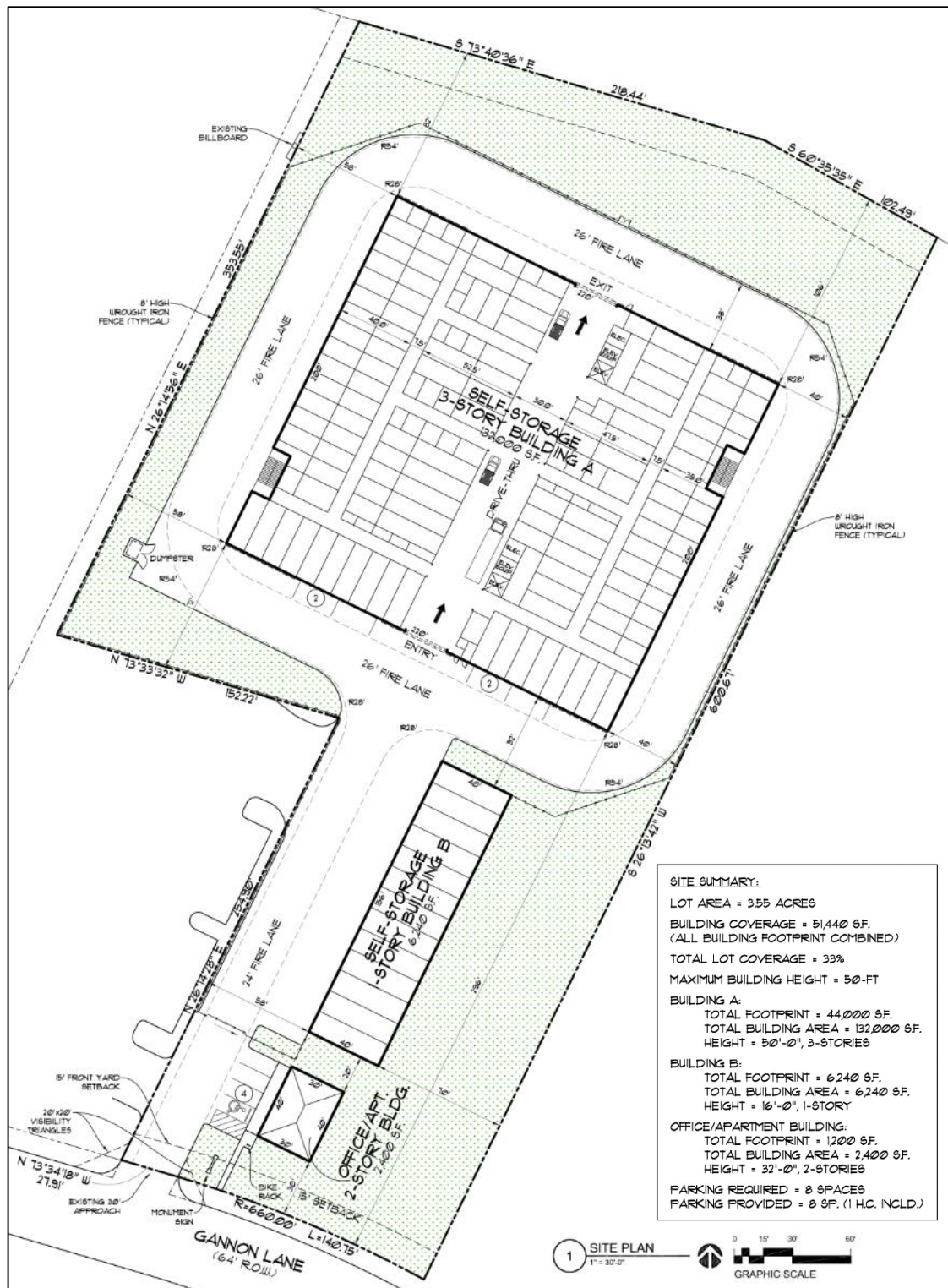
1. USE: The Only use authorized by this specific use permit is a mini-warehouse.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (**ten-years from the passage of this ordinance**) ~~January 14, 2019~~ but is 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. FACADE: To ensure compatibility with surrounding land uses, all facades facing the perimeter of the Property must be masonry, such as brick, split face CMU, stucco, or exposed aggregate concrete.
5. FENCES: If fencing or screening is provided, it must be constructed of brick, stone, wrought iron or a similar material, or a combination of these materials.
6. FLOOR AREA: The maximum floor area for the storage area is (**138,240 square feet**) ~~67,800 square feet~~ in the location shown on the attached site plan. Maximum floor area for an office and caretaker's quarters is (**2,400 square feet**) ~~1,325 square feet~~ in the location shown on the attached site plan.
7. PARKING: A minimum of (**8 off-street parking spaces**) ~~25 off-street parking spaces~~ must be provided in the location shown on the attached site plan.
8. STORAGE: Outside storage of vehicles, equipment, or any other materials is prohibited.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

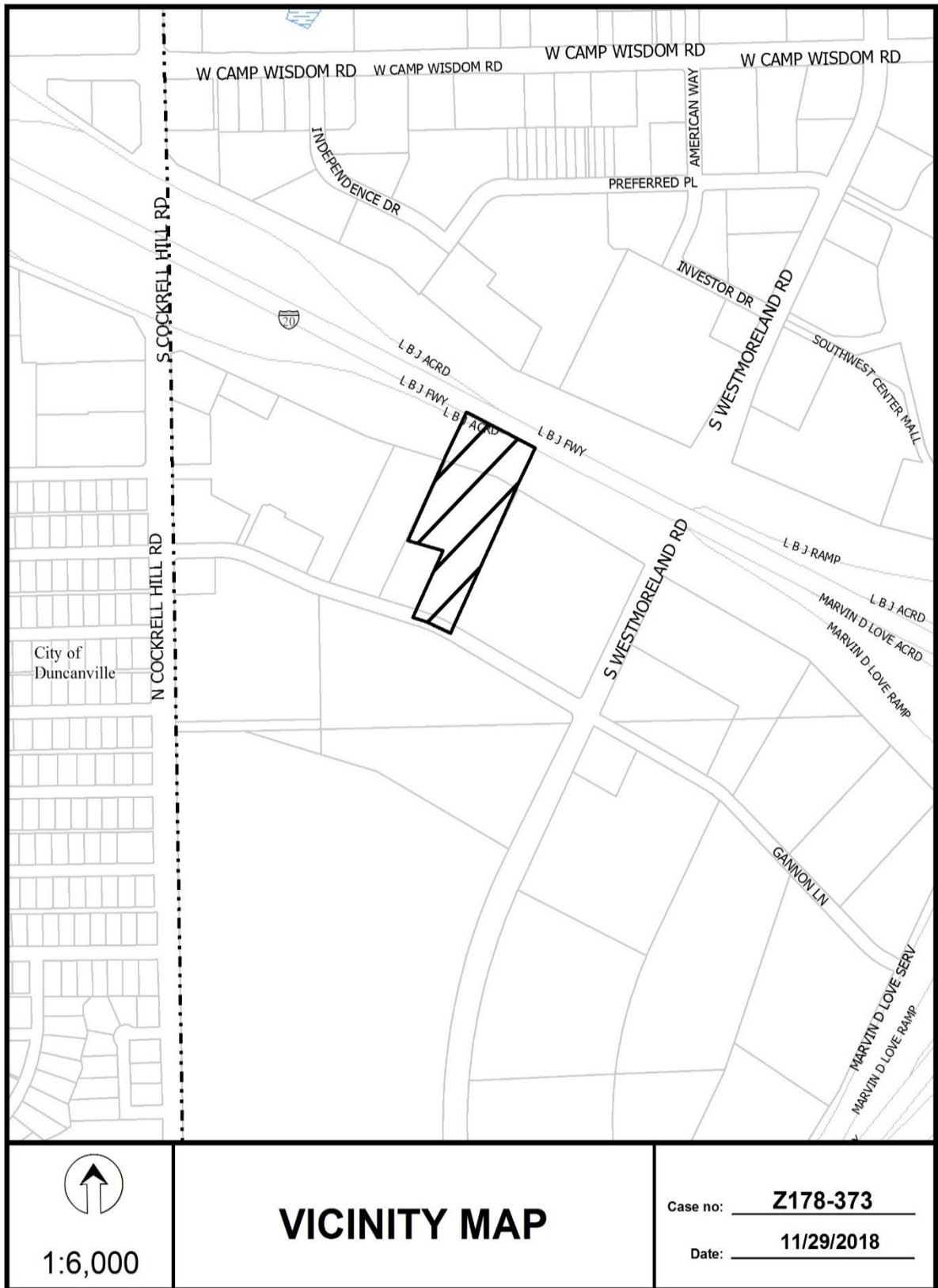


Proposed SUP Site Plan

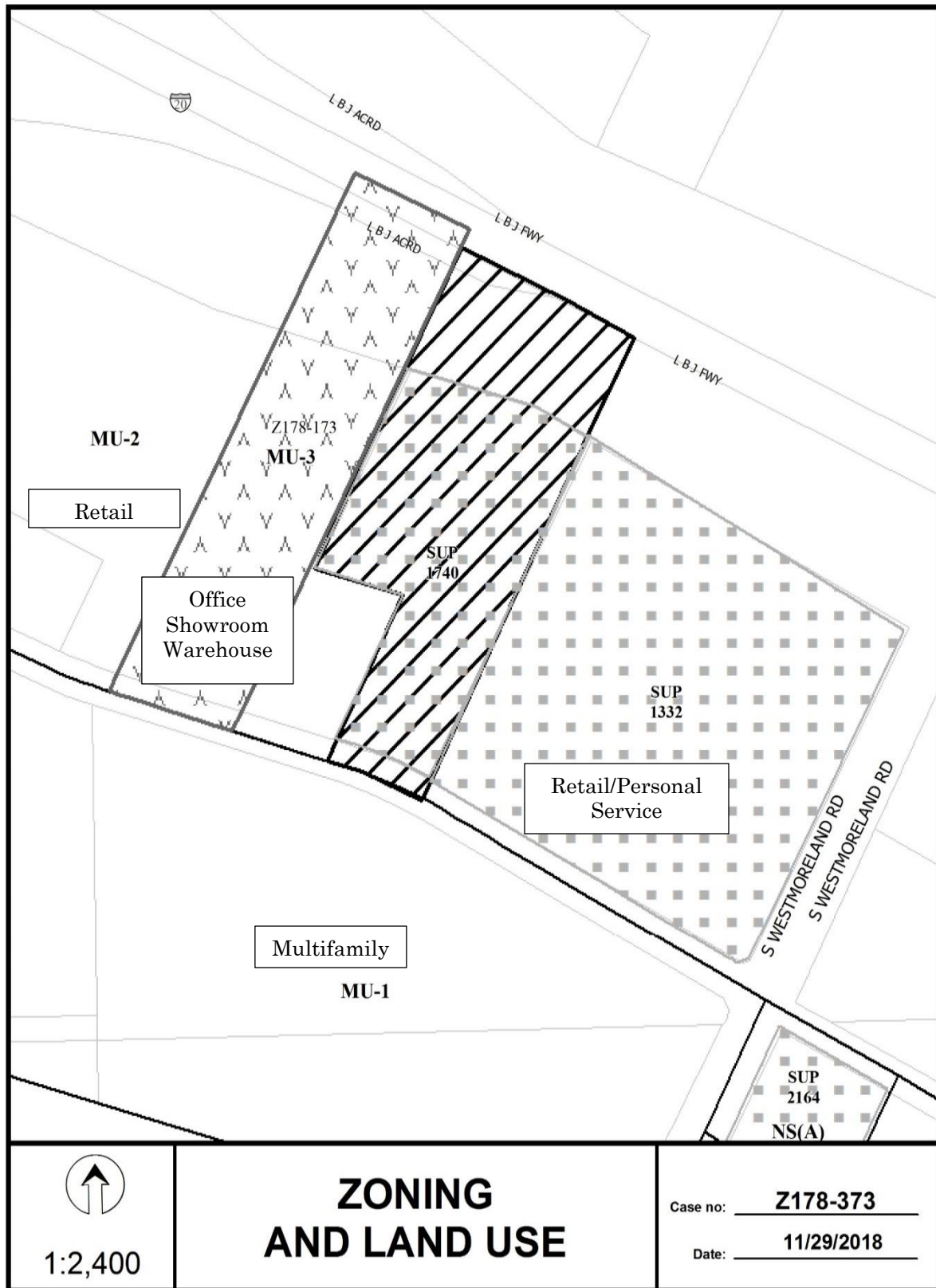


Proposed Site Plan - Enlarged

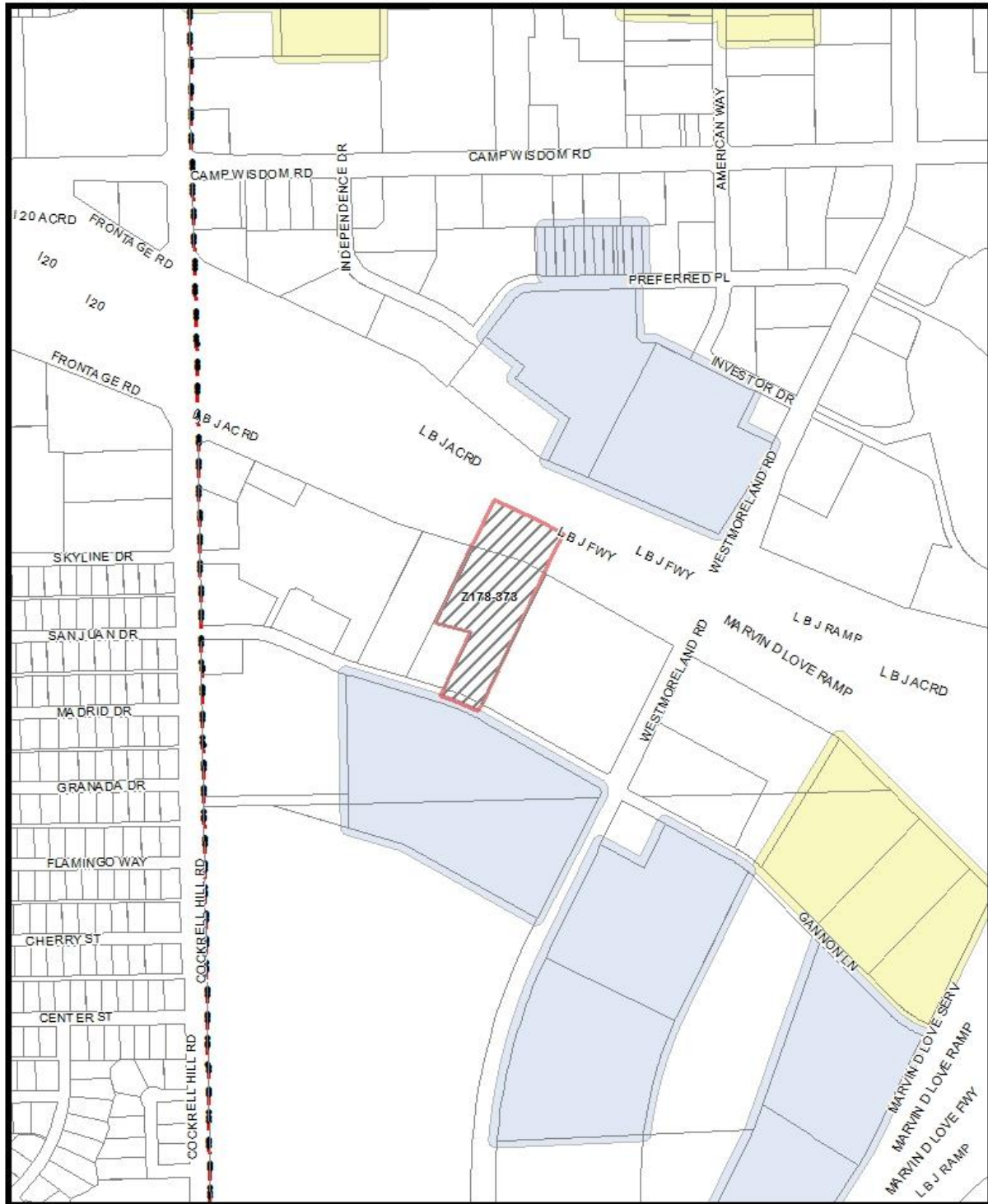












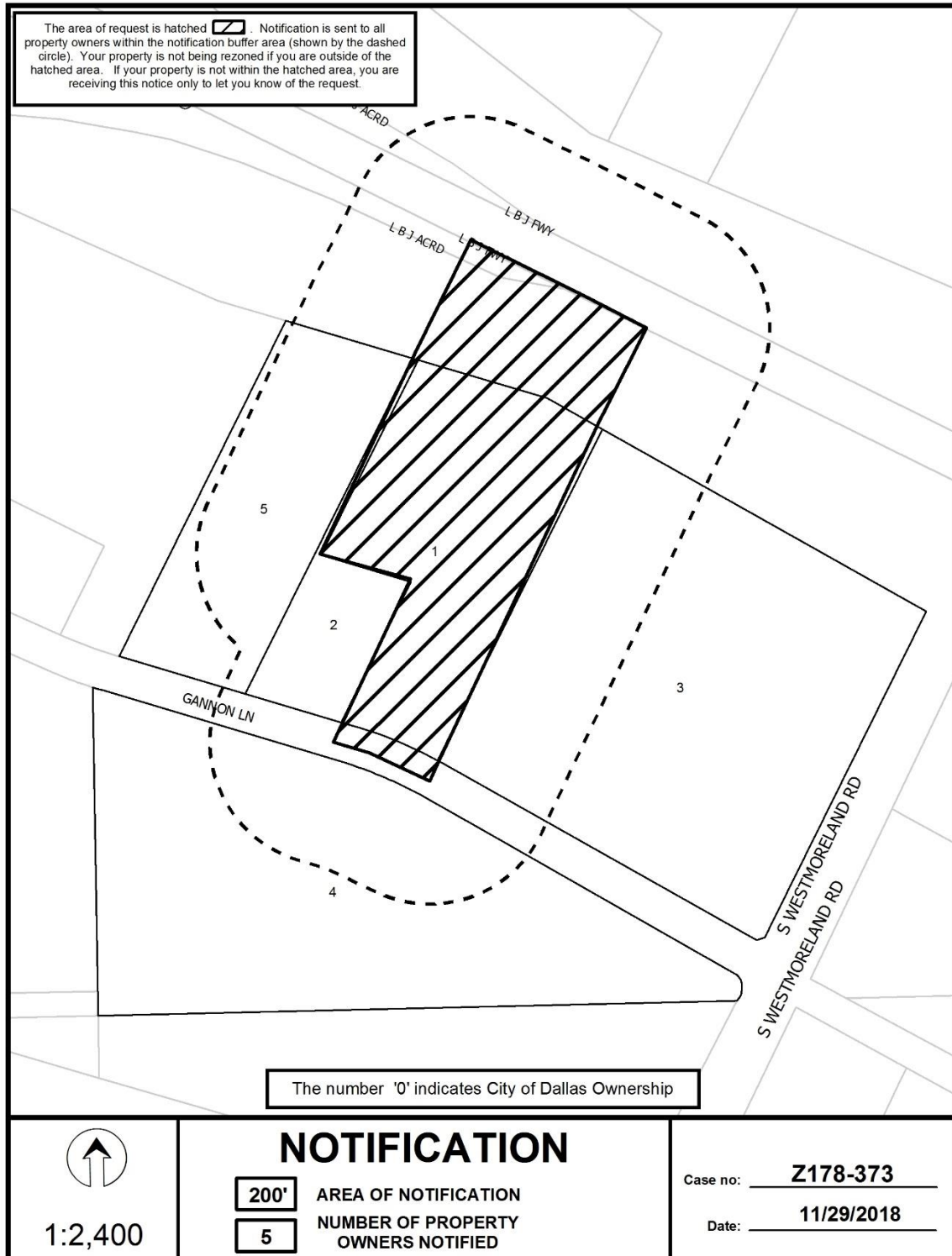
MVA Cluster A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 11/29/2018



Z178-373(AM)

11/29/2018

Notification List of Property Owners

Z178-373

5 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4200 GANNON LN	VALK DON
2	4215 GANNON LN	BAILEYS FURNITURE INC
3	7401 S WESTMORELAND RD	126 GANNON PLAZA LLC
4	7575 S WESTMORELAND RD	WIP PARK VILLAGE LLP
5	4225 GANNON LN	4225 GANNON LANE DALLAS LLC

Planner: Sarah May

FILE NUMBER: Z189-107(SM)

DATE FILED: October 11, 2018

LOCATION: North line of Canton Street, west of Crowds Street

COUNCIL DISTRICT: 2

MAPSCO: 45 M

SIZE OF REQUEST: Approximately 0.79 acres

CENSUS TRACT: 204.00

OWNER: Westdale Properties America I, Ltd.

APPLICANT: Whitney Barlow, Bomb Factory

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for the renewal of Specific Use Permit No. 2181 for an inside commercial amusement limited to a live music venue and a dance hall on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District.

SUMMARY: The applicant proposes to continue to operate within the existing building for an inside commercial amusement limited to live music venue and a dance hall use [Bomb Factory].

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

PLANNED DEVELOPMENT DISTRICT No. 269:

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

PLANNED DEVELOPMENT DISTRICT No. 269 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a269>

BACKGROUND INFORMATION

- On January 22, 2014, the applicant was approved an 89-space special exception to the parking requirements of PDD No. 269 by the Board of Adjustment.
- On February 26, 2014, City Council approved Specific Use Permit No. 2076 for a five-year period, subject to a site plan and conditions.
- On May 29, 2015, a certificate of occupancy was issued to the applicant.
- The applicant proposes to continue to use the existing building for a live music venue and flexible event/meeting space. The applicant proposes to continue to include the ability to have a dance floor in conjunction with the flexible event/meeting space use; however, the certificate of occupancy does not include a dance floor. The live music venue and dance hall components of the use require a Specific Use Permit in PDD No. 269.

Zoning History: There have been nine recent zoning cases requested in the area in the past five years:

1. **Z156-295:** On October 26, 2016, City Council renewed and amended Specific Use Permit No. 1767 for an alcoholic beverage establishment limited to a bar, lounge or tavern and the addition of an inside commercial amusement use limited to a live music venue for a four-year period on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District, north of Commerce Street, east of South Good Latimer Expressway.
2. **Z178-175:** On May 9, 2018, City Council approved Specific Use Permit No. 2291 for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery for a three-year period with eligibility for automatic renewal for additional five-year periods on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the southwest corner of Main Street and Pryor Street.
3. **Z178-207:** On June 27, 2018, City Council approved Specific Use Permit No. 2298 for a bar, lounge, or tavern and a microbrewery, distillery, or winery for a two-year period on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special

Purpose District, located on the south line of Main Street, between South Malcolm X Boulevard and South Crowds Street.

4. **Z178-101:** On March 28, 2018, City Council approved renewal of Specific Use Permit No. 1687 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall for a five-year period on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District located on the south side of Commerce Street, west of Henry Street.
5. **Z167-382:** On December 13, 2017, City Council approved Specific Use Permit No. 2268 for an alcoholic beverage establishment limited to a bar, lounge or tavern for a two-year period on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south line of Commerce Street, between Malcom X Boulevard and Crowds Street.
6. **Z167-346:** On September 22, 2015, City Council approved Specific Use Permit No. 2156 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery for a three-year period with eligibility for automatic renewal for additional five-year periods on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south line of Commerce Street, between Malcom X Boulevard and Crowds Street.
7. **Z145-286:** On February 24, 2016, City Council repealed Specific Use Permit No. 2158 for a microbrewery, microdistillery, or winery for a two-year period with eligibility for automatic renewal for additional five-year periods on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District located on the northwest corner of Canton Street and South Malcolm X Boulevard.
8. **Z178-279:** On September 26, 2018, City Council renewed Specific Use Permit No. 2156 for a microbrewery, microdistillery, or winery for a five-year period with eligibility for automatic renewal for additional five-year periods on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, located on the northwest corner of Canton Street and South Malcolm X Boulevard.
9. **Z145-253:** On August 12, 2015, City Council approved Specific Use Permit No. 1991 for a microbrewery, microdistillery, or winery for a ten-year period with eligibility for automatic renewal for additional ten-year periods on property zoned Tract A within Planned Development District No. 269,

the Deep Ellum/Near East Side District on the northwest corner of St. Louis Street and South Malcolm X Boulevard.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Thoroughfare Plan ROW
Canton Street	Major Arterial	100 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 existing 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.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

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

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:**

	Zoning	Land Use
Site	PDD No. 269 Tract A	Commercial amusement (inside) and Live music venue
North	PDD No. 269 Tract A	Restaurant and parking lot
East	PDD No. 269 Tract A	Commercial amusement (inside)
South	PDD No. 269 Tract A	Multifamily and parking lot
West	PDD No. 269 Tract A	Office

Land Use Compatibility:

The request site is developed with an approximately 41,000 square foot building that covers almost all of the property. The applicant operates a live music venue and requests to continue to have the ability to operate an event center (inside commercial amusement) that is flexible for rental for various events with the potential periodic use of a dance floor (dance hall). The dance hall and live music venue require a Specific Use Permit within PDD No. 269. Live music venue is a use specific to PDD No. 269, defined as a venue primarily for the performance of live music for an audience.

The site is surrounded by a mix of retail/restaurant/office uses that are served by various surface parking lots and metered spaces along Elm Street. To the south, across Canton Street, is a multifamily use.

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 proposed SUP conditions are drafted to ensure the most compatibility of the live music venue use with the multifamily use across Canton Street to the south. Conditions include hours of operation, restrictions on entrances on Canton Street, restricting rooftop occupancy and outdoor speakers. The request site is large enough to have floor area available to require a vestibule for the public entrance on Canton Street. The vestibule will act as a chamber to reduce the escape of sound during a live music event.

The use is surrounded by other commercial uses and various surface parking lots. The site is in walking distance to the DART Green Line. Staff supports the request and considers the continuance of the use compatible with the current surrounding uses. Therefore, staff recommends a five-year time period without eligibility for automatic renewals.

Parking:

The existing SUP limits floor area for the site to 40,900 square feet within the space that includes the live music venue and event center without a dance floor. Pursuant to the parking regulations for PDD No. 269, off street parking is required at a ratio of one space per 100 square feet of floor area and inside commercial amusement uses do not require parking for the first 2,500 square feet of floor area in a ground level use within an original building; therefore, the resulting non-reduced parking requirement is 384 parking spaces. PDD No. 269 also allows a 10-percent parking reduction for uses within one-fourth mile of a DART light-rail station and another reduction for the 13 adjacent on-street parking spaces. The applicant was also approved an 89-space special exception to the parking requirements of PDD No. 269 by the Board of Adjustment on January 22, 2014. Therefore, the total reduced parking requirement for an inside commercial amusement and live music venue is 241.

Two remote parking agreements are filed with the Building Official: one at 2700 Commerce Street, adjacent to the site in the surface parking lot, for 120 spaces and another shared parking agreement with Uplift Academy at 2625 Elm Street for an additional 120 spaces. If the SUP renewal is approved, the applicant will need to obtain one additional parking space either via a remote parking agreement or through a fee in lieu payment as prescribed by the PDD No. 269 off-street parking regulations.

Landscaping:

The applicant's request does not trigger any landscape requirements.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MVA cluster, it is in the vicinity of an “E” MVA cluster.

Crime Report:

From February 26, 2014, to November 18, 2018, 18 phone calls were placed to the Dallas Police Department (DPD) with the location name of The Bomb Factory, of which 14 calls were coded either a general service, non-critical, or unit initiated and 3 calls were coded an emergency. DPD also reported the following 39 incidents and 11 arrest charges as detailed below within the same period since the previous SUP approval action.

Calls:

Incident No.	Date	Time	Problem	Description
15-0575204	3/28/2015	12:15:00 AM	6M - Loud Music Disturbance	4 - Non Critical
15-0575453	3/28/2015	12:59:00 AM	6M - Loud Music Disturbance	4 - Non Critical
15-0847001	5/3/2015	10:36:00 PM	6M - Loud Music Disturbance	4 - Non Critical
15-0897629	5/10/2015	9:23:00 PM	6M - Loud Music Disturbance	4 - Non Critical
15-1434459	7/18/2015	3:36:00 PM	PH - Panhandler	4 - Non Critical
15-1514786	7/28/2015	10:07:00 PM	40 - Other	3 - General Service
16-0392743	2/29/2016	12:23:00 AM	07 - Minor Accident	3 - General Service
16-2464515	12/14/2016	8:41:00 PM	ODJ - Off Duty Job	7 - Unit Initiated
16-2464587	12/14/2016	8:55:00 PM	ODJ - Off Duty Job	7 - Unit Initiated
16-2465146	12/14/2016	11:00:00 PM	23 - Parking Violation	4 - Non Critical
17-0499594	3/15/2017	7:56:00 PM	40 - Other	3 - General Service
17-0917002	5/15/2017	12:27:00 PM	40/01 - Other	2 - Urgent
17-1530544	8/11/2017	8:06:00 PM	40 - Other	3 - General Service
17-1769589	9/16/2017	8:20:00 PM	38 - Meet Complainant	4 - Non Critical
18-1073539	6/15/2018	11:10:00 PM	40/01 - Other	2 - Urgent

18-1805936	10/3/2018	5:42:00 PM	7X - Major Accident	2 - Urgent
18-1815188	10/5/2018	1:42:00 AM	6M - Loud Music Disturbance	4 - Non Critical

Incidents:

Incident No.	Date	Time	UCR Offense	Description	Premise	MO
220906-2018	10/6/2018	5:58:00 PM	UUMV	UUMV	Highway, street, alley etc.	Known suspect took comps vehicle without consent
220776-2018	10/6/2018	5:50:00 PM	Other Thefts	All Other Larceny	Highway, street, alley etc.	Known suspect took property without consent
034111-2018	2/11/2018	12:00:00 AM	Other Thefts	Theft	Bar/nightclub/ dancehall etc.	Unknown suspect stole victim's cell phone from his pants pocket.
009715-2018	1/13/2018	10:00:00 PM	Assault	Assault	Bar/nightclub/ dancehall etc.	Suspect tackled the complainant to the ground
009714-2018	1/13/2018	10:00:00 PM	Assault	Assault	Bar/nightclub/ dancehall etc.	Suspect struck comp in the face with suspect fist.
243824-2017	10/24/2017	11:30:00 PM	Assault	Assault	Other	Known suspect slapped the comp causing comp to be offended
162452-2017	7/15/2017	1:00:00 AM	Assault	Assault	Bar/nightclub/ dancehall etc.	Unknown suspect hit victim multiple times to the face causing injury
073384-2017	4/1/2017	8:45:00 PM	Other Thefts	Theft	Bar/nightclub/ dancehall etc.	Theft of cell phone
283688-2016	11/28/2016	9:45:00 AM	Alarm Incident	Alarm Incident	Entertainment/ sports venue	False alarm
281712-2016	11/25/2016	6:55:00 PM	Alarm Incident	Alarm Incident	Entertainment/ sports venue	False alarm
278531-2016	11/18/2016	9:30:00 PM	Investigation Of	Preliminary Investigation	Bar/nightclub/ dancehall etc.	Unknown suspect removed 2 necklaces from intoxicated comp's neck
276823-2016	11/18/2016	7:30:00 PM	Theft/ BMV	Theft	Highway, street, alley etc.	Suspect removed front and rear license plates w/o permission.

Incident No.	Date	Time	UCR Offense	Description	Premise	MO
268332-2016	11/9/2016	1:04:00 AM	Alarm Incident	Alarm Incident	Bar/nightclub/dancehall etc.	False alarm
265681-2016	11/5/2016	7:00:00 PM	Not Coded	No UCR Reportable Offense	Highway, street, alley etc.	A/p was intoxicated in public
262182-2016	10/30/2016	7:00:00 PM	Theft/BMV	Theft	Highway, street, alley etc.	Unknown suspect broke into comp vehicle and took property
262157-2016	10/29/2016	10:00:00 PM	Investigation Of	Preliminary Investigation	Entertainment/sports venue	Unknown suspect(s) took complainant's property without consent
245768-2016	10/12/2016	11:15:00 PM	Injured Public	Accidental Injury	Bar/nightclub/dancehall etc.	Comp was dancing and fell causing injury
160774-2016	7/3/2016	1:05:00 AM	Not Coded	No UCR Reportable Offense	Bar/nightclub/dancehall etc.	Ap arrested for pi
199252-2016	5/21/2016	10:30:00 PM	Assault	Assault	Bar/nightclub/dancehall etc.	Suspect verbally threatened to do bodily harm to victim
102385-2016	4/30/2016	3:02:00 AM	Miscellaneous	Miscellaneous	Bar/nightclub/dancehall etc.	Criminal trespass warning
300882-2015	12/27/2015	2:00:00 AM	Not Coded	No UCR Reportable Offense	Entertainment/sports venue	AP was intoxicated in public.
005442-2016	12/27/2015	2:00:00 AM	Agg Assault - NFV	Aggravated Assault	Bar/nightclub/dancehall etc.	Suspects punched/choked comp causing SBI
285397-2015	12/8/2015	8:14:00 PM	Injured Public	Accidental Injury	Bar/nightclub/dancehall etc.	Comp consumed alcohol and possible prescribed meds
291289-2015	11/23/2015	11:30:00 PM	Other Thefts	Theft	Bar/nightclub/dancehall etc.	Unknown suspect removed wallet from backpack at concert
272286-2015	11/22/2015	12:00:00 PM	Investigation Of	Preliminary Investigation	Entertainment/sports venue	Preliminary investigation of sexual assault offense.

Incident No.	Date	Time	UCR Offense	Description	Premise	MO
260006-2015	11/7/2015	10:00:00 PM	Miscellaneous	Miscellaneous	Bar/nightclub/dancehall etc.	Comp and suspect were involved in a verbal disturbance
254879-2015	11/1/2015	11:47:00 PM	Not Coded	No UCR Reportable Offense	Outdoor area public/private	AP was publicly intoxicated
254634-2015	11/1/2015	12:00:00 AM	Lost	Lost Property	Entertainment/sports venue	Comp observed her watch missing from her arm after returning home
256261-2015	10/31/2015	3:00:00 AM	Assault	Assault	Bar/nightclub/dancehall etc.	Unknown suspect hit victim in the face with fist
253226-2015	10/31/2015	1:17:00 AM	Not Coded	No UCR Reportable Offense	Parking lot (all others)	Public intoxication.
253653-2015	10/30/2015	9:00:00 PM	Miscellaneous	Miscellaneous	Bar/nightclub/dancehall etc.	MIR
248150-2015	10/25/2015	2:30:00 AM	Miscellaneous	Miscellaneous	Bar/nightclub/dancehall etc.	MIR only
248106-2015	10/25/2015	1:57:00 AM	Assault	Assault	Motor vehicle	Suspect hit comp with closed fist
234250-2015	10/8/2015	6:00:00 PM	Theft/BMV	Theft	Parking lot (all others)	Suspect removed stereo to comps truck
160267-2015	7/13/2015	2:50:00 AM	Not Coded	No UCR Reportable Offense	Outdoor area public/private	The ap was intoxicated in public
155479-2015	7/7/2015	11:00:00 AM	Criminal Trespass	Miscellaneous	Entertainment/sports venue	Criminal trespass affidavit. No weapons. NFI.
140375-2015	6/20/2015	1:45:00 AM	Investigation Of	Preliminary Investigation	Convenience store	Aggravated robbery
124434-2015	5/22/2015	8:00:00 PM	Investigation Of	Preliminary Investigation	Parking lot (all others)	Unknown suspect opened unlocked door and removed property from vehicle
116324-2015	5/9/2015	11:00:00 PM	Investigation Of	Preliminary Investigation	Parking lot (all others)	Unknown suspects assaulted comp.

Arrest Charges:

Charge Description	Arrest No.	Date	Time	Day	UCR Arrest Charge
Public intoxication	18-028678	8/12/2018	1:40:00 am	Sunday	
Resist arrest search or transport	18-028678	8/12/2018	1:40:00 am	Sunday	
Public intoxication	18-021038	6/20/2018	2:40:00 am	Wednesday	Public intoxication
Assault (agg) fam vio sbi	18-007677	3/7/2018	10:05:00 pm	Thursday	Agg assault
Poss cont sub pen grp 1 > or equal 4g<200g	18-007677	3/7/2018	10:05:00 pm	Thursday	Narcotic charges
Other offense - misdemeanor	18-007677	3/7/2018	10:05:00 pm	Thursday	Other
Public intoxication	17-043885	10/28/2017	11:00:00 pm	Sunday	Public intoxication
Public intoxication	17-016920	4/25/2017	10:15:00 pm	Tuesday	Public intoxication
Public intoxication	17-013233	4/1/2017	10:45:00 pm	Saturday	Public intoxication
Public intoxication	17-013248	4/1/2017	11:33:00 pm	Sunday	Public intoxication
Public intoxication	17-002757	1/22/2017	12:00:00 am	Sunday	Public intoxication

List of Partners/Principals/Officers

Westdale Properties America I, Ltd., a Texas limited partnership

Officers of Westdale Properties America I, Ltd.

Joseph G. Beard, President

Ken Carlson, Vice President

Chuck Hixson, Vice President

JGB Ventures 1, Ltd., a Texas corporation, General Partner

Officers of JGB Ventures, Inc.

Joseph G. Beard, President

Ken Carlson, Vice President

JGB Holdings, Inc., a Texas corporation, General Partner

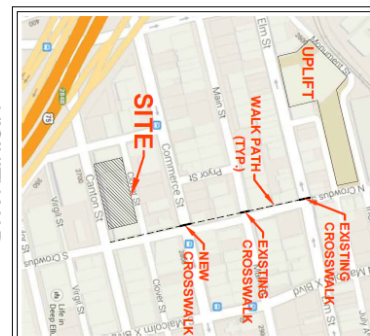
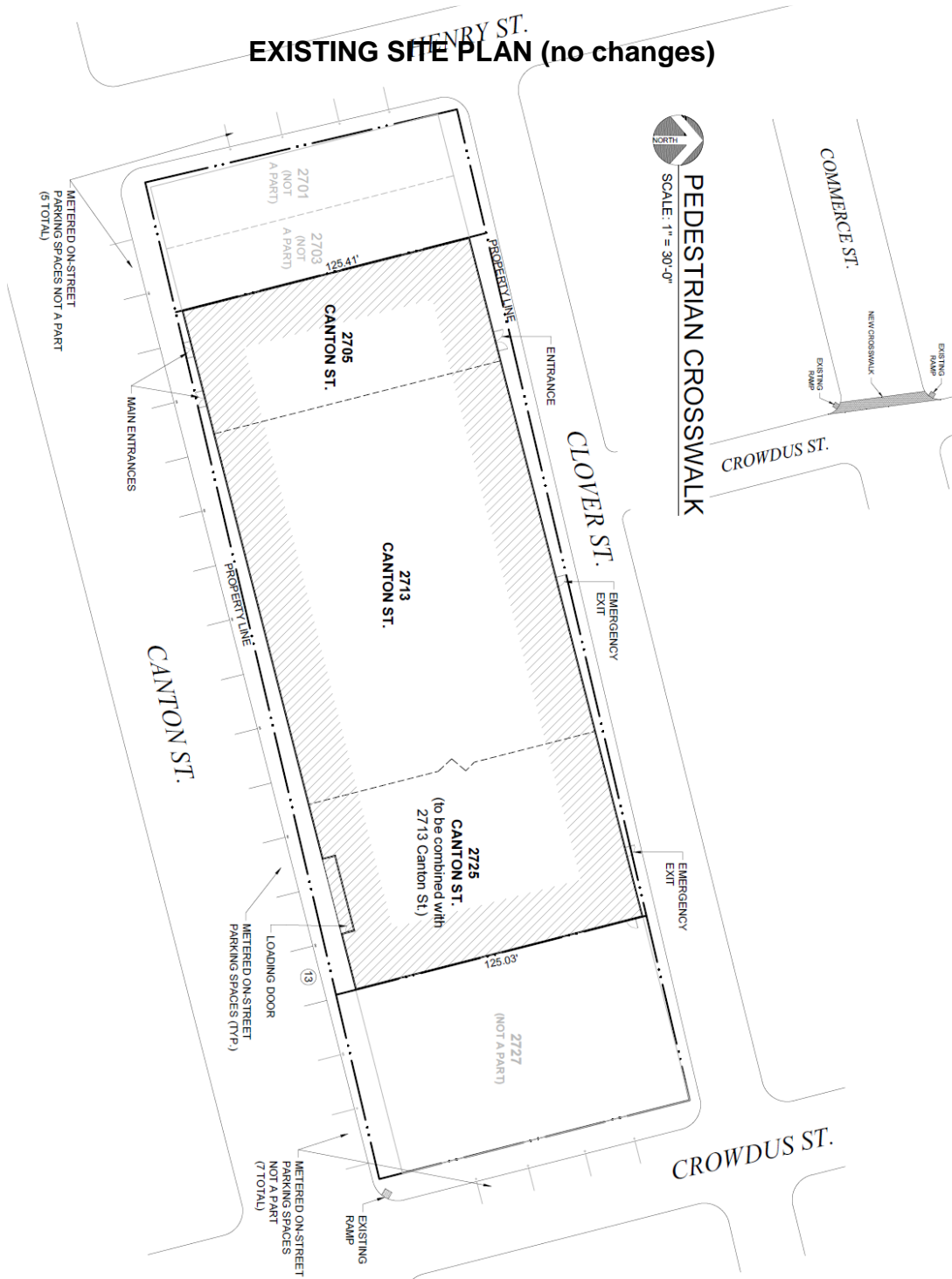
Joseph G. Beard, President

SUP No. 2076 Conditions

1. USE: The only use authorized by this specific use permit is an inside commercial amusement limited to a live music venue and 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 from the passage of this ordinance) [February 26, 2019].
4. ENTRANCES:
 - A. Loading dock doors. The loading dock doors shown on the attached site plan must remain closed when live music is being performed.
 - B. Canton Street main entrance. For noise mitigation, vestibules with exterior and interior doors must be provided at the main entrances shown on the attached site plan. When live music is being performed, the exterior door must remain closed except to allow entry and exit.
5. FLOOR AREA:
 - A. Maximum floor area for an inside commercial amusement limited to a live music venue and dance hall is 41,000 square feet.
 - B. Maximum area for a dance floor is 625 square feet.
6. HOURS OF OPERATION: The inside commercial amusement limited to a live music venue and dance hall may only operate between 5:00 p.m. and 12:00 a.m., Monday through Friday, and between 12:00 p.m. and 12:00 a.m., Saturday and Sunday.
7. OUTSIDE SPEAKERS: Outside speakers and any outside amplification are prohibited.
8. PARKING: Parking must be provided in accordance with the requirements of Planned Development District No. 269. Delta credits, as defined in Dallas Development Code Section 51A-4.704(b)(4), may not be used to meet the off-street parking requirements for the dance hall use.
9. ROOFTOP OCCUPANCY: Use of the rooftop for customers or the public is prohibited.
10. STREET IMPROVEMENTS: Before the issuance of a certificate of occupancy for a commercial amusement inside limited to a live music venue and dance hall use, crosswalk pavement markings must be provided, if warranted, on the west side of the intersection of Crowds Street and Commerce Street in accordance with city standards and in the location approved by the city's traffic engineer.

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.

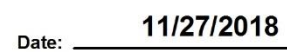
EXISTING SITE PLAN (no changes)

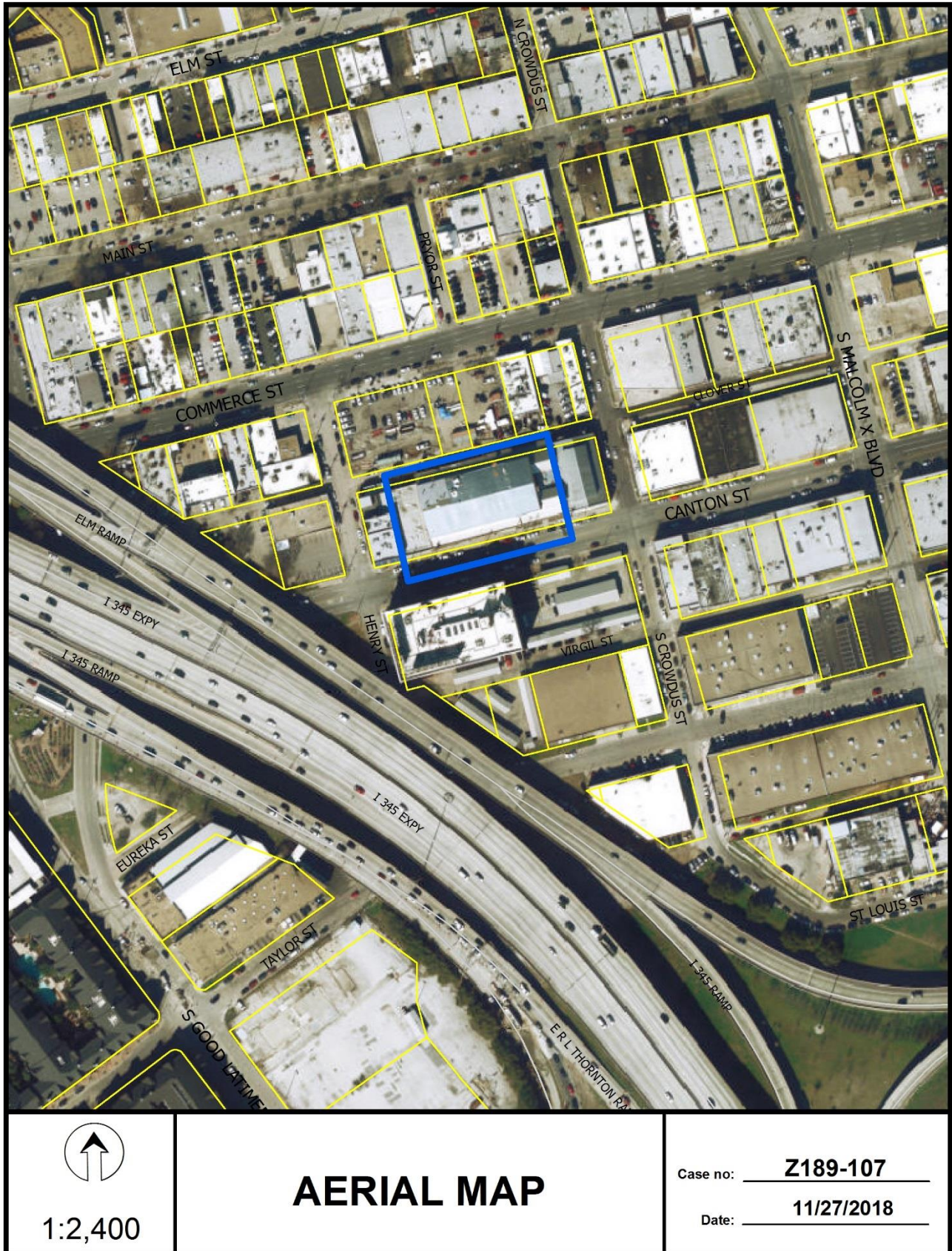


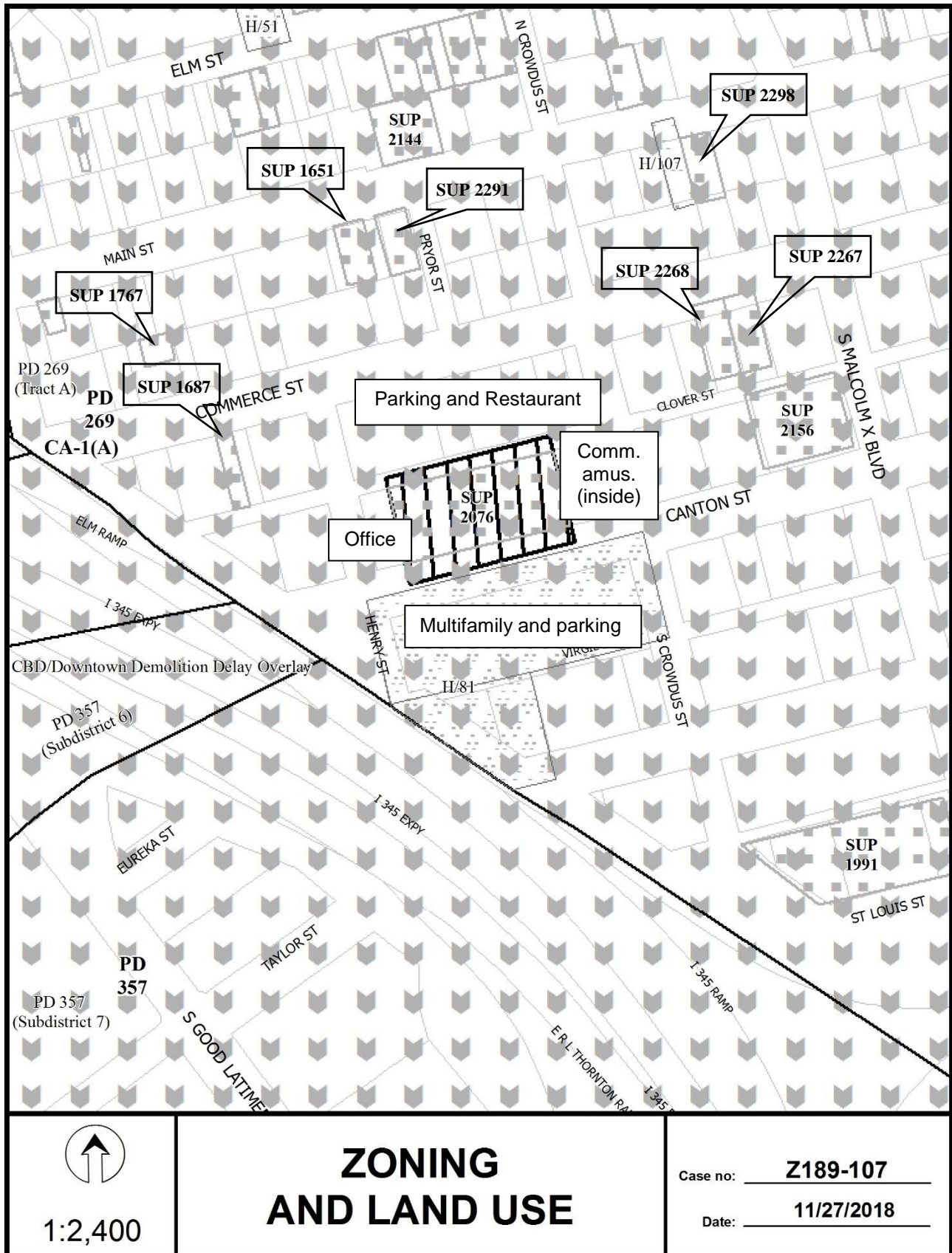
VICINITY MAP

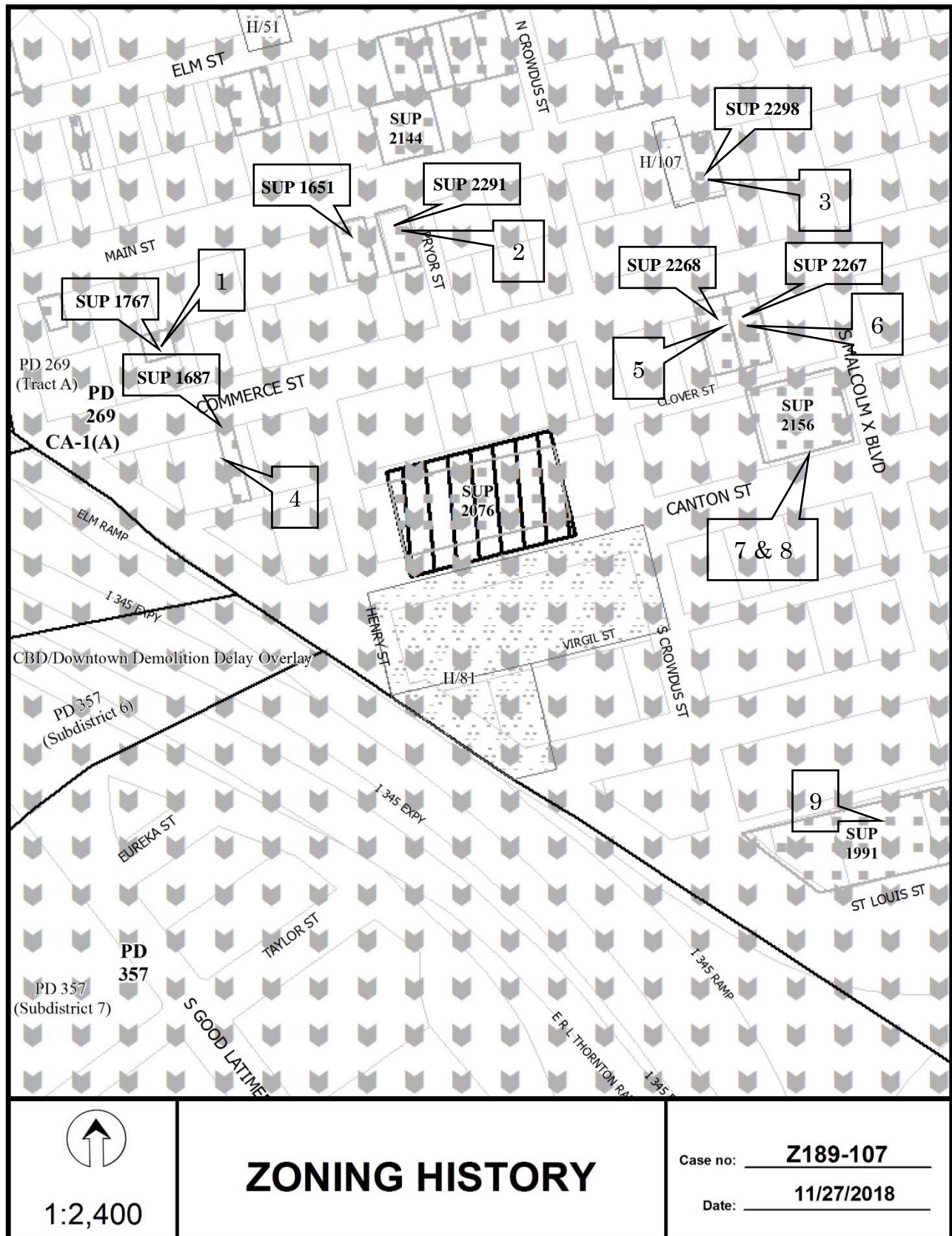


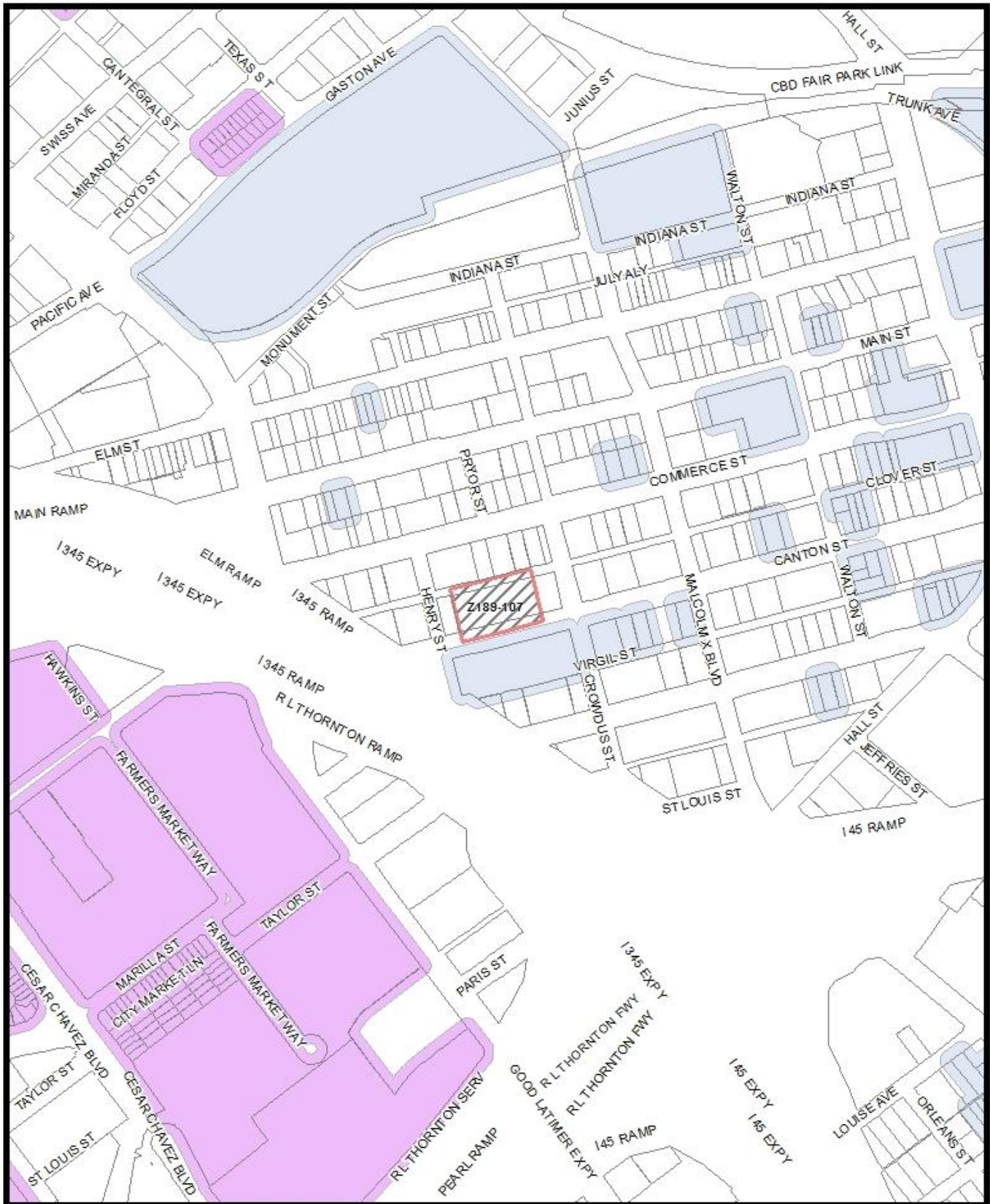
Zoning	PD 269, Tract A
Site Information:	
Lot coverage	92.5%
FAR	2.0
Lot area	34,504 sf (0.792 ac)
Total Floor Area	40,900 sf
Total parking required for entire site	*406*
Provided spaces	360
Parking provided via parking agreements	80
BDA Special Exemption 21%	13
Metered spaces along Curson	
Total provided spaces	*406*
<p>*If a dance hall license is pursued, the dance floor will park separately from the live music venue. Parking for the dance floor not included in the 406.</p> <p>* NO ROOFTOP PATIO</p>	











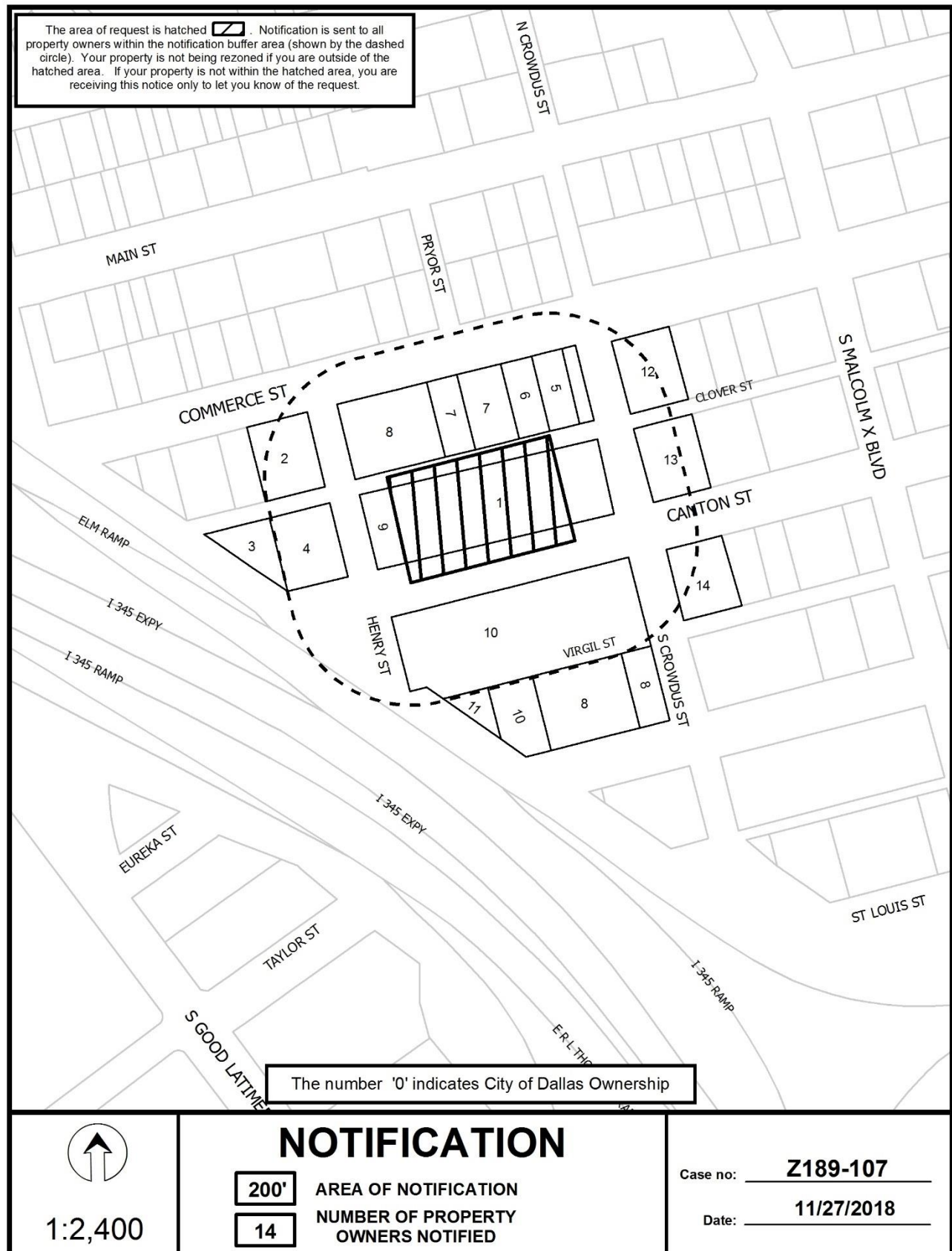
MVACluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 11/27/2018



11/26/2018

Notification List of Property Owners

Z189-107

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2713 CANTON ST	2713 CANTON LTD
2	2630 COMMERCE ST	WESTDALE PPTIES AMERICA I
3	2622 CLOVER ST	DEEP ELLUM HOLDINGS LLC
4	215 HENRY ST	DEEP ELLUM HOLDINGS LLC
5	2730 COMMERCE ST	MADISON PACIFIC DEV CO
6	2724 COMMERCE ST	SDL PARTNERS INC
7	2718 COMMERCE ST	WESTDALE PROPERTIES AMERICA I LTD
8	2700 COMMERCE ST	WESTDALE PROPERTIES
9	2701 CANTON ST	BARNES & ROBERTS REAL ESTATE
10	2700 CANTON ST	WESTDALE ADAM HATS LTD
11	2705 TAYLOR ST	WESTDALE ADAM HATS LTD
12	2800 COMMERCE ST	BEND TRUST THE
13	2805 CANTON ST	GEBHARDT BROADCASTING LLC
14	2801 VIRGIL ST	AP BLANTON DEEP ELLUM LLC

Planner: Sarah May

FILE NUMBER:	Z189-130(SM)	DATE FILED:	November 12, 2018
LOCATION:	Southeast line of Holly Hill Drive, between Ridgecrest Road and Phoenix Drive		
COUNCIL DISTRICT:	13	MAPSCO:	45 Q
SIZE OF REQUEST:	Approx. 2.7 acres	CENSUS TRACT:	31.01

OWNER/APPLICANT: Vickery Meadow Youth Development Foundation

REPRESENTATIVE: David Martin, Winstead PC

REQUEST: An application for a new tract for a community, welfare, or health center use and child-care facility use, on property zoned Tract I, Subarea 1 within Planned Development District No. 65.

SUMMARY: The applicant [Vickery Meadow Youth Development Foundation] proposes to construct a two-story, 25,500-square-foot facility with 46 surface parking spaces to serve a new community center and child care facility.

STAFF RECOMMENDATION: Approval, subject to a revised Exhibit 65B development plan for Tract III and conditions.

PLANNED DEVELOPMENT DISTRICT No. 65:

<http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%2065.pdf>

PLANNED DEVELOPMENT DISTRICT No. 65 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a65>

BACKGROUND INFORMATION

- On December 10, 1973, City Council approved Planned Development District No. 65. The original PDD contained five groups of apartments (Groups I through V) and for a portion of the current area of request, the original development plan showed four sets of tennis courts and a small community building southeast of the tennis courts.
- On June 2, 1975, the City Council approved an expansion of PDD No. 65, Tract I to include the area identified as apartment Group VI on the existing development plan.
- On June 23, 1975, the City Council approved an amendment to the original development plan to reduce the number of tennis courts from four to three and to move the location of the small community building, approximately 625 square feet in floor area, south of the northernmost tennis court. Sometime prior to this amendment, but after the creation of PDD No. 65, Groups III and IV of PDD No. 65 were rezoned to an MF-1 Multifamily District.
- On January 3, 1977, the west corner of Park Lane and Ridgecrest Road was rezoned from an MF-2 Multifamily District to Tract II within PDD No. 65 for nonresidential uses.
- On February 11, 1998, the area of request was rezoned from a portion of Tract I within PDD No. 65 that allowed only tennis courts and a small community building to Subarea I within Tract I of PDD No. 65 to allow for the construction of the current child-care facility building, play area, and existing surface parking lot.
- On March 9, 2005, a large portion of Tract I of PDD No. 65, which included Groups I, II, and a portion of V was rezoned to PDD No. 720 in order to construct the adjacent public school.
- Therefore, the remainder PDD No. 65 included only three properties: 1) the area of request which is currently zoned Subarea 1 within Tract I; 2) the adjacent parcel to the northeast, which is identified as Group VI within Tract I on the development plan for the PDD; and, 3) Tract II remained unchanged and nonresidential and is located on the west corner of Park Lane and Ridgecrest Road, disconnected from the remainder of PDD No. 65.
- When the adjacent PDD No. 720 was created in 2005, the regulations of PDD No. 65 that pertained to that property were not deleted from PDD No. 65; therefore, this amendment includes corrections to delete references to areas that are now zoned PDD No. 720, which include references to Groups I, II, and V.
- This amendment also proposes to rename *Subarea 1 within Tract I* to *Tract III* to clearly delineate the area of request's regulations from the remainder of PDD No. 65.

Zoning History: There has been one zoning change requested in the vicinity in the past five years.

1. **Z167-252:** On June 28, 2017, the City Council approved an MF-3(A) Multifamily District with deed restrictions volunteered by the applicant, on property zoned an MF-2(A) Multifamily District, on the south line of Park Lane, west of Ridgecrest Road, and on the southwest corner of Ridgecrest Road and Hemlock Avenue.

Thoroughfares/Streets:

Street	Type	Proposed ROW
Holly Hill Drive	Local	55 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it 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.

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.

The proposed community, welfare, or health center use and child-care facility will provide support services to the job force in downtown and it will provide an amenity to the neighborhood to attract new families and support the existing neighborhood.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 65 Tract I (Subarea 1),	Child-care facility
Northeast	PDD No. 65 Tract I	Multifamily
Southeast	PDD No. 65 Tract I PDD No. 720	Public school
Southwest	PDD No. 720	Public school
Northwest	MF-1(A)	Multifamily

Land Use Compatibility:

The request site is situated within an area that primarily consists of multifamily uses and family-oriented supporting uses such as schools and playing fields. Staff supports the applicant's request to redevelop the site with a two-story building to replace the existing child-care facility use and add a new community, welfare, or health center use because those uses would be compatible with the surrounding properties and because the development would be further restricted by the proposed development plan.

Corrections and Exhibits:

Within this amendment staff has included some corrections which delete references to other parts of the district that have previously been removed the district (i.e. property within PDD No. 720) and rename the area of request *Tract III* rather than *Subarea I of Tract I*, as previously discussed in the Background Information section. Since Groups I, II, and V are currently identified in the areas now zoned PDD No. 720, all references to these Groups are shown as deletions in the proposed conditions because they are no longer regulated by PDD No. 65.

Similarly, the existing Exhibit 65B is an elevation plan for multifamily structures that have been demolished for years. Staff proposes to replace the now obsolete Exhibit 65B elevation plan with the applicant's proposed development plan for the area of request, Tract III (formerly Subarea I, Tract I).

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, a child-care facility requires one off-street parking space for each 500 square feet of floor area and a community, welfare, or health center use requires one off-street parking space for each 200 square feet of floor area. The applicant proposes to construct approximately 12,000 square feet of a community, welfare, or health center use and approximately 12,000 square feet of child-care facility, and a 1,500 square foot greenhouse for the child-care facility. The Dallas Development Code would require 87 parking spaces for the proposed mix of uses; however, the applicant requests that both uses require one space per 555 square feet of floor area with a total of 46 parking spaces required and 46 spaces provided for the site.

The applicant has provided a parking demand study of the proposed facility which concludes that the requested parking reduction will satisfy the demands of the proposed facility. Therefore, staff supports the requested parking reduction.

Landscaping:

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

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an MVA cluster, it abuts an "E" MVA cluster to the northwest, northeast, and southeast.

List of Officers – Vickery Meadow Youth Development Foundation

Paige Brauer – Director

John Neill – Director

Bervin Smith – Director

Harry Smith – Director

Martha Stowe – Director

Ellen Wood - Director

PROPOSED AMENDMENTS TO

ARTICLE 65.

PD 65.

SEC. 51P-65.101.

LEGISLATIVE HISTORY.

PD 65 was established by Ordinance No. 14347, passed by the Dallas City Council on December 10, 1973. Ordinance No. 14347 amended Ordinance No. 10962, Chapter 51 of the 1960 Revised Code of Civil and Criminal Ordinances of the City of Dallas. Ordinance No. 14347 was amended by Ordinance No. 14477, passed by the Dallas City Council on March 25, 1974; Ordinance No. 14492, passed by the Dallas City Council on April 8, 1974; and Ordinance No. 14514, passed by the Dallas City Council on April 29, 1974. Subsequently, Ordinance No. 14903, passed by the Dallas City Council on June 2, 1975, repealed Ordinance No. 14347 and re-established PD 65. Ordinance No. 14903 was amended by Resolution No. 75-2030, passed by the Dallas City Council. On June 23, 1975, and Ordinance No. 15141, passed by the Dallas City Council on April 5, 1976. On January 3, 1977, the Dallas City Council passed Ordinance No. 15374. Ordinance No. 15374 repealed Ordinance No. 14903, as amended, and expanded PD 65. Ordinance No. 15374 was amended by Ordinance No. 22103, passed by the Dallas City Council on June 22, 1994, and Ordinance No. 23434, passed by the Dallas City Council on February 11, 1998. (Ord. Nos. 10962; 14347; 14477; 14492; 14514; 14903; 15141; 15374; 22103; 23434; 25423; Res. No. 75-2030)

SEC. 51P-65.102.

PROPERTY LOCATION AND SIZE.

PD 65 is established on property generally located on the southeast side of Holly Hill Drive, beginning at a point approximately 397.00 feet southwest of the southwest line of Phoenix Drive. The size of PD 65 is approximately 3.10 acres. (Ord. Nos. 15374; 25423; 25924)

SEC. 51P-65.103.

DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 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 51. (Ord. 25423)

SEC. 51P-65.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 65A: development plan for Tract I and Tract II.

(2) Exhibit 65B: development plan for Tract III.

(3) Exhibit 65C: landscape plan for Tract I and Tract II.

SEC. 51P-65.104. TRACTS AND SUBAREAS.

(a) ~~Tracts.~~ This PD is divided into three [two] Tracts: Tract I, ~~[and]~~ Tract II, and Tract III. ~~[A metes and bounds description of the tracts is contained in Ordinance No. 15374.]~~

(b) ~~Subarea 1.~~ Tract I contains one subarea which is identified on the development plan (Exhibit 65A) as Subarea 1. A metes and bounds description of Subarea 1 is attached to Ordinance No. 23434. In the event of a conflict between the written description and the boundaries of Subarea 1 as shown on the development plan, the written description controls. (Ord. Nos. 15374; 23434; 25423)

SEC. 51P-65.105. DEVELOPMENT PLAN.

A development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.~~[Development must be in accordance with the city plan commission approved development plan].~~ (Ord. Nos. 15374; 23434; 25423)

SEC. 51P-65.106. USES.

(a) Tract I. The following uses, as defined and limited by Division 10-300 of the Comprehensive General Zoning Ordinance, are allowed within the PD:

(1) Apartments. Allowed in Group[s ~~I, II, V, and~~] VI as shown on the development plan.

(2) Private community center uses. Allowed in Group[s ~~II, V, and~~] VI as shown on the development plan.

(3) ~~[Retail and office uses.~~ Allowed in Groups I and II and limited to the following:

(A) ~~Art gallery.~~

(B) ~~Craft studio (teaching art, ceramics, various crafts).~~

(C) ~~Studio for art display or sales.~~

(D) ~~Art needlework shop.~~

(E) ~~Hobby or art supply shop.~~

~~(F) — Camera or film shop.~~

~~(G) — Florist shop.~~

~~(H) — Restaurants to include bar service and entertainment.~~

~~(I) — Ice cream shop.~~

~~(J) — Food specialty shop/grocery store.~~

~~(K) — Bakery and confectionery shop.~~

~~(L) — Cigar, beverage, candy, or tobacco shop.~~

~~(M) — Professional offices.~~

~~(N) — Decorating service, draperies, accessories, etc.~~

~~(O) — Antique shop.~~

~~(P) — Book or stationery store.~~

~~(Q) — Fabric shop.~~

~~(R) — Retail clothing specialty shops.~~

~~(S) — Custom sewing or tailoring shop.~~

~~(T) — Drug store or apothecary.~~

~~(U) — Hairstyling shop, men or women.~~

~~(V) — Sporting goods.~~

~~(W) — Pet grooming.~~

~~(X) — Laundry/cleaning pick-up station.~~

~~(Y) — Gift shop. Shops might include limited sales of jewelry, art objects, glassware, housewares, small appliances or boutique furnishings, accessories, specialty sporting goods, etc.~~

~~(Z) — Key shop. Shop may not be a parking lot operation.~~

~~(AA) — Record shop.~~

~~(4) — Institutional and community service uses. Limited to child care facility in~~

Subarea 1.]

(b) Tract II.

(1) Tract II may be used for the following purposes as defined and limited by Division 10-300 of the Comprehensive General Zoning Ordinance:

- (A) Art gallery.
- (B) Craft studio (teaching art, ceramics, various crafts).
- (C) Studio for art display or sales.
- (D) Art needlework shop.
- (E) Hobby or art supply shop.
- (F) Camera or film shop.
- (G) Florist shop.
- (H) Savings and loan.
- (I) Ice cream shop.
- (J) Food specialty shop/grocery store except as prohibited below.
- (K) Bakery and confectionery shop.
- (L) Cigar, beverage, candy, or tobacco shop.
- (M) Professional offices.
- (N) Decorating service, draperies, accessories, etc.
- (O) Antique shop.
- (P) Book or stationery store.
- (Q) Fabric shop.
- (R) Retail clothing specialty shops.
- (S) Custom sewing or tailoring shop.
- (T) Drug store or apothecary.
- (U) Hairstyling shop, men or women.
- (V) Sporting goods.
- (W) Pet grooming.

(X) Laundry/cleaning pick-up station.

(Y) Gift shop. Shops might include limited sales of jewelry, art objects, glassware, housewares, small appliances or boutique furnishings, accessories, specialty sporting goods, etc.

(Z) Key shop. Shop may not be a parking lot operation.

(AA) Record shop.

(c) Tract III. The following uses are the only main uses permitted:

(1) Community, welfare, or health center.

(2) Child-care facility.

SEC. 51P-65.106.1. TRACT III SETBACKS.

(a) Front yard. Minimum front yard is 10 feet.

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

SEC. 51P-65.107. MAXIMUM HEIGHT.

(a) Tract I and Tract III. Maximum [No] structure height is [may exceed] 36 feet[~~-in height except for those buildings within the area designated as Group I on the development plan. Structures within the Group I area may not exceed 42 feet and 46 feet in height as designated on the development plan and on the elevation plan (Exhibit 65B).~~].

(b) Tract II. Maximum [No building or] structure height is [may exceed] 24 feet [in height].

SEC. 51P-65.108. DENSITY.

On Tract I, the density may not exceed that allowed in the MF-1 zoning district. (Ord. Nos. 15374; 25423)

SEC. 51P-65.109. FLOOR AREAS.

(a) Tract I. The gross floor area for retail and office uses may not exceed 19,307 square feet. No more than 7,000 square feet of gross floor area may be used for restaurant uses. No more than 2,000 square feet of gross floor area may be used for any single office or retail store other than

restaurants.

(b) Tract II. The gross floor area for retail and office uses may not exceed 8,400 square feet.

(c) Tract III. The maximum combined floor area is 25,500 square feet. The maximum floor area for child-care facility uses is 12,000 square feet. The maximum floor area for a community, welfare, or health center uses is 12,000 square feet. Additionally, the maximum floor area for accessory structures for both uses is 1,500 square feet.

SEC. 51P-65.110. OFF-STREET PARKING.

(a) Tract I. Off-street parking must be provided in accordance with the development plan and at the following ratios:

- (1) Apartments. One space per 500 square feet of gross floor area.
- (2) Community centers. Four spaces per tennis court and one space per 100 square feet of gross floor area for the community center buildings.
- (3) Personal service and retail uses. One parking space per 200 square feet of gross floor area.
- (4) Restaurants. One space per 100 square feet of gross floor area.
- (5) Child-care facilities. One parking space per 500 square feet of gross floor area.

(b) Tract II. Off-street parking must be provided in accordance with the development plan and at the following ratios:

- (1) Personal service and retail uses. One parking space per 200 square feet of gross floor area.
- (2) General office uses. One parking space per 300 square feet of gross floor area.
- (3) Doctor's offices. One parking space per 150 square feet of gross floor area.

(c) Tract III. For child-care facility and community, welfare, or health center uses, a minimum of one space per 555 square feet of floor area is required.

SEC. 51P-65.111. LANDSCAPING.

Landscaping for any development within Tract III [Subarea 1] must be provided in accordance with Article X. Landscaping for [the remainder of] Tract I and [all of] Tract II must be provided as shown on the city plan commission approved landscape plan (Exhibit 65C). Plants must be maintained in a healthy growing condition at all times. Any plant that dies must be replaced with planting material comparable in type and quantity. (Ord. Nos. 15374; 23434; 25423)

SEC. 51P-65.112. SIGNS.

(a) Tract I and Tract III. Except as provided in this subsection, Signs must comply with the provisions for non-business zoning districts in Article VII. ~~[All signs must conform to Article IV (Non-business Districts) of Chapter 41, "Sign Standards," of the Dallas City Code except as follows:]~~

(1) One detached premise sign may be erected within one hundred feet of the right- of-way of Fair Oaks Avenue.

(2) Two detached premise signs may be erected within one hundred feet of the right- of-way of Holly Hill Drive.

(b) Tract II. All signs must conform to Article IV (Non-business Districts) of Chapter 41, "Sign Standards," of the Dallas City Code. (Ord. Nos. 15374; 25423)

SEC. 51P-65.113. SUBDIVISION PLAT.

(a) A final plat must be submitted to and approved by the city plan commission prior to the issuance of a building permit.

(b) A subdivision plat must be submitted to and approved by the city plan commission and filed for record prior to the issuance of a building permit. The plat must provide for any necessary dedication for street widening. (Ord. Nos. 15374; 25423)

SEC. 51P-65.114. STREETS, PAVING, AND DEDICATIONS.

(a) All driveways, entrances, and parking areas must meet or exceed the requirements of the department of public works and transportation.

(b) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications to the satisfaction of the director of public works and transportation. (Ord. Nos. 15374; 25423; 26102)

SEC. 51P-65.115. FIRE LANES.

Fire lanes must be provided and designated as required by the fire department. (Ord. Nos. 15374; 25423)

SEC. 51P-65.116. ACCESS TO TRACT II.

All vehicular access to the property must be provided in accordance with the development plan. (Ord. Nos. 15374; 25423)

SEC. 51P-65.117.

COMPLIANCE WITH CONDITIONS.

No certificate of occupancy may be issued by the building official until there has been full compliance with this article and any applicable provisions of the zoning ordinance and the building codes. (Ord. Nos. 15374; 25423)

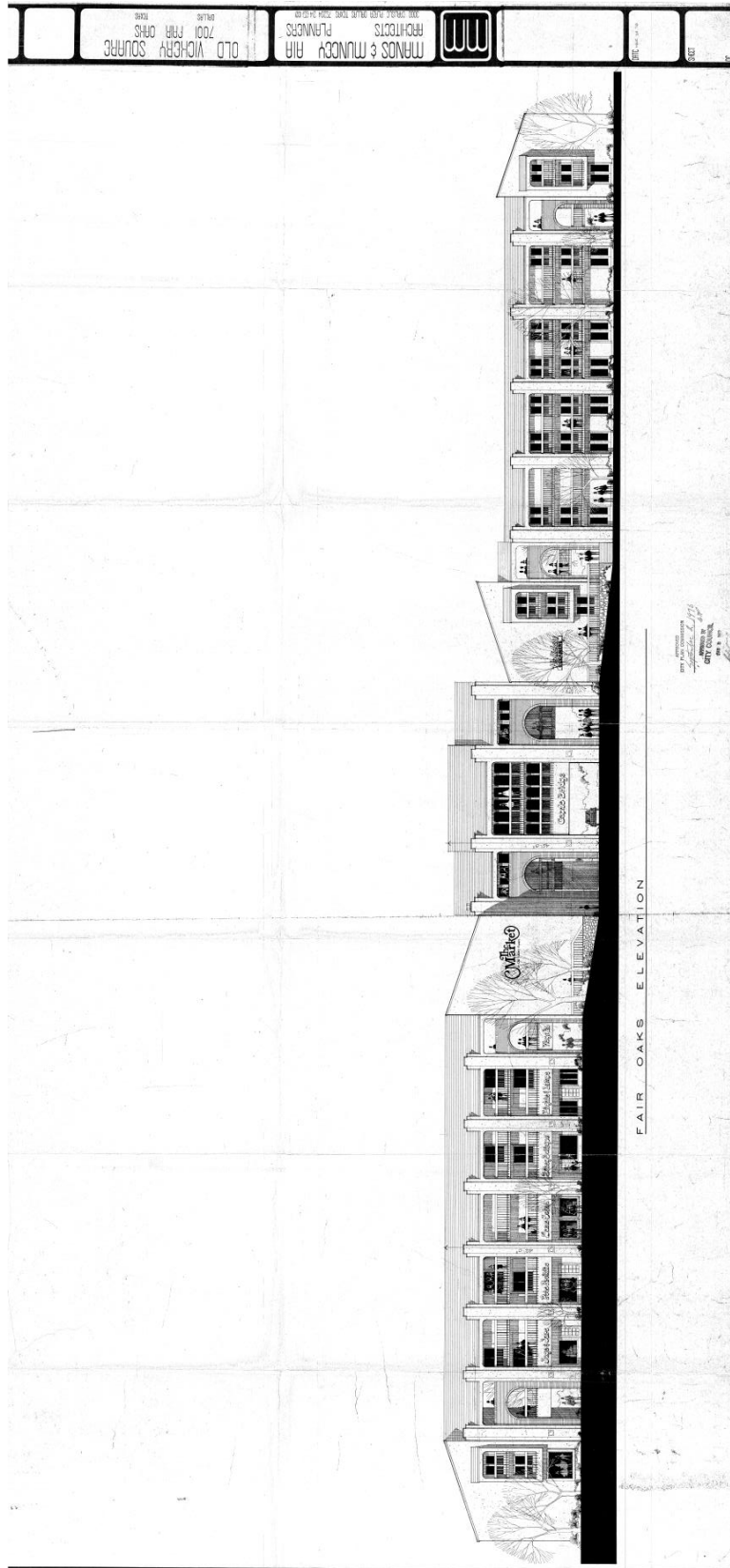
~~SEC. 51P-65.118.~~

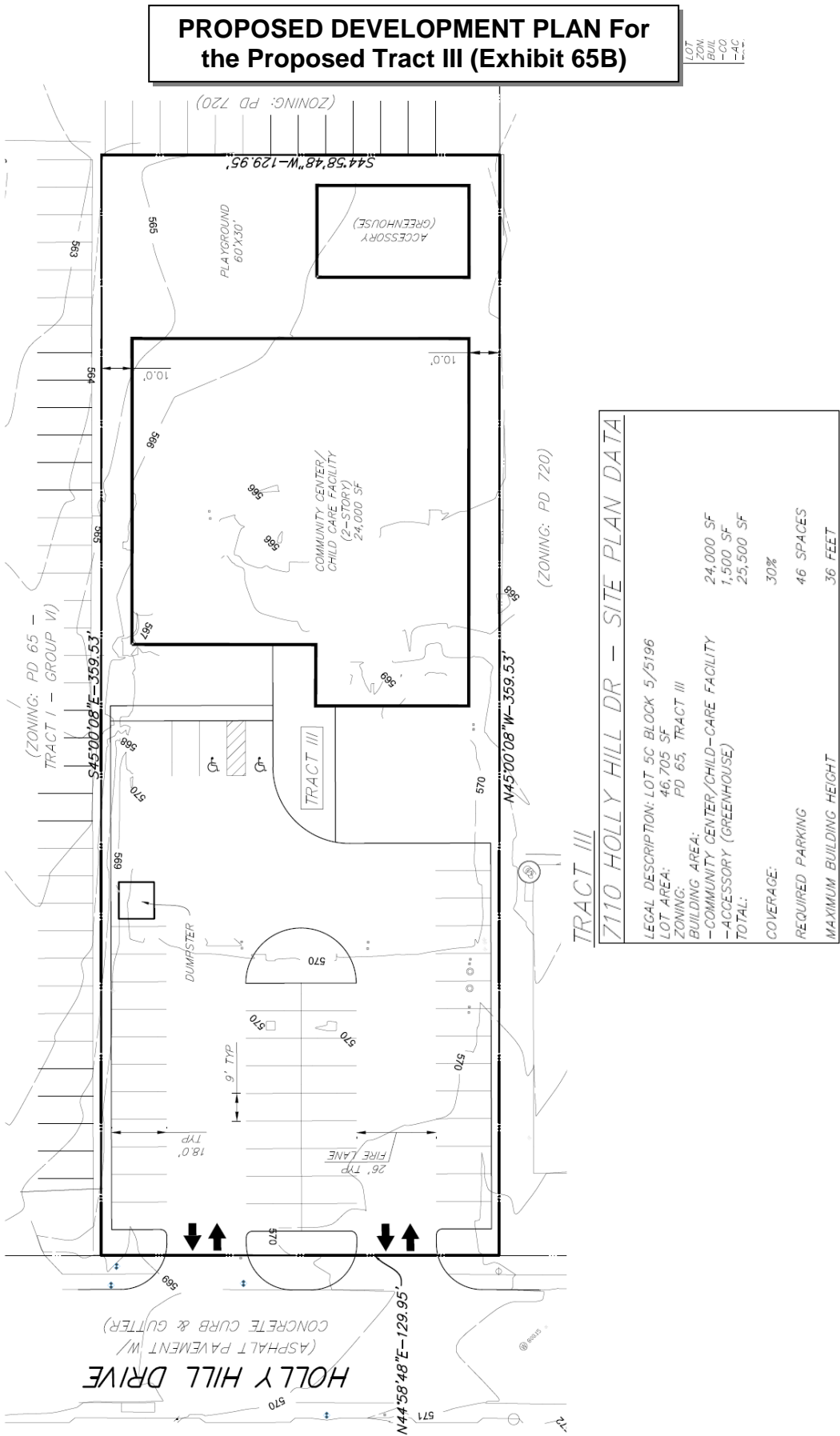
~~ZONING MAP.~~

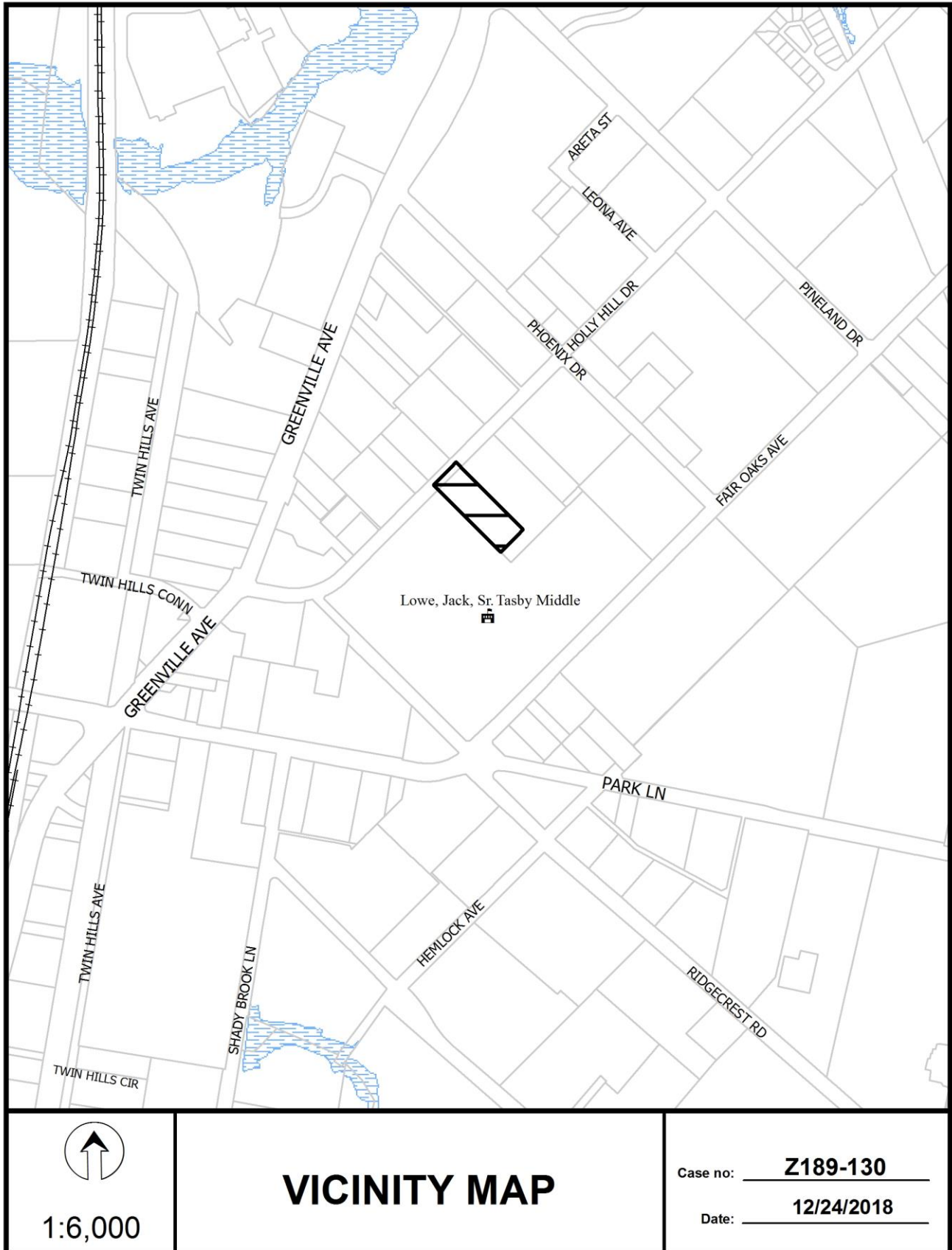
~~PD 65 is located on Zoning Map No. F 8. (Ord. Nos. 22103; 25423)~~

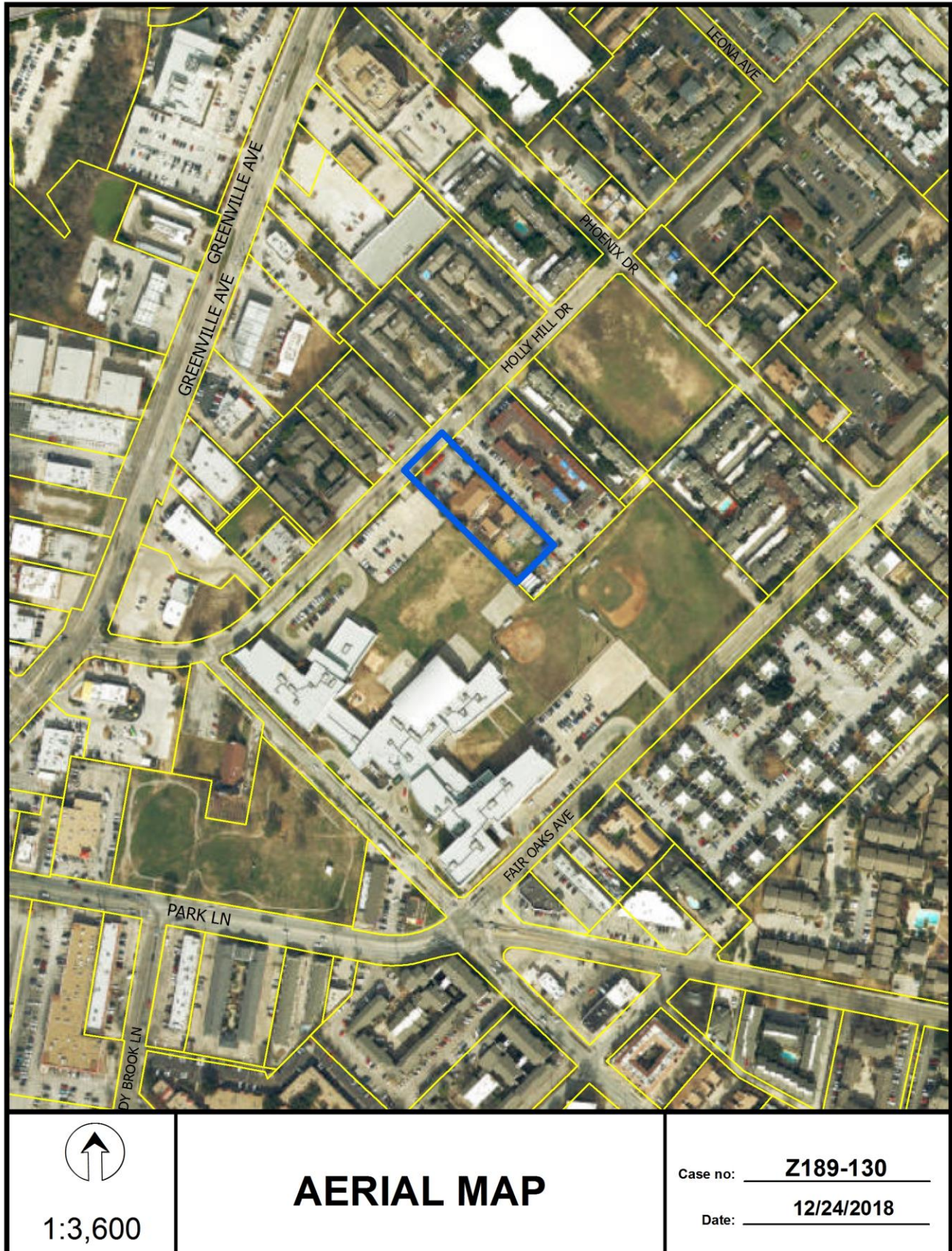


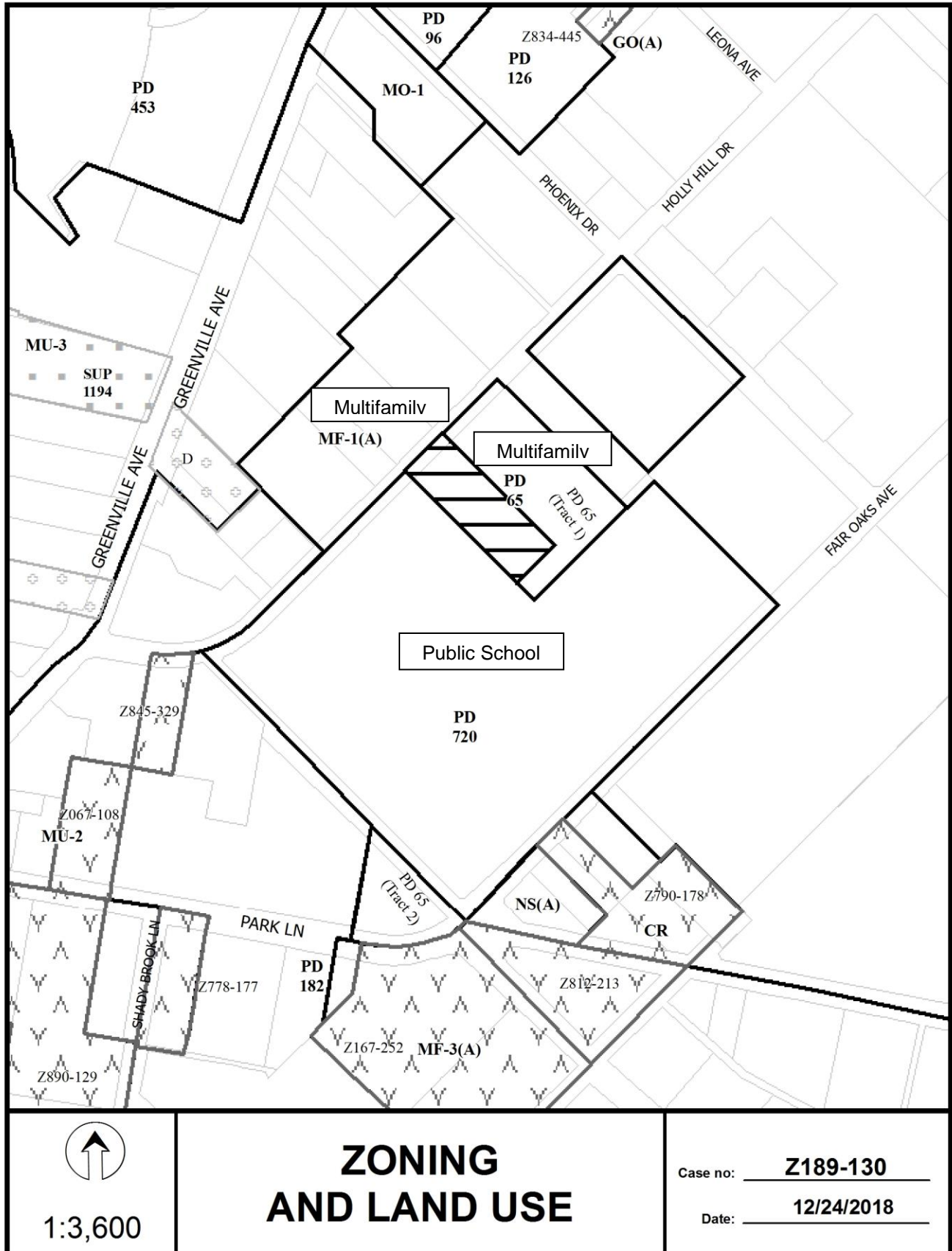
**Existing Elevation Plan (Exhibit 65B)
For Property now zoned PDD No. 720
(to be replaced by the proposed development plan)**

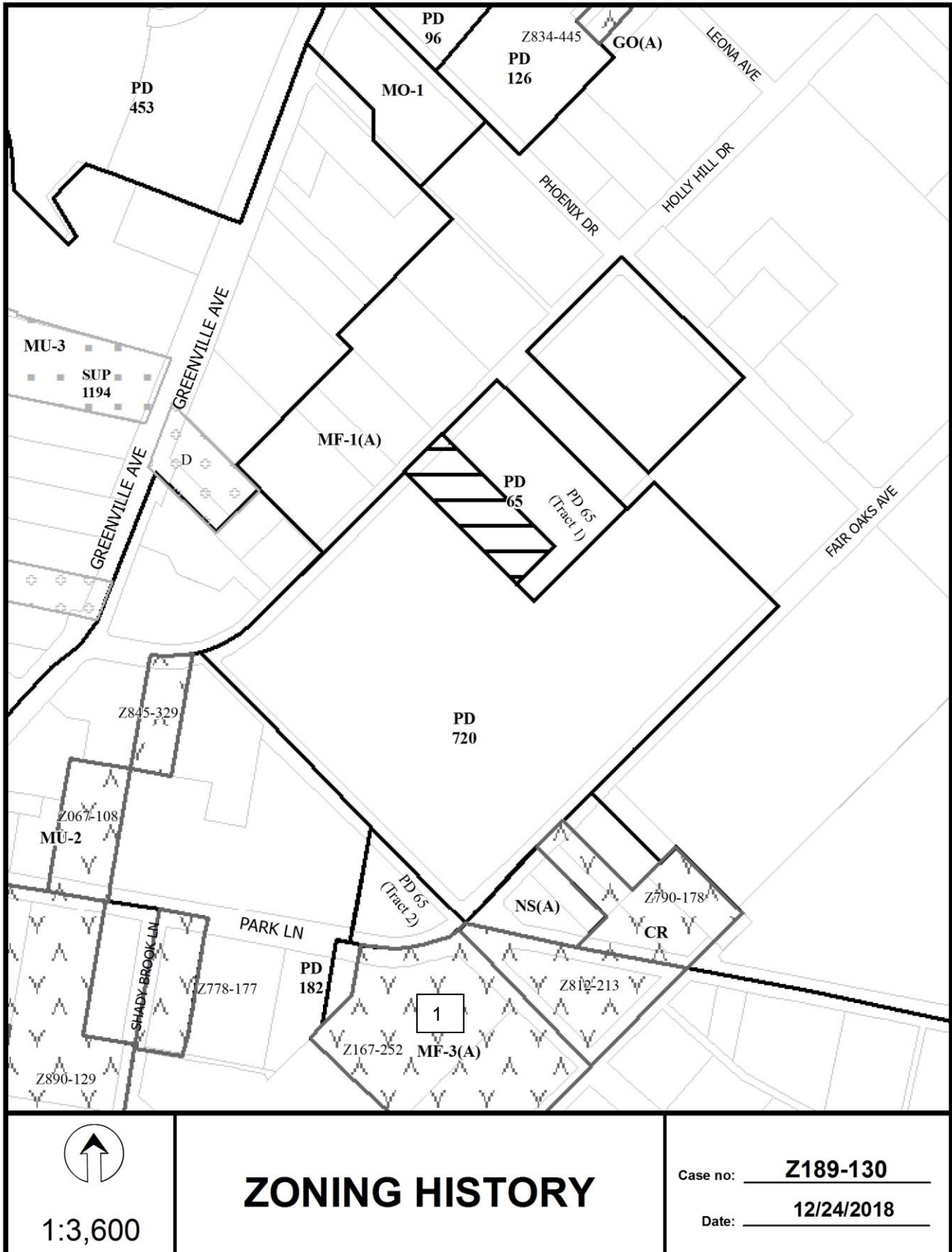


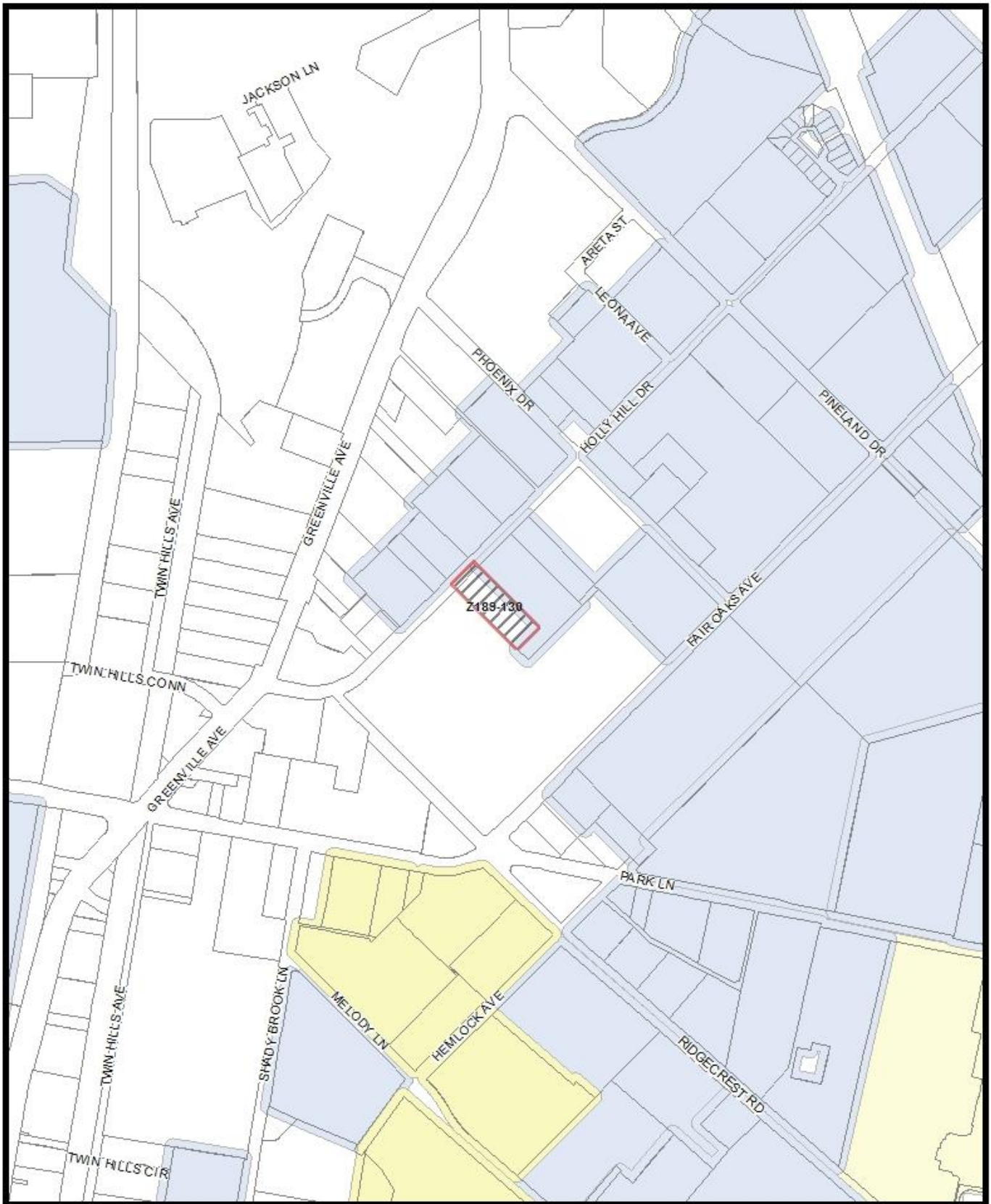












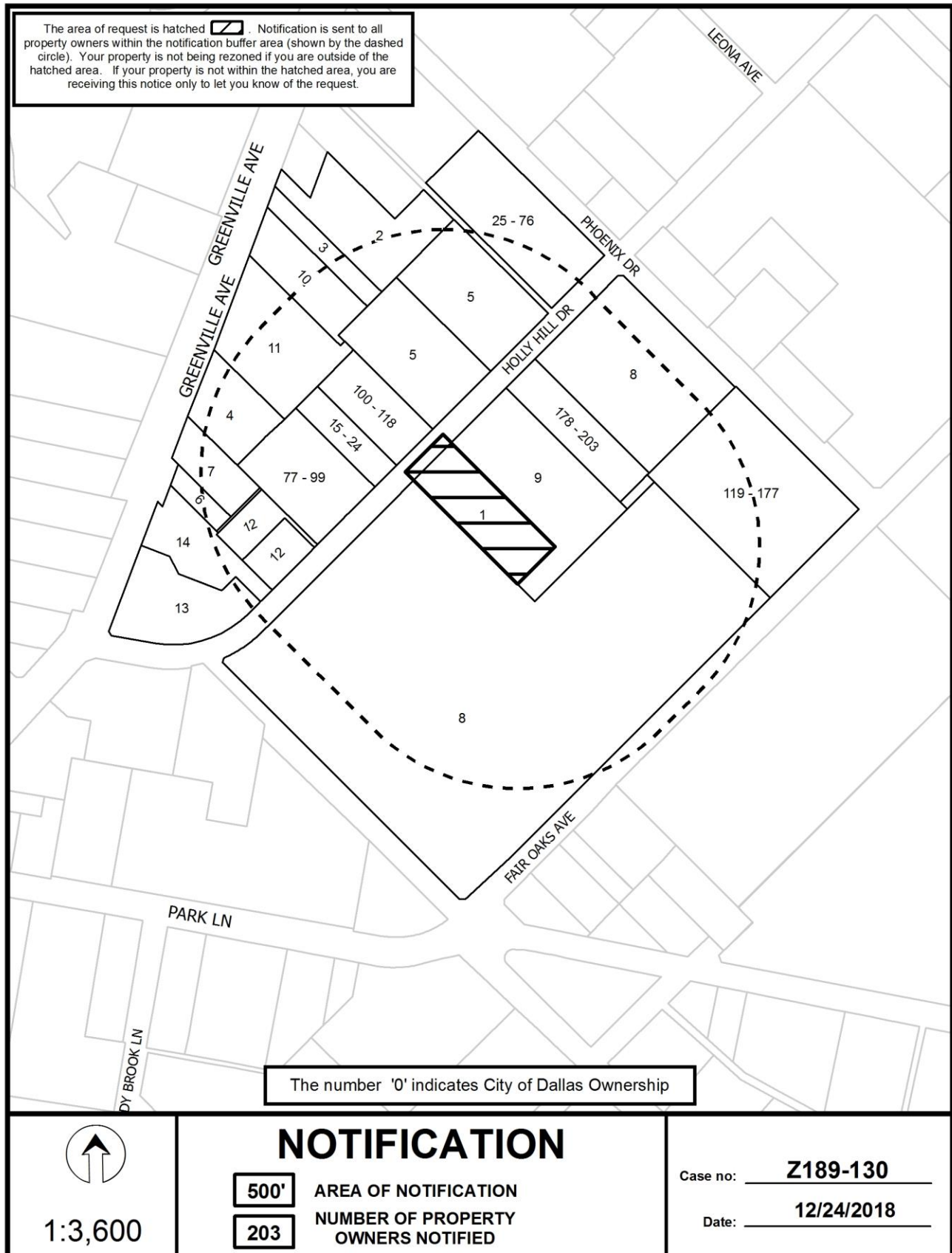
MVACluster A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 12/24/2018



12/24/2018

Notification List of Property Owners***Z189-130******203 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7110 HOLLY HILL DR	VICKERY MEADOW YOUTH
2	7124 GREENVILLE AVE	7124 GREENVILLE LTD
3	7118 GREENVILLE AVE	SUNSHINE RICHARD B
4	7050 GREENVILLE AVE	KLINE STANLEY M TRUSTEE
5	7131 HOLLY HILL DR	ECHO GW PARTNERS III LP
6	7034 GREENVILLE AVE	KBCP REAL ESTATE INC
7	7038 GREENVILLE AVE	HOGAN BRIAN
8	7150 HOLLY HILL DR	Dallas ISD
9	7112 HOLLY HILL DR	LYRIC GW PARTNERS II LP
10	7110 GREENVILLE AVE	KLINE STANLEY N TRUSTEE
11	7104 GREENVILLE AVE	KLINE STANLEY N TRUSTEE
12	7015 HOLLY HILL DR	BELAYNEH BENIAM T
13	7010 GREENVILLE AVE	PARK GREENVILLE PPTIES I &
14	7028 GREENVILLE AVE	PARK GREENVILLE PPTIES I &
15	7043 HOLLY HILL DR	ZAPATA MANUEL
16	7043 HOLLY HILL DR	GORSKI GREG & TERESA
17	7043 HOLLY HILL DR	GORSKI GREGORY & TERESA
18	7043 HOLLY HILL DR	GORSKI GREGORY &
19	7043 HOLLY HILL DR	GORSKI GREGORY &
20	7043 HOLLY HILL DR	AGUILAR JOSE A
21	7043 HOLLY HILL DR	TAYLOR JOHN A
22	7043 HOLLY HILL DR	GORSKI GREGORY & TERESA
23	7043 HOLLY HILL DR	GORSKI GREGORY &
24	7043 HOLLY HILL DR	GORSKI JAROSLAW
25	5750 PHOENIX DR	VASQUEZ ISRAEL
26	5750 PHOENIX DR	COHEN ABRAHAM

12/24/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5750 PHOENIX DR	GANDARA CARLOS &
28	5750 PHOENIX DR	GARRETSON BILLY C II
29	5750 PHOENIX DR	MAI NHAN V &
30	5750 PHOENIX DR	SANCHEZ JOHN MICHAEL
31	5750 PHOENIX DR	SUTTLE PHILIP M JR
32	5750 PHOENIX DR	PIKE JAMES L &
33	5750 PHOENIX DR	BOWEN LORNA
34	5750 PHOENIX DR	VO LONG V
35	5750 PHOENIX DR	SANDERS DAVID BRADLEY &
36	5750 PHOENIX DR	MUHLBERG CURTIS H
37	5750 PHOENIX DR	MUHLBERG CURTIS
38	5750 PHOENIX DR	MAJESTIC SKIES SERIES LLC
39	5750 PHOENIX DR	CAMPBELL WILL G III TR&
40	5750 PHOENIX DR	SIGNATURE LEASING & MGMT INC
41	5750 PHOENIX DR	WILSON CYNTHIA H
42	5750 PHOENIX DR	RINN ED M JR
43	5750 PHOENIX DR	MAI NHAN VAN &
44	5750 PHOENIX DR	DELACRUZ JOEL A TRUSTEE &
45	5750 PHOENIX DR	GORDON CHARLIE
46	5750 PHOENIX DR	THOMPSON GARY
47	5750 PHOENIX DR	JOHNSON ROBBIE M &
48	5750 PHOENIX DR	LI ZIAOYAN
49	5750 PHOENIX DR	MILAZZO DAVID A
50	5750 PHOENIX DR	TALON SARAH GJW RICHARDSON PROPERTIES LLC
51	5750 PHOENIX DR	HERRERA JOSE J
52	5750 PHOENIX DR	STODDARD ROSS W III
53	5750 PHOENIX DR	HERRERA JOSE J
54	5750 PHOENIX DR	RAFRAF KAMBIZ & REGINA
55	5750 PHOENIX DR	NGUYEN HAI TRONG
56	5750 PHOENIX DR	ROWLAND JAY & THERESA
57	5750 PHOENIX DR	SMALL JAY &

12/24/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5750 PHOENIX DR	SCHEDULE SEA SERIES F LLC
59	5750 PHOENIX DR	MARTINEZ RAYMOND
60	5750 PHOENIX DR	5750 PHOENIX 38 PROPERTY TRUST
61	5750 PHOENIX DR	MEHANI AVIRAM
62	5750 PHOENIX DR	COHEN BRAHAM
63	5750 PHOENIX DR	DAN YARON MOSHE MOSES
64	5750 PHOENIX DR	HOLMES SAMUEL A & EBONY M
65	5750 PHOENIX DR	NELSON PAUL & DAGMAR
66	5750 PHOENIX DR	GREEN DONALD J & TERSHEA L
67	5750 PHOENIX DR	DELIRA MICHAEL A
68	5750 PHOENIX DR	TAYLOR KEVIN K & NANCY
69	5750 PHOENIX DR	BROOKS CONDOS
70	5750 PHOENIX DR	SALINAS ORFA L
71	5750 PHOENIX DR	JACKSON DONALD F
72	5750 PHOENIX DR	KARIC ALMIR
73	5750 PHOENIX DR	TAYLOR KEVIN & NANCY
74	5750 PHOENIX DR	C & K RESIDENTIAL PROPERTIES
75	5750 PHOENIX DR	ROWLAND JAY T
76	5750 PHOENIX DR	NJOKU CHIDI
77	7031 HOLLY HILL DR	FANNIE MAE
78	7031 HOLLY HILL DR	GARCIA LEROY
79	7031 HOLLY HILL DR	VU LOC &
80	7031 HOLLY HILL DR	RUIZ JUAN J
81	7031 HOLLY HILL DR	HEARN HARRISON R
82	7031 HOLLY HILL DR	MOWOE DIANNE
83	7031 HOLLY HILL DR	LAWSON JEAN
84	7031 HOLLY HILL DR	SERPA ALDO L MEDINA &
85	7031 HOLLY HILL DR	EDWARDS BRUCE L
86	7031 HOLLY HILL DR	GREENE RONALD B
87	7031 HOLLY HILL DR	HOLLY HILL 7031#11 LAND TRUST
88	7031 HOLLY HILL DR	CROWLEY MATTHEW

12/24/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7031 HOLLY HILL DR	NGUYEN NGHIA
90	7031 HOLLY HILL DR	WILLIAMS CAROLYN MARIE
91	7031 HOLLY HILL DR	ARCINIEGA JULISSA
92	7031 HOLLY HILL DR	MEINERS JOHN
93	7031 HOLLY HILL DR	SIMSSMITH JALEESA DENISE
94	7031 HOLLY HILL DR	DARDEN PAUL W LIVING TR
95	7031 HOLLY HILL DR	BELAYNEH BENIAM
96	7031 HOLLY HILL DR	YLAGAN EVELYN L &
97	7031 HOLLY HILL DR	ENSEY SHARLET
98	7031 HOLLY HILL DR	AJATUAEWO JONES
99	7031 HOLLY HILL DR	7031 HOLLY HILL DR UNIT 24 LLC
100	7107 HOLLY HILL DR	RAFRAF KAMBIZ & REGINA
101	7107 HOLLY HILL DR	CASTILLO RAQUEL
102	7107 HOLLY HILL DR	HOLLINS DEBORAH F
103	7107 HOLLY HILL DR	HILL ADRIAN D
104	7107 HOLLY HILL DR	KIRCH DAVID J
105	7107 HOLLY HILL DR	KHLAID OMAR BIN &
106	7107 HOLLY HILL DR	JACKSON MATTHEW ALLAN & CRAE DYLAN
107	7107 HOLLY HILL DR	JOHNSON BRENDA G
108	7107 HOLLY HILL DR	RAY STEVEN
109	7107 HOLLY HILL DR	MOORE LATOYA M
110	7107 HOLLY HILL DR	MAESTAS R Y
111	7107 HOLLY HILL DR	SHOCKLEY CARL R JR
112	7107 HOLLY HILL DR	ARZABALA DAVID
113	7107 HOLLY HILL DR	CLEVELAND DON L
114	7107 HOLLY HILL DR	MICHAEL BRYAN N
115	7107 HOLLY HILL DR	LEWIS GEORGE B
116	7107 HOLLY HILL DR	STEPHENS CALIE G
117	7107 HOLLY HILL DR	CRUZ MIGUEL ANGEL HEMENEGILDO
118	7107 HOLLY HILL DR	SANCHEZ PEDRO J
119	7125 FAIR OAKS AVE	BAEZA MERCY

12/24/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7125 FAIR OAKS AVE	BROWN JEFFREY ROYSTON
121	7125 FAIR OAKS AVE	PKA99 REAL ESTATE COMPANY
122	7125 FAIR OAKS AVE	PKA99 REAL ESTATE CO LLC
123	7125 FAIR OAKS AVE	ARROYO OBED
124	7125 FAIR OAKS AVE	WATSON IAN &
125	7125 FAIR OAKS AVE	HARRINGTON JAMES ARTHUR JR
126	7125 FAIR OAKS AVE	REYNA TERESA NAVARRO
127	7125 FAIR OAKS AVE	GIBBONS KENNETH R TR &
128	7125 FAIR OAKS AVE	KOTROFI JOHN M
129	7125 FAIR OAKS AVE	WARREN ANNE
130	7125 FAIR OAKS AVE	CALZADA AUDELIO YASQUES &
131	7135 FAIR OAKS AVE	MINH TAI INTERNATIONAL LLC
132	7135 FAIR OAKS AVE	HILL GWENDA
133	7135 FAIR OAKS AVE	JAHANGIRI ANILA
134	7135 FAIR OAKS AVE	MURRAY MARILYN MARCELE
135	7135 FAIR OAKS AVE	SALIH ASAAD H &
136	7135 FAIR OAKS AVE	CALZADA JOSE J & CIRINA
137	7135 FAIR OAKS AVE	CALZADA AUDELIO V &
138	7135 FAIR OAKS AVE	PIEDRA SALVAODR & ALICIA
139	7155 FAIR OAKS AVE	NGUYEN ANH &
140	7155 FAIR OAKS AVE	MEDINA CRISEIDA
141	7155 FAIR OAKS AVE	EMBREE BONITA & WILSON & WILSON INV PPTIES LLC
142	7155 FAIR OAKS AVE	REYNA JOEL &
143	7155 FAIR OAKS AVE	TAYLOR KIMBERLY
144	7155 FAIR OAKS AVE	KRASPUR DAPSADA & TOUNE
145	7155 FAIR OAKS AVE	BOULOM SOMSACK
146	7155 FAIR OAKS AVE	REUBEN ALEXIS T
147	7155 FAIR OAKS AVE	PKA99 FAMILY LTD PS
148	7145 FAIR OAKS AVE	AUNKST PATRICK
149	7145 FAIR OAKS AVE	MATTHEWS EDWARD L
150	7145 FAIR OAKS AVE	CAGE RONNIE

12/24/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	7145 FAIR OAKS AVE	DE GUIA THERESA
152	7145 FAIR OAKS AVE	OLSON KYLE &
153	7145 FAIR OAKS AVE	ROBINSON ROOSEVELT L & EASTER
154	7145 FAIR OAKS AVE	SUNDARA ALEX &
155	7145 FAIR OAKS AVE	MORGENTHAU JOE D
156	7145 FAIR OAKS AVE	BEST SAMANTHA &
157	7145 FAIR OAKS AVE	REYNA JOEL
158	7145 FAIR OAKS AVE	BROOKS JONATHAN
159	7145 FAIR OAKS AVE	SUNDARY ALEX
160	7165 FAIR OAKS AVE	RAYO ABEL
161	7165 FAIR OAKS AVE	YLITALO AMANDA
162	7165 FAIR OAKS AVE	GARCIA JEANETTE
163	7165 FAIR OAKS AVE	TAYLOR RICHARD D
164	7165 FAIR OAKS AVE	GARCIA GUILLERMO CHAVEZ &
165	7165 FAIR OAKS AVE	MIRANDA MIGUEL ANGEL & ADRIANA CHAVARRIA
166	7165 FAIR OAKS AVE	CHAVEZ ALEJANDRO MENDOZA
167	7165 FAIR OAKS AVE	MAI NHAM V &
168	7165 FAIR OAKS AVE	SHAFIK WAGDY S
169	7175 FAIR OAKS AVE	CASTELLANOS EVETH &
170	7175 FAIR OAKS AVE	PHAN XUAN THANH THI &
171	7175 FAIR OAKS AVE	PIERCE JAMES D &
172	7175 FAIR OAKS AVE	STEACY DAREY
173	7175 FAIR OAKS AVE	HEMMI CHRISTIAN O
174	7175 FAIR OAKS AVE	WILSON & WILSON INVESTMENT PROP LLC
175	7175 FAIR OAKS AVE	BENITZ DHINA
176	7175 FAIR OAKS AVE	CORTES URBANA &
177	7175 FAIR OAKS AVE	BROWN HELEN J
178	7126 HOLLY HILL DR	GONZALEZ ROBERTO
179	7126 HOLLY HILL DR	HERNANDEZ RAQUEL ET AL
180	7126 HOLLY HILL DR	YASMIN NAHEED
181	7126 HOLLY HILL DR	HALCO LLC

12/24/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	7126 HOLLY HILL DR	RATLIFF FRANKLIN X &
183	7126 HOLLY HILL DR	RIZVI SYED ADNAN ALI
184	7126 HOLLY HILL DR	LOCKE PPTIES INC &
185	7126 HOLLY HILL DR	GUO CHANG
186	7126 HOLLY HILL DR	YASMEEN NAHEED &
187	7126 HOLLY HILL DR	HERRERA JOSE J
188	7126 HOLLY HILL DR	RATLIFF HARVEY LOCKE
189	7126 HOLLY HILL DR	KHAN SARFARAZ
190	7126 HOLLY HILL DR	BLECKER TAMARA
191	7126 HOLLY HILL DR	RATLIFF HARVEY
192	7126 HOLLY HILL DR	MARTINES LOUIS D A
193	7126 HOLLY HILL DR	ARROYO SENORINA
194	7126 HOLLY HILL DR	RATLIFF FRANKLIN S &
195	7126 HOLLY HILL DR	RATLIFF HARVEY L JR &
196	7126 HOLLY HILL DR	MINH TAI INTL INC
197	7126 HOLLY HILL DR	TOTARO JEFFREY A
198	7126 HOLLY HILL DR	HALCO LLC
199	7126 HOLLY HILL DR	HALCO LLC
200	7126 HOLLY HILL DR	ROSENQUIST BRAD
201	7126 HOLLY HILL DR	HALCO LLC
202	7126 HOLLY HILL DR	PATTERSON WDP FAMILY LP
203	7126 HOLLY HILL DR	VIGIL ANTONIO A

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 21, 2019

Planner: Carolina Yumet

FILE NUMBER: Z189-146(CY) **DATE FILED:** November 30, 2018

LOCATION: Southeast corner of Commerce Street and Lane Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45-Q

SIZE OF REQUEST: Approx. 0.87 acres **CENSUS TRACT:** 31.01

OWNER/APPLICANT: Dalpark Land Lease Ltd.

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for the renewal of Specific Use Permit No. 2009 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

SUMMARY: The purpose of the request is to continue the display of an existing attached projecting sign on the northern façade of an existing commercial building.

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

PLANNED DEVELOPMENT DISTRICT No. 619:

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

BACKGROUND INFORMATION:

- The area of request is zoned Planned Development District No. 619 with Specific Use Permits No. 2008 and 2009 both for an attached projecting non-premise district activity videoboard sign.
- The site is located in the Retail Subdistrict A within the Downtown Special Provision Sign District and is developed with an 11-story parking garage.
- Ordinance No. 27481, adopted by City Council on February 11, 2009, allowed for non-premise district activity videoboard signs in the Downtown Special Provision Sign District. In this ordinance, there was a limit of five videoboard signs allowed.
- Ordinance No. 28347 was adopted by City council on August 24, 2011. Among the amendments in this ordinance, was to increase the number of videoboard signs allowed in the Downtown SPSP to a total of 15 and increase the area in which the videoboard signs are allowed.
- SUP No. 2009 was approved by City Council on January 23, 2013 for a six-year period. [Expired January 23, 2019]. This application for the renewal of the SUP was submitted on November 30, 2018.
- The existing videoboard sign is located on the northern façade of the existing building [along Commerce Street].
- Currently, 14 non-premise district activity videoboard signs have been approved in the Downtown Special Provision Sign District. However, five videoboard signs have expired leaving nine active signs.

Zoning History: There have been two zoning changes in the vicinity during the last five years.

1. **Z145-277:** On September 9, 2015, the City Council approved the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign on property located on the northeast corner of Commerce Street and South Field Street, northwest of the area of request.
2. **Z145-278:** On September 9, 2015, the City Council approved the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign on property located on the south side of Elm Street, east of North Akard Street, northwest of the area of request.

Videoboard Signs:

Currently, there are eight active Specific Use Permits for a total of nine videoboard signs. The chart below indicates that out of the eight SUP's, six videoboard signs are

installed and two have not been installed. Five Specific Use Permits have recently expired [January 23, 2019] but the applications for their renewal, including SUP No. 2009, were submitted prior to the expiration date. Four of those applications are being considered at this hearing and one is pending approval of a two-year waiver.

Should all four SUP renewals be approved, there will be 13 active videoboard signs in the Downtown SPSP District. Exhibit "A" shows a map with the status of the SUP's for videoboard signs in the district.

No.	SUP No.	Case No.	Approved	Expiration	Sign Installed (permit #)	Renewal application submitted
1&2	*1755	Z145-276 (Renewal)	9/9/2015	9/9/2021	0910095005	
3	1788	Z145-277 (Renewal)	9/9/2015	9/9/2021	0912305001	
4	1791	Z145-278 (Renewal)	9/9/2015	9/9/2021	1104055002	
5	1796	Z123-224 (Renewal)	8/14/2013	8/14/2019	1709191108	
6	1957	Z178-123 (Renewal)	6/13/2018	6/13/2028	1403311122	
7	1958	Z178-124 (Renewal)	2/14/2018	2/14/2028	1403311124	
8	1959	Z178-214 (Amendment/Renewal)	6/27/2018	6/27/2024	Not installed	
9	2005	Z123-123	1/23/2013	1/23/2019	Not installed	01/02/2019 case No. Z189-165
10	2006	Z123-122	1/23/2013	1/23/2019	Not installed	01/02/2019 case No. Z189-164
11	2007	Z123-112	1/23/2013	1/23/2019	1403311118	11/30/2018** case No. Z189-148
12	2008	Z123-110	1/23/2013	1/23/2019	1403311114	11/30/2018 case No. Z189-147
13	2009	Z123-111	1/23/2013	1/23/2019	1403311109	11/30/2018 case No. Z189-146
14	2302	Z178-242	9/26/2018	9/26/2024	Not installed	

*Includes 2 videoboard signs

** Pending two-year waiver approval

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Commerce Street	Major Arterial	80 feet	80 feet
Lane Street	Minor Arterial	50 feet	50 feet
South Ervay Street	Minor Arterial	57 feet	57 feet
Jackson Street	Minor Arterial	50 feet	50 feet

Traffic:

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

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 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN.

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

URBAN DESIGN ELEMENT

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

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Land Use Compatibility:

The approximate 0.87-acre area of request is zoned Planned Development District No. 619 with SUP No. 2008 and 2009, both for a non-premise district activity videoboard

sign and is developed with an 11-story parking garage. The site is also within Subdistrict Retail A within the Downtown Special Provision Sign District.

SUP No. 2009 was approved by City Council on January 23, 2013, for a six-year time period [Expired January 23, 2019]. The purpose of the request is to renew the SUP to continue the display of an existing attached projecting videoboard sign on the northern façade of the parking garage building.

According to Building Inspections' records, the existing projecting videoboard sign was installed on August 2014.

Uses surrounding the area of request include hotel, personal service, general merchandise and multifamily uses to the northeast, north and northwest across Commerce Street. Additional multifamily uses and retail and personal service uses are to the west across Lane Street; two commercial parking lots are to the south and southeast across Jackson Street, and a hotel use is to the east across South Ervay Street.

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

The existing projecting sign is consistent with the general provision for a Specific Use Permit and with the provisions for attached non-premise district activity videoboard signs in Section 51A-7.909 as they pertain to: content, location and number, size, SUP requirement, installation, projecting, and building occupancy requirements.

Staff is in support of the request and recommends approval for a six-year period, subject to conditions.

Land Use:

	Zoning	Land Use
Site	PD No. 619 with SUP No. 2008 and 2009	Commercial parking garage
North	PD No. 619, H/129	Hotel, retail and personal service, general merchandise, multifamily
East	PD No. 619, H/146	Hotel
South	CA-1(A)	Commercial parking lot
West	PD No. 619, H/121	Retail and Personal Service, multifamily

Development Standards:

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

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

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

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

Projecting non-premise activity videoboard signs:

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

All videoboard signs:

- must contain a default mechanism that freezes the image in one position in case of malfunction;
- must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:

- the ambient light level measure in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then
- the dimming level, multiplied by .0039 equal the brightness level; then
- the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed brightness, measured in nits;
- must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and
- may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

Non-premise district activity videoboard signs:

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

Changes of message must comply with the following:

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

Market Value Analysis

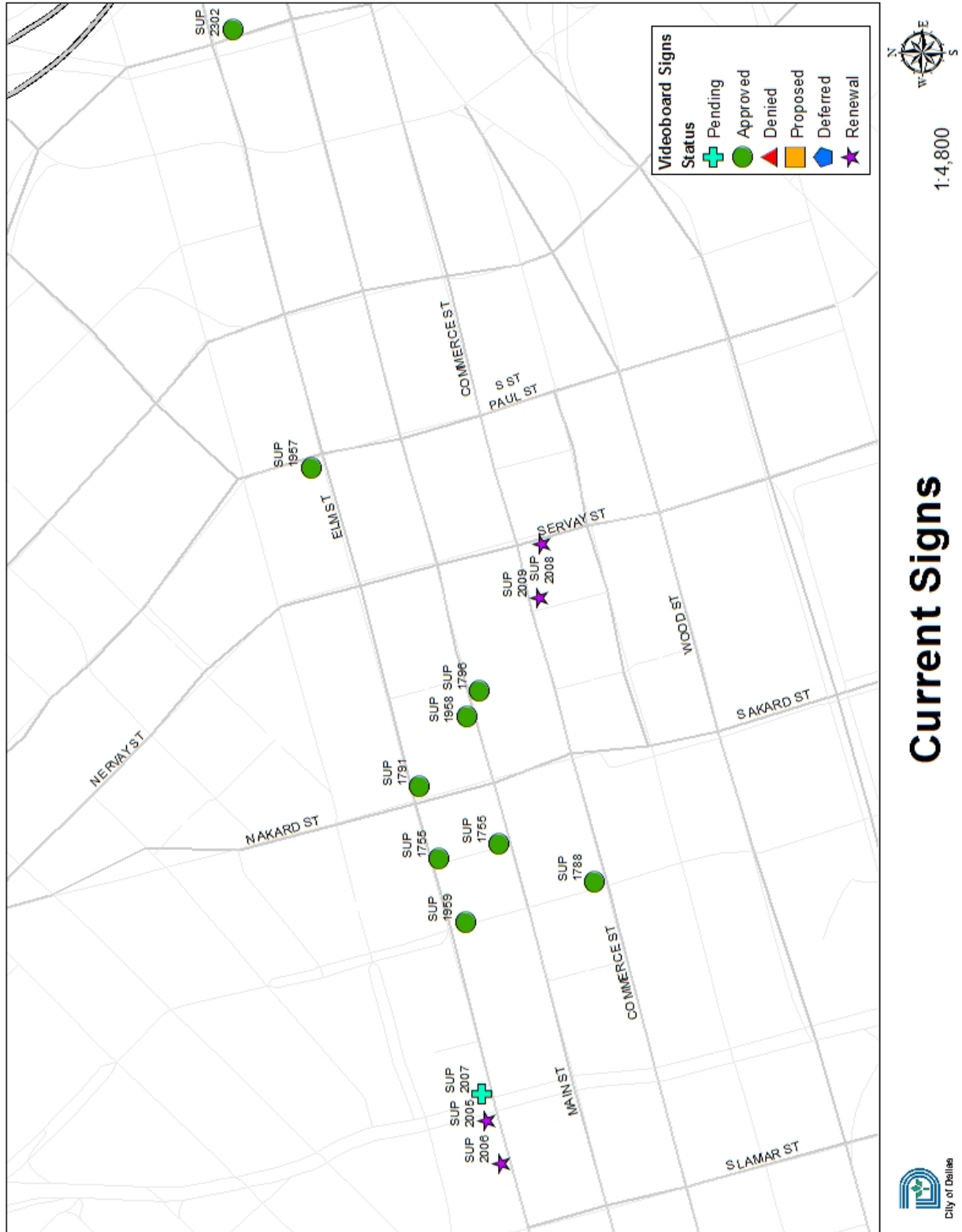
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to an “E” MVA Cluster to the west across Lane Street and to the northeast across Commerce Street.

LIST OF OFFICERS

Dalpark Land Lease, Ltd.

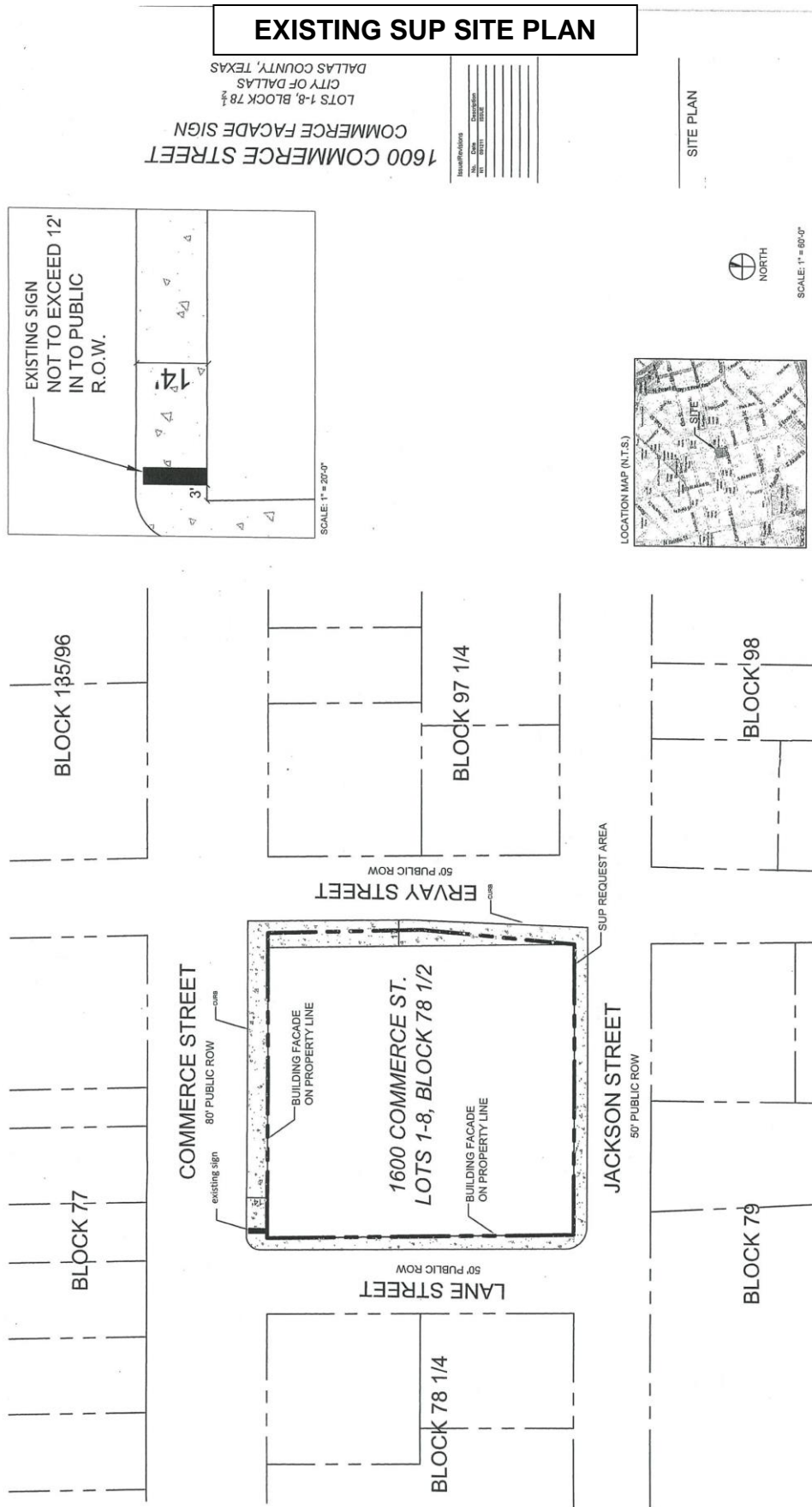
- John C. Tatum, Jr. General Partner

VIDEOBOARDS CURRENT & RENEWALS (EXHIBIT A)

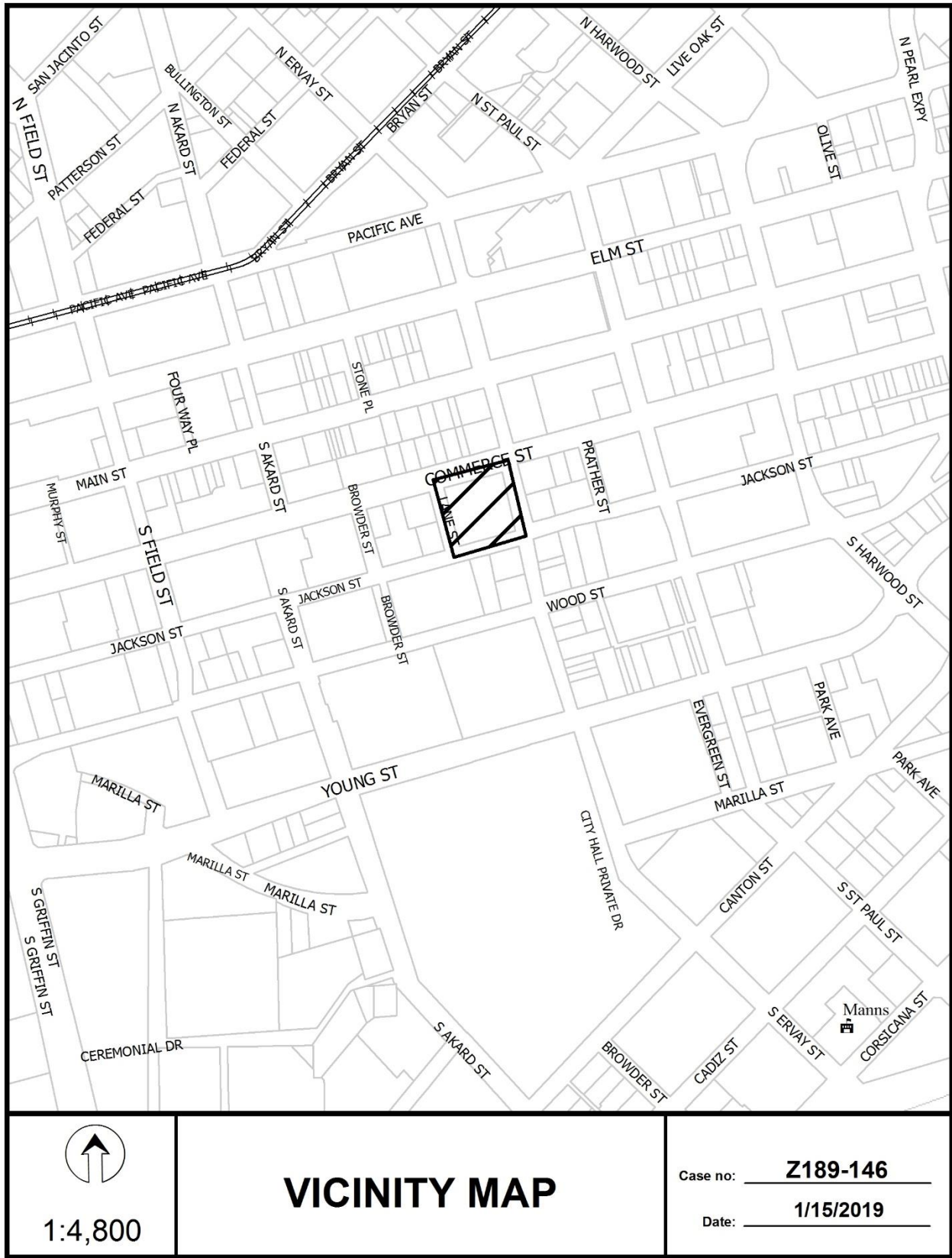


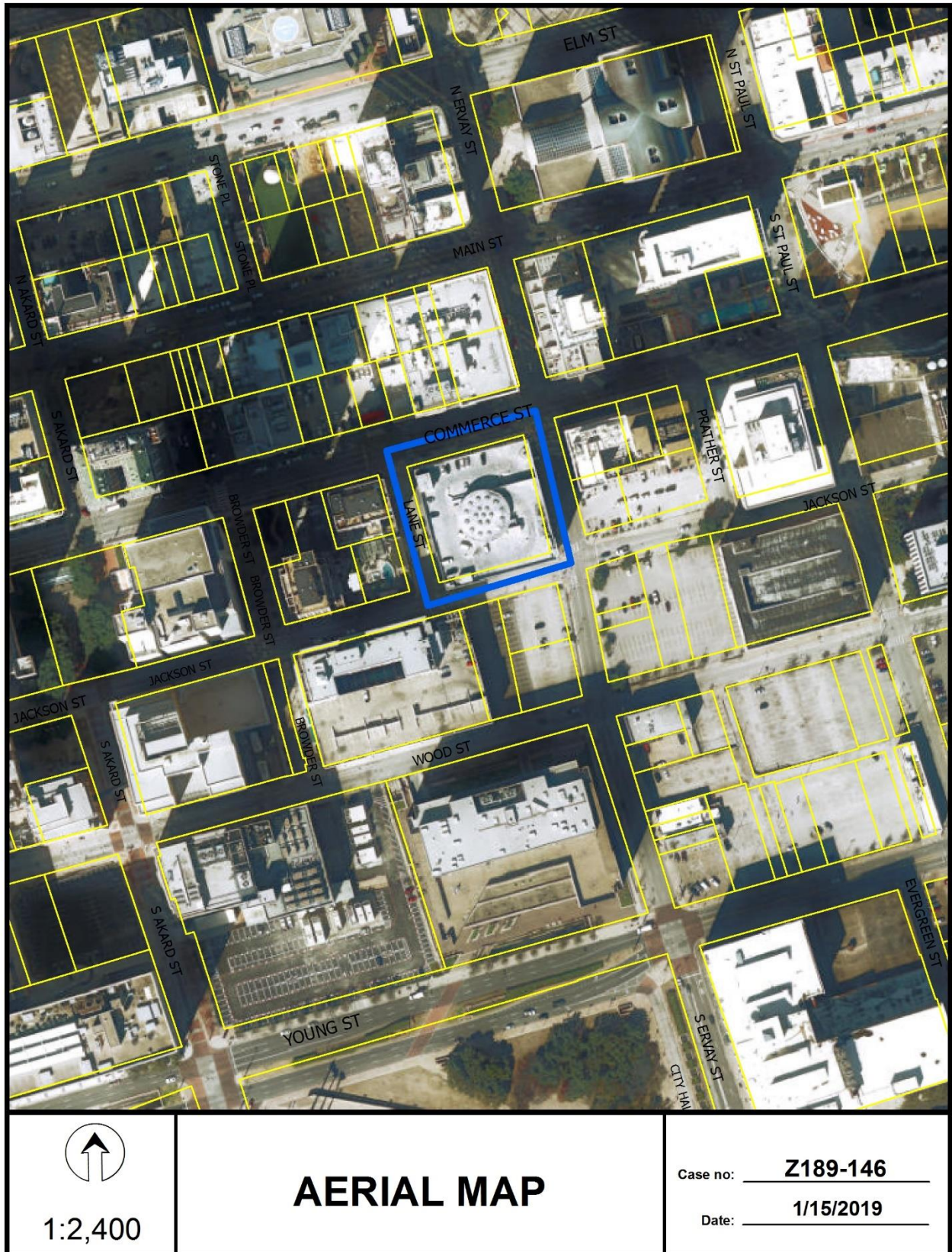
SUP CONDITIONS

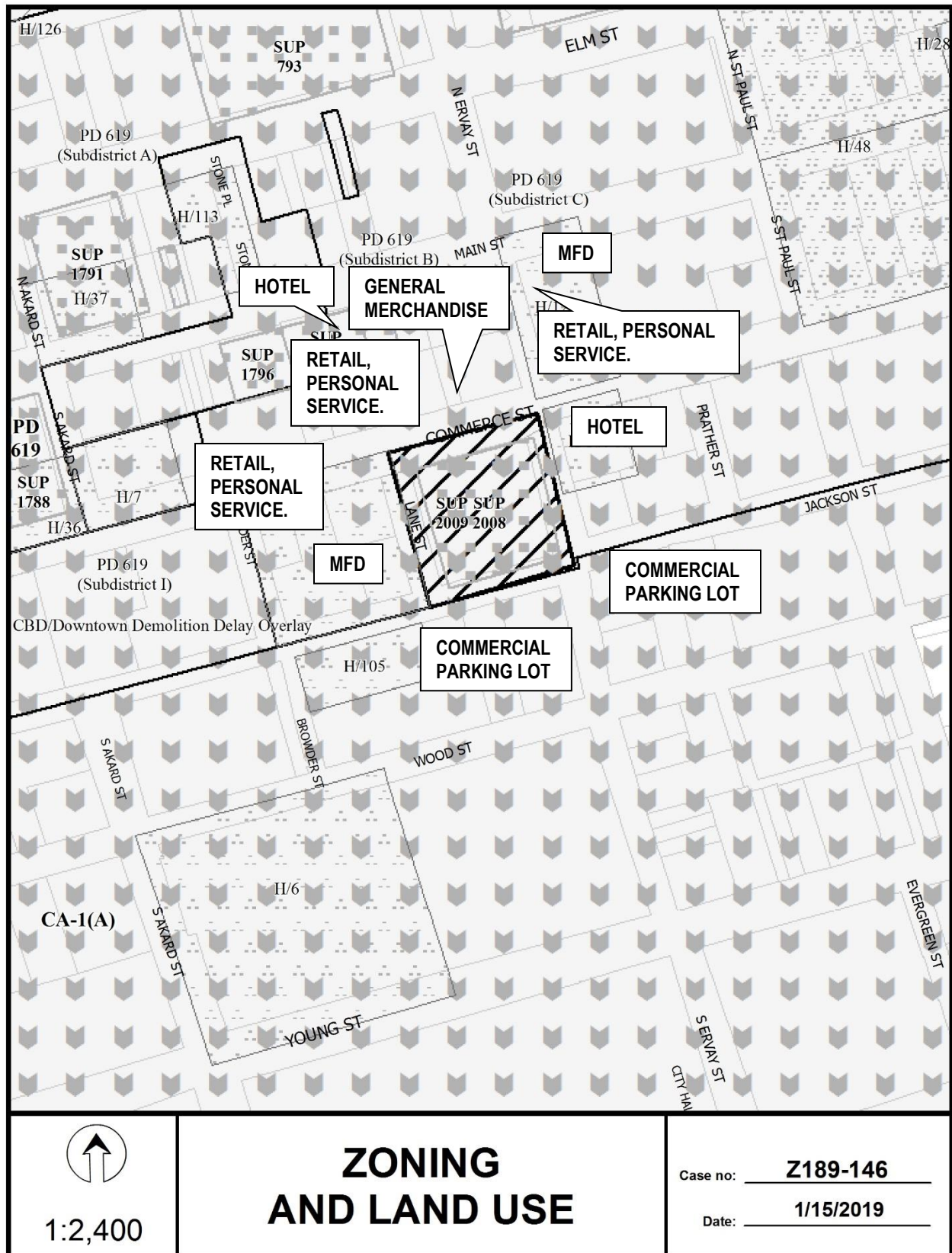
1. USE: The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.
3. TIME LIMIT: This specific use permit automatically terminates on (six years after the passage of this ordinance) [~~January 23, 2019~~].
4. BUILDING REQUIREMENTS: This use is only permitted if the building that the sign is attached to has:
 - (a) a minimum of 15,000 square feet at street level occupied by lodging uses, office uses, or retail and personal service uses; or
 - (b) at least 50 percent of the street level façade areas facing Commerce Street and Ervay Street have window art displays or graphics.
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.

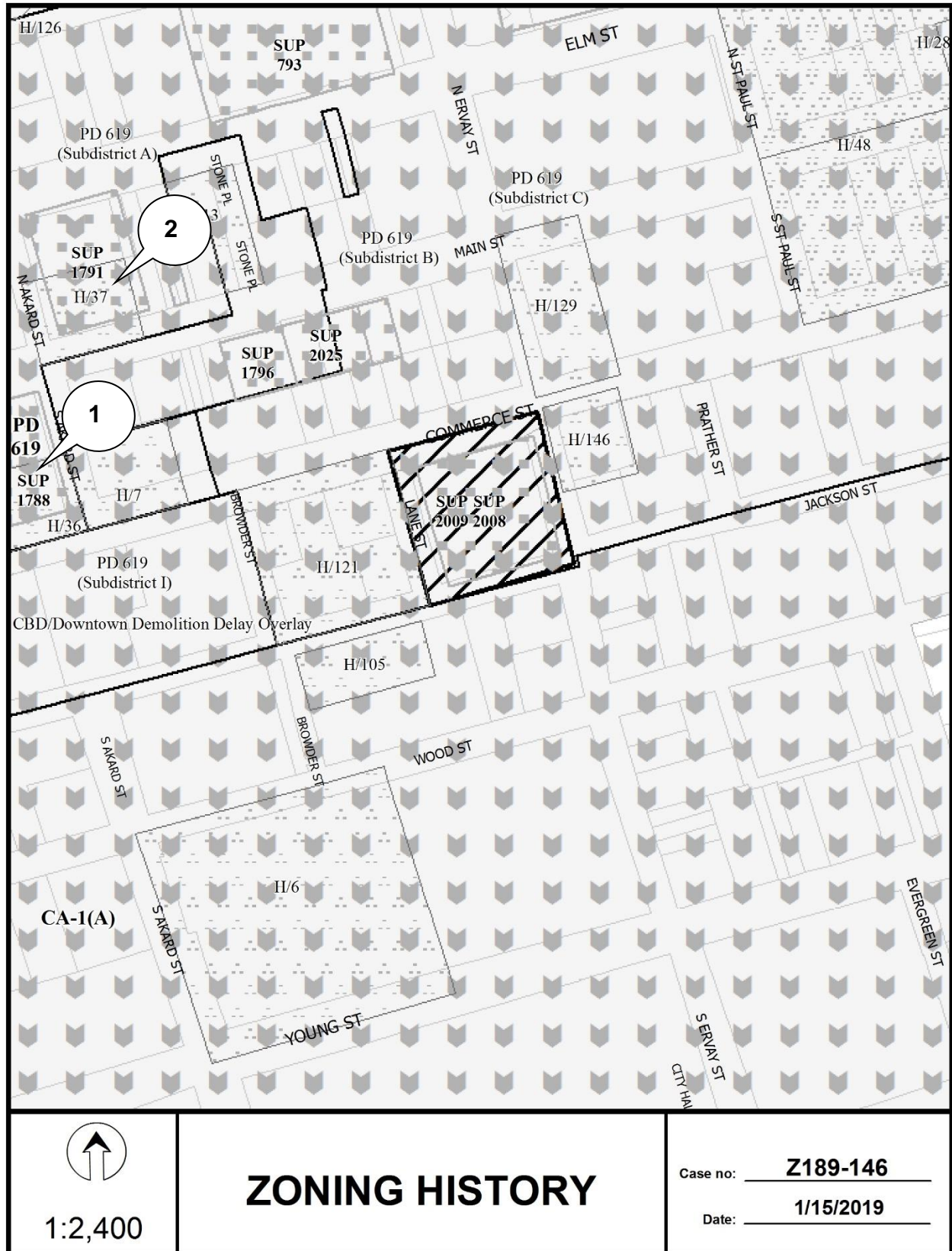


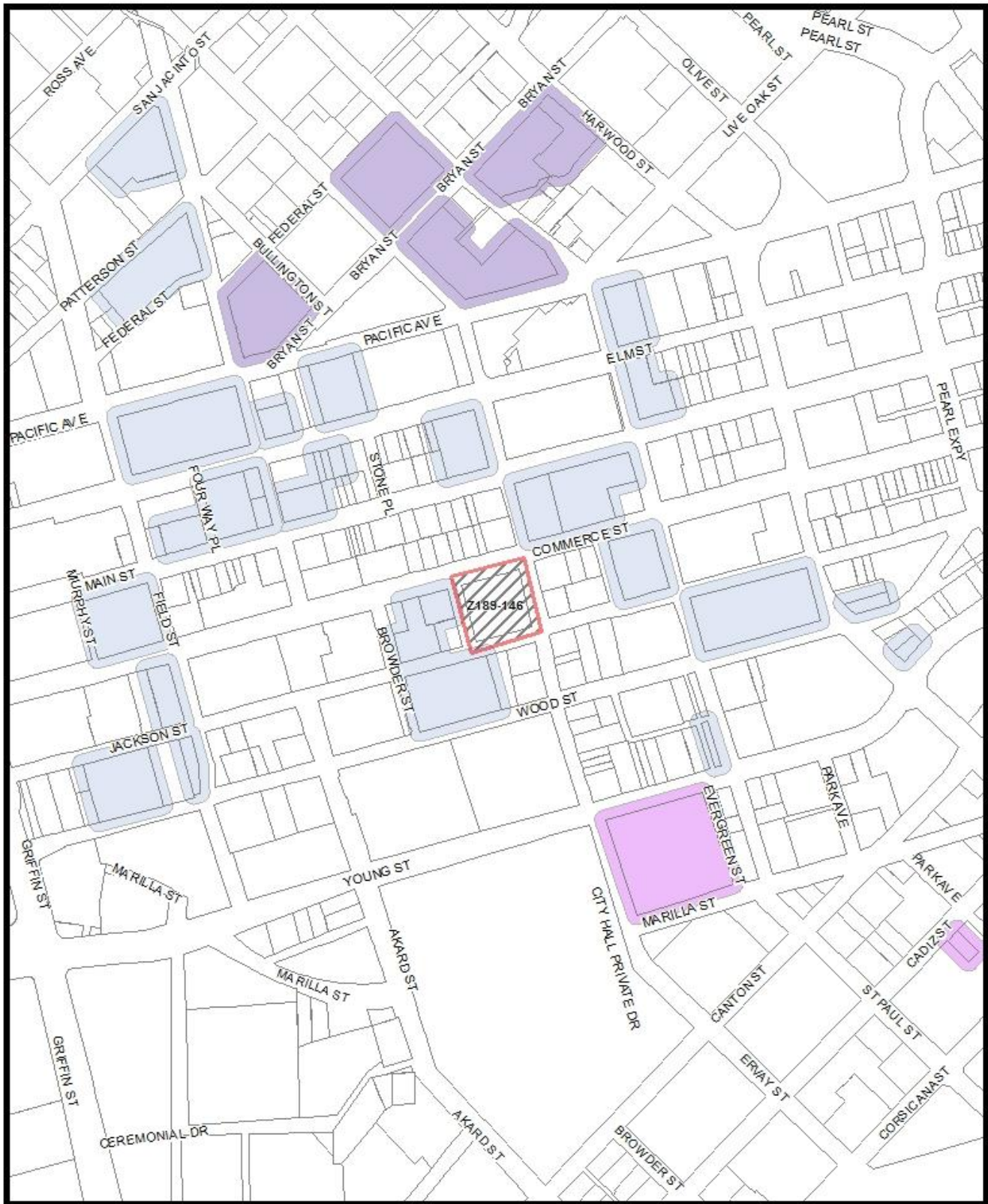
Z189-146
941











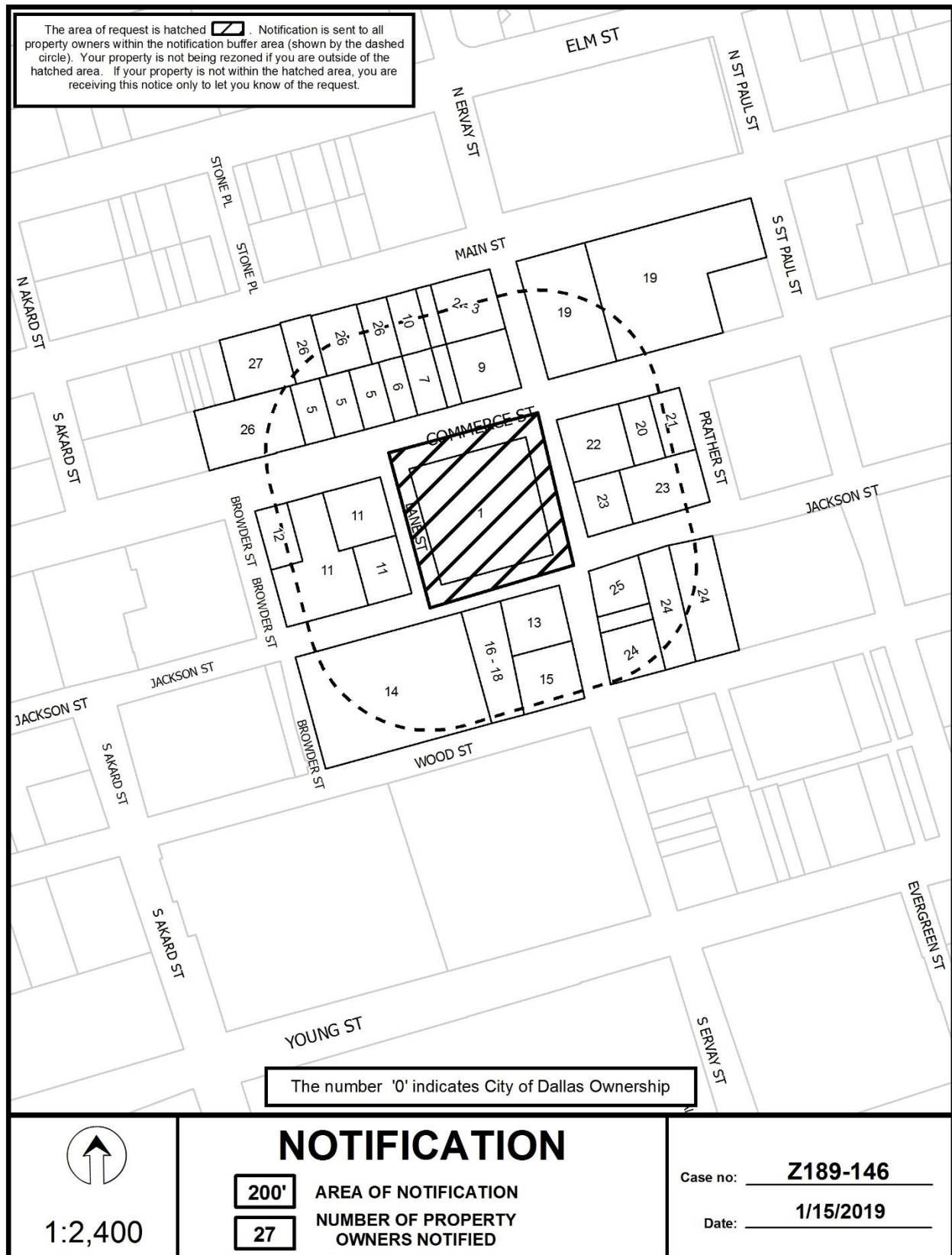
MVACluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 2/8/2019



01/15/2019

Notification List of Property Owners***Z189-146******27 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1600 COMMERCE ST	DALPARK LAND LEASE LTD
2	1603 COMMERCE ST	NEIMAN MARCUS CO
3	1622 MAIN ST	NEIMAN MARCUS CO LESSEE
4	1618 MAIN ST	THE NEIMAN MARCUS GROUP INC
5	1513 COMMERCE ST	1530 MAIN LP
6	1525 COMMERCE ST	POLLOCK ROBERT ETAL
7	1603 COMMERCE ST	KEATING PROPERTIES LLC
8	1607 COMMERCE ST	ROGERS WILLIAM SLAUGHTER &
9	1609 COMMERCE ST	NEIMAN MARCUS GROUP INC
10	1616 MAIN ST	DALLAS FOUNDATION
11	1512 COMMERCE ST	DPL LOAN HOLDINGS LLC
12	1500 COMMERCE ST	DPL LAND LLC
13	1610 JACKSON ST	1610 JACKSON LLC
14	1500 JACKSON ST	FPG INTERURBAN LLC
15	315 S ERVAY ST	315 ERVAY LLC
16	1600 JACKSON ST	SWAIN JACK R JR
17	1600 JACKSON ST	SABO MARY ELIZABETH
18	1600 JACKSON ST	1600 JACKSON LLC
19	1800 MAIN ST	FC MERC COMPLEX LP
20	1712 COMMERCE ST	SUPREME BRIGHT DALLAS II LLC
21	1712 COMMERCE ST	SUPREME BRIGHT DALLAS II LLC
22	1700 COMMERCE ST	SUPREME BRIGHT DALLAS LLC
23	208 S ERVAY ST	SUPREME BRIGHT DALLAS PARKING LLC
24	1708 JACKSON ST	RADER PARKING SYSTEM LP
25	308 S ERVAY ST	RADER PARKING SYSTEMS LP
26	1501 COMMERCE ST	1600 MAIN STREET HOLDINGS LP
27	1530 MAIN ST	DUNHILL 1530 MAIN LP

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 21, 2019

Planner: Carolina Yumet

FILE NUMBER: Z189-147(CY) **DATE FILED:** November 30, 2018

LOCATION: Southwest corner of Commerce Street and Lane Street.

COUNCIL DISTRICT: 14 **MAPSCO:** 45-Q

SIZE OF REQUEST: Approx. 0.87 acres **CENSUS TRACT:** 31.01

OWNER/APPLICANT: Dalpark Land Lease Ltd.

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for the renewal of Specific Use Permit No. 2008 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619.

SUMMARY: The purpose of the request is to continue the display of an existing attached projecting sign on the eastern façade of an existing commercial building.

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

PLANNED DEVELOPMENT DISTRICT No.619:

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

BACKGROUND INFORMATION:

- The area of request is zoned Planned Development District No. 619 with Specific Use Permit No. 2008 and 2009, both for an attached projecting non-premise district activity videoboard sign.
- The site is located in the Retail Subdistrict A within the Downtown Special Provision Sign District and is developed with an 11-story parking garage.
- Ordinance No. 27481, adopted by City Council on February 11, 2009, allowed for non-premise district activity videoboard signs in the Downtown Special Provision Sign District. In this ordinance, there was a limit of five videoboard signs allowed.
- Ordinance No. 28347 was adopted by City council on August 24, 2011. Among the amendments in this ordinance, was to increase the number of videoboard signs allowed in the Downtown SPSP to a total of 15 and increase the area in which the videoboard signs are allowed.
- SUP No. 2008 was approved by City Council on January 23, 2013 for a six-year period. [Expired January 23, 2019]. This application for the renewal of the SUP was submitted on November 30, 2018.
- The existing videoboard sign is located on the eastern façade of the existing building [along South Ervay Street].
- Currently, 14 non-premise district activity videoboard signs have been approved in the Downtown Special Provision Sign District. However, five videoboard signs have expired leaving nine active signs.

Zoning History: There have been two zoning changes in the vicinity during the last five years.

1. **Z145-277:** On September 9, 2015, the City Council approved the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign on property located on the northeast corner of Commerce Street and South Field Street, northwest of the area of request.
2. **Z145-278:** On September 9, 2015, the City Council approved the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign on property located on the south side of Elm Street, east of North Akard Street, northwest of the area of request.

Videoboard Signs:

Currently, there are eight active Specific Use Permits for a total of nine videoboard signs. The chart below indicates that out of the eight SUP's, six videoboard signs are

installed and two have not been installed. Five Specific Use Permits have recently expired [January 23, 2019] but the applications for their renewal, including SUP No. 2008, were submitted prior to the expiration date. Four of those applications are being considered at this hearing and one is pending approval of a two-year waiver.

Should all four SUP renewals be approved, there will be 13 active videoboard signs in the Downtown SPSD District. Exhibit "A" shows a map with the status of the SUP's for videoboard signs in the district.

No.	SUP No.	Case No.	Approved	Expiration	Sign Installed (permit #)	Renewal application submitted
1&2	*1755	Z145-276 (Renewal)	9/9/2015	9/9/2021	0910095005	
3	1788	Z145-277 (Renewal)	9/9/2015	9/9/2021	0912305001	
4	1791	Z145-278 (Renewal)	9/9/2015	9/9/2021	1104055002	
5	1796	Z123-224 (Renewal)	8/14/2013	8/14/2019	1709191108	
6	1957	Z178-123 (Renewal)	6/13/2018	6/13/2028	1403311122	
7	1958	Z178-124 (Renewal)	2/14/2018	2/14/2028	1403311124	
8	1959	Z178-214 (Amendment/Renewal)	6/27/2018	6/27/2024	Not installed	
9	2005	Z123-123	1/23/2013	1/23/2019	Not installed	01/02/2019 case No. Z189-165
10	2006	Z123-122	1/23/2013	1/23/2019	Not installed	01/02/2019 case No. Z189-164
11	2007	Z123-112	1/23/2013	1/23/2019	1403311118	11/30/2018** case No. Z189-148
12	2008	Z123-110	1/23/2013	1/23/2019	1403311114	11/30/2018 case No. Z189-147
13	2009	Z123-111	1/23/2013	1/23/2019	1403311109	11/30/2018 case No. Z189-146
14	2302	Z178-242	9/26/2018	9/26/2024	Not installed	

*Includes 2 videoboard signs

** Pending two-year waiver approval

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Commerce Street	Major Arterial	80 feet	80 feet
Lane Street	Minor Arterial	50 feet	50 feet
South Ervay Street	Minor Arterial	57 feet	57 feet
Jackson Street	Minor Arterial	50 feet	50 feet

Traffic:

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

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 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

ECONOMIC ELEMENT

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN.

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

URBAN DESIGN ELEMENT

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

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Land Use Compatibility:

The approximate 0.87-acre area of request is zoned Planned Development District No. 619 with SUP No. 2008 and 2009, both for a non-premise district activity videoboard sign and is developed with an 11-story parking garage. The site is also within Subdistrict Retail A within the Downtown Special Provision Sign District.

SUP No. 2008 was approved by City Council on January 23, 2013, for a six-year time period [Expired January 23, 2019]. The purpose of the request is to renew the SUP to continue the display of an existing attached projecting videoboard sign on the eastern façade of the parking garage building.

According to Building Inspections' records, the existing projecting videoboard sign was installed on August 2014.

Uses surrounding the area of request include hotel, personal service, general merchandise and multifamily uses to the northeast, north and northwest across Commerce Street. Additional multifamily uses and retail and personal service uses are to the west across South Lane Street; two commercial parking lots are to the south and southeast across Jackson Street, and a hotel use is to the east across South Ervay Street.

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

The existing projecting sign is consistent with the general provision for a Specific Use Permit and with the provisions for attached non-premise district activity videoboard signs in Section 51A-7.909 as they pertain to: content, location and number, size, SUP requirement, installation, projecting, and building occupancy requirements.

Staff is in support of the request and recommends approval for a six-year period, subject to conditions.

Land Use:

	Zoning	Land Use
Site	PD No. 619 with SUP No. 2008, and 2009	Commercial parking garage
North	PD No. 619, H/129	Hotel, retail and personal service, general merchandise, multifamily
East	PD No. 619, H/146	Hotel
South	CA-1(A)	Commercial parking lot
West	PD No. 619, H/121	Retail and Personal Service, multifamily

Development Standards:

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

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

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

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

Projecting non-premise activity videoboard signs:

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

All videoboard signs:

- must contain a default mechanism that freezes the image in one position in case of malfunction;
- must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:

- the ambient light level measure in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then
- the dimming level, multiplied by .0039 equal the brightness level; then
- the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed brightness, measured in nits;
- must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and
- may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

Non-premise district activity videoboard signs:

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

Changes of message must comply with the following:

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

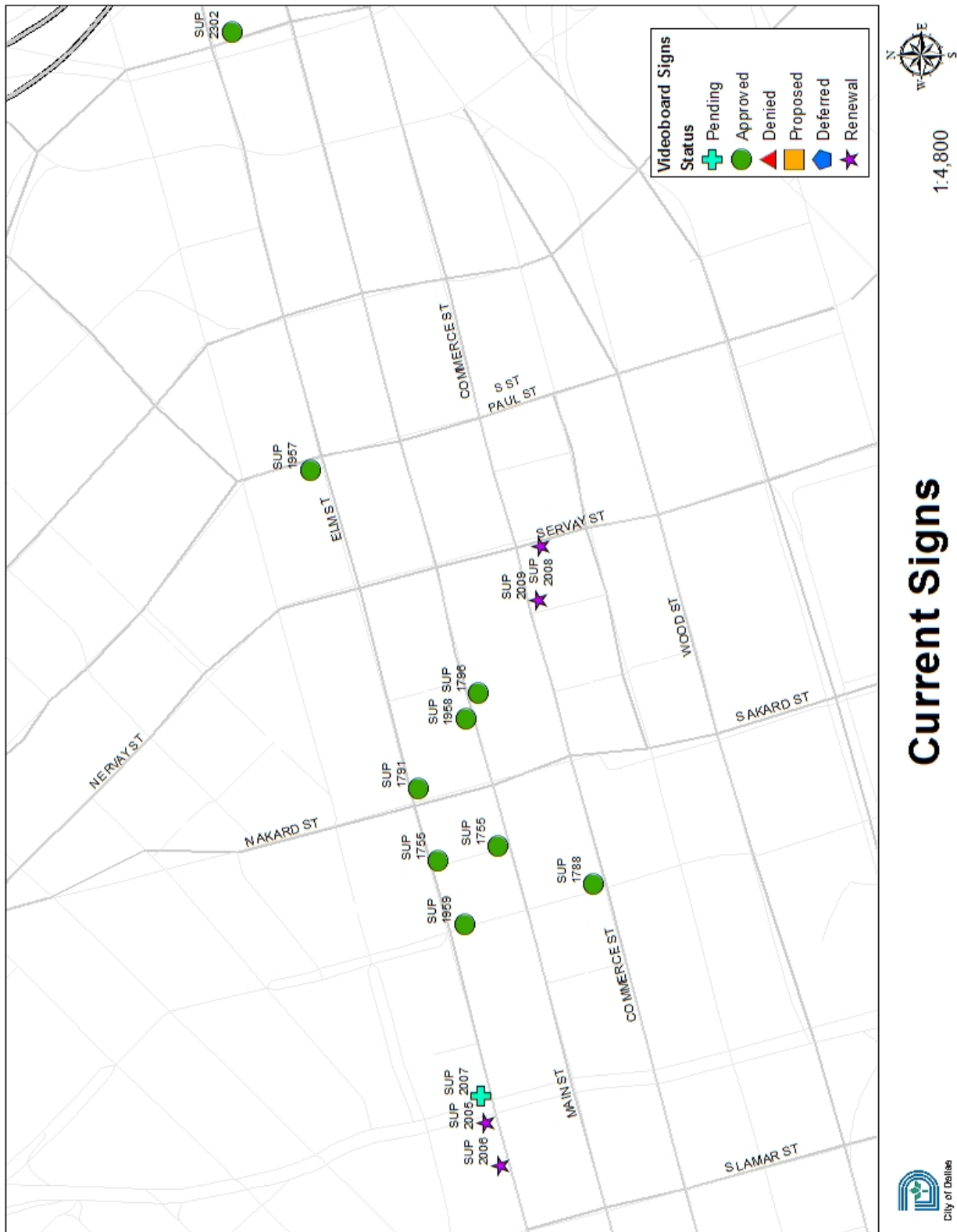
Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to an “E” MVA Cluster to the west across South Lane Street and to the northeast across Commerce Street.

**LIST OF OFFICERS
Dalpark Land Lease, Ltd.**

- John C. Tatum, Jr. General Partner

VIDEOBOARDS CURRENT & RENEWALS (EXHIBIT A)



SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.
3. TIME LIMIT: This specific use permit automatically terminates on (six years after the passage of this ordinance) [~~January 23, 2019~~].
4. BUILDING REQUIREMENTS: This use is only permitted if the building that the sign is attached to has:
 - (a) a minimum of 15,000 square feet at street level occupied by lodging uses, office uses, or retail and personal service uses; or
 - (b) at least 50 percent of the street level façade areas facing Commerce Street and Ervay Street have window art displays or graphics.
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 SUP SITE PLAN

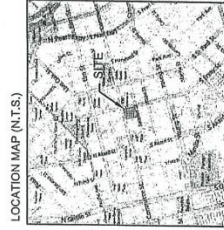
1600 COMMERCE STREET
 ERVAY FACADE SIGN
 LOTS 1-8, BLOCK 78 1/2
 CITY OF DALLAS

Item	Quantity	Unit	Description
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2	1	sq ft	Sign
3	1	sq ft	Sign
4	1	sq ft	Sign
5	1	sq ft	Sign
6	1	sq ft	Sign
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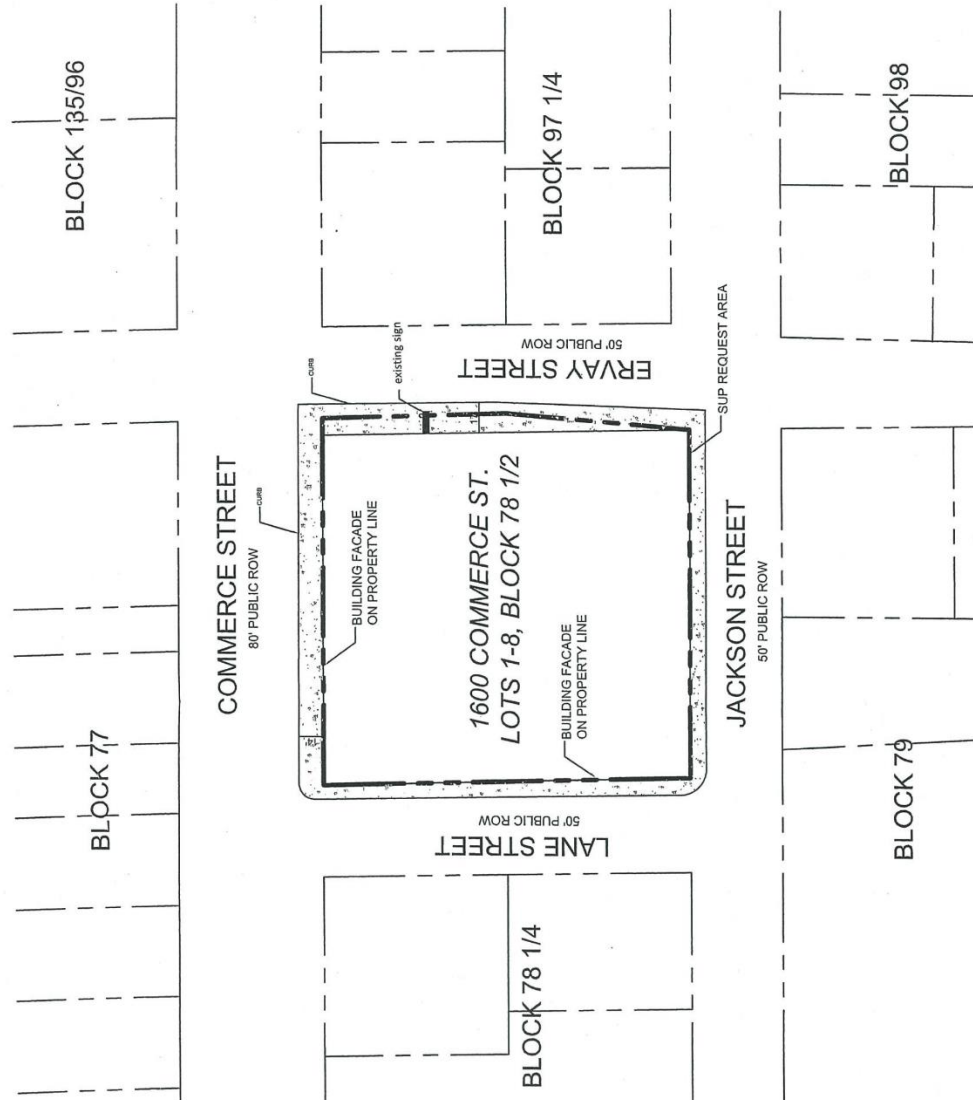
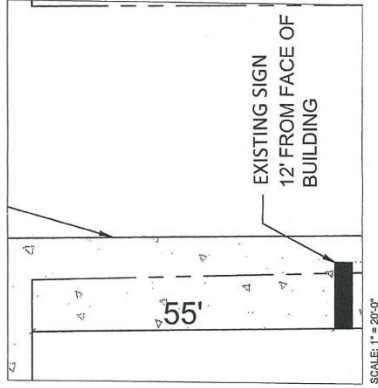
SITE PLAN

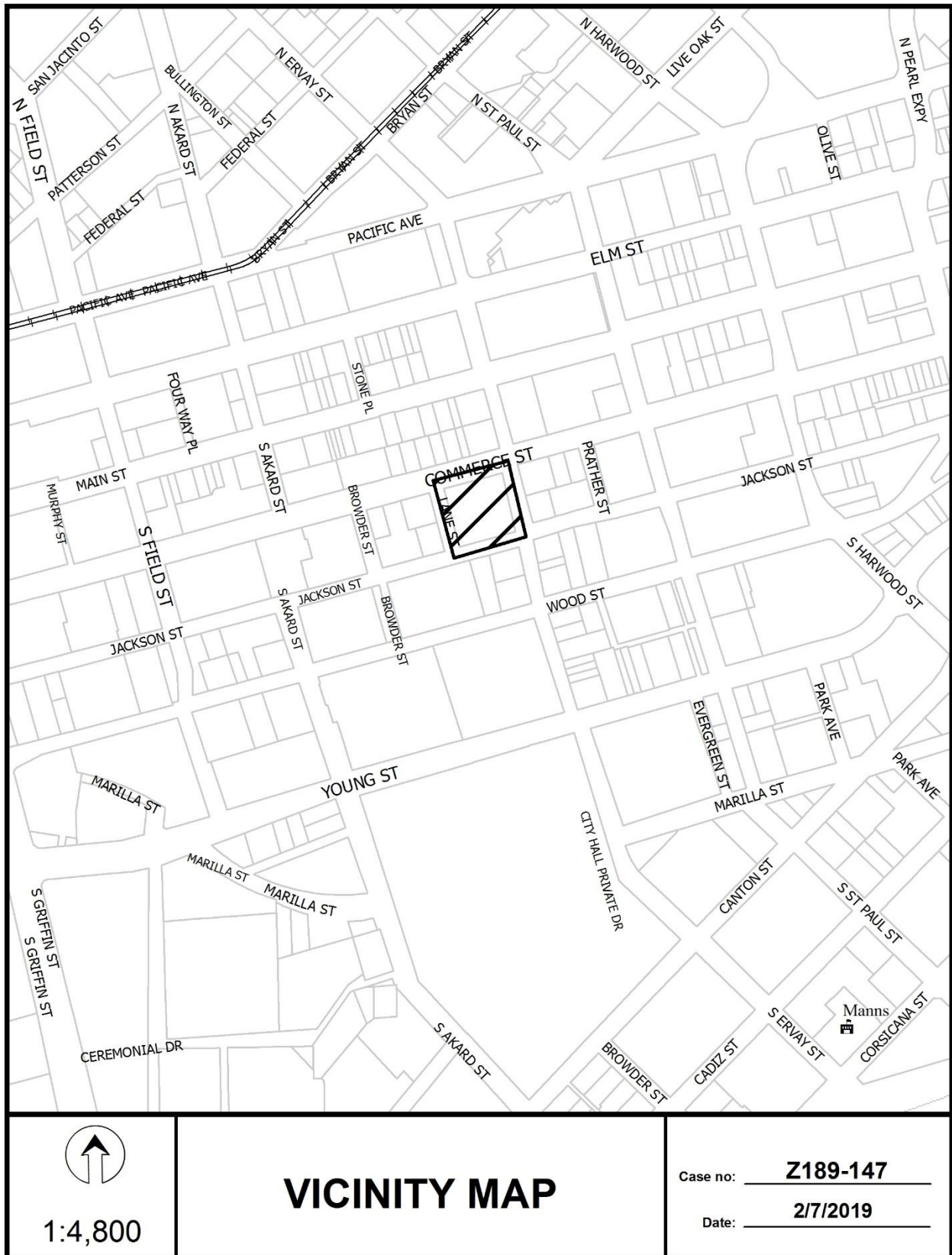


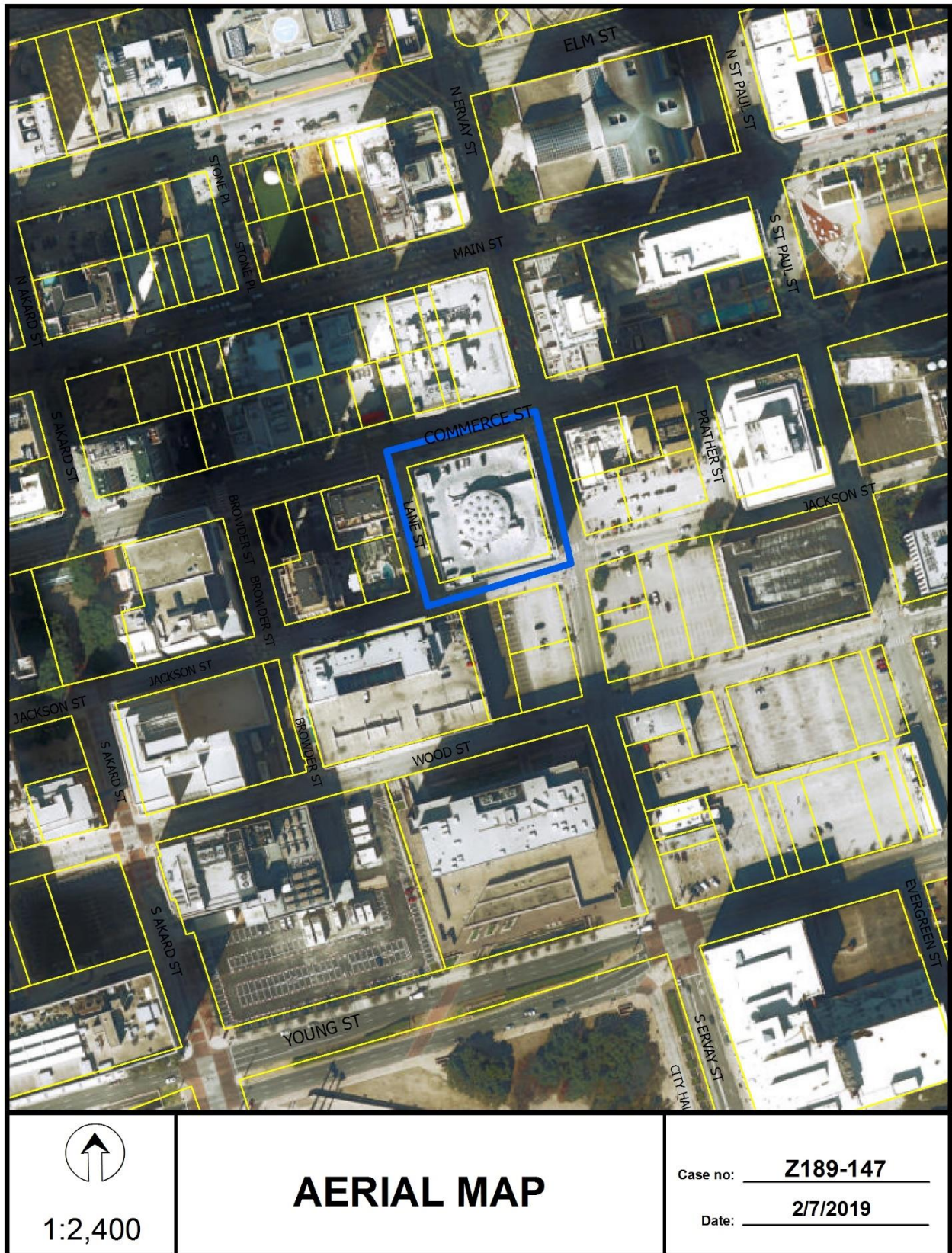
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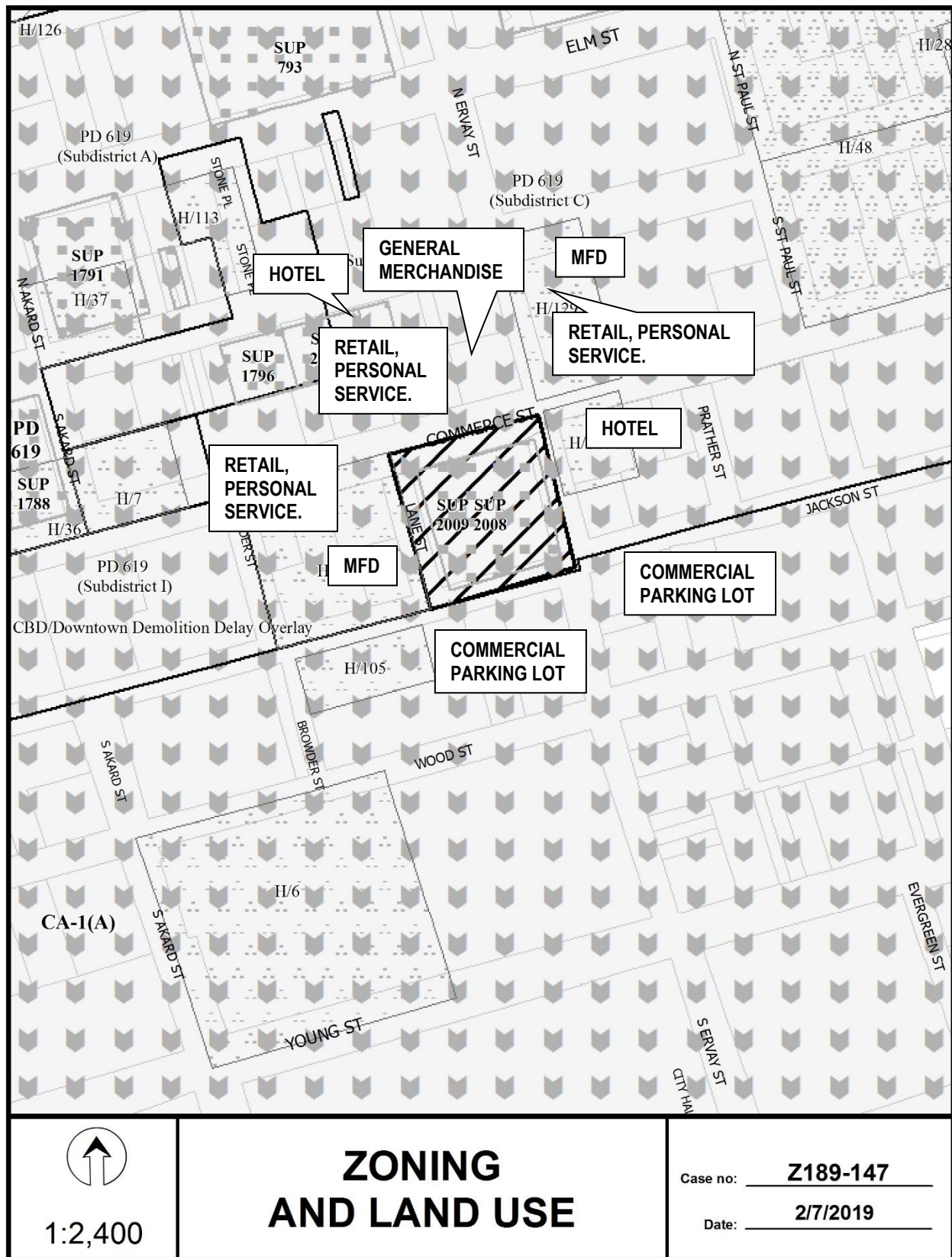


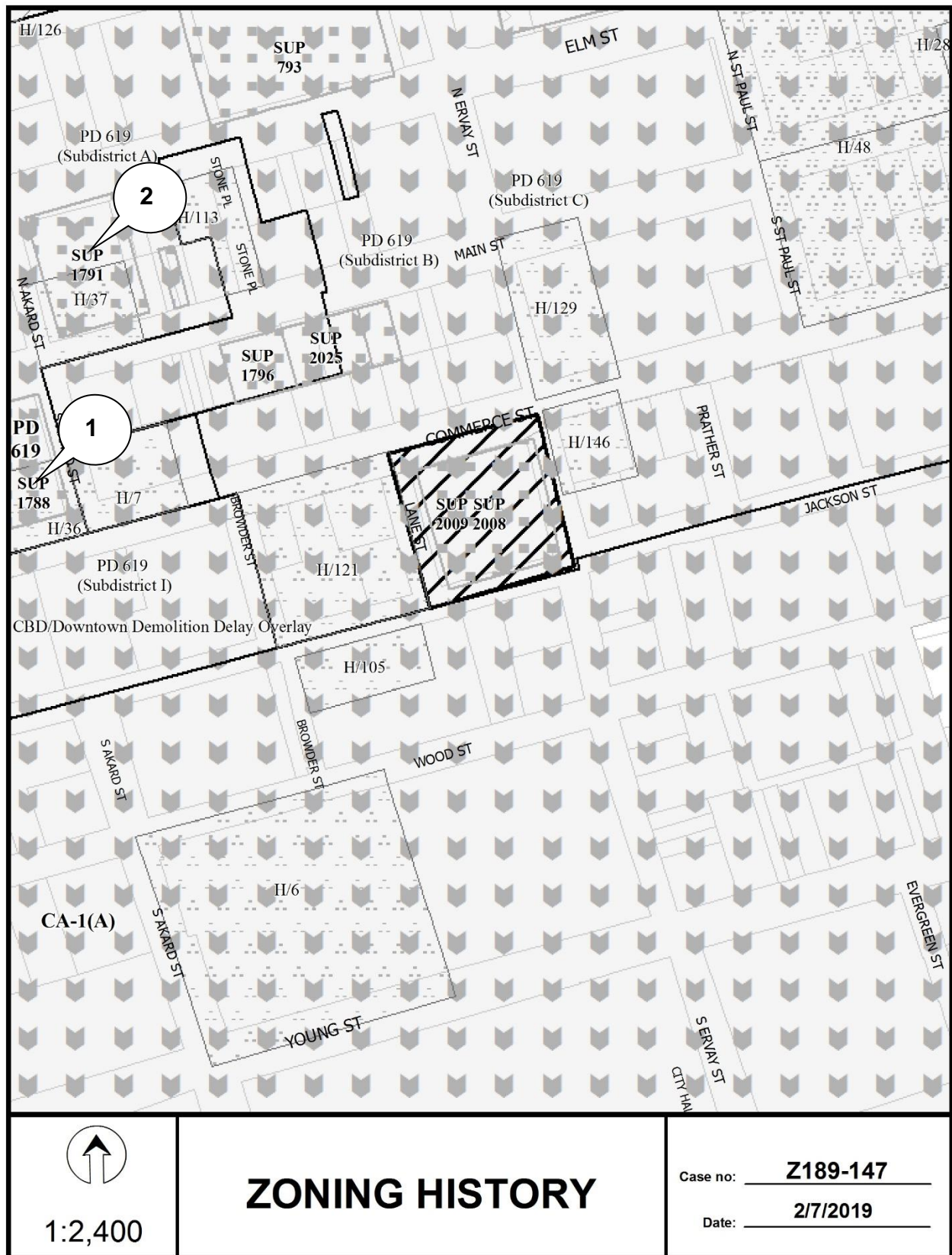
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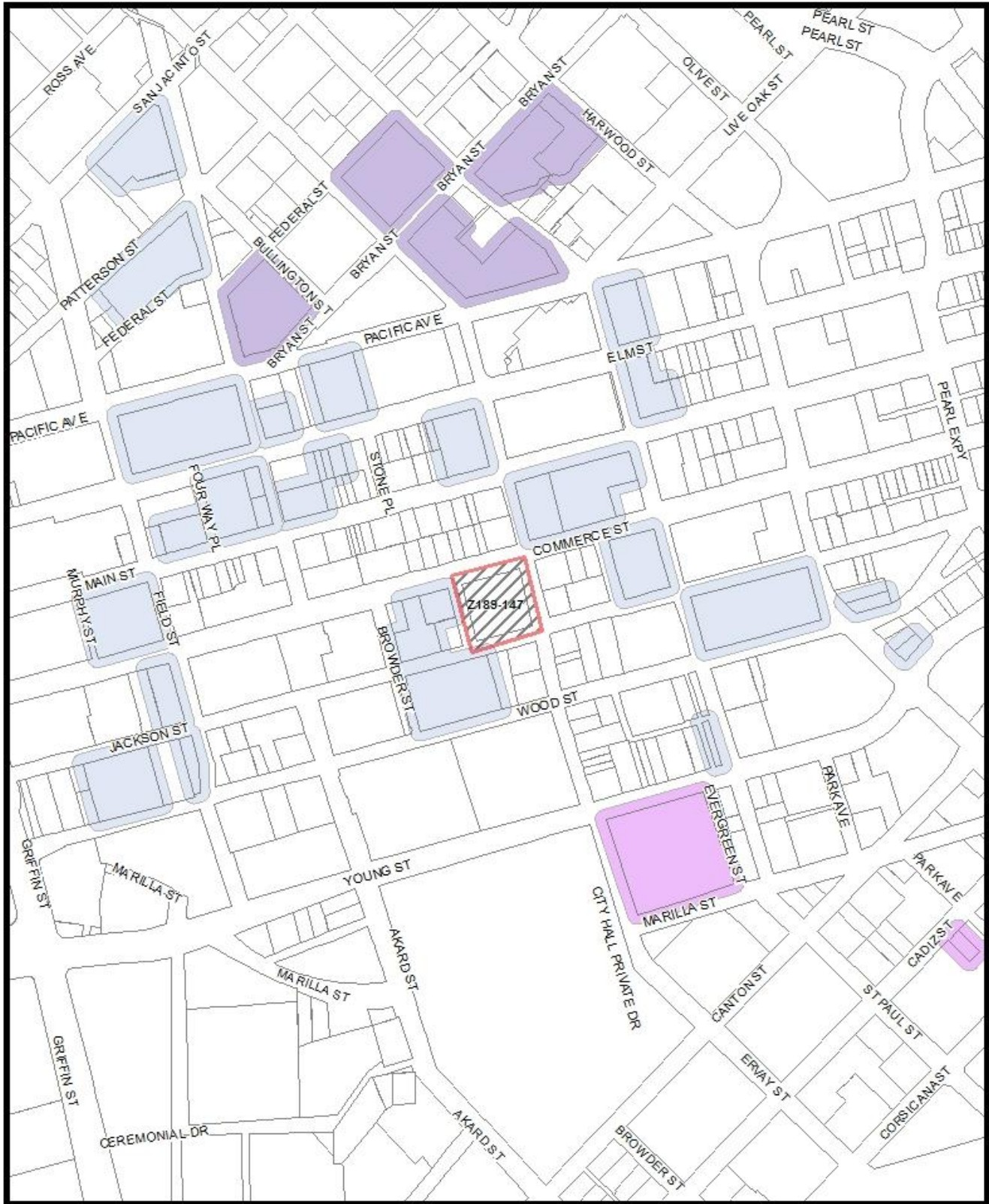












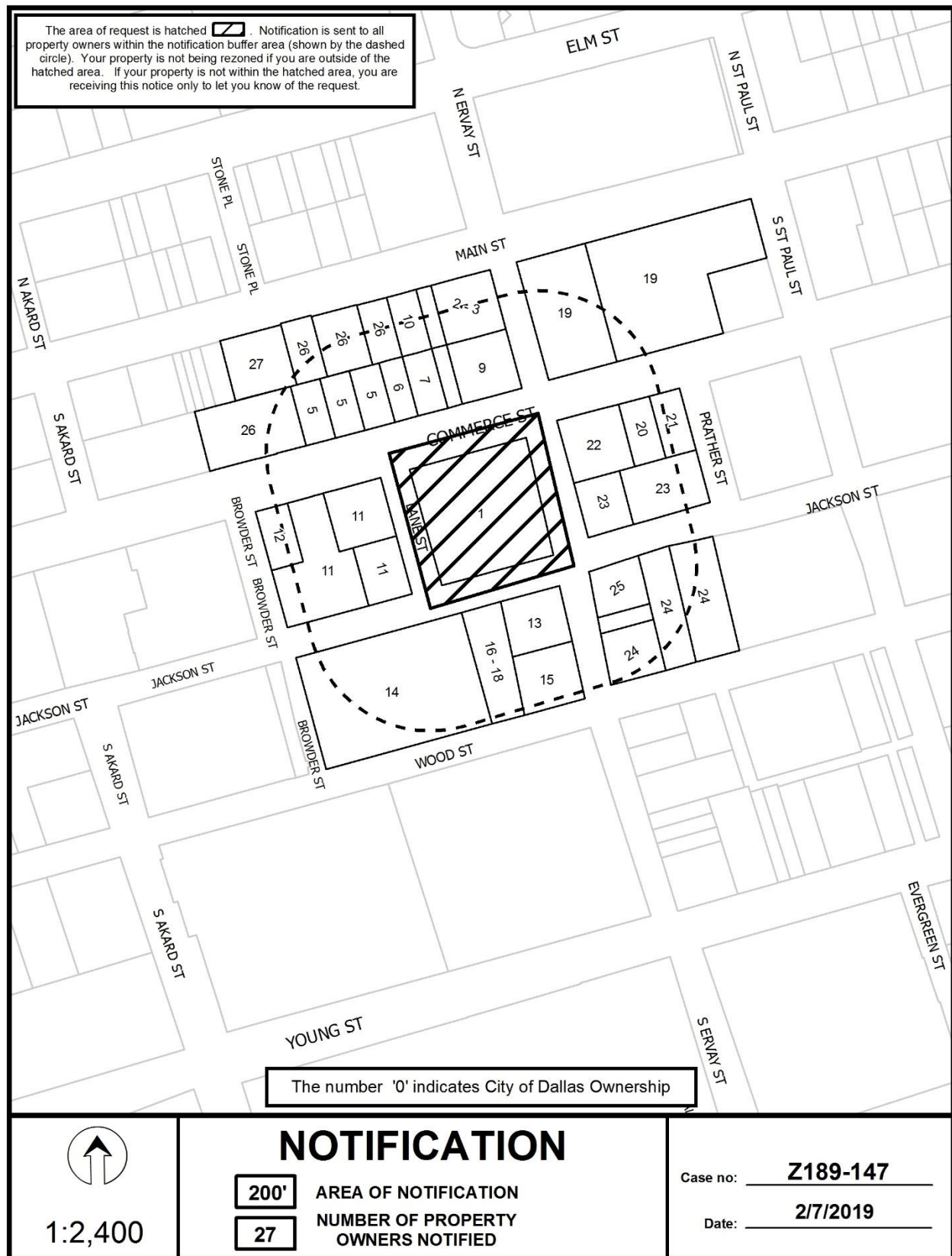
MVACluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 2/7/2019



02/07/2019

Notification List of Property Owners***Z189-147******27 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1600 COMMERCE ST	DALPARK LAND LEASE LTD
2	1603 COMMERCE ST	NEIMAN MARCUS CO
3	1622 MAIN ST	NEIMAN MARCUS CO LESSEE
4	1618 MAIN ST	THE NEIMAN MARCUS GROUP INC
5	1513 COMMERCE ST	1530 MAIN LP
6	1525 COMMERCE ST	POLLOCK ROBERT ETAL
7	1603 COMMERCE ST	KEATING PROPERTIES LLC
8	1607 COMMERCE ST	ROGERS WILLIAM SLAUGHTER &
9	1609 COMMERCE ST	NEIMAN MARCUS GROUP INC
10	1616 MAIN ST	DALLAS FOUNDATION
11	1512 COMMERCE ST	DPL LOAN HOLDINGS LLC
12	1500 COMMERCE ST	DPL LAND LLC
13	1610 JACKSON ST	1610 JACKSON LLC
14	1500 JACKSON ST	FPG INTERURBAN LLC
15	315 S ERVAY ST	315 ERVAY LLC
16	1600 JACKSON ST	SWAIN JACK R JR
17	1600 JACKSON ST	SABO MARY ELIZABETH
18	1600 JACKSON ST	1600 JACKSON LLC
19	1800 MAIN ST	FC MERC COMPLEX LP
20	1712 COMMERCE ST	SUPREME BRIGHT DALLAS II LLC
21	1712 COMMERCE ST	SUPREME BRIGHT DALLAS II LLC
22	1700 COMMERCE ST	SUPREME BRIGHT DALLAS LLC
23	208 S ERVAY ST	SUPREME BRIGHT DALLAS PARKING LLC
24	1708 JACKSON ST	RADER PARKING SYSTEM LP
25	308 S ERVAY ST	RADER PARKING SYSTEMS LP
26	1501 COMMERCE ST	1600 MAIN STREET HOLDINGS LP
27	1530 MAIN ST	DUNHILL 1530 MAIN LP

FILE NUMBER:	Z189-150(JM)	DATE FILED:	December 11, 2018
LOCATION:	East side of Greenville Avenue, south of Prospect Avenue		
COUNCIL DISTRICT:	14	MAPSCO:	I 8
SIZE OF REQUEST:	±22,204 square feet	CENSUS TRACT:	10.02

APPLICANT: Tacos Mariachi, LLC

OWNER: Lavo Properties, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District with Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service.

SUMMARY: The applicant proposes to operate a restaurant [Tacos Mariachi] after midnight.

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

BACKGROUND INFORMATION:

- On January 26, 2011, the City Council approved Planned Development District No. 842 for Community Retail District uses.
- On December 13, 2017, City Council granted Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service [Gung Ho], for a one-year time period. This is a different restaurant within the multitenant building. On November 14, 2018, the SUP was renewed for a one-year time period. The SUP will expire on November 14, 2019.
- The site contains five suites. The purpose of this request is to operate a restaurant without drive-in or drive-through service [Tacos Mariachi] past midnight. The restaurant without drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PD No. 842, a Specific Use Permit for late hours is required for the establishment to operate after midnight.
- The SUP suite is located at the northern end of the building and contains 2,035 square feet of floor area and a 650-square-foot uncovered patio on the street level.

Zoning History: There have been approximately ten zoning cases at eight locations in the area over the past five years.

1. **Z156-294:** On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
2. **Z156-300:** On October 26, 2016, the City Council approved a renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
3. **Z167-227:** On June 28, 2017, Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern was automatically renewed on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay.
4. **Z178-304 & Z167-367:** On December 13, 2017, the City Council approved Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay. This request was renewed on November 14, 2018. *This is a different suite at the subject site.*

5. **Z178-186:** On April 25, 2018, the City Council approved the Oak Lawn/East Dallas Demolition Delay Overlay District 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 North Tollway, Turtle Creek Boulevard, Carlisle Street, Blackburn Street, and Haskell Avenue to Main Street, both sides of Main Street from Haskell Avenue to Carroll Avenue, Main Place, Prairie Avenue, Columbia Avenue, and Fitzhugh Avenue; and containing approximately 3,277.30 acres.
6. **Z156-217:** On June 22, 2016, the City Council approved the renewal of Specific Use Permit No. 1889 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern use on property within Planned Development District No. 842 for CR Community Retail District Uses with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of Prospect Avenue.
7. **Z178-387 & Z167-342:** On January 23, 2019 and October 11, 2017, the City Council approved the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District on the north line of Alta Avenue, west of Greenville Avenue.
8. **Z145-307:** An application for a Planned Development District for MF-2 Multifamily District and surface parking uses on property zoned an MF-2(A) Multifamily District located on the south line of Oram Street, east of Hope Street, and on the east line of Hope Street, south of Oram Street. *This case was terminated due to inactivity.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	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.

Land Use:

Area	Zone	Use
Site	PD No. 842, MD Modified Delta Overlay, DDO Demolition Delay Overlay	Restaurant without drive through
North	PD No. 842, MD Modified Delta Overlay, DDO Demolition Delay Overlay	Restaurant without drive through and General merchandise or food store

East	PD No. 167 and CR District with SUP No. 285, MD Modified Delta Overlay, DDO Demolition Delay Overlay	Surface Parking and Electrical Substation
South	PD No. 842, MD Modified Delta Overlay, DDO Demolition Delay Overlay	General merchandise or food store and Restaurant without drive through
West	PD No. 842 with SUP No. 1905, MD Modified Delta Overlay, DDO Demolition Delay Overlay	Late Hours Establishment Limited to a Restaurant without drive through, and 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 applicant's request is consistent with the following 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.

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.

Area Plans:

Studies conducted in the area include the Lower Greenville Avenue Parking Study (1986) that recommended that "the City enforce premise code violations as it does in other parts of the City of Dallas". Code Enforcement was also an issue highlighted in the Greenville Avenue Urban Design Study (1996-1997). It was recommended that "initiatives be taken to conduct a comprehensive sweep to clean-up the Greenville Avenue corridor and there after enforce codes with the assistance of property owners, residents, businesses and operations to maintain the property and report violations to

the City for follow-up action.” Recommendations from both studies are still applicable today and consistent with authorized hearing SUP recommendations to address quality of life for adjacent residential neighborhoods and the Lowest Greenville Avenue corridor, respectively.

Land Use Compatibility:

The property contains 22,204 square feet developed with a multitenant structure with approximately 15,680 square feet of floor area erected in 1922 per DCAD records, and divided into five suites. The purpose of this request is to operate a restaurant without drive-in or drive-through service [Tacos Mariachi] past midnight. The restaurant without drive-in or drive-through service use is allowed by right; however, pursuant to the provisions of PD No. 842, a Specific Use Permit for late hours is required for the establishment to operate after midnight. The SUP suite is located at the northern end of the building and contains 2,035 square feet of floor area and a 650-square-foot uncovered patio on the street level. According to City records, a Certificate of Occupancy was issued for the existing restaurant on November 15, 2018.

Surrounding land uses include: general merchandise or food store 3,500 square feet or greater and restaurant to the north; surface parking and an electrical substation to the east; general merchandise or food store 3,500 square feet or less and restaurant without drive-in or drive through service to the south; and, a late hours establishment limited to a restaurant without a drive-in or drive through service and office uses to the west.

The main uses permitted in PD No. 842 are those main uses permitted in the CR Community Retail District, subject to the same conditions applicable in the CR Community Retail District, as set out in Chapter 51A. PD No. 842 is intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods. In order to operate certain uses between midnight and 6:00 a.m., the land use becomes a late-hours establishment and a Specific Use Permit is required. The owner or operator must obtain a certificate of occupancy for a late-hours establishment, in order to operate after 12:00 a.m. (midnight).

The PD gives additional criteria for evaluating a request for a specific use permit:

(e) Factors to be considered for a specific use permit for a late-hours establishment. The City Plan Commission and City Council shall consider the following factors when making the findings required by Section 51A-4.219(a)(3):

(1) the number of citations issued by police to patrons of the establishment;

(2) the number of citations issued by police for noise ordinance violations by the establishment;

(3) the number of arrests for public intoxication or disorderly conduct associated with the establishment;

(4) the number of Texas Alcoholic Beverage Code violations of the establishment; and

(5) the number of violent crimes associated with the establishment, with emphasis on violent crimes originating inside the establishment.

The Dallas Police Department has provided a report since the operation of Tacos Mariachi commenced on November 15, 2018, to present day [per Certificate of Occupancy records]. No data was available for this time period. There have not been any reported citations issued to patrons of the establishment or for violations of the noise ordinance. There have not been any arrests for public intoxication or disorderly conduct nor have there been any violent crimes associated with the establishment.

Additionally, a search on the TABC database shows that Tacos Mariachi has operated under license #RM1044054 since February 4, 2019. There had not been any violations at the time of this report.

License #:	RM1044054		
Trade Name:	TACOS MARIACHI		
Owner:	MICO 21 CLUB INC.		
Location Address:	2018 GREENVILLE AVENUE	Mailing Address:	350 E ROYAL LANE BLDG 4 STE 126
	DALLAS , TX 75206		IRVING , TX 75039
County:	Dallas	Orig. Issue Date:	2/4/2019
Status:	Current	Exp. Date:	2/3/2021
		Wine Percent:	
Location Phone No.:	214-217-3002		
Subordinates:	FB, LB, PE		
Related To:		Gun Sign:	BLUE

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.

Additional provisions within the SUP conditions will limit the floor area, uncovered patio area, hours of operation, and outdoor live music and speaker usage. The restaurant must cease operation by 2:00 a.m., Monday through Sunday. Furthermore, the use of outdoor speakers and outdoor live music on the property is prohibited between the

hours of 12:00 a.m. and 2:15 a.m. While the site does not have immediate residential adjacency, there is an R-7.5(A) Single Family District with residential uses located a block further to the east along Matilda Street and Prospect Avenue. By restricting the business and outdoor noise to earlier times, as well as having an initial short time period of two-years, staff believes the late hours restaurant will have an opportunity to establish itself within the neighborhood before the next review and report of all incidences at the site.

Landscaping:

The request will not trigger any Article X requirements, as no new construction is proposed on the site.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the subject site is not located within a designated market type, Category C can be found surrounding the site in every direction, including immediately south on Greenville Avenue.

Parking:

Pursuant to §51A-4.210, a restaurant requires one (1) space per 100 square feet of floor area. Therefore, the ±2,035-square foot restaurant requires 20 spaces. According to City records, parking agreements have been made to satisfy the required parking for the entire 22,204 square-foot structure, and a total of 169 parking spaces are provided accordingly. The building does not have any delta credits.

LIST OF OFFICERS

Lavo Properites, LLC

Wonderful Seven GP

Marc Andres, President
Roger Andres, Director

Tacos Mariachi, LLC

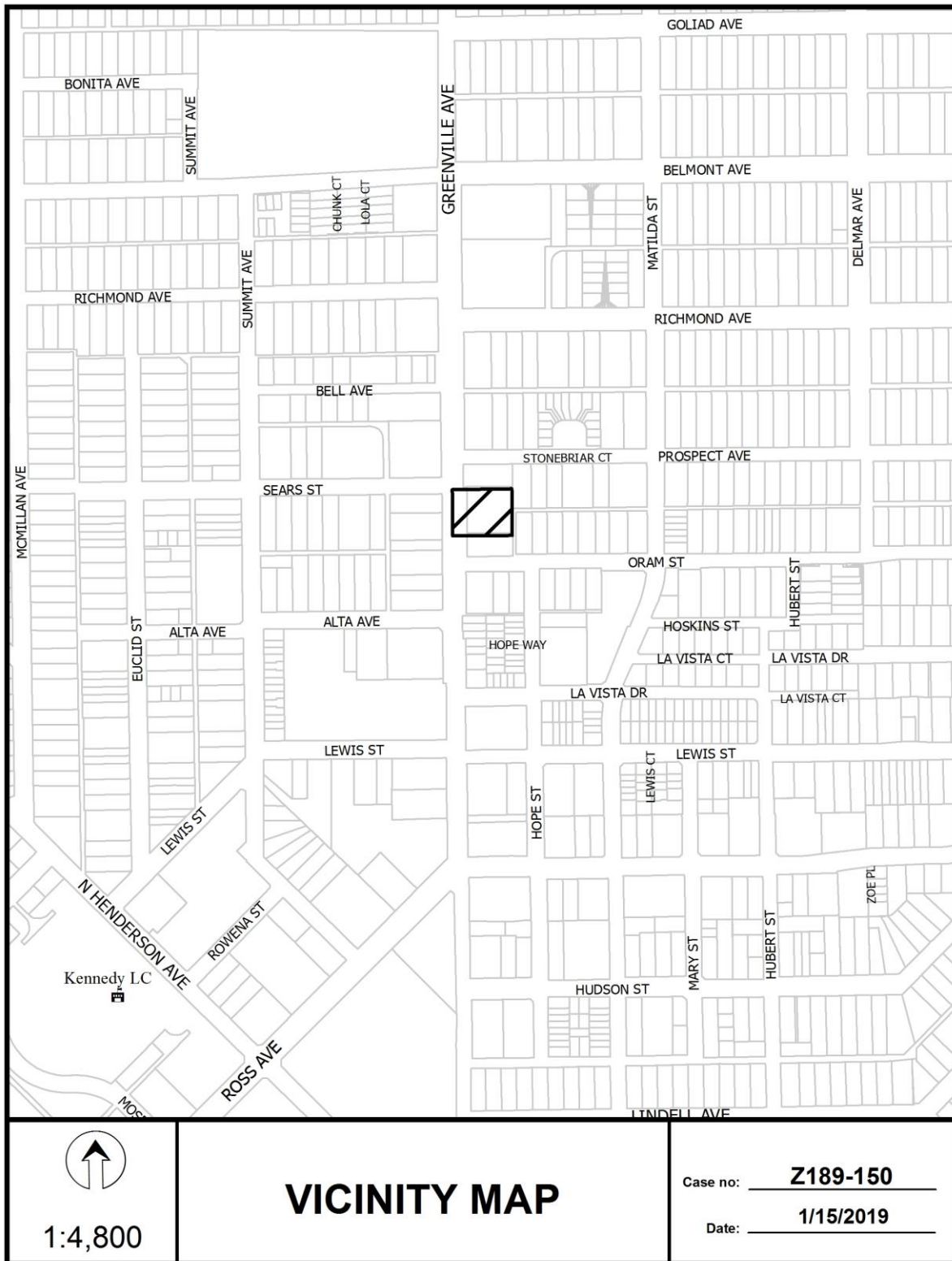
M CROWD RESTAURANT GROUP, LLC

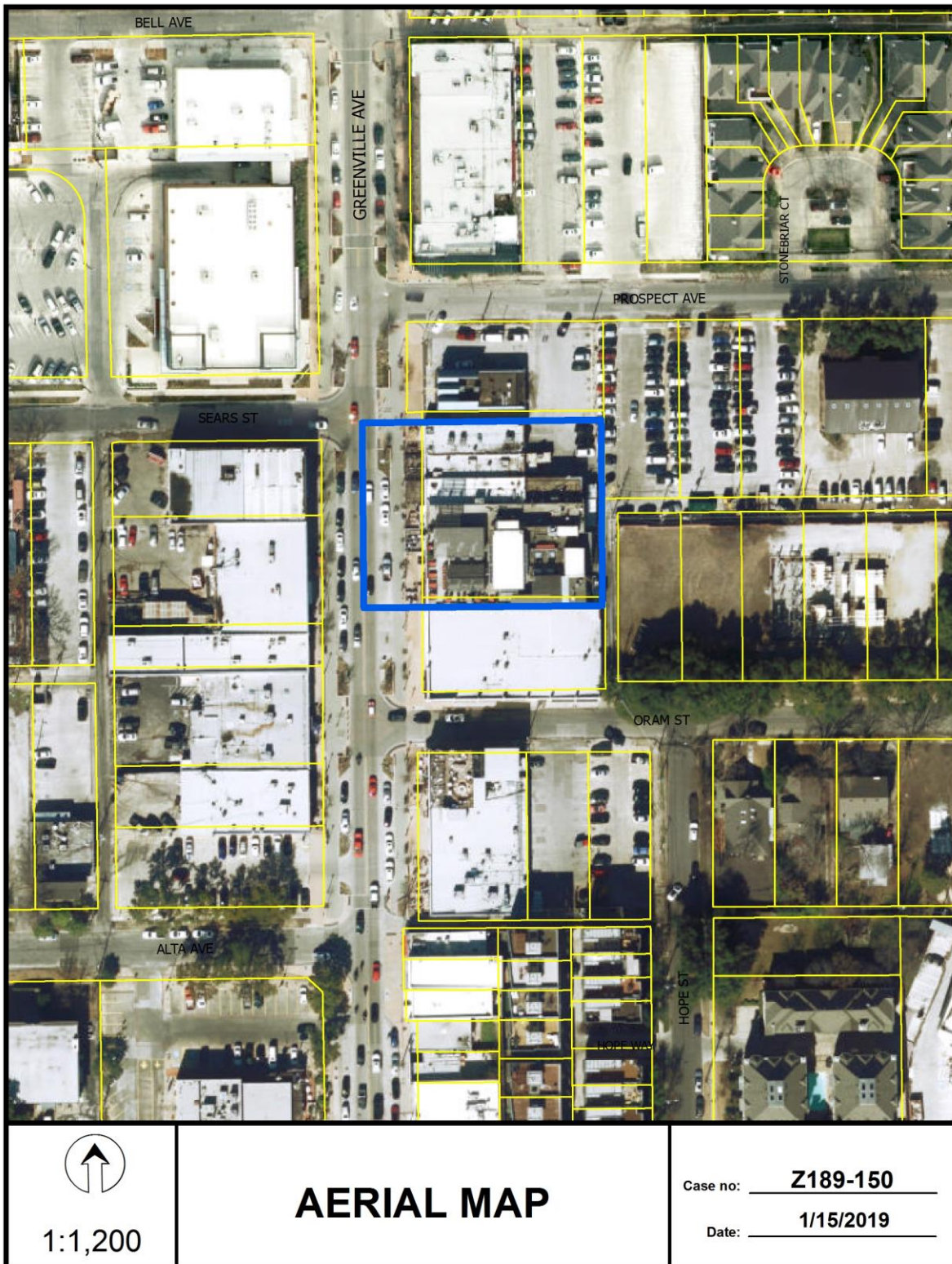
Bill Stroud, Member
Todd Blankenship, Controller
Clay McAfee, Member
Ray W. Washburne, Member

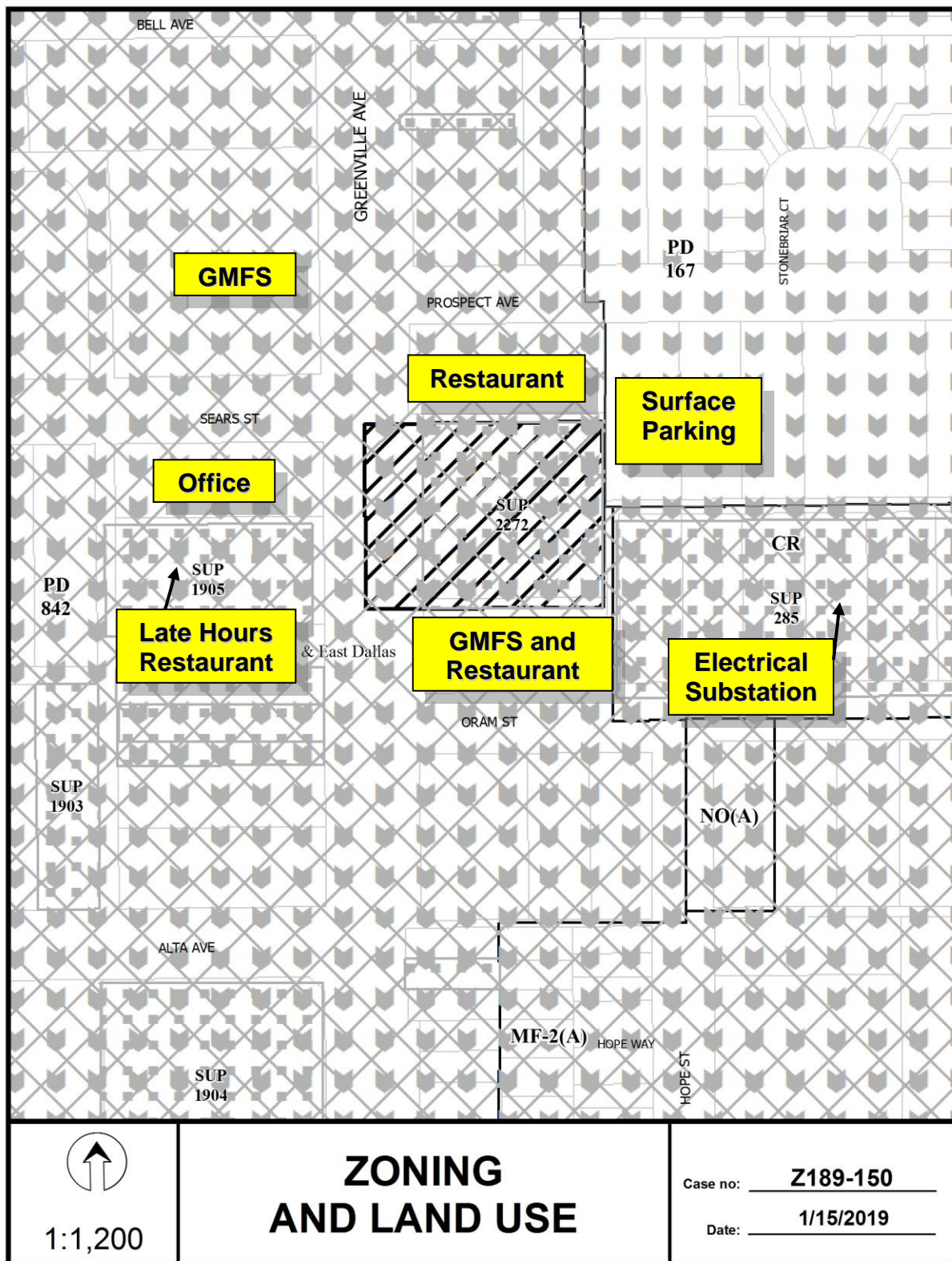
Z189-150

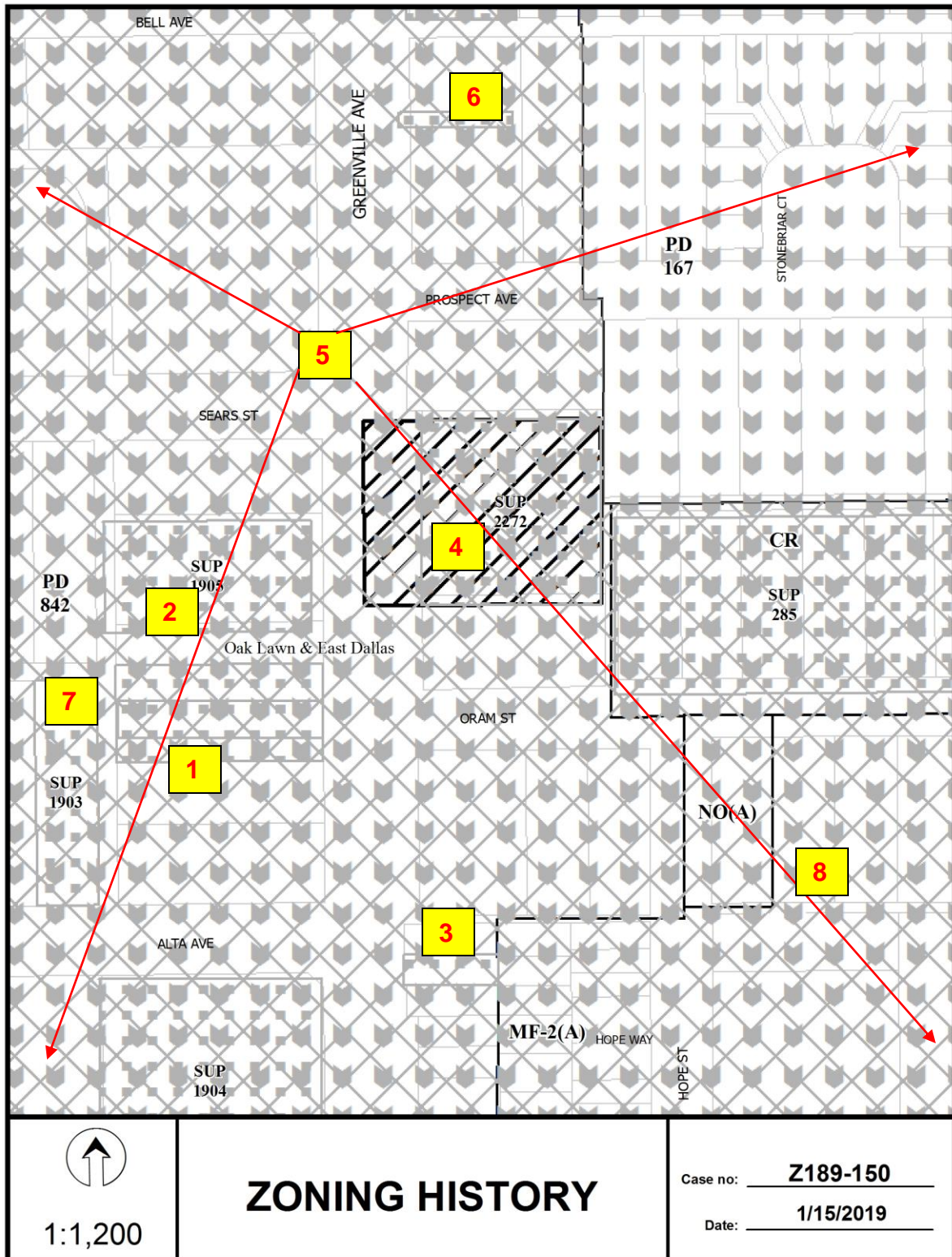
PROPOSED SUP CONDITIONS

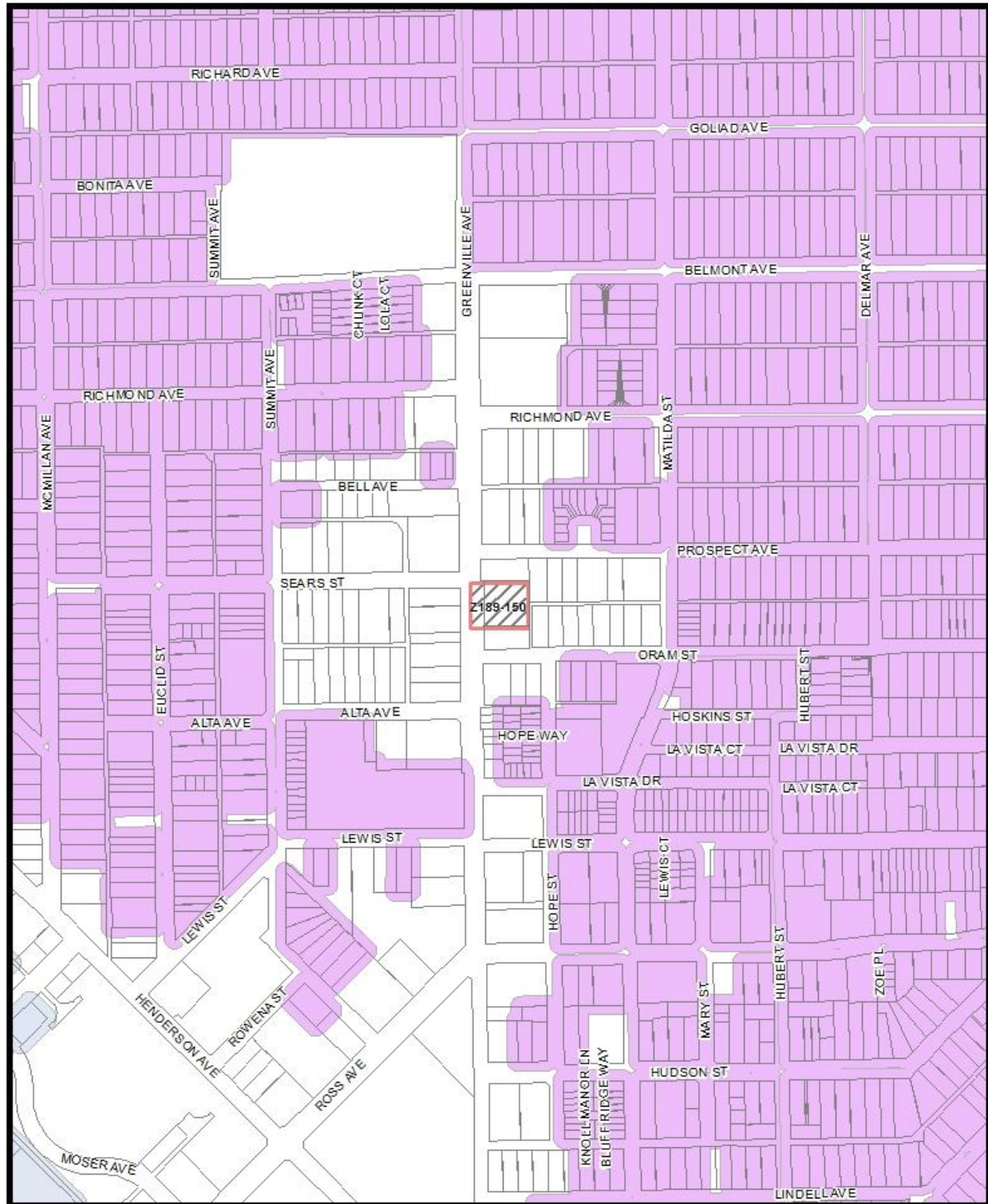
1. USE: The only use authorized by this specific use permit is late-hours establishment limited to a restaurant without drive through service.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on [two-years from the passage of this ordinance].
4. FLOOR AREA: The maximum floor area is 2,035 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The restaurant must cease operation by 2:00 a.m., Monday through Sunday. All customers must be removed from the Property by 2:15 a.m.
6. PATIO:
 - A. An outdoor patio is only allowed in the location shown on the attached site plan.
 - B. The maximum floor area of the patio may not exceed 650 square feet in area.
 - C. The patio must be uncovered.
 - D. The Property owner or operator must obtain a private license for an outdoor patio, with a copy provided to the building official before the outdoor patio may be used by customers.
7. OUTDOOR LIVE MUSIC AND SPEAKERS: Use of outdoor speakers and outdoor live music [speakers] on the Property is prohibited between the hours of 12:00 a.m. and 2:15 a.m.
8. PARKING: Parking must be provided in accordance with Planned Development District No. 842 and MD-1 Modified Delta Overlay No. 1.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.









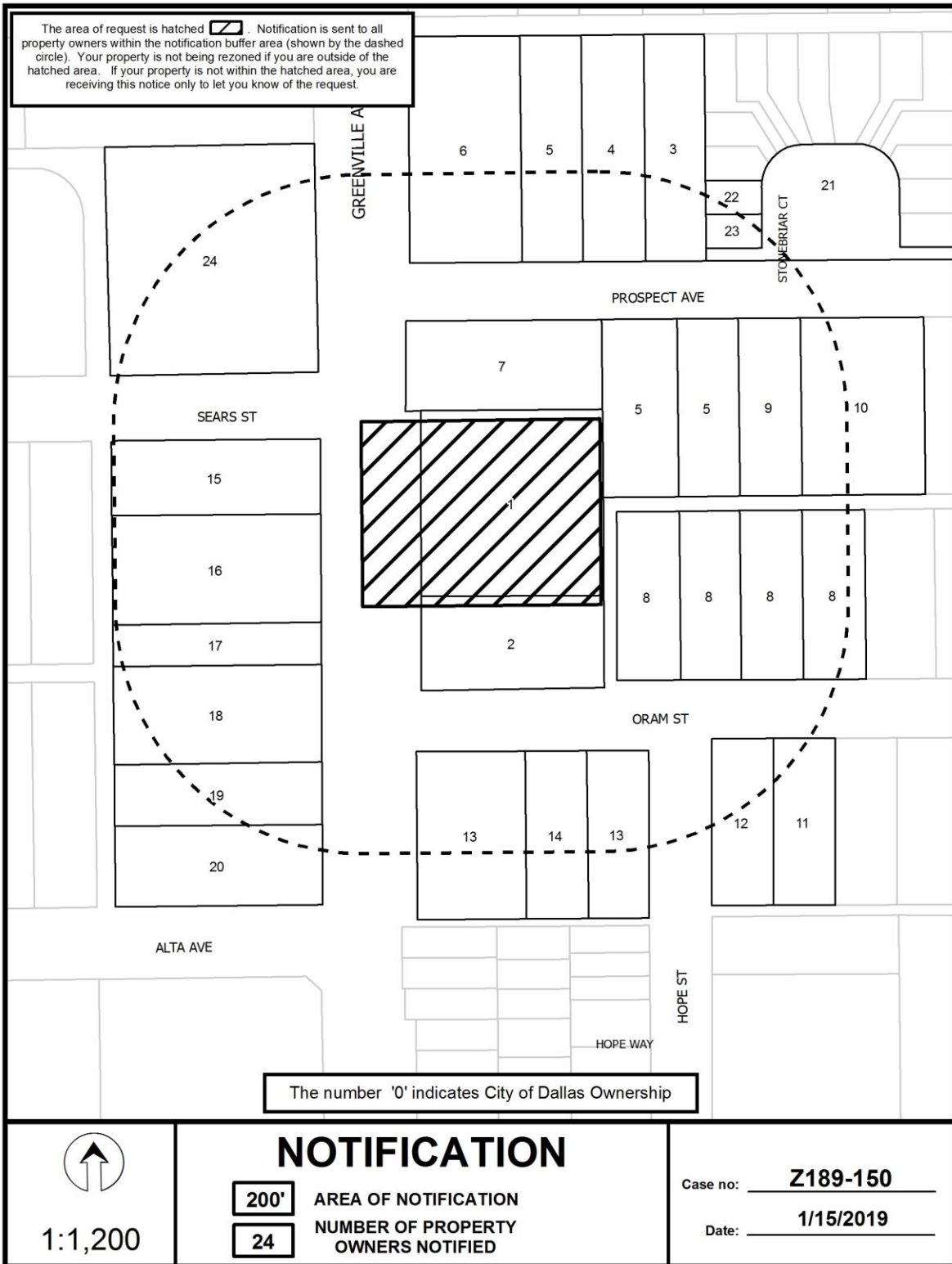


MVA Cluster A B C D E F G H I NA

 1:4,800

Market Value Analysis

Printed Date: 1/25/2019



01/15/2019

Notification List of Property Owners***Z189-150******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2008 GREENVILLE AVE	LAVO PROPERTIES LLC
2	2000 GREENVILLE AVE	LANDE PAUL &
3	5719 PROSPECT AVE	MADISON PACIFIC DEV COM
4	5715 PROSPECT AVE	REESE GRANDCHILDRENS
5	5711 PROSPECT AVE	ANDRES FAMILY TRUST
6	2100 GREENVILLE AVE	GREENVILLE 2100 LTD
7	2026 GREENVILLE AVE	ANDRES FAMILY TRUSTS THE
8	5715 ORAM ST	TEXAS UTILITIES ELEC CO
9	5724 PROSPECT AVE	ANDRES FAMILY TRUST
10	5728 PROSPECT AVE	WALL JOHN E JR
11	5726 ORAM ST	TARL CABOT LLC &
12	5722 ORAM ST	MCKINNEY FEARGAL &
13	5712 ORAM ST	LOWGREEN PS
14	5710 ORAM ST	SOURIS GEORGIA REVOCABLE TRUST
15	1931 GREENVILLE AVE	GREENWAY SEARS LP
16	1919 GREENVILLE AVE	1919 27 GREENVILLE LTD
17	1917 GREENVILLE AVE	SEB GROUP LLC
18	1911 GREENVILLE AVE	INTERCITY INVESTMENT PROP
19	1909 GREENVILLE AVE	WORLDWIDE FOOD INC
20	1903 GREENVILLE AVE	LOWGREEN PS
21	2100 STONEBRIAR CT	STONEBRIAR CT H O A
22	2 STONEBRIAR CT	GERDES ANDREW KIRK
23	1 STONEBRIAR CT	HOOPER NICOLE E
24	2001 GREENVILLE AVE	2001 GREENVILLE VENTURE LTD

FILE NUMBER: Z178-366(SM)

DATE FILED: September 11, 2018

LOCATION: East line of Chicago Street, north of Duluth Street

COUNCIL DISTRICT: 6

MAPSCO: 69A L

SIZE OF REQUEST: Approx. 10,557 sq. ft. **CENSUS TRACT:** 171.02

APPLICANT/OWNER: Eladio Banda

REPRESENTATIVE: Santos Martinez and Lindsay Kramer, Masterplan

REQUEST: An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

SUMMARY: The existing zoning prohibits single family uses and therefore, the existing residence is nonconforming and cannot be reconstructed or enlarged. The applicant requests to allow single family uses on the subject property. The deed restrictions prohibit certain uses and limit height to a maximum of 90 feet and seven stories.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

PRIOR CPC ACTION: On November 15, 2018, January 17, and February 7, 2019, the City Plan Commission recommended this item be held under advisement to allow the property owner to consider offering deed restrictions. Staff has included the volunteered deed restrictions in this report.

BACKGROUND INFORMATION:

- The site is currently developed with a 750-square foot, one-story single family structure which was constructed in 1948, according to Dallas Central Appraisal District records.
- The older structures in the vicinity are a disparate mix of industrial, warehouse, and single-family uses. The single family uses were originally lawfully constructed because, prior to the city-wide transition from Chapter 51 to Chapter 51A in the 1980's, industrial zoning districts allowed any use that ranged in intensity from single family to industrial – this zoning practice is also known as cumulative zoning. When the City transitioned from cumulative zoning to our current zoning districts in the 1980's, single family uses became prohibited uses in the IR Industrial Research District and therefore, the existing single family uses became nonconforming¹. Nonconforming single family uses are granted the following provisions to allow remodel, enlargement, and the right to rebuild in the event of a natural disaster or other unintentional act; however, a nonconforming single family structure may not be intentionally demolished and rebuilt in an IR Industrial Research district. Therefore, the applicant has requested a zoning change to allow a single family use as a permitted main use.
 - Pursuant to Section 51A-4.704(a)(2), the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more. The board may grant a special exception to this provision only if the owner can show that there was a clear intent not to abandon the use even though the use was discontinued for six months or more.
 - Pursuant to Section 51A-4.704(a)(4), the right to operate a nonconforming use ceases when the use becomes a conforming use.
 - Pursuant to Section 51A-4.704(a)(5), the right to operate a nonconforming use ceases when the structure housing the use is destroyed by the intentional act of the owner or his agent. If a structure housing a nonconforming use is damaged or destroyed other than by the intentional act of the owner or his agent, a person may restore or reconstruct the structure without board approval. The structure must be restored or reconstructed so as to have the same approximate height, floor area, and location that it had immediately prior to the damage or destruction. A

¹ Pursuant to Section 51A-2.102(90), NONCONFORMING USE means a use that does not conform to the use regulations of this chapter, but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

restoration or reconstruction in violation of this paragraph immediately terminates the right to operate the nonconforming use.

- Pursuant to Section 51A-4.704(b)(2), a person may renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the nonconforming use.
- Pursuant to Section 51A-4.704(b)(3), an accessory structure for a nonconforming residential use may be constructed, enlarged, or remodeled in accordance with the requirements of Sections 51A-4.209(b)(6)(E)(vii) and 51A-4.217(a) without board approval.
- Pursuant to Section 51A-4.704(b)(5), structures housing a nonconforming single family or duplex use may be enlarged without board approval.

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

1. **Z178-367:** On February 21, 2019, the City Plan Commission will consider an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the south line of Duluth Street, at the terminus of Chicago Street.
2. **Z178-368:** On February 21, 2019, the City Plan Commission will consider an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the northwest corner of Duluth Street and Chicago Street.
3. **Z178-369:** On February 21, 2019, the City Plan Commission will consider an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the south line of Duluth Street, east of Chicago Street.
4. **Z145-185:** On June 17, 2015, City Council approved PDD No. 944 for single family uses on property zoned an IM Industrial Manufacturing District located south of the intersection of Duluth Street and Borger Street.

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.

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.

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.

Area Plans: The request site is within the *West Dallas Comprehensive Land Use Study* and primarily complies with the intent of this study, adopted May 1999. The Study identifies the request site as being in the Western Heights/La Loma subarea. The Study's future land use recommendation indicates that, "Land use in general is in conformance with the zoning district regulations. No change in zoning is recommended at this time." Further, the Study notes, "Future rezoning considerations should support office and mixed uses along the Ft. Worth Avenue corridor that complement the adjacent neighborhoods" (page 3-9).

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	IR	Single Family
North	IR	Undeveloped
East	IR	Undeveloped
South	IR	Single Family
West	IR	Single Family, Commercial

Land Use Compatibility:

The site is currently developed with a nonconforming single family structure. The applicant proposes an MU-1 Mixed Use District to allow single family uses, whereas single family uses are currently prohibited. The nearby surrounding properties are developed with a mix of nonconforming single family uses, undeveloped land, and commercial uses on the north and south lines of Bedford Street. A church is also located on the south line of Duluth Street, west of Chicago Street. The surrounding properties located farther away include a mix of light industrial/office uses that front on Singleton Boulevard to the north, multifamily and townhouses to the east and a large shared access neighborhood to the south. A zoning application to develop another shared access development to the west is currently under staff review.

Although a comprehensive list to compare how permitted land uses would change in the existing and proposed zoning districts is available in Section 51A-4.104 of the Dallas Development Code, a summarized comparison is listed below. The following paragraphs 1) indicate how the deed restrictions volunteered by the applicant prohibit certain uses that would otherwise be allowed in the proposed zoning change by “~~strike out~~” and 2) the following paragraphs exclude uses that require a Specific Use Permit (SUP) in the proposed zoning district because an SUP requires two public hearings and consideration by CPC and Council.

The following residential uses are prohibited in the existing zoning district [IR Industrial Research District] and are allowed in the proposed zoning district [MU-1 Mixed Use District].

- ~~College dormitory, fraternity, or sorority house.~~
- Duplex.
- Handicapped group dwelling unit.
- Multifamily.
- ~~Residential hotel.~~
- Retirement housing.
- Single family.

The following institutional and community service uses are prohibited in the existing zoning district [IR Industrial Research District] and are allowed in the proposed zoning district [MU-1 Mixed Use District]:

- Convalescent and nursing homes, hospice care, and related institutions.
- ~~Foster home.~~
- Library, art gallery, or museum.

The following two retail uses are prohibited in the existing zoning district [IR Industrial Research District] and are allowed in the proposed zoning district [MU-1 Mixed Use District].

- General merchandise or food store greater than 3,500 square feet.
- ~~Mortuary, funeral home, or commercial wedding chapel.~~

Staff supports the request because it allows nonconforming single family uses the ability to redevelop the site as single family, thus remaining generally consistent with surrounding development patterns in the vicinity. Additionally, the request eliminates many uses that may be incompatible with surrounding uses as indicated in the remainder of this section.

The following uses are allowed without an SUP in the existing zoning district [IR Industrial Research District]; however, they will require an SUP or will be prohibited in the proposed zoning district [MU-1 Mixed Use District].

Commercial and business service uses.

- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Commercial cleaning or laundry plant.
- Custom business services.
- Job or lithographic printing.
- Machine or welding shop.
- Machinery, heavy equipment, or truck sales and services.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance.

Industrial uses.

- ~~Alcoholic beverage manufacturing.~~
- ~~Industrial (inside).~~
- ~~Industrial (inside) for light manufacturing.~~
- ~~Industrial (outside).~~

Institutional and community service uses.

- Community service center.
- ~~Hospital.~~
- ~~Public school.~~

Lodging uses.

- ~~Lodging or boarding house.~~

Miscellaneous uses.

- ~~Hazardous waste management facility. [Except when operated as a hazardous waste incinerator.]~~

Retail and personal service uses.

- Home improvement center, lumber, brick or building materials sales yard.
- Household equipment and appliance repair.
- Pawn shop.
- Taxidermist.
- Vehicle display, sales, and service.

Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.

Utility and public service uses.

- ~~Radio, television, or microwave tower.~~

Wholesale, distribution, and storage uses.

- ~~Freight terminal.~~
- ~~Manufactured building sales lot.~~
- ~~Mini-warehouse.~~
- ~~Office showroom/warehouse.~~
- ~~Outside storage.~~
- ~~Trade center.~~
- ~~Warehouse.~~

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR - Existing 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
MU-1 - Proposed Mixed Use-1 With deed restrictions volunteered by the applicant (in strike throughs)	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Staff supports the applicant's request for an MU-1 Mixed Use District in lieu of a residential district because the proposed MU-1 District would not cause the adjacent IR-zoned properties to be nonconforming to side and rear yard setbacks.

Parking: Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

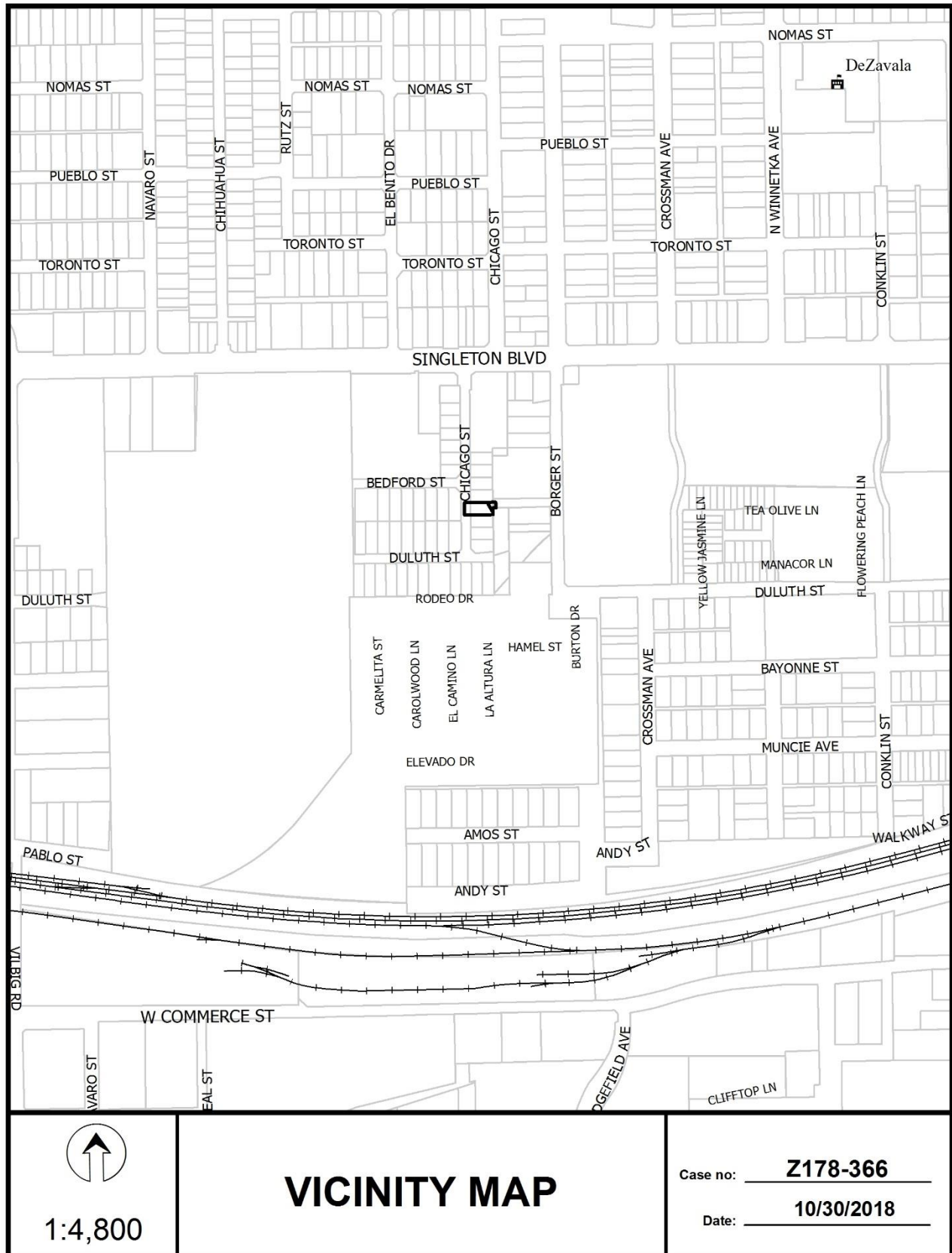
Landscaping: Landscaping must be provided in accordance with Article X, as amended.

Market Value Analysis: Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “E” MVA cluster.

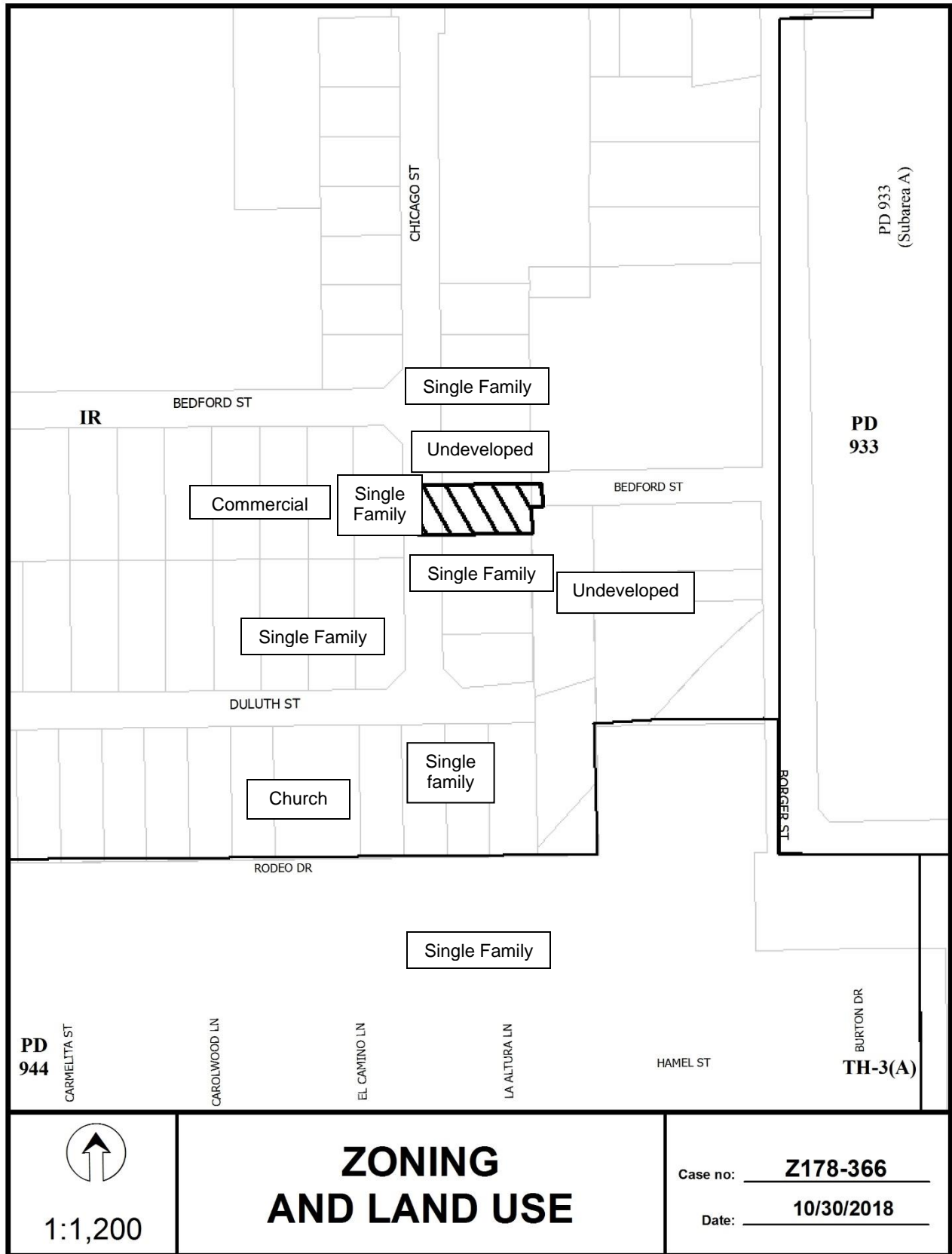
Proposed Deed Restrictions

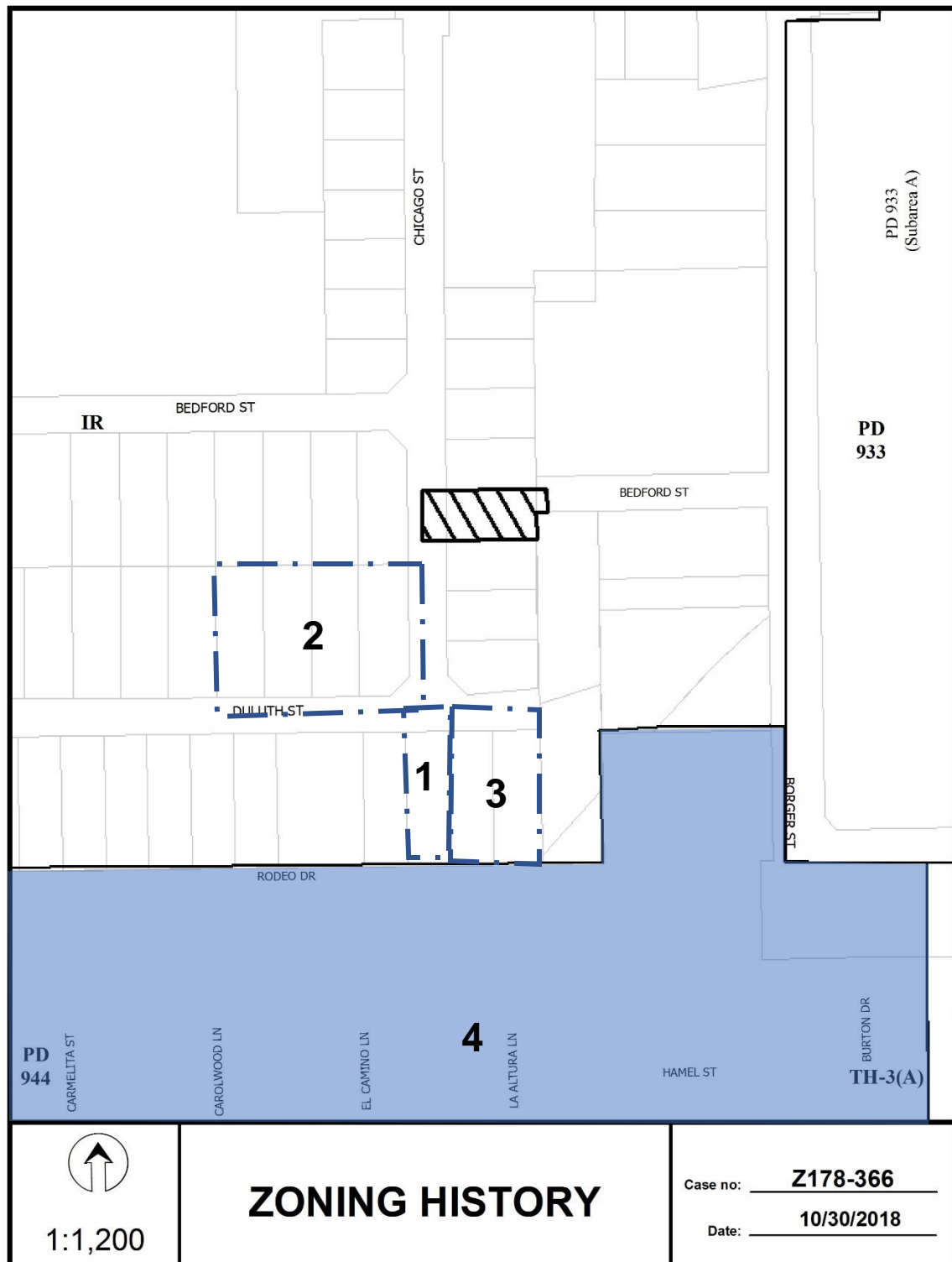
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. The following uses are prohibited:
 - All Industrial uses
 - Cemetery or mausoleum
 - College, university or seminary
 - Convent or monastery
 - Foster home
 - Hospital
 - Open enrollment charter school or private school
 - Public school other than an open enrollment charter school
 - All Lodging uses
 - All Miscellaneous uses
 - College dormitory, fraternity, or sorority house.
 - Residential hotel.
 - Alcoholic beverage establishments
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Car wash
 - Commercial amusement (inside)
 - Commercial amusement (outside)
 - Commercial parking lot or garage.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 100,000 square feet or more.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Paraphernalia shop.
 - Swap or buy shop
 - Commercial radio or television transmitting station
 - Electrical substation
 - Local utilities.
 - Radio, television, or microwave tower.
 - Tower/antenna for cellular communication.
 - All wholesale, distribution, and storage uses
2. Maximum structure height is 90 feet.
3. Maximum number of stories is seven.









Z178-366(SM)



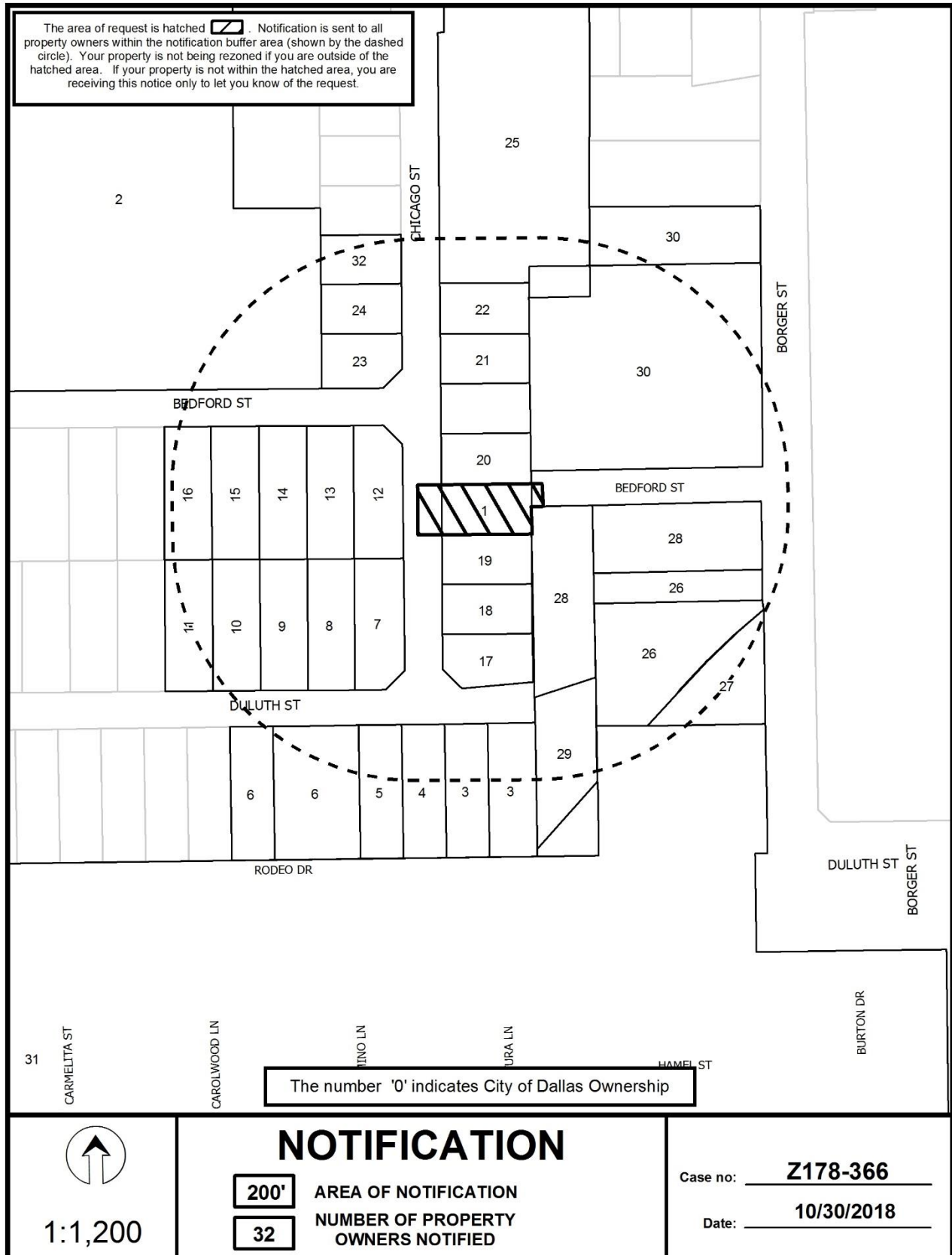
MVACluster A B C D E F G H I NA



1:1,200

Market Value Analysis

Printed Date: 10/30/2018



10/30/2018

Notification List of Property Owners***Z178-366******32 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2814 CHICAGO ST	BANDA ELIDIO
2	1500 SINGLETON BLVD	Dallas ISD
3	1314 DULUTH ST	SUAREZ SILVERIA M
4	1320 DULUTH ST	MACIAS JULIA SUAREZ
5	1400 DULUTH ST	GALINDO JAVIER FLORENTINO L &
6	1404 DULUTH ST	TEMPLO PENA DE HOREB
7	1401 DULUTH ST	SAENZ RODRIGO S & IRMA
8	1403 DULUTH ST	SAENZ IRMA HERNANDEZ
9	1407 DULUTH ST	SAENZ IRMA
10	1411 DULUTH ST	RODRIGO SAUCEDO SAENZ
11	1413 DULUTH ST	HMK LTD
12	2819 CHICAGO ST	LOPEZ FLORENTINO ET AL
13	1404 BEDFORD ST	HERNANDEZ JENNIFER N
14	1406 BEDFORD ST	ESCAMILLA FELIX &
15	1410 BEDFORD ST	ESCAMILLA FELIX &
16	1412 BEDFORD ST	RODRIGUEZ ALFREDO S
17	2802 CHICAGO ST	LOZADA MANUEL
18	2806 CHICAGO ST	LOZADA MANUEL JR &
19	2810 CHICAGO ST	LOZADA CONSUELO
20	2818 CHICAGO ST	WILLIAMS W A ESTATE OF
21	2902 CHICAGO ST	DILLARD CHARLES E JR &
22	2904 CHICAGO ST	ELVISARA LLC
23	2903 CHICAGO ST	LOPEZ SEFERINA
24	2907 CHICAGO ST	WILCHES MARCELEN A
25	1318 SINGLETON BLVD	ZARATE ANTONIO
26	2823 BORGER ST	TERRY R H

Z178-366(SM)

10/30/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2823 BORGER ST	SINGLETON TRINITY GROVES LP
28	2819 BORGER ST	SINGLETON TRINITY GROVES LP
29	1310 DULUTH ST	SALAZAR RICHARD EST OF
30	2915 BORGER ST	SINGLETON TRINITY GROVES LP
31	1300 DULUTH ST	MEGATEL TRINITY MEADOWS LLC
32	2911 CHICAGO ST	QUINTERO MARIA EULALIA

FILE NUMBER: Z178-367(SM)

DATE FILED: September 11, 2018

LOCATION: South line of Duluth Street, at the terminus of Chicago Street

COUNCIL DISTRICT: 6

MAPSCO: 69A L

SIZE OF REQUEST: Approx. 0.09 acres.

CENSUS TRACT: 171.02

APPLICANT/OWNER: Julia Macias

REPRESENTATIVE: Santos Martinez and Lindsay Kramer, Masterplan

REQUEST: An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

SUMMARY: The existing zoning prohibits single family uses and therefore, the existing residence is nonconforming and cannot be reconstructed or enlarged. The applicant requests to allow single family uses on the subject property. The deed restrictions prohibit certain uses and limit height to a maximum of 90 feet and seven stories.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

PRIOR CPC ACTION: On November 15, 2018, January 17, and February 7, 2019, the City Plan Commission recommended this item be held under advisement to allow the property owner to consider offering deed restrictions. Staff has included the volunteered deed restrictions in this report.

BACKGROUND INFORMATION:

- The site is currently undeveloped and no permit history could be found for this site's given address.
- The older structures in the vicinity are a disparate mix of industrial, warehouse, and single-family uses. The single family uses were originally lawfully constructed because, prior to the city-wide transition from Chapter 51 to Chapter 51A in the 1980's, industrial zoning districts allowed any use that ranged in intensity from single family to industrial – this zoning practice is also known as cumulative zoning. When the City transitioned from cumulative zoning to our current zoning districts in the 1980's, single family uses became prohibited uses in the IR Industrial Research District and therefore, the existing single family uses became nonconforming¹. Nonconforming single family uses are granted the following provisions to allow remodel, enlargement, and the right to rebuild in the event of a natural disaster or other unintentional act; however, a nonconforming single family structure may not be intentionally demolished and rebuilt in an IR Industrial Research district. Therefore, the applicant has requested a zoning change to allow a single family use as a permitted main use.
 - Pursuant to Section 51A-4.704(a)(2), the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more. The board may grant a special exception to this provision only if the owner can show that there was a clear intent not to abandon the use even though the use was discontinued for six months or more.
 - Pursuant to Section 51A-4.704(a)(4), the right to operate a nonconforming use ceases when the use becomes a conforming use.
 - Pursuant to Section 51A-4.704(a)(5), the right to operate a nonconforming use ceases when the structure housing the use is destroyed by the intentional act of the owner or his agent. If a structure housing a nonconforming use is damaged or destroyed other than by the intentional act of the owner or his agent, a person may restore or reconstruct the structure without board approval. The structure must be restored or reconstructed so as to have the same approximate height, floor area, and location that it had immediately prior to the damage or destruction. A

¹ Pursuant to Section 51A-2.102(90), NONCONFORMING USE means a use that does not conform to the use regulations of this chapter, but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

restoration or reconstruction in violation of this paragraph immediately terminates the right to operate the nonconforming use.

- Pursuant to Section 51A-4.704(b)(2), a person may renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the nonconforming use.
- Pursuant to Section 51A-4.704(b)(3), an accessory structure for a nonconforming residential use may be constructed, enlarged, or remodeled in accordance with the requirements of Sections 51A-4.209(b)(6)(E)(vii) and 51A-4.217(a) without board approval.
- Pursuant to Section 51A-4.704(b)(5), structures housing a nonconforming single family or duplex use may be enlarged without board approval.

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

1. **Z178-366:** On February 21, 2019, the City Plan Commission will consider an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the east line of Chicago Street, north of Duluth Street.
2. **Z178-368:** On February 21, 2019, the City Plan Commission will consider an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the northwest corner of Duluth Street and Chicago Street.
3. **Z178-369:** On February 21, 2019, the City Plan Commission will consider an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the south line of Duluth Street, east of Chicago Street.
4. **Z145-185:** On June 17, 2015, City Council approved PDD No. 944 for single family uses on property zoned an IM Industrial Manufacturing District located south of the intersection of Duluth Street and Borger Street.

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.

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.

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.

Area Plans: The request site is within the *West Dallas Comprehensive Land Use Study* and primarily complies with the intent of this study, adopted May 1999. The Study identifies the request site as being in the Western Heights/La Loma subarea. The Study's future land use recommendation indicates that, "Land use in general is in conformance with the zoning district regulations. No change in zoning is recommended at this time." Further, the Study notes, "Future rezoning considerations should support office and mixed uses along the Ft. Worth Avenue corridor that complement the adjacent neighborhoods" (page 3-9).

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	IR	Undeveloped
North	IR	Undeveloped
East	IR	Single Family
South	IR	Single Family
West	IR	Undeveloped

Land Use Compatibility:

The site is currently undeveloped. The applicant proposes an MU-1 Mixed Use District to allow single family uses, whereas single family uses are currently prohibited. The nearby surrounding properties are developed with a mix of nonconforming single family uses, undeveloped land, and commercial uses on the north and south lines of Bedford Street. A church is also located on the south line of Duluth Street, west of Chicago Street. The surrounding properties located farther away include a mix of light industrial/office uses that front on Singleton Boulevard to the north, multifamily and townhouses to the east and a large shared access neighborhood to the south. A zoning application to develop another shared access development to the west is currently under staff review.

Although a comprehensive list to compare how permitted land uses would change in the existing and proposed zoning districts is available in Section 51A-4.104 of the Dallas Development Code, a summarized comparison is listed below. The following paragraphs 1) indicate how the deed restrictions volunteered by the applicant prohibit certain uses that would otherwise be allowed in the proposed zoning change by “~~strike out~~” and 2) the following paragraphs exclude uses that require a Specific Use Permit (SUP) in the proposed zoning district because an SUP requires two public hearings and consideration by CPC and Council.

The following residential uses are prohibited in the existing zoning district [IR Industrial Research District] and are allowed in the proposed zoning district [MU-1 Mixed Use District].

- ~~College dormitory, fraternity, or sorority house.~~
- Duplex.
- Handicapped group dwelling unit.
- Multifamily.
- ~~Residential hotel.~~
- Retirement housing.
- Single family.

The following institutional and community service uses are prohibited in the existing zoning district [IR Industrial Research District] and are allowed in the proposed zoning district [MU-1 Mixed Use District]:

- Convalescent and nursing homes, hospice care, and related institutions.
- ~~Foster home.~~
- Library, art gallery, or museum.

The following two retail uses are prohibited in the existing zoning district [IR Industrial Research District] and are allowed in the proposed zoning district [MU-1 Mixed Use District].

- General merchandise or food store greater than 3,500 square feet.
- ~~Mortuary, funeral home, or commercial wedding chapel.~~

Staff supports the request because it allows nonconforming single family uses the ability to redevelop the site as single family, thus remaining generally consistent with surrounding development patterns in the vicinity. Additionally, the request eliminates many uses that may be incompatible with surrounding uses as indicated in the remainder of this section.

The following uses are allowed without an SUP in the existing zoning district [IR Industrial Research District]; however, they will require an SUP or will be prohibited in the proposed zoning district [MU-1 Mixed Use District].

Commercial and business service uses.

- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Commercial cleaning or laundry plant.
- Custom business services.
- Job or lithographic printing.
- Machine or welding shop.
- Machinery, heavy equipment, or truck sales and services.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance.

Industrial uses.

- ~~Alcoholic beverage manufacturing.~~
- ~~Industrial (inside).~~
- ~~Industrial (inside) for light manufacturing.~~
- ~~Industrial (outside).~~

Institutional and community service uses.

- Community service center.
- ~~Hospital.~~
- ~~Public school.~~

Lodging uses.

- ~~Lodging or boarding house.~~

Miscellaneous uses.

- ~~Hazardous waste management facility.~~
~~[Except when operated as a hazardous waste incinerator.]~~

Retail and personal service uses.

- Home improvement center, lumber, brick or building materials sales yard.
- Household equipment and appliance repair.
- Pawn shop.
- Taxidermist.
- Vehicle display, sales, and service.

Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.

Utility and public service uses.

- ~~Radio, television, or microwave tower.~~

Wholesale, distribution, and storage uses.

- ~~Freight terminal.~~
- ~~Manufactured building sales lot.~~
- ~~Mini-warehouse.~~
- ~~Office showroom/warehouse.~~
- ~~Outside storage.~~
- ~~Trade center.~~
- ~~Warehouse.~~

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR - Existing 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
MU-1 - Proposed Mixed Use-1 With deed restrictions volunteered by the applicant (in strike throughs)	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Staff supports the applicant's request for an MU-1 Mixed Use District in lieu of a residential district because the proposed MU-1 District would not cause the adjacent IR-zoned properties to be nonconforming to side and rear yard setbacks.

Parking: Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

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

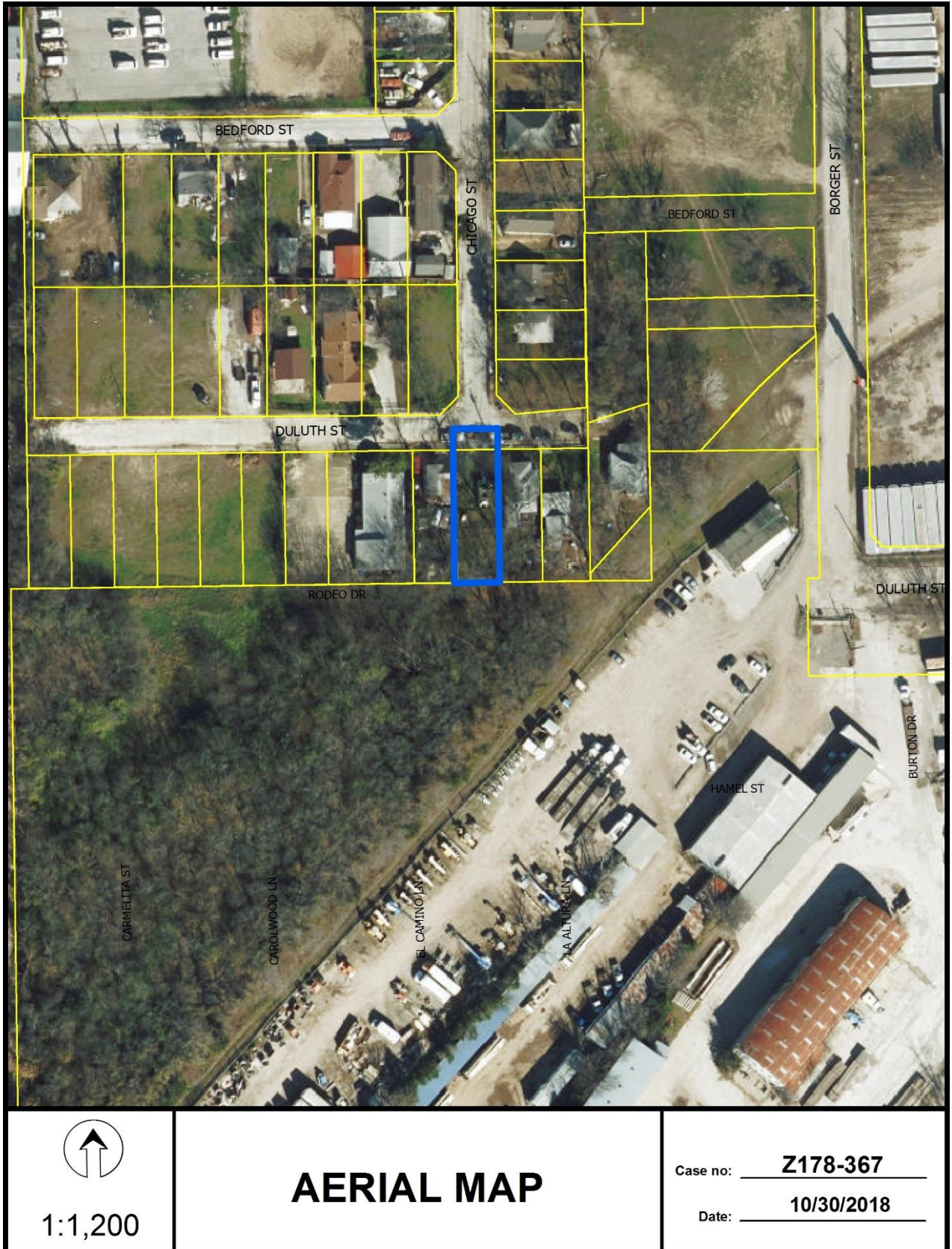
Market Value Analysis: Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). Although the area of request is not within an identifiable MCA cluster, it is in the vicinity of an “E” MVA cluster.

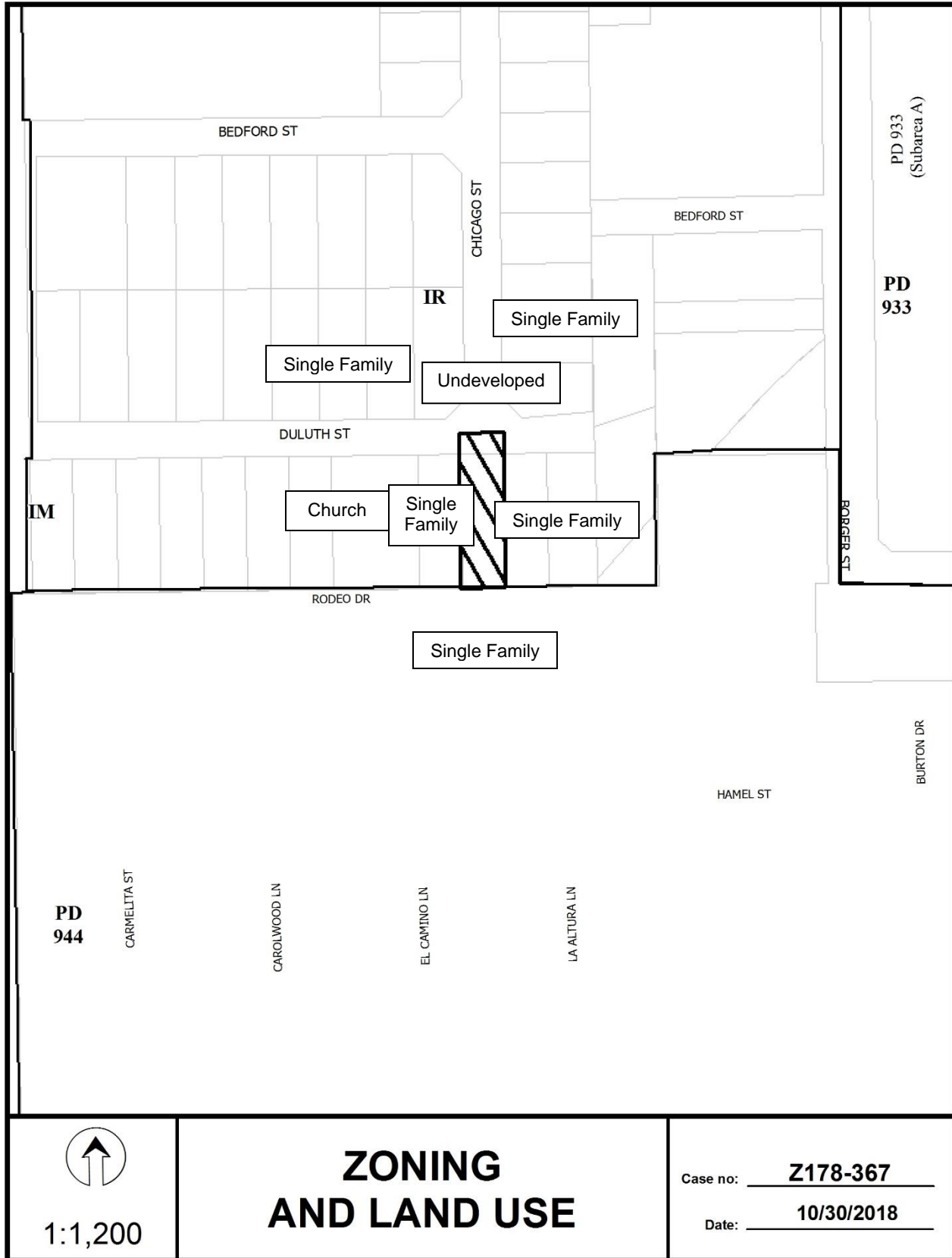
Proposed Deed Restrictions

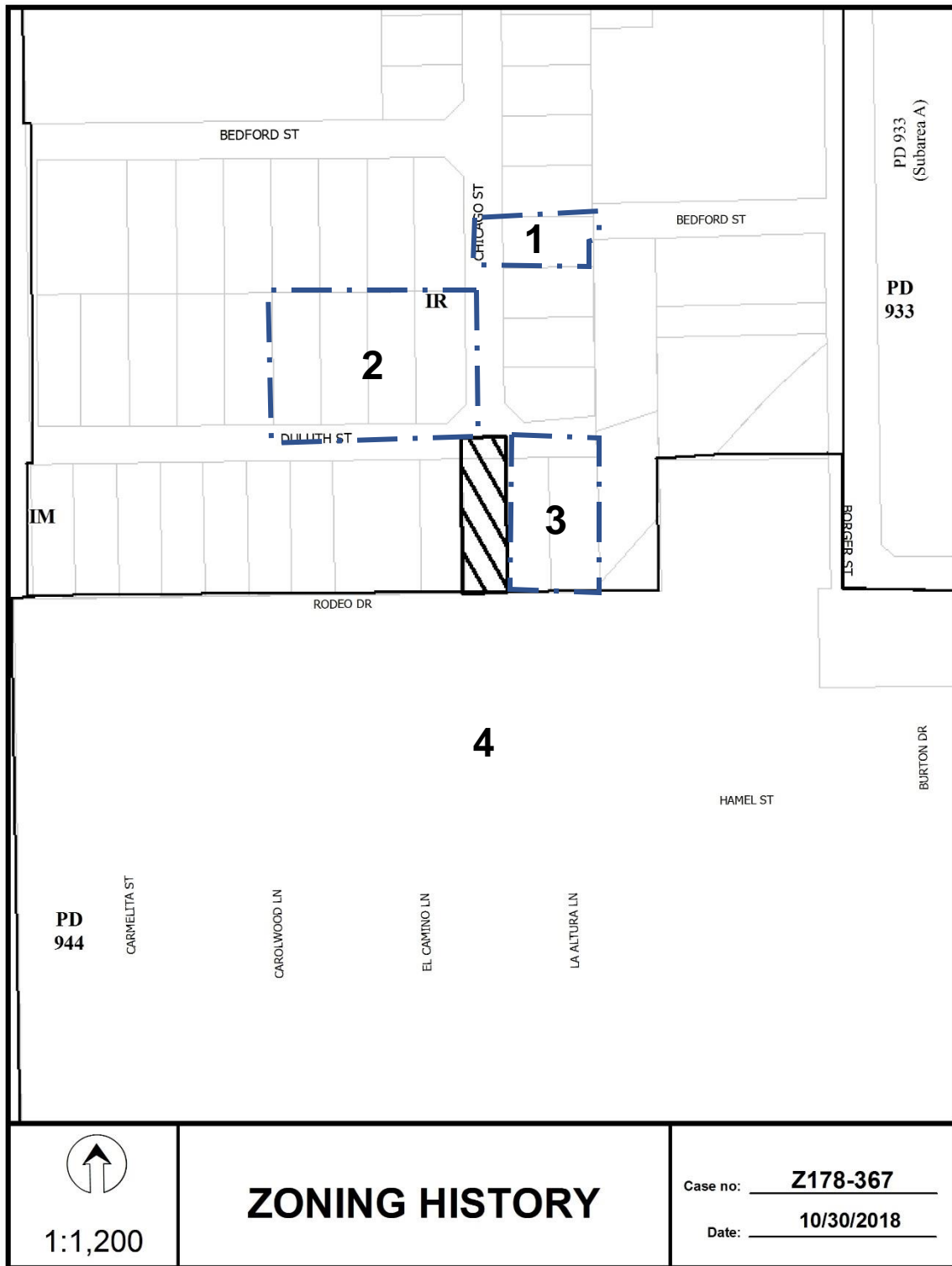
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. The following uses are prohibited:
 - All Industrial uses
 - Cemetery or mausoleum
 - College, university or seminary
 - Convent or monastery
 - Foster home
 - Hospital
 - Open enrollment charter school or private school
 - Public school other than an open enrollment charter school
 - All Lodging uses
 - All Miscellaneous uses
 - College dormitory, fraternity, or sorority house.
 - Residential hotel.
 - Alcoholic beverage establishments
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Car wash
 - Commercial amusement (inside)
 - Commercial amusement (outside)
 - Commercial parking lot or garage.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 100,000 square feet or more.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Paraphernalia shop.
 - Swap or buy shop
 - Commercial radio or television transmitting station
 - Electrical substation
 - Local utilities.
 - Radio, television, or microwave tower.
 - Tower/antenna for cellular communication.
 - All wholesale, distribution, and storage uses
2. Maximum structure height is 90 feet.
3. Maximum number of stories is seven.

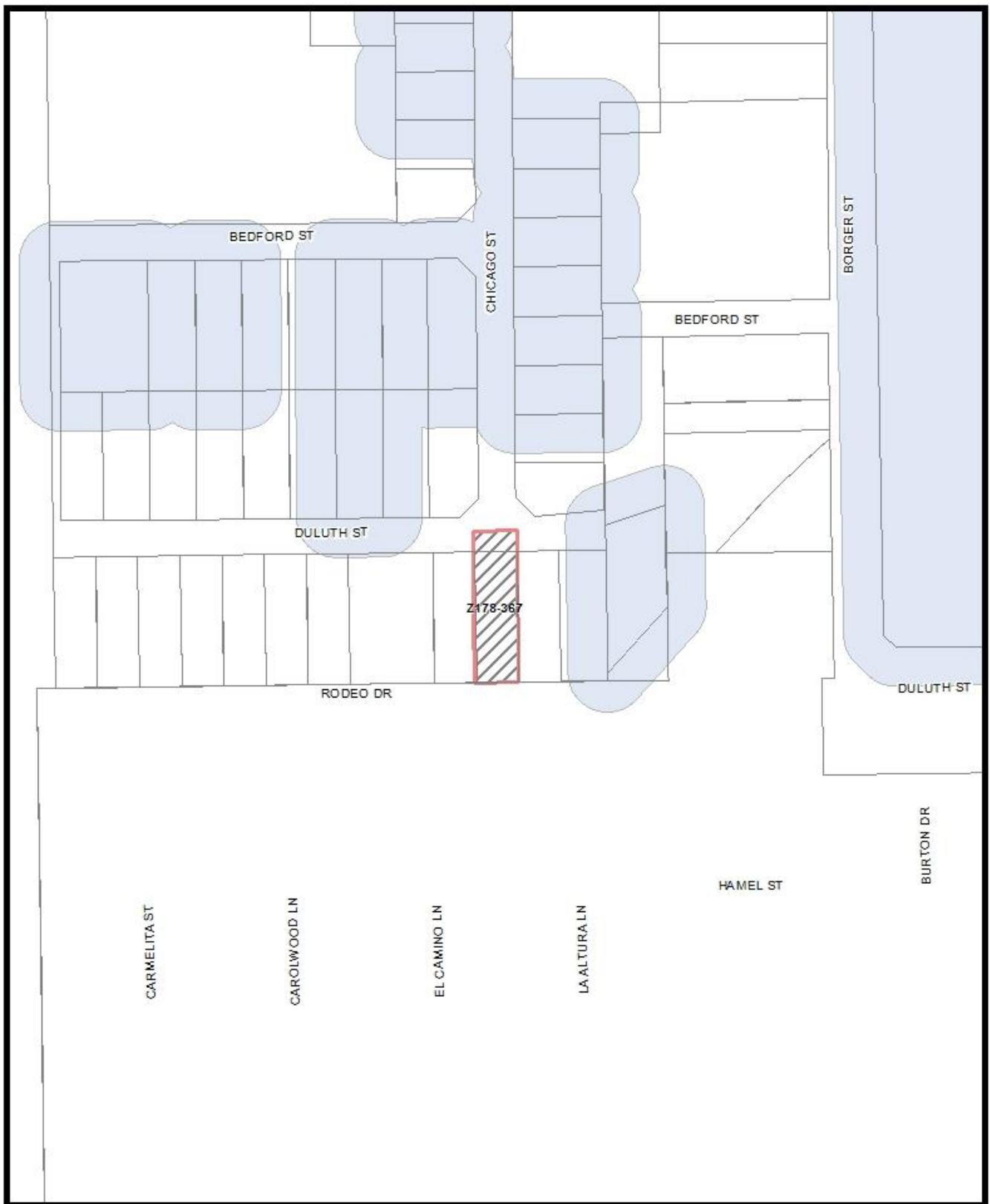








Z178-367(SM)



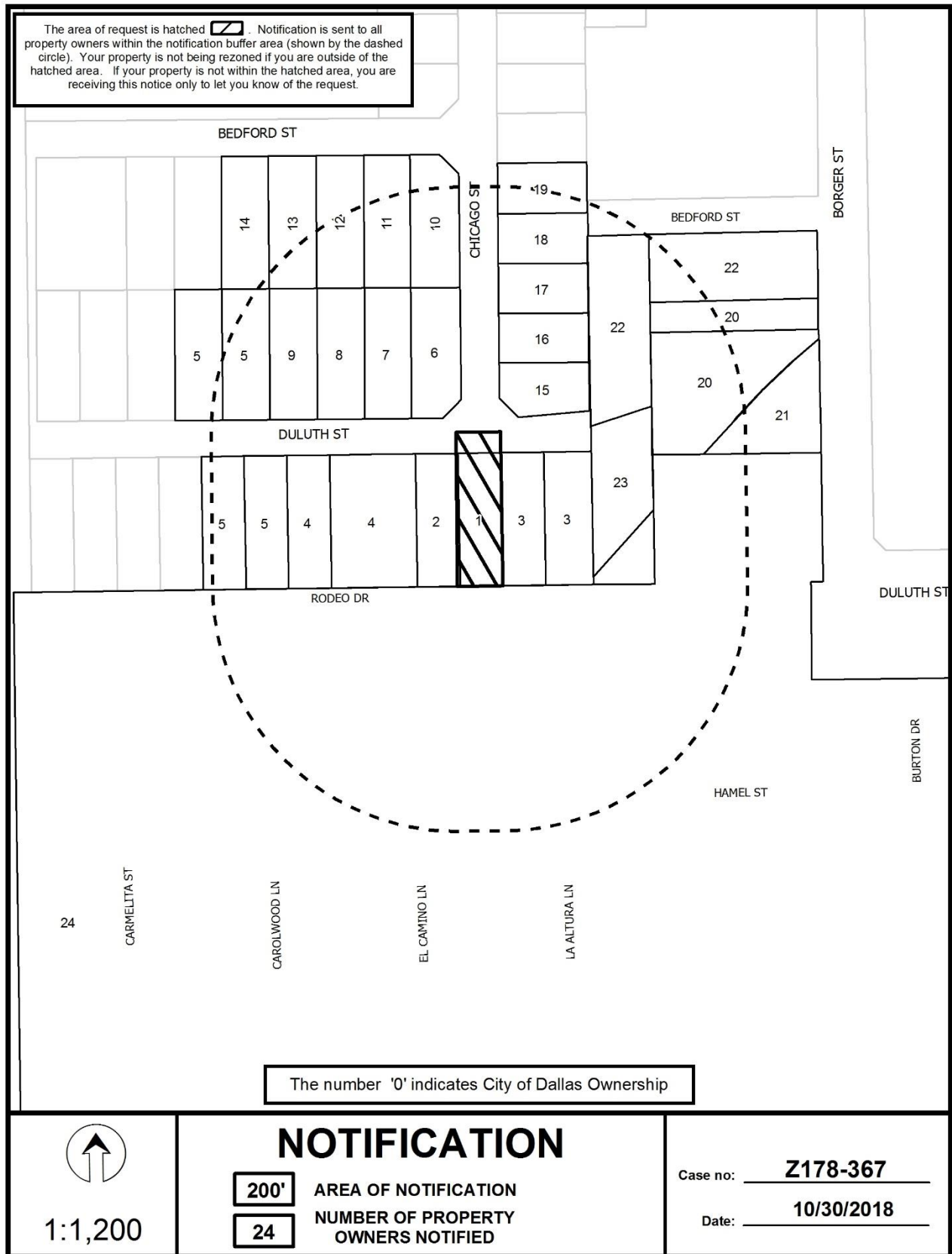
MVACluster A B C D E F G H I NA



1:1,200

Market Value Analysis

Printed Date: 10/30/2018



10/30/2018

Notification List of Property Owners***Z178-367******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1320 DULUTH ST	MACIAS JULIA SUAREZ
2	1400 DULUTH ST	GALINDO JAVIER FLORENTINO L &
3	1314 DULUTH ST	SUAREZ SILVERIA M
4	1404 DULUTH ST	TEMPLO PENA DE HOREB
5	1412 DULUTH ST	HMK LTD
6	1401 DULUTH ST	SAENZ RODRIGO S & IRMA
7	1403 DULUTH ST	SAENZ IRMA HERNANDEZ
8	1407 DULUTH ST	SAENZ IRMA
9	1411 DULUTH ST	RODRIGO SAUCEDO SAENZ
10	2819 CHICAGO ST	LOPEZ FLORENTINO ET AL
11	1404 BEDFORD ST	HERNANDEZ JENNIFER N
12	1406 BEDFORD ST	ESCAMILLA FELIX &
13	1410 BEDFORD ST	ESCAMILLA FELIX &
14	1412 BEDFORD ST	RODRIGUEZ ALFREDO S
15	2802 CHICAGO ST	LOZADA MANUEL
16	2806 CHICAGO ST	LOZADA MANUEL JR &
17	2810 CHICAGO ST	LOZADA CONSUELO
18	2814 CHICAGO ST	BANDA ELIDIO
19	2818 CHICAGO ST	WILLIAMS W A ESTATE OF
20	2823 BORGER ST	TERRY R H
21	2823 BORGER ST	SINGLETON TRINITY GROVES LP
22	2819 BORGER ST	SINGLETON TRINITY GROVES LP
23	1310 DULUTH ST	SALAZAR RICHARD EST OF
24	1300 DULUTH ST	MEGATEL TRINITY MEADOWS LLC

FILE NUMBER: Z178-368(SM)

DATE FILED: September 11, 2018

LOCATION: Northwest corner of Duluth Street and Chicago Street

COUNCIL DISTRICT: 6

MAPSCO: 69A L

SIZE OF REQUEST: Approx. 0.38 acre.

CENSUS TRACT: 171.02

APPLICANT/OWNER: Irma and Rodrigo Saez

REPRESENTATIVE: Santos Martinez and Lindsay Kramer, Masterplan

REQUEST: An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

SUMMARY: The existing zoning prohibits single family uses and therefore, the existing residence is nonconforming and cannot be reconstructed or enlarged. The applicant requests to allow single family uses on the subject property. The deed restrictions prohibit certain uses and limit height to a maximum of 90 feet and seven stories.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

PRIOR CPC ACTION: On November 15, 2018, January 17, and February 7, 2019, the City Plan Commission recommended this item be held under advisement to allow the property owner to consider offering deed restrictions. Staff has included the volunteered deed restrictions in this report.

BACKGROUND INFORMATION:

- The area of request consists of four lots that are used as one nonconforming single family premises. According to Dallas Central Appraisal District records, the house was built in 1948 and contains 2,904 square feet.
- The older structures in the vicinity are a disparate mix of industrial, warehouse, and single-family uses. The single family uses were originally lawfully constructed because, prior to the city-wide transition from Chapter 51 to Chapter 51A in the 1980's, industrial zoning districts allowed any use that ranged in intensity from single family to industrial – this zoning practice is also known as cumulative zoning. When the City transitioned from cumulative zoning to our current zoning districts in the 1980's, single family uses became prohibited uses in the IR Industrial Research District and therefore, the existing single family uses became nonconforming¹. Nonconforming single family uses are granted the following provisions to allow remodel, enlargement, and the right to rebuild in the event of a natural disaster or other unintentional act; however, a nonconforming single family structure may not be intentionally demolished and rebuilt in an IR Industrial Research district. Therefore, the applicant has requested a zoning change to allow a single family use as a permitted main use.
 - Pursuant to Section 51A-4.704(a)(2), the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more. The board may grant a special exception to this provision only if the owner can show that there was a clear intent not to abandon the use even though the use was discontinued for six months or more.
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Zoning History: There have been four recent zoning changes requested in the area in the last five years.

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4. **Z145-185:** On June 17, 2015, City Council approved PDD No. 944 for single family uses on property zoned an IM Industrial Manufacturing District located south of the intersection of Duluth Street and Borger Street.

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.

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STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	IR	Undeveloped, Single Family
North	IR	Commercial, Single Family
East	IR	Undeveloped, Single Family
South	IR	Single Family
West	IR	Church, Single Family

Land Use Compatibility:

The site consists of four lots that are used as one nonconforming single family premises developed with a nonconforming single family structure. The applicant proposes an MU-1 Mixed Use District to allow single family uses, whereas single family uses are currently prohibited. The nearby surrounding properties are developed with a mix of nonconforming single family uses, undeveloped land, and commercial uses on the north and south lines of Bedford Street. A church is also located on the south line of Duluth Street, west of Chicago Street. The surrounding properties located farther away include a mix of light industrial/office uses that front on Singleton Boulevard to the north, multifamily and townhouses to the east and a large shared access neighborhood to the south. A zoning application to develop another shared access development to the west is currently under staff review.

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The following residential uses are prohibited in the existing zoning district [IR Industrial Research District] and are allowed in the proposed zoning district [MU-1 Mixed Use District].

- ~~College dormitory, fraternity, or sorority house.~~
- Duplex.
- Handicapped group dwelling unit.
- Multifamily.
- ~~Residential hotel.~~
- Retirement housing.
- Single family.

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- ~~Foster home.~~
- Library, art gallery, or museum.

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Staff supports the request because it allows nonconforming single family uses the ability to redevelop the site as single family, thus remaining generally consistent with surrounding development patterns in the vicinity. Additionally, the request eliminates many uses that may be incompatible with surrounding uses as indicated in the remainder of this section.

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Industrial uses.

- ~~Alcoholic beverage manufacturing.~~
- ~~Industrial (inside).~~
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- ~~Industrial (outside).~~

Institutional and community service uses.

- Community service center.
- ~~Hospital.~~
- ~~Public school.~~

Lodging uses.

- ~~Lodging or boarding house.~~

Miscellaneous uses.

- ~~Hazardous waste management facility. [Except when operated as a hazardous waste incinerator.]~~

Retail and personal service uses.

- Home improvement center, lumber, brick or building materials sales yard.
- Household equipment and appliance repair.
- Pawn shop.
- Taxidermist.
- Vehicle display, sales, and service.

Transportation uses.

- Commercial bus station and terminal.
- Heliport.
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Utility and public service uses.

- ~~Radio, television, or microwave tower.~~

Wholesale, distribution, and storage uses.

- ~~Freight terminal.~~
- ~~Manufactured building sales lot.~~
- ~~Mini-warehouse.~~
- ~~Office showroom/warehouse.~~
- ~~Outside storage.~~
- ~~Trade center.~~
- ~~Warehouse.~~

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR - Existing 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
MU-1 - Proposed Mixed Use-1 With deed restrictions volunteered by the applicant (in strike throughs)	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Staff supports the applicant's request for an MU-1 Mixed Use District in lieu of a residential district because the proposed MU-1 District would not cause the adjacent IR-zoned properties to be nonconforming to side and rear yard setbacks.

Parking: Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

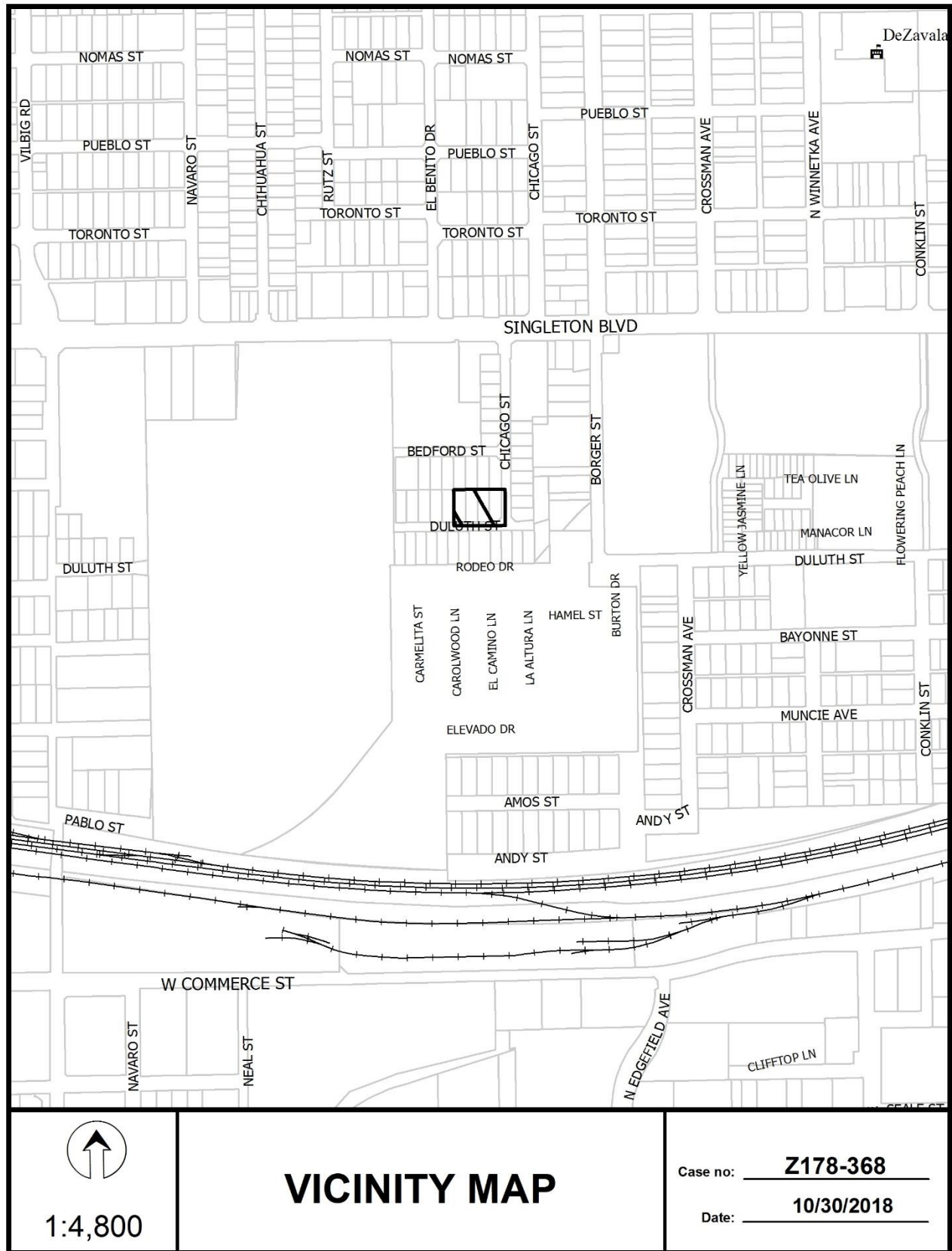
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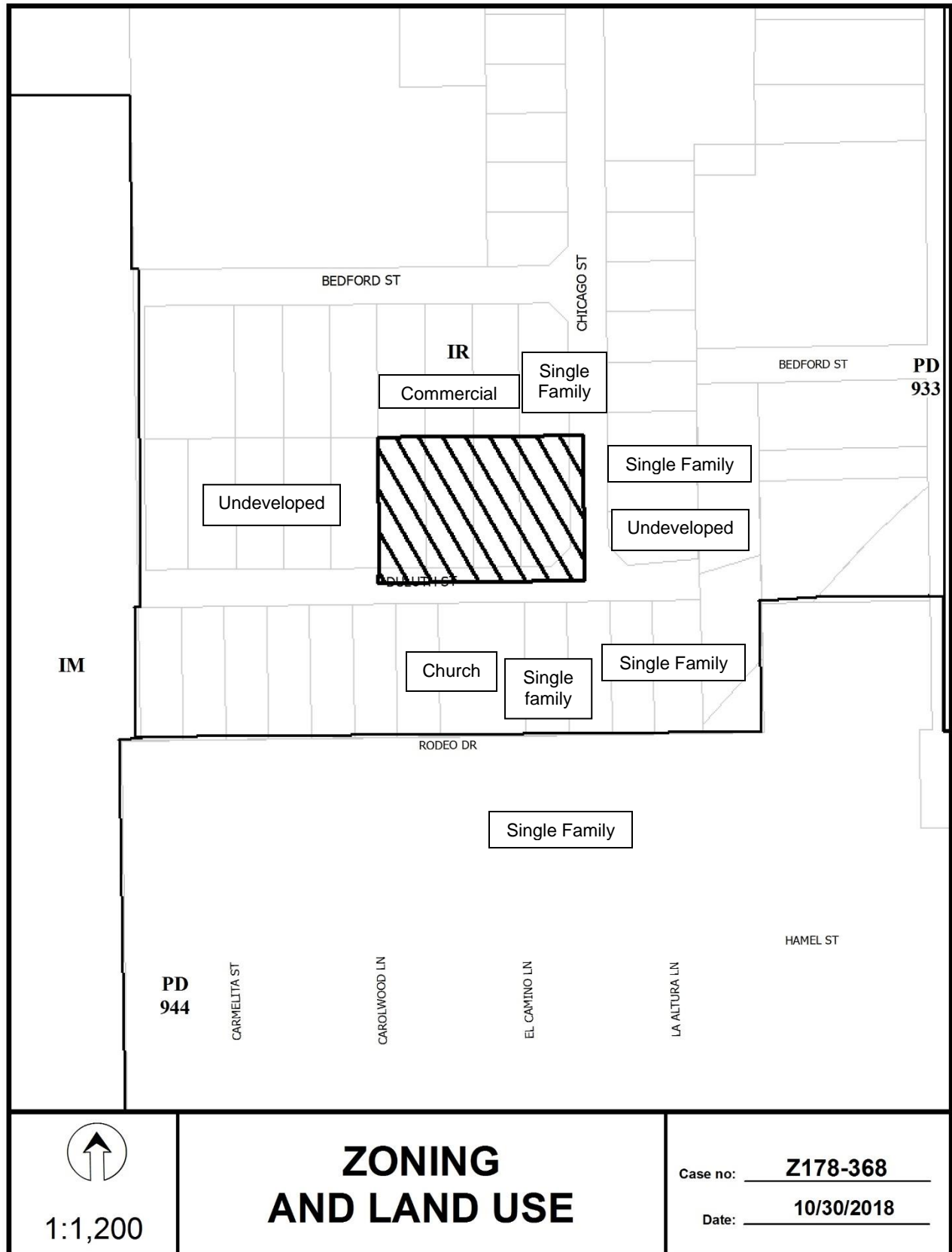
Proposed Deed Restrictions

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

1. The following uses are prohibited:
 - All Industrial uses
 - Cemetery or mausoleum
 - College, university or seminary
 - Convent or monastery
 - Foster home
 - Hospital
 - Open enrollment charter school or private school
 - Public school other than an open enrollment charter school
 - All Lodging uses
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 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Car wash
 - Commercial amusement (inside)
 - Commercial amusement (outside)
 - Commercial parking lot or garage.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 100,000 square feet or more.
 - Mortuary, funeral home, or commercial wedding chapel.
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 - Paraphernalia shop.
 - Swap or buy shop
 - Commercial radio or television transmitting station
 - Electrical substation
 - Local utilities.
 - Radio, television, or microwave tower.
 - Tower/antenna for cellular communication.
 - All wholesale, distribution, and storage uses
2. Maximum structure height is 90 feet.
3. Maximum number of stories is seven.



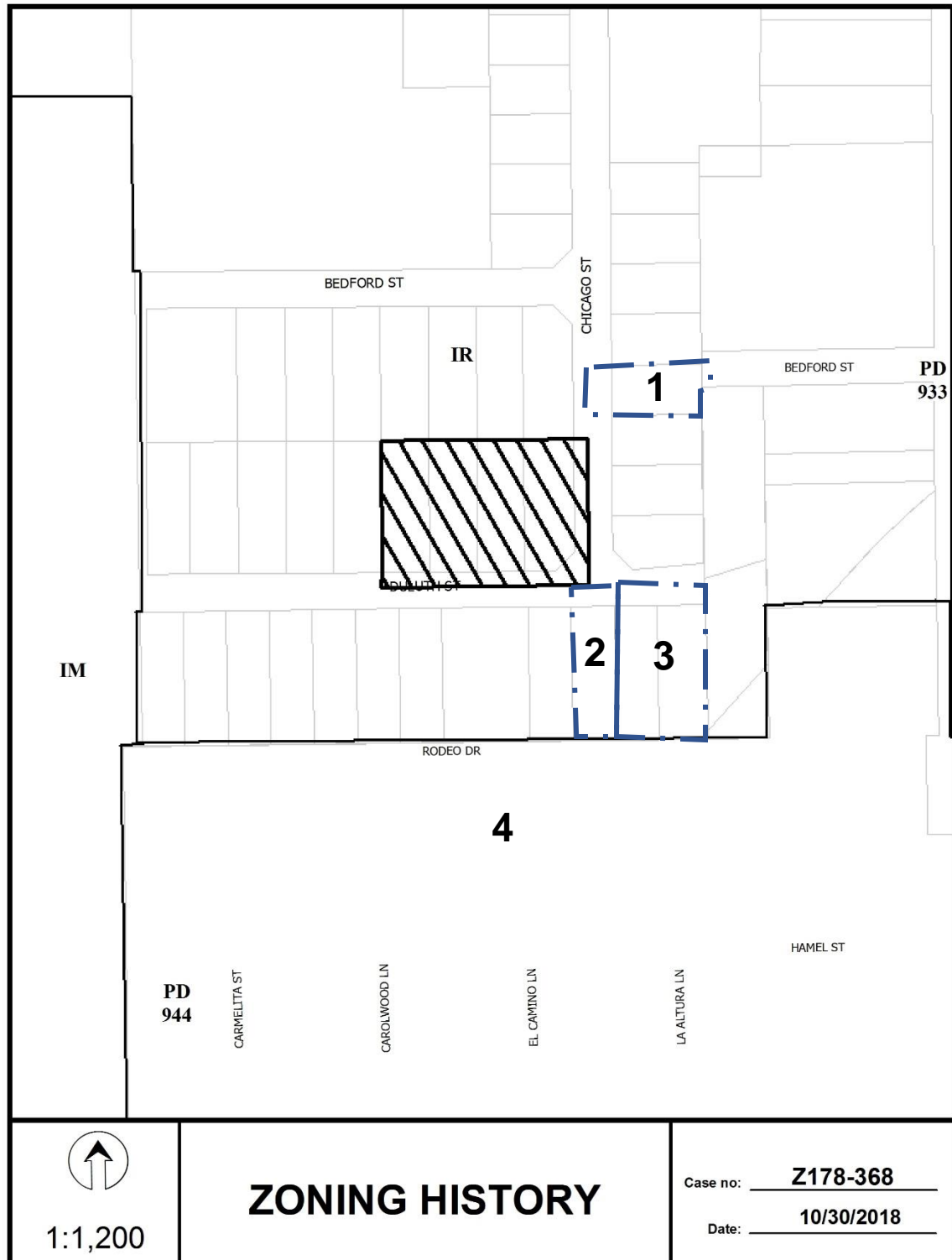




ZONING AND LAND USE

Case no: **Z178-368**

Date: **10/30/2018**



Z178-368(SM)



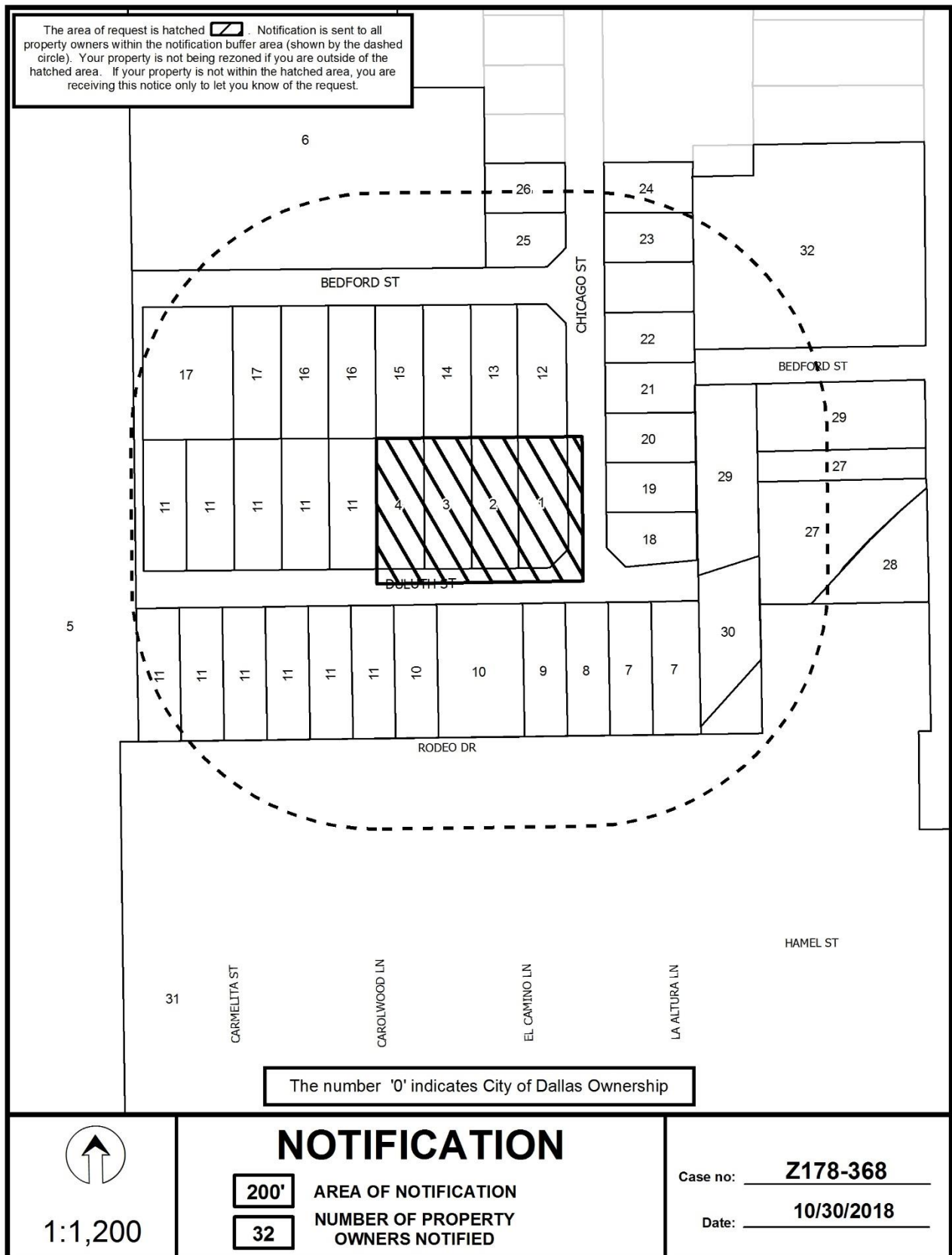
MVACluster A B C D E F G H I NA



1:1,200

Market Value Analysis

Printed Date: 10/30/2018



10/30/2018

Notification List of Property Owners***Z178-368******32 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1401 DULUTH ST	SAENZ RODRIGO S & IRMA
2	1403 DULUTH ST	SAENZ IRMA HERNANDEZ
3	1407 DULUTH ST	SAENZ IRMA
4	1411 DULUTH ST	RODRIGO SAUCEDO SAENZ
5	1600 SINGLETON BLVD	LRG L L C
6	1500 SINGLETON BLVD	Dallas ISD
7	1314 DULUTH ST	SUAREZ SILVERIA M
8	1320 DULUTH ST	MACIAS JULIA SUAREZ
9	1400 DULUTH ST	GALINDO JAVIER FLORENTINO L &
10	1404 DULUTH ST	TEMPLO PENA DE HOREB
11	1412 DULUTH ST	HMK LTD
12	2819 CHICAGO ST	LOPEZ FLORENTINO ET AL
13	1404 BEDFORD ST	HERNANDEZ JENNIFER N
14	1406 BEDFORD ST	ESCAMILLA FELIX &
15	1410 BEDFORD ST	ESCAMILLA FELIX &
16	1412 BEDFORD ST	RODRIGUEZ ALFREDO S
17	1420 BEDFORD ST	ORTIZ YOLANDA
18	2802 CHICAGO ST	LOZADA MANUEL
19	2806 CHICAGO ST	LOZADA MANUEL JR &
20	2810 CHICAGO ST	LOZADA CONSUELO
21	2814 CHICAGO ST	BANDA ELIDIO
22	2818 CHICAGO ST	WILLIAMS W A ESTATE OF
23	2902 CHICAGO ST	DILLARD CHARLES E JR &
24	2904 CHICAGO ST	ELVISARA LLC
25	2903 CHICAGO ST	LOPEZ SEFERINA
26	2907 CHICAGO ST	WILCHES MARCELEN A

Z178-368(SM)

10/30/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2823 BORGER ST	TERRY R H
28	2823 BORGER ST	SINGLETON TRINITY GROVES LP
29	2819 BORGER ST	SINGLETON TRINITY GROVES LP
30	1310 DULUTH ST	SALAZAR RICHARD EST OF
31	1300 DULUTH ST	MEGATEL TRINITY MEADOWS LLC
32	2901 BORGER ST	SINGLETON TRINITY GROVES LP

Planner: Sarah May**FILE NUMBER:** Z178-369(SM)**DATE FILED:** September 11, 2018**LOCATION:** South line of Duluth Street, east of Chicago Street**COUNCIL DISTRICT:** 6**MAPSCO:** 69A L**SIZE OF REQUEST:** Approx. 0.19 acre**CENSUS TRACT:** 171.02

APPLICANT/OWNER: Mary Garza**REPRESENTATIVE:** Santos Martinez and Lindsay Kramer, Masterplan

REQUEST: An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District.

SUMMARY: The existing zoning prohibits single family uses and therefore, the existing residence is nonconforming and cannot be reconstructed or enlarged. The applicant requests to allow single family uses on the subject property. The deed restrictions prohibit certain uses and limit height to a maximum of 90 feet and seven stories.

STAFF RECOMMENDATION: Approval, subject to deed restrictions volunteered by the applicant.

PRIOR CPC ACTION: On November 15, 2018, January 17, and February 7, 2019, the City Plan Commission recommended this item be held under advisement to allow the property owner to consider offering deed restrictions. Staff has included the volunteered deed restrictions in this report.

BACKGROUND INFORMATION:

- The area of request consists of two lots that contain nonconforming single family structures. According to Dallas Central Appraisal District records, the larger structure was built in 1948 and contains 1,008 square feet and the smaller structure was built in 1950 and contains 344 square feet.
- The older structures in the vicinity are a disparate mix of industrial, warehouse, and single-family uses. The single family uses were originally lawfully constructed because, prior to the city-wide transition from Chapter 51 to Chapter 51A in the 1980's, industrial zoning districts allowed any use that ranged in intensity from single family to industrial – this zoning practice is also known as cumulative zoning. When the City transitioned from cumulative zoning to our current zoning districts in the 1980's, single family uses became prohibited uses in the IR Industrial Research District and therefore, the existing single family uses became nonconforming¹. Nonconforming single family uses are granted the following provisions to allow remodel, enlargement, and the right to rebuild in the event of a natural disaster or other unintentional act; however, a nonconforming single family structure may not be intentionally demolished and rebuilt in an IR Industrial Research district. Therefore, the applicant has requested a zoning change to allow a single family use as a permitted main use.
 - Pursuant to Section 51A-4.704(a)(2), the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more. The board may grant a special exception to this provision only if the owner can show that there was a clear intent not to abandon the use even though the use was discontinued for six months or more.
 - Pursuant to Section 51A-4.704(a)(4), the right to operate a nonconforming use ceases when the use becomes a conforming use.
 - Pursuant to Section 51A-4.704(a)(5), the right to operate a nonconforming use ceases when the structure housing the use is destroyed by the intentional act of the owner or his agent. If a structure housing a nonconforming use is damaged or destroyed other than by the intentional act of the owner or his agent, a person may restore or reconstruct the structure without board approval. The structure must be restored or reconstructed so as to have the same approximate height, floor area, and

¹ Pursuant to Section 51A-2.102(90), NONCONFORMING USE means a use that does not conform to the use regulations of this chapter, but was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

location that it had immediately prior to the damage or destruction. A restoration or reconstruction in violation of this paragraph immediately terminates the right to operate the nonconforming use.

- Pursuant to Section 51A-4.704(b)(2), a person may renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the nonconforming use.
- Pursuant to Section 51A-4.704(b)(3), an accessory structure for a nonconforming residential use may be constructed, enlarged, or remodeled in accordance with the requirements of Sections 51A-4.209(b)(6)(E)(vii) and 51A-4.217(a) without board approval.
- Pursuant to Section 51A-4.704(b)(5), structures housing a nonconforming single family or duplex use may be enlarged without board approval.

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

1. **Z178-366:** On February 21, 2019, the City Plan Commission will consider an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the east line of Chicago Street, north of Duluth Street.
2. **Z178-367:** On February 21, 2019, the City Plan Commission will consider an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the south line of Duluth Street, at the terminus of Chicago Street.
3. **Z178-368:** On February 21, 2019, the City Plan Commission will consider an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the northwest corner of Duluth Street and Chicago Street.
4. **Z145-185:** On June 17, 2015, City Council approved PDD No. 944 for single family uses on property zoned an IM Industrial Manufacturing District located south of the intersection of Duluth Street and Borger Street.

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.

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.

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.

Area Plans: The request site is within the *West Dallas Comprehensive Land Use Study* and primarily complies with the intent of this study, adopted May 1999. The Study identifies the request site as being in the Western Heights/La Loma subarea. The Study's future land use recommendation indicates that, "Land use in general is in conformance with the zoning district regulations. No change in zoning is recommended at this time." Further, the Study notes, "Future rezoning considerations should support office and mixed uses along the Ft. Worth Avenue corridor that complement the adjacent neighborhoods" (page 3-9).

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	IR	Single Family
North	IR	Undeveloped, Single Family
East	IR	Single Family
South	IR	Single Family
West	IR	Undeveloped, Single Family

Land Use Compatibility:

The site is currently developed with nonconforming single family structures on two lots. The applicant proposes an MU-1 Mixed Use District to allow single family uses, whereas single family uses are currently prohibited. The nearby surrounding properties are developed with a mix of nonconforming single family uses, undeveloped land, and commercial uses on the north and south lines of Bedford Street. A church is also located on the south line of Duluth Street, west of Chicago Street. The surrounding properties located farther away include a mix of light industrial/office uses that front on Singleton Boulevard to the north, multifamily and townhouses to the east and a large shared access neighborhood to the south. A zoning application to develop another shared access development to the west is currently under staff review.

Although a comprehensive list to compare how permitted land uses would change in the existing and proposed zoning districts is available in Section 51A-4.104 of the Dallas Development Code, a summarized comparison is listed below. The following paragraphs 1) indicate how the deed restrictions volunteered by the applicant prohibit certain uses that would otherwise be allowed in the proposed zoning change by “~~strike out~~” and 2) the following paragraphs exclude uses that require a Specific Use Permit (SUP) in the proposed zoning district because an SUP requires two public hearings and consideration by CPC and Council.

The following residential uses are prohibited in the existing zoning district [IR Industrial Research District] and are allowed in the proposed zoning district [MU-1 Mixed Use District].

- ~~College dormitory, fraternity, or sorority house.~~
- Duplex.
- Handicapped group dwelling unit.
- Multifamily.
- ~~Residential hotel.~~

- Retirement housing.
- Single family.

The following institutional and community service uses are prohibited in the existing zoning district [IR Industrial Research District] and are allowed in the proposed zoning district [MU-1 Mixed Use District]:

- Convalescent and nursing homes, hospice care, and related institutions.
- ~~Foster home.~~
- Library, art gallery, or museum.

The following two retail uses are prohibited in the existing zoning district [IR Industrial Research District] and are allowed in the proposed zoning district [MU-1 Mixed Use District].

- General merchandise or food store greater than 3,500 square feet.
- ~~Mortuary, funeral home, or commercial wedding chapel.~~

Staff supports the request because it allows nonconforming single family uses the ability to redevelop the site as single family, thus remaining generally consistent with surrounding development patterns in the vicinity. Additionally, the request eliminates many uses that may be incompatible with surrounding uses as indicated in the remainder of this section.

The following uses are allowed without an SUP in the existing zoning district [IR Industrial Research District]; however, they will require an SUP or will be prohibited in the proposed zoning district [MU-1 Mixed Use District].

Commercial and business service uses.

- Building repair and maintenance shop.
- Bus or rail transit vehicle maintenance or storage facility.
- Commercial cleaning or laundry plant.
- Custom business services.
- Job or lithographic printing.
- Machine or welding shop.
- Machinery, heavy equipment, or truck sales and services.
- Medical or scientific laboratory.
- Technical school.
- Tool or equipment rental.
- Vehicle or engine repair or maintenance.

Industrial uses.

- ~~Alcoholic beverage manufacturing.~~
- ~~Industrial (inside).~~
- ~~Industrial (inside) for light manufacturing.~~
- ~~Industrial (outside).~~

Institutional and community service uses.

- Community service center.
- ~~Hospital.~~
- ~~Public school.~~

Lodging uses.

- ~~Lodging or boarding house.~~

Miscellaneous uses.

- ~~Hazardous waste management facility.~~
~~[Except when operated as a hazardous waste incinerator.]~~

Retail and personal service uses.

- Home improvement center, lumber, brick or building materials sales yard.
- Household equipment and appliance repair.
- Pawn shop.
- Taxidermist.
- Vehicle display, sales, and service.

Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.

Utility and public service uses.

- ~~Radio, television, or microwave tower.~~

Wholesale, distribution, and storage uses.

- ~~Freight terminal.~~
- ~~Manufactured building sales lot.~~
- ~~Mini-warehouse.~~
- ~~Office showroom/warehouse.~~
- ~~Outside storage.~~
- ~~Trade center.~~
- ~~Warehouse.~~

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
IR - Existing 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
MU-1 - Proposed Mixed Use-1 With deed restrictions volunteered by the applicant (in strike throughs)	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Staff supports the applicant's request for an MU-1 Mixed Use District in lieu of a residential district because the proposed MU-1 District would not cause the adjacent IR-zoned properties to be nonconforming to side and rear yard setbacks.

Parking: Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

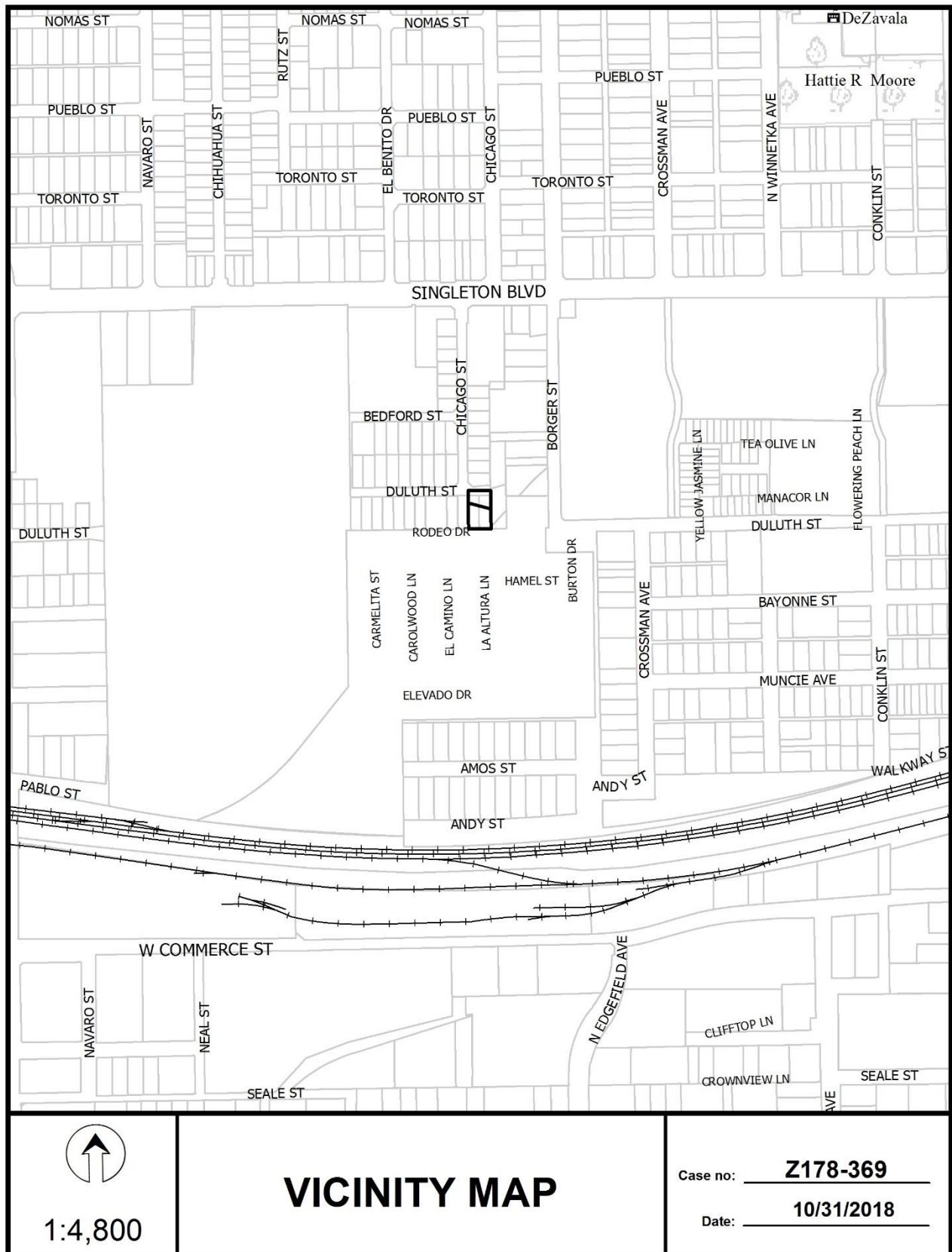
Landscaping: Landscaping must be provided in accordance with Article X, as amended.

Market Value Analysis: Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “E” MVA cluster.

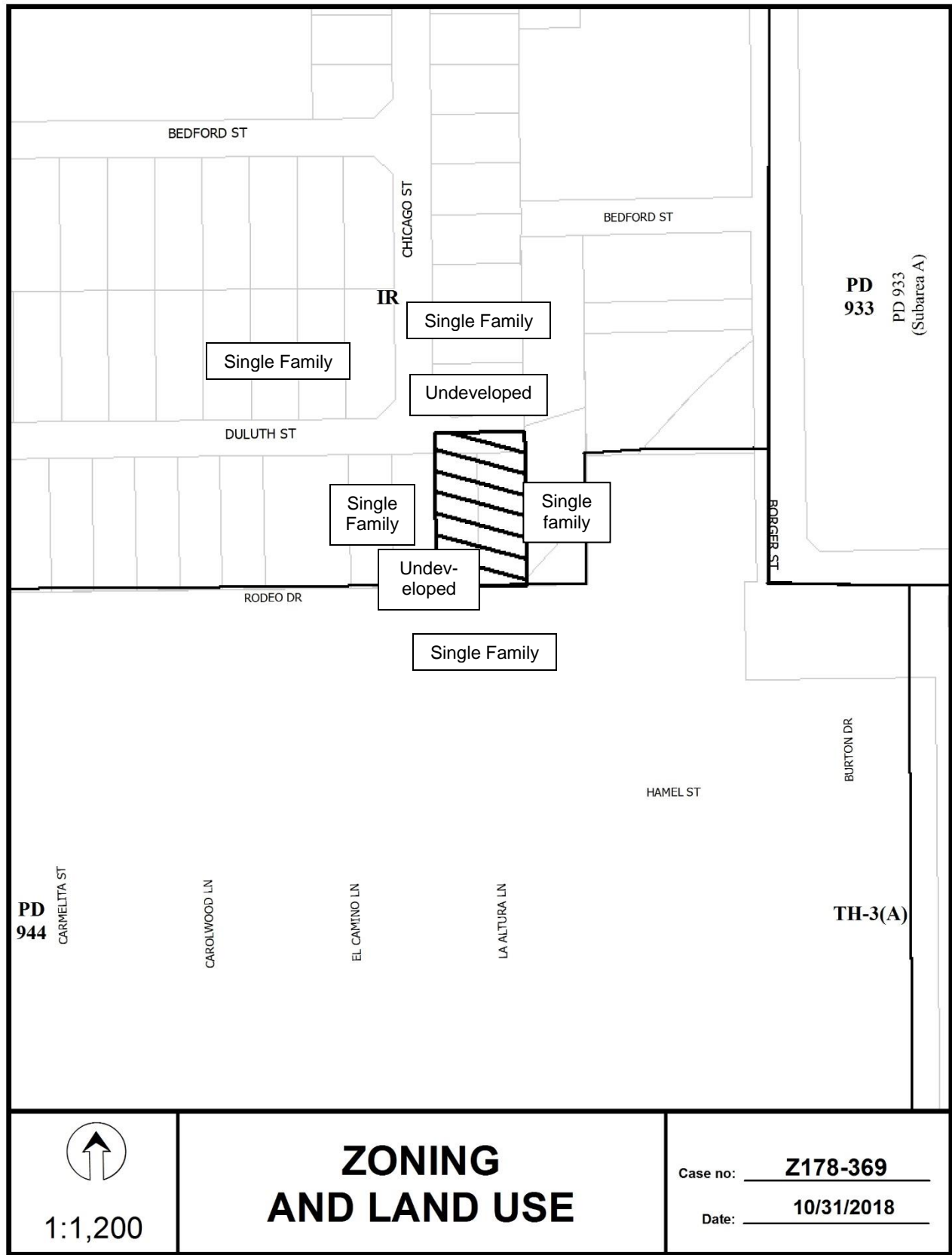
Proposed Deed Restrictions

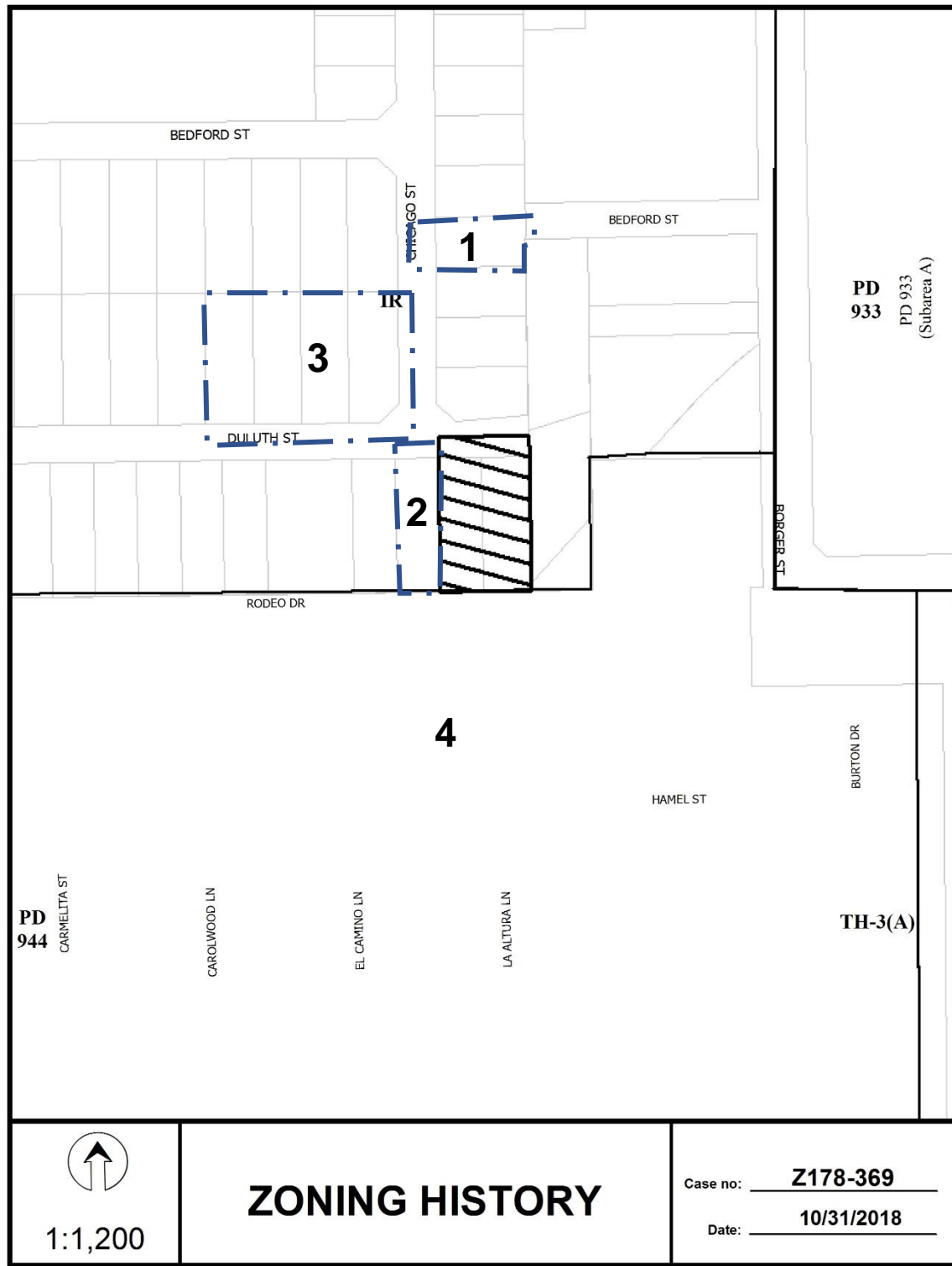
The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

1. The following uses are prohibited:
 - All Industrial uses
 - Cemetery or mausoleum
 - College, university or seminary
 - Convent or monastery
 - Foster home
 - Hospital
 - Open enrollment charter school or private school
 - Public school other than an open enrollment charter school
 - All Lodging uses
 - All Miscellaneous uses
 - College dormitory, fraternity, or sorority house.
 - Residential hotel.
 - Alcoholic beverage establishments
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Car wash
 - Commercial amusement (inside)
 - Commercial amusement (outside)
 - Commercial parking lot or garage.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 100,000 square feet or more.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Paraphernalia shop.
 - Swap or buy shop
 - Commercial radio or television transmitting station
 - Electrical substation
 - Local utilities.
 - Radio, television, or microwave tower.
 - Tower/antenna for cellular communication.
 - All wholesale, distribution, and storage uses
2. Maximum structure height is 90 feet.
3. Maximum number of stories is seven.











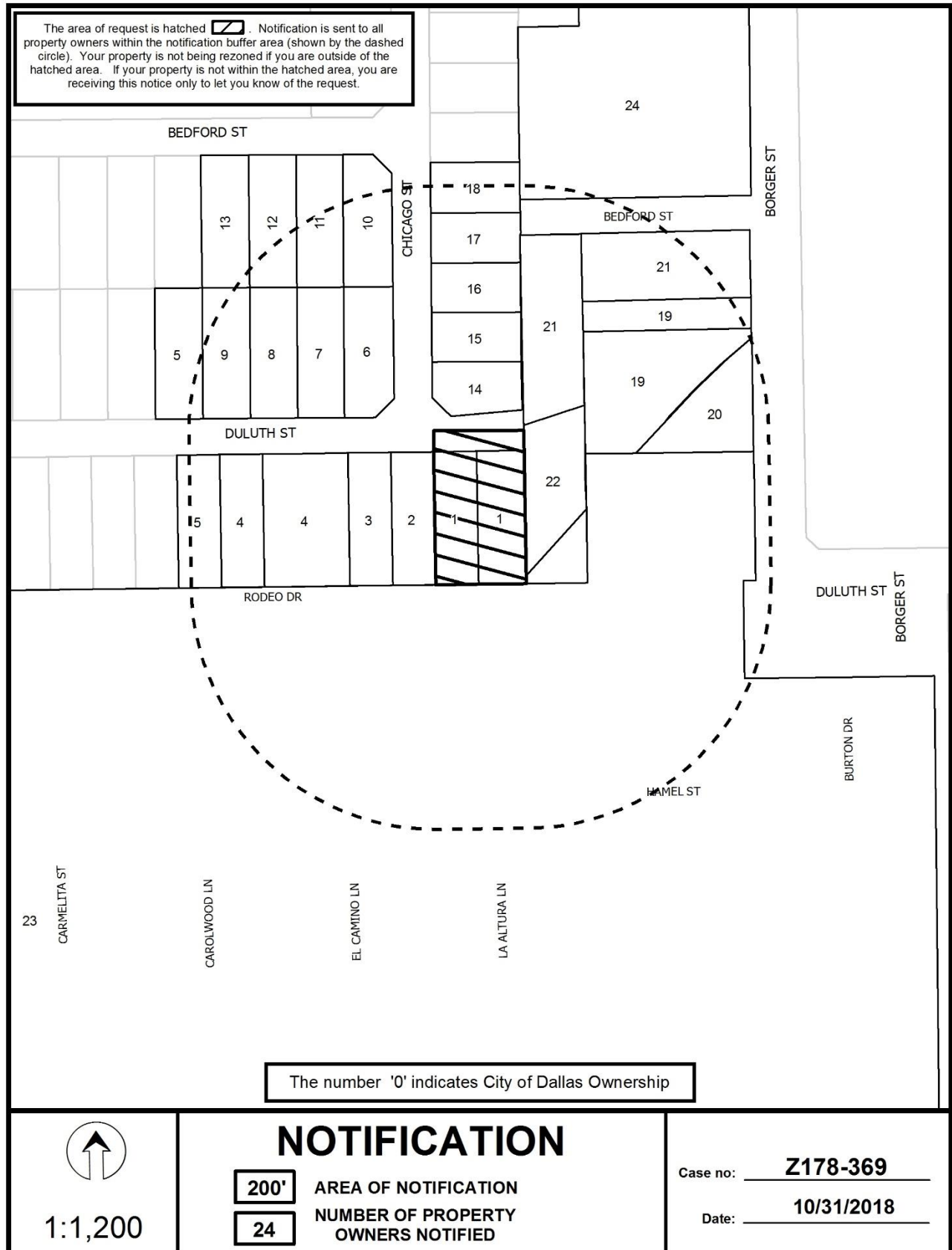
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Market Value Analysis

Printed Date: 10/30/2018



10/31/2018

Notification List of Property Owners***Z178-369******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1314 DULUTH ST	SUAREZ SILVERIA M
2	1320 DULUTH ST	MACIAS JULIA SUAREZ
3	1400 DULUTH ST	GALINDO JAVIER FLORENTINO L &
4	1404 DULUTH ST	TEMPLO PENA DE HOREB
5	1412 DULUTH ST	HMK LTD
6	1401 DULUTH ST	SAENZ RODRIGO S & IRMA
7	1403 DULUTH ST	SAENZ IRMA HERNANDEZ
8	1407 DULUTH ST	SAENZ IRMA
9	1411 DULUTH ST	RODRIGO SAUCEDO SAENZ
10	2819 CHICAGO ST	LOPEZ FLORENTINO ET AL
11	1404 BEDFORD ST	HERNANDEZ JENNIFER N
12	1406 BEDFORD ST	ESCAMILLA FELIX &
13	1410 BEDFORD ST	ESCAMILLA FELIX &
14	2802 CHICAGO ST	LOZADA MANUEL
15	2806 CHICAGO ST	LOZADA MANUEL JR &
16	2810 CHICAGO ST	LOZADA CONSUELO
17	2814 CHICAGO ST	BANDA ELIDIO
18	2818 CHICAGO ST	WILLIAMS W A ESTATE OF
19	2823 BORGER ST	TERRY R H
20	2823 BORGER ST	SINGLETON TRINITY GROVES LP
21	2819 BORGER ST	SINGLETON TRINITY GROVES LP
22	1310 DULUTH ST	SALAZAR RICHARD EST OF
23	1300 DULUTH ST	MEGATEL TRINITY MEADOWS LLC
24	2901 BORGER ST	SINGLETON TRINITY GROVES LP

Planner: Pamela Daniel

FILE NUMBER:	Z189-110(PD)	DATE FILED:	October 22, 2018
LOCATION:	East side of Victoria Avenue, north of West Mockingbird Lane		
COUNCIL DISTRICT:	2	MAPSCO:	34 L
SIZE OF REQUEST:	± 6,250 sq. ft.	CENSUS TRACT:	71.02

APPLICANT/OWNER: JDAL, LLC**REPRESENTATIVE:** Rob Baldwin, Baldwin and Associates**REQUEST:** An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67.**SUMMARY:** The purpose of this request is to allow for a duplex to be developed on property currently designated for a single family use, according to the Existing Land Use Map (Exhibit 67A).**STAFF RECOMMENDATION:** Approval, subject to a revised Existing Land Use Map.**PRIOR CPC ACTION:** On January 17, and February 7, 2019, the City Plan Commission held the item under advisement.

BACKGROUND INFORMATION:

- PD No. 67 was approved by City Council on May 24, 1976, and contains five tracts with 92 acres of land.
- Tract III allows R-5 Single Family uses, duplex uses and other permitted uses (parking, school, church) regulated by the requirements of Chapter 51.
- Exhibit 67A, the “Existing Land Use Map,” identifies allowable land uses within each tract. The subject site is designated for single family uses.
- The purpose of this request is to change the designation on the Existing Land Use Map Exhibit 67A from a single family use to a duplex use. The property is currently undeveloped.

Zoning History: There have been three recent zoning requests in the area within the last five years.

1. **Z145-225:** On September 22, 2015, the City Council approved Planned Development District No. 947 for CR Community Retail District and D Duplex District uses on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67.
2. **Z189-117:** An application for an amendment to Tract III and the “Existing Land Use Map” within PD No. 67 on the east line of Victoria Avenue, north of Mockingbird Lane. *Pending CPC on February 7, 2019.*
3. **Z189-119:** An application for an amendment to Tract III and the “Existing Land Use Map” within PD No. 67 on the west side of Victoria Avenue, north of Mockingbird Lane. *Pending CPC on February 7, 2019.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Victoria Avenue	Local	50 ft

Traffic:

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

Surrounding Land Uses:

Area	Zone	Use
Site	PD No. 67 Tract III	Undeveloped
North	PD No. 67 Tract III	Single Family
East	PD No. 67 Tract III	Undeveloped
South	PD No. 67 Tract III	Undeveloped
West	PD No. 67 Tract III	Undeveloped

STAFF ANALYSIS**Comprehensive Plan:**

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

NEIGHBORHOOD PLUS PLAN

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

GOAL 5.2 Strengthen community and neighborhood identity.

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use Compatibility:

PD No. 67 was approved by City Council on May 24, 1976, and contains five. Tract III allows R-5 Single Family uses, duplex uses and other permitted uses (parking, school, church) regulated by Chapter 51. Exhibit 67A, the "Existing Land Use Map," identifies allowable land uses within each tract. The subject site is designated for single family

uses. The purpose of this request is to change the land use designation from a single family use to a duplex use. The approximately 6,250-square-foot-property is currently undeveloped. The property was developed with a 2,413-square foot structure constructed prior to 1995. A demolition permit was received on July 25, 2018, to demolish the 2,413 square foot structure.

According to the ordinance for PDD No. 67, the land uses must remain as indicated on the "Existing Land Use" map (Exhibit 67A), with single-family uses and other permitted uses regulated by the requirements of the Single-Family Dwelling Districts 7,500-square feet, 5,000-square feet, duplex uses and other permitted uses regulated by the requirements of the Duplex Dwelling District, with the development of vacant property and redevelopment of existing property governed by the provisions of Section 51P-67.110 which states that Any vacant property may be developed in accordance with the provisions of the zoning district classification designated for the property. Approval of any use of vacant property not permitted by the zoning district classification designated for the property must be determined by a public hearing before the city plan commission and the city council in accordance with Section 34 of the Comprehensive Zoning Ordinance.

Surrounding land uses include single family contiguous to the site to the north, and undeveloped tracts to the east, south and west. The undeveloped tract to the east allows retail uses.

The "Existing Land Use Map" for the PD cast a light on the mix of uses within the neighborhood. The area was largely identified as single family with intermittent duplex, church, and parking lot uses. Since duplex uses were scattered throughout the single family areas, staff is comfortable supporting the request to convert the subject site from single family to duplex uses.

Development Standards:

DISTRICT	SETBACKS		Density	Lot Size	Lot Width	Lot Depth	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear							
Existing: PD No. 67 Tract III Single Family (R-5)	20'	5'	One dwelling unit per lot.	5,000 SF	50'	100'	30'	45%	Single family.
Proposed: PD No. 67 Tract III Duplex	25'	10'	Two dwelling units per lot.	6,000 SF	60'	100'	36'	60%	Duplex and single family.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is categorized as being within an “E” MVA cluster, as well as all surrounding properties to the north, south, and west. Properties located across West Mockingbird Lane to the south and west along Roper Street are undesignated.

Parking:

Parking will be in accordance with the parking regulations of Chapter 51. A duplex use is required to provide a minimum of two parking spaces for each dwelling unit. Four off-street parking spaces will be required for the proposed duplex use.

Landscaping:

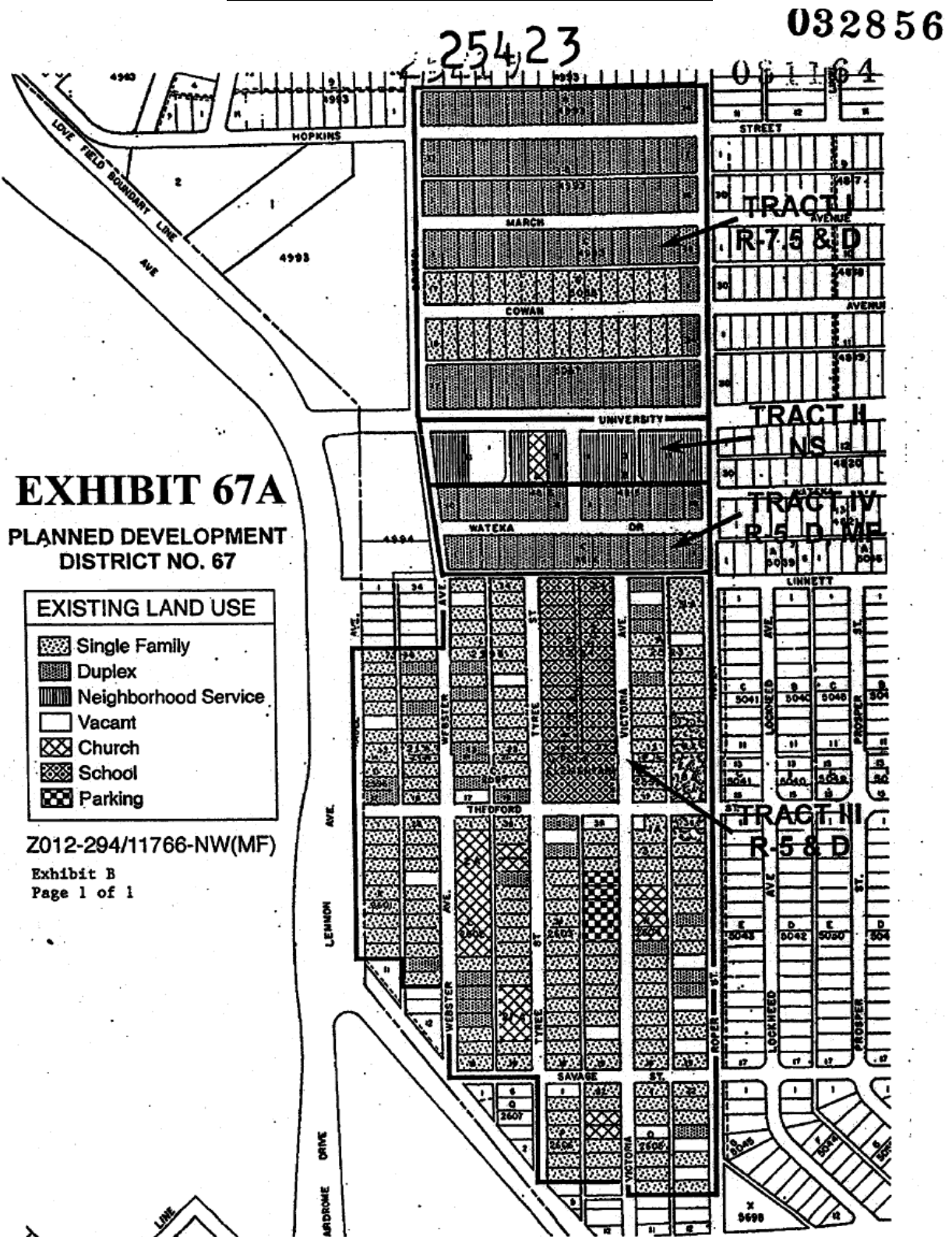
Landscaping will be in accordance with the landscape regulations of Chapter 51.

List of Officers

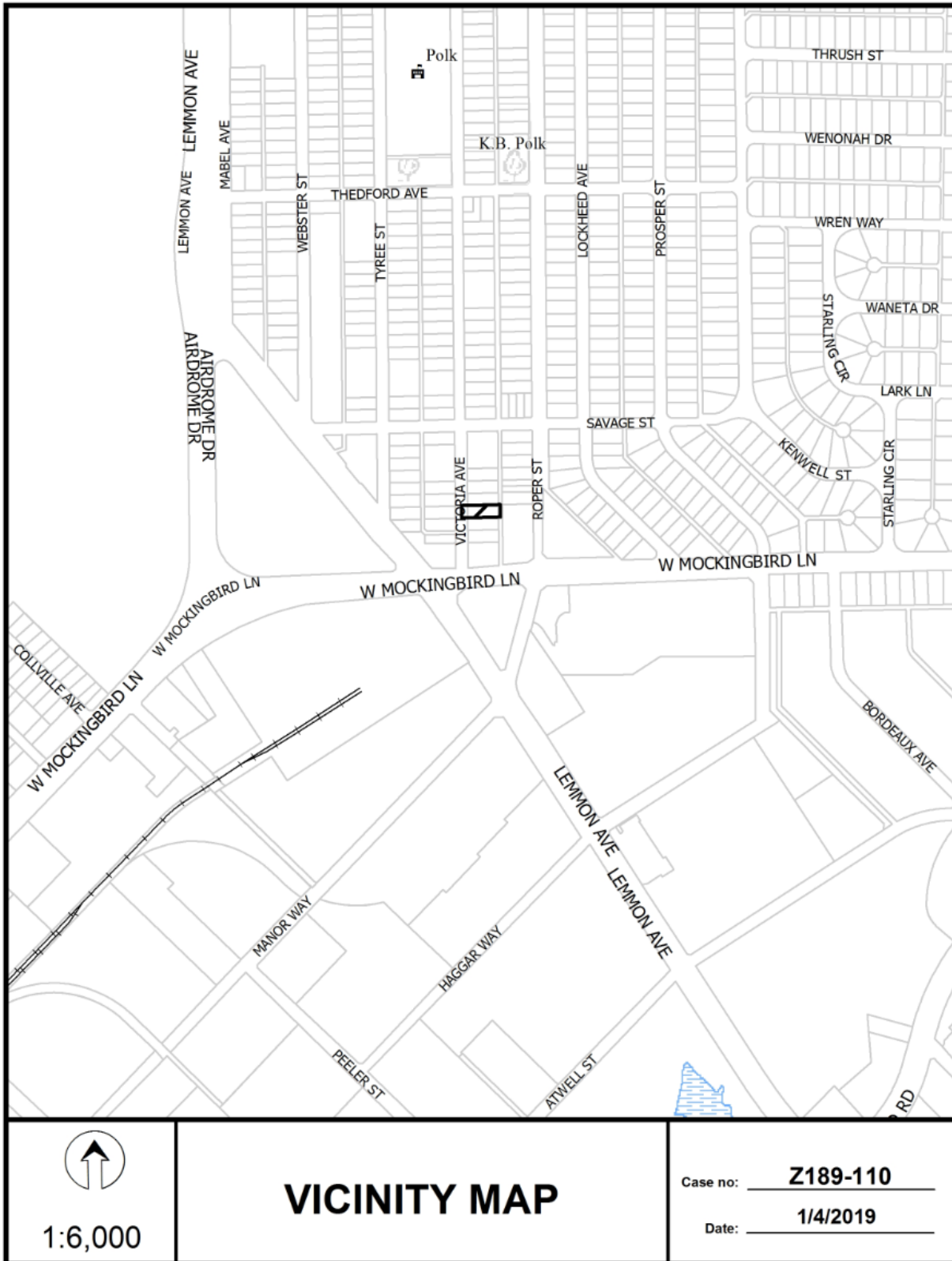
JDAL Properties, Inc

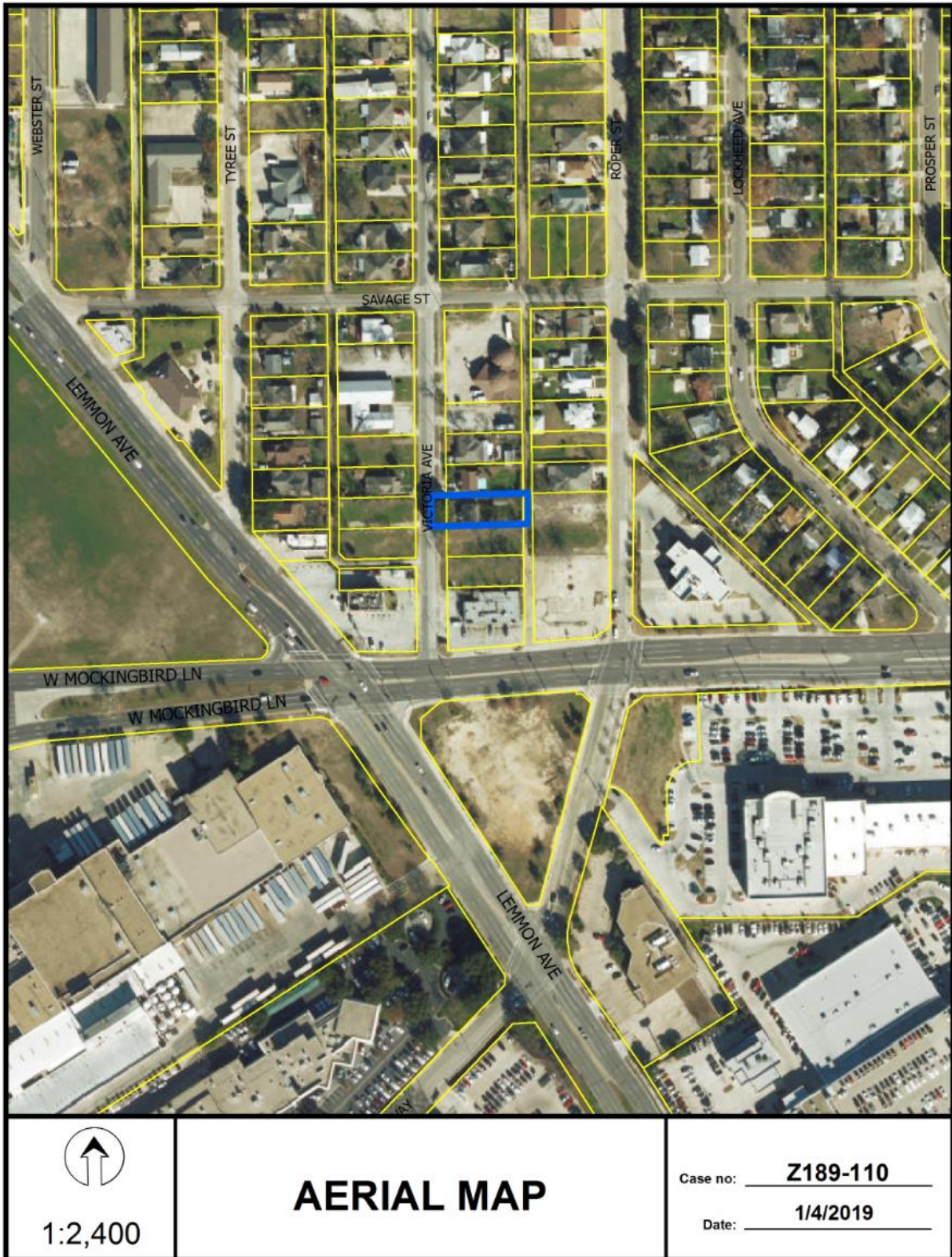
Jeff Bosse,	President
Donna Bosse,	Vice President

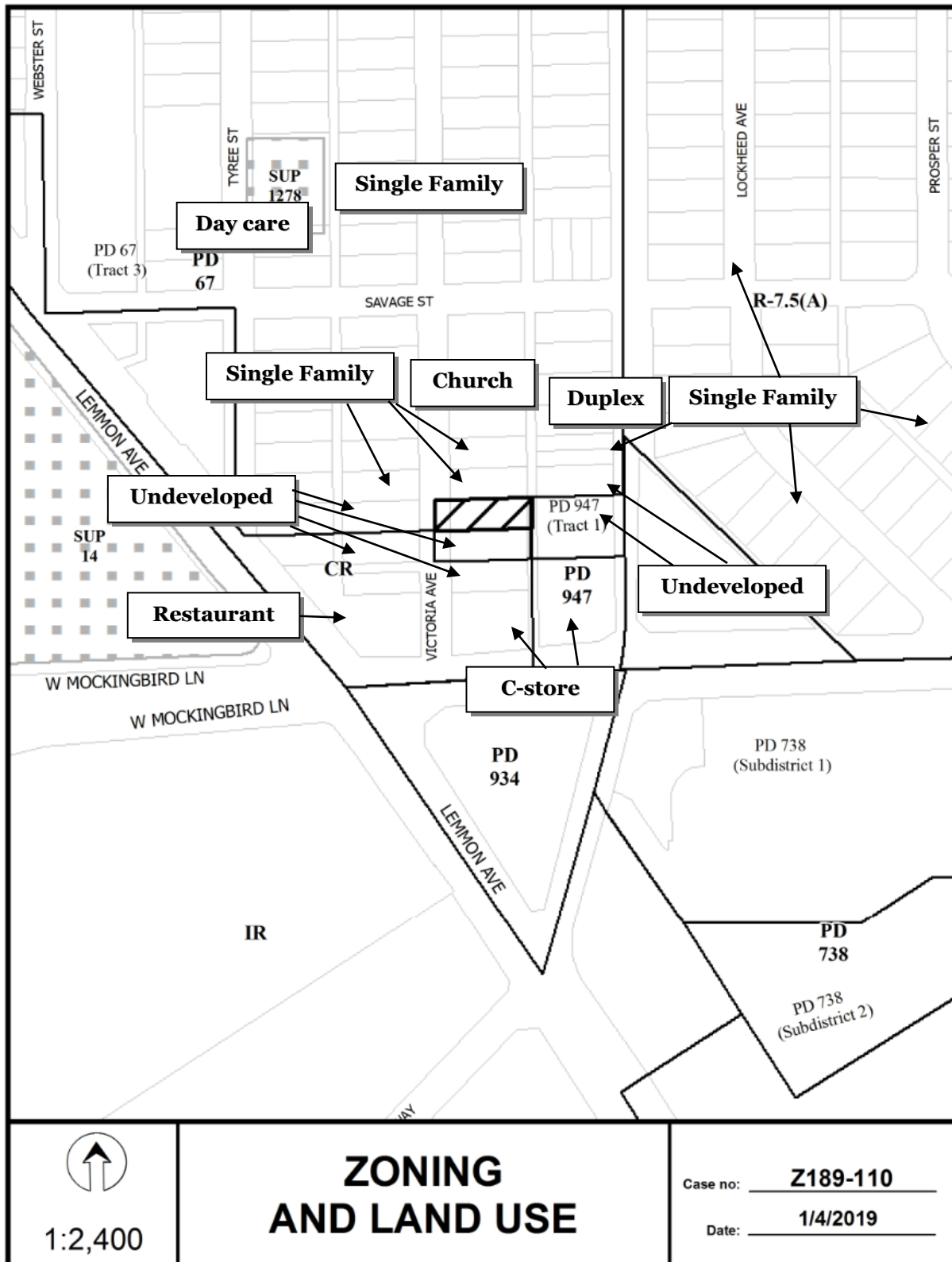
Existing Land Use Plan (Exhibit 67A)

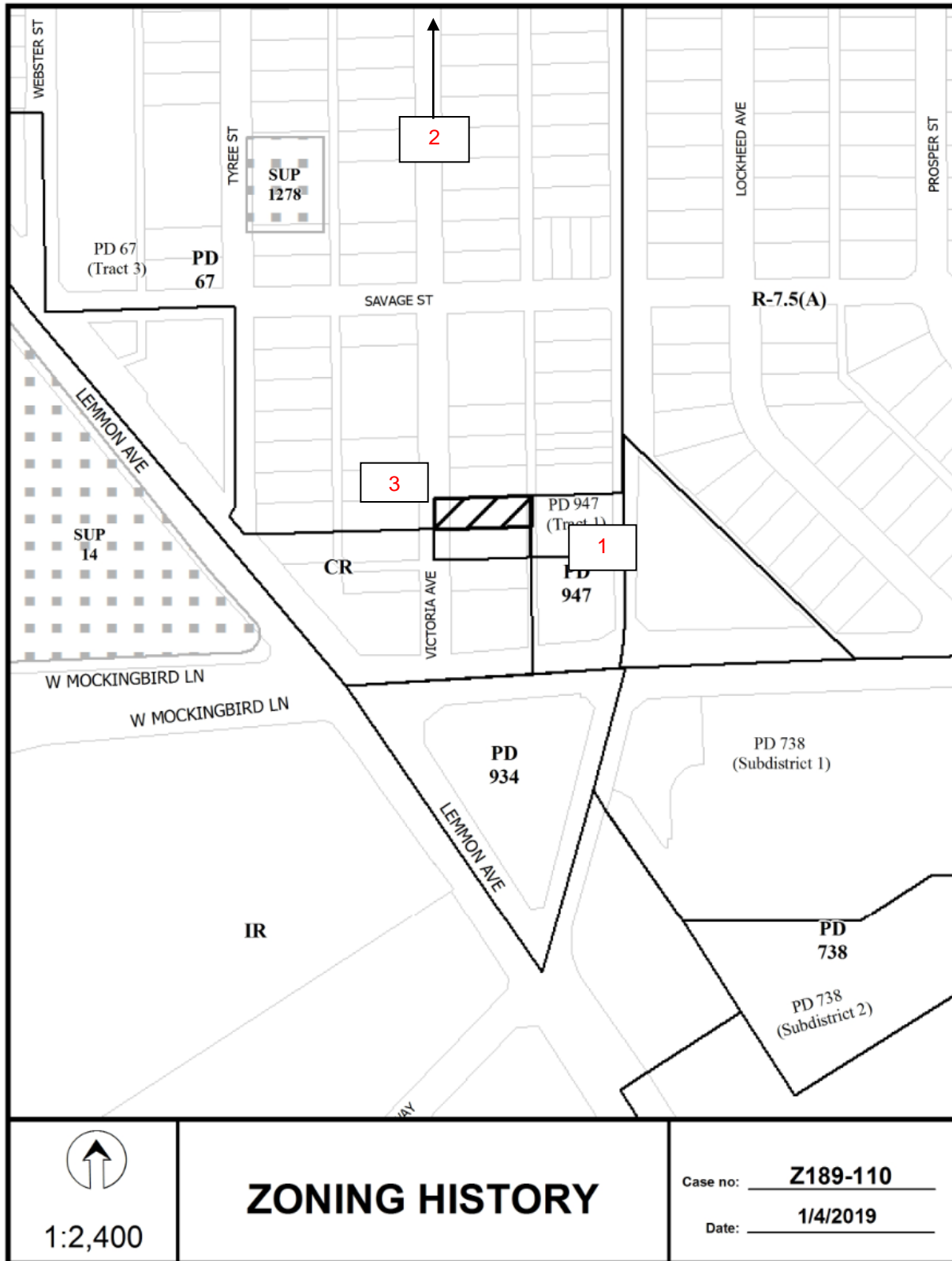


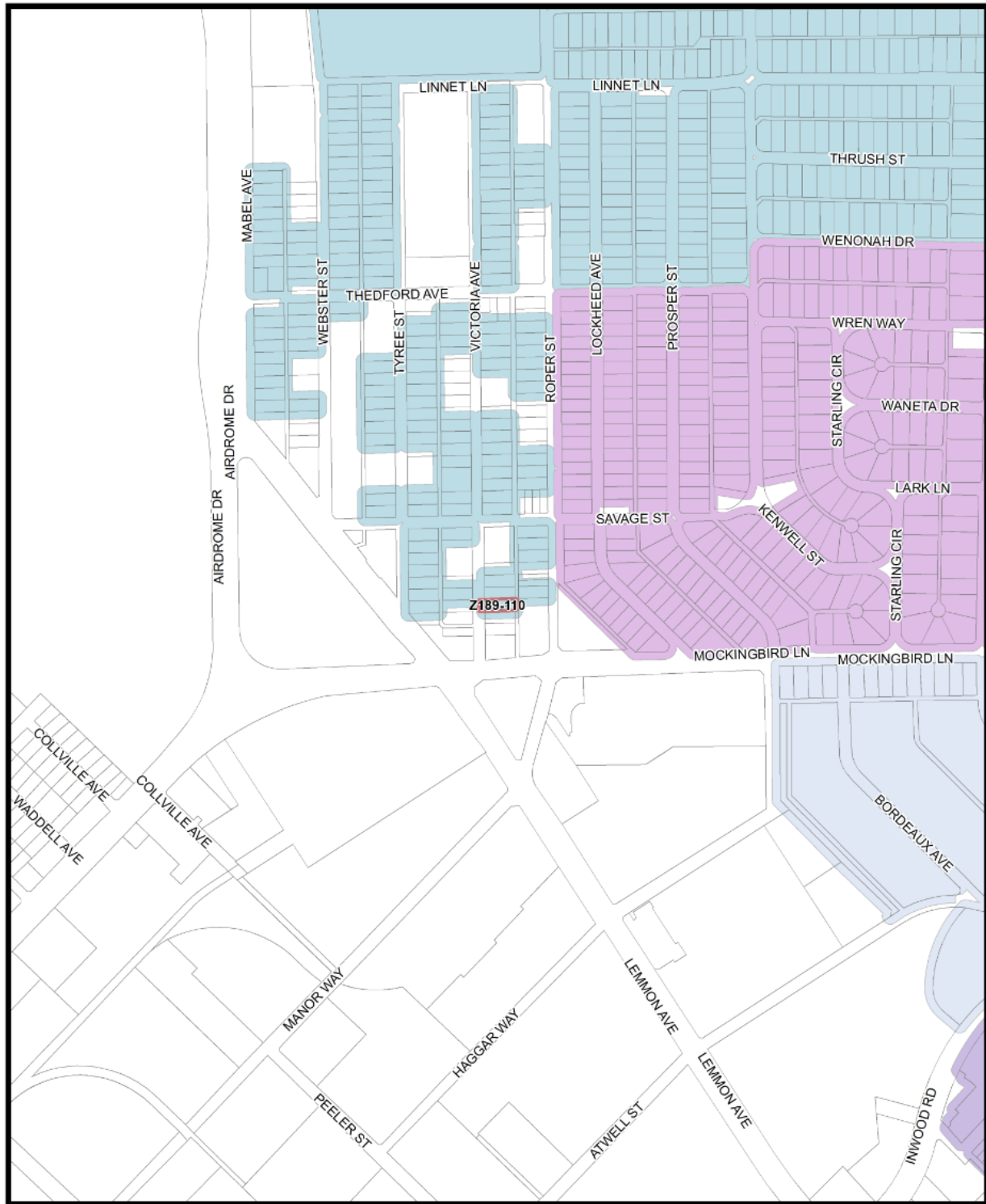










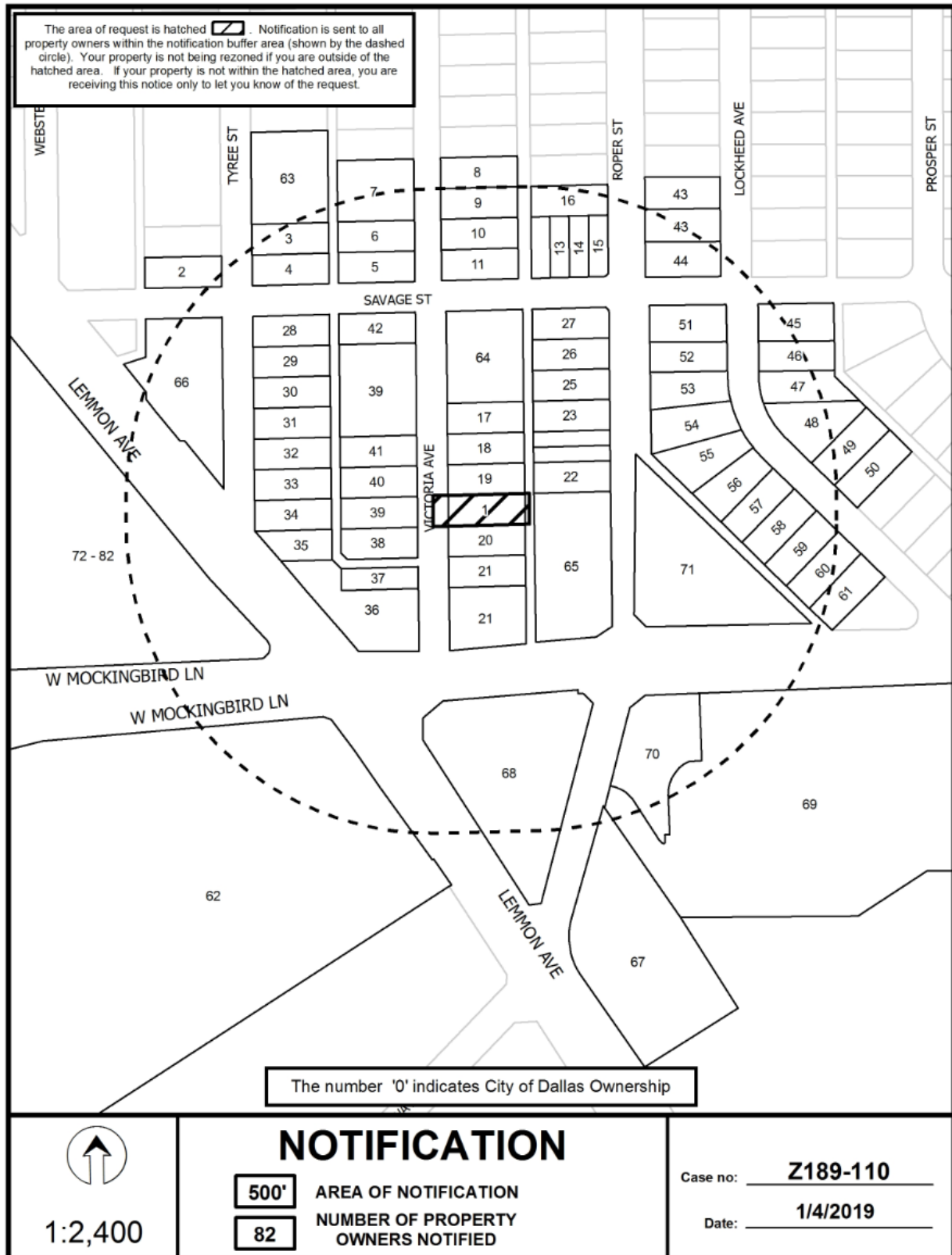


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Market Value Analysis

Printed Date: 1/4/2019



01/04/2019

Notification List of Property Owners***Z189-110******82 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6520 VICTORIA AVE	JDAL PROPERTIES INC
2	6603 TYREE ST	LEONOR JORGE
3	6606 TYREE ST	WINN ELBERT
4	6602 TYREE ST	BORDERS CAROLYN &
5	6603 VICTORIA AVE	NGUYEN THANH V & LE THI
6	6607 VICTORIA AVE	LE DAVID V
7	6615 VICTORIA AVE	LOVE MAVIS Y
8	6614 VICTORIA AVE	IBARRA J MARCIAL &
9	6610 VICTORIA AVE	IBARRA JUSTIN M
10	6606 VICTORIA AVE	POND TREVOR
11	6602 VICTORIA AVE	PETTY ANTHONY CHARLES
12	3713 SAVAGE ST	ZEPEDA JORGE
13	3717 SAVAGE ST	THOMPSON ZACHARY &
14	3715 SAVAGE ST	SMITH JESSE &
15	3719 SAVAGE ST	CUBAS & WADE INVESTMENTS LLC
16	6611 ROPER ST	POST ERMA J
17	6532 VICTORIA AVE	GREATER NORTH PARK CHURCH OF GOD IN CHRIST
18	6528 VICTORIA AVE	TRAN SANG QUANG
19	6524 VICTORIA AVE	BONILLA NIDIA M
20	6516 VICTORIA AVE	MSC-I LTD
21	6512 VICTORIA AVE	4407 CORPORATION
22	6525 ROPER ST	NGUYEN LOC TRONG
23	6529 ROPER ST	DOMANETTI DALLAS DUPLEX LLC
24	6527 ROPER ST	HINOJOSA ARNOLD
25	6535 ROPER ST	BROWN JEWELL DEAN LIFE ESTATE
26	6539 ROPER ST	FOUR SHELBY INC

01/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6543 ROPER ST	BALTAZAR SILVINA &
28	6528 TYREE ST	STEWART BEVERLY A
29	6524 TYREE ST	RODRIGUEZ JOSE ANGEL
30	6520 TYREE ST	KNOX BENJAMIN
31	6516 TYREE ST	CABRERA EMMA
32	6512 TYREE ST	GROGGS TEREICE LANEL
33	6508 TYREE ST	CABRERA MARIA LUISA
34	6504 TYREE ST	N & D PREMIER REALTY INC
35	6522 LEMMON AVE	N & D PREMIER REALTY
36	6502 LEMMON AVE	POP HOLDINGS LP
37	6511 VICTORIA AVE	CHURCHS FRIED CHICKEN INC
38	6517 VICTORIA AVE	MSC I LTD
39	6521 VICTORIA AVE	GREATER NORTH PARK
40	6527 VICTORIA AVE	ESCALANTE MARICRUZ
41	6529 VICTORIA AVE	VU THONG DINH &
42	6545 VICTORIA AVE	SOLES JEWELL LYNN
43	6611 LOCKHEED LN	JC LEASING LLP
44	6603 LOCKHEED LN	ALLEN BARBARA JO
45	6550 LOCKHEED LN	RECON REALTY HOMES LLC
46	6546 LOCKHEED LN	LANCER CONSTRUCTION & DEVELOPMENT LLC
47	6542 LOCKHEED LN	LATTIMER THELMA L
48	6536 LOCKHEED LN	GALICIA BOLIVAR SERAFIN
49	6528 LOCKHEED LN	RICHARD CLEMON JR
50	6524 LOCKHEED LN	ABOVO CORPORATION
51	6547 LOCKHEED LN	REESE PATRICIA
52	6543 LOCKHEED LN	MORRIS MARY LEE
53	6539 LOCKHEED LN	LIU JOHN M
54	6535 LOCKHEED LN	ROBINSON CHARLES L &
55	6531 LOCKHEED LN	MURDINE BERRY FAMILY TRUST
56	6529 LOCKHEED LN	SIMS LINDA &
57	6525 LOCKHEED LN	PARKER WILLIAM H

01/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6521 LOCKHEED LN	638 TURNER LLC
59	6517 LOCKHEED LN	BARNES DOROTHY B
60	6513 LOCKHEED LN	VAZQUEZ ANGEL R & OFELIA H
61	6509 LOCKHEED LN	VASQUEZ ANGEL R & OFELIA
62	6445 LEMMON AVE	COCA COLA CO THE
63	6610 TYREE ST	LANGRUM ALMA JEAN
64	6540 VICTORIA AVE	KHOURY JOHN &
65	4415 W MOCKINGBIRD LN	SBLFT/OF I LTD
66	6606 LEMMON AVE	FIEDLER LLOYD
67	6310 LEMMON AVE	LOVE FIELD FINANCIAL
68	6410 LEMMON AVE	NWH LAND
69	4550 W MOCKINGBIRD LN	MOCKINGBIRD DUNHILL LLC
70	4560 W MOCKINGBIRD LN	LG CV MOCK AND LEMMON LLC
71	4515 W MOCKINGBIRD LN	PEGASUS BANK
72	2702 LOVE FIELD DR	SOUTHWEST AIRLINES CO
73	8020 DENTON DR	JACKS AUTO SUPPLY
74	7212 HERB KELLEHER WAY	HERTZ RENT A CAR
75	7020 HERB KELLEHER WAY	AVIS RENT A CAR
76	3407 HAWES AVE	HERTZ CORPORATION
77	8333 LEMMON AVE	SOUTHWESTERN BELL
78	3410 HAWES AVE	EAN HOLDINGS LLC
79	8611 LEMMON AVE	BUSINESS JET CENTER
80	3250 LOVE FIELD DR	MLT DEVELOPMENT
81	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY
82	7366 CEDAR SPRINGS RD	ENTERPRISE HOLDINGS

Planner: Jennifer Muñoz

FILE NUMBER:	Z189-117(JM)	DATE FILED:	October 30, 2018
LOCATION:	West side of Roper Street, between Thedford Avenue and Savage Street		
COUNCIL DISTRICT:	2	MAPSCO:	34 G
SIZE OF REQUEST:	± 6,250 sq. ft.	CENSUS TRACT:	71.02

APPLICANT/OWNER: Olerio Homes, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67.

SUMMARY: The purpose of this request is to allow for a duplex to be developed on property currently designated for a single family use, according to the Existing Land Use Map (Exhibit 67A).

STAFF RECOMMENDATION: Approval, subject to a revised Existing Land Use Map.

PRIOR CPC ACTION: On January 17, and February 7, 2019, the City Plan Commission held the item under advisement.

BACKGROUND INFORMATION:

- PD No. 67 was approved by City Council on May 24, 1976, and now contains five tracts with 92 acres of land.
- Tract III allows R-5 Single Family uses, duplex uses and other permitted uses (parking, school, church) regulated by the requirements of Chapter 51.
- Exhibit 67A, the “Existing Land Use Map,” identifies allowable land uses within each tract. The subject site is designated for single family uses.
- The purpose of this request is to change the designation on the Existing Land Use Map Exhibit 67A from a single family use to a duplex use. The property is currently undeveloped.

Zoning History: There have been three recent zoning requests in the area within the last five years. All three sites are south of the area shown on the Zoning History Map.

1. **Z145-225:** On September 22, 2015, the City Council approved Planned Development District No. 947 for CR Community Retail District and D Duplex District uses on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67.
2. **Z189-110:** An application for an amendment to Tract III and the “Existing Land Use Map” within PD No. 67 on the east line of Victoria Avenue, north of Mockingbird Lane. *Pending CPC on February 7, 2019.*
3. **Z189-119:** An application for an amendment to Tract III and the “Existing Land Use Map” within PD No. 67 on the west side of Victoria Avenue, north of Mockingbird Lane. *Pending CPC on February 7, 2019.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Roper Street	Local	50 ft.	--

Traffic:

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

Surrounding Land Uses:

Area	Zone	Use
Site	PD No. 67 Tract III	Undeveloped
North	PD No. 67 Tract III	Single Family and Recreation Center
East	PD No. 67 Tract III	Single Family
South	PD No. 67 Tract III	Single Family and Church
West	PD No. 67 Tract III	Single Family and Church

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 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.

NEIGHBORHOOD PLUS PLAN

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

GOAL 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Land Use Compatibility:

PD No. 67 was approved by City Council on May 24, 1976, and now contains five tracts with 92 acres of land. Tract III allows R-5 Single Family uses, duplex uses and other permitted uses (parking, school, church) regulated by Chapter 51. Exhibit 67A, the "Existing Land Use Map," identifies allowable land uses within each tract. The subject site is designated for single family uses. The purpose of this request is to change the

designation on the Existing Land Use Map Exhibit 67A from a single family use to a duplex use. The property is currently undeveloped.

According to the ordinance for PD No. 67, the land uses must remain as indicated on the "Existing Land Use" map (Exhibit 67A). Single-family uses and other permitted uses are regulated by the requirements of the appropriate zoning district (i.e. single-family uses regulated by the R-7.5 or R-5 Districts, duplex uses regulated by the requirements of the Duplex Dwelling District). Additionally, the development of vacant property and redevelopment of existing property is governed by the provisions of Section 51P-67.110 which states that any vacant property may be developed in accordance with the provisions of the zoning district classification designated for the property. Approval of any use of vacant property not permitted by the zoning district classification designated for the property must be determined by a public hearing before the city plan commission and the city council in accordance with Section 34 of the Comprehensive Zoning Ordinance. In other words, a PD amendment is required to change the allowable use.

Surrounding land uses include single family contiguous to the site to the north, south, and west. Further north, there is a recreation center. Further south and to the southwest, there are two churches.

The "Existing Land Use Map" for the PD casts a light on the mix of uses within the neighborhood. The area was largely identified as single family with intermittent duplex, church, and parking lot uses. Since duplex uses were scattered throughout the single family areas, staff is comfortable supporting the request to convert the subject site from single family to duplex uses.

Development Standards:

DISTRICT	SETBACKS		Density	Lot Size	Lot Width	Lot Depth	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear							
Existing: PD No. 67 Tract III Single Family (R-5)	20'	5'	One dwelling unit per lot.	5,000 SF	50'	100'	30'	45%	Single family.
Proposed: PD No. 67 Tract III Duplex	25'	10'	Two dwelling units per lot.	6,000 SF	60'	100'	36'	60%	Duplex and single family.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund.

Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is categorized as being within a “D” MVA cluster, as well as all surrounding properties to the north, south, and west. Properties located across Roper Street to the east are designated a Category “B”.

Parking:

Parking will be in accordance with the parking regulations of Chapter 51. A duplex use is required to provide a minimum of two parking spaces for each dwelling unit. Four off-street parking spaces will be required for the proposed duplex use.

Landscaping:

Landscaping will be in accordance with the landscape regulations of Chapter 51.

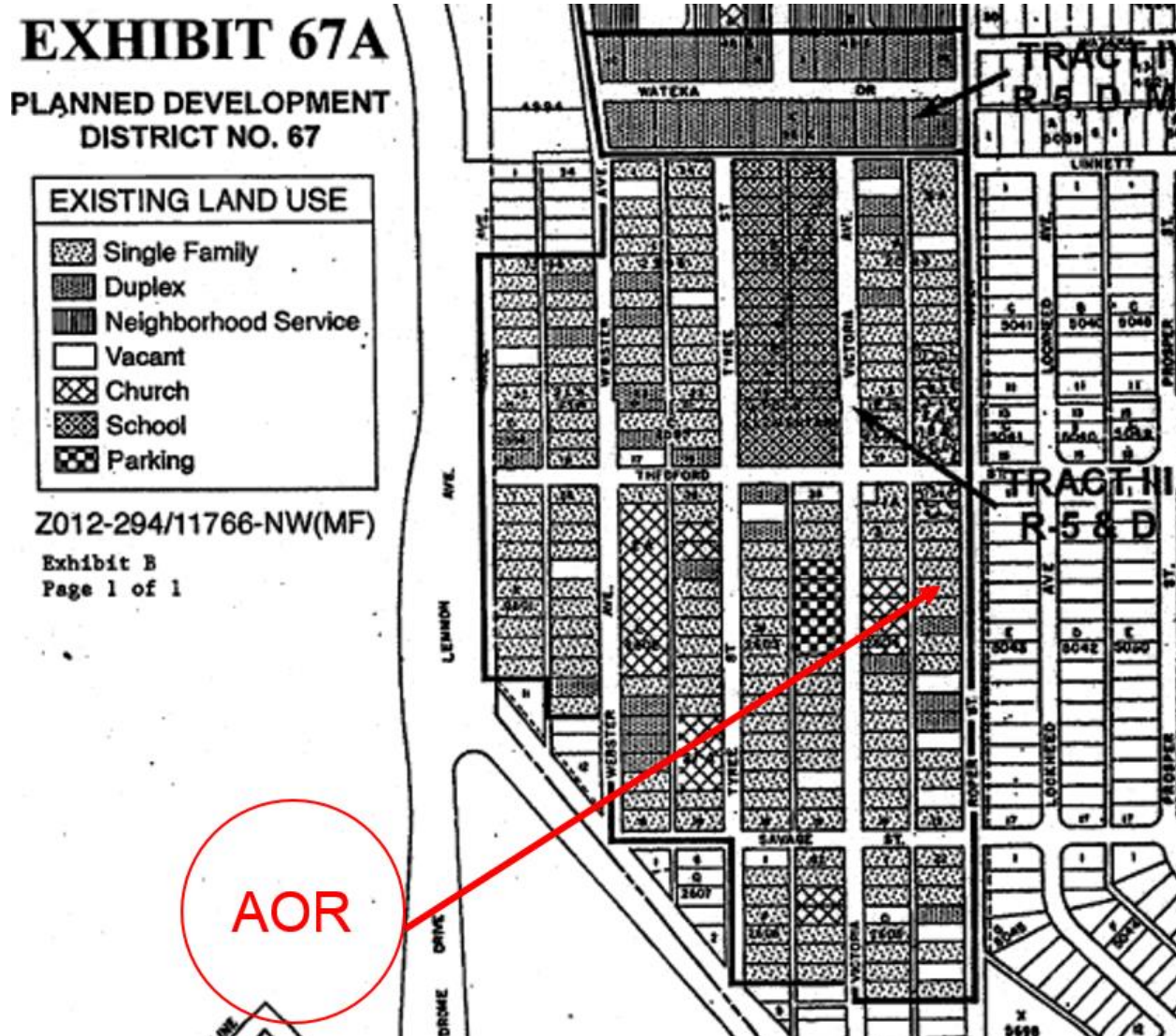
List of Officers

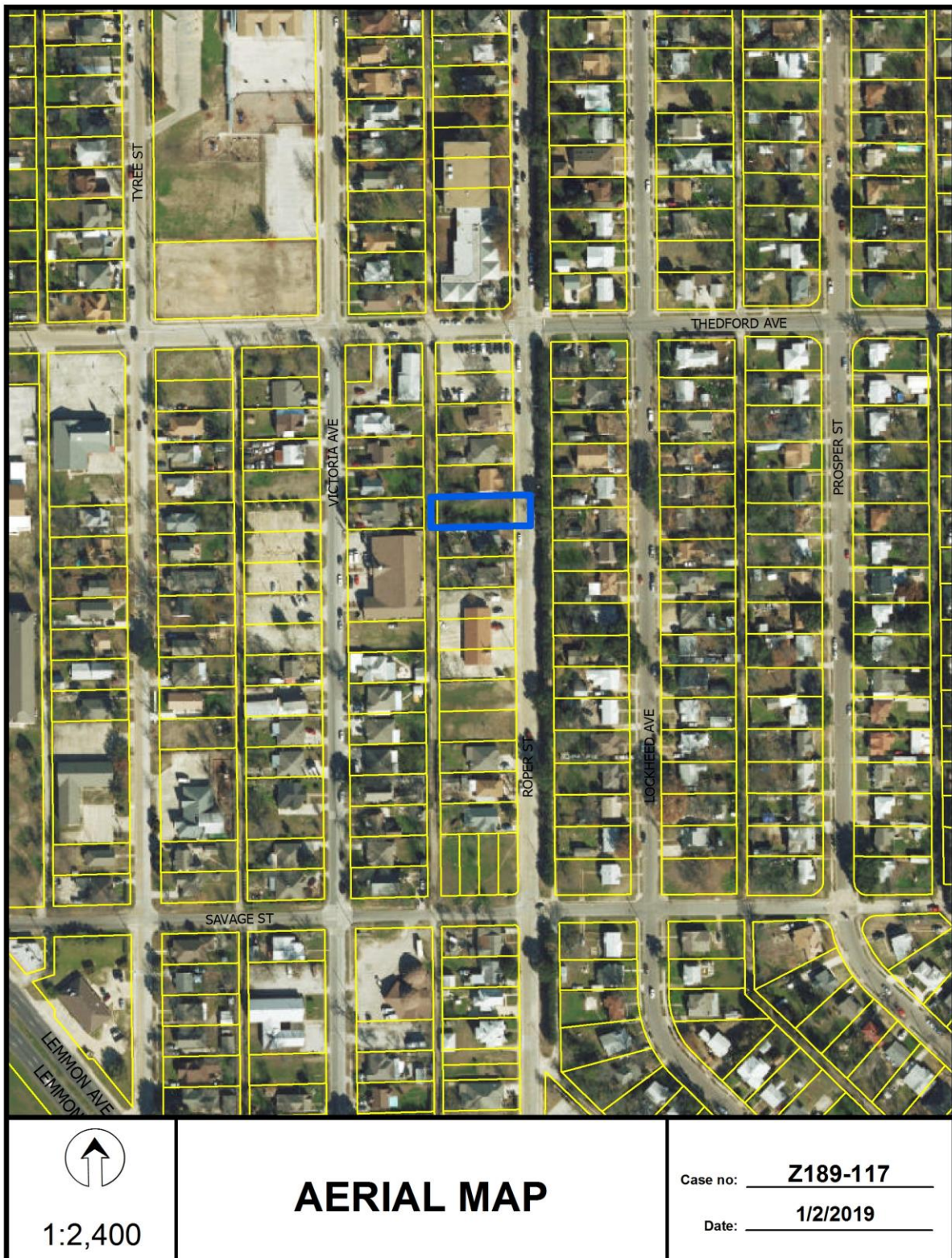
Olerio Homes

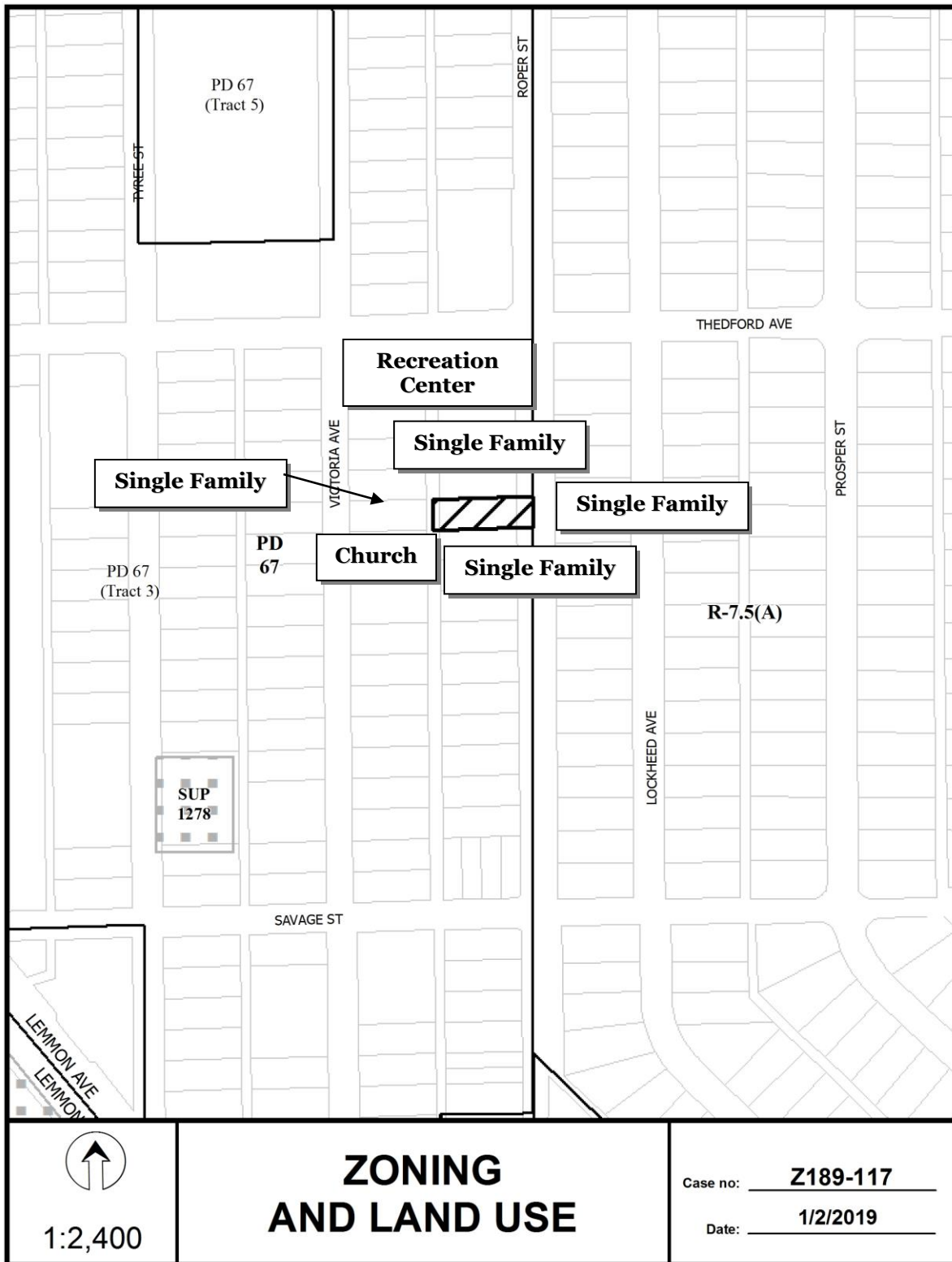
Louis M. Olerio, sole member

Z189-117

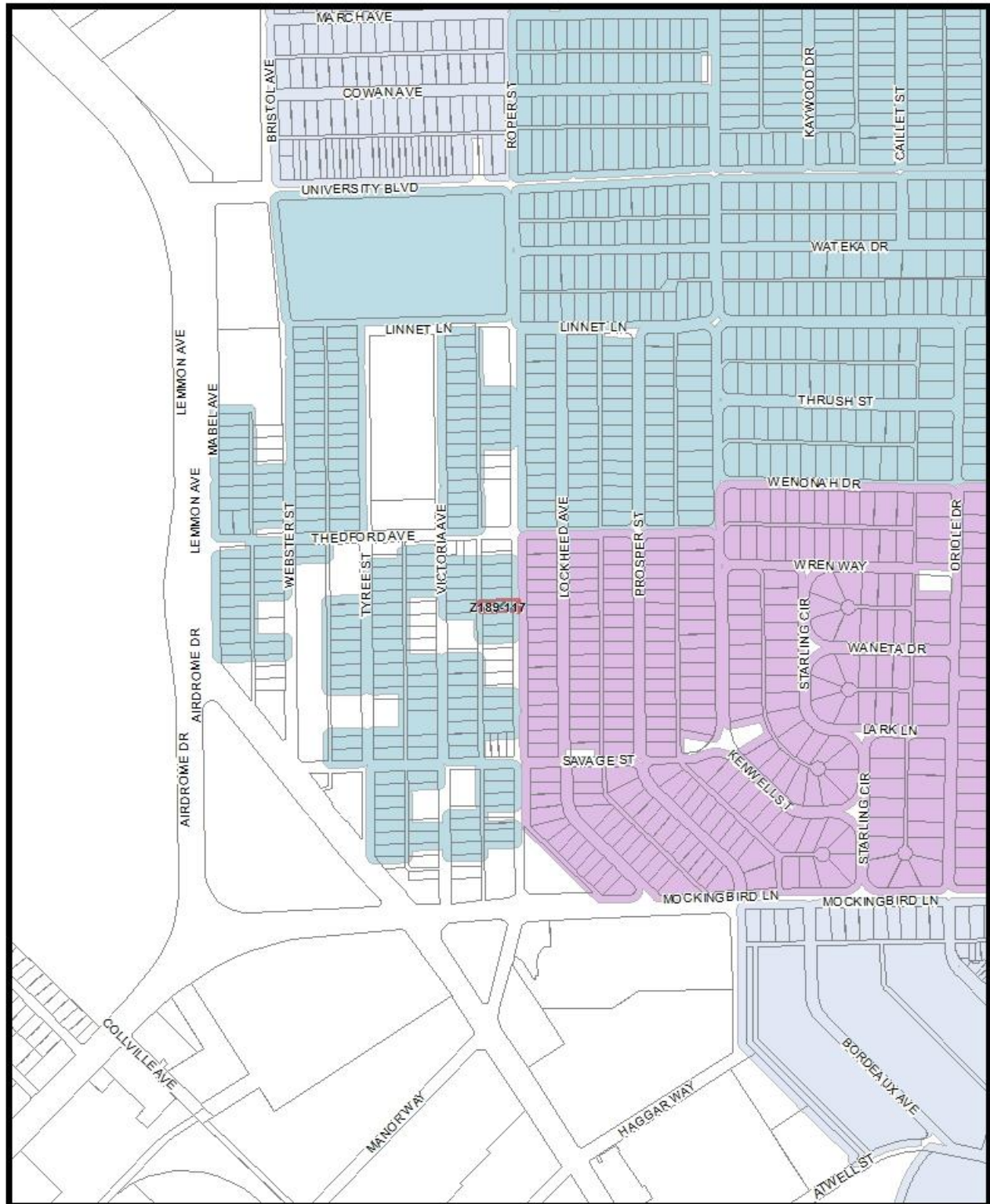
Existing Land Use Plan (Exhibit 67A)
Enlarged with Site Identified









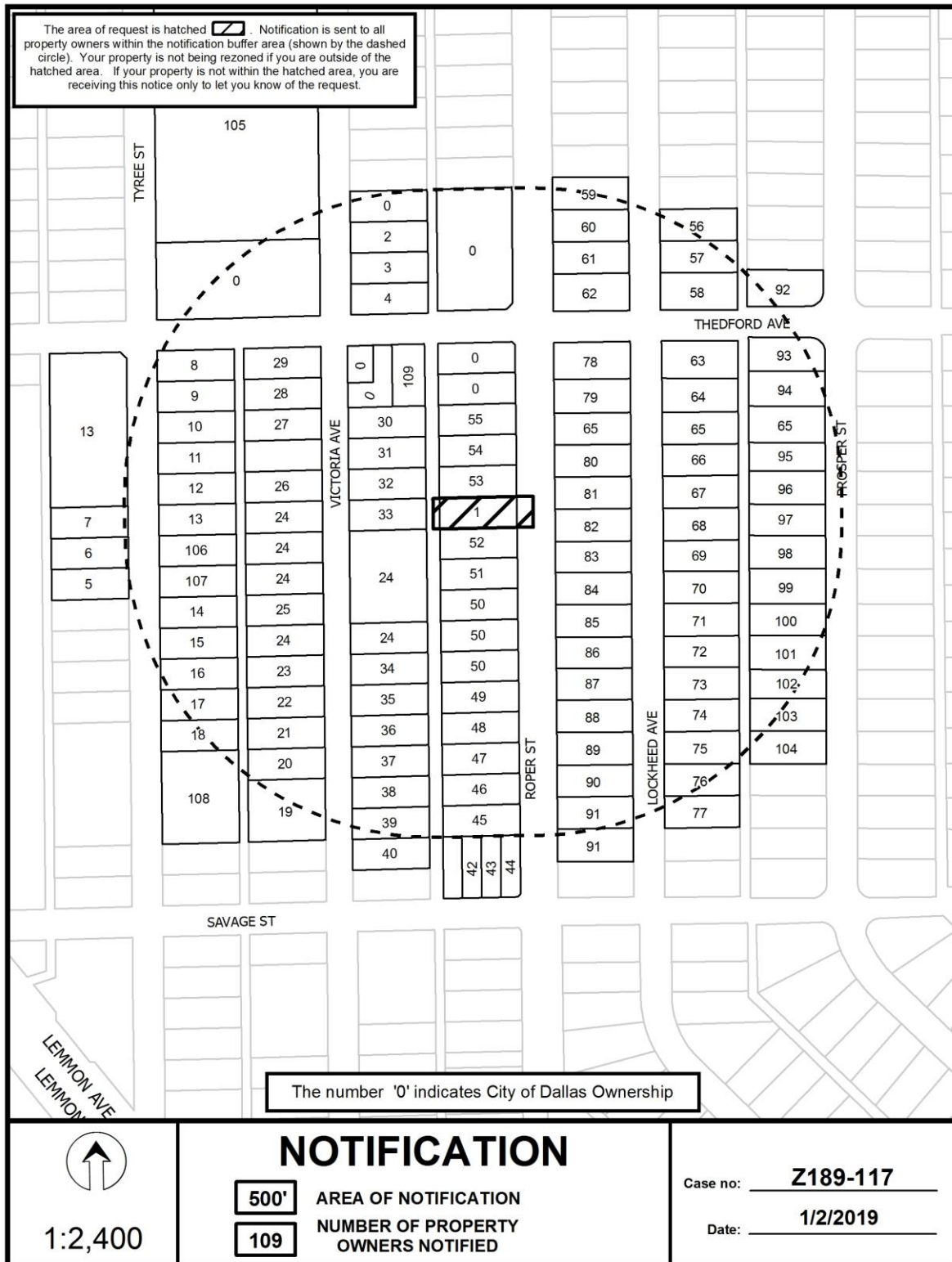


MVAC cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 1/2/2019



01/02/2019

Notification List of Property Owners

Z189-117

109 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6715 ROPER ST	MCFAIL MARY L &
2	6810 VICTORIA AVE	SCARBOROUGH GREG P
3	6806 VICTORIA AVE	DENNIS JUANITA ET AL
4	6802 VICTORIA AVE	MITCHELL MELERICK
5	6707 TYREE ST	HOMES EDGAR ELIJAH
6	6711 TYREE ST	WILLIAMS JANICE L
7	6715 TYREE ST	EDGAR ELIJAH HOMES
8	6734 TYREE ST	LOPEZ ERICK
9	6730 TYREE ST	FERGUSON ALICE
10	6724 TYREE ST	NEGRETE FELIPE DE JESUS
11	6722 TYREE ST	JOHNSON MARY L
12	6718 TYREE ST	SIMPSON CELESTE T M &
13	6714 TYREE ST	NORTHPARK CHRISTIAN METH
14	6702 TYREE ST	GREER JOHN S &
15	6634 TYREE ST	MARTIN TONI
16	6630 TYREE ST	NGUYEN HOANG & HUONG
17	6626 TYREE ST	GS INVESTMENTS LLC
18	6622 TYREE ST	4901 4903 NEWMORE LLP
19	6615 VICTORIA AVE	LOVE MAVIS Y
20	6619 VICTORIA AVE	TRAN QUYNH NHU THI
21	6623 VICTORIA AVE	NGUYEN HEIN CONG
22	6627 VICTORIA AVE	ARREOLO FERNANDO
23	6629 VICTORIA AVE	BEAMON BILL
24	6635 VICTORIA AVE	SAINT LUKE MISSIONARY BAPTIST
25	6703 VICTORIA AVE	SAINT LUKE MISSIONARY
26	6719 VICTORIA AVE	REED ALBERT

01/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6727 VICTORIA AVE	BALDWIN WILLIAM A IV
28	6731 VICTORIA AVE	BORJA SIMON GARCIA
29	6735 VICTORIA AVE	LONG JAMES H JR
30	6726 VICTORIA AVE	ESSEX BETTY JEAN
31	6722 VICTORIA AVE	PRUITT IRIS DIANNE &
32	6718 VICTORIA AVE	PRUITT IRIS DIANNE
33	6714 VICTORIA AVE	TORRES GENOVEVO
34	6630 VICTORIA AVE	WRIGHT PAUL C
35	6626 VICTORIA AVE	NGUYEN BAO
36	6622 VICTORIA AVE	VI PHONG VAN
37	6618 VICTORIA AVE	BENAVIDES HENRY &
38	6614 VICTORIA AVE	IBARRA J MARCIAL &
39	6610 VICTORIA AVE	IBARRA JUSTIN M
40	6606 VICTORIA AVE	POND TREVOR
41	3713 SAVAGE ST	ZEPEDA JORGE
42	3717 SAVAGE ST	THOMPSON ZACHARY &
43	3715 SAVAGE ST	SMITH JESSE &
44	3719 SAVAGE ST	CUBAS & WADE INVESTMENTS LLC
45	6611 ROPER ST	POST ERMA J
46	6615 ROPER ST	VELASQUEZ MARIA DELOS A
47	6619 ROPER ST	NGUYEN DINH VAN & KHUE T
48	6623 ROPER ST	MACEDONIA BAPTIST CHURCH
49	6625 ROPER ST	MACEDONIA BAPTIST CHURCH
50	6629 ROPER ST	MACEDONIA BAPTIST CHURCH
51	6707 ROPER ST	LOVE DOROTHY
52	6713 ROPER ST	GARCIA ILSE J VARGAS
53	6719 ROPER ST	EMERSON WILLIAM
54	6723 ROPER ST	FAZ ANA
55	6727 ROPER ST	MUNOZ RAFAEL &
56	6810 LOCKHEED LN	ST JOHN WORLD LP
57	6806 LOCKHEED LN	CODE COMPLETE LLC

01/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6802 LOCKHEED LN	SWINTON EDWARD L
59	6815 LOCKHEED LN	ALANIZ URIEL
60	6811 LOCKHEED LN	EMERSON WILLIAM
61	6807 LOCKHEED LN	MILLER DONNA SUE &
62	6803 LOCKHEED LN	AGUIRRE ANTONIO
63	6730 LOCKHEED LN	LUNA KATHERINE
64	6726 LOCKHEED LN	BATTLE MOZELL
65	6722 LOCKHEED LN	ABOVO CORPORATION
66	6718 LOCKHEED LN	ANAYA VICTOR
67	6714 LOCKHEED LN	LANCER CONSTRUCTION & DEV LLC
68	6710 LOCKHEED LN	GADLIN IDA M ESTATE OF
69	6706 LOCKHEED LN	MITCHELL OTHREE ESTATE OF
70	6702 LOCKHEED LN	FERNANDEZ SILVIA VILLASANA
71	6636 LOCKHEED LN	BENITEZ PABLO &
72	6632 LOCKHEED LN	OCD ALL DAY LLC
73	6628 LOCKHEED LN	PROCTOR MILDRED REV LIVING TRUST
74	6624 LOCKHEED LN	J C LEASING LLP
75	6618 LOCKHEED LN	WILSON GLADYS
76	6614 LOCKHEED LN	BEDFORD EULA MAE
77	6610 LOCKHEED LN	BOMBAY INVESTMENTS LLC
78	6733 LOCKHEED LN	KIRVEN JOE
79	6727 LOCKHEED LN	SAMPLE ANITA SANDRA HUTSON
80	6719 LOCKHEED LN	ANAYA VICTOR M
81	6715 LOCKHEED LN	BARNETT DAN
82	6711 LOCKHEED LN	SPRIGGS WILLIE J EST OF
83	6707 LOCKHEED LN	PINKSTON JONATHAN A
84	6703 LOCKHEED LN	RETANA FERNANDO A &
85	6637 LOCKHEED LN	BROWN ARBIE FAYE
86	6633 LOCKHEED LN	GARCIA ABEL
87	6629 LOCKHEED LN	JONES ANITA LIFE ESTATE
88	6623 LOCKHEED LN	MITCHELL LYNDIA M

01/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6619 LOCKHEED LN	FOUR SHELBY INC
90	6615 LOCKHEED LN	HOWARD EDWINE L
91	6611 LOCKHEED LN	JC LEASING LLP
92	6803 PROSPER ST	BERRY LEONARD AUTWOOD JR
93	6733 PROSPER ST	HOGUE LUCYLE
94	6727 PROSPER ST	COLLINS CHRISTI R
95	6719 PROSPER ST	MASTERS ROZELL
96	6715 PROSPER ST	BROWN BERNICE &
97	6711 PROSPER ST	MASTERS ROZELLE &
98	6707 PROSPER ST	WATSON EMMA JEAN ET AL
99	6703 PROSPER ST	MAYS LAURENE
100	6637 PROSPER ST	DAVIS BILLYE L
101	6633 PROSPER ST	JC LEASING LLP
102	6629 PROSPER ST	JOHNSON FREDRICKA E
103	6623 PROSPER ST	SAINZ NELIDA
104	6619 PROSPER ST	SANCHEZ JUAN A
105	6911 VICTORIA AVE	Dallas ISD
106	6710 TYREE ST	DELANEY HAROLD DOUGLAS
107	6706 TYREE ST	NEW WORLD SERIES LLC SERIES W
108	6610 TYREE ST	LANGRUM ALMA JEAN
109	3810 THEDFORD AVE	HOUSE OF PRAYER MISSIONARY BAPTIST CHURCH DALLAS

Planner: Jennifer Muñoz

FILE NUMBER:	Z189-119(JM)	DATE FILED:	October 30, 2018
LOCATION:	West side of Victoria Avenue, between Savage Street and West Mockingbird Lane		
COUNCIL DISTRICT:	2	MAPSCO:	34 L
SIZE OF REQUEST:	± 6,250 sq. ft.	CENSUS TRACT:	71.02

APPLICANT/OWNER: Olerio Homes, LLC**REPRESENTATIVE:** Rob Baldwin, Baldwin and Associates**REQUEST:** An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67.**SUMMARY:** The purpose of this request is to allow for a duplex to be developed on property currently designated for a single family use, according to the Existing Land Use Map (Exhibit 67A).**STAFF RECOMMENDATION:** Approval, subject to a revised Existing Land Use Map.**PRIOR CPC ACTION:** On January 17, and February 7, 2019, the City Plan Commission held the item under advisement.

BACKGROUND INFORMATION:

- PD No. 67 was approved by City Council on May 24, 1976, and now contains five tracts with 92 acres of land.
- Tract III allows R-5 Single Family uses, duplex uses and other permitted uses (parking, school, church) regulated by the requirements of Chapter 51.
- Exhibit 67A, the “Existing Land Use Map,” identifies allowable land uses within each tract. The subject site is designated for single family uses.
- The purpose of this request is to change the designation on the Existing Land Use Map Exhibit 67A from a single family use to a duplex use. The property is currently developed with a single family structure.

Zoning History: There have been three recent zoning requests in the area within the last five years.

1. **Z145-225:** On September 22, 2015, the City Council approved Planned Development District No. 947 for CR Community Retail District and D Duplex District uses on property zoned a CR Community Retail District and Tract III of Planned Development District No. 67.
2. **Z189-110:** An application for an amendment to Tract III and the “Existing Land Use Map” within PD No. 67 on the east line of Victoria Avenue, north of Mockingbird Lane. *Pending CPC on February 7, 2019.*
3. **Z189-117:** An application for an amendment to Tract III and the “Existing Land Use Map” within PD No. 67 on the west side of Roper Street, south of Thedford Avenue. *Pending CPC on February 7, 2019.*

Thoroughfares/Streets:

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

Traffic:

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

Surrounding Land Uses:

Area	Zone	Use
Site	PD No. 67 Tract III	Single Family
North	PD No. 67 Tract III	Undeveloped, Single Family, Church, and Theater (no CO)
East	PD No. 67 Tract III	Single Family
South	PD No. 67 Tract III, CR District, and PD No. 947	Undeveloped, Single Family, and Restaurant with Drive-through
West	PD No. 67 Tract III	Single Family

STAFF ANALYSIS**Comprehensive Plan:**

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

NEIGHBORHOOD PLUS PLAN

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

GOAL 5.1 Encourage a wider range of well-designed and affordable housing types as a response to emerging homeownership preferences.

Land Use Compatibility:

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According to the ordinance for PD No. 67, the land uses must remain as indicated on the "Existing Land Use" map (Exhibit 67A). Single-family uses and other permitted uses are regulated by the requirements of the appropriate zoning district (i.e. single-family uses regulated by the R-7.5 or R-5 Districts, duplex uses regulated by the requirements of the Duplex Dwelling District). Additionally, the development of vacant property and redevelopment of existing property is governed by the provisions of Section 51P-67.110 which states that any vacant property may be developed in accordance with the provisions of the zoning district classification designated for the property. Approval of any use of vacant property not permitted by the zoning district classification designated for the property must be determined by a public hearing before the city plan commission and the city council in accordance with Section 34 of the Comprehensive Zoning Ordinance. In other words, a PD amendment is required to change the allowable use.

Surrounding land uses include undeveloped, single family, church, and a theater to the north; single family to the east; undeveloped, single family, and a restaurant with drive-through to the south; and, single family to the west.

The "Existing Land Use Map" for the PD cast a light on the mix of uses within the neighborhood. The area was largely identified as single family with intermittent duplex, church, and parking lot uses. Since duplex uses were scattered throughout the single family areas, staff is comfortable supporting the request to convert the subject site from single family to duplex uses.

Development Standards:

DISTRICT	SETBACKS		Density	Lot Size	Lot Width	Lot Depth	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear							
Existing: PD No. 67 Tract III Single Family (R-5)	20'	5'	One dwelling unit per lot.	5,000 SF	50'	100'	30'	45%	Single family.
Proposed: PD No. 67 Tract III Duplex	25'	10'	Two dwelling units per lot.	6,000 SF	60'	100'	36'	60%	Duplex and single family.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund.

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Parking:

Parking will be in accordance with the parking regulations of Chapter 51. A duplex use is required to provide a minimum of two parking spaces for each dwelling unit. Four off-street parking spaces will be required for the proposed duplex use.

Landscaping:

Landscaping will be in accordance with the landscape regulations of Chapter 51.

List of Officers

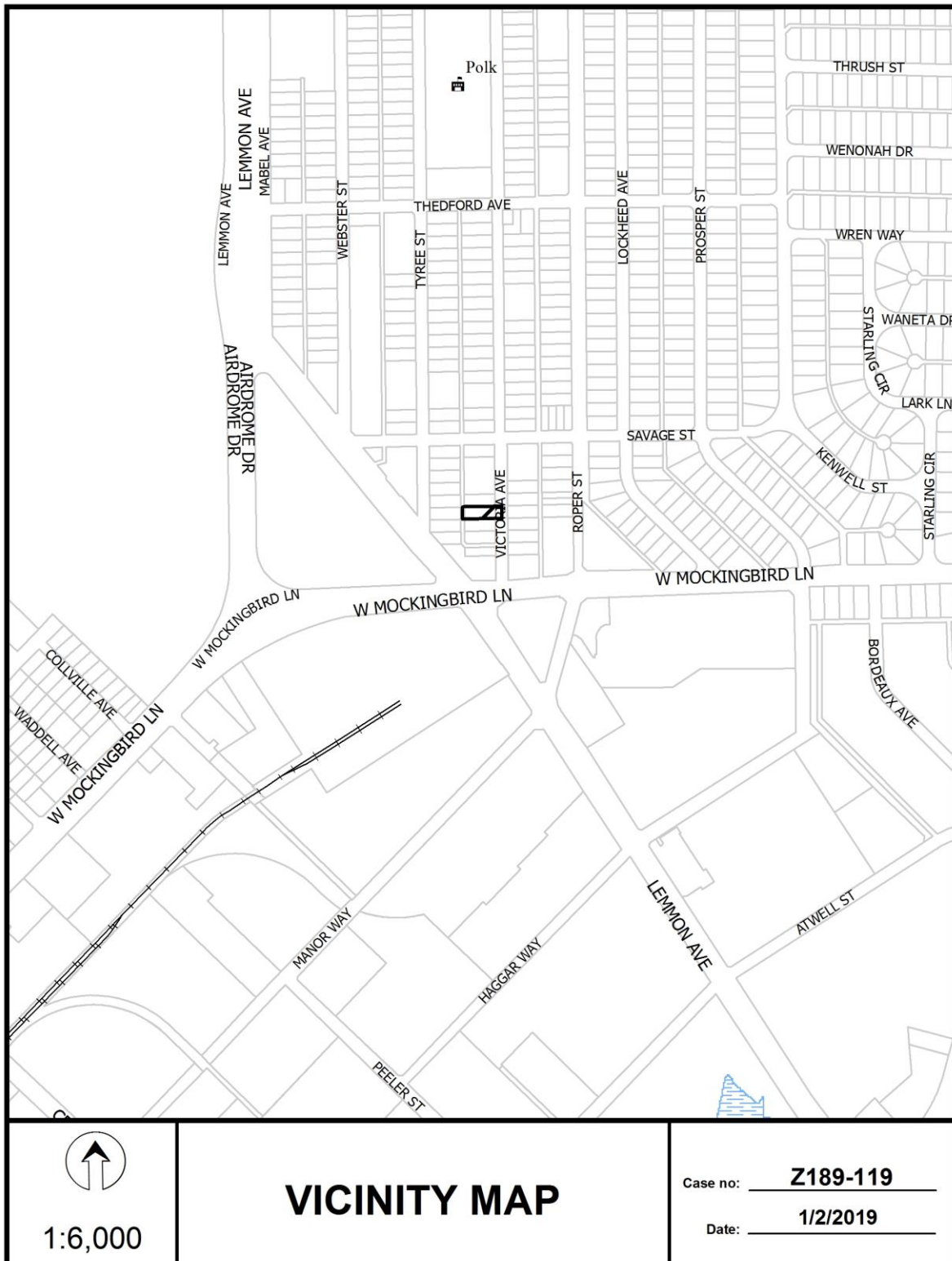
Olerio Homes

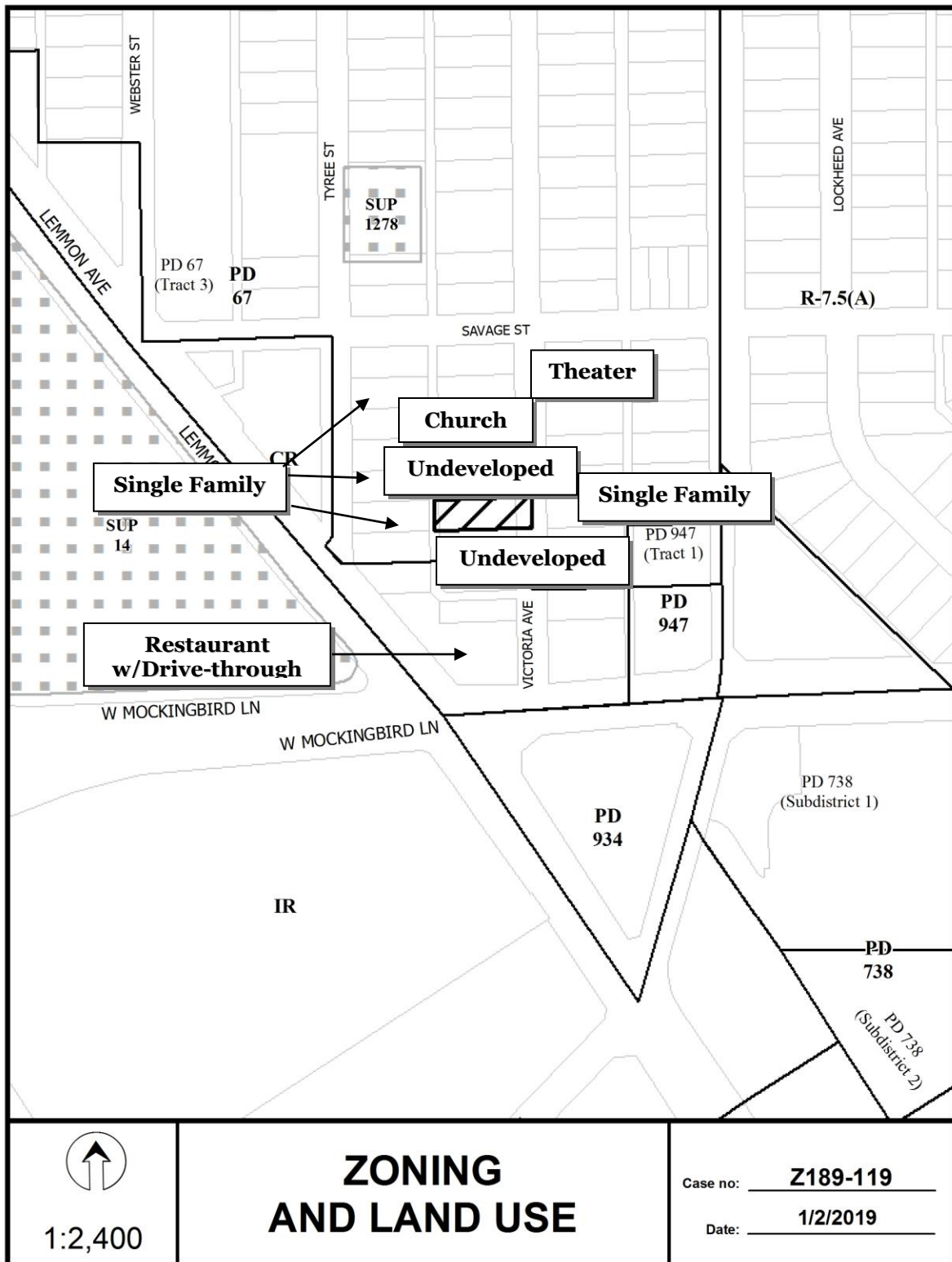
Louis M. Olerio, sole member

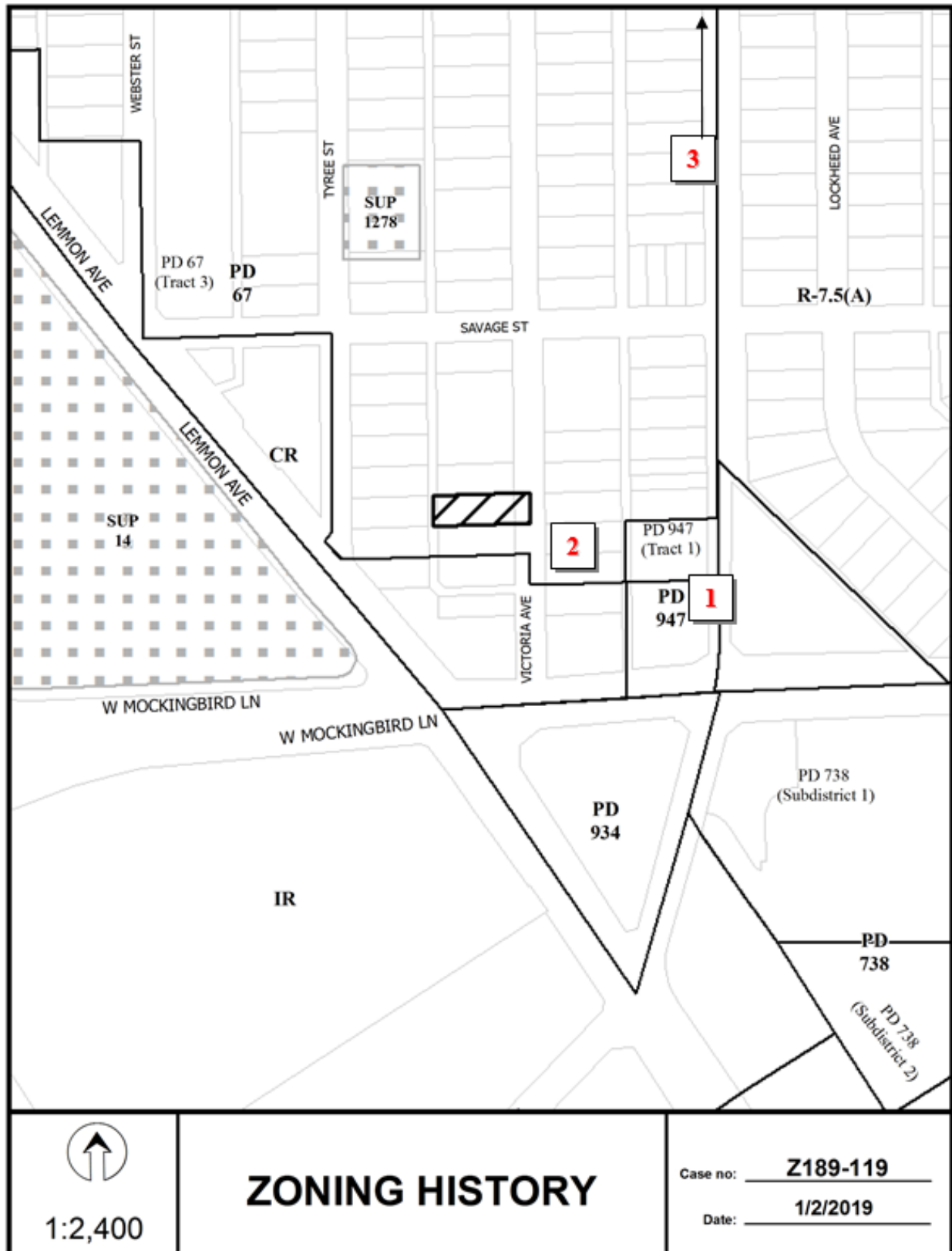
Z 189-119

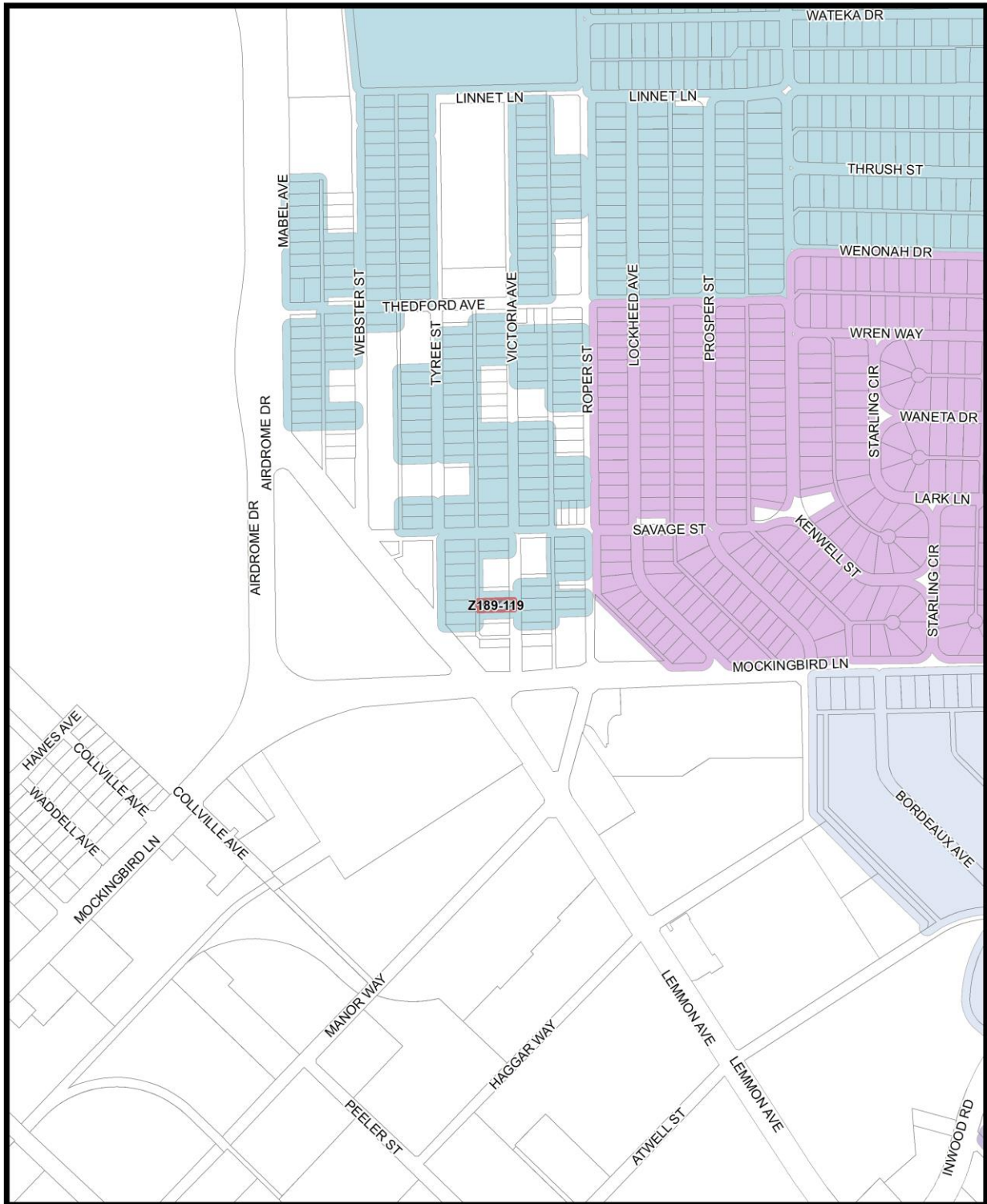
Existing Land Use Plan (Exhibit 67A)
Enlarged with Site Identified









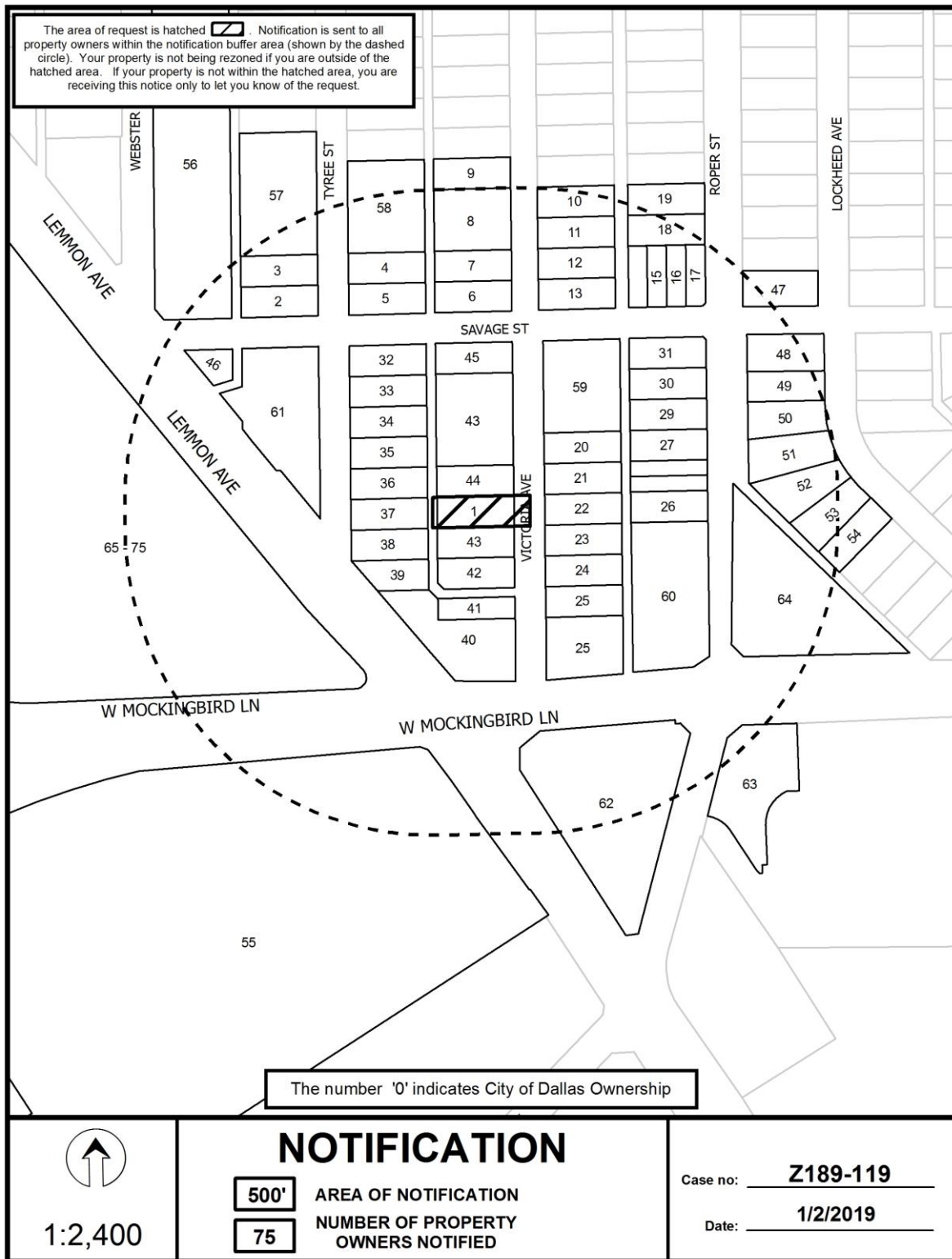


MVAC Cluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 1/4/2019



01/02/2019

Notification List of Property Owners***Z189-119******75 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6527 VICTORIA AVE	ESCALANTE MARICRUZ
2	6603 TYREE ST	LEONOR JORGE
3	6607 TYREE ST	JOHNSON OLLIE MARIE
4	6606 TYREE ST	WINN ELBERT
5	6602 TYREE ST	BORDERS CAROLYN &
6	6603 VICTORIA AVE	NGUYEN THANH V & LE THI
7	6607 VICTORIA AVE	LE DAVID V
8	6615 VICTORIA AVE	LOVE MAVIS Y
9	6619 VICTORIA AVE	TRAN QUYNH NHU THI
10	6614 VICTORIA AVE	IBARRA J MARCIAL &
11	6610 VICTORIA AVE	IBARRA JUSTIN M
12	6606 VICTORIA AVE	POND TREVOR
13	6602 VICTORIA AVE	PETTY ANTHONY CHARLES
14	3713 SAVAGE ST	ZEPEDA JORGE
15	3717 SAVAGE ST	THOMPSON ZACHARY &
16	3715 SAVAGE ST	SMITH JESSE &
17	3719 SAVAGE ST	CUBAS & WADE INVESTMENTS LLC
18	6611 ROPER ST	POST ERMA J
19	6615 ROPER ST	VELASQUEZ MARIA DELOS A
20	6532 VICTORIA AVE	GREATER NORTH PARK CHURCH OF GOD IN CHRIST
21	6528 VICTORIA AVE	TRAN SANG QUANG
22	6524 VICTORIA AVE	BONILLA NIDIA M
23	6520 VICTORIA AVE	JDAL PROPERTIES INC
24	6516 VICTORIA AVE	MSC-I LTD
25	6512 VICTORIA AVE	4407 CORPORATION
26	6525 ROPER ST	NGUYEN LOC TRONG

01/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6529 ROPER ST	DOMANETTI DALLAS DUPLEX LLC
28	6527 ROPER ST	HINOJOSA ARNOLD
29	6535 ROPER ST	BROWN JEWELL DEAN LIFE ESTATE
30	6539 ROPER ST	FOUR SHELBY INC
31	6543 ROPER ST	BALTAZAR SILVINA &
32	6528 TYREE ST	STEWART BEVERLY A
33	6524 TYREE ST	RODRIGUEZ JOSE ANGEL
34	6520 TYREE ST	KNOX BENJAMIN
35	6516 TYREE ST	CABRERA EMMA
36	6512 TYREE ST	GROGGS TEREICE LANEL
37	6508 TYREE ST	CABRERA MARIA LUISA
38	6504 TYREE ST	N & D PREMIER REALTY INC
39	6522 LEMMON AVE	N & D PREMIER REALTY
40	6502 LEMMON AVE	POP HOLDINGS LP
41	6511 VICTORIA AVE	CHURCHS FRIED CHICKEN INC
42	6517 VICTORIA AVE	MSC I LTD
43	6521 VICTORIA AVE	GREATER NORTH PARK
44	6529 VICTORIA AVE	VU THONG DINH &
45	6545 VICTORIA AVE	SOLES JEWELL LYNN
46	6608 LEMMON AVE	EMERSON WILLIAM G
47	6603 LOCKHEED LN	ALLEN BARBARA JO
48	6547 LOCKHEED LN	REESE PATRICIA
49	6543 LOCKHEED LN	MORRIS MARY LEE
50	6539 LOCKHEED LN	LIU JOHN M
51	6535 LOCKHEED LN	ROBINSON CHARLES L &
52	6531 LOCKHEED LN	MURDINE BERRY FAMILY TRUST
53	6529 LOCKHEED LN	SIMS LINDA &
54	6525 LOCKHEED LN	PARKER WILLIAM H
55	6445 LEMMON AVE	COCA COLA CO THE
56	6710 WEBSTER ST	BETHANY BAPTIST CHURCH
57	6615 TYREE ST	NEW JERUSALEM AFRICAN METHODIST EPISCOPAL CHURCH

01/02/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6610 TYREE ST	LANGRUM ALMA JEAN
59	6540 VICTORIA AVE	KHOURY JOHN &
60	4415 W MOCKINGBIRD LN	SBLFT/OF I LTD
61	6606 LEMMON AVE	FIEDLER LLOYD
62	6410 LEMMON AVE	NWH LAND
63	4560 W MOCKINGBIRD LN	LG CV MOCK AND LEMMON LLC
64	4515 W MOCKINGBIRD LN	PEGASUS BANK
65	2702 LOVE FIELD DR	SOUTHWEST AIRLINES CO
66	8020 DENTON DR	JACKS AUTO SUPPLY
67	7212 HERB KELLEHER WAY	HERTZ RENT A CAR
68	7020 HERB KELLEHER WAY	AVIS RENT A CAR
69	3407 HAWES AVE	HERTZ CORPORATION
70	8333 LEMMON AVE	SOUTHWESTERN BELL
71	3410 HAWES AVE	EAN HOLDINGS LLC
72	8611 LEMMON AVE	BUSINESS JET CENTER
73	3250 LOVE FIELD DR	MLT DEVELOPMENT
74	3232 LOVE FIELD DR	MLT DEVELOPMENT COMPANY
75	7366 CEDAR SPRINGS RD	ENTERPRISE HOLDINGS

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 21, 2019****Planner: Carolina Yumet****FILE NUMBER:** Z178-316(CY) **DATE FILED:** July 27, 2018**LOCATION:** Northeast corner of West Davis Street and North Plymouth Road**COUNCIL DISTRICT:** 1 **MAPSCO:** 53 D**SIZE OF REQUEST:** Approx. 19.872 acres **CENSUS TRACT:** 68.00**OWNER:** West Davis Plymouth Development, LLC.**APPLICANT:** David Weekley, LLC.**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

REQUEST: An application for 1) a new subdistrict to allow for single family uses on property zoned Subdistrict 6 within Planned Development District No. 830 and a portion of Planned Development District No. 450; 2) an amendment to reduce Planned Development District No. 450; and, 3) an amendment to the development plan and landscape plan for a public school use.

SUMMARY: The proposed subdistrict will allow for the same uses as Subdistrict 6 plus a shared access development with up to 85 lots and will reduce the boundaries of Planned Development District No. 450.

STAFF RECOMMENDATION: Approval, subject to a revised conceptual plan, street section exhibit and staff's recommended conditions; and approval of a revised development plan and revised landscape plan for a public school use.

PRIOR CPC ACTION: On January 3, and February 7, 2019, the City Plan Commission held this item under advisement to allow for a neighborhood meeting.

PLANNED DEVELOPMENT DISTRICT No. 830:<http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20830.pdf>**PLANNED DEVELOPMENT DISTRICT No. 450:**<http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20450.pdf>

BACKGROUND INFORMATION:

- Planned Development District No. 830 was established by City Council on August 11, 2010, and comprises approximately 290.5 acres divided into 12 subdistricts.
- Planned Development District No. 450 was established by City Council on August 14, 1996, and comprises approximately 11.319 acres.
- The 19.872-acre area of request is zoned subdistrict 6, the Davis Corridor, within Planned Development District No.830, and Planned Development District No. 450.
- Subdistrict 6 of PD No. 830 is a non-residential district but allows for residential uses and PD No. 450 is considered to be a residential zoning districts but is currently developed with a public school use.
- The area of request is mostly undeveloped except for one existing one-story building containing a furniture store use and the public school use.
- On August 3, 2017, the City Plan Commission approved an authorized hearing to determine the proper zoning on property zoned Subdistrict 6 within Planned Development District No. 830 with consideration given to a new subdistrict with appropriate amendments to the Subdistrict 6 regulations pertaining to height, lot size, lot width, residential proximity slope, urban form setback and architectural designs such as articulation. Pending City Plan Commission public hearing.
- The applicant proposes to reduce the boundaries of Planned Development District No. 450 and to create a new subdistrict within Planned Development District No. 830 to allow for a shared access development containing up to 85 lots with two access points on a public street.

Zoning History: There have been two zoning changes in the vicinity.

1. **Z178-320** On November 28, 2018 City Council approved the renewal of Specific Use Permit No. 1919 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subdistrict 6 within Planned Development District No. 830 with a D-1 Liquor Control Overlay on the northwest corner of North Hampton Road and West Jefferson Boulevard, southeast of the area of request.
2. **Z178-235** On November 28, 2018, City Council approved Planned Development District No. 1006 for Single Family uses on property zoned R-7.5(A) Single Family District on the southwest corner of North Tennant Street and West Davis Street, southeast of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
West Davis Street	Major Arterial	100'
North Plymouth Road	Community Collector	100'

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and recommended revisions to the proposed Conceptual Plan. Engineering does not approve the location of the shared access point on West Davis Street on the west side of the area of request. Staff recommends an access point that is aligned with Bernice Street. Alternatively, Engineering would approve an access point that is not less than 300 feet away from an existing stop bar¹ at the northeast corner of the intersection of North Plymouth Road and West Davis Street, which is approximately 260 feet from the westernmost property line. This improvement will provide adequate driveway spacing for overlapping left turns on the two-way left turn lane.

As part of the request, the applicant proposes to provide for a new 50-foot public street that will connect to the school's existing driveway. This proposal was reviewed by the Engineering Division and indicated that the proposed street will require approval from the Department of Transportation given the proposed 90-foot offset (overlapping lefts) between the proposed new street and Bernice Street which is on the opposite side of West Davis Street. The Department of Transportation will also be required to review and approve the proposed street to evaluate the limited visibility distance existing at the intersection with West Davis Street.

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:

¹ A stop bar is a pavement mark on a road that indicates where motorists must stop as they approach an intersection.

LAND USE ELEMENT

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.1.1 Create housing opportunities through Dallas

ECONOMIC ELEMENT

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Land Use Plan:

WEST DAVIS LAND USE STUDY (2002)

The West Davis Land Use Study was created in 2002 as the first of a two-part study which provided recommendations to address the issues West Davis Street was facing at that time. One of the recommendations of this study was an authorized hearing to determine proper zoning for the area which would constitute the second part of the study.

The study focused on evaluating zoning and land uses, improving economic viability, and improving the urban design of Davis Street from Hampton Road west to Walton Walker (Loop 12). The study area was divided into five different sections; a portion of the area of request is in what the study identified as Section 1 [Hampton Road to the Coombs Creek crossing].

One of the primary issues the study seek to address was the mix of non-residential uses allowed that were not compatible with the existing residential neighborhoods. To address this issue, the study established three goals: 1) Protect residential neighborhoods from undesirable land uses, 2) increase the commercial viability on West Davis Street, and 3) Improve the image of West Davis Street.

Among the land use and zoning recommendations the study made was the adoption of a proposed land use plan which identifies the area of request within Section 1 of the study and proposes single-family uses to be allowed in the northern portion of the area of request and medium-density commercial/office uses on that portion of the site that

fronts West Davis Street. While the proposed development does not propose any commercial use along Davis Street, the new subdistrict is proposed to retain the uses currently allowed in Subdistrict 6, which include the recommended medium-density commercial and retail and personal service uses found in this study.

BISHOP-DAVIS LAND USE STUDY (2010)

The Bishop-Davis Land Use Study was created in 2009 and revised in 2010 and provided recommendations that were later taken into consideration to create Planned Development District No. 830, the Davis Street Special Purpose District.

The goals of this land use study focused on the desired results envisioned for the area, which among other aspects included: stimulating reinvestment in the area, encourage density (in the right places), create incentives to increase open space and provide public art and to create a set of land uses for each subarea.

The Bishop-Davis Land Use Study identified the area of request within Subarea 6 and established characteristics and objectives that included the beautification and rehabilitation of Davis Street streetscape, creating a desirable pedestrian experience and a pleasant walkable environment, street trees, sidewalks and other amenities. The study also proposed for this subarea uses that included a mix of residential and light to medium density commercial uses which are consistent with the uses allowed in the existing Subdistrict 6 within PD No. 830.

Land Use:

	Zoning	Land Use
Site	PD No. 830 (Subdistrict 6) and PD No. 450	Furniture Store, Undeveloped Land, Public School
North	PD No. 830 (Subdistrict 6) and PD No. 801 (Subarea 2)	Multifamily
East	PD No. 830 (Subdistrict 6) and TH-3(A) Townhouse District	Building Repair and Maintenance Shop, Restaurant, General Merchandise, Single Family.
South	PD No. 830 (Subdistrict 6)	Auto Service Center, Office, Retail and Personal Service
West	PD No. 631 (Tract 2) and R-7.5(A) Single Family District.	Pawn Shop, Single Family.

Land Use Compatibility:

The 19.872-acre area of request is zoned Subdistrict 6, within Planned Development District No. 830, and Planned Development District No. 450. The site is mostly undeveloped except for an existing one-story building occupied with a furniture store and a public school. Building Inspections' records and historical aerial images indicate that the northwest portion of the area of request was previously developed with a multifamily use that was demolished in 2008. The southern portion of the site that fronts West Davis Street was developed with three commercial buildings. Two of them were demolished in 2009 leaving only the existing furniture store building. The portion of the area of request that is zoned PD No. 450 and that will be part of the proposed subdistrict is also undeveloped. The remainder of PD No. 450 is developed with a public school [Kahn Elementary School]

The purpose of the request is to reduce the boundaries of PD No. 450, amend the existing development plan and landscape plan for the existing school and to create a new subdistrict within PD No. 830 to allow for the same uses currently allowed in Subdistrict 6.

The Dallas Development Code defines a shared access development as a development where one or more of the lots within the development do not front on a public or private street, where access to the lots within the development is provided via a shared access area and that meets all the requirements of Section 51A-4.411.

While Subdistrict 6 is a non-residential district, it allows for single-family uses. However, the current code regulations allow a shared access development to contain a maximum of 36 lots. In order to develop the site with a shared access development exceeding this maximum number of lots, the applicant proposes to create the new subdistrict establishing specific regulations for this type of development.

Planned Development District No. 450 was established by City Council on August 14, 1996, is comprised of approximately 11.319 acres, and is currently developed with a public school use. Dallas Central Appraisal District's records indicate the public school was constructed in 1996.

With the ordinance that established PD No. 450, a development plan and a landscape plan were approved by City Council for the public school use. As part of the request, the applicant proposes to rezone a portion of the property to make it part of the new subdistrict within PD No. 830. This requires the existing development plan and landscape plan to be amended to reflect the new boundaries of PD No. 450.

No other changes are being proposed to the existing school and, with the reduction of the property boundaries, it will still comply with all the development standards and regulations established in PD No. 450. Staff supports this part of the request as it is not foreseen to have a negative impact in the surrounding areas.

Uses surrounding the area of request include a mix of residential, commercial and retail and personal service uses. The residential uses are located to the north, northwest and east of the area of request and include a multifamily use containing 60 dwelling units located directly adjacent to the site to the northwest. Another multifamily use containing 104 units is located further north, across North Plymouth Road. Single family uses are further northwest, across North Plymouth Road, and to the east beyond a TH-3(A) Townhouse District that also contains single family uses.

The commercial and retail and personal services are located primarily to the west and south along West Davis Street and include a pawn shop, restaurant without drive-thru or drive-in service, auto service center, and a retail center with general merchandise, personal service, financial institution and medical clinic uses.

Development Standards

<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Lot Size	PRIMARY Uses
	Front	Side/Rear					
Existing: PD No. 830 Subdistrict 6	Min 0', Max 10' if fronting Davis Other Min. 10'	No minimum.	No maximum.	75' *	100%	No minimum	Commercial and Residential.
Existing: PD No. 450	15'	No minimum for SFD, 5' for Duplex, 10' for all other. Rear: 10' for Duplex, 15' All others	-	50' for public school, 36' all other structures	60% for residential structures, 50% for non-residential.	No Min. for public school, 1000 sf/unit sfd; 3,000 sf/unit duplex; 800 sf/ mfd unit no br; 1000sf/ mfd unit 1 br; 1200sf/ mfd unit 2 br, and 150sf/additional br	Commercial and Residential.
Proposed: PD No. 830 Subdistrict 6X	Min 10'	No change	85 units in a SAD (8.55 units per acre), other no maximum	36' for SFD structures, 75' all other structures*	60% for SFD structures, 100% for other.	No change	Commercial, Accessory Community Center (private) and Residential**

*no more than 80 percent of any building footprint may exceed 60 feet in height.

** Shared access development with up to 85 lots

The proposed subdistrict in general retains the uses and most of the development standards of the existing zoning with the following changes:

1. Conceptual Plan and Development Plan: Staff recommended that for single-family uses, the new subdistrict be subject to a Conceptual Plan (included as an Exhibit in the PD conditions) and that a final plat serve as a Development Plan for the new subdistrict when developed with single-family uses. This allows for the opportunity to ensure that the proposed regulations for the subdistrict are met. The applicant agreed to these provisions.

2. Uses: The only change proposed for the new subdistrict regarding the uses is allowing accessory community center (private) as a use by right. The purpose of this provision is to allow for the amenities to be on a separate lot than the main use. Staff has no objection to this request.

3. Density: The proposed subdistrict will limit the number of dwelling units in a shared access development to 85 [approximately 9.6 dwellings per acre] but proposes no maximum density in other cases. In supporting this dwelling density, staff considered that the existing zoning regulations don't include provisions that limit the density in the area since there is no maximum dwelling density, no maximum floor area ratio, no minimum lot size and the maximum lot coverage is 100 percent. So, the existing development rights of the area would potentially allow for a higher density. Staff also evaluated the density of the zoning districts in the surrounding areas and determined that, with a minimum lot size of 7,500 square feet for a single-family residential use as required in the R-7.5(A) District to the northwest and to the east, a maximum density of approximately 5.8 dwelling units per acre is allowed. Subarea 2 within Planned Development District No. 801, located to the north of the area of request, allows a maximum density of 85 units per acre. Finally, in the TH-3(A) District to the east, the maximum dwelling unit density is 12 units per acre. The proposed subdistrict, if developed with a shared access development with up to 85 lots, would be consistent with the dwelling density in the surrounding areas. Staff finds this portion of the request reasonable.

4. Height: The height regulations in the existing zoning are retained for the proposed subdistrict except that for single family structures, the maximum height allowed is 36 feet with certain projections allowed to extend an additional 12 feet. Staff supports this regulation because it is consistent with the existing fire safety regulations that indicate that for structures higher than 30 feet, the access road for emergency vehicles must be a minimum of 26 feet in width. As depicted in the Conceptual Plan, the minimum width for the shared access areas providing access to the units is 26 feet. Additionally, the proposed height is consistent with the height requirements of the surrounding zoning, being 36 feet for the TH-3(A) District to the east, 85 feet for Subarea 2 in PD No. 801, to the north and 30 feet for the R-7.5(A) District to the west.

5. Lot coverage: The proposed subdistrict will maintain the lot coverage of 100 percent for structures other than single family. For single family use the maximum lot coverage will be 60 percent and the shared access area easement may be used to determine lot coverage. This lot coverage is consistent with the surrounding areas that range from a maximum lot coverage of 80 percent for single-family uses in PD No. 801, 60 percent in the TH-3(A) District, and 45 percent in the R-7.5(A) District.

More specific development standards for a shared access development are included as part of the proposed subdistrict conditions which in general will require the development to comply with the regulations in Section 51A-4.411 "Shared Access Development" of the Dallas Development Code, as amended, but also incorporates regulations as to the

maximum number of lots, minimum number of access points, and architectural and urban design standards.

In regards to these regulations, some of staff's recommended conditions do not align with the applicant's request. Staff considers that the recommended conditions seek to ensure that as much as possible, the proposed development engages in creating a desirable pedestrian experience and pleasant walkable environment, especially along West Davis Street. Section 51P-830.123 includes provisions for street and sidewalk standards including pedestrian amenities required along Davis Street and applicable to the entire District that encourage developments to provide for this pedestrian experience. This development could serve as a catalyst for future developments that will help achieve this vision of Davis Street.

Staff's recommended conditions include requiring for all individual lots along West Davis Street that abut a mews, to provide a minimum ten-foot setback measured from the edge of the mews and to not allow any fences nor structures to encroach in this setback. The purpose of this provision is to create the impression that the proposed ten-foot-wide mews that front West Davis Street are wider and offer the perception of open space areas to the pedestrians and not just a ten-foot "alley", with fences or structures on each side.

Fence standards are also included as part of the new subdistrict conditions. The applicant proposes wood solid fences to be allowed along all street frontages except for West Davis Street. Staff's recommendation of requiring fences in the required front yard [Along North Plymouth Road and along West Davis Street], to be masonry, wrought iron, or a combination of these materials and with a specific condition for fences along West Davis Street to be a minimum of 50 percent open, seeks to ensure the two main street frontages of this development are provided with fences that are more welcoming to pedestrians. With this provision, wood solid fences would still be allowed in any side and rear yard².

An additional fence provision that staff recommends is prohibiting fences on either side of the mews fronting West Davis Street. The applicant does not agree with this condition and proposes that fences up to four feet in height to be allowed for the lots abutting a mews along West Davis Street. Staff considers this restriction necessary to preserve unobstructed yards that would provide additional width to the proposed ten-foot mews.

A minimum of 30 percent ground-level building transparency is recommended for all the dwelling units along West Davis Street. The applicant's request is to provide for a regulation that instead limits the maximum blank wall area to 30 feet measured per story. Staff does not support this request because it does not align with the goal of a pedestrian-friendly experience.

² The shared access development is treated as one lot for purposes of compliance with front, side, and rear yard regulations. [Sec. 51A-4.411(f)(2)]

Notwithstanding the aspects of the request on which staff and applicant did not agree; in general, staff is supportive of the request to create the new subdistrict to allow for the shared access development with a maximum of 85 lots and recommends approval subject to a revised conceptual plan that incorporates the Engineering Division's recommendation to relocate the westernmost shared access point, street section exhibit and staff's recommended conditions.

Parking:

The off-street parking and loading regulations in PD No. 830 indicate that parking must be provided per the use regulations in the Dallas Development Code, as amended. For the proposed shared access development, two parking spaces will be required for each dwelling unit and a minimum of 0.25 unassigned spaces available for guests must be provided for each dwelling unit [Sec. 51A-4.411(g)]. Guest parking spaces must be located where they will not impede access from any other guest parking space or dwelling unit to the shared access point.

For the proposed 85 units, a total of 21 guest parking spaces will be required. The proposed Conceptual Plan indicates parallel parking with curbed neck-downs will be provided along the 44-foot main shared access area as the required ratio. According to the applicant, a total of 45 parking spaces will be provided at these locations along the shared access area which will meet the requirement for guest parking. Additionally, each unit will also provide for a two-car garage to meet the required two parking spaces per unit.

Parking is not being affected by the proposed reduction of the boundaries of PD No. 450 since that portion is currently undeveloped and does not modify existing off-street parking provided for the public school use.

Landscaping:

In general, the proposed development will be required to comply with the regulations in Section 51A-10.125(a)(2) of Article X of the Dallas Development Code that provides for regulations for shared access developments for up to 36 lots. However, due to the most recent amendments to this section of the code, the proposed PD conditions include a regulation for the proposed 85-lot development to provide for a landscape area equal to 20 percent of the total shared access development area. The proposed conceptual plan indicates that open space areas will be provided throughout the development. The applicant stated that per their calculations, the total open space area equals 143,659 square feet, which represents 39 percent of the total shared access development area. Staff consulted with the Chief Arborist in regards to counting the open space areas as the landscape areas required and it was determined that both landscape areas and open areas can occupy the same space.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to an “E” MVA Cluster to the northwest and to the east.

List of Officers

David Weekley, LLC

- David Weekley Chairman / CEO
- Dick Weekley Vice President
- John Johnson COO
- Heather Humphrey CFO
- Ken McDonald Dallas Area President

West Davis Plymouth Development, LLC

- Mark Branigan Manager
- Jay Y. Liao Manager

PROPOSED PD CONDITIONS

ARTICLE 830.

PD 830.

SEC. 51P-830.101. LEGISLATIVE HISTORY.

PD 830 was established by Ordinance No. 27944, passed by the Dallas City Council on August 11, 2010. (Ord. 27944)

SEC. 51P-830.102. PROPERTY LOCATION AND SIZE.

PD 830 is established on property located along the Bishop Avenue Corridor between Colorado Boulevard and Davis Street; property located along the Davis Street Corridor, bounded by Plymouth Road on the west and Zang Boulevard on the east; and excluding property zoned Planned Development District No. 160, Planned Development No. 340, Planned Development No. 87/Historic District 15, Conservation District No. 1, and Conservation District 7. The size of PD 830 is approximately 290.5 acres. (Ord. 27944)

SEC. 51P-830.103. CREATION OF SUBDISTRICTS.

This district is divided into the following subdistricts:

- (1) Subdistricts 1 and 1A: Bishop Avenue.
- (2) Subdistrict 2: **Subdistrict 2 is not created as part of this PD. See Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area.**
- (3) Subdistrict 3: East Garden District [~~and~~], Subdistrict 3A: Bishop Arts Branch Library, and Subdistrict 3B: Bishop Arts Mixed Use District.
- (4) Subdistrict 4: Kidd Springs Park.
- (5) Subdistrict 5: Kings Highway Gateway.
- (6) Subdistricts 6 ~~and~~ 6A, ~~and~~ 6B: Davis Corridor.
- (7) Subdistrict 7: Winnetka Heights Village.
- (8) Subdistricts 8 and 8A: West Garden District. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374)

SEC. 51P-830.104.

DEFINITIONS.

Unless otherwise stated, the definitions 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 retail sale of the products to the general public.

(5) **ATTIC STORY** means that portion of a building between the top floor and the ceiling above it that is located within a roof structure.

(6) **BED AND BREAKFAST** means a lodging use that has no more than five guest rooms; provides accommodations for periods not to exceed five nights; serves no meals other than breakfast; and is a member of, or certified by, a recognized bed and breakfast association such as the National Bed and Breakfast Association (NBBA) or Historic and Hospitality Accommodation of Texas.

(7) **BLADE SIGN** means a sign that projects perpendicularly from a main building facade and is visible from both sides.

(8) **BODY PIERCING STUDIO** means a facility in which body piercing is performed. **BODY PIERCING** means the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or another decoration.

(9) **BOUTIQUE HOTEL** means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(10) **DOOR YARD** means the area between the edge of the sidewalk furthest from the street and the front building facade.

(11) **EVENT CENTER** means a facility with indoor and outdoor areas for gathering and entertainment.

(12) **HOTEL** means a lodging facility having between 31 and 120 guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared on-site; and more than 50 percent of the guest rooms are internal-entry.

(13) **LEGACY BUILDING** means a building that fronts on Davis Street or Bishop Avenue and that is listed on Exhibit "830B" or determined to be a legacy building in accordance with

Section 51P-830.118.

(14) **MAJOR MODIFICATION** means reconstruction, alteration, or renovation of a single family or duplex structure that exceeds 50 percent of the structure assessed by the Dallas Central Appraisal District or any increase in the floor area of a structure if the expansion is over 50 percent of the floor area of the existing structure.

(15) **MASSAGE ESTABLISHMENT** and **MASSAGE** mean a massage establishment or massage as defined by Texas Occupation Code Chapter 455, as amended.

(16) **MIXED USE DEVELOPMENT** means a development that has both main residential and main nonresidential uses on the same building site.

(17) **MIXED USE RESIDENTIAL PROJECT (MURP)** means a development that has street-level nonresidential uses with hours of operation that are limited to 7:30 a.m. through 6:30 p.m., Monday through Saturday, and that has residential uses only above street level.

(18) **MULTI-VENDOR MARKET** means a retail location with independently owned and operated vendor spaces within it.

(19) **NEIGHBORHOOD MARKET** means a temporary outdoor marketplace.

(20) **OPEN SPACE** means an area that is open to the public for at least eight hours each day, limited to pedestrians, is at least 80 percent open to the sky, a contiguous area of not less than 15 feet in width and 25 feet in length, and where a minimum of 25 percent of the open space area is landscaped with turf, ground cover, shrubs, trees, seasonal plantings, or a combination of these plant materials.

(21) **PROJECTING SIGN** means an attached sign projecting more than 12 inches from a building at an angle other than parallel to the facade.

(22) **REMOTE SURFACE PARKING LOT** means a nonstructural passenger-vehicle parking facility where at least 30 percent of its parking spaces are subject to remote parking agreements and where the remaining parking spaces may serve as off-site parking for a valet service that may charge a fee.

(23) **RETAIL-RELATED USES** means any of the following uses:

- (A) Antique shop.
- (B) Art gallery.
- (C) Dry cleaning or laundry store.
- (D) General merchandise or food store.
- (E) Nursery, garden shop, or plant sales.
- (F) Personal service uses.

(24) TATTOO STUDIO means an establishment in which tattooing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment.

(25) TRANSPARENCY means the total area of windows and door openings with glass that is a percentage of the total street-level facade. (Ord. Nos. 27944; 30374)

SEC. 51P-830.105. INTERPRETATIONS.

- (a) Unless otherwise stated, the 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) Section 51A-2.101, “Interpretations,” applies to this article.
- (d) The following rules apply in interpreting the use regulations in this article:
 - (1) The absence of a symbol appearing after a listed use means that the use is permitted by right.
 - (2) The symbol **[L]** appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A- 4.218, “Limited Uses.”)
 - (3) The symbol **[SUP]** appearing after a listed use means that the use is permitted by specific use permit only. [“SUP” means “specific use permit.” For more information regarding specific use permits, see Section 51A-4.219, “Specific Use Permit (SUP).”]
 - (4) The symbol **[DIR]** appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, “Site Plan Review.” (“DIR” means “development impact review.” For more information regarding development impact review, see Division 51A-4.800, “Development Impact Review.”)
 - (5) The symbol **[RAR]** appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, “Site Plan Review,” a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review, see Division 51A-4.800, “Development Impact Review.”)
- (e) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps.
- (f) Subdistricts 1, 1A, 3, 4, 8, and 8A of this district are considered to be residential zoning districts. Subdistricts 3A, 3B, 5, 6, 6A, **6B**, and 7 are considered to be nonresidential zoning districts. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374)

SEC. 51P-830.106.

EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 830A: Subdistrict maps.
- (2) Exhibit 830B: Legacy buildings list.
- (3) Exhibit 830C: Mixed use development parking chart.
- (4) Exhibit 830D: Subdistrict 3A building corner marker elevation. (Ord. Nos. 27944; 28745)
- (5) Exhibit 830E: Subdistrict 6B Conceptual Plan.
- (6) Exhibit 830F: Subdistrict 6B Street Section.

SEC. 51P-830.107.

CONCEPTUAL PLAN.

- (a) Except as provided in this section, ~~t~~There is no conceptual plan for this district.
- (b) The Bishop/Davis Land Use and Zoning Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district. (Ord. 27944)
- (c) In Subdistrict 6B, for single family uses, use of the property must comply with the conceptual plan (Exhibit 830E). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-830.108.

DEVELOPMENT PLAN.

- (a) Except as provided in this section, n~~n~~No development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply. (Ord. 27944)
- (b) In subdistrict 6B, for single family uses, a final plat may serve as the development plan. In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

SEC. 51P-830.109.

**USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICTS 1, 1A, AND 1B: BISHOP AVENUE.**

OMITTED FOR BREVITY

**SEC. 51P-830.110. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 2: THE BISHOP ARTS-EIGHTH STREET CONSERVATION DISTRICT.**

Subdistrict No. 2 is not part of this PD. *See* Conservation District No. 7 (Bishop/Eighth Street Conservation District) for the use regulations and development standards in that area. (Ord. 27944)

**SEC. 51P-830.111. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 3: EAST GARDEN DISTRICT.**

OMITTED FOR BREVITY

**SEC. 51P-830.111.1. USE REGULATIONS AND DEVELOPMENT STANDARDS IN
SUBDISTRICT 3A: BISHOP ARTS BRANCH LIBRARY.**

OMITTED FOR BREVITY

**SEC. 51P-830.111.2. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 3B: BISHOP ARTS MIXED USE DISTRICT.**

OMITTED FOR BREVITY

**SEC. 51P-830.112. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 4: KIDD SPRINGS PARK.**

OMITTED FOR BREVITY

**SEC. 51P-830.113. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 5: KINGS HIGHWAY GATEWAY.**

OMITTED FOR BREVITY

**SEC. 51P-830.114. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 6: DAVIS CORRIDOR.**

(a) Uses. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

- (3) Industrial uses.
 - None permitted.
- (4) Institutional and community service uses.
 - Child-care facility.
 - Church.
 - Community service center. *[SUP]*
- (5) Lodging uses.
 - Bed and breakfast.
- (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. *[SUP]*
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
 - Alcoholic beverage establishments. *[SUP]*
 - Antique shop.
 - Art gallery.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store. *[By right if 50,000 square feet of floor area or less; otherwise by SUP.]*

- Nursery, garden shop, or plant sales.
- Personal service uses. *[Body piercing studios, massage establishments, and tattoo studios are prohibited.]*
- Restaurant without drive-in or drive-through service. *[RAR]*
- Remote surface parking lot.
- Theater. *[SUP]*

(11) Transportation uses.

- Transit passenger shelter.

(12) Utility and public service uses.

- Local utilities.

(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.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

(1) 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 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

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

- Accessory community center (private).

(3) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

(Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations in Division 51A-4.400, "Yard, Lot, and Space Regulations." If there is a conflict

between this subsection and Division 51A-4.400, this subsection controls.)

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is 10 feet.

(B) For lots fronting on Davis Street, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard. No minimum side yard.

(3) Rear yard.

(A) Except as provided in this paragraph, no minimum rear yard.

(B) If abutting or across the alley from a single family district, minimum rear yard is 10 feet.

(4) Density. No maximum number of dwelling units.

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

(6) Height.

(A) Except as provided in this paragraph and Section 51P- 830.122(g)(2), maximum structure height is 75 feet.

(B) South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum structure height is 50 feet.

(C) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-one rise over run from private property that is outside the district, abutting Subdistrict 6 with no intervening street, and zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(7) Lot coverage. Except as provided in this paragraph, maximum lot coverage is 100 percent. South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(8) Lot size. No minimum lot size.

(9) Lot width. No minimum or maximum lot width.

(10) Stories.

(A) Except as provided in this paragraph, maximum number of stories above grade is five.

(B) South of Davis Street between Hampton Road and the east side of Rosemont Avenue, maximum number of stories above grade is four. (Ord. 27944)

**SEC. 51P-830.114.1 USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 6A: DAVIS CORRIDOR.**

OMITTED FOR BREVITY

**SEC. 51P-830.114.2 USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 6B: DAVIS CORRIDOR.**

(a) Uses. The following uses are the only main uses permitted:

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service.

-- Custom business services.

(3) Industrial uses.

None permitted.

(4) Institutional and community service uses.

-- Child-care facility.

-- Church.

-- Community service center. [SUP]

- (5) Lodging uses.
 - Bed and breakfast.
- (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. [SUP]
 - Public park, playground, or golf course.
- (9) Residential uses.
 - Duplex.
 - Handicapped group dwelling unit. [SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]
 - Multifamily.
 - Retirement housing.
 - Single family.
- (10) Retail and personal service uses.
 - Alcoholic beverage establishments. [SUP]
 - Antique shop.
 - Art gallery.
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store. [By right if 50,000 square feet of floor area or less; otherwise by SUP.]
 - Nursery, garden shop, or plant sales.
 - Personal service uses. [Body piercing studios, massage establishments, and tattoo studios are prohibited.]
 - Restaurant without drive-in or drive-through service. [RAR]
 - Remote surface parking lot.
 - Theater. [SUP]

(11) Transportation uses.

-- Transit passenger shelter.

(12) Utility and public service uses.

-- Local utilities.

(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.]

-- Recycling drop-off for special occasion collection. [SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]

(b) Drive-in and drive-through uses. Drive-in and drive-through lanes, windows, or services are not permitted.

(c) Accessory uses.

(1) 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 51A-4.217, "Accessory Uses." For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory use is permitted by right:

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

(3) The following accessory uses are not permitted:

-- Accessory helistop.

-- Accessory medical/infectious waste incinerator.

-- Accessory pathological waste incinerator.

(d) Yard, lot, and space regulations.

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

(1) Front yard.

(A) Except as provided in this paragraph, minimum front yard is ten feet.

(B) For non-residential main uses, lots fronting on Davis Street, minimum front yard is 0 feet and maximum front yard is 10 feet. A minimum of 75 percent of the street-facing facade of a non-residential main use must be located within the area between the minimum and maximum front yard setback. The remaining street-facing facade (25 percent) is not required to comply with the maximum front yard setback.

(2) Side yard. No minimum side yard.

(3) Rear yard. No minimum rear yard.

(4) Density. Maximum number of dwelling units is 85 in a shared access development; otherwise, no maximum density.

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

(6) Height.

(A) Except as provided in this paragraph and Section 51P- 830.122(g)(2), maximum structure height is 75 feet.

(B) Any portion of a structure over 30 feet in height may not be located above a residential proximity slope.

(i) The residential proximity slope is a plane projected upward and outward at a one-to-one rise over run from private property that is outside the district, abutting Subdistrict 6B with no intervening street, and zoned for residential uses with a density of less than 12 dwelling units per acre. An institutional use on a lot of two acres or more does not trigger the residential proximity slope.

(ii) Structures listed in Section 51A-4.408(a)(2) may project through the residential proximity slope to a height not to exceed the maximum structure height, or 12 feet above the residential proximity slope, whichever is less, provided that the total projections on a building are no more than 20 percent of the building foot print.

(C) Except as provided, for single family structures, maximum height is 36 feet. Projections listed in Sec. 51A-4.408(a)(2) and stairwell bulkheads may project a maximum of 12 feet above the maximum structure height.

(7) Lot coverage. Except as provided in this paragraph, maximum lot coverage is 100 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(A) Maximum lot coverage is 60% for single family structures. The shared access easement may be counted towards the lot in calculating lot coverage.

- (8) Lot size. No minimum lot size.
- (9) Lot width. No minimum or maximum lot width.
- (10) Stories. Maximum number of stories above grade is five.

(e) Shared access development.

(1) Except as provided in this section, shared access development must comply with Section 51A-4.411, "Shared Access Development".

(2) Maximum number of lots in a shared access development is 85.

(3) Minimum number of access points in a shared access development containing up to 85 lots is 2.

Staff's Recommendation:

(4) In a shared access development, all individual lots along West Davis Street that abut a mews, must provide a minimum ten-foot setback measured from the edge of the mews. No structures or fences are allowed within this setback. Ordinary projections of window sills, belt courses, cornices and other architectural features may project a maximum of 12 inches into this required setback. Cantilevered roof eaves may project up to three feet into this required setback.

Applicant's Request:

(4) In a shared access development, all individual lots along West Davis Street that abut a mews, must provide a minimum ten-foot setback measured from the edge of the mews. Porches and roof eaves may encroach into this setback. ~~No structures or fences are allowed within this setback. Ordinary projections of window sills, belt courses, cornices and other architectural features may project a maximum of 12 inches into this required setback. Cantilevered roof eaves may project up to three feet into this required setback.~~

(f) Architectural and urban design standards.

(1) Except as provided in this subsection, see Section 51P-830.122, "Architectural Design Standards".

(2) In a shared access development, fences in the required front yard setback must not exceed six feet in height when fronting West Davis Street, and must not exceed eight feet in height when fronting North Plymouth Road.

Staff's recommendation:

(3) Except as provided, in a shared access development, fences in the required front yard may be masonry, wrought iron, or a combination of these materials.

(A) Fences along West Davis Street must be a minimum of 50 percent open.

Applicant's request:

(3) Except as provided, in a shared access development, fences in the required front yard along West Davis Street may be masonry, wrought iron, or a combination of these materials. Fencing along other street frontages may be wood, masonry, wrought iron, or a combination of these materials.

(A) Fences along West Davis Street must be a minimum of 50 percent open. Fences along all other frontages may be solid.

(i) Fences along open areas, mews and along a minimum of ten feet on each side of every mews that adjoins West Davis Street, must be of open fence materials such as wrought iron. A pedestrian access gate must be provided at each mews shown on the Subdistrict 6B Conceptual Plan (Exhibit 830E)

Staff's recommendation:

(4) Except as provided in 51P-830.114.2(f)(3)(B)(i), in a shared access development, and in accordance with 51P-830.114.2(e)(5), fences are not allowed within the ten-foot setback required for those lots along West Davis Street that abut a mews.

Applicant's request:

(4) Except as provided in 51P-830.114.2(f)(3)(B)(i), in a shared access development, and in accordance with 51P-830.114.2(e)(5), fences within the ten-foot setback required for those lots along West Davis Street that abut a mews have a maximum height of four feet.

(5) All dwelling units fronting West Davis Street, must provide all of the following:

(i) an entrance within the street-facing façade. The entrance may be recessed within a porch facing the street or the mews or at a corner angle and must have access to the street through an improved path connecting to the public sidewalk.

(ii) changes in plane such as an offset, reveal, recess or projection on all street-facing facades 50 feet in length. Changes in plane must have a width of no less than 24 inches and a depth of at least 24 inches; and

(iii) pedestrian-oriented elements such as balconies, porches or awnings; and.

Staff's recommendation:

(iv) a minimum ground-level building transparency of 30 percent.

Applicant's request

(iv) maximum blank wall area of 30 feet, measured per story.

(6) In a shared access development, minimum five-foot-wide unobstructed sidewalks must be provided along the shared access area as shown on the Subdistrict 6B Conceptual Plan (Exhibit 830E).

**SEC. 51P-830.115. USE REGULATIONS AND DEVELOPMENT STANDARDS
IN SUBDISTRICT 7: WINNETKA HEIGHTS VILLAGE.**

OMITTED FOR BREVITY

SEC. 51P-830.116. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICTS 8 AND 8A: WEST GARDEN DISTRICT.

OMITTED FOR BREVITY

SEC. 51P-830.117. OFF-STREET PARKING AND LOADING.

OMITTED FOR BREVITY

SEC. 51P-830.118. LEGACY BUILDING AMENDMENTS.

OMITTED FOR BREVITY

SEC. 51P-830.119. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27944)

SEC. 51P-830.120. LANDSCAPING.

(a) In general.

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

(2) Required landscaping may be located in the public right-of-way.

(3) Required landscaping and design standards located in adjacent rights-of-way may count toward the site requirements.

(4) Except as provided in this subsection, in a shared access development in Subdistrict 6B, landscaping must be provided in accordance with section 51A-10.125(a)(2).

(A) A shared access development containing up to 85 lots must provide a minimum landscape area equal to 20 percent of the total shared access development area. Open space areas shown on the conceptual plan may count as landscape area.

(5) The additional landscaping provisions in Sec. 51P-830.120(b) do not apply to a shared access development in subdistrict 6B.

(b) Subdistricts 3, 3A, 3B, 6, and 6B. The following additional landscaping provisions apply:

(1) Street trees.

(A) Except as provided in this paragraph, in Subdistricts 3, 3B, 6, and 6B one large canopy tree having a caliper of at least three inches must be provided no closer than 25 feet on center for every 40 feet of street frontage and may be planted within 25 feet of back of curb. Except as provided in this paragraph, in Subdistrict 3A, one large canopy tree having a caliper of at least three inches must be provided no closer than 20 feet on center for every 40 feet of street frontage and may be planted within 25 feet of back of curb.

(B) If the city arborist determines that the planting space for the required tree is inadequate or that utility lines prohibit the planting, two small trees may count toward the street tree requirements.

(2) Surface parking landscaping.

(A) Parking spaces in a surface parking lot may be located no more than 75 feet from the trunk of a large canopy tree in a median or island.

(B) Each large canopy tree must have a caliper of at least two inches, must be located in a median or island that is no closer than four feet to the paved portion of the parking lot.

(C) A median or island that is located in a surface parking lot must be a minimum of 125 square feet in area.

(3) Residential adjacency buffer. In Subdistrict 3B, a residential adjacency buffer must have a minimum depth of five feet with a minimum six-foot tall solid screening fence. Shrubs must form a three-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(c) 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 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, 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.

(d) 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.

(e) Maintenance. Plant materials must be maintained in a healthy, growing condition.
(Ord. Nos. 27944; 30374)

SEC. 51P-830.121. SIGNS.

(a) In general.

(1) Except as provided in this subsection, for lots fronting on Bishop Avenue in Subdistricts 3 and 3B, Davis Street, Zang Boulevard, Hampton Road, Jefferson Boulevard, or 7th Street east of Madison Avenue, signs must comply with the provisions for business zoning districts in Article VII.

(2) For all other lots, signs must comply with the provisions for the non- business zoning districts in Article VII.

(3) Except for A-frame signs, movement control signs used for parking, and monument signs in Subdistricts 1, 1A, and 1B detached signs are prohibited.

(b) Signs in the 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.

(c) A-frame signs. The following regulations apply:

(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) An A-frame sign may only be displayed when the business it identifies is open.

(4) 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.

(5) Only one A-frame sign is permitted for each business use.

- (6) A-frame signs must be separated by a minimum of 50 feet.
- (7) A-frame signs may not be located within 25 feet of an intersection or within a visibility triangle.
- (d) Blade signs. The following regulations apply:
 - (1) Blade signs must be attached premise signs.
 - (2) Blade signs may not be internally illuminated.
 - (3) There is no limit on the number of blade signs.
 - (4) The maximum effective area for blade signs is 30 square feet.
 - (5) The lowest part of a blade sign may be located no lower than 12 feet and no higher than 25 feet above street level.
 - (6) A blade sign may not project more than three feet into the right-of-way.
 - (7) A blade sign may not be located closer than 15 feet to another projecting sign.
- (e) Monument signs. The following regulations apply:
 - (1) Monument signs are only permitted in Subdistricts 1, 1A, 1B, and 6A. In Subdistrict 6A, the entire property is considered one lot.
 - (2) Monument signs must be premise signs.
 - (3) Monument signs may not be internally illuminated.
 - (4) Except as provided in this paragraph, one monument sign is permitted per premise. In Subdistrict 3A, one monument sign is permitted per street frontage; applied signage on exterior planters is permitted and not considered a monument sign. In Subdistrict 6A, two monument sign are permitted per premise.
 - (5) Except as provided in this paragraph, monument signs must be setback five feet from the right-of-way. In Subdistrict 3A, there is no setback requirement for monument signs.
 - (6) The maximum height for a monument signs is four feet.
 - (7) The maximum effective area for a monument sign is 40 square feet.
- (f) Building corner markers with graphic identification in Subdistrict 3A.

(1) “Building corner marker with graphic identification” means “a vertical architectural element on the corner of a project site for graphic identification of a civic project.”

(2) The maximum height for building corner markers with graphic identification is equal to the maximum building height set by the subdistrict regulations.

(3) Building corner markers with graphic identification may be internally illuminated.

(4) Design of the building corner marker with graphic identification must comply with Exhibit 380D. (Ord. Nos. 27944; 28733; 28745; 29126; 29678; 30374)

SEC. 51P-830.122. ARCHITECTURAL DESIGN STANDARDS.

(a) Applicability.

(1) Except as provided in this subsection, architectural design standards apply only to new construction of buildings with multifamily, mixed-use, or nonresidential uses on a vacant lot in all subdistricts and new construction of single family and duplex uses on a vacant lot in Subdistrict 8 (see Section 51P-830.122(l) for standards for Subdistrict 8).

(2) Architectural design standards are not required for a motor vehicle fueling station and general merchandise or food store 3,500 square feet or less located in Subdistrict 6A.

(3) In Subdistrict 3B, structures fronting an access easement dedicated in accordance with Section 51P-830.124 must comply with the requirements for a street-facing facade. Paragraphs (d), (e), and (f) do not apply to a building that does not have any street frontage and is located more than 40 feet from a street.

OMITTED FOR BREVITY

SEC. 51P-830.123. STREET AND SIDEWALK STANDARDS.

(a) Davis Street and Bishop Avenue (South of Davis).

(1) A minimum 10-foot-wide sidewalk, with a minimum seven-foot-wide unobstructed sidewalk must be provided.

(2) Where the existing right-of-way width does not allow for the required sidewalk width, an additional sidewalk easement must be provided at the time of platting to achieve a 10-foot-wide sidewalk, unless a building exists as of August 11, 2010 does not allow for the required sidewalk width.

(3) On-street parallel parking with curbed neck-downs is required in accordance with Article XIII, “Form Districts.”

(b) All other streets. A minimum six-foot-wide unobstructed sidewalk must be provided.

(c) 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, awning, and street lamps must have a minimum clearance above a sidewalk of eight feet.

(D) Light fixtures may not exceed 14 feet in height. Light fixtures must be cut-off type luminaires that direct lighting downward.

(E) Except as provided in this subsection, pedestrian amenities must be provided on each building site with a minimum street frontage of 100 feet and must be located within the curb-to-building area, but may not be located within the unobstructed sidewalk width.

(2) Davis Street and Bishop Avenue.

(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.

(iii) Free-standing or wall-mounted street lamps as specified in Article XIII, "Form Districts."

(B) At least one of the following pedestrian amenities must be provided on each building site:

(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 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.

(B) At least one trash receptacle per 100 feet of street frontage.

(4) Maintenance. Pedestrian amenities must be maintained in a state of good repair and neat appearance.

(5) Driveway design.

(A) 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.

(B) Curb cuts for driveways must be at least 12 feet but not more than 24 feet in length measured parallel to the frontage.

In Subdistrict 3A, ingress/egress is prohibited on Bishop Avenue. Primary ingress/egress is permitted on Madison Avenue. Secondary ingress/egress is permitted on the alley south of the subdistrict running between Bishop Avenue and Madison Avenue.

(d) Subdistrict 6B.

(A) A public street may be constructed without a cul-de-sac or turnaround in the configuration shown on Exhibit 830F Subdistrict 6B Street Section. A minimum five-foot sidewalk is required as shown on Exhibit 830F.

SEC. 51P-830.124.

ADDITIONAL PROVISIONS.

(a) For purposes of platting, structures that exist as of August 11, 2010 that are nonconforming as to the zoning setback regulations or that encroach upon a setback line are not subject to the setback provisions in Sections 51A-8.501(a) or 51A-8.503(e)(1).

(b) If Ninth Street is abandoned, an access easement must be dedicated in the approximate location of the former street to provide pedestrian and vehicular access. Except for maintenance, the access easement may only be closed to public access a maximum of 15 days per month.

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

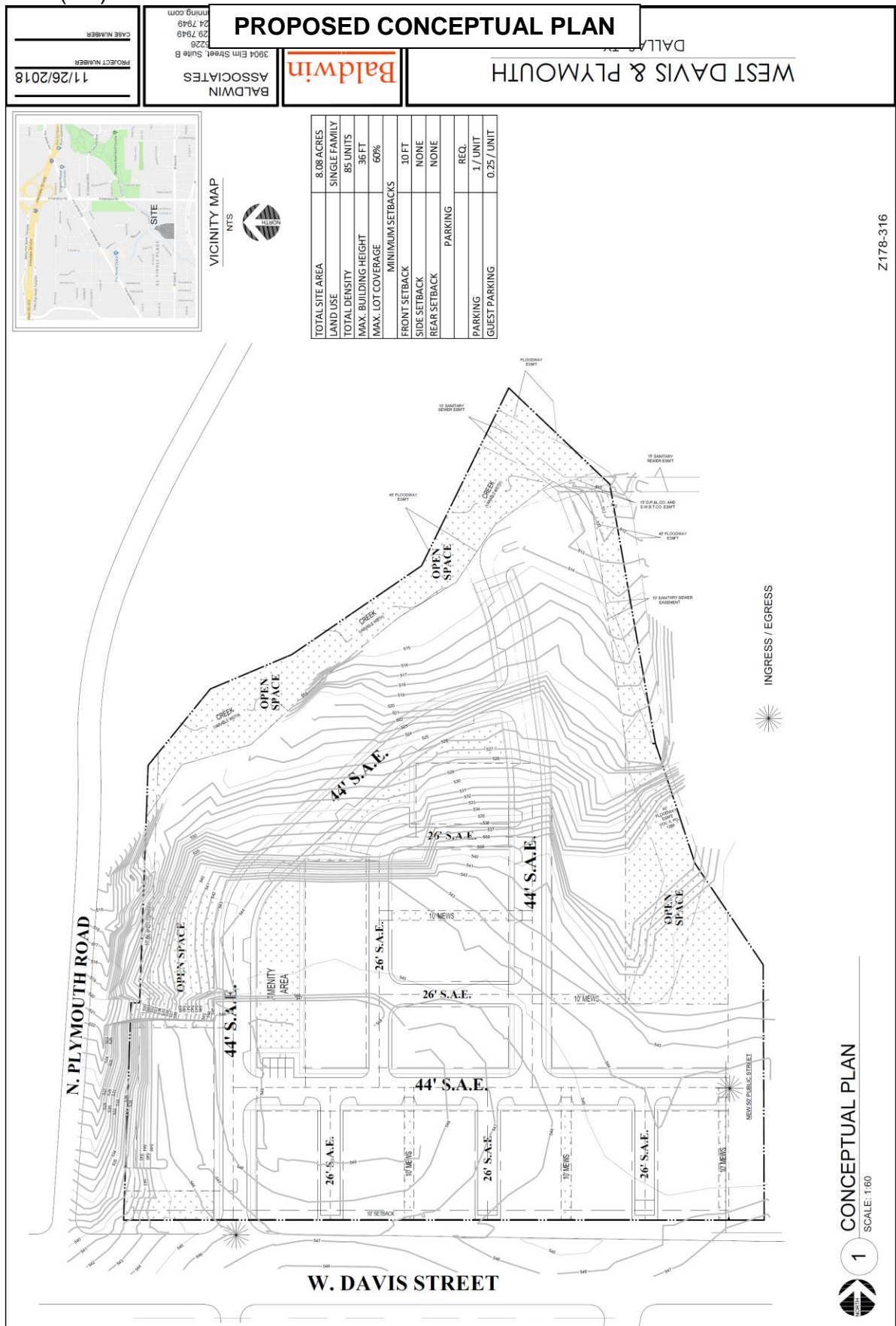
(d) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 27944; 30374)

SEC. 51P-830.125.

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. (Ord. 27944)





PROPOSED PD CONDITIONS

ARTICLE 450.

PD 450.

SEC. 51P-450.101. LEGISLATIVE HISTORY.

PD 450 was established by Ordinance No. 22820, passed by the Dallas City Council on August 14, 1996. Ordinance No. 22820 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 22820; 26042)

SEC. 51P-450.102. PROPERTY LOCATION AND SIZE.

PD 450 is established on property generally located along the east and west lines of Franklin Avenue, north of the north line of Davis Street. The size of PD 450 is approximately 11.067 ~~11.319~~ acres. (Ord. Nos. 22820; 26042)

SEC. 51P-450.103. 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. 22820; 26042)

SEC. 51P-450.104. DEVELOPMENT PLAN.

(a) For a public school, development and use of the Property must comply with the development plan (Exhibit 450A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other permitted uses, Subsection 51A-4.702(c)(2) through (i), regarding submission of and amendments to a site plan, a development plan, and a landscape plan, do not apply. (Ord. Nos. 22820; 26042)

SEC. 51P-450.105. MAIN USES PERMITTED.

(a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

-- None permitted.

(c) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

- (d) Institutional and community service uses.
- Adult day care facility. [SUP]
 - Cemetery or mausoleum. [SUP]
 - Child-care facility. [SUP]
 - Church.
 - College, university, or seminary. [SUP]
 - Community service center. [SUP]
 - Convalescent and nursing homes, hospice care, and related institutions. [RAR]
 - Convent or monastery.
 - Foster home.
 - Hospital. [SUP]
 - Library, art gallery, or museum. [SUP]
 - Public or private school.
- (e) Lodging uses.
- Lodging or boarding house.
- (f) Miscellaneous uses.
- Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (g) Office uses.
- None permitted.
- (h) Recreation uses.
- Country club with private membership. [RAR]
 - Private recreation center, club, or area. [SUP]
 - Public park, playground, or golf course.
- (i) Residential uses.
- College dormitory, fraternity, or sorority house.
 - 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.
- (j) Retail and personal service uses.
- None permitted.

(k) Transportation uses.

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

(l) Utility and public service uses.

- Electrical substation. [SUP]
- Local utilities.
- Police or fire station. [SUP]
- Radio, television, or microwave tower. [SUP]
- Tower/antenna for cellular communication. [SUP if an SUP is required in the MF-2(A) Multifamily District under Section 51A-4.212(10.1).]
- Utility or government installation other than listed. [SUP]

(m) Wholesale, distribution, and storage uses.

- Recycling drop-off container. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.2) are not satisfied.]
- Recycling drop-off for special occasion collection. [SUP required if the requirements of Subparagraph (E) of Section 51A-4.213(11.3) are not satisfied.]

(Ord. Nos. 22820; 26042)

SEC. 51P-450.106. 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 contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

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

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

(c) The “accessory helistop” use is permitted by SUP only. (Ord. Nos. 22820; 26042)

SEC. 51P-450.107. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

(a) Front yard. For all permitted uses, minimum front yard is 15 feet.

(b) Side and rear yard.

- (1) No minimum side and rear yard for single family structures.
- (2) Minimum side yard for duplex structures is five feet.

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

(c) Floor area. For a public school, a maximum of 76,010 square feet is permitted. For all other permitted uses, no maximum floor area ratio.

(d) Height.

- (1) For a public school, maximum structure height is 50 feet.
- (2) For all other permitted structures, maximum structure height is 36 feet.

(e) Lot coverage.

(1) Maximum lot coverage is 60 percent for residential structures and 50 percent for nonresidential structures.

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

(f) Lot size.

- (1) For a public school, no minimum lot size.
- (2) Minimum lot area per dwelling unit must comply with Section 51A-4.116(b)(G)(i).

(g) Stories. No maximum number of stories. (Ord. Nos. 22820; 26042)

SEC. 51P-450.108. OFF-STREET PARKING AND LOADING.

(a) For a public school, off-street parking must be provided as shown on the development plan. Parking may be provided in the required yards.

(b) For all other permitted uses, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.)

SEC. 51P-450.109. FENCING.

For a public school, fencing must be provided as shown on the development plan. Fencing may be provided in the required yards. (Ord. Nos. 22820; 26042)

SEC. 51P-450.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22820; 26042)

SEC. 51P-450.111. LANDSCAPING.

(a) For a public school, landscaping must be provided as shown on the landscape plan (Exhibit 450B) prior to the issuance of a certificate of occupancy. Plant materials must be maintained in a healthy, growing condition. Prior to the issuance of a building permit, tree preservation criteria must be met as outlined in Division 51A-10.101.

(b) For all other uses, landscaping must comply with the requirements contained in Article X, including the tree preservation regulations. (Ord. Nos. 22820; 26042)

SEC. 51P-450.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 22820; 26042).

SEC. 51P-450.113. ADDITIONAL PROVISIONS.

(a) In this PD, a lot for a single family use may be supplied by not more than one electrical utility service, and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this PD when, in the opinion of the board, the special exception will:

- (1) not be contrary to the public interest;
- (2) not adversely affect neighboring properties; and
- (3) not be used to conduct a use not permitted in this district.

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

(c) 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. (Ord. Nos. 22820; 26042).

SEC. 51P-450.114. PAVING.

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. (Ord. Nos. 22820; 26042)

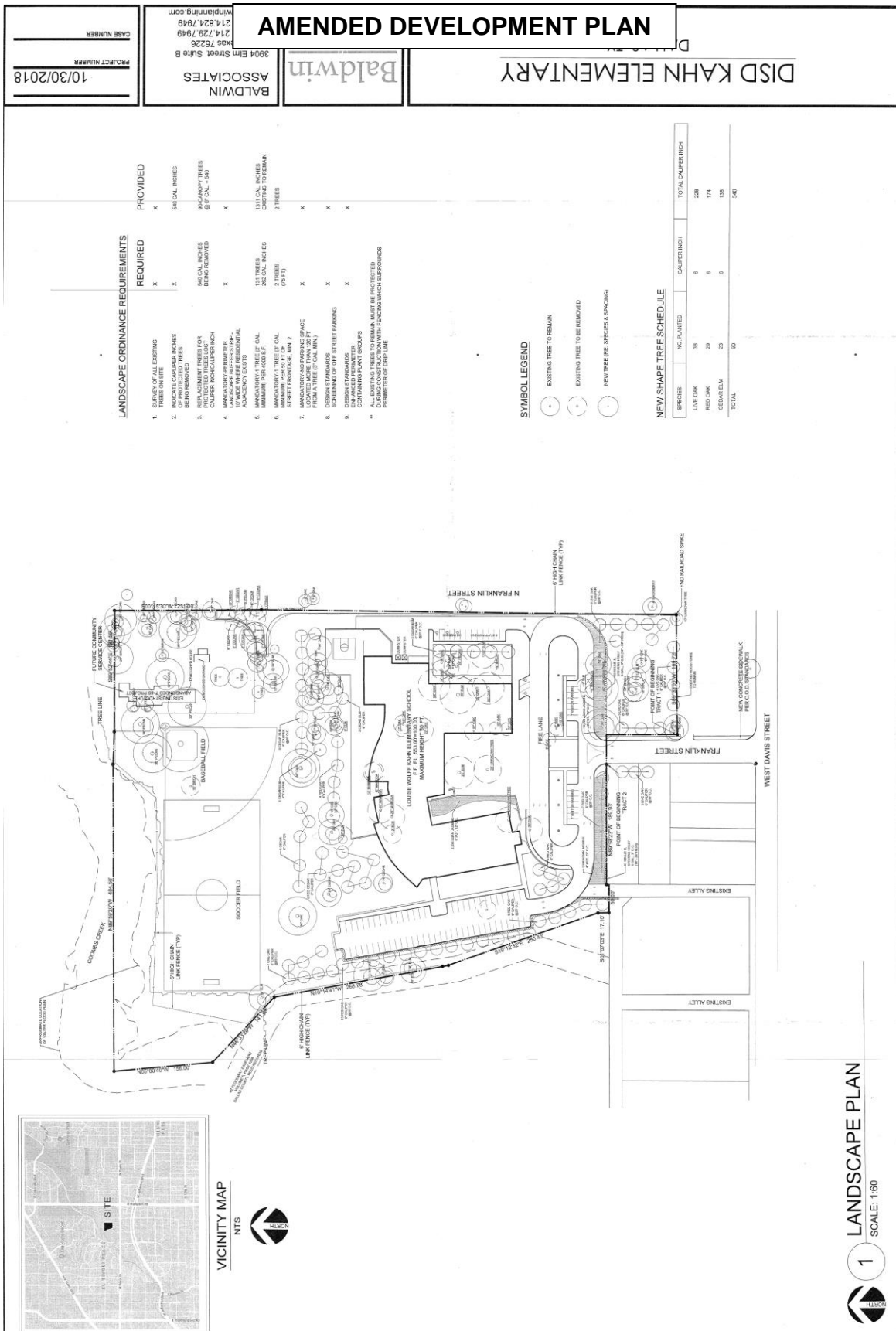
SEC. 51P-450.115. COMPLIANCE WITH CONDITIONS.

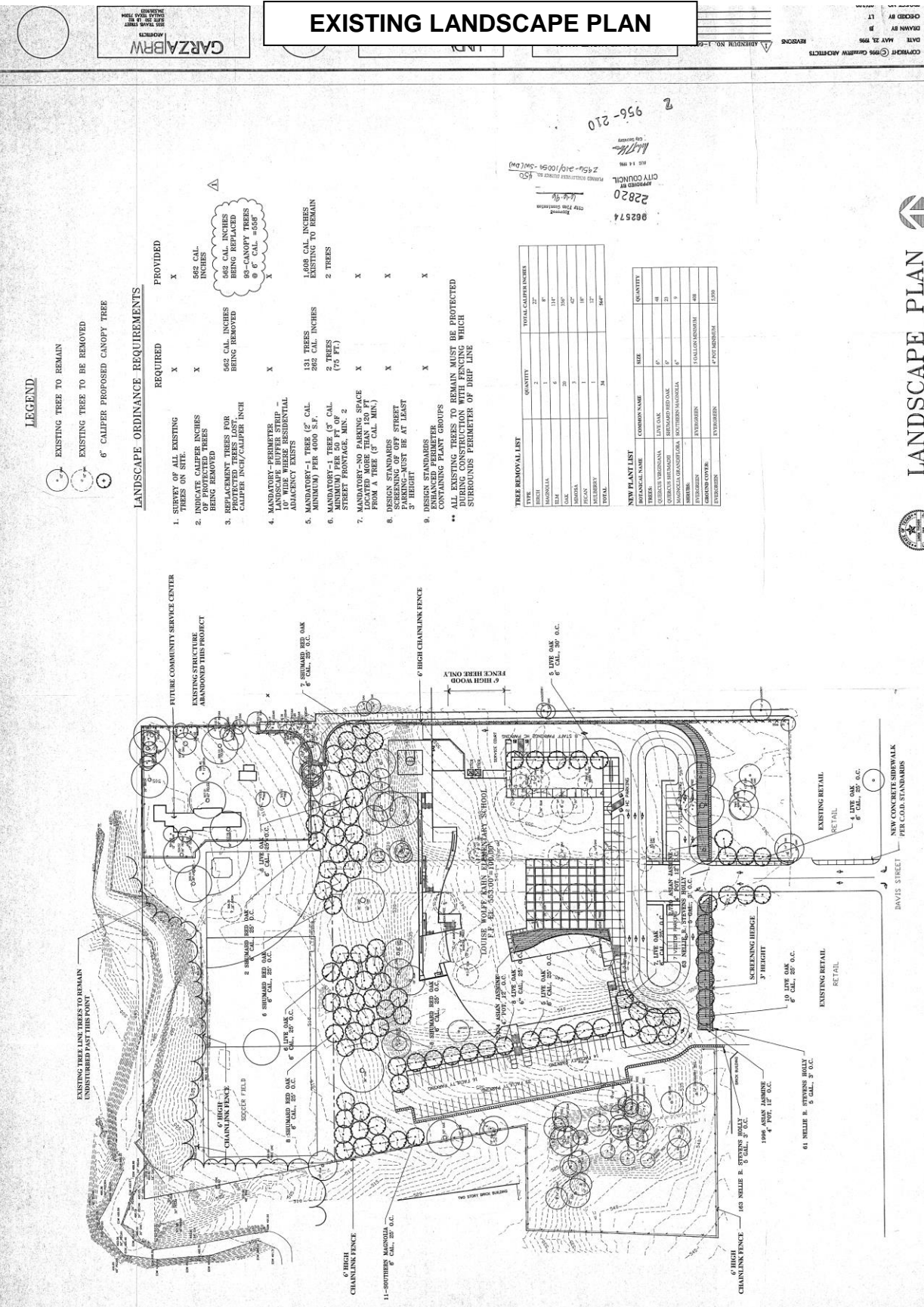
The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22820; 26042)

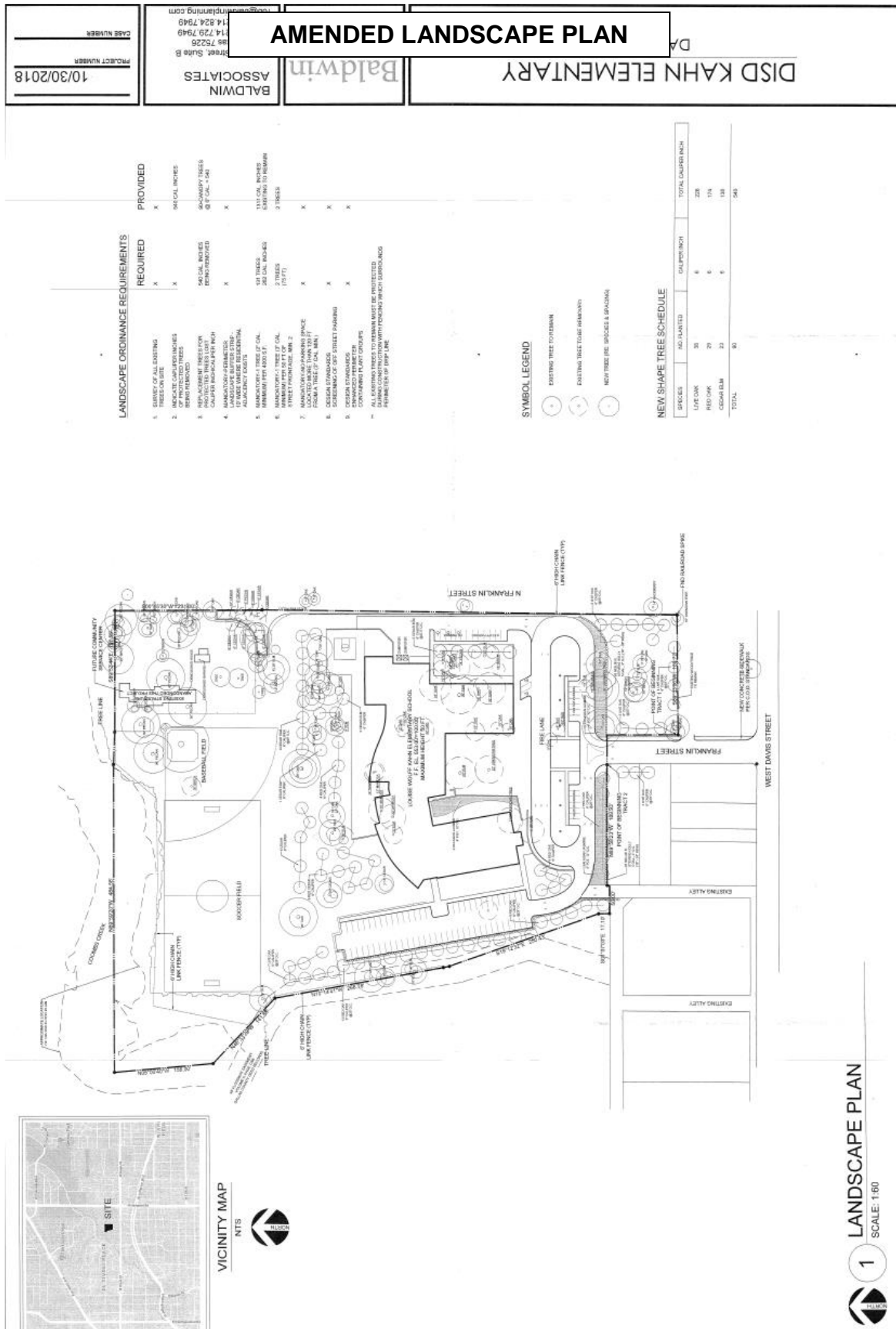
SEC. 51P-450.116. ZONING MAP.

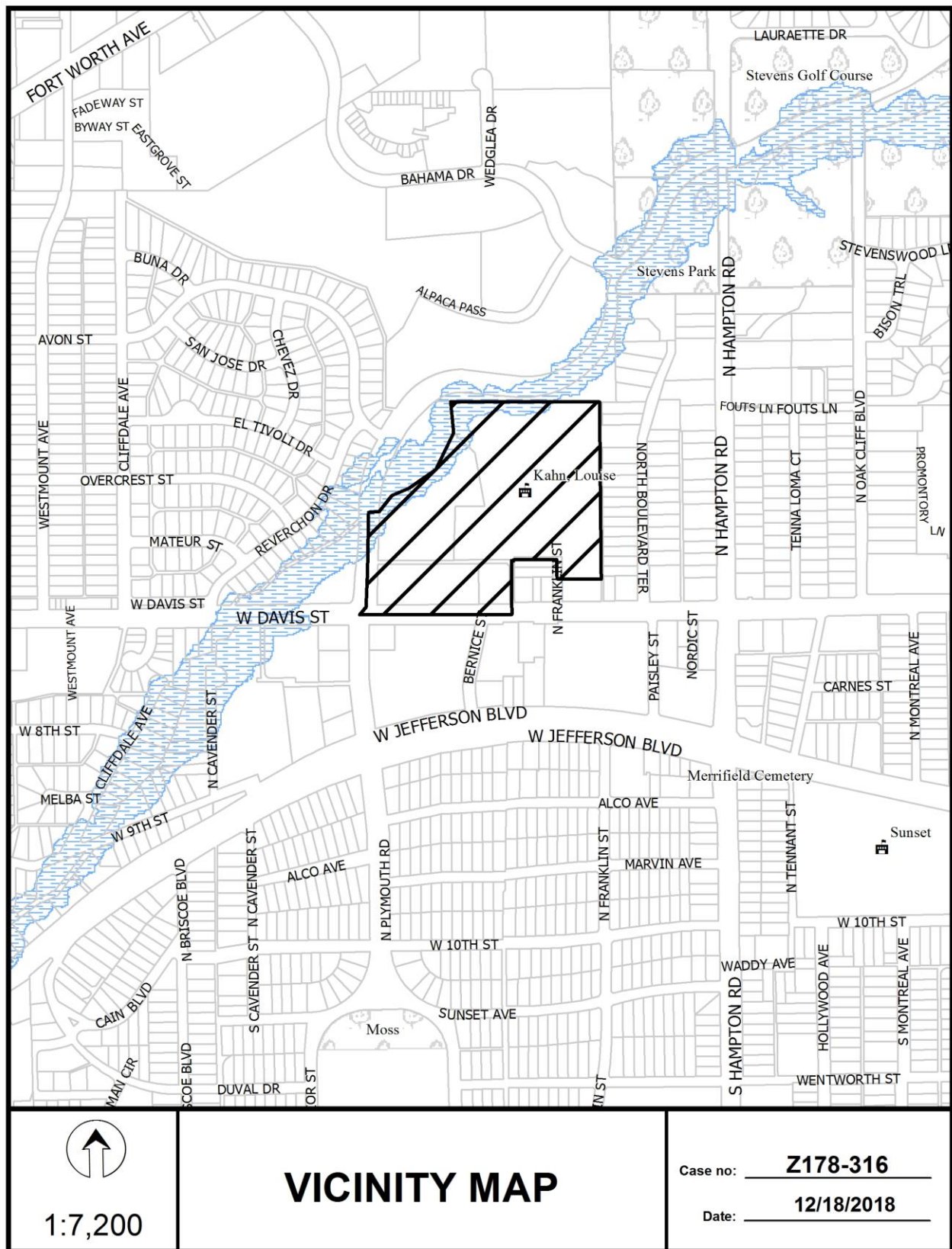
PD 450 is located on Zoning Map No. L-6. (Ord. Nos. 22820; 26042)



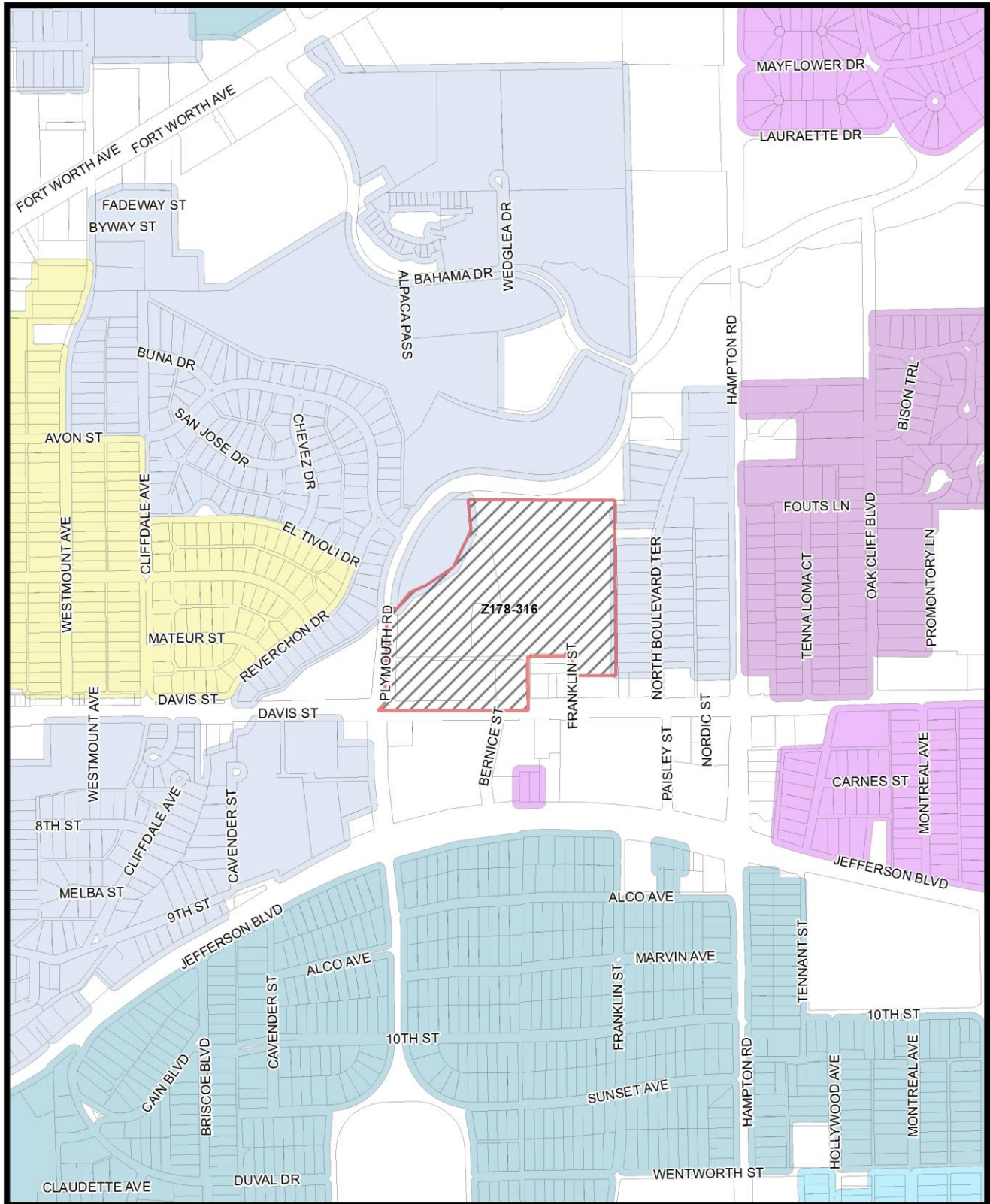












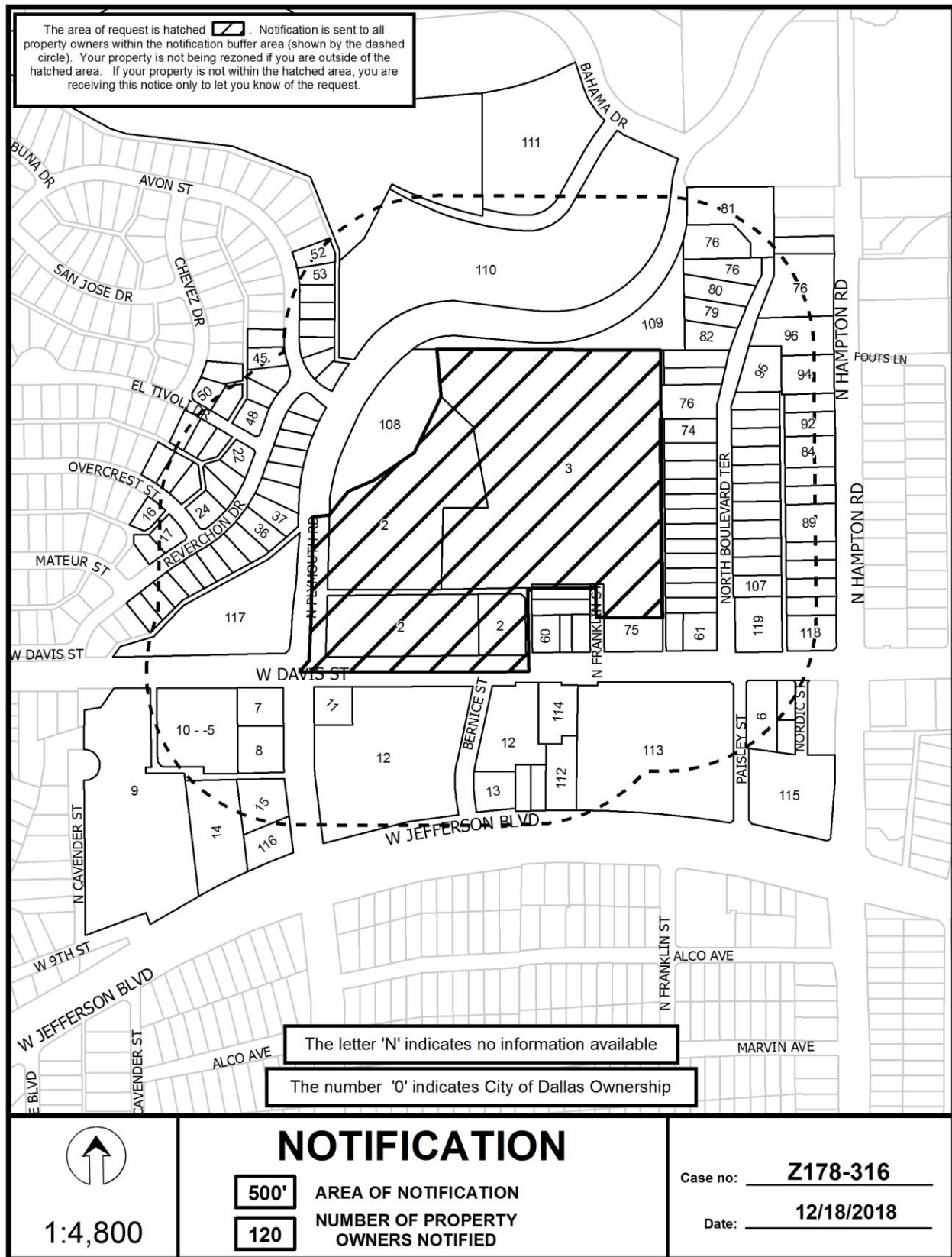
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1:7,200

Market Value Analysis

Printed Date: 12/18/2018



12/18/2018

Notification List of Property Owners***Z178-316******120 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2539 W DAVIS ST	HINOJOSA MARIA ISABEL
2	640 N PLYMOUTH RD	WEST DAVIS PLYMOUTH DEVELOPMENT LLC
3	610 N FRANKLIN AVE	Dallas ISD
4	2537 W JEFFERSON BLVD	WILLIAMS ERNEST P &
5	2535 W JEFFERSON BLVD	FUENTES IRMA &
6	2414 W DAVIS ST	TEXAS UTILITIES ELEC CO
7	2716 W DAVIS ST	JUNIO VEINTINUEVE LP
8	515 N PLYMOUTH RD	AVANTI HOLDING INC
9	2738 W DAVIS ST	CANTERA CROSSING
10	2738 W DAVIS ST	CANTERA CROSSING
11	2650 W DAVIS ST	AGUILAR MARTIN B &
12	2627 W JEFFERSON BLVD	CENTRO NP HOLDINGS 12 SPE LLC
13	2603 W JEFFERSON BLVD	SAENZ GUADALUPE T
14	2717 W JEFFERSON BLVD	2717 CTYDS JEFFERSN I LLC
15	411 N PLYMOUTH RD	AL BRIDGEVIEW IL LLC
16	2714 OVERCREST ST	VARGAS ISIDRO IV
17	715 REVERCHON DR	STEWART DAVE V
18	711 REVERCHON DR	MEDINA MARICELA
19	2720 EL TIVOLI DR	MCNEIL STEPHANIE E
20	2714 EL TIVOLI DR	RAYMOND JORDAN E
21	2710 EL TIVOLI DR	JASSO JOSE D
22	2704 EL TIVOLI DR	JIMENEZ CHRISTOPHER & BERLINDA
23	811 REVERCHON DR	HERNANDEZ RUDY I &
24	2707 OVERCREST ST	SOTO ANIBAL
25	2711 OVERCREST ST	MARTINEZ LORENZO G &
26	2715 OVERCREST ST	BENITEZ JOSE A

12/18/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2719 OVERCREST ST	JACOBO SANTOS & FRANCES
28	620 REVERCHON DR	DIAZ VALENTIN
29	702 REVERCHON DR	GHISELLI KAITLIN M &
30	706 REVERCHON DR	HINOJOSA VICTORIA M &
31	710 REVERCHON DR	CASTILLO ERASMO &
32	714 REVERCHON DR	ALFARO ROBERTO
33	718 REVERCHON DR	DERDEYN DANIEL A
34	802 REVERCHON DR	BOTHUN TODD
35	806 REVERCHON DR	GONZALES IRENE R
36	810 REVERCHON DR	PEREZ ARTURO
37	814 REVERCHON DR	KING JOANNE G
38	820 REVERCHON DR	SANTIAGO JOSE M &
39	824 REVERCHON DR	ORTIZ BENITO FELIPE
40	828 REVERCHON DR	MARTINEZ JOSE & JOSEFA R
41	902 REVERCHON DR	MENDEZ RICHARD & MARY
42	906 REVERCHON DR	FAVORS BRADLEY
43	910 REVERCHON DR	SALTER DONALD Y ESTATE &
44	909 AVON ST	ARANDA ARTURO ALEX &
45	905 AVON ST	DUPLESSIS JILL EGBERT
46	913 REVERCHON DR	HUNT RUSSELL ALAN
47	911 REVERCHON DR	LUDY QASIM
48	907 REVERCHON DR	MORA MARIA L
49	2711 EL TIVOLI DR	KELEMEN ANNA &
50	2717 EL TIVOLI DR	CEBALLOS PEDRO SIMON
51	910 CHEVEZ DR	GLASS VIVIAN JOY
52	1002 AVON ST	TREVINODETORRES BLANCA A
53	934 AVON ST	SOLOMON YEMANE KIFLU
54	930 AVON ST	BRISTOW NATHAN RYAN &
55	926 AVON ST	CHAMBERLAIN MARJORIE E
56	920 AVON ST	KHURSHUDIAN ARTUR & ELLEN
57	914 AVON ST	MAZZMANIA LP

12/18/2018

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	910 AVON ST	GEORGE K NICOLE
59	904 AVON ST	HATINGER PATRICIA PERRY
60	2547 W DAVIS ST	RANSOM RANDY W
61	2505 W DAVIS ST	DAVIS NP LLC
62	2515 W DAVIS ST	DILLING KEITH
63	613 N BOULEVARD TERRACE	ULLOA EUGENIO & ANA ELIZABETH VELASQUEZ
64	615 N BOULEVARD TERRACE	ESTRADA JOSE ALFREDO &
65	619 N BOULEVARD TERRACE	RODRIGUEZ JOSE & CIRA
66	623 N BOULEVARD TERRACE	JIMINEZ MARTIN
67	629 N BOULEVARD TERRACE	DOMINQUEZ JOSE LUIS LOPEZ &
68	633 N BOULEVARD TERRACE	MORALES ROLANDO
69	637 N BOULEVARD TERRACE	FLORES PANTALEON &
70	701 N BOULEVARD TERRACE	CORIA MELISSA SERRANO
71	705 N BOULEVARD TERRACE	MORENO JANE
72	717 N BOULEVARD TERRACE	COOK LILIA N
73	709 N BOULEVARD TERRACE	KELLEY MORAIMA &
74	721 N BOULEVARD TERRACE	ESCOBEDO MARIA ISABEL
75	2525 W DAVIS ST	PILLSBURY CO TAX DEPT
76	727 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN
77	739 N BOULEVARD TERRACE	CASTRO JOSE A &
78	743 N BOULEVARD TERRACE	CABALLERO RIGOBERTO
79	807 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN
80	815 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN
81	845 N BOULEVARD TERRACE	CHERNOCK CHRISTIAN STEPHEN
82	803 N BOULEVARD TERRACE	RANKIN WILBURN ELLIS &
83	821 N HAMPTON RD	ESPER CARLOTA C
84	715 N HAMPTON RD	GINGERICH JAMES FREDRICK &
85	615 N HAMPTON RD	HALL AZURE
86	619 N HAMPTON RD	LOW SAVANNAH C
87	623 N HAMPTON RD	PAREDES JOSE M &
88	627 N HAMPTON RD	DUGAN JOE M LIFE ESTATE

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	635 N HAMPTON RD	SHEPHERD SHENTELY
90	703 N HAMPTON RD	HEWITT JOSEPH &
91	711 N HAMPTON RD	MILLER JERI LEIGH & JOHNATHON PETER
92	723 N HAMPTON RD	CARRIZALES GILBERT V &
93	727 N HAMPTON RD	PRADO JOSE LUIS JR
94	737 N HAMPTON RD	RUDD JOSEPH L
95	738 N BOULEVARD TERRACE	OPPELT PATRICIA
96	809 N HAMPTON RD	ORNELAS MANUEL H
97	732 N BOULEVARD TERRACE	MARTINEZ JOHNNY C &
98	724 N BOULEVARD TERRACE	ANWEILER DAVID WALTER
99	720 N BOULEVARD TERRACE	LOPEZ ALFREDO
100	716 N BOULEVARD TERRACE	LOPEZ ALBERTANO
101	710 N BOULEVARD TERRACE	HALCHE YARED &
102	704 N BOULEVARD TERRACE	BARRERA ERIC L
103	636 N BOULEVARD TERRACE	SANKOORIKAL NITTY
104	634 N BOULEVARD TERRACE	SANKOORIKAL NITTY &
105	626 N BOULEVARD TERRACE	MACIAS MIGUEL A & MARTHA
106	624 N BOULEVARD TERRACE	CABALLERO ANTONIO &
107	616 N BOULEVARD TERRACE	MARTINEZ LUIS & CARMEN
108	716 N PLYMOUTH RD	DALLAS SONOMA APARTMENTS LLC
109	800 S PLYMOUTH RD	RDDP PARTNERS PLYMOUTH LLC
110	811 N PLYMOUTH RD	WAK HH PARTNERS
111	2428 BAHAMA DR	2428 BAHAMA DR LLC
112	2531 W JEFFERSON BLVD	GARCIA CIRILO &
113	2515 W JEFFERSON BLVD	REALTY INCOME PPTIES 4 LLC
114	2534 W DAVIS ST	RODRIGUEZ FERNANDO &
115	2427 W JEFFERSON BLVD	DALLAS YANKEES LLC
116	2707 W JEFFERSON BLVD	MORELIA MEXICAN REST INC
117	2701 W DAVIS ST	FAMILY BS LP
118	2407 W DAVIS ST	AMPEX HOLDINGS OF DALLAS LLC
119	2433 W DAVIS ST	APOLLONIA MANAGEMENT GROUP PLLC
120	2450 BAHAMA DR	WAK BG PARTNERS

FILE NUMBER: Z156-325(NW)**DATE FILED:** June 23, 2016

LOCATION: Generally on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10).

COUNCIL DISTRICT: 3**MAPSCO:** 61A-Q, R, U, V, Y, Z
61B-S, T, U, X, Y**SIZE OF REQUEST:** Approx. 267 acres**CENSUS TRACT:** 165.21 & 165.10

REQUEST: A City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development District No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to allow for appropriate land uses and regulations to ensure compatibility with existing and future development; to incentivize mixed use development through density and development standards; and to create the opportunity for neighborhood serving retail and personal service uses in compatibility with existing residential neighborhoods.

STAFF RECOMMENDATION: Approval of amendments to Planned Development District No. 521.

BACKGROUND INFORMATION:

- Planned Development District No. 521 was established by the Dallas City Council on November 11, 1998.
- On June 15, 2016 the City Council voted to initiate a zoning case on property zoned as Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 – South Zone within Planned Development District No. 521.
- On February 15, 2018, an initial community meeting was held, hosted by City Council Member Thomas, to gather input from members of the community.
- Between May 31, 2018, and December 13, 2018, staff met with the Steering Committee 12 times to discuss proposed zoning changes for the area. An average of 9 Steering Committee members attended these meetings.

Zoning History

1. **Z156-327:** On January 11, 2017, an amendment to Planned Development District No. 521 was approved by the City Council to change the boundaries of S-1c, S-1d, and S-2a, to create a conceptual plan for development of the area, and to change regulations for uses, setbacks, floor area ratio, lot coverage, height, lighting, landscaping, open space, signage, architectural design standards, and transportation improvements.

Thoroughfares/Streets

Thoroughfare/Street	Type	Thoroughfare Plan
Mountain Creek Pkwy	Major Arterial	107 feet of right-of-way (S-6-D)
W Camp Wisdom Rd	Major Arterial	107 feet of right-of-way (S-6-D)
Clark Rd	Major Arterial	120 feet of right-of way (SPCL 6D)
Eagle Ford Dr	Minor Arterial	80 feet of right-of-way (S-4-D)

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.

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.

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

GOAL 5.2 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 5.2.1 Maintain neighborhood scale and character.

The proposed zoning changes meet the vision of the forwardDallas! Comprehensive Plan by strengthening existing neighborhoods, promoting strong and distinctive neighborhoods, and encourage complementary building height, scale, design and

character. The recommended changes focused on allowing appropriate land uses and regulations to ensure compatibility with existing and future development.

STAFF ANALYSIS:

Planned Development District No. 521 covers almost 3000 acres in the southwestern most corner of Dallas. The massive district is divided into two zones, the North Zone and the South Zone, by Interstate Highway 20. Many changes have occurred since the creation of Planned Development District No. 521 in 1998. The North Zone has predominately been developed with warehouses and distribution centers. In stark contrast, the South Zone was developed with single family creating established neighborhoods with churches, schools, libraries—and most recently multifamily. Although the two zones took on two very different identities since the inception of Planned Development District No. 521, the ordinance was never amended to reflect the character of the two zones that were forming on either side of IH-20. This disconnect between the perceived identities of the two zones and the reality of permitted land uses allowed by right in different subdistricts in Planned Development District No. 521 became evident with a zoning application submitted by First Industrial to amend development regulations to develop a warehouse allowed by right south of IH-20. Unable to prevent this use from developing, community leaders realized that other undeveloped and underdeveloped properties in the South Zone, in close proximity to residential areas, required evaluation for appropriate and compatible uses. This led to the Authorized Hearing made up of six, noncontiguous subdistricts along West Camp Wisdom Road, between IH-20 and the established neighborhoods of the South Zone, to examine the appropriate zoning and development standards.

Subdistrict S-1a

General Overview (S-1a):

Subdistrict S-1a is approximately 14.96 acres. It is located on the southwest corner of the intersection of West Camp Wisdom Road and Mountain Creek Parkway. There is a creek on the west and southwest of the site. This subdistrict looks to act as a transition from the more intense land uses north of West Camp Wisdom Road and the established single family neighborhoods south of West Camp Wisdom Road. The site is considered a business subdistrict in the ordinance.

Surrounding Land Uses (S-1a):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-1a)	Vacant
North	Planned Development District No. 521 (S-1b)	Vacant and Single Family
East	Planned Development District No. 521 (S-6)	Single Family
South	Planned Development District No. 521 (S-3)	Church
West	Planned Development District No. 521 (S-3)	Single Family

Land Uses (S-1a):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- Crop production
- Catering service
- Custom business service
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- ~~Technical school~~
- Technical school with SUP
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Adult day care facility
- Child-care facility
- Church
- College, university, or seminary
- Community service center
- ~~Convalescent and nursing homes, hospice care, and related institutions~~
- Convalescent and nursing homes, hospice care, and related institutions with SUP
- ~~Hospital~~
- Hospital with SUP
- Library, art gallery, or museum
- ~~Public school~~
- ~~Private school or open enrollment charter school~~
- ~~Hotel or motel~~
- ~~Carnival or circus (temporary)~~
- Temporary construction or sales office
- Financial institution without drive-in window
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement Housing
- Single family
- Animal shelter or clinic without outside run
- Business school
- ~~Carwash~~
- Commercial amusement (inside)
- ~~Commercial amusement (outside)~~
- ~~Commercial parking lot or garage~~
- Convenience store with drive-through
- 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
- ~~Home improvement center, lumber, brick or building materials sales yard~~
- ~~Household equipment and appliance repair~~
- ~~Mortuary, funeral home, or commercial wedding chapel~~
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- ~~Outside sales~~
- Personal service uses
- Restaurant without drive-in or drive-through service
- Restaurant with drive-in or drive-through service
- ~~Surface parking~~
- Temporary retail use
- ~~Vehicle display, sales, or service~~
- ~~Heliport~~
- ~~Helistop~~
- Private street or alley
- Transit passenger shelter
- ~~Transit passenger station or transfer center~~
- ~~Commercial radio or television transmitting station~~
- ~~Electrical substation~~
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower with SUP
- ~~Tower/antenna for cellular communication~~
- Utility or government installation other than listed with SUP
- ~~Office showroom/warehouse~~

Setbacks (S-1a):

Current: The front yard setback is 15 ft.

Proposed: No change is recommended.

Rationale: The front yard setback is appropriate; therefore, no change is needed.

Current: No setback requirements for the side and rear yard.

Proposed: 20 feet when adjacent to residential use and no side and rear yard setback in all other cases.

Rationale: No change, with the exception of added distance when adjacent to residential use.

Dwelling Unit Density (S-1a):

Current: The dwelling unit density is 12 units per acre.

Proposed: A range of 15 units per acre to 25 units per acre, depending on the mix of uses to incentivize mixed use projects. The proposed requirements are as follows: 15 dwelling units per acre for base, or no mixed use; 20 dwelling units per acre for a mixed use project with two categories; and 25 dwelling units per acre for a mixed use project with three or more categories.

Rationale: Incentivize mixed use projects by allowing greater density by right for the greater number of mixed uses.

Floor Area Ratio (S-1a):

Current: the floor area ratio (FAR) is 0.23.

Proposed: A range of 0.4 to 1.1, depending on the mix of uses to incentivize mixed use projects. The proposed requirements are as follows:

<u>MAXIMUM FLOOR AREA RATIO</u>					
Use Categories	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res)	MUP=3 (no Res)	MUP=3 (with Res)
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	---	0.95	---	0.95
Retail and personal service	0.4	0.5	0.5	0.6	0.6
TOTAL DEVELOPMENT	0.8	0.9	1.0	1.0	1.1

Rationale: Incentivize mixed use projects by allowing a greater floor area density by right for the greater number of mixed uses.

Height (S-1a):

Current: The maximum height for residential structures is 36 ft. and 54 ft. for non-residential structures.

Proposed: A maximum height of 54 ft. for all structures.

Rationale: Unify the height regulation under one standard.

Lot Coverage (S-1a):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 80% for non-single family development.

Rationale: A maximum lot coverage of 80% for non-single family development promotes development.

Lighting (S-1a):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources

mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-1a):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-1a):

Residential Proximity Slope is proposed for all structures built in S-1a.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

Subdistrict S-1b

General Overview (S-1b):

S-1a is approximately 78.33 acres. It is located west of Mountain Creek Parkway between I-20 and West Camp Wisdom Road. The site is completely vacant with large utility wires over the northern section of the subdistrict. It also contains the exit ramp from Interstate Highway 20 for Mountain Creek Parkway. This subdistrict has been identified as a gateway entrance to the effected neighborhoods in the South Zone of Planned Development District No. 521, therefore, the proposed development standards aim to achieve that vision. The property is considered a business subdistrict in the ordinance.

Surrounding Land Uses (S-1b):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-1b)	Vacant
North	Planned Development District No. 521 (B) & Single family district 7,500 square feet [R-7.5(A)]	Vacant and Warehouse
East	Planned Development District No. 521 (S-1c) & Planned Development District No. 521 (S-1d)	Vacant (Proposed Warehouse)
South	Planned Development No. 521 (S-1a)	Vacant
West	Planned Development No. 101 & R-7.5(A)	Single Family and Outside salvage or reclamation

Land Uses (S-1b):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- ~~Animal production~~
- Crop production
- Catering service
- Custom business service
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- Technical school
- Tool or equipment rental
- ~~Industrial (inside) light manufacturing~~
- Industrial (inside) light manufacturing with SUP
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Adult day care facility
- Child-care facility
- Church
- College, university, or seminary
- Community service center
- ~~Convalescent and nursing homes, hospice care, and related institutions~~
- Convalescent and nursing homes, hospice care, and related institutions with SUP
- ~~Hospital~~
- Hospital with SUP
- Library, art gallery, or museum
- ~~Public school~~
- ~~Private school or open enrollment charter school~~
- Hotel or motel
- ~~Carnival or circus (temporary)~~
- Temporary construction or sales office
- Financial institution without drive-in window
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement Housing
- Single family

- Animal shelter or clinic without outside run
- Business school
- ~~Carwash~~
- Commercial amusement (inside)
- ~~Commercial amusement (outside)~~
- Commercial amusement (outside) with SUP
- ~~Commercial parking lot or garage~~
- Convenience store with drive-through
- 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
- Home improvement center, lumber, brick or building materials sales yard
- ~~Household equipment and appliance repair~~
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Outside sales
- Personal service uses
- Restaurant without drive-in or drive-through service
- Restaurant with drive-in or drive-through service
- ~~Surface parking~~
- Temporary retail use
- Theater
- ~~Vehicle display, sales, or service~~
- ~~Heliport~~
- Helistop
- Private street or alley
- Transit passenger shelter
- ~~Transit passenger station or transfer center~~
- ~~Commercial radio or television transmitting station~~
- ~~Electrical substation~~
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower with SUP
- ~~Tower/antenna for cellular communication~~
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP
- Mini-warehouse with SUP
- ~~Office showroom/warehouse~~
- ~~Trade Center~~
- ~~Warehouse~~

Setbacks (S-1b):

Current: The front yard setback is 15 ft.

Proposed: A minimum front yard setback of 15 ft. and a maximum front yard setback of 65 ft. with a 50% street frontage requirement. Additional structures may exceed the maximum front yard setback once the street frontage requirement of 50% is met.

Rational: The min/max and street frontage requirement aim to improve the quality of development by requiring structures to be built relatively close to the street and prevent large parking lots from street view.

Current: There are no setback requirements for the side and rear yard.

Proposed: 20 feet when adjacent to residential use and no side and rear yard setback in all other cases.

Rationale: No change, with the exception of added distance when adjacent to residential use.

Dwelling Unity Density (S-1b):

Current: The dwelling unit density is 12 units per acre.

Proposed: Staff recommends a range of 22 units per acre to 35 units per acre, depending on the mix of uses to incentivize mixed use projects. The proposed requirements are as follows: 22 dwelling units per acre for base, or no mixed use; 27 dwelling units per acre for a mixed use project with two categories; and 35 dwelling units per acre for a mixed use project with three or more categories.

Rationale: Incentivize mixed use projects by allowing greater density by right for the greater number of mixed uses.

Floor Area Ratio (S-1b):

Current: The floor area ratio (FAR) is 0.15.

Proposed: A range of 0.4 to 1.1, depending on the mix of uses to incentivize mixed use projects. The proposed requirements are as follows:

<u>MAXIMUM FLOOR AREA RATIO</u>					
Use Categories	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res)	MUP=3 (no Res)	MUP=3 (with Res)
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	---	0.95	---	0.95
Retail and personal service	0.4	0.5	0.5	0.6	0.6
TOTAL DEVELOPMENT	0.8	0.9	1.0	1.0	1.1

Rationale: Incentivize mixed use projects by allowing a greater floor area density by right for the greater number of mixed uses.

Height (S-1b):

Current: The maximum height for residential structures is 36 ft. and 54 ft. for non-residential structures.

Proposed: A maximum height of 54 ft. for all structures.

Rationale: Unify the height regulation under one standard.

Lot Coverage (S-1b):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 80% for non-single family development.

Rationale: A maximum lot coverage of 80% for non-single family development promotes development.

Lighting (S-1b):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-1b):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-1b):

Three architectural design standards for building wall articulation were added. (1) The height of the exterior walls fronting on a public right-of-way must have vertical articulation with a minimum of two feet in vertical height for every 150 feet of horizontal length. (2) Horizontal recesses and indentations must be incorporated at the entry and planned office areas of a building. Recesses and indentations must be a minimum of three feet deep and occur no less than every 25 feet of horizontal wall distance. The horizontal recess feature must occur within the first 60 feet of a corner at any planned office area. (3) Canopies or sunscreens must be incorporated at entry and planned office areas of a building to provide protection from the elements and to create "shade and shadow" visual effects on the walls.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

Subdistrict S-2a**General Overview (S-2a):**

S-2a is approximately 85.69 acres. It is located north of West Camp Wisdom Road between Mountain Creek Road and Clark Road. The site contains multifamily use. Interstate Highway 20 is to the north, an electrical substation to the east, vacant land to the southeast, a private school to the south, single family to the southwest, and a warehouse under construction to the west. It is considered a non-business subdistrict.

Surrounding Land Uses (S-2a):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-2a)	Multifamily and Vacant
North	Planned Development District No. 521 (B)	Interstate Highway 20
East	Agricultural district [A(A)]	Electrical Substation
South	Planned Development District No. 521 (S-2b)	Private School
West	Planned Development District No. 521 (S-1c) & Planned Development District No. 521 (S-1d)	Vacant (Warehouse Under Construction)

Land Uses (S-2a):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- ~~Animal production~~
- Crop production
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Child-care facility
- Church
- Public school with SUP
- Private school or open enrollment charter school with SUP
- Temporary construction or sales office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement housing with SUP
- Single family
- General merchandise or food store 3,500 square feet or less
- Personal service uses
- Private street or alley
- Transit passenger shelter
- Electrical substation with SUP
- Local utilities
- Police or fire station with SUP
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP

Z156-325(NW)

Setbacks (S-2a):

Current: The front yard setback is 15 ft. and the side and rear yard setbacks are 5 ft.

Proposed: No change to the setbacks.

Rationale: The setbacks are appropriate; therefore, no change is needed.

Dwelling Unit Density (S-2a):

Current: The dwelling unit density is 15 units per acre.

Proposed: No change to the dwelling unit density.

Rationale: The dwelling unit density is appropriate; therefore, no change is needed.

Floor Area Ratio (S-2a):

Current: There is no floor area ratio requirement.

Proposed: A floor area ratio of 0.5.

Rationale: A floor area ratio of 0.5 is appropriate for the neighborhood serving uses that are proposed for this subdistrict.

Height (S-2a):

Currently: The maximum structure height is 36 ft.

Proposed: No change to the height.

Rationale: The maximum height is appropriate; therefore, no change is needed.

Lot Coverage (S-2a):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 60% for non-single family development.

Rationale: The maximum lot coverage is appropriate for non-single family development.

Lighting (S-2a):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal,

full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-2a):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-2a):

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

Subdistrict S-2b

General Overview (S-2b):

S-2b is approximately 23.02 acres. It is located southwest of the intersection of West Camp Wisdom Road and Eagle Ford Road and is completely developed with a private school. Multifamily use is to the north, vacant land to the east, Emerald Lake Park to the southeast, single family to the south and west, and proposed warehouse to the northwest. The site is considered a non-business subdistrict.

Surrounding Land Uses (S-2b):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-2b)	Private School
North	Planned Development District No. 521 (S-1c) & Planned Development District No. 521 (S-2a)	Vacant (Warehouse Under Construction) and Multifamily
East	Planned Development District No. 521 (S-6)	Vacant
South	Planned Development District No. 521 (S-6)	Vacant and Single family
West	Planned Development District No. 521 (S-6)	Single family

Land Uses (S-2b):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- Crop production
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Child-care facility
- Church
- Public school with SUP
- Private school or open enrollment charter school with SUP
- Temporary construction or sales office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement housing with SUP
- Single family
- General merchandise or food store 3,500 square feet or less
- Personal service uses
- Private street or alley
- Transit passenger shelter
- Electrical substation with SUP
- Local utilities
- Police or fire station with SUP
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP

Setbacks (S-2b):

Current: The front yard setback is 15 ft. and the side and rear yard setbacks are 5 ft.

Proposed: No change to the setbacks.

Rationale: The setbacks are appropriate; therefore, no change is needed.

Dwelling Unit Density (S-2b):

Current: The dwelling unit density is 20 units per acre.

Proposed: No change to the dwelling unit density.

Rationale: The dwelling unit density is appropriate; therefore, no change is needed.

Floor Area Ratio (S-2b):

Current: There is no floor area ratio requirement.

Proposed: A floor area ratio of 0.5.

Rationale: A floor area ratio of 0.5 is appropriate for the neighborhood serving uses that are proposed for this subdistrict.

Height (S-2b):

Currently: The maximum structure height is 36 ft.

Proposed: No change to the height.

Rationale: The maximum height is appropriate; therefore, no change is needed.

Lot Coverage (S-2b):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 60% for non-single family development.

Rationale: The maximum lot coverage is appropriate for non-single family development.

Lighting (S-2b):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-2b):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-2b):

Staff introduced Residential Proximity Slope for all structures built in S-2b.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

Subdistrict S-9**General Overview (S-9):**

S-9 is approximately 47.63 acres. It is located southwest of the intersection of West Camp Wisdom Road and Clark Road. The site contains a mix of single family uses, multifamily uses, and vacant land. There is vacant land and multifamily use to the north, mini-warehouse use to the east, single family to the southeast, vacant land to the south, a linguistic center to the west, and single family to the northwest. The property is considered a non-business subdistrict.

Surrounding Land Uses (S-9):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-6)	Single family, Vacant land, Multifamily
North	Limited Office district 1 (LO-1), Agricultural district [A(A)], Duplex district [D(A)], Multifamily district 1 affordable [MF-1(A)(SAH)], Regional retail district (RR)	Office, Vehicle or engine repair or maintenance, Multifamily, Vacant land
East	Planned Development District No. 521 (S-10) & Planned Development District No. 521 (S-8)	Single family, Mini-warehouse, Vacant land
South	Planned Development District No. 521 (S-7) & Planned Development District No. 521 (S-8)	Vacant land
West	Planned Development District No. 88	Office

Land Uses (S-9):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- Crop production
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- Child-care facility
- Church
- College, university, or seminary with SUP
- Convalescent and nursing homes, hospice care, and related institutions with SUP
- Convent or monastery with SUP
- Public school with SUP
- Private school or open enrollment charter school with SUP
- Temporary construction or sales office
- Office with SUP
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- College dormitory, fraternity, or sorority house with SUP

- Handicapped group dwelling unit
- Multifamily
- Retirement housing with SUP
- Single family
- General merchandise or food store
3,500 square feet or less
- Personal service uses
- Private street or alley
- Transit passenger shelter
- Electrical substation with SUP
- Local utilities
- Police or fire station with SUP
- Tower/antenna for cellular communication with SUP
- Utility or government installation other than listed with SUP

Setbacks (S-9):

Current: The front yard setback is 15 ft. and the side and rear yard setbacks are 5 ft.

Proposed: No change to the setbacks.

Rationale: The setbacks are appropriate; therefore, no change is needed.

Dwelling Unity Density (S-9):

Current: The dwelling unit density is 24 units per acre.

Proposed: No change to the dwelling unit density.

Rationale: The dwelling unity density is appropriate; therefore, no change is needed.

Floor Area Ratio (S-9):

Current: There is a floor area ratio of 0.15.

Proposed: A floor area ratio of 0.5.

Rationale: A floor area ratio of 0.5 is appropriate for the neighborhood serving uses that are proposed for this subdistrict.

Height (S-9):

Currently: The maximum structure height is 36 ft.

Proposed: No change to the height.

Rationale: The maximum height is appropriate; therefore, no change is needed.

Lot Coverage (S-9):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 60% for non-single family development.

Rationale: The maximum lot coverage is appropriate for non-single family development.

Lighting (S-9):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-9):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-9):

Staff introduced Residential Proximity Slope for all structures built in S-9.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

Subdistrict S-10

General Overview (S-10):

S-10 is approximately 17.08 acres. It is located on the southwest corner of the intersection of West Camp Wisdom Road and Clark Road. The site contains a mix of mini-warehouse use and vacant land. There is vacant land to the north, retail to the east, single family to the south, and multifamily to the west. The property is considered a business subdistrict.

Surrounding Land Uses (S-10):

	Zoning	Land Use
Site	Planned Development District No. 521 (S-10)	Mini-warehouse and Vacant land
North	Regional retail district (RR)	Vacant
East	The City of Duncanville	Personal service
South	Planned Development District No. 521 (S-10)	Single Family
West	Planned Development District No. 521 (S-8)	Multifamily

Land Uses (S-10):

Below is a list of uses currently allowed. If a use is struck through, that use is proposed to be deleted. If a use is underlined, it is proposed to be added.

- Crop production
- Catering service
- Custom business service
- Electronics service center
- Job or lithographic printing
- Medical or scientific laboratory
- Technical school
- Tool or equipment rental
- ~~Industrial (inside) light manufacturing~~
- Industrial (inside) light manufacturing with SUP
- Temporary concrete or asphalt batching plant* By special authorization of the building official
- 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 school
- ~~Private school or open enrollment charter school~~
- Private school or open enrollment charter school with SUP
- ~~Hotel or motel~~
- ~~Carnival or circus (temporary)~~
- Temporary construction or sales office
- Financial institution without drive-in window
- Financial institution with drive-in window
- Medical clinic or ambulatory surgical center
- Office
- Country club with private membership
- Private recreation center, club, or area
- Public park, playground, or golf course
- Handicapped group dwelling unit
- Multifamily
- Retirement Housing
- Single family
- Animal shelter or clinic without outside run
- Business school

- Carwash
- Commercial amusement (inside)
- Commercial amusement (outside)
- ~~Commercial parking lot or garage~~
- Convenience store with drive-through
- 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
- Home improvement center, lumber, brick or building materials sales yard
- Household equipment and appliance repair
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Nursery, garden shop, or plant sales
- Outside sales
- Personal service uses
- Restaurant without drive-in or drive-through service
- Restaurant with drive-in or drive-through service
- ~~Surface parking~~
- Temporary retail use
- Theater
- ~~Vehicle display, sales, or service~~
- ~~Heliport~~
- ~~Helistop~~
- Private street or alley
- Transit passenger shelter
- ~~Transit passenger station or transfer center~~
- ~~Commercial radio or television transmitting station~~
- Commercial radio or television transmitting station with SUP
- Electrical substation
- Local utilities
- Police or fire station
- Post office
- Radio, television, or microwave tower with SUP
- Tower/antenna for cellular communication
- Utility or government installation other than listed with SUP
- Mini-warehouse with SUP
- Office showroom/warehouse

Setbacks (S-10):

Current: The front yard setback is 15 ft.

Proposed: No change is recommended.

Rationale: The front yard setback is appropriate; therefore, no change is needed.

Current: No setback requirements for the side and rear yard.

Proposed: 20 feet when adjacent to residential use and 5 ft. side and rear yard setback in all other cases.

Rationale: No change, with the exception of added distance when adjacent to residential use.

Dwelling Unity Density (S-10):

Current: The dwelling unit density is 24 units per acre.

Z156-325(NW)

Proposed: No change to the dwelling unit density.

Rationale: The dwelling unity density is appropriate; therefore, no change is needed.

Floor Area Ratio (S-10):

Current: There is a floor area ratio of 0.23.

Proposed: A floor area ratio of 0.5.

Rationale: A floor area ratio of 0.5 is appropriate for the neighborhood serving uses that are proposed for this subdistrict.

Height (S-10):

Current: The maximum height for residential structures is 36 ft. and 160 ft. for non-residential structures.

Proposed: A maximum height of 54 ft. for all structures.

Rationale: Unify the height regulation under one standard.

Lot Coverage (S-10):

Current: The maximum lot coverage is 60%.

Proposed: A maximum lot coverage of 80% for non-single family development.

Rationale: A maximum lot coverage of 80% for non-single family development promotes development.

Lighting (S-10):

In addition to all applicable height and lighting requirements in Chapter 51A, light fixtures attached to poles may not be located above 35 feet in height; all light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture; and lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

Sidewalks (S-10):

A sidewalk with a minimum average width of six feet must be provided along all street frontages. All sidewalks must be clear and unobstructed for a minimum of five feet in width. Tree grates do not count toward the minimum unobstructed sidewalk width. If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location. Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

Additional Development Standards (S-10):

Staff introduced Residential Proximity Slope for all structures built in S-10.

On lots less than 5,000 square feet, the minimum front yard is eight ft., there is no minimum side and rear yard, and the maximum lot coverage is 60% for single family residential use.

On lots greater than 5,000 square feet, the minimum front yard is 25 ft., the minimum side and rear yard is five ft., and the maximum lot coverage is 45% for single family residential use.

Proposed Amendments

ARTICLE 521.

PD 521.

SEC. 51P-521.101. LEGISLATIVE HISTORY.

PD 521 was established by Ordinance No. 23711, passed by the Dallas City Council on November 11, 1998. Ordinance No. 23711 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 23711 was amended by Ordinance No. 24190, passed by the Dallas City Council on February 23, 2000, and Ordinance No. 24425, passed by the Dallas City Council on October 11, 2000. (Ord. Nos. 10962; 19455; 23711; 24190; 24425; 24914)

SEC. 51P-521.102. PROPERTY LOCATION AND SIZE.

PD 521 is established on property generally located along both sides of Interstate Highway 20 between Spur 408 and Clark Road on the east and Mountain Creek Parkway and FM 1382 on the west. The size of PD 521 is approximately 2924.4699 acres. (Ord. Nos. 23711; 24425; 24914)

SEC. 51P-521.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) DATA CENTER means a facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including not limited to web hosting organizations and internet service organizations.

(2) GOVERNMENT INSTALLATION FOR AN INDOOR GUN RANGE means an installation owned or leased by a government agency limited for the exclusive use of the Dallas Police Department for operations related to firing and training of firearms.

(3) MIXED USE PROJECT means a development that contains two or more of the following uses—lodging, office, residential, or retail and personal service—and the combined floor areas of each use equal or exceed 15 percent of the total floor area of the project with the exception of retail and personal service which requires a combined floor area of 10 percent of the total floor area of the project.

(4[3]) PARKWAY means the portion of a street right-of-way between the projected curb and the lot line of the Property.

(5) STREET FRONTAGE means the portion of a building that must be located within the required setback area, expressed as a percentage of lot width.

(6[4]) SUBDISTRICT means one of the subdistricts in this district. Each zone in this district contains several subdistricts.

(7[5]) THIS DISTRICT means the entire planned development district created by this article.

(8[6]) ZONE means the North Zone or the South Zone.

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

(c) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are considered to be business zoning districts.

(d) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E are considered to be non-business zoning districts. (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 29989; 30305)

SEC. 51P-521.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 521A: concept development plan – north zone and concept development plan – south zone.
- (2) Exhibit 521B: zone descriptions.
- (3) Exhibit 521C: subdistrict property descriptions.
- (4) Exhibit 521C1: Subdistricts B and B-1 property descriptions.
- (5) Exhibit 521C2: Subdistrict B-2 property description.
- (6) Exhibit 521D: single-family subdivision plats.
- (7) Exhibit 521E: PD 187 development plans.
- (8) Exhibit 521F: side and rear yard landscape buffer for shared truck courts.
- (9) Exhibit 521G: business park entry feature.
- (10) Exhibit 521H: Subdistrict B-2 development plan.
- (11) Exhibit 521I: Subdistrict S-1c conceptual plan. (Ord. Nos. 29587; 29785; 30305)

SEC. 51P-521.104. CREATION OF SEPARATE ZONES AND SUBDISTRICTS.

(a) In general. This district is divided into a series of separate zones and subdistricts as described in this article. The boundaries of all zones and subdistricts are shown on the conceptual plans (Exhibit 521A).

(b) Zones. The largest subdivided areas in this district are the "zones." There are two zones: the North Zone and the South Zone. Both zones are described in Exhibit 521B.

(c) Subdistricts.

(1) The North Zone is divided into seven subdistricts: A, B, B-1, B-2, C, D, and E.

(2) The South Zone is divided into 14 subdistricts: S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and S-10.

(3) Subdistricts B and B-1 are described in Exhibit 521C1. Subdistrict B-2 is described in Exhibit 521C2. All other subdistricts are described in Exhibit 521C. (Ord. Nos. 23711; 24425; 24914; 27716; 29785)

SEC. 51P-521.105. CONCEPTUAL PLANS.

(a) Except as provided in this section, development and use of the Property must comply with the conceptual plans entitled, "Concept Development Plan - North Zone" and "Concept Development Plan - South Zone." If there is a conflict between the text of this article and the conceptual plans, the text of this article controls.

(b) In Subdistrict S-1c, development and use of the Property must comply with the Subdistrict S-1c conceptual plan (Exhibit 521I). If there is a conflict between the text of this article and the Subdistrict S-1c conceptual plan, the text of this article controls. (Ord. Nos. 24425; 24914; 30305)

SEC. 51P-521.106. DEVELOPMENT PLAN.

(a) A development plan for each phase of development must be approved by the city plan commission before issuance of any building permit within that phase. (See Subsection 51P-521.118(c) for additional requirements.)

(b) There is no time requirement for the submittal of a development plan within this district, and the portion of Paragraph (4) of Subsection (c), "Site Plan Procedure," of Section 51A-4.702, providing for submission of a development plan within six months of the city council approval of the PD ordinance, does not apply.

(c) For any single family detached development, an approved preliminary plat may be submitted to the city plan commission for approval as a development plan.

(d) Single family subdivision plats, approved and recorded at the county records building as of the date of passage of Ordinance No. 23711, for property located in this district, are recognized as approved development plans. Refer to Exhibit 521D for copies of these plats.

(e) The development plans that were approved pursuant to Planned Development District No. 187 are recognized as approved development plans within this district. Refer to Exhibit 521E for copies of these development plans.

(f) In Subdistrict B-2, development and use of the Property must comply with the Subdistrict B-2 development plan (Exhibit 521H). If there is a conflict between the text of this article and the Subdistrict B-2 development plan, the text of this article controls.

(g) If an applicant simultaneously submits a specific use permit request along with a request for development plan approval, no site plan is required for the specific use permit portion of the request. (Ord. Nos. 24425; 24914; 29785)

SEC. 51P-521.107. MAIN USES.

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. The following main uses are permitted in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Agricultural uses.

- **Animal production.** *[Subdistricts A, B, B-1, B-2, C, D, ~~S-1b~~, and S-1d only.]*
- Commercial stable. *[Subdistricts A, B, B-1, B-2, C, and D only.]*
- **Crop production.** *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, ~~and~~ S-1d, and S-10 only.]*

(2) Commercial and business service uses.

- Building repair and maintenance shop. *[Subdistricts B, B-1, and B-2 only.]*
- Catering service. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only]*
- Commercial cleaning or laundry plant. *[Subdistricts B, B-1, and B-2 only; SUP required.]*
- Custom business services. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only]*
- Electronics service center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Job or lithographic printing. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Machinery, heavy equipment, or truck sales and services. *[Subdistricts B, B-1, and B-2 only.]*
- Medical or scientific laboratory. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- **Technical school.** *[SUP required in Subdistrict S-1a; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1d, and S-10 ~~only~~.]*
- Tool and equipment rental. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1d, and S-10 only.]*

(3) Industrial uses.

- Gas drilling and production. *[By SUP only in Subdistrict B-1.]*
- **Industrial (inside) for light manufacturing.** *[SUP required in Subdistricts S-1b and S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1b~~, S-1c, and S-1d, ~~and S-10 only~~.] [In Subdistricts B and S-1c, the*

floor area limitation for industrial (inside) for light manufacturing in Chapter 51A does not apply; however, this use is limited to the FAR requirements in Sec. 51P-521.109(a)(3)(C) and Sec. 51P-521.109(a)(3)(H).]

- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Cemetery or mausoleum. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Child-care facility. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Church. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- College, university, or seminary. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Community service center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Convent or monastery. *[Subdistricts A, B, B-1, B-2, C, D, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Convalescent and nursing homes, hospice care, and related institutions. *[SUP required in Subdistricts S-1a, and S-1b; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b~~, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Hospital. *[SUP required in Subdistricts S-1a and S-1b; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b~~, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Library, art gallery, or museum. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Public or private school. *[SUP required in Subdistrict S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b, and S-1d, and S-10 only~~. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

(5) Lodging uses.

- Hotel or motel. *[In Subdistricts B, B-1, and B-2, SUP required for hotel or motel containing 80 rooms or less; otherwise, by right in Subdistricts A, C, D, ~~S-1a~~, S-1b, S-1d, and S-10.]*

(6) Miscellaneous uses.

- **Carnival or circus (temporary).** *[By special authorization of the building official. Subdistricts A, B, B-1, B-2, C, D, **S-1a, S-1b, and S-1d only, and S-10 only.**]*
- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Financial institution with drive-in window. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Medical clinic or ambulatory surgical center. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Office.

(8) Recreation uses.

- Country club with private membership. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Private recreation center, club, or area. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Public park, playground, or golf course.

(9) Residential uses.

- College dormitory, fraternity, or sorority house. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Duplex. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- **Multifamily.** *[Subdistricts A, B, B-1, B-2, C, D, S-1a, **S-1b** and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- **Retirement housing.** *[Subdistricts A, B, B-1, B-2, C, D, S-1a, **S-1b**, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Single family. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3) is not met. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*

(10) Retail and personal service uses.

- Ambulance service. *[Subdistricts B, B-1, and B-2 only.]*

- Animal shelter or clinic with outside run. *[Subdistricts B, B-1, and B-2 only.]*
- Animal shelter or clinic without outside run. *[Subdistricts B, B-1, S-1a, S-1b, and S-10 only.]*
- Auto service center. *[Subdistricts B, B-1, and B-2 only.]*
- Alcoholic beverage establishments. *[Subdistricts B, B-1, and B-2 only; SUP required.]*
- Business school. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Carwash. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Commercial amusement (inside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Commercial amusement (outside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only. SUP required in Subdistricts B and S-1b; otherwise, by right.]*
- Commercial parking lot or garage. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, and S-1d only; ~~and S-10 only.~~]*
- Convenience store with drive-through. *[Subdistricts S-1a, S-1b, and S-10 only.]*
- Dry cleaning or laundry store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Furniture store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- General merchandise or food store 3,500 square feet or less. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- General merchandise or food store greater than 3,500 square feet. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Home improvement center, lumber, brick, or building materials sales yard. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Household equipment or appliance repair. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Mortuary, funeral home, or commercial wedding chapel. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Motor vehicle fueling station. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Nursery, garden shop, or plant sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Outside sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*
- Personal service use. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Restaurant without drive-in or drive-through service. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Restaurant with drive-in or drive-through service. *[SUP required in Subdistrict B; otherwise, by right in Subdistricts A, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10.]*
- Surface parking. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, and S-1d only; ~~and S-10 only.~~]*
- Temporary retail use. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1d, and S-10 only.]*

- Theater. *[Subdistricts B, B-1, B-2, D, S-1b, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Truck stop. *[Subdistrict B-2 only.]*
- Vehicle display, sales, and service. *[Subdistricts B, B-1, B-2, ~~S-1a, S-1b,~~ and S-1d only, and S-10 only.]*

(11) Transportation uses.

- Heliport. *[SUP. Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b, and~~ S-1d only, and S-10 only.]*
- Helistop. *[SUP. Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b, and~~ S-1d only, and S-10 only.]*
- Private street or alley. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Transit passenger shelter. *[SUP required in Subdistricts B, B-1, and B-2; otherwise, by right in Subdistricts A, C, D, S-1a, S-1b, S-1d, and S-10.]*
- Transit passenger station or transfer center. *[SUP required in Subdistricts B, B-1, and B-2; otherwise, by right in Subdistricts A, C, D, ~~S-1a, S-1b, and~~ S-1d only, and S-10 only.]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station. *[SUP required in Subdistrict S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b, and~~ S-1d, and S-10 only.]*
- Electrical substation. *[Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ S-1d, and S-10 only.]*
- Local utilities.
- Police or fire station.
- Post office. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Radio, television, or microwave tower. *[SUP. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*
- Tower/antenna for cellular communication. *[Permitted as if located in a CR Community Retail District; see Section 51A-4.212(10.1). SUP required in Subdistrict S-1b; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1a, S-1b,~~ S-1d, and S-10 only.]*
- Utility or government installation other than listed. *[SUP. Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1d, and S-10 only.]*

(13) Wholesale, distribution, and storage uses.

- Auto auction. *[Subdistricts A, C, and D only; SUP required.]*
- Data center. *[Subdistrict S-1c only.]*
- Freight terminal. *[Subdistricts A, B, B-1, B-2, C, and D only. SUP required in Subdistricts B, B-1, and B-2; otherwise, by right.]*
- Manufactured building sales lot. *[Subdistricts A, C, and D only; SUP required.]*
- Mini-warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10; SUP required.]*
- Office showroom/warehouse.

- **Trade center.** *[Subdistricts A, B, B-1, B-2, C, D, ~~S-1b~~, S-1c, S-1d, and S-10 only.]*
- **Warehouse.** *[SUP required in Subdistrict S-10; otherwise, by right in Subdistricts A, B, B-1, B-2, C, D, ~~S-1b~~, S-1c, and S-1d, and S-10 only.]*

(b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E. The following main uses are permitted in Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.

(1) Agricultural uses.

- **Animal production.** *[Subdistricts ~~S-2a~~ and E only.]*
- **Commercial stable.** *[Subdistrict E only.]*
- **Crop production.** *[Subdistricts E, S-2a, S-2b, S-9, and S-6 only.]*

(2) Industrial uses.

- Industrial (inside) for light manufacturing. *[Subdistrict E only.]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

- Adult day care facility. *[Subdistrict E only.]*
- Child-care facility.
- Church.
- College, university, or seminary. *[Subdistricts S-7 and S-9 only; SUP required.]*
- Convalescent and nursing homes, hospice care, and related institutions. *[Subdistricts E, S-7, and S-9 only; SUP required.]*
- Convent or monastery. *[Subdistricts S-7 and S-9 only; SUP required.]*
- Public or private school. *[SUP]*

(4) Miscellaneous uses.

- Temporary construction or sales office.

(5) Office uses.

- Office. *[Subdistricts S-7, S-9, and E only; SUP required only in Subdistricts S-7 and S-9.]*

(6) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(7) Residential uses.

- Duplex. *[Subdistrict E only.]*
- Multifamily. *[Subdistricts S-2a, S-2b, S-9, and E only.]*

- Retirement housing. *[Subdistricts S-2a, S-2b, S-7, S-9, and E only; SUP required only in Subdistricts S-2a, S-2b, S-7, and S-9.]*
- Single family.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
- Group residential facility. *[This use must comply with the provisions of Section 51A-4.209(b)(3). Subdistrict E only.]*
- College dormitory, fraternity, or sorority house. *[Subdistricts E, S-7, and S-9 only; SUP required.]*

(8) Retail and personal service uses.

- Dry cleaning or laundry store. *[Subdistrict E only.]*
- General merchandise or food store 3,500 square feet or less. *[Subdistrict E, S-2a, S-2b, and S-9 only.]*
- Motor vehicle-fueling station. *[Subdistrict E only.]*
- Personal service use. *[Subdistrict E, S-2a, S-2b, and S-9 only.]*
- Surface parking. *[Subdistrict E only.]*
- Temporary retail use. *[Subdistrict E only.]*

(9) Transportation uses.

- Private street or alley.
- Transit passenger shelter.

(10) Utility and public service uses.

- Electrical substation. *[SUP]*
- Government installation for an indoor gun range. *[Subdistrict E only.]*
- Local utilities.
- Police or fire station. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*

(11) Wholesale, distribution, and storage uses.

- Warehouse. *[Subdistrict E only.]* (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 29989; 30305)

SEC. 51P-521.108.

ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217. (Ord. Nos. 24425; 24914)

SEC. 51P-521.109. 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 contained in Division 51A-4.400. In the event of a conflict between this section and Division 51A-4.400, this section controls.)

- (a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

- (1) Front yard.

- (A) Except as provided in this paragraph, minimum front yard is 15 feet.

- (B) Subdistrict S-1b.

- (i) Maximum front yard setback is 65 feet.

- (ii) Minimum street frontage is 50 percent.

- (aa) Additional structures may exceed maximum front yard setback once street frontage is met.

- (C~~B~~) Subdistrict S-1c.

- (i) Main use.

- (aa) Minimum front yard is 270 feet along Mountain Creek Parkway.

- (bb) Minimum front yard is 480 feet along Camp Wisdom Road.

- (ii) For an accessory guard house:

- (aa) Minimum front yard is 100 feet along Mountain Creek Parkway.

- (bb) Minimum front yard of 350 feet along Camp Wisdom Road.

- (2) Side and rear yard.

- (A) No minimum side and rear yard in Subdistricts A, C, and D, S-1a, and S-10.

- (B) Minimum side and rear yard in Subdistricts S-1b, and S-1d is five feet.

- (C) Minimum side and rear yard in Subdistricts B, B-1, and B-2 are 10 feet.

- (D) Minimum side and rear yard in Subdistricts S-1a and S-1b are:

- (i) 20 feet where adjacent to or directly across an alley from a non-business subdistrict in this district or a residential use, except an agricultural use; and

(ii) no minimum in all other cases.

(E[~~D~~]) Subdistrict S-1c.

- (i) Minimum side yard is 100 feet along the northern property line.
- (ii) Minimum side yard is 335 feet along the eastern property line.
- (iii) No minimum rear yard.

(F) Minimum side and rear yard in Subdistrict S-10 is:

(i) 20 feet where adjacent to or directly across an alley from a non-business subdistrict in this district or a residential use, except an agricultural use; and

(ii) five feet in all other cases.

(3) Maximum floor area ratios (FAR), maximum floor areas, net developable acres, and maximum dwelling unit densities. In these subdistricts, floor area ratio applies only to nonresidential development.

(A) Maximum floor area, dwelling unit density, and net developable acres for Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are as follows:

Subdistrict	Net Developable Acres	Maximum Permitted Floor Area (In square feet)	Dwelling Unit Density (Units Per Acre)
A	150.0	Refer to Paragraph (4) below	24
B, B-1, and B-2	501.10	Refer to Paragraph (4) below	24
C	150.0	Refer to Paragraph (4) below	24
D	51.77	Refer to Paragraph (4) below	7
S-1a	11.3	113,212	Refer to Paragraph (3)(A)(i) below [42]
S-1b	52.9	345,648	Refer to Paragraph (3)(A)(ii) below [5]
S-1c	104.51	1,205,280	0
S-1d	12.53	81,870.02	5
S-10	15.5	155,792	24

(i) For Subdistrict S-1a, maximum dwelling unit density varies depending on whether the development is a mixed use project as follows:

(aa) 15 dwelling units per acre for base, or no mixed use.

(bb) 20 dwelling units per acre for a mixed use project with two categories.

(cc) 25 dwelling units per acre for a mixed use project with three or more categories.

(ii) For Subdistrict S-1b, maximum dwelling unit density varies depending on whether the development is a mixed use project as follows:

(aa) 22 dwelling units per acre for base, or no mixed use.

(bb) 27 dwelling units per acre for a mixed use project with two categories.

(cc) 35 dwelling units per acre for a mixed use project with three or more categories.

(B) For Subdistrict A, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(C) For Subdistricts B, B-1, and B-2, maximum FAR is as follows:

(i) 0.75 for office uses.

(ii) 0.45 for the warehouse use.

(iii) 0.30 for retail and personal service uses.

(iv) 0.5538 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, recreation uses, utility and public service uses, and, excluding the warehouse use, wholesale, distribution, and storage uses.

(v) 0.1420 for all other uses.

(D) For Subdistrict C, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(E) For Subdistrict D, maximum FAR is as follows:

(i) 0.507 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.13 for all other uses.

(F) For Subdistrict S-1a, maximum FAR is 0.23. For Subdistricts S-1a and S-1b, maximum FAR varies depending on whether the development is a mixed use project (MUP) as follows:

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

MAXIMUM FLOOR AREA RATIO					
Use Categories	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res)	MUP=3 (no Res)	MUP=3 (with Res)
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	---	0.95	---	0.95
Retail and personal service	0.4	0.5	0.5	0.6	0.6
TOTAL DEVELOPMENT	0.8	0.9	1.0	1.0	1.1

(G) For Subdistricts ~~S-1b~~ and S-1d, maximum FAR is 0.15.

(H) For Subdistrict S-1c, maximum FAR is 0.27.

(I) For Subdistrict S-10, maximum FAR is 0.5 [0.23].

(4) Maximum permitted floor areas in Subdistricts A, B, B-1, B-2, C, and D.

(A) Maximum permitted floor area in Subdistrict A is 653,400 square feet of retail floor area, or its equivalent.

(B) Maximum permitted floor area in Subdistricts B, B-1, and B-2 combined is 3,099,564 square feet of retail floor area, or its equivalent.

(C) Maximum permitted floor area in Subdistrict C is 653,400 square feet of retail floor area, or its equivalent.

(D) Maximum permitted floor area in Subdistrict D is 293,163 square feet of retail floor area, or its equivalent.

(E) To calculate the maximum permitted floor area of uses other than retail uses, the following floor area equivalencies apply.

(i) For the following uses or category of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.
- Lodging uses.

- Office uses.
- Recreation uses.
- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(ii) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(5) Height.

(A) Subdistricts A, B, B-1, B-2, C, and D, and S-10.

(i) Except as provided in this provision and in provision (iii), maximum structure height for non-residential structures is 160 feet. For a gas drilling and production use, maximum structure height for a temporary structure, which must be authorized by the building official, is 170 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(iii) In Subdistricts A, B, B-1, B-2, C, and D, maximum structure height for wholesale, distribution, and storage uses is 45 feet north of Grady Niblo Road and 75 feet south of Grady Niblo Road.

(B) Subdistrict S-1a.

(i) Maximum structure height is 45 feet.

(ii) If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(C) Maximum structure height in Subdistrict S-1b is 54 feet.

(D[B]) Subdistricts S-1a, S-1b, S-1c, and S-1d.

(i) Maximum structure height for non-residential structures is 54 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(E) Subdistrict S-10.

(i) Maximum structure height for non-residential structures is 54 feet.

(ii) Maximum structure height for residential structures is 45 feet.

(iii) In Subdistrict S-10, if any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys,

structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(6) Lot coverage.

(A) Subdistricts B, B-1, and B-2.

(i) Maximum lot coverage for office uses is 30 percent.

(ii) Maximum lot coverage for all other uses is 60 percent.

(B) Subdistricts A, C, D, S-1a, S-1b, and S-1d. Maximum lot coverage is 60 percent.

(C) Subdistricts S-1a, S-1b, and S-10. Maximum lot coverage is 80 percent.

(D[E]) Subdistrict S-1c. Maximum lot coverage is 30 percent.

(7) Lot size. Minimum lot size for a single family residential use is:

(A) 2,000 square feet in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, and S-10; and

(B) 5,000 square feet in Subdistricts S-1b and S-1d.

(8) Stories.

(A) Subdistricts A, B, B-1, B-2, C, D, S-1c, and S-1d.

(i[A]) Except as provided in this subsection, maximum number of stories for non-residential structures is 12.

(ii[B]) Maximum number of stories for residential structures is three.

(iii[C]) Maximum number of stories in Subdistrict S-1c is two.

(B) Subdistricts S-1a, S-1b, and S-10. No maximum number of stories.

(9) Lighting.

(A) Subdistricts B, B-1, B-2, S-1a, S-1b, and S-1c, and S-10.

(i) Light fixtures attached to poles may not be located above 35 feet in height.

(ii) All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.

(iii) In Subdistricts S-1a, S-1b, S-1c and S-10, lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

(B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Lighting must comply with all applicable height and lighting requirements in Chapter 51A.

(10) Additional provisions in Subdistrict S-1c. Structures, except guardhouses, are limited to the building area location shown on the Subdistrict S-1c conceptual plan. Guardhouses, parking, drives (except the three drives shown on the Subdistrict S-1c conceptual plan from Mountain Creek Parkway into Subdistrict S-1c), and other access/maneuvering areas are limited to the developable area and building area locations shown on the Subdistrict S-1c conceptual plan.

(11) Additional provisions in Subdistricts S-1a, S-1b, and S-10.

(A) Single family residential use on lots less than 5,000 square feet:

(i) Minimum front yard is eight feet.

(ii) There is no minimum side and rear yard.

(iii) Maximum lot coverage is 60 percent.

(B) Single family residential use on lots 5,000 square feet or greater:

(i) Minimum front yard is 25 feet.

(ii) Minimum side and rear yard is five feet.

(iii) Maximum lot coverage is 45 percent.

(b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.

(A) Subdistricts S-2a, S-2b, S-3, S-4, S-6, and S-9. Minimum side and rear yard in Subdistricts S-2a, S-2b, S-3, S-4, S-6, and S-9 is five feet.

(B) Subdistricts S-5, S-7, and S-8. No minimum side and rear yard in Subdistricts S-5, S-7, and S-8.

(C) Subdistrict E.

(i) Except as provided in this subparagraph, no minimum side and rear yard.

(ii) For a residential use, a minimum setback of 100 feet must be provided from the northern property line.

(3) Maximum dwelling unit density and minimum lot size.

<u>DISTRICT</u>	<u>DENSITY</u>	<u>MINIMUM LOT SIZE</u>
S-2a	15.0 units per acre	2,000 sq. ft. [N/A]
S-2b	20.0 units per acre	2,000 sq. ft. [N/A]
S-3	6.0 units per acre	5,000 sq. ft.
S-4	5.0 units per acre	6,000 sq. ft.
S-5	7.5 units per acre	2,000 sq. ft.
S-6	5.5 units per acre	5,000 sq. ft.
S-7	5.0 units per acre	2,000 sq. ft.
S-8	5.5 units per acre	2,000 sq. ft.
S-9	24.0 units per acre	2,000 sq. ft. [N/A]
E	24.0 units per acre	2,000 sq. ft. (no minimum for multifamily and retirement housing.)

(4) Floor area ratio.(A) Subdistrict E. Maximum floor area ratio in Subdistrict E is:

- (i) 0.195 for institutional and community service uses, recreation uses, and utility and public service uses;
- (ii) 0.30 for industrial (inside) for light manufacturing;
- (iii) 0.25 for office uses;
- (iv) 0.15 for retail and personal service uses;
- (v) 0.25 for warehouse uses; and
- (vi) 0.05 for all other uses.

(B) Subdistricts S-2a, S-2b, and S-9. Maximum floor area ratio in Subdistricts S-2a, S-2b, and S-9 is 0.5.

(C) Subdistricts S-7 and S-9. Maximum floor area ratio in Subdistricts S-7 and S-9 is 0.15.

(D) Applicability of floor area ratio. In Subdistricts S-2a, S-2b, S-7, S-9, and E, maximum floor area ratio applies only to non-residential development.

(5) Maximum permitted floor area in Subdistrict E.

(A) Maximum permitted floor area is 293,163 square feet of retail floor area, or its equivalent. To calculate the maximum permitted floor area of uses other than retail uses, the floor area equivalencies below apply.

(B) For the following uses or categories of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.

- Lodging uses.
- Office uses.
- Recreation uses.
- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(C) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(6) Height.

(A) In general. Except as provided in this paragraph, maximum structure height is 36 feet.

(B) Subdistrict E. Maximum structure height is 36 feet for residential uses and 75 feet for non-residential uses.

(C) Subdistricts S-2b and S-9. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(7) Lot coverage. Maximum lot coverage is 60 percent.

(8) Stories.

(A) Subdistricts S-3, S-4, S-5, S-6, S-7, S-8, and E. Maximum number of stories for residential structures is three. For non-residential structures, no maximum number of stories. (Ord. Nos. 24425; 24914; 27716; 29587; 29785; 29989; 30305)

(B) Subdistricts S-2a, S-2b, and S-9. No maximum number of stories.

(9) Lighting.

(A) Subdistricts S-2a, S-2b, and S-9.

(i) Except as provided in this section, lighting must comply with all applicable height and lighting requirements in Chapter 51A.

(ii) Light fixtures attached to poles may not be located above 35 feet in height.

(iii) All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.

(iv) Lighting must be LED or similar lighting and fixtures to lessen the glare and light spillover to neighboring properties.

(11) Additional provisions in Subdistricts S-2a, S-2b, and S-9.

(A) Single family residential use on lots less than 5,000 square feet:

(i) Minimum front yard is eight feet.

(ii) There is no minimum side and rear yard.

(iii) Maximum lot coverage is 60 percent.

(B) Single family residential use on lots 5,000 square feet or greater:

(i) Minimum front yard is 25 feet.

(ii) Minimum side and rear yard is five feet.

(iii) Maximum lot coverage is 45 percent.

SEC. 51P-521.110. OFF-STREET PARKING AND LOADING.

(a) In general. Except as otherwise provided in this article, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(b) In Subdistricts B, B-1, and B-2. In addition to the authority of the board of adjustment to consider parking special exceptions under Section 51A-4.311, the board of adjustment may grant a special exception to authorize a reduction of up to 75 percent of the number of off-street parking spaces for wholesale, distribution, and storage uses in Subdistricts B, B-1, and B-2. All other provisions of Section 51A-4.311 shall apply to such an exception.

(c) Data center. One space per 2,000 square feet of floor area is required. (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 30305)

SEC. 51P-521.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 24425; 24914)

SEC. 51P-521.112. LANDSCAPING.

(a) In general.

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

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

(b) In Subdistricts B, B-1, B-2, and E, the following additional landscaping requirements apply.

(1) A landscape buffer, a minimum of 35 feet in width, is required along the entire length of lot frontage adjacent to a divided thoroughfare, excluding points of ingress and egress.

(2) A landscape buffer, a minimum of 20 feet in width, is required along the entire length of lot frontage adjacent to an undivided thoroughfare, excluding points of ingress and egress.

(3) Prior to the issuance of a certificate of occupancy for a use with loading docks that face Mountain Creek Parkway, the following must be provided:

(A) A landscape buffer, a minimum of 60 feet in width, along the entire length of lot frontage adjacent to Mountain Creek Parkway, excluding points of ingress and egress.

(B) A minimum five-foot-high landscaped earthen berm with continuous three-foot-high evergreen plantings located within the 60-foot-wide landscape buffer.

(4) Except as provided in this paragraph, a side and rear yard landscape buffer, a minimum of 10 feet in width, is required. If two or three contiguous lots share truck loading areas, no landscape buffer is required along the shared side yard used for truck loading and maneuvering. See Exhibit 521F for an illustration of this landscaping provision.

(A) For industrial uses and wholesale, distribution, and storage uses, a minimum of one large canopy tree must be provided for each 150 linear feet of a side and rear yard landscape buffer, to be planted no closer together than 50 feet on center.

(B) Where a rear yard backs up to a floodway management area or floodway easement, the 10-foot buffer minimum planting requirements do not apply. This provision does not apply to drainage easements erected under direction of the U.S. Army Corps of Engineers.

(5) For the uses listed, a minimum of the following area must be landscaped:

(A) For industrial and wholesale, distribution, and storage uses, a landscaped area consisting of grass, shrubs, or trees equal to five percent of the lot area.

(B) For office uses, a landscaped area consisting of grass, shrubs, or trees equal to 10 percent of the lot area.

(C) For retail and personal service uses and commercial and business service uses, a landscaped area consisting of grass, shrubs, or trees equal to 15 percent of the lot area.

(6) In Subdistrict E:

(A) For industrial uses and wholesale, distribution, and storage uses, site trees must be provided at a ratio of one tree for each 6,000 square feet of site area.

(B) The total caliper of replacement trees may equal 25 percent of the total caliper of protected trees removed or seriously injured if:

(i) the building official approves a tree removal and mitigation plan; and

(ii) a conservation easement covering at least 20 acres of the Property that complies with Article X is dedicated to the city prior to the issuance of the first certificate of occupancy.

(c) Subdistrict S-1c.

(1) Street trees may be planted within 70 feet of the back of the established curb line.

(2) A landscape buffer with a minimum width of 60 feet is required along the entire frontage adjacent to Mountain Creek Parkway, excluding points of ingress or egress.

(3) A berm with a minimum height of 10 feet, a minimum width of 100 feet, and a maximum slope of 5:1, is required on the south side of the developable area as shown on the Subdistrict S-1c conceptual plan.

(A) The berm must be covered in native grasses.

(B) For every 150 linear feet of the berm, one large canopy tree must be planted a maximum of 20 feet from the crest of the berm.

(C) Large evergreen shrubs capable of obtaining a solid appearance within three years and achieving a minimum height of three feet, must be located along the top portion of the berm.

(D) Trees must be irrigated.

(4) Three berms with a minimum height of 10 feet, a minimum width of 100 feet and a maximum slope of 5:1 must be located on the west side of the developable area as shown on the Subdistrict S-1c conceptual plan.

(A) Berms must be covered with native grasses.

(B) For every 150 linear feet of a berm, one large canopy tree must be planted a maximum of 20 feet from the crest of the berm.

(C) Large evergreen shrubs capable of obtaining a solid appearance within three years and achieving a minimum height of three feet, must be located along the top portion of the berms.

(D) Trees must be irrigated.

(E) For each drive approach on Mountain Creek Parkway, 10 flowering trees (Texas Mountain Laurel, Crepe Myrtle, American Red Bud or similar species) must be planted and an approximately 1,000 pound natural stone must be placed on either side of the drive approach.

(5) Two open space areas must be provided as shown on the Subdistrict S-1c conceptual plan. Total open space area must be a minimum of 26 acres.

(6) A large canopy tree must be planted and maintained for every 150 linear feet along the north side of the subdistrict adjacent to the Oncor property.

(7) A large canopy tree must be planted and maintained for every 150 linear feet along the south side of the subdistrict adjacent to Camp Wisdom Road.

(8) A large canopy tree must be planted and maintained for every 150 linear feet along Mountain Creek Parkway (large canopy trees planted on the berms count towards this landscaping requirement.)

(9) A minimum of five percent of the total lot area must be landscaped.

(10) Landscaping must be designed with water-wise and native plant materials approved by the building official.

(11) Required tree mitigation must be done on the Property to the extent the developed site reasonably allows, and must be approved by the building official.

(12) Open space must remain natural and undistributed except as required for utilities, emergency access, landscaping/mitigation, or excavation/grading. If distributed (other than for emergency access, landscaping/mitigation, or sidewalks) the area must be returned to a natural state using native plant materials. Emergency access through the open areas must be constructed using permeable paving material as approved by the building official.

(d) Private license granted in Subdistricts B, B-1, B-2, E, and S-1c.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants ("property owner") of all property in this subdistrict for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner 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 in accordance with the Dallas Building Code, or Subsection (e[4]) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute 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 of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the property owner 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 license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall 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 same are covered by this liability insurance policy.

(4) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(e) Parkway landscape permit in Subdistricts B, B-1, B-2, E, and S-1c.

(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 director of public works and transportation before an application for a building permit is made for work on the lot. 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.

(2) 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 and 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.

(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 director's denial of a parkway landscape permit.

(4) 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.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way. (Ord. Nos. 24425; 24914; 25481; 27716; 29785; 29989; 30305)

SEC. 51P-521.113. SIGNS.

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, S-10, and E.

(1) In general. Except as provided in this subsection, signs in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1c, S-1d, S-10, and E must comply with the provisions for nonresidential zoning districts in Article VII.

(2) Signs in Subdistricts B, B-1, and B-2. The following additional sign regulations apply:

- (A) Detached non-premise signs are prohibited.
- (B) Roof top signs are prohibited.
- (C) No sign attached to a pole support may exceed 25 feet in height.
- (D) No detached sign may exceed 400 square feet in effective area.
- (E) A detached sign with a maximum effective area of 60 feet may be located up to the property line if the sign does not exceed six feet in height above grade.

(3) Signs in Subdistrict S-1c. The following additional sign regulations apply:

- (A) Detached non-premise signs are prohibited.
- (B) Roof top signs are prohibited.
- (C) A detached monument sign having a maximum effective area of 60 feet may be located up to the Property line if the sign does not exceed six feet in height above grade.
- (D) A maximum of three monument signs are permitted along Mountain Creek Parkway. One monument sign may be located at each access point to the Property from Mountain Creek Parkway.
- (E) All monument signs adjacent to a public right-of-way must be designed and constructed to blend with and must be complimentary to the adjacent building. Monument signs must incorporate aesthetics, materials, and colors from the adjacent building. The materials must include 20 percent natural stone as used on the adjacent building. Monument signs must be externally illuminated utilizing ground-mounted light fixtures, and must have groundcover and low shrubbery around the sign to screen the light fixtures from view.
- (F) Attached signs are limited to a maximum effective area of 400 square feet and are not permitted to face Camp Wisdom Road.

(4) Business Park Entry Feature.

(A) In Subdistrict B, a Business Park Entry Feature that meets the specifications in Exhibit 521G is allowed at the entrance of the Mountain Creek Business Park located at the intersection of Mountain Creek Parkway and the LBJ Freeway (I-20), in a location that is between 160 to 165 feet from the centerline of the LBJ service road.

(B) A Business Park Entry Feature means an entry feature that identifies and contributes to the character or type of development; it is an entry feature which is located at a primary entrance and indicates a uniform development. A Business Park Entry Feature is a monument-style premise sign situated on a grade-level support structure (not a pole support) with no separation.

(C) The city retains its rights to the public right-of-way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining, and operating utility over, across, under and through the premises in the designated set-back areas, or within the public right-of-way.

(D) The city retains its rights to remove the Business Park Entry Feature or any sign within the public right-of-way should the director determine that these features have become a nuisance or public safety issue.

(E) The city shall not be responsible for any expenses involved in removal or reconstruction of the Business Park Entry Feature should the director deem it necessary in accordance with Subparagraphs (C) or (D).

(5) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this subdistrict for the exclusive purpose of Business Entry Feature. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute 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 of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(B) Upon the installation of a Business Park Entry Feature, a detached sign, and related amenities, in the public rights-of-way, the property owner 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 license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an “occurrence” basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall 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 same are covered by this liability insurance policy.

(C) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(b) All other subdistricts. Signs in all other subdistricts must comply with the provisions for non-business zoning districts in Article VII. (Ord. Nos. 24425; 24914; 25481; 26102; 27716; 29785; 29989; 30305)

SEC. 51P-521.114. FLOOD PLAIN AND ESCARPMENT ZONE REGULATIONS.

Development within this district must comply with Article V. (Ord. Nos. 24425; 24914)

SEC. 51P-521.115. DEVELOPMENT PHASING SCHEDULE.

(a) Notwithstanding any other provision in this article, development within this district must be phased in accordance with the provisions of this section.

(b) To determine the applicability of roadway improvements as specified in Subsections (c) through (e), the following equivalency chart must be used to calculate maximum permitted floor areas for permitted uses other than retail uses.

(1) For the following uses, 3.90 square feet of floor area will be considered as 1.0 square foot of retail floor area.

- Industrial (inside) for light manufacturing.
- Adult day care facility.
- Cemetery or mausoleum.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing home, hospice care, and related institutions.
- Convent or monastery.
- Hospital.
- Library, art gallery, or museum.
- Public or private school.
- Hotel or motel.
- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.
- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.
- College dormitory, fraternity, or sorority house.
- Commercial radio and television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.

- Utility or government installation other than listed.
- Auto auction.
- Freight terminal.
- Manufactured building sales lot.
- Mini-warehouse.
- Office showroom/warehouse.
- Trade center.
- Warehouse.

(2) For all residential uses, except the college dormitory, fraternity, or sorority house use, one dwelling unit or suite is equivalent to 222 square feet of retail floor area.

(3) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(c) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistrict A and the southern half of Subdistrict C to exceed 204,800 square feet of floor area or its equivalent, until Merrifield Road from Mountain Creek Parkway to Grady Niblo Road has been improved to the width and cross-section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(d) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistrict D and the Northern half of Subdistrict C to exceed 204,800 square feet of retail floor area or its equivalent, until Grady Niblo Road from Mountain Creek Parkway to Merrifield Road has been improved to the width and cross-section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(e) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistricts S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, and S-6 to exceed 1,482,140 square feet of retail floor area or its equivalent, until Mountain Creek Parkway from Camp Wisdom Road to IH-20 has been improved to the width and cross section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(f) Before a building permit to authorize work that would cause the number of dwelling units to exceed 900 within Subdistricts A and C combined, the Property owner must submit in writing to the building official a signal warrant study prepared by a professional traffic engineer that analyzes the impact that over 900 dwelling units will have on the intersection of Mountain Creek Parkway and Interstate Highway 20. If the signal warrant study shows that a traffic signal or other infrastructure is required, the traffic signal or other infrastructure must be provided. Final design and construction of a traffic signal or other infrastructure must be approved by the transportation division of the streets department. (Ord. Nos. 24425; 24914; 26792; 29587)

SEC. 51P-521.116. TRANSPORTATION IMPROVEMENTS.

(a) Median openings on Mountain Creek Parkway may be spaced no closer than 1000 feet apart unless closer spacing is approved in writing by the director of public works and transportation.

(b) In order to provide free right turn lanes and dual left turn lanes within this district, where a principal arterial intersects with another principal arterial, a minor arterial, or a freeway, the public right-of-way must be a minimum of 20 feet wider than the right-of-way required for the through lanes for a distance of 400 feet from the intersection.

(c) In Subdistrict S-1c, median openings between Camp Wisdom Road and the northern boundary of the subdistrict must be located as shown on the Subdistrict S-1c conceptual plan. Median openings, stacking lanes for protected left-turns, and driveway openings must be designed to accommodate commercial vehicles for length, width, and turning radius. (Ord. Nos. 24425; 24914; 30305)

SEC. 51P-521.117. NET DEVELOPABLE AREA CALCULATIONS.

All residential densities (dwelling units per acre) and all floor area ratios are calculated by using the "net developable area." The net developable area is calculated by subtracting the following from the gross acreage of each subarea:

- (1) Thoroughfares shown on the conceptual plans.
- (2) Land areas where slopes exceed a 25 percent grade.
- (3) Drainage ways.
- (4) The escarpment zone. (Ord. Nos. 24425; 24914)

SEC. 51P-521.117.1. SIDEWALKS.

(a) Except as otherwise provided in this article, the standards, provisions, and requirements of the Dallas City Code, as amended, apply to all sidewalks.

(b) In Subdistrict B, a sidewalk a minimum of six feet in width must be provided along the eastern frontage of Mountain Creek Parkway. The location of this sidewalk is subject to the approval of the director, but should be generally located in that area parallel to and between five and 15 feet from the back of the projected street curb. Notwithstanding Subsection (a) above, the sidewalk requirements along the western frontage of Mountain Creek Parkway are waived until the director deems it necessary to construct such sidewalk for safety and mobility issues.

(c) Should the director waive the required sidewalks in Subdistrict B, the waiver does not preclude the city from installing sidewalks at some later time and assessing the abutting owners for the cost of the installation. (Ord. 25481)

(d) Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10.

(1) A sidewalk with a minimum average width of six feet must be provided along all street frontages.

(A) Except as provided in this subsection, all sidewalks must be clear and unobstructed for a minimum of five feet in width.

(B) Tree grates do not count toward the minimum unobstructed sidewalk width.

(C) If the building official determines that the location of a local utility or protected tree, as defined in Article X, would prevent a five-foot minimum width, the sidewalk may be reduced to four feet in width in that location.

(2) Sidewalks must be located in an area parallel to and between two feet and 15 feet of the back of the projected street curb.

SEC. 51P-521.117.2. SUBDISTRICT S-1b ARCHITECTURAL DESIGN STANDARDS FOR BUILDING WALL ARTICULATION.

(a) The height of the exterior walls fronting on a public right-of-way must have vertical articulation with a minimum of two feet in vertical height for every 150 feet of horizontal length.

(b) Horizontal recesses and indentations must be incorporated at the entry and planned office areas of a building. Recesses and indentations must be a minimum of three feet deep and occur no less than every 25 feet of horizontal wall distance. The horizontal recess feature must occur within the first 60 feet of a corner at any planned office area.

(c) Canopies or sunscreens must be incorporated at entry and planned office areas of a building to provide protection from the elements and to create “shade and shadow” visual effects on the walls.

SEC. 51P-521.117.3[2]. SUBDISTRICT S-1c ARCHITECTURAL DESIGN STANDARDS.

The following design standards must be met for all uses in Subdistrict S-1c:

(a) Building wall articulation.

(1) The height of the exterior walls fronting on a public right-of-way must have vertical articulation with a minimum of two feet in vertical height for every 150 feet of horizontal length.

(2) Horizontal recesses and indentations must be incorporated at the entry and planned office areas of a building. Recesses and indentations must be a minimum of three feet deep and occur no less than every 25 feet of horizontal wall distance. The horizontal recess feature must occur within the first 60 feet of a corner at any planned office area.

(3) Canopies or sunscreens must be incorporated at entry and planned office areas of a building to provide protection from the elements and to create “shade and shadow” visual effects on the walls.

(b) Exterior stone. Acknowledging that a wholesale, distribution, and storage use has a major portion of its exterior walls accommodating dock doors, trailers, and truck traffic and that it is generally screened from public view, natural stone veneer must be incorporated at the entry and planned office areas of a building that fronts on a public right-of-way only. The stone must cover a minimum of 20 percent of the non-glazed portions of the walls to a minimum height of 10 feet above grade, within a maximum distance of 60 feet from the corners of the building, but not within the truck dock portion of the building.

(c) Exterior building colors. The exterior walls of a building must be painted, except for areas covered in glazing, stone, or other masonry veneer. Exterior walls must be painted with a minimum of two colors that are complimentary to each other. The colors must be in “earth-tone” hues, incorporating, but limited to, shades of off-whites, tans, beiges, browns, warm grays, and muted reds, greens, and golds. (Ord. 30305)

SEC. 51P-521.118. ADDITIONAL PROVISIONS.

(a) The entire 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.

NOTE: Due to the presence of highly expansive soil conditions on property within this district, the building official, in accordance with the provisions of the Dallas Building Code, currently requires that all building permit applications submitted for structures in this district be accompanied by a letter bearing the seal and signature of a professional engineer registered in the State of Texas and must contain the street address and lot and block of the building site and a statement that the foundation has been designed to soil conditions based on a soil analysis prepared by a recognized testing laboratory in accordance with the Dallas Building Code.

(c) Prior to development plan approval or action on a specific use permit request by the city plan commission in Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, or S-10, written notification must be sent to all owners of real property lying within 500 feet of the boundary of the area of request. Measurements and the mailing of notices must be made pursuant to the requirements of Section 51A-4.701(b)(5).

(d) Truck stop.

(1) Showering facilities are prohibited.

(2) Commercial vehicles may not remain on the Property for more than one hour.

(3) Before the issuance of a certificate of occupancy for a truck stop in Subdistrict B-2, an access easement must be recorded to provide vehicular ingress and egress from the northern Property line. The access easement must be in the location shown on the Subdistrict B-2 development plan (Exhibit 521H).

(e) Subdistrict E.

(1) For industrial uses and warehouse, distribution, and storage uses, ingress and egress is limited to Mountain Creek Parkway.

(2) The extension of Capella Park Avenue through the Property to Mountain Creek Parkway is prohibited.

(f) Subdistrict S-1c.

(1) No egress or ingress is permitted to or from Camp Wisdom Road, except as required by for emergency access.

(2) For an industrial use or a wholesale, distribution, and storage use, a minimum queuing length of 600 feet must be provided between a guard house and the entry point onto the Property for commercial motor vehicles.

(3) A minimum distance of 1,000 feet must be provided between the centerline of any ingress or egress point for commercial motor vehicles and the west bound travel lanes of Camp Wisdom Road at the intersection of Mountain Creek Parkway.

(4) No commercial motor vehicle queuing is allowed from the Property into the public right-of-way.

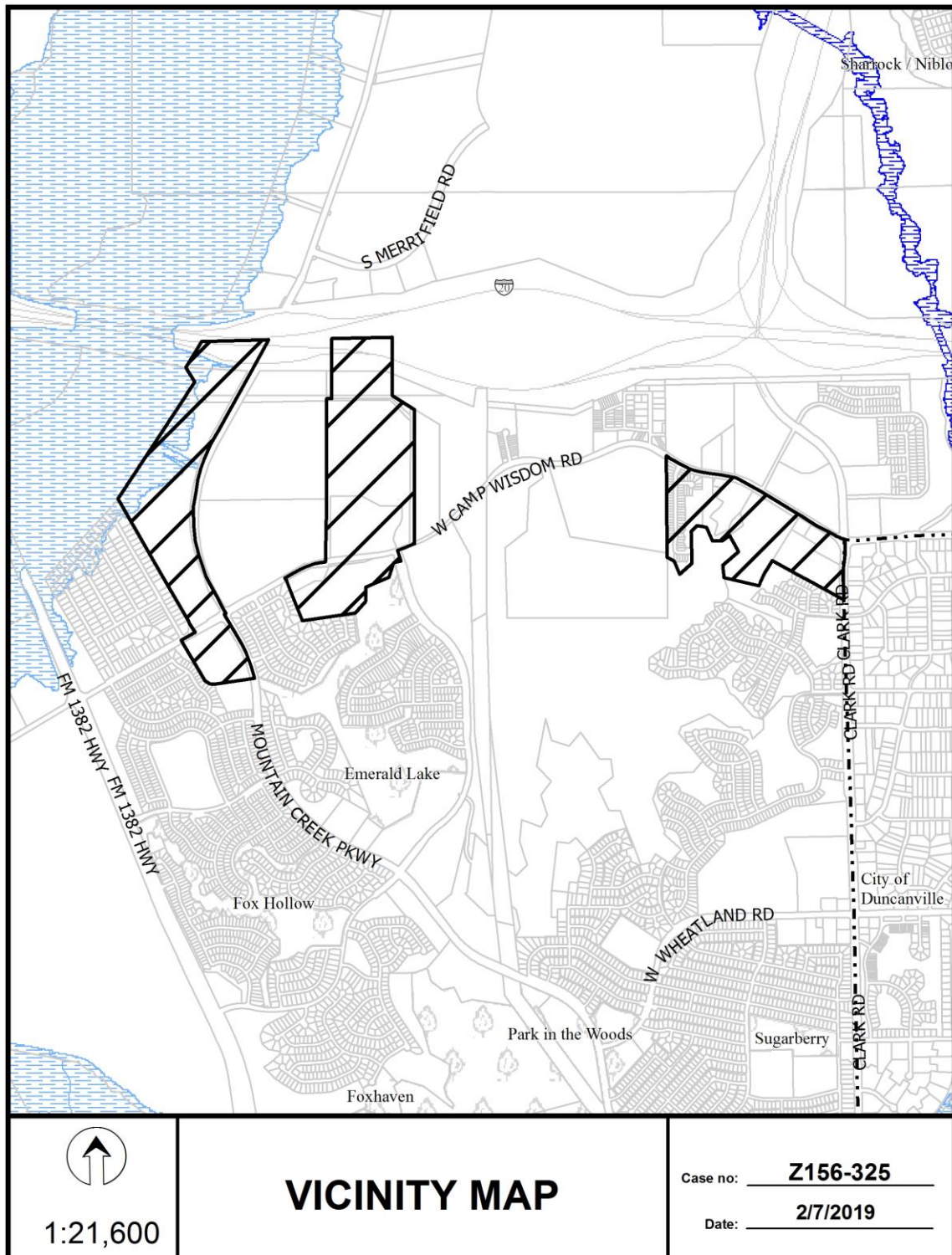
(5) Vehicular access to Subdistrict S-2a is limited to emergency vehicles through use of a Knox Box. (Ord. Nos. 24425; 24914; 26102; 29785; 29989; 30305)

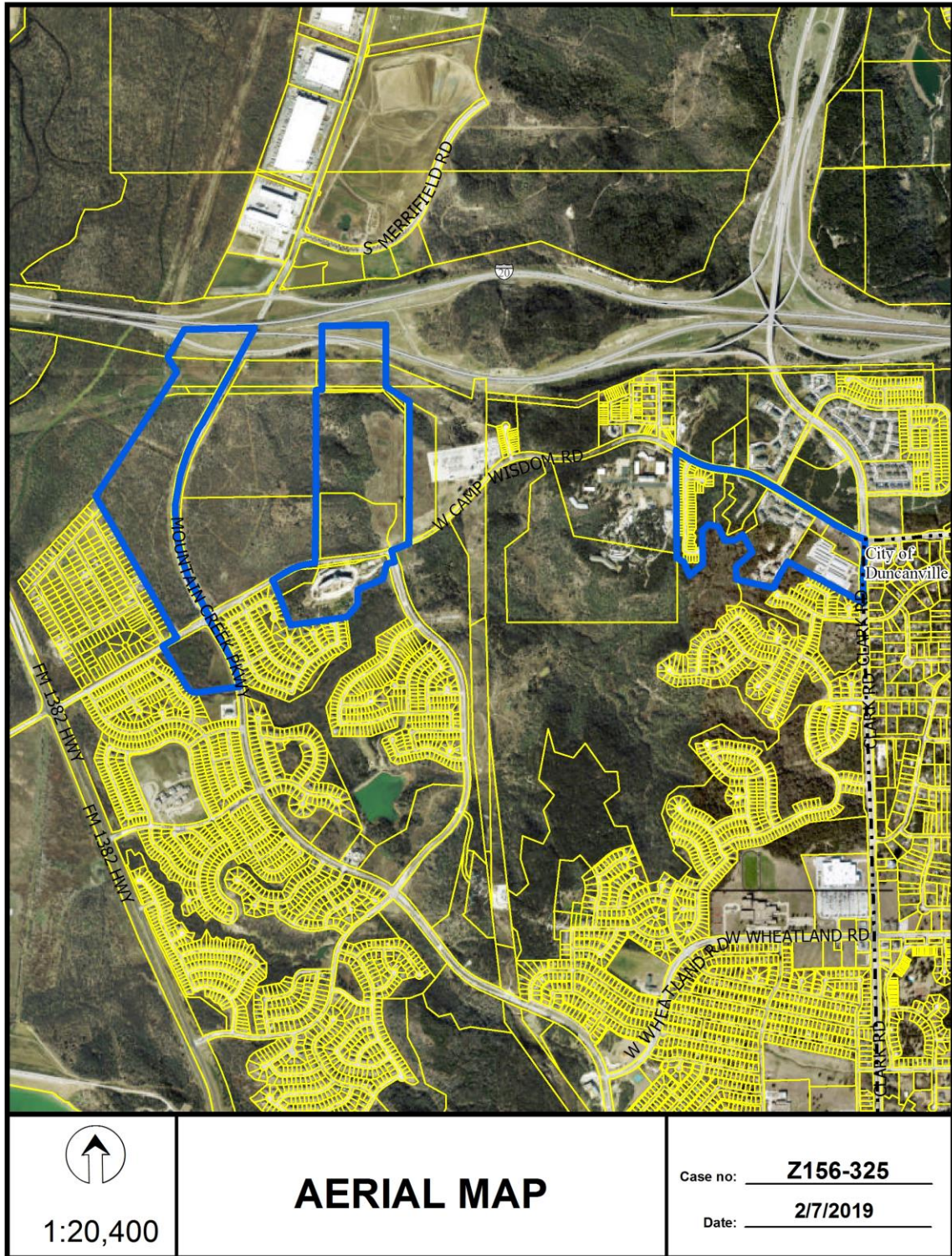
SEC. 51P-521.119.

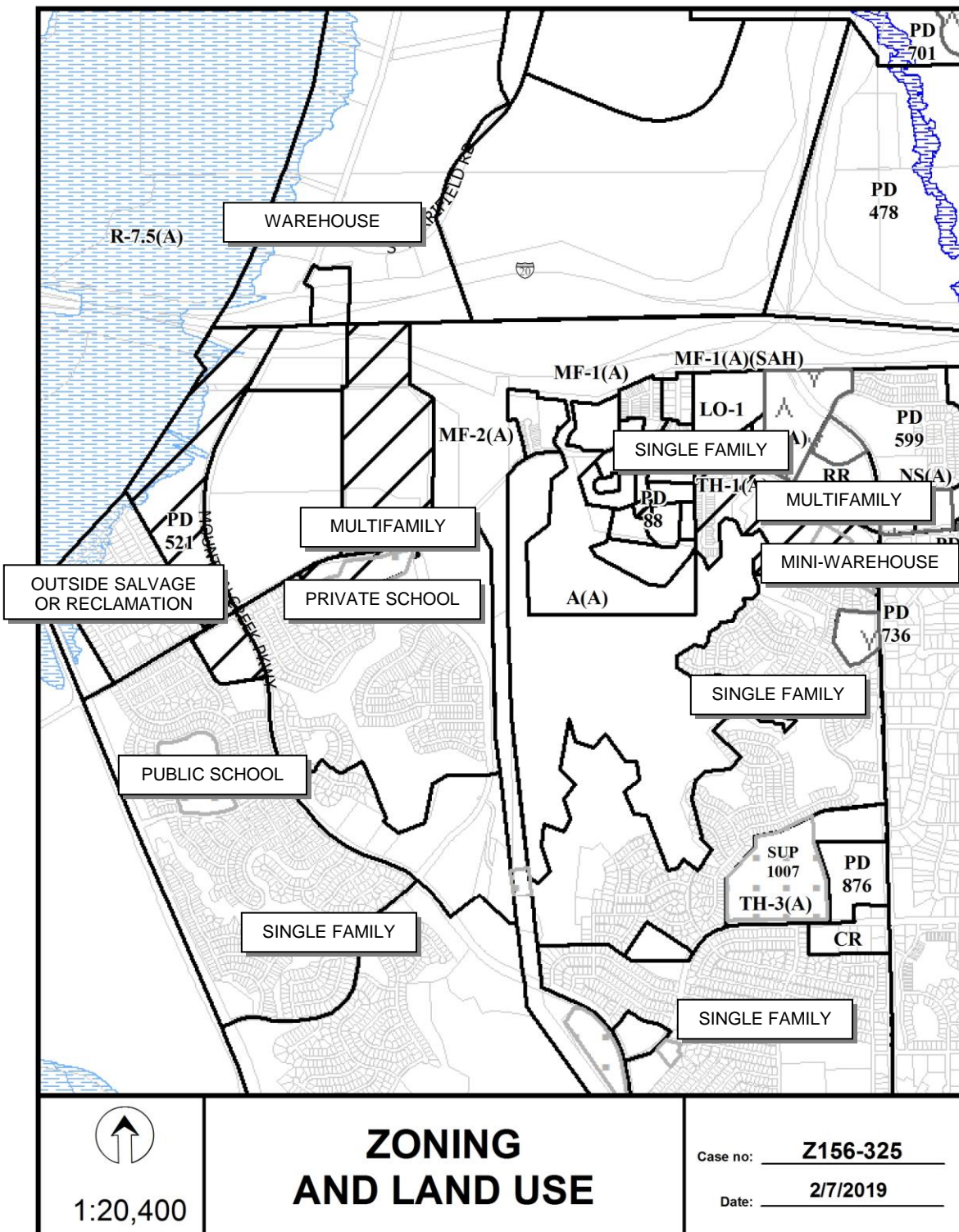
COMPLIANCE WITH CONDITIONS.

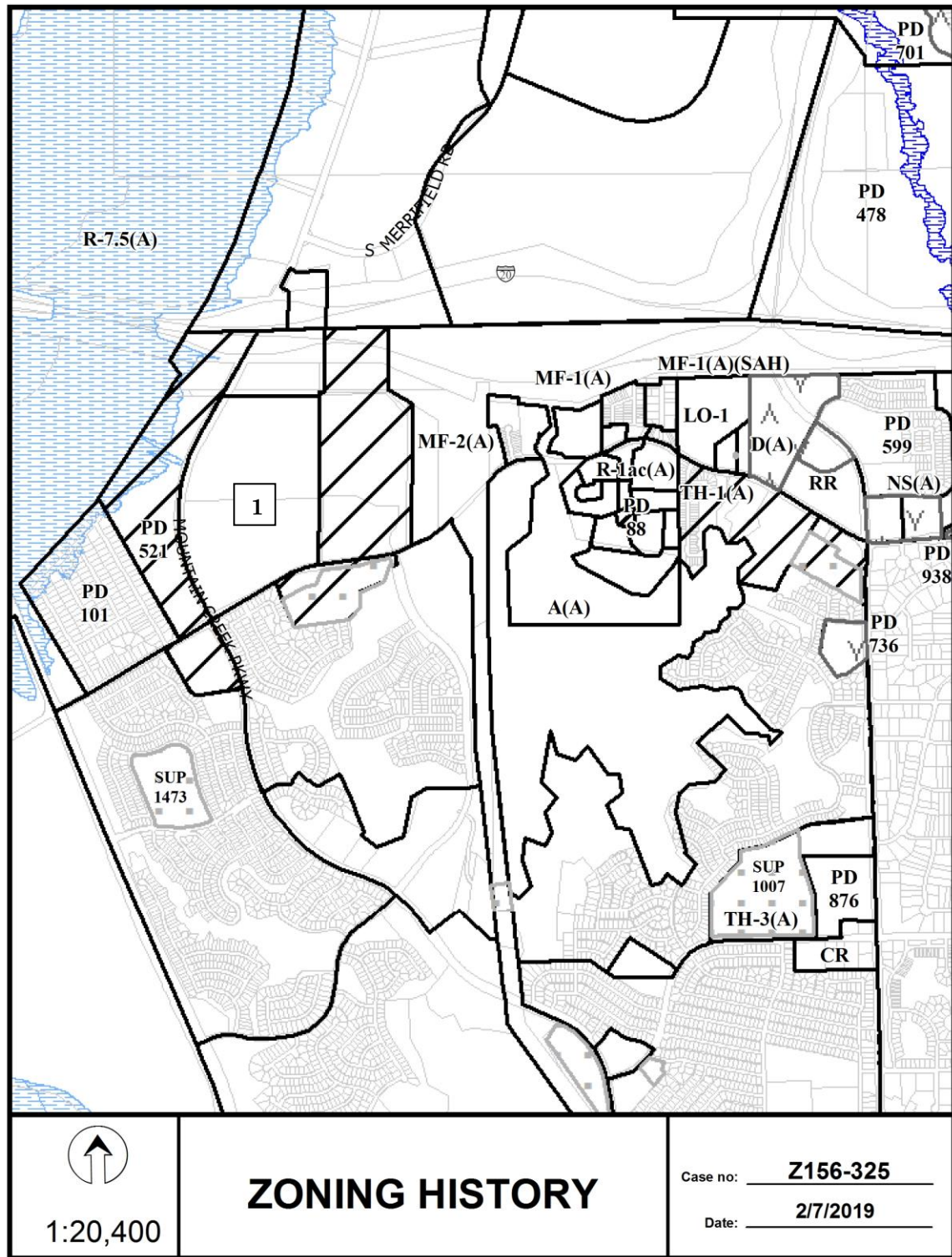
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

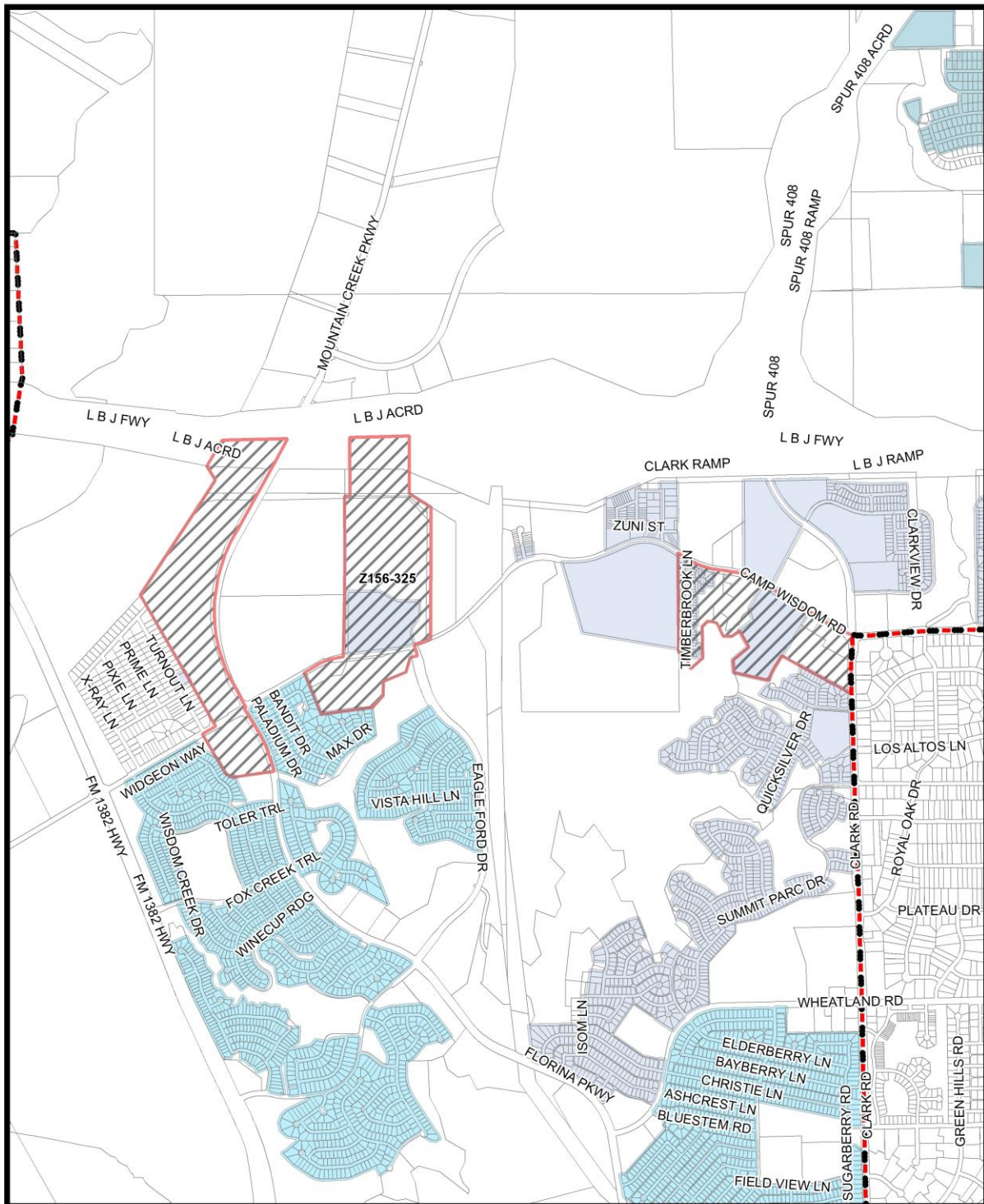
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 24190; 24914; 26102)











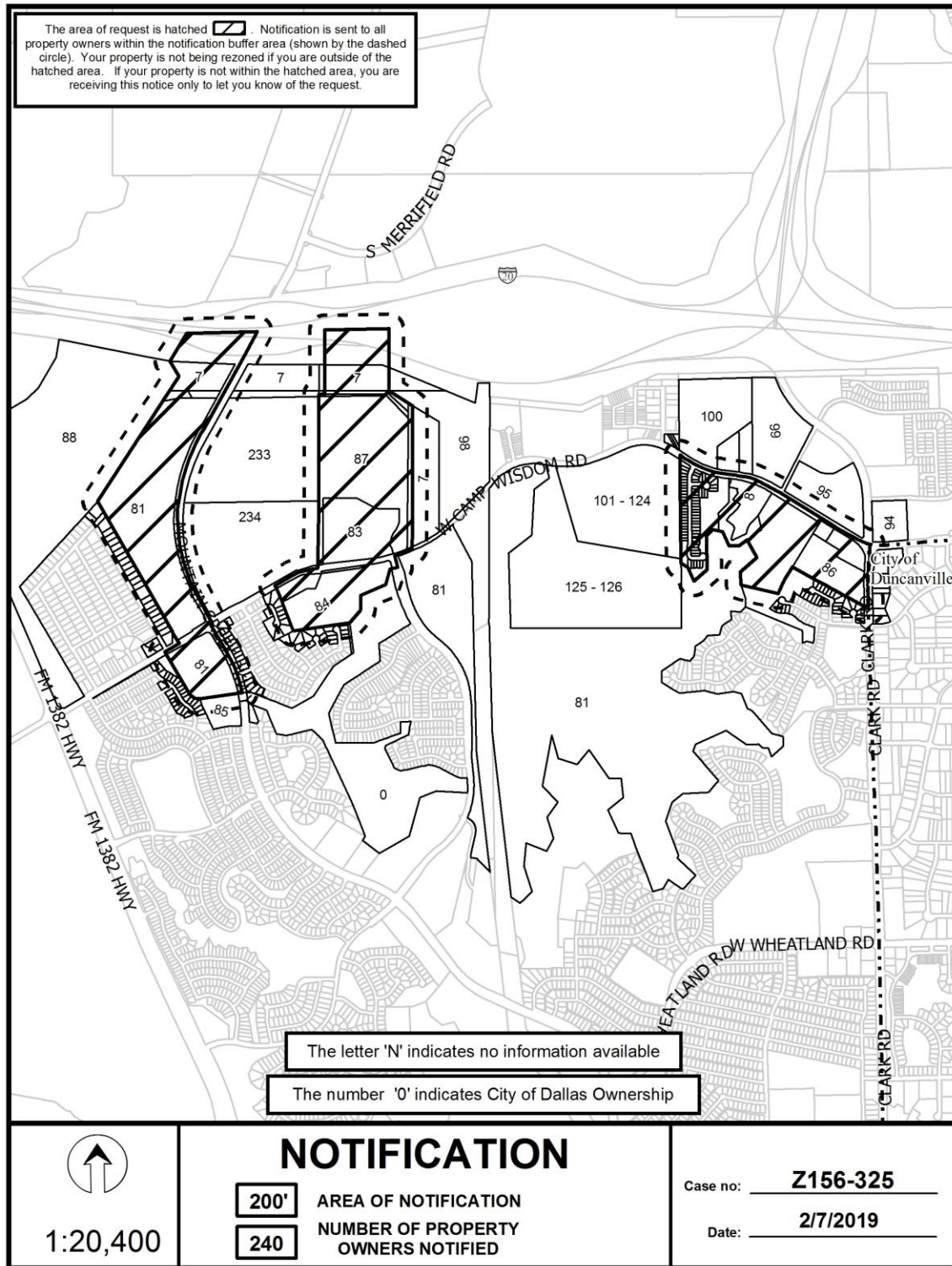
MVACluster A B C D E F G H I NA



1:21,600

Market Value Analysis

Printed Date: 2/7/2019



02/07/2019

Notification List of Property Owners***Z156-325******240 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5314 TURNOUT LN	CONTRERAS ANTONIO
2	5320 TURNOUT LN	LOPEZ JOSE
3	5332 TURNOUT LN	PHAXAY KENNET &
4	5374 TURNOUT LN	ZENO WILLIAM
5	5386 TURNOUT LN	YOUNG JAMES
6	5392 TURNOUT LN	QUINTANILLA JUANA DEDIOS
7	5000 MOUNTAIN CREEK PKWY	TEXAS UTILITIES ELEC CO
8	8600 CLARK RD	JDI INVESTORS LP
9	8600 CLARK RD	MOUNTAIN CREEK COMMUNITY CHURCH
10	8441 CLARK RD	CLARKWISDOM LLC
11	7110 FOREST VISTA CT	MOUNTAIN CREEK COMMUNITY CHURCH
12	8303 TIMBERBROOK LN	AMH 2014 1 BORROWER LLC
13	8307 TIMBERBROOK LN	CHUNG PYUNG SOO
14	8311 TIMBERBROOK LN	KANNY ESTATES LLC
15	8315 TIMBERBROOK LN	BOWDOIN HARUNO
16	8319 TIMBERBROOK LN	WEAVER JANETTA M
17	8323 TIMBERBROOK LN	PARKER STEPHEN G & MONICA V
18	8327 TIMBERBROOK LN	WILDMAN SUSAN MCGARITY
19	8331 TIMBERBROOK LN	JOHNSON ROSHUNDRA JENEA EST OF
20	8335 TIMBERBROOK LN	PEREZ CONNIE
21	8339 TIMBERBROOK LN	BOUTIN MICHAEL & ALANNA Y
22	8343 TIMBERBROOK LN	MAGEE FELICIA R
23	8347 TIMBERBROOK LN	JARRETT CLARICE
24	8351 TIMBERBROOK LN	KAJII HIDEO
25	8355 TIMBERBROOK LN	RILEY JOY M &
26	8359 TIMBERBROOK LN	CRUZ REBECCA

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>	
27	8363	TIMBERBROOK LN	LE TRANG
28	8367	TIMBERBROOK LN	BROOKS JARITA
29	8371	TIMBERBROOK LN	SCHEDULE SEA LLC
30	8375	TIMBERBROOK LN	BRYANT ERICA
31	8379	TIMBERBROOK LN	TAH HOLDING LP
32	8383	TIMBERBROOK LN	BROUS CASEY &
33	8387	TIMBERBROOK LN	FOLSE ERNEST &
34	8391	TIMBERBROOK LN	YOUNGBLOOD VANESSA
35	8401	TIMBERBROOK LN	YUSUF SAHEED & ESTHER ODUTOYE
36	8405	TIMBERBROOK LN	WILLIAMS THOMAS LOUIS JR
37	8409	TIMBERBROOK LN	OLSON OWEN
38	8433	TIMBERBROOK LN	CUELLAR JICELA
39	8437	TIMBERBROOK LN	NYO KHIN
40	8441	TIMBERBROOK LN	PORTES JOSE A & SONIA
41	8445	TIMBERBROOK LN	KIM JAEWOO & HYUN SOOK LEE
42	8449	TIMBERBROOK LN	CRUZ DAVID & JEANETTE
43	8430	TIMBERBROOK LN	AMH 2014 2 BORROWER LLC
44	8426	TIMBERBROOK LN	RODRIGUEZ CESAR A
45	8422	TIMBERBROOK LN	TABER ABIGAIL C & TYLER M
46	8418	TIMBERBROOK LN	DULIN YONG NAN
47	8414	TIMBERBROOK LN	PORTER RASHAWN L
48	8410	TIMBERBROOK LN	KING CAMILLE
49	8404	TIMBERBROOK LN	TARVIN DON & RAUDETTE E
50	8394	TIMBERBROOK LN	T GLOBAL SOLUTION LLC
51	8390	TIMBERBROOK LN	ANDERSON KEVIN
52	8386	TIMBERBROOK LN	BRYANT CHRISTOPHER & KRYSTEE YBARRA
53	8382	TIMBERBROOK LN	SHERVANDALIN CHERRY L &
54	8378	TIMBERBROOK LN	CHRISTLE KELLY
55	8374	TIMBERBROOK LN	SCOTT KENNETH & RACHEL
56	8370	TIMBERBROOK LN	MATHIS KEVIN & CHERYL
57	8366	TIMBERBROOK LN	ESPINOSA JORGE Y &

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8362 TIMBERBROOK LN	MORNES DOMINIQUE & BOBBIE
59	8358 TIMBERBROOK LN	MOLINA VICTORIANO N & MELISSA
60	8354 TIMBERBROOK LN	SANCHEZ MELISSA
61	8350 TIMBERBROOK LN	WATSON DORA VILLARREAL
62	8346 TIMBERBROOK LN	COLEMAN CONSTANCE
63	8342 TIMBERBROOK LN	SAAMS VIVIENE &
64	8338 TIMBERBROOK LN	JOHNSON CYNTHIA
65	8334 TIMBERBROOK LN	GRAY CLARENCE J & EBONI D
66	7120 FOREST VISTA CT	CARRILLO CARMEN
67	7116 FOREST VISTA CT	SAUCEDO CESAR M & MONICA C SAUCEDO
68	7112 FOREST VISTA CT	AYALA JOSE
69	7108 FOREST VISTA CT	RIVERA CRISTINA
70	7104 FOREST VISTA CT	MEZA ANA
71	7103 FOREST VISTA CT	ALFRED NDENZAKO & NIRAGIRA ROSATTA
72	7107 FOREST VISTA CT	CARTER KAY
73	7111 FOREST VISTA CT	GARCIA ALEXANDER
74	7115 FOREST VISTA CT	HERRON MARCUS
75	7119 FOREST VISTA CT	VILLAREAL MACIE L
76	8320 TIMBERBROOK LN	HAYDEN RAENETTE
77	8316 TIMBERBROOK LN	CARVAJAL MARTIN & MIRIAM
78	8308 TIMBERBROOK LN	ARRINGTON VICTORIA
79	8304 TIMBERBROOK LN	ARRITT JAMES M & MONIQUE R
80	8120 W CAMP WISDOM RD	COSMOS FOUNDATION INC
81	8600 CLARK RD	165 HOWE LP
82	8120 W CAMP WISDOM RD	HARMONY PUBLIC SCHOOLS
83	8015 W CAMP WISDOM RD	EAGLE CROSSING APARTMENTS LP
84	8120 CAMP WISDOM RD	COSMOS FOUNDATION INC
85	5601 MOUNTAIN CREEK PKWY	MOUNTAIN VIEW COMMUNITY
86	8441 CLARK RD	EXTRA SPACE PROPERTIES 111 LLC
87	7901 CAMP WISDOM RD	PROSPECTUS ENDEAVORS 2 LLC
88	8701 W CAMP WISDOM RD	TEXAS UTILITIES ELEC CO

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	8317 W CAMP WISDOM RD	ILIYAN DEVELOPMENT CORP
90	5302 TURNOUT LN	ENGLISH AUDRA J
91	5308 TURNOUT LN	GRACE EARLIE
92	5414 TURNOUT LN	CONTRERAS ANTONIO
93	8303 W CAMP WISDOM RD	GARCIA ISIDRO &
94	1431 W CAMP WISDOM RD	TEXAZ PERCEPTIONS PTNR
95	8351 CLARK RD	ROSEBRIAR CAMP WISDOM LP
96	7219 W CAMP WISDOM RD	MAI TUAN
97	7201 W CAMP WISDOM RD	MAI HUY THANH
98	7701 W CAMP WISDOM RD	TEXAS UTILITIES ELEC CO
99	7051 CLARKRIDGE DR	CLARKSRIDGE VILLAS
100	7255 W CAMP WISDOM RD	PIONEER BIBLE TRANSLATORS
101	7500 W CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS, INC
102	7500 W CAMP WISDOM RD	SUMMER INSTITUTUE OF LINGUISTICS
103	7500 W CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS, INC
104	7500 W CAMP WISDOM RD	PIONEER BIBLE TRANSLATORS
105	7500 W CAMP WISDOM RD	GOULD SANDRA LYNN
106	7500 W CAMP WISDOM RD	JACKSON ELLEN M
107	7266 ZUNI ST	SUMMER INST LINGUISTICS
108	7500 W CAMP WISDOM RD	SIL INTERNATIONAL
109	7500 W CAMP WISDOM RD	SUMMER INST LING
110	7500 W CAMP WISDOM RD	SUMMER INST LING
111	7500 W CAMP WISDOM RD	ORWIG CAROL
112	7500 W CAMP WISDOM RD	BEAL BRUCE
113	7500 W CAMP WISDOM RD	SIL INTERNATIONAL
114	7500 W CAMP WISDOM RD	SUMMER INST LINGUISTICS
115	7500 W CAMP WISDOM RD	BERRY ELEANOR
116	7500 W CAMP WISDOM RD	SUMMER INST LING
117	7500 W CAMP WISDOM RD	SIL INTERNATIONAL
118	7500 W CAMP WISDOM RD	SUMMER INSTITUTE OF
119	7500 W CAMP WISDOM RD	SIL INTERNATIONAL

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7500 W CAMP WISDOM RD	SIL INTERNATIONAL
121	7500 W CAMP WISDOM RD	SUMMER INST LING
122	7500 W CAMP WISDOM RD	SIL INTERNATIONAL
123	7500 W CAMP WISDOM RD	SIL INTERNATIONAL
124	7500 W CAMP WISDOM RD	SUMMER INST LINGUISTICS
125	7500 W CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS INC
126	7500 W CAMP WISDOM RD	SUMMER INSTITUTE OF LINGUISTICS
127	7274 ZUNI ST	SUMMER INSTITUTE LINGUIST
128	7258 ZUNI ST	EVANS LORNA PRIEST
129	5807 FOXGLOVE LN	MOREIRA JOSE N & JUANA D
130	5627 PALADIUM DR	SBJV RESLAND PARTNERS LTD
131	8100 MAX DR	SBJV RESLAND PARTNERS LTD
132	5520 MC CAIN CT	SBJV RESLAND PARTNERS LTD
133	5609 PALADIUM DR	WEST JAMES E
134	5613 PALADIUM DR	BAKER GLEN C & LAURA C
135	5617 PALADIUM DR	CATO SANDRA R
136	5621 PALADIUM DR	CARRASCO JOHN J & LUCY J
137	5625 PALADIUM DR	GAOVONGPHET JOHN & SAH
138	8114 MAX DR	PARIKH MANOJ K &
139	8110 MAX DR	BROWN ANTOINETTE & OLIE L
140	8106 MAX DR	WESLEY KORI J &
141	8109 MAX DR	CARTER BRIAN
142	8113 MAX DR	OPENDOOR PROPERTY D LLC
143	8117 MAX DR	CALHOUN HENRY III & TONYA
144	8121 MAX DR	FRANKLIN RODERICK
145	5614 NABERS CT	GARZA JUANA M & JOEL A GARCIA
146	5610 NABERS CT	MELTON DARRYL A & NICOLE D
147	5606 NABERS CT	PHILLIPS LANA K
148	5602 NABERS CT	TERRAZAS ERASTO
149	5607 NABERS CT	PADILLA JUAN D & VERONICA
150	5611 NABERS CT	RATHEL ROCHELLE LASHAN

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5618 JUNKIN CT	DUNCAN JAVIAN
152	5614 JUNKIN CT	THOMPSON ERRICK L &
153	5610 JUNKIN CT	PRUITT MYCHAL
154	5606 JUNKIN CT	BUENTELLO RONNIE O &
155	8206 MC CAIN DR	VAUGHAN DENITREA F
156	5524 MC CAIN CT	JONES VANESSA
157	5527 MC CAIN CT	LEWIS LACY P
158	5523 MC CAIN CT	DRAPER IVAN &
159	5519 MC CAIN CT	JAMES RUDY JR & ALLISHA
160	5515 MC CAIN CT	NGUYEN PAT TAN & KELLY
161	5511 MC CAIN CT	VILLALOBOS JESUS
162	5507 MC CAIN CT	BINGHAM DANA M
163	5503 MC CAIN CT	BUCHANAN ANGELA CAMILLE
164	8201 MC CAIN DR	GARZA ANGELA P & ERIK PEDRAZA
165	8233 MC CAIN DR	MENDOZA CHRISTOPHER J & LAURA PATRICIA
166	8237 MC CAIN DR	CSH 2016 2 BORROWER LLC
167	5507 PALADIUM DR	PEREZ KIM
168	5515 PALADIUM DR	MENLADRGLH NEBIYOU A
169	5519 PALADIUM DR	HOBSON DONNA B
170	5523 PALADIUM DR	SZAFRAN VIRGINIA M
171	5527 PALADIUM DR	SHINE BRYAN P
172	5531 PALADIUM DR	MAI MIKE HUY &
173	5535 PALADIUM DR	HALL DEBORAH E
174	5539 PALADIUM DR	JACKSON DAMETRIA R
175	5543 PALADIUM DR	ORR CHARLES & DEBORAH ORR
176	1 CAMP WISDOM RD	TRACT S 3A HOMEOWNERS ASN
177	8407 WIDGEON WAY	ANGLIN NYESHA
178	5510 MANDARIN WAY	CASTILLO MONICA M
179	5514 MANDARIN WAY	GONZALEZ MARVIN Z
180	5518 MANDARIN WAY	DELOATCHE GRACIE W

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
181	5522 MANDARIN WAY	AMERICAN RESIDENTIAL LEASING COMPANY LLC
182	5526 MANDARIN WAY	HAMPTON JANAE
183	5530 MANDARIN WAY	JARAMILLO DULCE & NOE
184	5534 MANDARIN WAY	KIM BYUNG T
185	5538 MANDARIN WAY	PRETIUM SFR HOLDING LLC
186	5542 MANDARIN WAY	VALENCIA JUAN J GUERRA &
187	5546 MANDARIN WAY	MCNEIL HELEN &
188	5550 MANDARIN WAY	WEATHERALL LATOSHA
189	5554 MANDARIN WAY	PRIMM LAWANDA
190	5558 MANDARIN WAY	MEDINA MARTIN & ROSA M
191	5562 MANDARIN WAY	GRIMES FREDERICK D
192	5566 MANDARIN WAY	SIMS DERRICK V & AMY K
193	5570 MANDARIN WAY	FLORES FIDEL & MARIA ROSARIO
194	8409 CANVASBACK LN	RIVAS JUAN J & LORENA &
195	5563 MANDARIN WAY	INGRAM RONALD C
196	5559 MANDARIN WAY	AMERICAN RESIDENTIAL
197	5555 MANDARIN WAY	WEATHINGTON KERRY DALE II
198	5551 MANDARIN WAY	HATTLEY SONJA
199	5547 MANDARIN WAY	GARDNER GREGORY L &
200	5543 MANDARIN WAY	CLAYTON KAREN J
201	5539 MANDARIN WAY	MITCHELL TOSHIBA
202	5535 MANDARIN WAY	EDWARDS JOHN C &
203	2 QUICKSILVER DR	SUMMIT PARC OWNERS ASSOC
204	8418 MIRAMAX TRL	SMITH DONNA
205	8414 MIRAMAX TRL	JOHNSON JOSEPHINE
206	8410 MIRAMAX TRL	MOORE MICHELLE
207	8406 MIRAMAX TRL	GALLEGOS ABEL
208	8405 MIRAMAX TRL	HILL WARNIE JR & DORIS
209	8409 MIRAMAX TRL	BRECKENRIDGE PROPERTY FUND
210	8413 MIRAMAX TRL	PRATHER JOHN M
211	8417 MIRAMAX TRL	VALVERDE ANGELICA R &

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
212	8446 ROMANWAY DR	GRISSOM EUGENIA M
213	8442 ROMANWAY DR	REYES CESAR A
214	8438 ROMANWAY DR	SCAGGS ROOSEVELT JR &
215	8434 ROMANWAY DR	WILKES MARY L
216	8430 ROMANWAY DR	CORPENO MANUEL E & CLAUDIA M
217	8426 ROMANWAY DR	FIELDS JANELL
218	8422 ROMANWAY DR	PUSKULLUOGLU MUSLIM &
219	8418 ROMANWAY DR	RODRIGUEZ CHRISTOPHER W &
220	8414 ROMANWAY DR	MARTINEZ MICHAEL N & MAYRA J
221	8410 ROMANWAY DR	VILLARREAL ERMELINDA
222	8406 ROMANWAY DR	BURKE SARAH
223	8405 ROMANWAY DR	ROSALES GILBERT LIFE ESTATE
224	8409 ROMANWAY DR	MBAYIA SIMON S & CAROLINE E WECHE
225	8413 ROMANWAY DR	CARRASCO ELI JR
226	8417 ROMANWAY DR	THOMPSON TERRY
227	8421 ROMANWAY DR	JUDGE JERMAINE K
228	8425 ROMANWAY DR	EATON ROBERT & BARBARA L
229	8429 ROMANWAY DR	CASTELLANOS CESAR
230	7050 PANAVISION TRL	RODRIGUEZ ARTHUR JR
231	7046 PANAVISION TRL	AREVALO FIDENCIO & MARIA D
232	7042 PANAVISION TRL	ANSELMO BLANKA
233	5300 MOUNTAIN CREEK PKWY	FIRST INDUSTRIAL LP
234	8101 CAMP WISDOM RD	FIRST INDUSTRIAL LP
235	622 N CLARK RD	RATTER YUNITIA
236	614 N CLARK RD	FRENCH BILLY R &
237	606 N CLARK RD	GRAY TAMMY E &
238	602 N CLARK RD	WILLIAMS ALFONZO
239	700 N CLARK RD	NORTH CLARK EXECUTIVE LLC
240	626 N CLARK RD	RSK GROUP INC

Planner: Sarah May

FILE NUMBER: Z189-136(SM)

DATE FILED: November 21, 2018

LOCATION: West corner of Turtle Creek Boulevard and Dickason Avenue and the east line of Gillespie Street

COUNCIL DISTRICT: 14

MAPSCO: 45 B

SIZE OF REQUEST: Approx. 2.47 acres

CENSUS TRACT: 5.00

OWNER: Turtle Creek Dickason, Ltd.

APPLICANT: JMJ Development

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP.

REQUEST: An application for **1)** a Planned Development Subdistrict for O-2 Office uses, a health studio use, and a restaurant without drive-in or drive-thru use; and **2)** the removal of the D Liquor Control Overlay on property zoned an O-2-D Office Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District with consideration of a D-1 Liquor Control Overlay in lieu of the removal of the D Liquor Control Overlay.

SUMMARY: The purpose of this request is to construct a hotel project with residences, restaurant, and spa. The applicant requests to 1) remove the D Liquor Control Overlay to sell alcohol without a Specific Use Permit, 2) decrease side and rear yard setbacks for portions of a building above 36 feet in height, 3) increase floor area ratio from 4.5:1 to 5.25:1, and 4) increase the maximum building height from 240 feet to 325 feet. The new subdistrict will be subject to urban design standards, a development plan, and landscape plan.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan and staff's recommended conditions; and approval of a D-1 Liquor Control Overlay in lieu of the 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>

PLANNED DEVELOPMENT DISTRICT No. 193 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a193>

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 2.47-acre area of request is partially located within the Turtle Creek Environmental Corridor.
- The site is currently developed with a one-story office building in the northwest corner, a two-story office building in the southeast corner, separated by a circular motor court, and a one-story below 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, residences, restaurant, and health spa in a tiered high-rise building with underground parking.

Zoning History: There have been four 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.

4. Z178-218 On September 28, 2018, City Council approved Planned Development Subdistrict No. 142 for O-2 Office uses and a restaurant without drive-in or drive-thru use, removed a portion of the D Liquor Control Overlay and terminated 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 Specific Use Permit No. 1293 for a bank or savings and loan office with drive-in window use on a portion located on the northwest line of Turtle Creek Boulevard, between Gillespie Street and Fairmount Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Turtle Creek Boulevard	Minor Arterial	70 feet
Dickason Avenue	Local	40 feet
Gillespie Street	Local	50 feet

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 122 new weekday AM peak hour one-way trips and 145 new weekday PM peak hour one-way trips at buildout. The trip generation presented in the study is based on the development containing 180 hotel rooms and 85 residences. 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 not foreseen to cause a significant impact to the adjacent roadways.

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, 4, and 7 in the following manner:

The urban design standards in the proposed subdistrict conditions, ensure the proposed building is urban in form by offering pedestrian lighting, sidewalks, and open space. Although the required setback per the Turtle Creek Environmental Corridor does not allow for the proposed buildings to be pulled closer to the street, Dickason Avenue and Gillespie Street both have lower structures that are proposed closer to the street. The applicant also proposes to provide architectural elements such as prominent public entrances, variation in fenestration and increased transparency all which improve security and pedestrian access.

Because Turtle Creek is not considered a retail area and the Turtle Creek Environmental Corridor regulations will be complied with, objective 2 is not applicable.

The proposed development also proposes off-street parking to be provided within below grade structures.

Because the site has frontage 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.

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	PDD No. 193 Subdistrict O-2-D with a D Liquor Control Overlay	Office Building
Northeast	PDD No. 193 Subdistrict O-2	Undeveloped
Southeast	PDD No. 193 (PDS No. 61)	Office
South	PDD No. 193 (PDS No. 136)	Office
Southwest	PDD No. 374 with Historic Overlay No. 29	Hotel and multiple family
Northwest	PDD No. 193 Subdistrict O-2 with a D Liquor Control Overlay on a portion	Multiple family developments

Land Use Compatibility:

Surrounding properties include a parcel to the northeast, across Dickason Avenue, which is currently undeveloped, but has an approved development plan for a maximum 240-foot tall office building with an above-ground parking garage. A two-story office building with a three-level underground parking garage is developed to the southeast, across Turtle Creek Boulevard. The area of request abuts a 14-story office building to the south with a seven-level above-ground parking garage that abuts the site. The historic King Mansion (Historic Overlay No. 29) is located to the southwest of the site and contains hotel and restaurant uses and a separate residential component with structured parking. Finally, the site abuts two multifamily developments to the northwest which include a two-story multiple family development that fronts on Gillespie Street and a six-story multiple family building with a two-story above-ground parking garage that fronts on Dickason Avenue.

The applicant proposes to redevelop the site with a two-tier platform and a high-rise tower in the northeast sector of the site. The applicant proposes to occupy the building with a special hotel project, which is comprised of a mixture of uses that would be anchored by a 180-room hotel, 85-unit multiple family use, and some ground-story restaurant and health spa uses. The applicant also proposes to remove the D Liquor Control Overlay that exists on site. Staff supports the proposed land uses; however, staff does not support the removal of the D Liquor Control Overlay. Instead, staff supports a change to a D-1 Liquor Control Overlay because it would require uses to obtain Specific Use Permits to sell and serve alcohol.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Primary Uses
	Front	Side/Rear	FAR			
PD 193 O-2 (existing)	20' + TCEC setback	10' for Residential 10'* Other structures.	4.0 :1**	240'	75%	Office, Multiple family
PDS No.____ (Proposed)	20' + TCEC setback	10' for Residential or hotel wrapped 10'* Other structures.	4.75 :1** Max 85 dwelling units and 180 guest rooms	Staff: 299' Applicant: 325'	60%	Office, Multiple family, Restaurant w/o drive-in or drive-thru and Health studio.

*An additional setback required for portions of a structure over 36 feet in height.

**4.5: 1 When the floor area for residential uses is equal to or greater than lot area.

The applicant requests three modifications from the O-2 Office Subdistrict development standards 1) a conditional reduction in the side and rear yard setback for portions of a structure above 36 feet, 2) an additional 0.75:1 floor area ratio increase, and 3) an 85-foot increase in maximum structure height.

Side and rear yard setbacks:

At this location, the existing O-2 Office Subdistrict regulations would require a 10-foot setback for all portions of a residential structure and, for a nonresidential structure that exceeds 100 feet in height¹, a 10-foot setback for the first 36 feet in height and an additional setback that is equal to half the total height of the building, a 50-foot setback for portions of the nonresidential structure above 36 feet in height. Since the proposed structure would be occupied by both residential and nonresidential uses, the structure would be considered a nonresidential structure and therefore, the existing side yard setback would require an additional setback for portions of the structure above 36 feet.

Staff supports the applicant's request of a minimum 10-foot side and rear setback, regardless of height, when that portion of a building contains residential and hotel and motel uses for at least 40-feet in depth from the exterior facade. Staff's supports this portion of the request because the O-2 Office Subdistrict only requires a 10-foot side and rear yard setback for residential structures and staff believes hotel and motel uses are similar in function to residential uses when located above 36 feet in height.

¹ Subsection 7 of 51P-193.119(c) (side yard) and subsection 3 of 51P-193.120(c) (rear yard) says,

In the O-2 subdistrict, if a nonresidential building is erected or altered to exceed 36 feet in height, an additional setback must be provided that is equal to one-half the total height of the building, up to a maximum total setback of 50 feet. The additional setback is only required for that portion of a building that exceeds 36 feet in height. In case of conflict between this provision and Subsections (a)(3) and (c)(1), Subsections (a)(3) and (c)(1) apply.

Additionally, staff supports the second requested modification for all other nonresidential portions of a structure, because the proposed establishes the additional setback on a basis of the overall height of that portion of the building rather than the total height of the building. For example, the applicant proposes a two-tier platform and tower design where the bottom two tiers of the building increases in height from 50 feet to 130 feet approximately 168 feet of Gillespie Street; therefore, the existing O-2 Office Subdistrict would require the maximum 50-foot setback for the entire side and rear yard setbacks because the total height of the building exceeds 100 feet, whereas the proposed additional setback condition would require an additional 25-foot side yard setback for the portion of the building height between 36 feet and 50 feet in height and the 130-foot tall tier would require the maximum 50-foot side and rear yard setback because it exceeds 100 feet in height for that portion of the building.

Floor Area Ratio:

The Dallas Development Code has two pertinent definitions for this section. First, *floor area ratio (FAR)* means the ratio of floor area to lot area. Second, *floor area* means the total square feet of floor space in a building excluding area used solely for off-street parking.

The purpose of FAR is to uniformly limit the amount of building mass within the building envelope prescribed by setbacks, height, and lot coverage. However, since above ground parking structures contribute to building mass but are not included in the calculation of FAR—because parking garages do not count as floor area—developments that contain above-ground parking structures, which are prevalent in the surrounding properties, have more building mass without increasing floor area ratio.

Therefore, staff supports the additional floor area ratio increase by 0.75 FAR, for a total of 5.25:1, when the floor area for residential uses is equal to or greater than lot area because the applicant has committed to 1) a prohibition of above-ground parking structures, 2) a mixture of uses which is a factor in achieving additional FAR in the Chapter 51A Mixed Use Districts and 2) the proposed design standards will ensure that the development is urban in form.

Height:

Staff does not support the applicant's request to increase height by 85 feet with eight-foot projections, from the O-2 Office Subdistrict maximum height of 240 feet to 325 feet with eight-foot projections; however, staff supports a maximum structure height of 299 feet because 1) 299 feet is consistent with recent zoning approvals in the area that also contain urban design standards without mixed-income housing development bonuses

(PDS No. 142, to the southwest and PDD No. 184 to the south), 2) the applicant has proposed to lower maximum lot coverage from 75% allowed in the O-2 Office Subdistrict to 60%, and 3) the additional height is limited to the tower's maximum floor plate (28,386 square feet).

Staff has not included a recommendation for additional height in exchange for mixed-income housing because 1) 299 feet exceeds the maximum height of the MU-3 Mixed Use District, 2) the Incentive Zoning code amendment (DCA156-008) does not consider granting additional height for including mixed-income housing in the MU-3 Mixed Use District, and 3) since the applicant proposes a development that is primarily a lodging use with less than half of the total floor area dedicated to multiple family uses, staff does not consider a uniform increase in additional height for the entire project in exchange for providing a small percentage of units as mixed-income housing as a balanced exchange.

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 100 percent of the required parking for the hotel and motel use provided that a valet license is secured from the City.

Landscaping and the Turtle Creek Environmental Corridor:

The property is in the Turtle Creek Environmental Corridor. This corridor, 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.

Landscaping will also be provided per the proposed landscape plan which will be subject to the approval from the Park and Recreation Board prior to the issuance of a building permit since it is within the Turtle Creek Environmental Corridor. 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. The applicant provided the following comparison of the O-2 Office Subdistrict landscape requirements

Z189-136(SM)

to the proposed landscape plan which shows the proposed plan exceeds existing landscape area requirements.

LANDSCAPE REQUIREMENTS FOR O-2

	LANDSCAPE SITE AREA (LSA)		GENERAL PLANTING AREA (GPA)		SPECIAL PLANTING AREA 1 PLANT / 6 SF	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LOT AREA (LA): 107,709 SF	21,542 SF (20% OF LA)	37,200 SF (34.5% OF LA)	18,600 SF (50% OF LSA)	18,667 SF (50.2% OF LSA)	3,733 SF (20% OF GPA)	18,667 SF (100% OF GPA)
REQUIRED FRONT YARD (RFY): 29,897 SF	17,938 SF (60% OF RFY)	23,502 SF (78.6% OF RFY)	8,969 SF (30% OF RFY)	13,071 SF (43.7% OF RFY)	1,794 SF (6% OF RFY)	13,071 SF (43.7% OF RFY)

List of Officers and Directors

Turtle Creek Dickason Ltd, Property Owner

- Lee R. Baker Jr., Vice President
- Gregory S. Courtwright, Director
- Nancy A. Davis, Vice President
- Stephen G. Seitz, Vice President
- Clay Duvall, Vice President
- Leigh Ann Everett, Assistant Secretary
- John Walter, Vice President

JMJ DEVELOPMENT
Officers and Directors

Tim Barton

Chief Executive Officer/President

Joseph Danenza

Chief Financial Officer

Mark Adams

Vice President of Capital Markets

Saskya Bedoya

Vice President of Operations

Michael Matthews

Vice President of Construction

Beverly Roberts

Senior Accountat

David Messersmith

Director of Hospitality

Kimberly Rhodes

Director of Marketing

PROPOSED 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 2.47 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) BLANK WALL AREA means any portion of the exterior of a building that does not include a material change, windows, doors, columns, pilasters, or other articulation greater than 12 inches in depth. Blank wall area is measured horizontally on each story.

(2) GREEN ROOF means a roof assembly which consists of a waterproofing membrane, growing medium, and vegetation.

(3) OPEN SPACE means the portion of a building site that is principally open to the sky but allows for architectural elements. Open space must be a contiguous open area of not less than 10 feet in width or length and reserved for active or passive recreation, green roofs, or landscaping.

(4) SPECIAL HOTEL PROJECT means a development having:

(i) A hotel and motel use, with a minimum of 40 percent of the total floor area;

(ii) A residential use, with a minimum of 15 percent of the total floor area;

(iii) A combination of a recreation and entertainment; bar and restaurant; professional, personal service, and custom craft; offices; and retail uses as defined by Part I with a minimum of 5 percent of the total floor area.

(5) SUBDISTRICT means a subdistrict of PD 193.

(6) 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.

(7) TRANSPARENCY means the total area of window and door openings filled with glass, or openings in a parking garage facade, expressed as a percentage of the total facade area by story.

(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.

SEC. S-____.105. DEVELOPMENT PLAN.

(a) Special hotel projects. Except as provided in this subsection, 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) All other development. No development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, development schedule, and landscape plan do not apply.

SEC. S-____.106. MAIN USES PERMITTED.

(a) 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) When located within a special hotel project, the following main uses are also permitted in this subdistrict:

- Health studio.
- Restaurant without drive-in or drive-through service.

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 apply.

(b) Increased development standards. For a special hotel project and when the provisions of S-____.113 are met, the following modifications to the O-2 Office Subdistrict apply.

(1) Side and rear yard.

(A) Except as provided in this subsection, minimum side and rear yard is 10 feet.

(B) For portions of a nonresidential structure that exceed 36 feet in height and contain residential uses or a hotel or motel use for a minimum 40 feet of depth from the side or rear property line, minimum side and rear yard is 10 feet.

(C) For portions of a nonresidential structure that exceed 36 feet in height and do not contain residential uses or a hotel or motel use for a minimum 40 feet

of depth from the side or rear property line, minimum side and rear yard is one-half the overall height of that portion of the building, up to a maximum total setback of 50 feet. The additional setback is only required for that portion of a building that exceeds 36 feet in height.

(2) Density.

(A) For a multiple family use, maximum number of dwelling units is 85.

(B) For a hotel and motel use, maximum number of guest rooms is 180.

(3) Floor area ratio.

(A) Maximum floor area ratio is 4.75:1.

(B) When the total floor area of residential uses on a lot is equal to or greater than the lot area, maximum floor area ratio may be increased by 0.5.

Staff recommendation:

(4) Height. Except as provided in this subsection, maximum height is 240 feet. Maximum structure height is 299 feet for portions of a structure with a maximum floor plate of 28,386 square feet.

Applicant requested:

(4) Height.

(A) Except as provided in this section, maximum structure height is 150 feet.

(B) Maximum structure height is 325 feet for portions of a building with a maximum of floor plate of 28,386 square feet.

(C) Mechanical equipment and penthouses and visual screens which surround roof mounted mechanical equipment may project a maximum of 8 feet.

(5) Coverage. Maximum lot coverage is 60 percent. Above ground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

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) For a special hotel project,

(1) Parking spaces are not required to be shown on detailed development plan.

(2) Tandem parking is permitted up to 100 percent of the required parking for hotel and motel, extended stay hotel or motel, and multiple-family uses provided a valet license is secured from the City of Dallas.

(3) All required loading spaces must be within a structure.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.111. LANDSCAPING.

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

(b) For a special hotel project,

(1) Landscaping must be provided as shown on the landscape plan (Exhibit S-__B).

(2) Street trees must be spaced a minimum of 20 feet and maximum of 30 feet on center. Spacing may be adjusted to accommodate visibility triangles, fire safety requirements, or existing trees to be preserved.

(3) Tree species may be singular or varied.

(4) Trees must not be located within a utility easement.

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

SEC. S-____.112. SIGNS.

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

SEC. S-____.113.

URBAN DESIGN STANDARDS FOR A SPECIAL HOTEL PROJECT.

(a) Public realm design.

(1) Sidewalks.

(A) Sidewalks must be a minimum width of six feet.

(B) Sidewalk materials must be constructed of enhanced concrete, concrete pavers, or stone materials, as approved by the director.

(C) The sidewalk edge must be located a minimum of three feet and a maximum of five feet from the back of the projected street curb.

(D) Sidewalks must be constructed at a continuous level across all driveways.

(2) Lighting.

(A) Pedestrian lighting must be provided at regular intervals consistent with street tree locations along Dickason Avenue in order to enhance pedestrian safety on sidewalks, streets, walkways, and plazas to enhance pedestrian safety. Pedestrian light fixtures must be spaced no more than 100 feet apart. Spacing may be adjusted to achieve optimal photometric performance with a minimum of 0.5-foot candles between fixtures.

(B) Lighting must have illumination cut-offs.

(b) Architectural Elements.

(A) The ground-level, street-facing facades must provide a minimum of 60 percent transparency.

(B) Maximum blank wall area for street-facing ground-story building facades within 100 feet of a street is 20 feet.

(c) Bicycle Parking. The provisions of Division 51A-4.330 regarding bicycle parking regulations apply.

(d) Mechanical equipment. All utility boxes, generators, and other mechanical equipment must be located out of view from the street. When conditions do not permit compliance with this provision, equipment must be screened from view by a minimum six-foot-tall solid screening structure or building element or landscaping elements such as shrubs, bushes, and trees.

(e) Open Space.

(1) A minimum of 30 percent of the building site must be reserved as open space.

(2) A minimum of twenty percent of building roof structures must be landscaped.

(3) No structures are permitted in the open space except for the following: architectural elements, playground equipment, fountains, temporary tents located in the area designated as function lawn on the development plan, trellises, pergolas, bridges, and signs.

(4) Open space may contain landscaping, water, natural elements, benches, walks, outdoor decks and terraces, roof terraces including pool amenities, green roofs, and publicly accessible outdoor balconies or terraces.

(5) Private balconies, sidewalks, parking spaces, parking lots, drive aisles, and areas primarily intended for vehicular use are not considered open space and do not count towards the open space requirement.

(f) Structured parking. Above-ground structured parking is prohibited.

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.

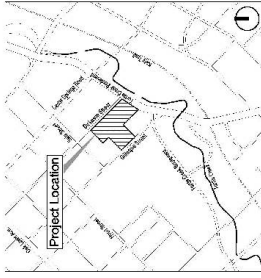
SEC. S-____.115. COMPLIANCE WITH CONDITIONS.

(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.

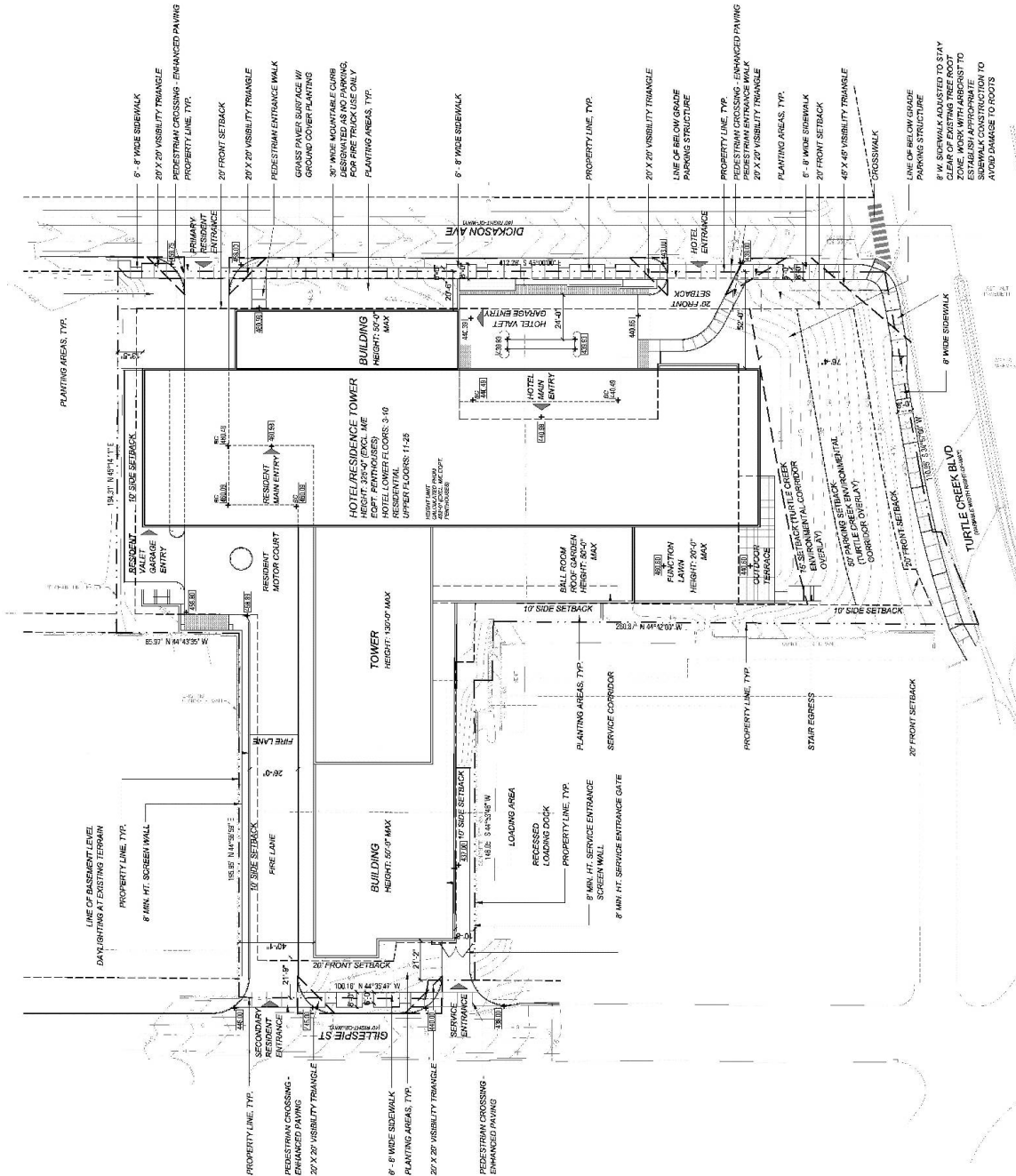
PROPOSED DEVELOPMENT PLAN

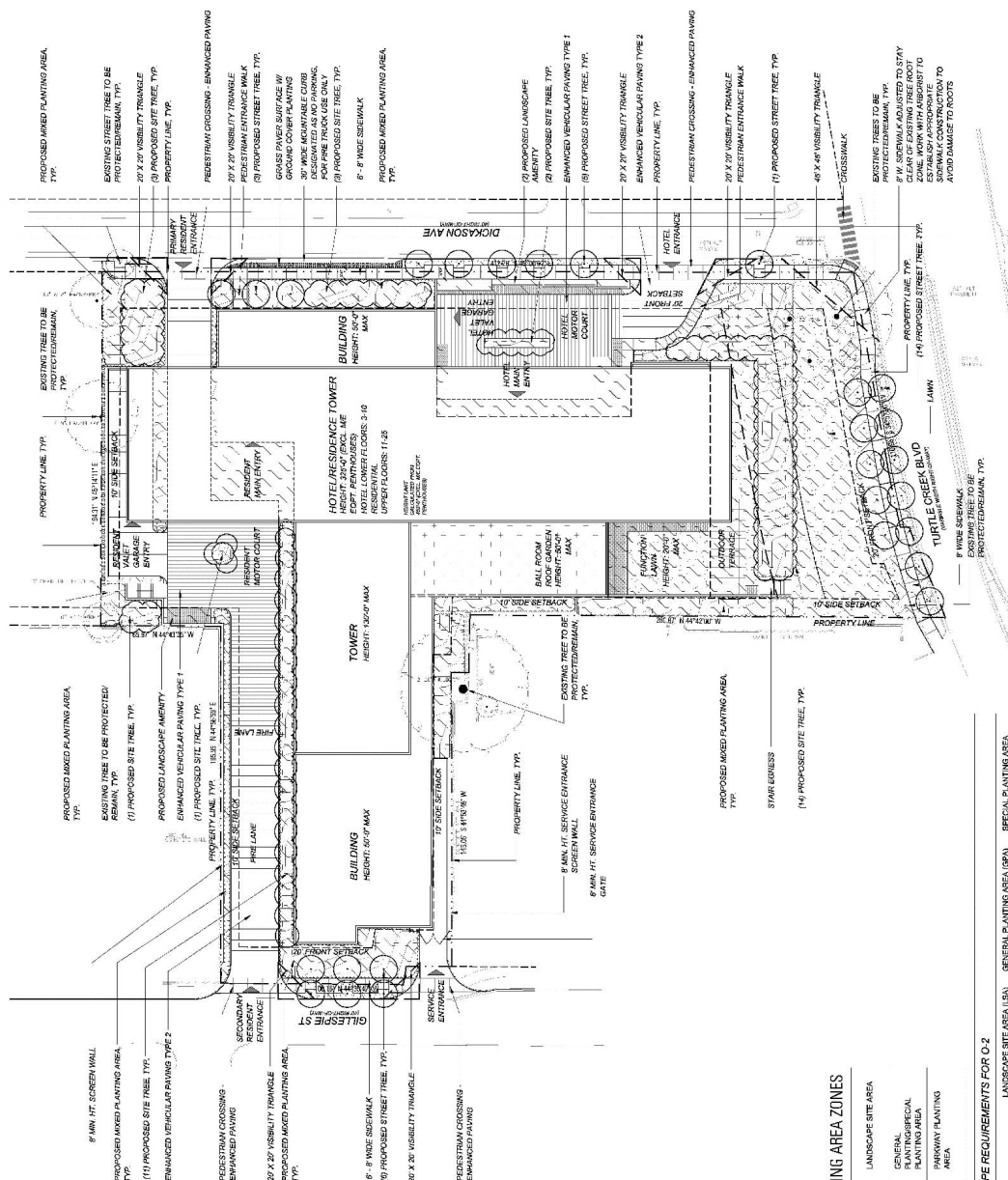
LOCATION MAP



SITE SUMMARY

ALLOWABLE USES:
 PREL 0.2
 PROPOSED USE:
 OVERLAY DISTRICT:
 TURTLE CREEK ENVIRONMENTAL CORRIDOR
 LOT AREA: 2.47 ACRES (107,798 SF)
 LOT COVERAGE:
 65% MAX
 FLOOR AREA RATIO:
 8.25 MAX
 BUILDING HEIGHT:
 325 FT MAX





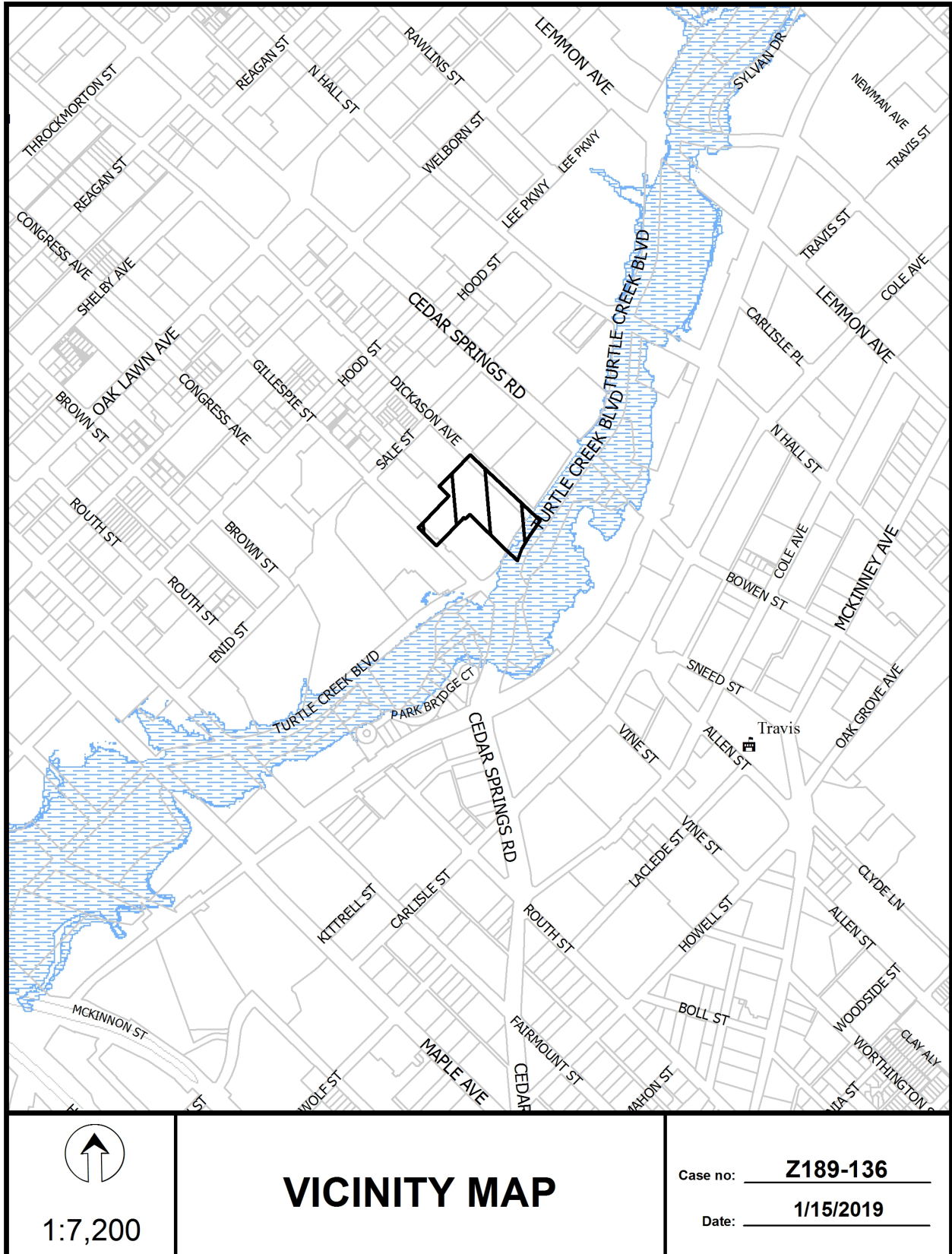
LANDSCAPE REQUIREMENTS FOR 0-2					
LANDSCAPE SITE AREA (LSA)		GENERAL PLANTING AREA (GPA)		SPECIAL PLANTING AREA	
REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
21,042 SF (47.8% OF LSA)	37,500 SF (82.8% OF LSA)	18,600 SF (40.8% OF GPA)	16,667 SF (90% OF GPA)	18,667 SF (50.0% OF GPA)	16,667 SF (90% OF GPA)
10,521 SF (22.9% OF LSA)	18,750 SF (40.8% OF LSA)	9,300 SF (25.0% OF GPA)	8,333 SF (90% OF GPA)	9,333 SF (24.6% OF GPA)	8,333 SF (90% OF GPA)
10,521 SF (22.9% OF LSA)	18,750 SF (40.8% OF LSA)	9,300 SF (25.0% OF GPA)	8,333 SF (90% OF GPA)	9,333 SF (24.6% OF GPA)	8,333 SF (90% OF GPA)

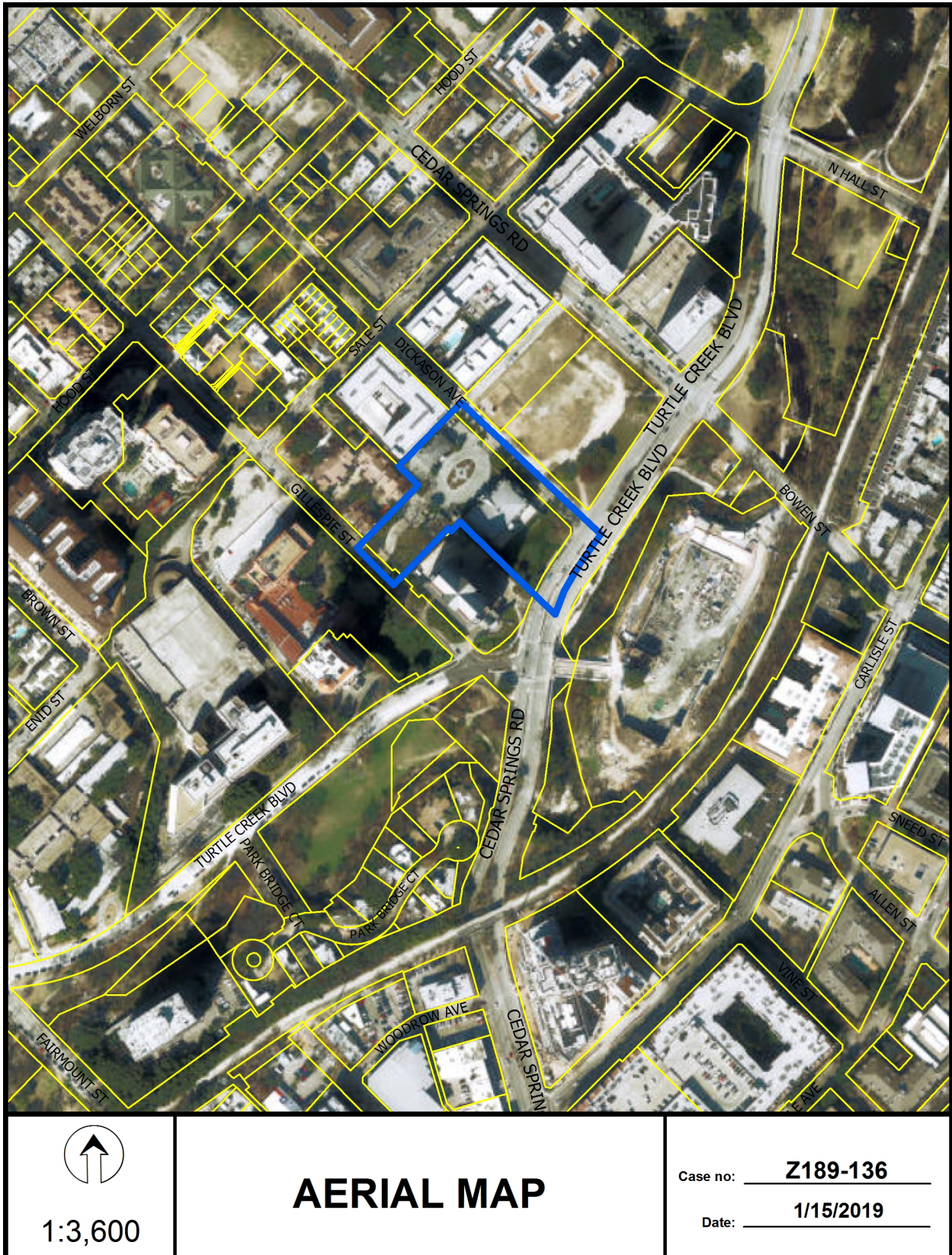
CASE #: Z-189-136
LANDSCAPE PLAN
16990 TURTLE CREEK BOULEVARD
Dallas, Texas 75219

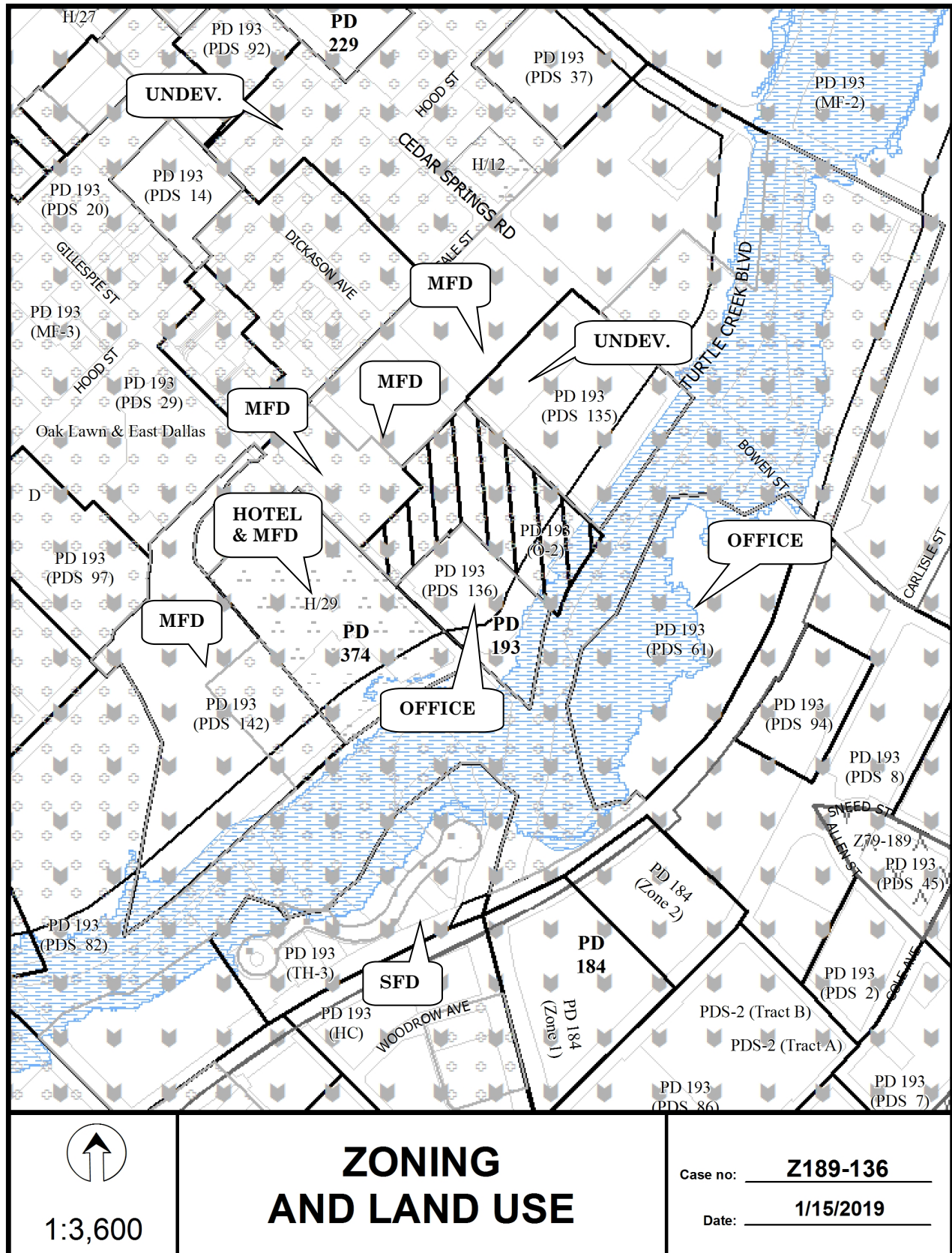


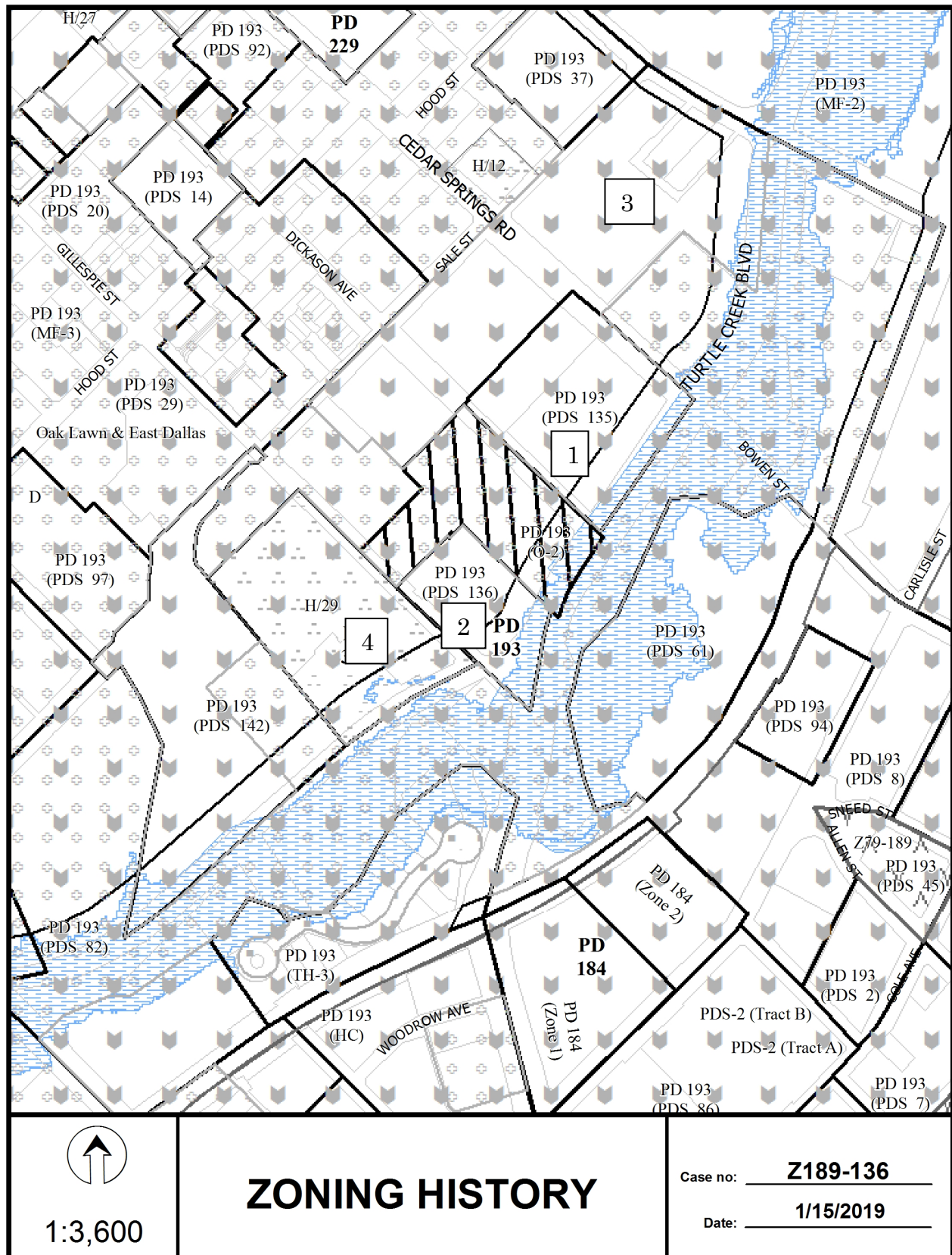
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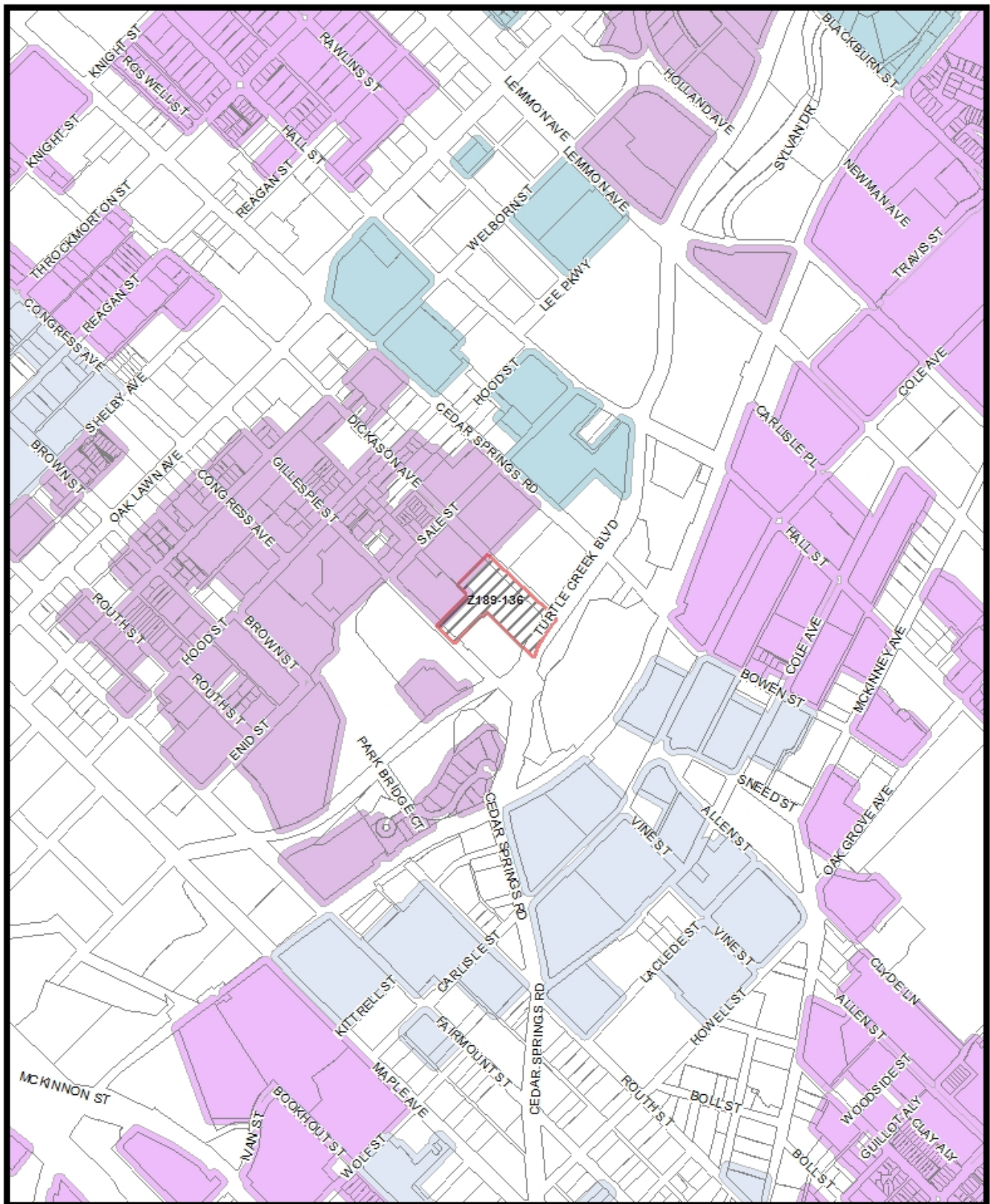
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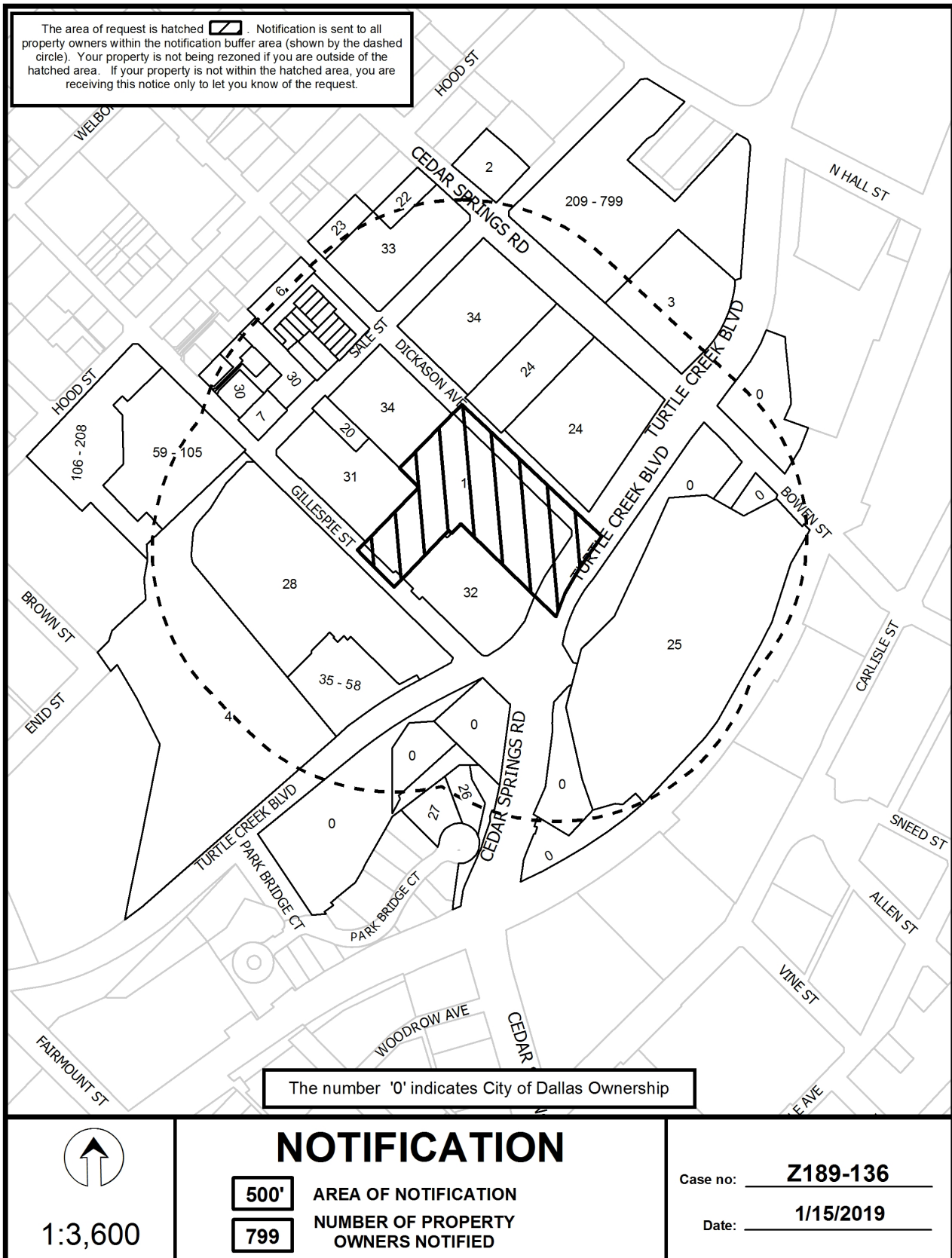
MVAC Cluster A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 1/25/2019



01/15/2019

Notification List of Property Owners***Z189-136******799 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2999 TURTLE CREEK BLVD	TURTLE CREEK DICKASON LTD
2	3506 CEDAR SPRINGS RD	SPC CEDAR SPRINGS LLC
3	3131 TURTLE CREEK BLVD	STRS OHIO TX REAL ESTATE
4	2727 TURTLE CREEK BLVD	REPUBLIC TOWER PROPERTY LP
5	2921 SALE ST	GRANOWSKI SCOTT
6	3515 DICKASON AVE	TDRE HOOD LLC
7	3502 GILLESPIE ST	SALE STREET PROPERTIES LLC
8	3511 DICKASON AVE	LENTZ HAROLD CALVIN III
9	3511 DICKASON AVE	GIRON THERESA LYNN
10	3509 DICKASON AVE	STREIDL LISA
11	3509 DICKASON AVE	WANG LIN & ERIC W MILLER
12	3507 DICKASON AVE	SHUEY JOHN MILLER III
13	3507 DICKASON AVE	ROSA EMILIO
14	3505 DICKASON AVE	ADAMS DAVID G
15	3505 DICKASON AVE	STILES DONNA M
16	3503 DICKASON AVE	SCHENKELBERG ERIC T
17	3503 DICKASON AVE	BARBER MONTY C LIFE EST
18	3501 DICKASON AVE	PETTY JOHN D & SIDNEY S
19	3501 DICKASON AVE	MOORE MICHAEL JUDD
20	2916 SALE ST	LENNOX JOEL
21	2919 CEDAR SPRINGS RD	BURLESON PATE & GIBSON
22	3511 CEDAR SPRINGS RD	WINHAVIR LP
23	3516 DICKASON AVE	CUTSHALL RALPH S TR & HANNAH D TR
24	3015 CEDAR SPRINGS RD	3015 CEDAR SPRINGS LP
25	3000 TURTLE CREEK PLAZA	TURTLE CREEK CAMPUS LP
26	2849 PARK BRIDGE CT	SMITH JERRIE M

01/15/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2841 PARK BRIDGE CT	LAMBERT PAULA S
28	2821 TURTLE CREEK BLVD	MANSION HOTEL LLC
29	3500 DICKASON AVE	SALE STREET HOMEOWNERS AS
30	3516 GILLESPIE ST	LENNOX EDWARD & LISA
31	3424 GILLESPIE ST	PUIG A WINSTON
32	2911 TURTLE CREEK BLVD	PIEDMONT PARK PLACE LP
33	3001 SALE ST	CWS ROYALE FRANCISCAN LP
34	3427 CEDAR SPRINGS RD	TR GALLERY TURTLE CREEK CORP
35	2801 TURTLE CREEK BLVD	LEVY IRVIN L &
36	2801 TURTLE CREEK BLVD	WALKER PAULA S
37	2801 TURTLE CREEK BLVD	EICHORN MARK D
38	2801 TURTLE CREEK BLVD	LOWDON ETHEL PATTY REVOCABLE TR
39	2801 TURTLE CREEK BLVD	NORTHERN TRUST TRUSTEE
40	2801 TURTLE CREEK BLVD	BOCK LAWRENCE R & KATHRYN N
41	2801 TURTLE CREEK BLVD	PILGRIM LONNIE BO &
42	2801 TURTLE CREEK BLVD	KENILWORTH TRUST
43	2801 TURTLE CREEK BLVD	SANDS SARA FAULCONER LIVING TRUST
44	2801 TURTLE CREEK BLVD	EWING GAIL ORAND
45	2801 TURTLE CREEK BLVD	CAMPBELL ELIZABETH STEPHENS
46	2801 TURTLE CREEK BLVD	JACOBY JAMEEN WESSON TRUST
47	2801 TURTLE CREEK BLVD	TAYLOR JASON M & LEIGH SYKES
48	2801 TURTLE CREEK BLVD	WRW SECURE TRUST THE
49	2801 TURTLE CREEK BLVD	WRW SECURE TRUST
50	2801 TURTLE CREEK BLVD	LEVY FAMILY TRUST THE
51	2801 TURTLE CREEK BLVD	CHAMBERS PATRICIA L
52	2801 TURTLE CREEK BLVD	WILLIAMS J MCDONALD & ELLEN C
53	2801 TURTLE CREEK BLVD	LEVY BARBARA J
54	2801 TURTLE CREEK BLVD	MRSBENLEZAR LLC
55	2801 TURTLE CREEK BLVD	CREE MARY ANNE
56	2801 TURTLE CREEK BLVD	BOWEN CASSANDRA C 1996
57	2801 TURTLE CREEK BLVD	MCADAMS SHELIA W

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58	2801 TURTLE CREEK BLVD	KEY CHARLES B
59	3535 GILLESPIE ST	MENDELSON BARRY
60	3535 GILLESPIE ST	RHODES COLLIN D
61	3535 GILLESPIE ST	HEDRICK JAMES THOMAS & GEORGIA A
62	3535 GILLESPIE ST	MURPHY SUSAN W
63	3535 GILLESPIE ST	AUGUR MARILYN
64	3535 GILLESPIE ST	HAYNES MICHAEL R &
65	3535 GILLESPIE ST	PRIDHAM WILLIAM C &
66	3535 GILLESPIE ST	MONTANA ROBERT C II &
67	3535 GILLESPIE ST	BONNE CHASSE LLC
68	3535 GILLESPIE ST	F&M PPTIES INC &
69	3535 GILLESPIE ST	YABLON ASHLEY & DONNA
70	3535 GILLESPIE ST	GREEN G GARDINER JR &
71	3535 GILLESPIE ST	SCHNEIDER SUSAN BRITT &
72	3535 GILLESPIE ST	FASKEN PAULA PIERSON REV TRUST
73	3535 GILLESPIE ST	OLD AMERICAN CAPITAL CORP
74	3535 GILLESPIE ST	YOUNG JOHN WILLIAM &
75	3535 GILLESPIE ST	JFA TRUST THE
76	3535 GILLESPIE ST	MCDANIEL DWIGHT THOMAS
77	3535 GILLESPIE ST	ALVAREZ SERGIO R
78	3535 GILLESPIE ST	CLIFTON JUDITH W
79	3535 GILLESPIE ST	GILBERT SHAWN D & JOSLYN JENKINS
80	3535 GILLESPIE ST	NAVIAS LOUIS & ARLENE
81	3535 GILLESPIE ST	SOUTH DAN LEE &
82	3535 GILLESPIE ST	DOKKEN TAMI ANN
83	3535 GILLESPIE ST	DUBIN ANA P
84	3535 GILLESPIE ST	SAVARIEGO VELINDA
85	3535 GILLESPIE ST	MCWILLIAMS GEORGE L & LIFE ESTATE
86	3535 GILLESPIE ST	PUTMAN MARY DELL
87	3535 GILLESPIE ST	MERROLE STEINWAY REVOCABLE TRUST
88	3535 GILLESPIE ST	LAPHAM PHYLLIS

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89	3535 GILLESPIE ST	PAYNE JONATHAN III & MARGARET
90	3535 GILLESPIE ST	SANDERS GEORGE
91	3535 GILLESPIE ST	DO TUAN ANH &
92	3535 GILLESPIE ST	506 TURTLE CREEK LLC
93	3535 GILLESPIE ST	BRADLEY KATRINA D
94	3535 GILLESPIE ST	HENDERSON DAWN
95	3535 GILLESPIE ST	CROZIER LESLIE ANN
96	3535 GILLESPIE ST	COULTER JAMIE B
97	3535 GILLESPIE ST	FERNANDES GARY J & SANDRA
98	3535 GILLESPIE ST	BOWMAN BRUCE W & BEVERLY
99	3535 GILLESPIE ST	SILVERMAN IRA &
100	3535 GILLESPIE ST	SERPA ROY M & VICTORIA M
101	3535 GILLESPIE ST	MCCLURE SHARA B & CRAIG A
102	3535 GILLESPIE ST	KIVOWITZ STACEY & DON RESIDENCE TRUST
103	3535 GILLESPIE ST	PETRYLIENE RENATA
104	3535 GILLESPIE ST	GAUTIER VENTURES LLC
105	3535 GILLESPIE ST	EC ENGERGY PARTNERS LP
106	2828 HOOD ST	HADEN VAN R
107	2828 HOOD ST	PLAZA TURTLE CREEK IV
108	2828 HOOD ST	DEVLIN MICHAEL &
109	2828 HOOD ST	MINICK ROBIN
110	2828 HOOD ST	WHITE NANCY S
111	2828 HOOD ST	YAMINI SARA M
112	2828 HOOD ST	JOHNSON LINDA A LIFE EST
113	2828 HOOD ST	RISINGER DENNIS R & MELBA
114	2828 HOOD ST	RANSOM CURTIS
115	2828 HOOD ST	SONNENSCHN INVESTMENTS LTD
116	2828 HOOD ST	CANNING MICHAEL & MINA G
117	2828 HOOD ST	LEACH JOSEPH
118	2828 HOOD ST	HARVEY R CHRIS &
119	2828 HOOD ST	BAKER CHARLES DON

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	2828 HOOD ST	SCHWENK RON R &
121	2828 HOOD ST	PINK ELISABETH R
122	2828 HOOD ST	BASILBAY PARTICIPATION
123	2828 HOOD ST	MEXICAN & GOURMET INTL
124	2828 HOOD ST	DEININGER JOHN H & MARY ELIZABETH DEININGER
125	2828 HOOD ST	BLACKIE GARY W
126	2828 HOOD ST	PE GLORIA ST
127	2828 HOOD ST	CONWAY JAMES F & TARA M
128	2828 HOOD ST	KERRANE EDWARD B &
129	2828 HOOD ST	GARZA ARACELI
130	2828 HOOD ST	HAIRGROVE GERRY MEANS
131	2828 HOOD ST	ADAMO KENNETH R
132	2828 HOOD ST	SAFIR ANN GENE
133	2828 HOOD ST	BOBBY MURCER 2003 TRUST B THE
134	2828 HOOD ST	SHELTON RUSSELL & SUSAN
135	2828 HOOD ST	HURST PAT R
136	2828 HOOD ST	STONER MARY &
137	2828 HOOD ST	TELLO RHONDA
138	2828 HOOD ST	COX BARTON R & JACQUELINE R
139	2828 HOOD ST	MINITAS COMPANY S A
140	2828 HOOD ST	GINERIS MARC A & JEAN M
141	2828 HOOD ST	RIZOS FAMILY PARTNERSHIP LTD
142	2828 HOOD ST	WARD DAVID PAUL & JOYCE KAY
143	2828 HOOD ST	PORTER JARVIS H & PAMELA
144	2828 HOOD ST	AUFFENBERG DANIEL P REVOCABLE TRUST
145	2828 HOOD ST	OSUAGWU CHUKWUMA J
146	2828 HOOD ST	MCCLENAHAN JAMES M & SUSAN B
147	2828 HOOD ST	ROBERTS WILLIAM CLIFFORD
148	2828 HOOD ST	KUSE GARY DAVID
149	2828 HOOD ST	HOPKINS RANDOLPH JOHN

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150	2828 HOOD ST	LOPEZ LEONARD MR
151	2828 HOOD ST	BAUGH MARK T LIVING TRUST THE
152	2828 HOOD ST	DAVIS CARY & CATHERINE
153	2828 HOOD ST	SAHLIYEH HANNA F
154	2828 HOOD ST	SPERO KATHLEEN KAY
155	2828 HOOD ST	SILVERMAN MICHAEL RICHARD & MARY M
156	2828 HOOD ST	HAYNES NORINE C
157	2828 HOOD ST	TRAPP MICHAEL & POLLY
158	2828 HOOD ST	YATES DENISE
159	2828 HOOD ST	GOURLEY JOHN D
160	2828 HOOD ST	MOORER REVOCABLE TRUST
161	2828 HOOD ST	KETTMAN JOHN R & DIANA M
162	2828 HOOD ST	MCGARRY MICHAEL J
163	2828 HOOD ST	BRIDWELL GINA L & TUCKER S
164	2828 HOOD ST	GARRETT DONNA N
165	2828 HOOD ST	ROBERTS RITA A & DEWAYNE W
166	2828 HOOD ST	ELLIOTT MARISA
167	2828 HOOD ST	JACOBSON G & M FAMILY TR
168	2828 HOOD ST	DW OPERATING LLC
169	2828 HOOD ST	ZELAZNY CHARLES L
170	2828 HOOD ST	LUSTIG MARY LYNNE
171	2828 HOOD ST	WISMER ANN
172	2828 HOOD ST	CHOOIJIAN ANDREW M &
173	2828 HOOD ST	KAROL SHARON
174	2828 HOOD ST	REICHSTADT EMIL & SHIRLEY
175	2828 HOOD ST	ST PE ROZALYN
176	2828 HOOD ST	FORD JOE T &
177	2828 HOOD ST	FAULKNER STEPHEN W &
178	2828 HOOD ST	GILLEAN JOHN A III & MYRA M
179	2828 HOOD ST	RVO TEXAS HOLDINGS LLC
180	2828 HOOD ST	BACKA LOUISE PAPARELLA
181	2828 HOOD ST	WOLIN BARTON AND JUDITH

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182	2828 HOOD ST	SIEMER MARY RITA
183	2828 HOOD ST	BARTON THOMAS P & ANNIE A
184	2828 HOOD ST	GARNER JESSICA WHITT
185	2828 HOOD ST	HIGHFIELD EQUITIES INC
186	2828 HOOD ST	MILLER RETTA A
187	2828 HOOD ST	HOWARD CASSIE
188	2828 HOOD ST	REVERCHON PARTNERS II LTD
189	2828 HOOD ST	STREETER THOMAS C
190	2828 HOOD ST	LEAKE LYNDALU H
191	2828 HOOD ST	WHITE ROBERT WAYNE & ANNELLE BURTON
192	2828 HOOD ST	MCBRIDE NANCY YATES
193	2828 HOOD ST	BEAUCHAMP ALAN & JACKIE
194	2828 HOOD ST	ROBINSON DAVID B & REBECCA M
195	2828 HOOD ST	2828 HOOD STREET LLC
196	2828 HOOD ST	SPENCER WILLIAM B & SHERRY D
197	2828 HOOD ST	MARGOLIN FRED H & ANN E
198	2828 HOOD ST	ANDERSON ROGER & MARAGARET
199	2828 HOOD ST	JOHNSTON CHARLES E & ELLEN T
200	2828 HOOD ST	SHOR ALAN P & RUTH L
201	2828 HOOD ST	HALL CRAIG & KATHRYN HALL LVG TR
202	2828 HOOD ST	DALE RICHARD P JR
203	2828 HOOD ST	HOLLINGSHEAD TERRY R
204	2828 HOOD ST	DHARMAGUNARANTNE TISSA C
205	2828 HOOD ST	LARUE JOHN H JR
206	2828 HOOD ST	TURTLE HOME LLC
207	2828 HOOD ST	MAUS CYNTHIA LAURA
208	2828 HOOD ST	LARUE JOHN
209	3225 TURTLE CREEK BLVD	SCOTT EDWARD MANAGEMENT TRUST THE
210	3225 TURTLE CREEK BLVD	FOSTER HENSTON TRUST THE
211	3225 TURTLE CREEK BLVD	T F W MANAGEMENT INC
212	3225 TURTLE CREEK BLVD	COONER REBECCA

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213	3225 TURTLE CREEK BLVD	LAKEY IRENE
214	3225 TURTLE CREEK BLVD	KIRKPATRICK EMILY A
215	3225 TURTLE CREEK BLVD	GARCIA ADRIAN
216	3225 TURTLE CREEK BLVD	GENTRY CHERYL A &
217	3225 TURTLE CREEK BLVD	FAIR LAURA
218	3225 TURTLE CREEK BLVD	BATLLE FRANCISCO J REV TR
219	3225 TURTLE CREEK BLVD	DELGADO GLORIA TATIS &
220	3225 TURTLE CREEK BLVD	GILBERT FRANCES M
221	3225 TURTLE CREEK BLVD	SINCLAIR MARGARET TRUSTEE
222	3225 TURTLE CREEK BLVD	LEWIS KIM DUKE
223	3225 TURTLE CREEK BLVD	MOORE RANDALL & DEBORAH
224	3225 TURTLE CREEK BLVD	MOORE ASHLEY W
225	3225 TURTLE CREEK BLVD	ASCERTAINABLE ASSETS LLC
226	3225 TURTLE CREEK BLVD	ABTAHI ALLEN
227	3225 TURTLE CREEK BLVD	GRUBBS GARY A & DONNA L
228	3225 TURTLE CREEK BLVD	PAGANINI MARC
229	3225 TURTLE CREEK BLVD	KHONSARI AMIR EFTEKHARI
230	3225 TURTLE CREEK BLVD	GARCIA LEE
231	3225 TURTLE CREEK BLVD	LIESNER DARLENE
232	3225 TURTLE CREEK BLVD	BLAKESLEY DAVID WAYNE &
233	3225 TURTLE CREEK BLVD	GRAF CAROL
234	3225 TURTLE CREEK BLVD	CALDWELL ROGER & KIMBERLY S
235	3225 TURTLE CREEK BLVD	NGUYEN HAIYEN T &
236	3225 TURTLE CREEK BLVD	SANTIAGO SAMUEL
237	3225 TURTLE CREEK BLVD	MCCANCE MELISSA
238	3225 TURTLE CREEK BLVD	CHIEN NANCY K
239	3225 TURTLE CREEK BLVD	KSNN REALTY LLC
240	3225 TURTLE CREEK BLVD	BRISCOE SHEILA A
241	3225 TURTLE CREEK BLVD	ADAMS ARMELIA A
242	3225 TURTLE CREEK BLVD	GERVAIS TINA
243	3225 TURTLE CREEK BLVD	MCCALLISTER RONALD D &

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244	3225 TURTLE CREEK BLVD	WEBB GARY L & RONDA R
245	3225 TURTLE CREEK BLVD	HATAM ANDREW A JR
246	3225 TURTLE CREEK BLVD	STEFKA IRIS
247	3225 TURTLE CREEK BLVD	DREYER WILLIAM E &
248	3225 TURTLE CREEK BLVD	FETZER MARC
249	3225 TURTLE CREEK BLVD	JAMES GEORGE C &
250	3225 TURTLE CREEK BLVD	HIGHTOWER MALLORY ANNE
251	3225 TURTLE CREEK BLVD	FELD MARK B
252	3225 TURTLE CREEK BLVD	LUTTRELL TRACY L
253	3225 TURTLE CREEK BLVD	OWSTON CATHERINE L
254	3225 TURTLE CREEK BLVD	SHIRK FRANCESCA
255	3225 TURTLE CREEK BLVD	CASADELEON SYLVIA K
256	3225 TURTLE CREEK BLVD	FERNANDEZ DE LEON IRMA MAY
257	3225 TURTLE CREEK BLVD	PRESTON CAPITAL INVESTMENT LLC
258	3225 TURTLE CREEK BLVD	ANDERSON ALLAN L & KAY K
259	3225 TURTLE CREEK BLVD	LOEBER JESSICA
260	3225 TURTLE CREEK BLVD	NAYLOR RACHEL MARIE
261	3225 TURTLE CREEK BLVD	KESTER RONALD C
262	3225 TURTLE CREEK BLVD	GANTI GIRIJA &
263	3225 TURTLE CREEK BLVD	SCHENCK ANDY W
264	3225 TURTLE CREEK BLVD	PADLO SONDRAL
265	3225 TURTLE CREEK BLVD	GARRIS LISA C
266	3225 TURTLE CREEK BLVD	WINOKUR TATYANA
267	3225 TURTLE CREEK BLVD	EQUITY TRUST CO CUSTODIAN FBO
268	3225 TURTLE CREEK BLVD	BONE MEGAN E
269	3225 TURTLE CREEK BLVD	BULL BRIAN W
270	3225 TURTLE CREEK BLVD	POLURU SRINIVAS & HEATHER
271	3225 TURTLE CREEK BLVD	JOHNSON LANCE E & DENISE M
272	3225 TURTLE CREEK BLVD	LEIBASCHOFF GUSTAVO &
273	3225 TURTLE CREEK BLVD	BONNEY ERIC
274	3225 TURTLE CREEK BLVD	FORBUS SHANNON

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275	3225 TURTLE CREEK BLVD	VICTEC INTERNATIONAL LLC
276	3225 TURTLE CREEK BLVD	CLOUGH WILLIAM J & JACQUELINE
277	3225 TURTLE CREEK BLVD	ONEAL SHELDON
278	3225 TURTLE CREEK BLVD	PATEL NARENDRA &
279	3225 TURTLE CREEK BLVD	TURNER RICK
280	3225 TURTLE CREEK BLVD	ARISTY ARISMENDY NICOLAS
281	3225 TURTLE CREEK BLVD	HE AMANDA ZIWEI
282	3225 TURTLE CREEK BLVD	TORRES DENNIS M &
283	3225 TURTLE CREEK BLVD	CAI ZHUO J & XIAOHONG J CHU
284	3225 TURTLE CREEK BLVD	YOUNG ALISHA Y
285	3225 TURTLE CREEK BLVD	GOODHEART MELANIE
286	3225 TURTLE CREEK BLVD	RIOS RAYMOND & DEE ANNA E
287	3225 TURTLE CREEK BLVD	CHUNG PAUL
288	3225 TURTLE CREEK BLVD	CARDNEAUX CATHERINE
289	3225 TURTLE CREEK BLVD	CROUCH J MITCHELL &
290	3225 TURTLE CREEK BLVD	MARTIN ERIC C
291	3225 TURTLE CREEK BLVD	TURTLE CREEK 330 LLC
292	3225 TURTLE CREEK BLVD	YAVANZA LLC
293	3225 TURTLE CREEK BLVD	TOLAND JANICE
294	3225 TURTLE CREEK BLVD	STURGESS MARK
295	3225 TURTLE CREEK BLVD	LEWIS LUCINDA J
296	3225 TURTLE CREEK BLVD	KIM JANICE
297	3225 TURTLE CREEK BLVD	BENOIST GLENN SR
298	3225 TURTLE CREEK BLVD	MUNCIE DIANNA
299	3225 TURTLE CREEK BLVD	GARDNER ELIZABETH P
300	3225 TURTLE CREEK BLVD	RUMINKSI RICHARD K REVOCABLE
301	3225 TURTLE CREEK BLVD	WRIGHT ALISON MARGARET
302	3225 TURTLE CREEK BLVD	ROLIM GEVERSON
303	3225 TURTLE CREEK BLVD	MCDERMOTT JOHN P
304	3225 TURTLE CREEK BLVD	LEAHY DEDIE
305	3225 TURTLE CREEK BLVD	BROOKS JOANNA

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306	3225	TURTLE CREEK BLVD WILEMON ALAYNE
307	3225	TURTLE CREEK BLVD CHAUDHRY UDIT
308	3225	TURTLE CREEK BLVD TIPTON CHARLES
309	3225	TURTLE CREEK BLVD PAVLOCK TARA
310	3225	TURTLE CREEK BLVD RSNFL MANAGEMENT LLC
311	3225	TURTLE CREEK BLVD MCLEAN KATHLEEN
312	3225	TURTLE CREEK BLVD DEAN ASAD
313	3225	TURTLE CREEK BLVD SWEENEY CHARLES M & SHANNON H &
314	3225	TURTLE CREEK BLVD EPSHTEYN ELEONORA
315	3225	TURTLE CREEK BLVD LIZARRALDE ELISA MARIA
316	3225	TURTLE CREEK BLVD BROOKS ANDRE &
317	3225	TURTLE CREEK BLVD HOPPER KELLY M
318	3225	TURTLE CREEK BLVD ANDERSON JEFFREY ALLEN &
319	3225	TURTLE CREEK BLVD SIMON MARK H
320	3225	TURTLE CREEK BLVD CORDERO LUIS
321	3225	TURTLE CREEK BLVD AIZENMAN 430 LLC
322	3225	TURTLE CREEK BLVD BACCHUS SHAYLA
323	3225	TURTLE CREEK BLVD HERNANDEZ CARLOS
324	3225	TURTLE CREEK BLVD ADAMS DARREN &
325	3225	TURTLE CREEK BLVD XIE MENG & MICHAEL A BECK
326	3225	TURTLE CREEK BLVD LEFEBVRE RONALD
327	3225	TURTLE CREEK BLVD BURNETT AMBER &
328	3225	TURTLE CREEK BLVD SHAIKH NAVEED &
329	3225	TURTLE CREEK BLVD WU ISABEL
330	3225	TURTLE CREEK BLVD MAEDA SONIA A
331	3225	TURTLE CREEK BLVD CURTSINGER ERNEST EVERETT JR
332	3225	TURTLE CREEK BLVD SUMMEROUR SHELLEY
333	3225	TURTLE CREEK BLVD HIDEELL TIMOTHY B &
334	3225	TURTLE CREEK BLVD EASTLAWN AVENUE LLC
335	3225	TURTLE CREEK BLVD ROPER RONDA K
336	3225	TURTLE CREEK BLVD NIEDERMAYER ANDREA

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337	3225 TURTLE CREEK BLVD	SONG JEONG SOON
338	3225 TURTLE CREEK BLVD	WALKER ROSLYN A
339	3225 TURTLE CREEK BLVD	WILBER LYN REID
340	3225 TURTLE CREEK BLVD	LEWIS MICHAEL RAY &
341	3225 TURTLE CREEK BLVD	SEATTLE RETURNS LLC
342	3225 TURTLE CREEK BLVD	YANUS MARGARET
343	3225 TURTLE CREEK BLVD	PATRICIA ELLEN LAU REV TR
344	3225 TURTLE CREEK BLVD	BCD SINGH PROPERTIES OF PLANO LLC
345	3225 TURTLE CREEK BLVD	REDDY JAYANTH V
346	3225 TURTLE CREEK BLVD	MORROW KATHLEEN
347	3225 TURTLE CREEK BLVD	CHOY DAVID & PATRICIA L
348	3225 TURTLE CREEK BLVD	RICO ANGEL
349	3225 TURTLE CREEK BLVD	SIS REAL ESTATE LLC
350	3225 TURTLE CREEK BLVD	PAUP PROPERTY MGMT LLC
351	3225 TURTLE CREEK BLVD	COOLEY SUSAN
352	3225 TURTLE CREEK BLVD	PANDEY RENU & SHUBHAM
353	3225 TURTLE CREEK BLVD	WALLACE LOUISE L
354	3225 TURTLE CREEK BLVD	KELLEY CLARENCE
355	3225 TURTLE CREEK BLVD	GONZALES KIMBERLY SHARON &
356	3225 TURTLE CREEK BLVD	PATIL ABHITABH
357	3225 TURTLE CREEK BLVD	HANKINS JACK C
358	3225 TURTLE CREEK BLVD	KARAMALLY ZAHOR A
359	3225 TURTLE CREEK BLVD	PINE TREE REAL ESTATE
360	3225 TURTLE CREEK BLVD	BRYAN ROBERT E
361	3225 TURTLE CREEK BLVD	KLS INVESTMENTS LLC
362	3225 TURTLE CREEK BLVD	KUENZLI STEPHEN C &
363	3225 TURTLE CREEK BLVD	ELAYDI JIHAD H
364	3225 TURTLE CREEK BLVD	RIGNEY PAUL W
365	3225 TURTLE CREEK BLVD	MARTINEZ MATISSE M &
366	3225 TURTLE CREEK BLVD	HUKIC OMER & SONJA
367	3225 TURTLE CREEK BLVD	BEACH DENNIS E

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368	3225 TURTLE CREEK BLVD	CARY STACY E
369	3225 TURTLE CREEK BLVD	RAMEZAN FRED TR
370	3225 TURTLE CREEK BLVD	EDGAR TROY DEAN &
371	3225 TURTLE CREEK BLVD	NIEDERMAYER VALERY A
372	3225 TURTLE CREEK BLVD	HU YUAN PAI
373	3225 TURTLE CREEK BLVD	MARCHE LIVE LLC
374	3225 TURTLE CREEK BLVD	AGUSALA MADHAVA & VASANTHA
375	3225 TURTLE CREEK BLVD	WILMOTH DAVID D & JULIE D
376	3225 TURTLE CREEK BLVD	PANDYA ALMA R
377	3225 TURTLE CREEK BLVD	BALARSKY BRIAN A &
378	3225 TURTLE CREEK BLVD	ABBASI PARHAM
379	3225 TURTLE CREEK BLVD	CASTAGNET GERARDO & ROSA PATRICIA
380	3225 TURTLE CREEK BLVD	TU PENG CHU BENJAMIN
381	3225 TURTLE CREEK BLVD	GONZALEZ JESUS J
382	3225 TURTLE CREEK BLVD	COOK BRAD M
383	3225 TURTLE CREEK BLVD	KERBY TROY W
384	3225 TURTLE CREEK BLVD	HATFIELD BRYAN BENTON
385	3225 TURTLE CREEK BLVD	VELA ALAJANDRA
386	3225 TURTLE CREEK BLVD	AZARARYA HOLDINGS LLC
387	3225 TURTLE CREEK BLVD	CAIN MARTIN &
388	3225 TURTLE CREEK BLVD	ASFAQ RAHEELA
389	3225 TURTLE CREEK BLVD	NGUYEN LAN N
390	3225 TURTLE CREEK BLVD	HARRIS CHERYL L
391	3225 TURTLE CREEK BLVD	MILLER JOSEPH F
392	3225 TURTLE CREEK BLVD	EQUITY TRUST COMPANY CUSTODIAN &
393	3225 TURTLE CREEK BLVD	MARTIN ROBERT H &
394	3225 TURTLE CREEK BLVD	CLINTON RONALD DALE & SUSAN K
395	3225 TURTLE CREEK BLVD	SHERRY JAMES TODD & CHRISTINE LYNN
396	3225 TURTLE CREEK BLVD	KLS INVESTMENTS
397	3225 TURTLE CREEK BLVD	MCKENNETT MICHELLE D
398	3225 TURTLE CREEK BLVD	MYUNG ROE & AHRIM

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399	3225 TURTLE CREEK BLVD	GANESH CHAT P & LALITHA
400	3225 TURTLE CREEK BLVD	CATALANI ALLISON
401	3225 TURTLE CREEK BLVD	R & B REAL ESTATE PROPERTIES LLC
402	3225 TURTLE CREEK BLVD	SCHMIDT FAMILY TRUST
403	3225 TURTLE CREEK BLVD	SWEENEY DAN & RENEE
404	3225 TURTLE CREEK BLVD	DOULCET FELICIE T
405	3225 TURTLE CREEK BLVD	STAGGS WILLIAM F JR
406	3225 TURTLE CREEK BLVD	KENNEDY LESLIE A
407	3225 TURTLE CREEK BLVD	CORBIN FAMILY REVOCABLE TRUST
408	3225 TURTLE CREEK BLVD	BABA RP1 LLC
409	3225 TURTLE CREEK BLVD	TRACY LYNDA P
410	3225 TURTLE CREEK BLVD	MOGHADAM ALI
411	3225 TURTLE CREEK BLVD	GLICK HOWARD
412	3225 TURTLE CREEK BLVD	LIGHTWALA TASNEEM &
413	3225 TURTLE CREEK BLVD	XU JING & YING
414	3225 TURTLE CREEK BLVD	HADAVAND REZA
415	3225 TURTLE CREEK BLVD	PATEL MITESH
416	3225 TURTLE CREEK BLVD	LEPP JANICE
417	3225 TURTLE CREEK BLVD	VUKOVICH DEBORAH J
418	3225 TURTLE CREEK BLVD	PELOSOF LORRAINE C
419	3225 TURTLE CREEK BLVD	ITANI OMAR &
420	3225 TURTLE CREEK BLVD	MONETTE MEGAN MICHELLE
421	3225 TURTLE CREEK BLVD	SREEWASTAV KIRAN
422	3225 TURTLE CREEK BLVD	MILAM ADAM
423	3225 TURTLE CREEK BLVD	HESTIA REAL ESTATE
424	3225 TURTLE CREEK BLVD	GERALD ROBERT E
425	3225 TURTLE CREEK BLVD	CANTU CHRISTOPHER J
426	3225 TURTLE CREEK BLVD	STEVENS TYLER C
427	3225 TURTLE CREEK BLVD	MOORE GARRETT M
428	3225 TURTLE CREEK BLVD	LESNIEWSKI LORI A
429	3225 TURTLE CREEK BLVD	BARNEY FRED O JR &

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430	3225 TURTLE CREEK BLVD	LONNGREN KENT STEFAN
431	3225 TURTLE CREEK BLVD	WIRTNER ANDREW GREGORY
432	3225 TURTLE CREEK BLVD	HUKIC OMER & SONJA
433	3225 TURTLE CREEK BLVD	HENNEBERG WILLIAM H III
434	3225 TURTLE CREEK BLVD	ENDRES JACK R & MARY K
435	3225 TURTLE CREEK BLVD	HABEEB ROBERT A
436	3225 TURTLE CREEK BLVD	AUSTIN KILEY & DREW
437	3225 TURTLE CREEK BLVD	SNN 15 HOLDINGS LLC
438	3225 TURTLE CREEK BLVD	MURPHY GARY
439	3225 TURTLE CREEK BLVD	MARASLIOGLU SAHIN & DIKRANUHI
440	3225 TURTLE CREEK BLVD	SAPITSKY JACOBA R
441	3225 TURTLE CREEK BLVD	AMSTEIN MICHAEL B & CYNTHIA B
442	3225 TURTLE CREEK BLVD	STRONG JENNIFER M &
443	3225 TURTLE CREEK BLVD	ENGLAND JULIE S & ROBERT W
444	3225 TURTLE CREEK BLVD	BAHRAMNEJAD RAMIN &
445	3225 TURTLE CREEK BLVD	DIBBLE LARRY
446	3225 TURTLE CREEK BLVD	KOVAL JOHN & LAURA
447	3225 TURTLE CREEK BLVD	EED ALIA
448	3225 TURTLE CREEK BLVD	LEE VIVIAN S
449	3225 TURTLE CREEK BLVD	DURKAN MARTIN
450	3225 TURTLE CREEK BLVD	CHAMBERS LINDA SUSAN
451	3225 TURTLE CREEK BLVD	DUKKIPATI SAIRAM PRASAD &
452	3225 TURTLE CREEK BLVD	DUNCAN JOHN M &
453	3225 TURTLE CREEK BLVD	MOSTAFAIE ALIREZA
454	3225 TURTLE CREEK BLVD	KARLOCK KENDRA
455	3225 TURTLE CREEK BLVD	WALLS DAVID & JANA
456	3225 TURTLE CREEK BLVD	SIMIC MARIO
457	3225 TURTLE CREEK BLVD	ZARBINIAN MAXINE
458	3225 TURTLE CREEK BLVD	LUCIO JESSE & ERICK L
459	3225 TURTLE CREEK BLVD	KUSTOFF JULIE
460	3225 TURTLE CREEK BLVD	GRIFFITH CARROLL P JR 2011 TR &

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461	3225 TURTLE CREEK BLVD	FAIR ROGERS P JR
462	3225 TURTLE CREEK BLVD	MAMLOUK RANIA
463	3225 TURTLE CREEK BLVD	YOUNG MARK D
464	3225 TURTLE CREEK BLVD	LESLEY PEGGY
465	3225 TURTLE CREEK BLVD	CHEEMA ROOHI
466	3225 TURTLE CREEK BLVD	MADANI RAMTIN
467	3225 TURTLE CREEK BLVD	PANNEERSELVAM ISHWARIAH
468	3225 TURTLE CREEK BLVD	SCHMIDT JARRET
469	3225 TURTLE CREEK BLVD	GOPAL AKILAN
470	3225 TURTLE CREEK BLVD	MARTINEZ FRANCISCO JAVIER C
471	3225 TURTLE CREEK BLVD	CAMPBELL THOMAS MICHAEL &
472	3225 TURTLE CREEK BLVD	SAUER GARY L & CLAUDIA M
473	3225 TURTLE CREEK BLVD	GONZALEZ INGRID
474	3225 TURTLE CREEK BLVD	WARMINGTON MARIA C
475	3225 TURTLE CREEK BLVD	BROWNFIELD GARY
476	3225 TURTLE CREEK BLVD	RUSSELL KIMMIE LLC
477	3225 TURTLE CREEK BLVD	SHAHINPOUR SHAHRAM &
478	3225 TURTLE CREEK BLVD	SHAFFER DIANA L
479	3225 TURTLE CREEK BLVD	KAMALI BEHNOOSH
480	3225 TURTLE CREEK BLVD	BASHIROVA ULVIYYA
481	3225 TURTLE CREEK BLVD	KORAB JEANETTE
482	3225 TURTLE CREEK BLVD	LAAKE JARED A &
483	3225 TURTLE CREEK BLVD	RUTHERFORD AL F
484	3225 TURTLE CREEK BLVD	REECE BOBBY N
485	3225 TURTLE CREEK BLVD	SNOVER BURT ALLEN
486	3225 TURTLE CREEK BLVD	KIM EUNSUP
487	3225 TURTLE CREEK BLVD	LI SANDRA
488	3225 TURTLE CREEK BLVD	DOWD SEAN
489	3225 TURTLE CREEK BLVD	EDWARDS WILLIAM B & RHONDA M
490	3225 TURTLE CREEK BLVD	LOPEZ CARLOS JR & LAURIE A
491	3225 TURTLE CREEK BLVD	WITMER SCOTT TUAN

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492	3225 TURTLE CREEK BLVD	MITTLEMAN KIMI
493	3225 TURTLE CREEK BLVD	RICHARDS-CARTY CHERRI J
494	3225 TURTLE CREEK BLVD	HOUARI SAMMY & MARWAN I
495	3225 TURTLE CREEK BLVD	AGUILAR ESTEBAN
496	3225 TURTLE CREEK BLVD	EVSEEV EKATERINA V & PETER E
497	3225 TURTLE CREEK BLVD	CHAO LIN
498	3225 TURTLE CREEK BLVD	CANTON MICHAEL
499	3225 TURTLE CREEK BLVD	HUANG LEO Z & LISA LAU
500	3225 TURTLE CREEK BLVD	SMITH MEREDITH C
501	3225 TURTLE CREEK BLVD	NVK PPTIES LLC
502	3225 TURTLE CREEK BLVD	WALSER CHRIS
503	3225 TURTLE CREEK BLVD	SPERO KIMBERLY
504	3225 TURTLE CREEK BLVD	LANKA MURALI KRISHNA
505	3225 TURTLE CREEK BLVD	MANCINI MASSIMO G
506	3225 TURTLE CREEK BLVD	HARTMAN ISRAEL A & FANNY K
507	3225 TURTLE CREEK BLVD	RAUPP MAGDALA
508	3225 TURTLE CREEK BLVD	DONOVAN GEORGE J III
509	3225 TURTLE CREEK BLVD	GIAP FANTINE
510	3225 TURTLE CREEK BLVD	CHAN CHUN
511	3225 TURTLE CREEK BLVD	MIRASOL ESTRELLA & REYNALDO
512	3225 TURTLE CREEK BLVD	RUBLE EILEEN M
513	3225 TURTLE CREEK BLVD	ZHANG VIVI
514	3225 TURTLE CREEK BLVD	MULLINS MEGAN DANIELA
515	3225 TURTLE CREEK BLVD	MASSARE JORGE &
516	3225 TURTLE CREEK BLVD	COONS ROBERT A &
517	3225 TURTLE CREEK BLVD	DAGHIGHI KIAN M
518	3225 TURTLE CREEK BLVD	HOAGLAND JOHN H III TRUST 2016
519	3225 TURTLE CREEK BLVD	JONES ANN LUTZ
520	3225 TURTLE CREEK BLVD	ZARBINIAN SEDA
521	3225 TURTLE CREEK BLVD	RVRK CONSULTING LLC
522	3225 TURTLE CREEK BLVD	FANG SUE

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523	3225 TURTLE CREEK BLVD	BARBER JAMES
524	3225 TURTLE CREEK BLVD	MARCHE LIVING LLC
525	3225 TURTLE CREEK BLVD	FEIKEMA JOHN & DAWN
526	3225 TURTLE CREEK BLVD	BAGHERI BEHROUZ
527	3225 TURTLE CREEK BLVD	CLIFTON RICHARD BRENT
528	3225 TURTLE CREEK BLVD	FEDOCK RICHARD NICHOLAS & CAROLE CURRY
529	3225 TURTLE CREEK BLVD	DUFFY PAMELA C
530	3225 TURTLE CREEK BLVD	MESSENGER CLYDE J IV & YAIMA Q
531	3225 TURTLE CREEK BLVD	VRLA KELLI
532	3225 TURTLE CREEK BLVD	ABRAHAM CHARLES T
533	3225 TURTLE CREEK BLVD	DAI CHENGHUA
534	3225 TURTLE CREEK BLVD	PINE TREE REAL E INV INC
535	3225 TURTLE CREEK BLVD	MASROUR SHAMIN
536	3225 TURTLE CREEK BLVD	SHASTRI SHANI
537	3225 TURTLE CREEK BLVD	GENTRY NEWMAN FRANKLIN
538	3225 TURTLE CREEK BLVD	THAMM MARY C & RICK W
539	3225 TURTLE CREEK BLVD	KASMI AZEDDINE
540	3225 TURTLE CREEK BLVD	GERMANWALA SAMIR V &
541	3225 TURTLE CREEK BLVD	DAVIS ALLISON E
542	3225 TURTLE CREEK BLVD	DAY WILLIAM D & KAREN M
543	3225 TURTLE CREEK BLVD	FRIEDMAN JACQUELINE
544	3225 TURTLE CREEK BLVD	PADMANABAN ANAND K &
545	3225 TURTLE CREEK BLVD	MARTINEZ JAIME A & LESLIE N
546	3225 TURTLE CREEK BLVD	LEBLEBICIOGLU ASLI
547	3225 TURTLE CREEK BLVD	NOURANI MEHRDAD
548	3225 TURTLE CREEK BLVD	KING MICHAEL G
549	3225 TURTLE CREEK BLVD	REZNIK YAIR
550	3225 TURTLE CREEK BLVD	BOYKIN MICHAEL
551	3225 TURTLE CREEK BLVD	SHI BING
552	3225 TURTLE CREEK BLVD	PERRY SHIRLEY LOUISE JOHNSON
553	3225 TURTLE CREEK BLVD	ABUD ANGELICA & MANUEL

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554	3225 TURTLE CREEK BLVD	CORNELL DOUGLAS T &
555	3225 TURTLE CREEK BLVD	CHURCH MICHAEL F
556	3225 TURTLE CREEK BLVD	WILSON JAY L &
557	3225 TURTLE CREEK BLVD	HEAD KEITH L &
558	3225 TURTLE CREEK BLVD	BURHANS STANLEY D
559	3225 TURTLE CREEK BLVD	REDDY JAYAPRAKASH N & JYOTHI J
560	3225 TURTLE CREEK BLVD	PRSAD ROY H & SATOE SOGA
561	3225 TURTLE CREEK BLVD	DASH RANGADHAR
562	3225 TURTLE CREEK BLVD	PUWETO LLC
563	3225 TURTLE CREEK BLVD	MANNING ADAM
564	3225 TURTLE CREEK BLVD	BRISBIN ANDREW &
565	3225 TURTLE CREEK BLVD	MADNANI KUNAL M
566	3225 TURTLE CREEK BLVD	MOOSCHEKIAN TERRY TR &
567	3225 TURTLE CREEK BLVD	GRASSO RANDALL & LISA
568	3225 TURTLE CREEK BLVD	GIRALDO HERNAN F
569	3225 TURTLE CREEK BLVD	WALLS DAVID
570	3225 TURTLE CREEK BLVD	VIDAKOVIC ROBERT L
571	3225 TURTLE CREEK BLVD	JU MICHELLE RAYU
572	3225 TURTLE CREEK BLVD	CAUDELL CHRISTINA C
573	3225 TURTLE CREEK BLVD	TAN FANGYUN
574	3225 TURTLE CREEK BLVD	PEYROVI LILLY
575	3225 TURTLE CREEK BLVD	PHILLIPS KERRI L
576	3225 TURTLE CREEK BLVD	SAMEI ROZITA &
577	3225 TURTLE CREEK BLVD	GRESHAM ANN
578	3225 TURTLE CREEK BLVD	HILL MARILYN K
579	3225 TURTLE CREEK BLVD	DAVID SIKORA FAMILY TRUST
580	3225 TURTLE CREEK BLVD	CORTEZ GLORIA J
581	3225 TURTLE CREEK BLVD	ORTIZ LUIS A
582	3225 TURTLE CREEK BLVD	KLS INVESTMENTS LLC
583	3225 TURTLE CREEK BLVD	ROSE JAMES E
584	3225 TURTLE CREEK BLVD	SCHWER CRAIG M

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585	3225 TURTLE CREEK BLVD	SHAHRESTANI FRANK & SEAN
586	3225 TURTLE CREEK BLVD	TARTIBI MOHSEN & HANA
587	3225 TURTLE CREEK BLVD	JHANGIANI NARAIN & LALITA
588	3225 TURTLE CREEK BLVD	DEERING PAULA G
589	3225 TURTLE CREEK BLVD	GARZA DAVID SEPULVEDA
590	3225 TURTLE CREEK BLVD	AKIVA RONEN & MICHAEL B
591	3225 TURTLE CREEK BLVD	MENDOZA GONZALO A BAEZ
592	3225 TURTLE CREEK BLVD	BAHIRWANI RANJEETA
593	3225 TURTLE CREEK BLVD	JL PPTY INV LLC JL TURTLE CREEK SERIES
594	3225 TURTLE CREEK BLVD	HOPPER KELLY
595	3225 TURTLE CREEK BLVD	KARLOCK KENDRA
596	3225 TURTLE CREEK BLVD	PEREZ ROBERTO
597	3225 TURTLE CREEK BLVD	KOWALSKI ELIZABETH
598	3225 TURTLE CREEK BLVD	WONG KRISTIN
599	3225 TURTLE CREEK BLVD	MAGUIRE BARBARA A & LAMBERT
600	3225 TURTLE CREEK BLVD	MCQUATTERS ARIEL E
601	3225 TURTLE CREEK BLVD	ABOLMAALI SEYED
602	3225 TURTLE CREEK BLVD	KEENAN MATTHEW JOHN
603	3225 TURTLE CREEK BLVD	BUISIER SALEH
604	3225 TURTLE CREEK BLVD	BALL LESLIE &
605	3225 TURTLE CREEK BLVD	HOPKINS TIMOTHY
606	3225 TURTLE CREEK BLVD	PAUP PROPERTY MANAGEMENT LLC
607	3225 TURTLE CREEK BLVD	KARIMI MANDY
608	3225 TURTLE CREEK BLVD	HEIDE JACQUELINE
609	3225 TURTLE CREEK BLVD	CONSTANTINE SAMI
610	3225 TURTLE CREEK BLVD	PAUP PROPERTY MANAGEMENT LLC
611	3225 TURTLE CREEK BLVD	ESQUEDA ADA L
612	3225 TURTLE CREEK BLVD	SALIM NASIM
613	3225 TURTLE CREEK BLVD	MINITEXAS LLC
614	3225 TURTLE CREEK BLVD	CHARAN RAM
615	3225 TURTLE CREEK BLVD	NASH MARIANNE E

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616	3225 TURTLE CREEK BLVD	KING DANIEL
617	3225 TURTLE CREEK BLVD	FREY CARL
618	3225 TURTLE CREEK BLVD	WARE KENYA &
619	3225 TURTLE CREEK BLVD	BROWN KIM CHA & VERNON
620	3225 TURTLE CREEK BLVD	WHITWORTH LINA & BRIAN
621	3225 TURTLE CREEK BLVD	AMADOR MARISOL
622	3225 TURTLE CREEK BLVD	CASTLES JAMES B &
623	3225 TURTLE CREEK BLVD	HUNG JLANHSIUNG &
624	3225 TURTLE CREEK BLVD	MCCRARY KRISTIE K
625	3225 TURTLE CREEK BLVD	ZHANG GUANG
626	3225 TURTLE CREEK BLVD	SEATTLE RETURNS LLC
627	3225 TURTLE CREEK BLVD	KLS INVESTMENTS LLC
628	3225 TURTLE CREEK BLVD	RICHARDSCARTY CHERRI J
629	3225 TURTLE CREEK BLVD	KOBLER CHRISTOPHER
630	3225 TURTLE CREEK BLVD	MODY ALKA
631	3225 TURTLE CREEK BLVD	KESSLER TIMOTHY
632	3225 TURTLE CREEK BLVD	ADAMS JENNY DIAN &
633	3225 TURTLE CREEK BLVD	BISMAR HISHAM & DIMA
634	3225 TURTLE CREEK BLVD	KEARNS THOMAS V
635	3225 TURTLE CREEK BLVD	MACHON ED &
636	3225 TURTLE CREEK BLVD	MORGAN MARK G
637	3225 TURTLE CREEK BLVD	KUCERA DOUGLAS &
638	3225 TURTLE CREEK BLVD	SIEBER JOHN
639	3225 TURTLE CREEK BLVD	IVEY EDWARD J JR
640	3225 TURTLE CREEK BLVD	MANDAVA PREM K
641	3225 TURTLE CREEK BLVD	MCDANIEL LISA K
642	3225 TURTLE CREEK BLVD	NASTRI ANDREW &
643	3225 TURTLE CREEK BLVD	BARTUS DAVID
644	3225 TURTLE CREEK BLVD	GAGNET UNKEFER CORRINE
645	3225 TURTLE CREEK BLVD	BROWN VICTORIA REBECCA
646	3225 TURTLE CREEK BLVD	CANNATA JAMES

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647	3225 TURTLE CREEK BLVD	AHMED MOHAMMED SAIFUDDIN
648	3225 TURTLE CREEK BLVD	MOSS ANDRELYN C &
649	3225 TURTLE CREEK BLVD	SANKALIA JAINAN
650	3225 TURTLE CREEK BLVD	RAMSEY JEFFERY &
651	3225 TURTLE CREEK BLVD	MURRAY NATALIE TRUSTEE
652	3225 TURTLE CREEK BLVD	TEAGUE TRAVIS M
653	3225 TURTLE CREEK BLVD	INGMAN ROBERT MITCHELL
654	3225 TURTLE CREEK BLVD	VILLARREAL RAUL ROJAS &
655	3225 TURTLE CREEK BLVD	FOGLER JASON C
656	3225 TURTLE CREEK BLVD	MANCHANDA KSHITIJ &
657	3225 TURTLE CREEK BLVD	FREESE JAMES
658	3225 TURTLE CREEK BLVD	WHEAT TRAVIS & ERICA
659	3225 TURTLE CREEK BLVD	HARBER SHAWN T
660	3225 TURTLE CREEK BLVD	MASROUR FARBOD
661	3225 TURTLE CREEK BLVD	REZAI JOHN &
662	3225 TURTLE CREEK BLVD	ZHAO ROBIN M &
663	3225 TURTLE CREEK BLVD	DEFURIA LINDA M
664	3225 TURTLE CREEK BLVD	ZHANG GUANG
665	3225 TURTLE CREEK BLVD	TURTLE CREEK 3223 1438 LAND TRUST
666	3225 TURTLE CREEK BLVD	POWELL BRETT W
667	3225 TURTLE CREEK BLVD	LIU ENCHI & PIN YUAN WANG
668	3225 TURTLE CREEK BLVD	KING IVORY L
669	3225 TURTLE CREEK BLVD	RUSSELL STEPHEN & MELANY
670	3225 TURTLE CREEK BLVD	MULLENS DAVID B JR & JUDITH L
671	3225 TURTLE CREEK BLVD	DERINGER MATTHEW ROBERT
672	3225 TURTLE CREEK BLVD	PATEL RAJESH
673	3225 TURTLE CREEK BLVD	LARSON MARK & FAYE LARSON
674	3225 TURTLE CREEK BLVD	CAMPBELL JIM L
675	3225 TURTLE CREEK BLVD	MELTON BENJAMIN CORD
676	3225 TURTLE CREEK BLVD	CHINDHY SHAHZAD A
677	3225 TURTLE CREEK BLVD	YAZDANI MAHMOUD MAGHSOUD &

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678	3225 TURTLE CREEK BLVD	HERBST PAUL & LORI
679	3225 TURTLE CREEK BLVD	CHAYKOVSKA VALERIYA
680	3225 TURTLE CREEK BLVD	OSUAGWU CHUKWUMA J
681	3225 TURTLE CREEK BLVD	SULLIVAN PATRICK
682	3225 TURTLE CREEK BLVD	KRALIS LESLEY E
683	3225 TURTLE CREEK BLVD	CRONK M ESTELLE TRUST OF 2010
684	3225 TURTLE CREEK BLVD	JANKIRAMAN PAVAN
685	3225 TURTLE CREEK BLVD	CHANG TERESA ALLISON
686	3225 TURTLE CREEK BLVD	LANKA INDIRA &
687	3225 TURTLE CREEK BLVD	TAN FANGYUN
688	3225 TURTLE CREEK BLVD	LANKA SURYA PRAKASH &
689	3225 TURTLE CREEK BLVD	COFFEY ELIZABETH M
690	3225 TURTLE CREEK BLVD	SUGIURA YOSHIE
691	3225 TURTLE CREEK BLVD	DODDAPANENI YESASWI
692	3225 TURTLE CREEK BLVD	NAIR CKP & SYAMALA C
693	3225 TURTLE CREEK BLVD	PATEL PIYUSH K & MINA P
694	3225 TURTLE CREEK BLVD	SAKS KATHRINE TORY &
695	3225 TURTLE CREEK BLVD	BINFORD OSWALD &
696	3225 TURTLE CREEK BLVD	VELASQUEZ JOSE
697	3225 TURTLE CREEK BLVD	DESAI PRAVIN & ARATI
698	3225 TURTLE CREEK BLVD	PATEL SHITAL J & SUKETU KAUSHIK
699	3225 TURTLE CREEK BLVD	NEAL ELLIOTT
700	3225 TURTLE CREEK BLVD	LACARRA ADRIANNA
701	3225 TURTLE CREEK BLVD	RAMIREZ CINDY
702	3225 TURTLE CREEK BLVD	ZHANG GUANG
703	3225 TURTLE CREEK BLVD	SOM SOLINA
704	3225 TURTLE CREEK BLVD	STARR NIKKI
705	3225 TURTLE CREEK BLVD	MASCOLO EMMANUELLA
706	3225 TURTLE CREEK BLVD	VELASQUEZ RUBEN II
707	3225 TURTLE CREEK BLVD	WENNO HILDA
708	3225 TURTLE CREEK BLVD	SPENCER JOSHUA L

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709	3225 TURTLE CREEK BLVD	KOGAN ALLAN J
710	3225 TURTLE CREEK BLVD	CHATTERJEE PALLAB & MITA
711	3225 TURTLE CREEK BLVD	DONOFRIO SAMANTHA
712	3225 TURTLE CREEK BLVD	LIDJI MYRIAM B
713	3225 TURTLE CREEK BLVD	ZAKHOUR BASSAM
714	3225 TURTLE CREEK BLVD	COOGAN JOHN J JR & MARY ELLEN
715	3225 TURTLE CREEK BLVD	DAO VU A & KIM LANG
716	3225 TURTLE CREEK BLVD	WATSON STEPHEN TRAGER
717	3225 TURTLE CREEK BLVD	MOGHADAM ALI
718	3225 TURTLE CREEK BLVD	ALLEN DANDRIC E
719	3225 TURTLE CREEK BLVD	MATTHEWS STEVEN KEITH & JUDY G
720	3225 TURTLE CREEK BLVD	EIREW AARON
721	3225 TURTLE CREEK BLVD	BRUCHMILLER BOYD & LUSHILE
722	3225 TURTLE CREEK BLVD	SOUCHAK JASON P
723	3225 TURTLE CREEK BLVD	AHMED MAHRIN
724	3225 TURTLE CREEK BLVD	LANKA INDIRA
725	3225 TURTLE CREEK BLVD	WU GEORGE & XUNZHI JENNIFER
726	3225 TURTLE CREEK BLVD	PAVIA FAMILY TRUST
727	3225 TURTLE CREEK BLVD	BARDIN ALLISON C & ANDREW
728	3225 TURTLE CREEK BLVD	POWERS DANIEL D
729	3225 TURTLE CREEK BLVD	MOORE TIMOTHY J & PAMELA M
730	3225 TURTLE CREEK BLVD	FANCHER TIFFANY
731	3225 TURTLE CREEK BLVD	PATEL KAMAL V
732	3225 TURTLE CREEK BLVD	DIJOSEPH JOHN
733	3225 TURTLE CREEK BLVD	PUERESCHITZ MARKUS &
734	3225 TURTLE CREEK BLVD	DUNCAN JOHN MICHAEL &
735	3225 TURTLE CREEK BLVD	WETTREICH DANNY
736	3225 TURTLE CREEK BLVD	LANKA INDIRA &
737	3225 TURTLE CREEK BLVD	LEPP JANICE
738	3225 TURTLE CREEK BLVD	NAZIFPOUR SHAYDA & SHAHAB
739	3225 TURTLE CREEK BLVD	MASOUMALIZADEH MAHIN &

01/15/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
740	3225 TURTLE CREEK BLVD	BAEK STEVEN A
741	3225 TURTLE CREEK BLVD	ROZENZVIG YEHIEL
742	3225 TURTLE CREEK BLVD	PATEL DHARMESH
743	3225 TURTLE CREEK BLVD	FREEMAN RACHEL OLIVIA
744	3225 TURTLE CREEK BLVD	KELLETT RICHARD D
745	3225 TURTLE CREEK BLVD	MAH JEFFERY
746	3225 TURTLE CREEK BLVD	DUFFY MARY B
747	3225 TURTLE CREEK BLVD	PHAM LAN D
748	3225 TURTLE CREEK BLVD	DILDAY ELIZABETH A
749	3225 TURTLE CREEK BLVD	RSNFL LLC
750	3225 TURTLE CREEK BLVD	EMER SCOTT J
751	3225 TURTLE CREEK BLVD	AN JADHAVJI INVESTMENTS
752	3225 TURTLE CREEK BLVD	HUNTER REBECCA BATES
753	3225 TURTLE CREEK BLVD	KAMPINE JOHN M &
754	3225 TURTLE CREEK BLVD	BONILLA EVA
755	3225 TURTLE CREEK BLVD	RANDEL SUSAN B
756	3225 TURTLE CREEK BLVD	CELLI ROBERT MICHAEL
757	3225 TURTLE CREEK BLVD	CAUTHEN DON & JULIA
758	3225 TURTLE CREEK BLVD	BLAKE NINA CERVANTES
759	3225 TURTLE CREEK BLVD	WATTS JANET L
760	3225 TURTLE CREEK BLVD	RIZK AMINE
761	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY B &
762	3225 TURTLE CREEK BLVD	GREEN JIMMY
763	3225 TURTLE CREEK BLVD	KHANBEIGI MANOOCH & ANNIE
764	3225 TURTLE CREEK BLVD	BLACKLEDGE LAWRENCE A
765	3225 TURTLE CREEK BLVD	LEE BILL G
766	3225 TURTLE CREEK BLVD	MARTINEZ FAUSTINA
767	3225 TURTLE CREEK BLVD	AKIN MARK & DEBI AKIN
768	3225 TURTLE CREEK BLVD	SEEBERGER JOAN P
769	3225 TURTLE CREEK BLVD	BOWLES NEAL A
770	3225 TURTLE CREEK BLVD	MINTZ MARTIN L

01/15/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
771	3225 TURTLE CREEK BLVD	STINSON JANET LYNN
772	3225 TURTLE CREEK BLVD	DEBLANK ANNE B
773	3225 TURTLE CREEK BLVD	GUREVITZ JENNIFER REV TR
774	3225 TURTLE CREEK BLVD	SPIES RONALD & CHERI
775	3225 TURTLE CREEK BLVD	BLOOM ROBERT A
776	3225 TURTLE CREEK BLVD	SALAS CARLOS G
777	3225 TURTLE CREEK BLVD	BLAS RENATA & EDUARDO
778	3225 TURTLE CREEK BLVD	HERNANDEZ ELISA C
779	3225 TURTLE CREEK BLVD	BINFORD OSWALD S &
780	3225 TURTLE CREEK BLVD	DUNDON KENNETH J
781	3225 TURTLE CREEK BLVD	PANCHASARP VANEE &
782	3225 TURTLE CREEK BLVD	STEIN GIFFORD P & SHARON
783	3225 TURTLE CREEK BLVD	RUGWANI RAJIV M &
784	3225 TURTLE CREEK BLVD	REDDY SONYA D
785	3225 TURTLE CREEK BLVD	BURGIO DONALD A
786	3225 TURTLE CREEK BLVD	DELBAGNO JOHN B TR &
787	3225 TURTLE CREEK BLVD	ROOZROKH MICHAEL
788	3225 TURTLE CREEK BLVD	ZAKHOUR KAMIL
789	3225 TURTLE CREEK BLVD	LAU ANDRES G
790	3225 TURTLE CREEK BLVD	STRONG JAMES II & LESLIE KAY
791	3225 TURTLE CREEK BLVD	BENAHARON SOL
792	3225 TURTLE CREEK BLVD	BURGIO DONALD A
793	3225 TURTLE CREEK BLVD	ALKAYED RIYAD
794	3225 TURTLE CREEK BLVD	MATHER MATTHEW JAMES
795	3225 TURTLE CREEK BLVD	DOYLE TIMOTHY BRIAN &
796	3225 TURTLE CREEK BLVD	ROBINSON DAVID & JULIE GARDES
797	3225 TURTLE CREEK BLVD	MROZ MELANIE
798	3225 TURTLE CREEK BLVD	RENAISSANCE ON TURTLE CREEK
799	3225 TURTLE CREEK BLVD	THE RENAISSANCE ON TURTLE CREEK

FILE NUMBER: Z167-180(JM)

DATE FILED: January 12, 2017

LOCATION: North line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway)

COUNCIL DISTRICT: 6

MAPSCO: 13 X

SIZE OF REQUEST: 4.17 acres

CENSUS TRACT: 96.05

APPLICANT/OWNER: LBJ Metroplex LP/Howard L. Lawson

REPRESENTATIVE: William S. Dahlstrom, Jackson Walker, LP

REQUEST: An application for **1)** a Planned Development District for GO(A) General Office District and certain nonresidential uses; **2)** termination of the existing deed restrictions; and, **3)** a Specific Use Permit for a mini-warehouse use on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard).

SUMMARY: The applicant proposes to redevelop the property to allow for a mini-warehouse and retail project in the existing two buildings at the site, with the addition of a third, two-story building. Termination of existing deed restrictions on the property would remove: **1)** the required landscape plan; **2)** height limitations stipulating a maximum of 221 feet in height along LBJ Freeway and 120 feet in height along Forest Lane; and, **3)** floor area maximum of 432,694 square feet. The SUP would allow for the proposed mini-warehouse to operate with a maximum floor area of 179,032 square feet.

STAFF RECOMMENDATION: Approval, subject to a development plan and conditions; approval of the termination of existing deed restrictions Z845-227; and, approval of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan, elevation plan, and conditions.

BACKGROUND INFORMATION:

- The subject site was rezoned from GR General Retail to O-2 Office with deed restrictions volunteered by the applicant in 1985. The property is currently developed with two 55-foot tall, four-story office buildings with 128,962 square feet of floor area.
- At the time of this application, the site is noncompliant with the landscape plan from the deed restrictions. This is due to the expansion of Interstate 635.
- The current request is to:
 - Terminate the existing deed restrictions which would remove **1)** the required landscape plan; **2)** height limitations stipulating a maximum of 221 feet in height along LBJ Freeway and 120 feet in height along Forest Lane; and, **3)** floor area maximum of 432,694 square feet.
 - Allow a PD for GO(A) General Office and certain nonresidential uses to allow for a mixed-use development.
 - Reduce the minimum front yard will be reduced from 15 feet to 10 feet, but all other yard, lot, and space regulations for the GO(A) District still apply.
 - Provide a parking reduction for certain personal service uses.
 - Allow the use of a shared parking table.
 - Grant an SUP for a mini-warehouse use with a maximum floor area of 179,032 square feet, subject to a landscape plan and elevations with design criteria.

Zoning History: There have been four zoning requests in the area in the past five years.

1. **Z178-322:** On October 16, 2018, SUP No. 1925 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned MU-2 Mixed Use District with a D-1 Liquor Control Overlay generally located on the northwest corner of Forest Lane and Josey Lane was auto-renewed for a five-year period. *Not shown on the map.*
2. **Z167-208:** An application for a planned development district for CR Community Retail District, multifamily, retirement housing, and permanent supportive housing uses on property zoned MU-1(SAH) Mixed Use District, located on the northeast corner of Forest Lane and Dennis Road. *Withdrawn on June 8, 2017.*
3. **Z156-284:** On December 14, 2016, the City Council approved PD No. 978 for MF-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District, located on the north side of Modella Avenue, east of Dennis Road.
4. **Z156-177:** On May 11, 2016, the City Council approved SUP No. 2194 for a hotel or motel use on property zoned a CR Community Retail District, on property located along the south line of Forest Lane, east of Dennis Road.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Interstate 635 (LBJ Freeway)	Principal Arterial	Variable
Bankway Lane	Local	60 feet
Forest Lane	Principal Arterial	90 feet

Traffic:

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

Surrounding Land Uses:

Area	Zone	Use
Site	GO(A) and SUP No. 2071 with Deed restrictions	Office and Non-premise (billboard) sign
North	City of Farmer's Branch	Interstate 635 and commercial parking lot
East	PD No. 140 and CR with Deed restrictions	Office
South	CR with SUP Nos. 2194, 1369 and MU-1(SAH) with Deed restrictions	General merchandise or food store 3,500 square feet or less, hotel, and retirement housing
West	MU-2 with a D Liquor Control Overlay	Retail and personal service

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 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.

Policy 2.2.6 Restore Dallas as the foremost retail location in the region.

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

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

Land Use Compatibility:

The site is currently developed with two 55-foot tall, four-story office buildings with 128,962 square feet of floor area. The current proposal is to convert the structure identified as Building 1 on the development plan, into a mixed-use building or possibly a mini-warehouse use. The remaining Building 2 would have an existing level of parking converted into usable floor area for a total increase of 22,420 square feet. The entirety of Building 2 is identified as being for the mini-warehouse use. Finally, there may be an addition with the proposed Building 3, a two-story structure with up to 27,650 square feet of mini-warehouse floor area. The total combined floor area for the three structures is 179,032 square feet, of which all could be used for the mini-warehouse use. Per the PD provisions, a mini-warehouse use requires a Specific Use Permit. An SUP is requested with this zoning application.

Surrounding land uses include the City of Farmer's Branch and Interstate 635 (LBJ Freeway) to the north; office to the east; general merchandise or food store 3,500 square feet or less, hotel, and retirement housing to the south; and, retail and personal service uses 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 proposed mini-warehouse use will have requirements to enhance the quality of the project. For example, architectural standards proposed in the SUP conditions include

building articulation and exterior material requirements for all new buildings. A minimum of 80 percent of the exterior facades must be composed of masonry (stone, pre-cast concrete, poured-in place concrete, cementitious siding, split-faced concrete masonry unit, three-coat cement plaster system, or brick) excluding doors and windows. Masonry screening walls must be eight feet in height to block dumpsters, loading zones, and false overhead display doors from the view of public streets as shown on the SUP Site Plan. Only access gates may be of tubular steel. Finally, the screening walls also have articulation requirements to limit the monotony of blank walls on the street frontages.

The mini-warehouse office may only operate between 9:00 a.m. and 6:00 p.m., Monday through Friday; and between 8:00 a.m. and 6:00 p.m. on Saturday. Finally, outside storage of vehicles, and parking for vehicles for rent, boats, and/or equipment is prohibited.

While staff supports the proposed mini-warehouse use as regulated by the provisions of the proposed SUP; however, we propose a ten-year time period with eligibility for automatic renewals for additional ten-year periods. The applicant has elected to request a 15-year time period with 15-year autorenewals. Staff cannot support the extended time period for the new use being introduced into the area. The initial ten-year is already a long term, yet standard for this use.

The proposed mini-warehouse use is compatible with the surrounding uses. This use will not be a detriment to the public health, safety or general welfare of the community.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
Front	Side/Rear						
Existing:							
GO(A), deed restrictions	14'-15'	20' adj.res. 0' Others	4.0 432,694 SF	221' on LBJ Fwy 120' on Forest Ln.	80%.	RPS, Urban Form, Tower Spacing Landscape Plan	Office
Base Zoning:							
GO(A)	15'	20' adj.res. 0' Others	4.0	270'	80%	RPS, Urban Form, Tower Spacing	Office
Proposed:							
PD for GO(A) and other nonresidential uses	10'	20' adj.res. 0' Others	4.0	270'	80%	Urban Form, Tower Spacing	Office and other nonresidential uses

Existing deed restrictions which the applicant seeks to terminate regulate the setbacks, total floor area, height of structures, and provide for a landscape plan. Overall, the request is to return the site to the GO(A) base zoning district with only one change being made to allow a reduced minimum front yard setback of 10 feet rather than 15 feet. This reduction in the minimum required front yard setback is to make the existing building conform, due to the expansion of Interstate 635 from 2012-2014 which

removed 0.79 acres from the street frontage. This made the site noncompliant for landscaping as required per the deed restrictions, setbacks, and parking. The removal of the deed restrictions from 1985 will allow the site to be fully utilized, especially in light of the expansion of Interstate 635 and subsequent compliance with the deed restriction landscape plan no longer feasible. The proposed floor area ratio (0.98) and maximum height (55 feet) per the proposed development plan are still significantly less than the existing zoning with the deed restrictions which allow up to 120 feet on Forest Lane and up to 221 feet on Interstate 635.

The most significant change is to allow 11 new uses as main uses. This is due to the restrictive nature of retail and personal service uses (limited uses) in an office district. In this district, a retail and personal service use: (1) must be contained entirely within a building; and (2) may not have a floor area that, in combination with the floor areas of other retail and personal service uses in the building, exceeds 10 percent of the total floor area of the building. The addition of the following uses is requested without limited restrictions: (1) alcohol beverage establishments; (2) broadcasting or recording studio; (3) commercial amusement (inside); (4) convenience store; (5) custom business service; (6) general merchandise or food store 3,500 square feet or less; (7) handcrafted art work studio; (8) instructional arts studio; (9) restaurant without drive-in or drive-through service; (10) theater; and, (11) mini-warehouse by SUP only.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. While the area of request is not within a designated MVA cluster, surrounding properties southward are categorized as being within a "E" MVA cluster.

Parking:

Parking will be in accordance with the parking regulations of Chapter 51A, proposed reductions per specific land uses established in the PD, a shared parking table in the PD, and by using delta credits from the expansion of Interstate 635. A parking study was provided and approved by the Engineering Division. The following table identifies uses with proposed reductions in parking:

Land Use per PD	Land Use per 51A	Sec. 51A	PD
Art gallery	Library, art gallery, or museum	1/600 SF	1/500 SF
Broadcasting or recording studio	Personal service	1/300 SF	1/500 SF
Handcrafted art work studio	Personal service	1/200 SF	1/500 SF
Instructional arts studio	Personal service	1/200 SF	1/500 SF

Additionally, shared parking is permitted for all non-residential uses on the lot. The shared parking concept was originally developed by the Urban Land Institute (ULI). The concept of shared parking acknowledges the efficiencies of observed, net parking demand within a common parking facility that is generated by multiple land uses. Efficiency is realized due to the time-of-day compatibility among individual tenants in mixed-use developments given that different uses peak at specific times during a typical day. In general, the calculation of shared parking demand applies an hourly profile obtained from reliable resources, such as published manuals or actual observed data. After calculating hourly parking demand for each used based on its respective hourly adjustment, totals are tabulated to identify the overall parking demand by hour on a typical day. The utilization rates in the following table provide the basis for calculation of parking spaces required with shared parking. The adjusted standard off-street parking requirement for the development is the largest of the five “time-of-day” column sums.

Shared Parking Table (for calculating adjusted parking requirement)					
Use Category	Morning	Noon	Afternoon	Late Afternoon	Evening
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%

Finally, due to the expansion of Interstate 635, the site carries a delta credit of 73 parking spaces for the two existing office buildings. The current request is to convert the land uses to generally less intensive uses. The mini-warehouse use which may cover all of the floor area, up to 179,032 square feet, would only require six parking spaces regardless of the size. Through the use of delta theory, the number of nonconforming parking or loading spaces for a use may be carried forward when the use is converted or expanded; however, when a nonconforming use is converted to a less intensive use, the rights to any portion of the delta credits not needed, are lost.

The last parking request is to allow for the delta credits to be carried forward to satisfy the number of required parking spaces for office uses with a maximum floor area of 128,962 square feet, the original floor area when granted the credits. Since this is no longer representative of delta theory, the provision is stated as a parking credit by allowing a reduction of 73 parking spaces from the required total for the original square footage. This is written as follows: For an office use with 128,962 square feet of floor area, the required parking is 314 parking spaces. At a ratio of one space per 333 square feet of floor area, an office use with 128,962 square feet requires 387 parking spaces. The difference after the credit of 73 spaces is applied equals the new total required parking of 314 parking spaces.

Landscaping:

Landscaping must be provided in accordance with Article X, as amended. If operation of the site occurs solely within the two existing buildings, no additional landscape will be required. However, the SUP conditions state that along Forest Lane and Bankway Lane, sod must be planted within six months of approval of this specific use permit in the area between the back of parking lot pavement and back of curb of said streets, save and except sidewalks, utility facilities, and other impervious surfaces.

List of Officers

LBJ METROPLEX LP

LBJ Metroplex GP, LLC,
General Partner

Howard L Lawson,
Member

Z167-180

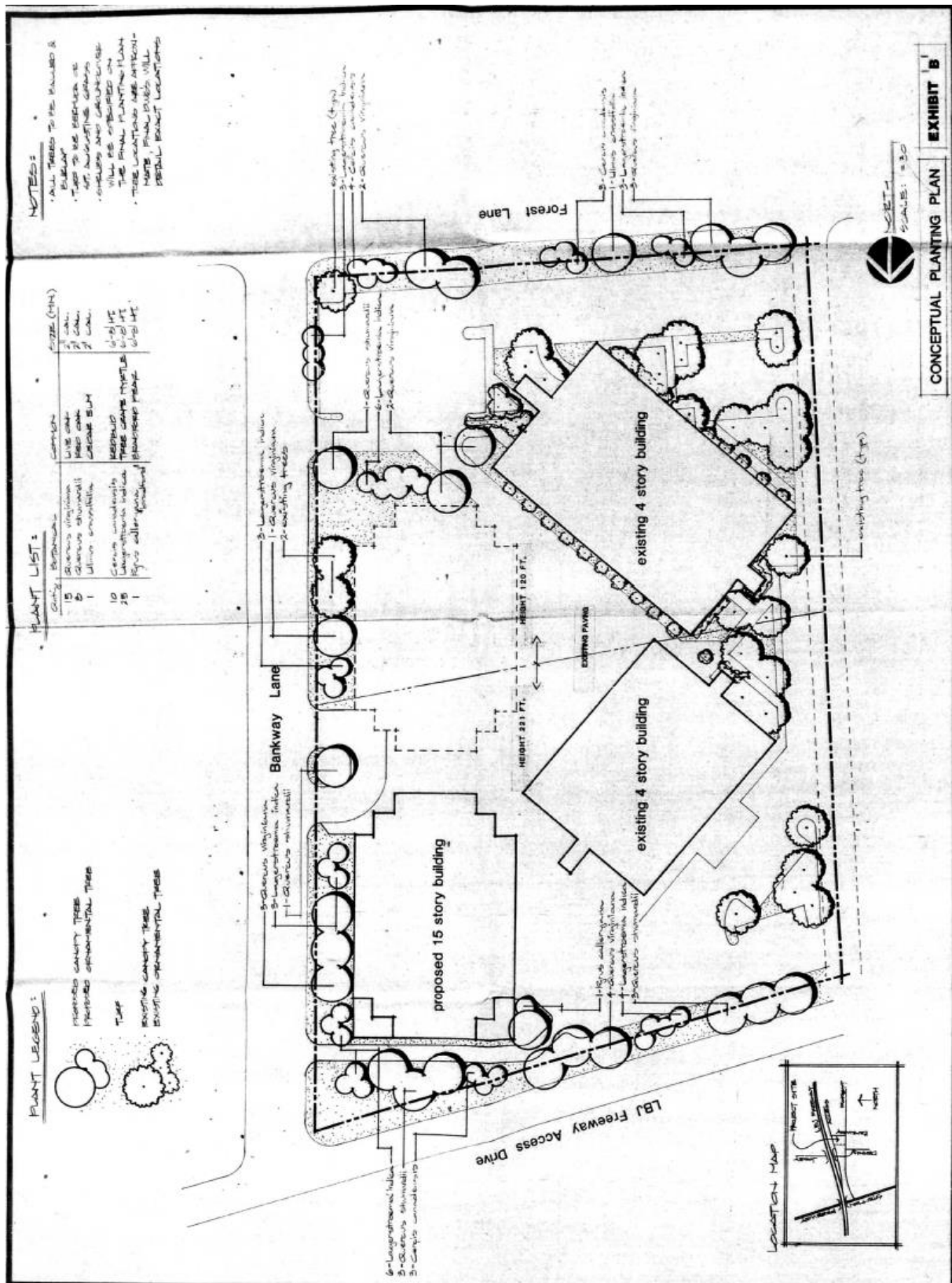
**Existing Deed Restrictions
Z845-227**

For purposes of these restrictions, all definitions of the Dallas Development Code, as amended, are incorporated into this document, as if recited verbatim herein.

- (1) The height of any structure on the northern half of the property, along the LBJ frontage road, may not exceed 221 feet as shown on the site plan attached hereto as Exhibit A.
- (2) The height of any structure on the southern half of the property may not exceed 120 feet as shown on the site plan attached hereto as Exhibit A.
- (3) The total floor area of uses permitted in an Office-2 zoning classification (Office-2 uses) located within the boundaries of the property, may not exceed 432,694 square feet with the following allocation: a total of 122,000 square feet for the existing four story buildings and no more than 310,694 square feet for the proposed sixteen story building as shown on Exhibit B.
- (4) Developer shall provide a ten foot wide easement for street purposes along the Forest Lane frontage.
- (5) Developer shall provide an eleven foot wide reservation for future dedication of right-of-way to the State Highway Department at no cost to the State or the City for an additional westbound service lane on LBJ, should the service lane be required by the State or the City.
- (6) The building setback lines, as shown on the site plan attached hereto as Exhibit A, shall be as follows: (a) Twenty-five feet from the existing right-of-way line on the LBJ frontage. After dedication of right-of-way as reserved in paragraph (5) above, the building setback line shall become fourteen feet. Notwithstanding the foregoing, no parking above grade or underground structure is permitted within 25 feet of any right-of-way after any required dedications. (b) Twenty-five feet from the existing right-of-way line on the Forest Lane frontage. After dedication of an easement for street purposes as required in paragraph (4) above, the building set back line shall become fifteen feet.
- (7) Landscaping must be provided as shown on the landscape plan attached hereto as Exhibit B, prior to the issuance of a Certificate of Occupancy for any Office-2 use on the property. Landscaping as shown on the landscape plan attached hereto as Exhibit B must be maintained in a healthy and growing condition at all times.



Deed Restrictions: Exhibit B



Proposed PD Conditions

“ARTICLE ____.”

PD ____ .

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

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

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

PD ____ is established on property located at the northwest corner of Bankway Lane and Forest Lane. The size of PD ____ is approximately 4.17 acres.

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

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

(1) BROADCASTING OR RECORDING STUDIO.

(A) Definition.

(i) A broadcasting studio is a facility for broadcasting live or prerecorded programs by radio or television.

(ii) A recording studio is a facility for recording on records, tapes, video tapes, by digital or electronic means, or by other suitable recording media.

(iii) A broadcasting or recording studio may perform activities necessary for the recording, programming, and receiving of radio or television signals.

(B) A broadcasting and recording studio use is considered a retail and personal service use.

(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- _____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____A: development plan.

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

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

SEC. 51P- _____.106. MAIN USES PERMITTED.

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

(b) The following additional uses are permitted by right:

- Alcohol beverage establishments
- Broadcasting or recording studio
- Commercial amusement (inside).
- Convenience store.
- Custom business service
- General merchandise or food store 3,500 square feet or less.

- Handcrafted art work studio.
- Instructional arts studio.
- Restaurant without drive-in or drive-through service.
- Theater.

(c) The following use is permitted by specific use permit (SUP) only:

- Mini-warehouse.

SEC. 51P-____.107. ACCESSORY USES.

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

SEC. 51P-____.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the GO(A) General Office District apply.

(b) Front yard.

- (1) Except as provided in this subsection, minimum front yard is 10 feet.

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

(a) The off-street parking requirements in Division [51A-4.200](#) and the off-street parking and loading regulations in Division [51A-4.300](#) apply, except as follows:

(1) Minimum parking requirement for Art gallery, Broadcasting or recording studio, Handcrafted art work studio, Instructional arts studio: One space for each 500 square feet of floor area.

(b) Shared parking. Shared parking is permitted for all nonresidential uses on the lot. The utilization rates in the following table provide the basis for calculation of parking spaces required with shared parking. The adjusted standard off street parking requirement for the development is the largest of the five “time-of-day” column sums.

Shared Parking Table (for calculating adjusted parking requirement)					
Use Category	Morning	Noon	Afternoon	Late Afternoon	Evening
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%

(c) For an office use with 128,962 square feet of floor area, the required parking is 314 parking spaces.

(d) For purposes of calculating parking requirements for this planned development, the entire Property is considered one lot.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

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

SEC. 51P- _____.112. SIGNS.

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

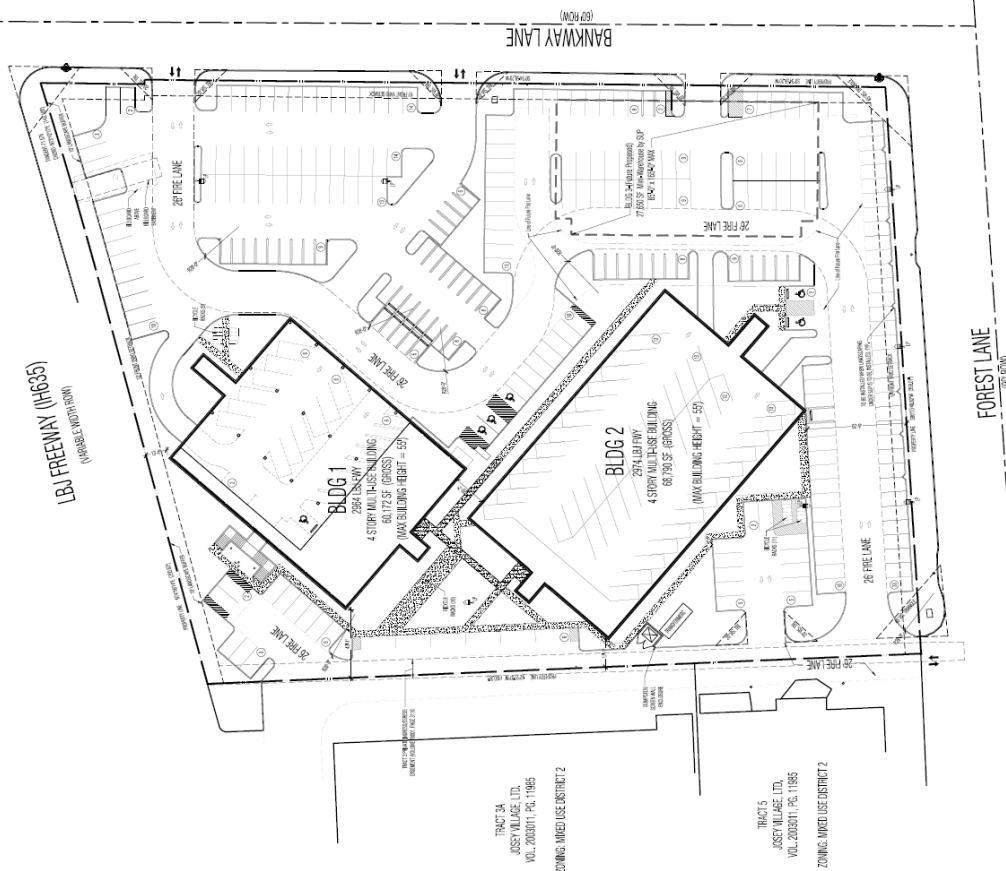
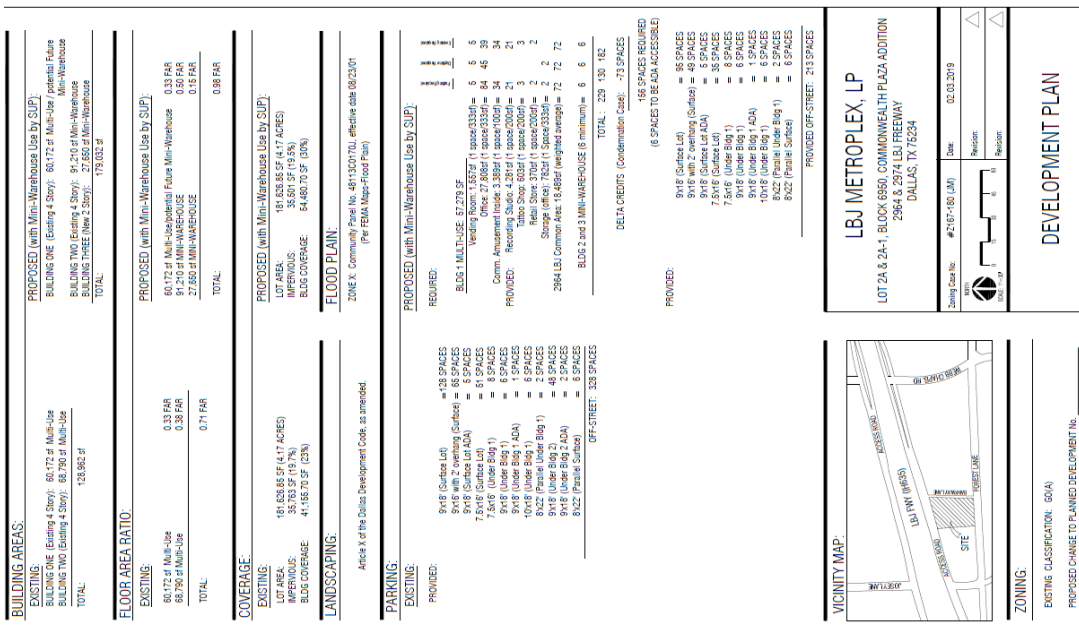
SEC. 51P- _____.113. ADDITIONAL PROVISIONS.

- (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.

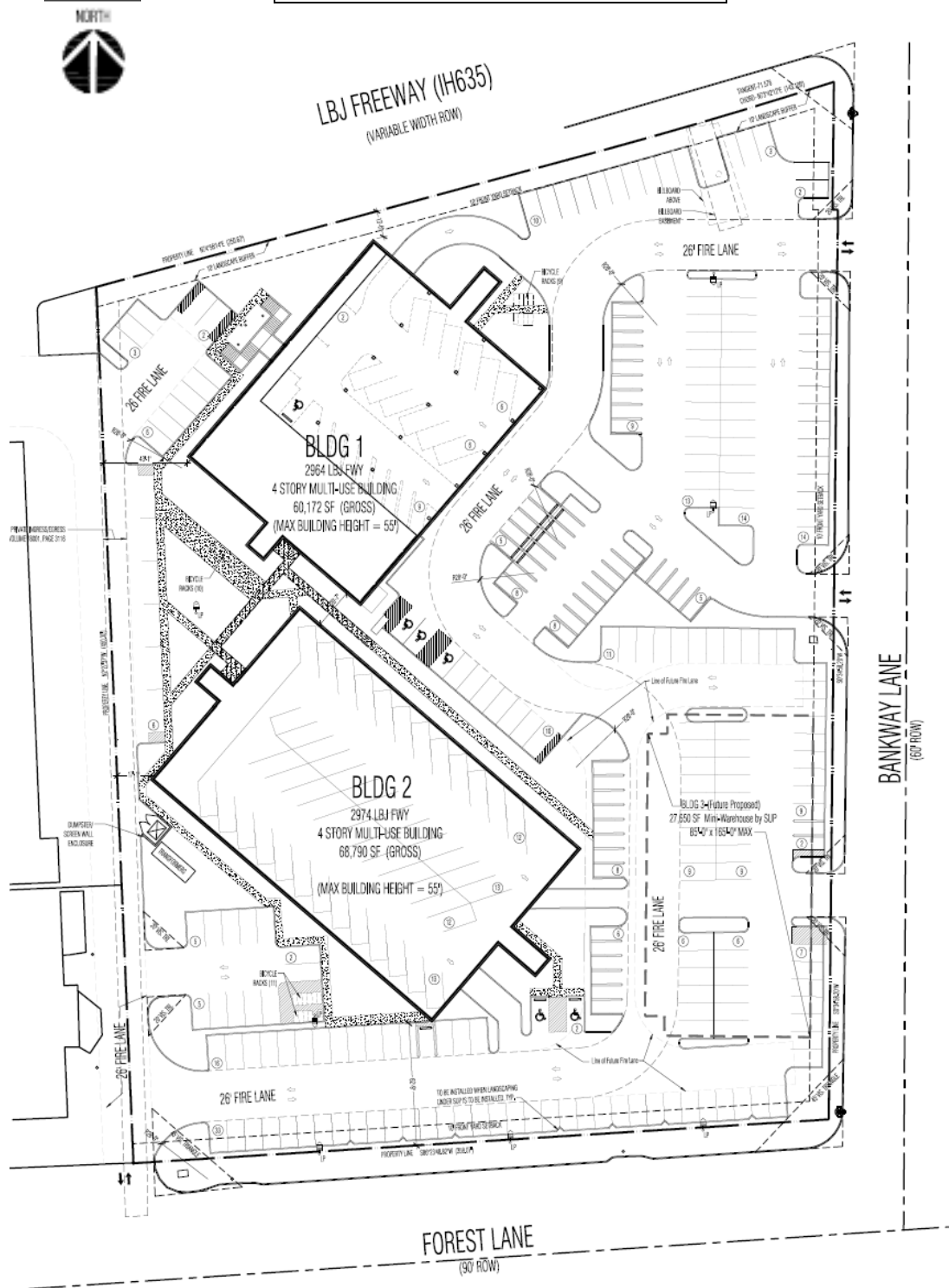
SEC. 51P- _____.114. COMPLIANCE WITH CONDITIONS.

- (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.

Proposed Development Plan



Enlarged Development Plan



Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a mini-warehouse.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevations.

Staff's Recommendation:

3. TIME LIMIT: This specific use permit expires on____, (ten-year period from the passage of this ordinance, but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property 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.)

Applicant's Request:

3. TIME LIMIT: This specific use permit expires on____, (fifteen-year period from the passage of this ordinance, but is eligible for automatic renewal for additional fifteen-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: Except as otherwise provided on the landscape plan attached hereto as Exhibit “_”, landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
 - A. Landscaping shown on the landscape plan must be installed prior to the issuance of a certificate of occupancy for a mini-warehouse use in Building 3 as shown on the Site Plan. Street trees along Bankway Lane that are within ten feet of a building shall be medium or small trees.
 - B. Along Forest Lane and Bankway Lane, sod must be planted within six months of approval of this specific use permit in the area between the back of parking lot

pavement and back of curb of said streets, save and except sidewalks, utility facilities, and other impervious surfaces.

5. ELEVATIONS: Construction of Building 3 as shown on the Site Plan must generally comply with the elevations attached hereto as Exhibit” _ ”.
6. ARCHITECTURAL STANDARDS: Building 3, as identified on the Site Plan, shall conform to the following architectural standards:

A. Building Articulation:

1. The exterior facades of new buildings shall have a minimum of one horizontal articulation no lower than ten feet above finished floor that extends a minimum of seventy-five percent around the perimeter of the building to create a lower “base” and upper “top” around the building.
2. No façade shall extend longer than forty-five continuous feet along the lower base without a depth articulation of at least one foot deep that is a minimum of two feet wide.
3. No façade shall extend longer than seventy-five continuous feet without a minimum depth articulation of three feet deep that is a minimum of ten feet wide. The three-foot depth articulation shall extend vertically the full height of the building.
4. No parapet or roof length shall extend longer than seventy-five continuous feet in the same direction without a minimum height articulation of three feet that is a minimum of ten feet wide.
5. Display windows or glass shall be utilized on facades facing public streets and roadways as shown on the SUP Elevation Plan.
6. Offsets, projections, and reveals are required for material transitions.

B. Exterior Material Requirements

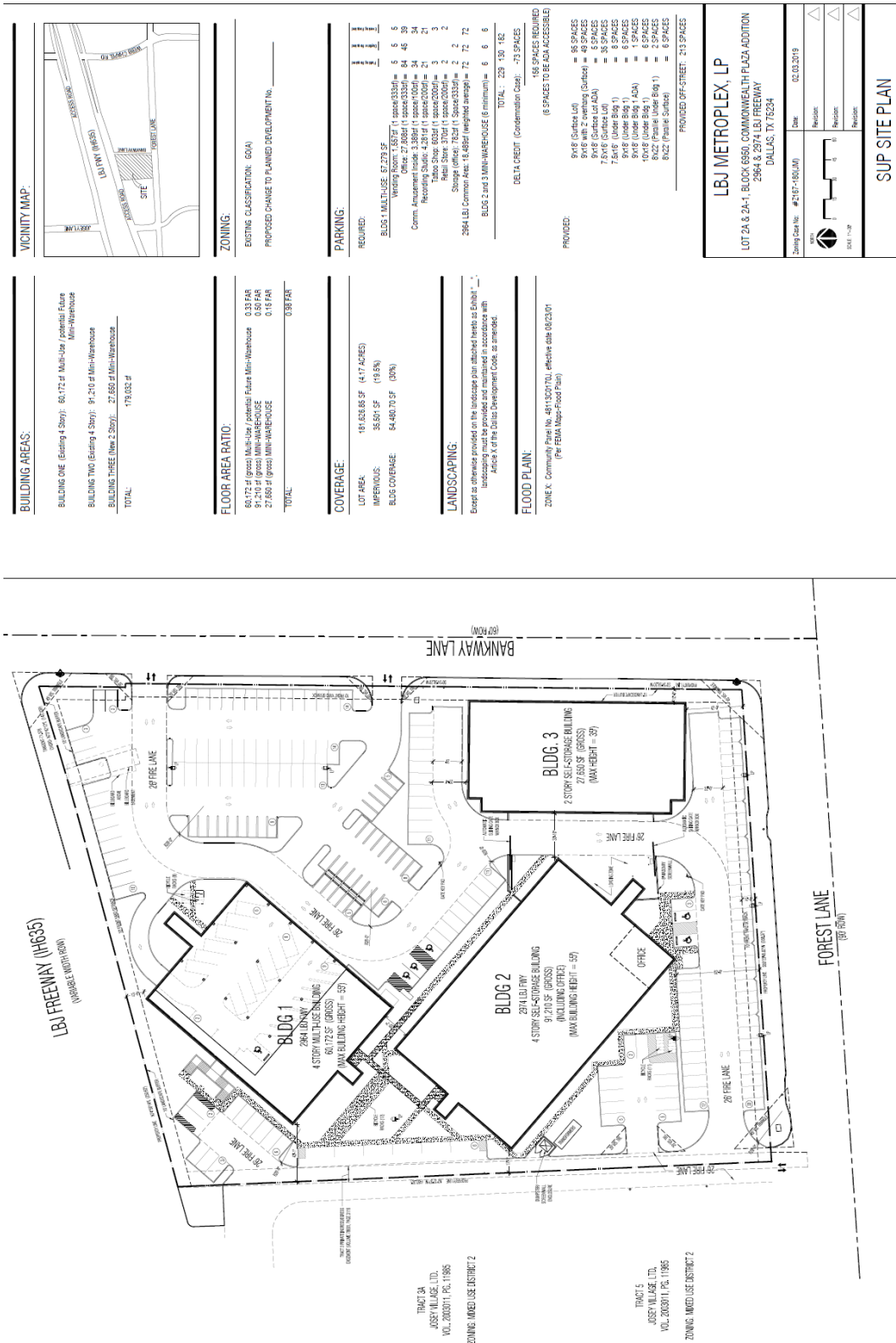
1. The exterior facades of a new building shall be constructed of eighty percent masonry, exclusive of doors and windows.
2. Masonry shall be defined as stone, pre-cast concrete, poured-in place concrete, hardie cementitious siding, split-faced concrete masonry unit, three-coat cement plaster system, or brick.
3. No single material shall cover more than sixty percent of each façade.
4. The use of architectural metal panels shall be limited to twenty percent of the total exterior façade.

7. SCREENING WALL REQUIREMENTS:

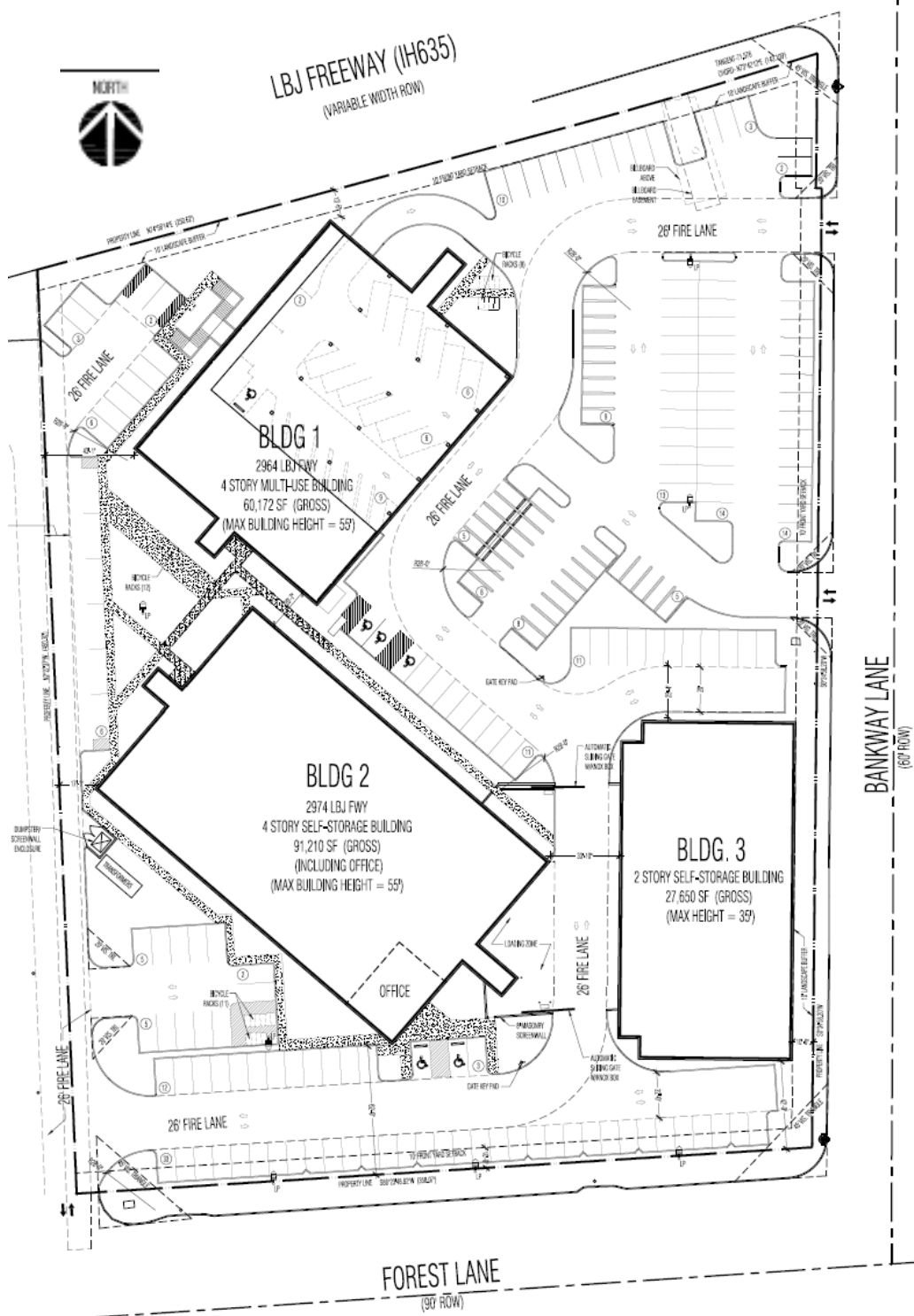
- A. Masonry screen walls to a height of eight feet are required to block dumpsters, loading zones, and false overhead display doors from the view of public streets as shown on the SUP Site Plan.

- B. All screen walls shall be constructed of stone, pre-cast concrete, poured-in place concrete with a similar appearance to stone, hardie cementitious siding, split-faced concrete masonry unit, 3 coat cement plaster system, or brick.
 - 1. All walls shall be constructed with the same materials and masonry percentages as the new buildings.
 - 2. The decorative, patterned, or split-faced side of the wall must face out toward the public streets.
 - 3. Gates may be constructed of tubular steel.
 - 4. Tubular steel or painted steel may be used for operable gates, but are required to be infilled with metal panels of the same color.
 - C. No wall shall extend longer than eight continuous feet without a depth articulation of eight inches that is a minimum of sixteen inches wide.
- 8. INGRESS/EGRESS: Ingress and egress must be provided as shown on the attached site plan. No other ingress or egress is permitted.
 - 9. PARKING: Off-street parking must be located as shown on the attached site plan and provided in accordance with PD No. XXX.
 - 10. FLOOR AREA: Total maximum floor area for the mini-warehouse buildings is 179,032 square feet inclusive of 400 square feet of office space for the storage buildings.
 - 11. HOURS OF OPERATION: The mini-warehouse office may only operate between 9:00 a.m. and 6:00 p.m., Monday through Friday; and between 8:00 a.m. and 6:00 p.m. on Saturday.
 - 12. OUTSIDE STORAGE: Outside storage of vehicles, parking for vehicles for rent, boats, and /or equipment is prohibited.
 - 13. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
 - 14. 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.

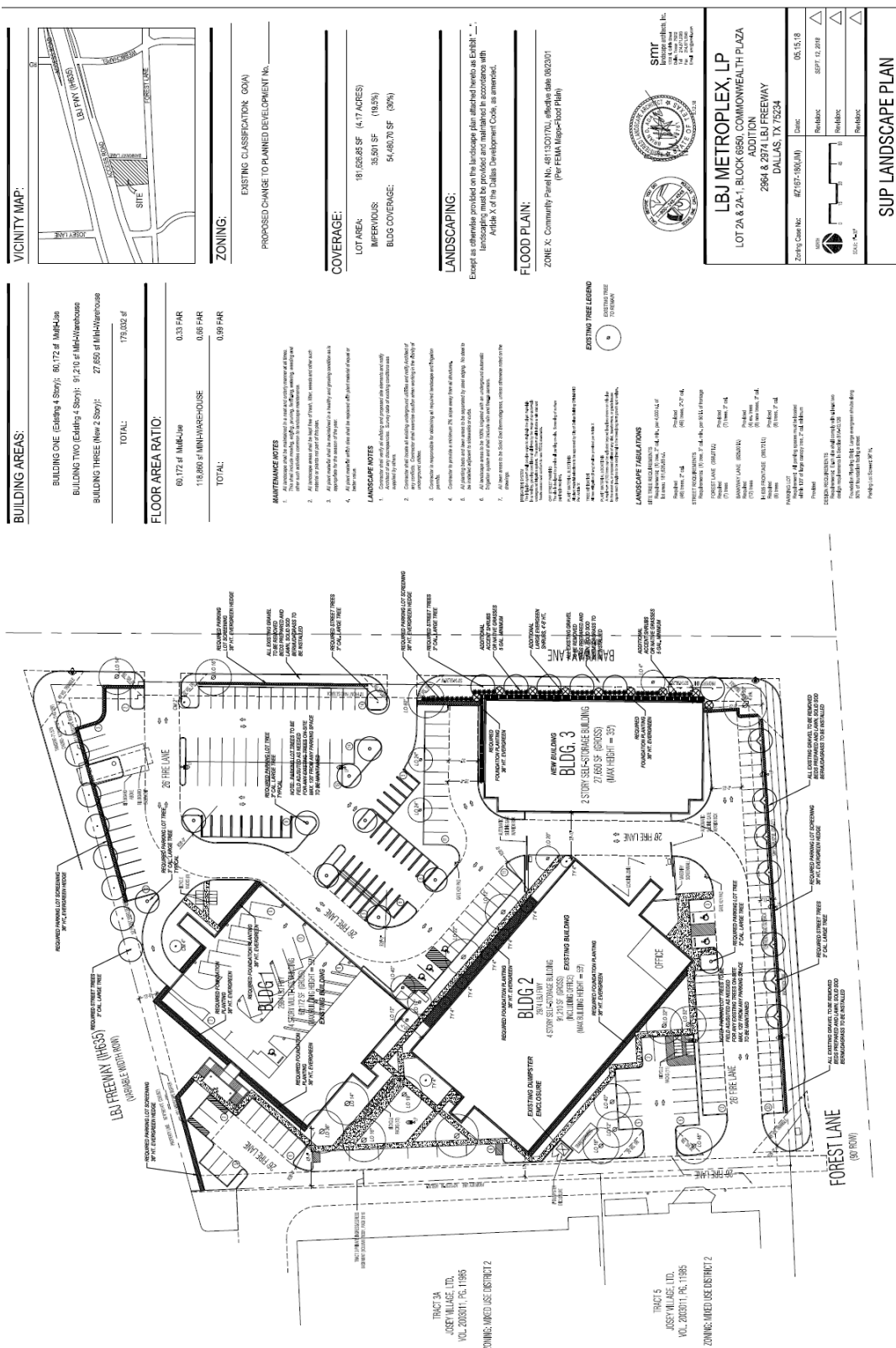
Proposed SUP Site Plan



Enlarged SUP Site Plan



Proposed SUP Landscape Plan

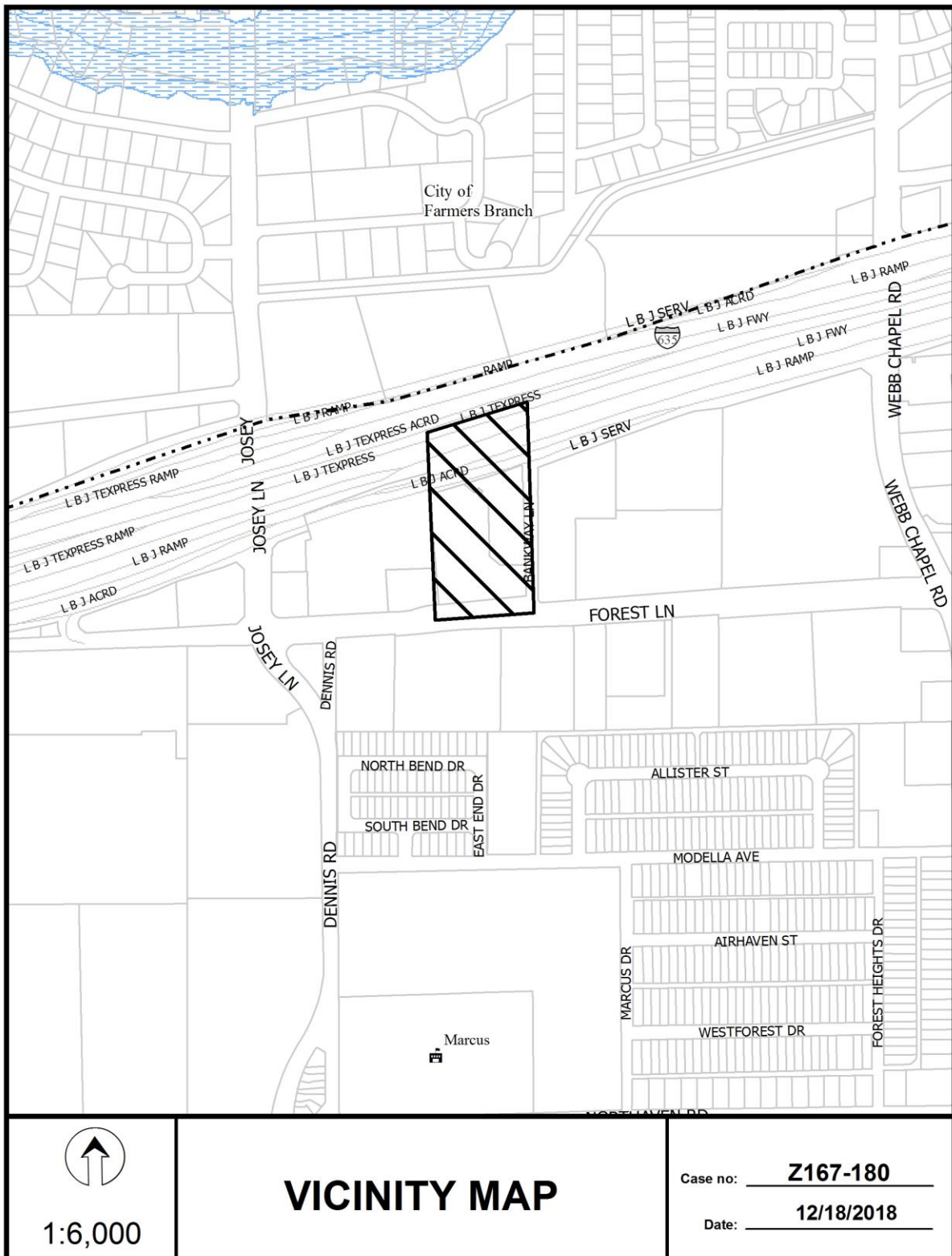


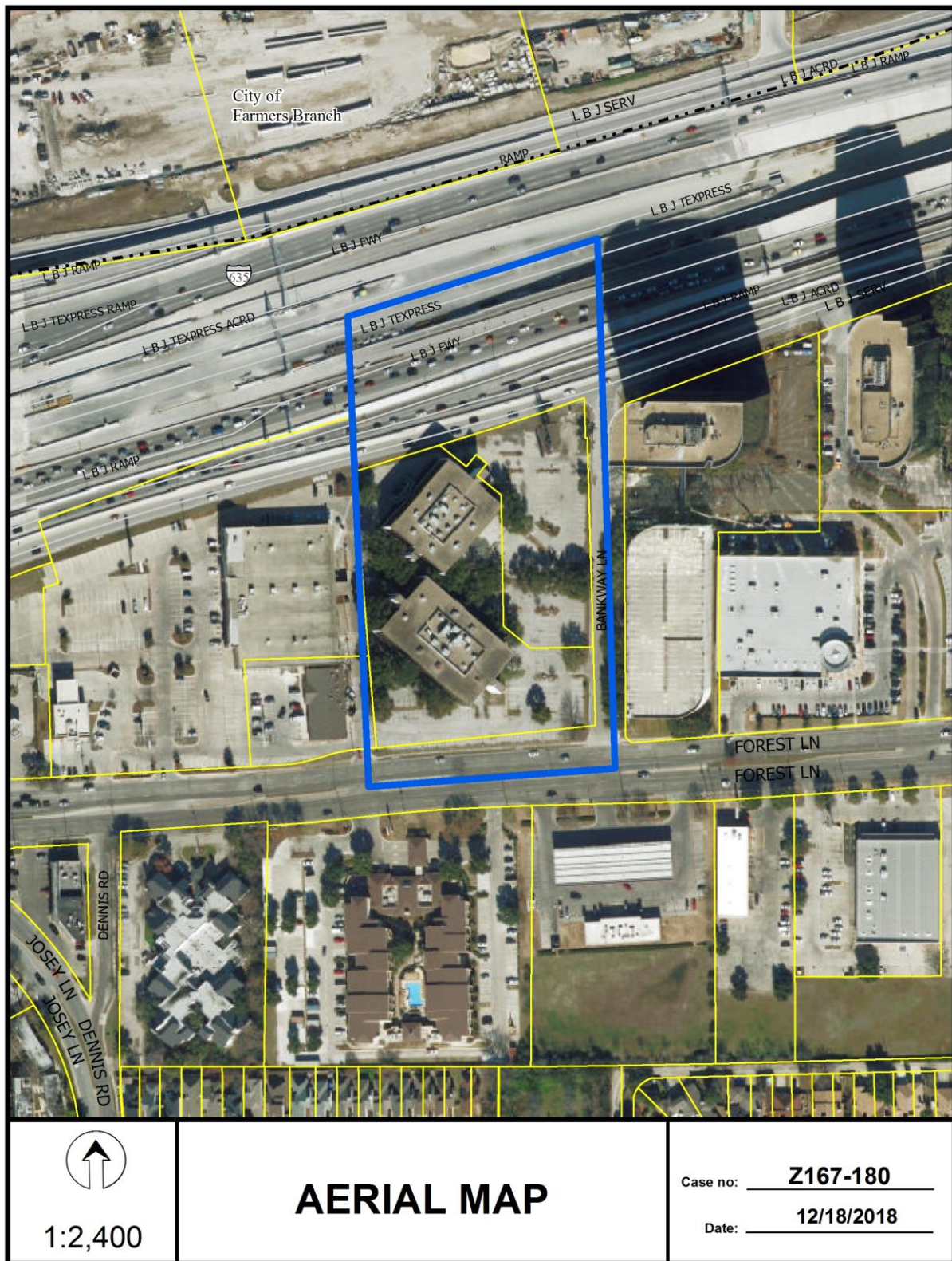


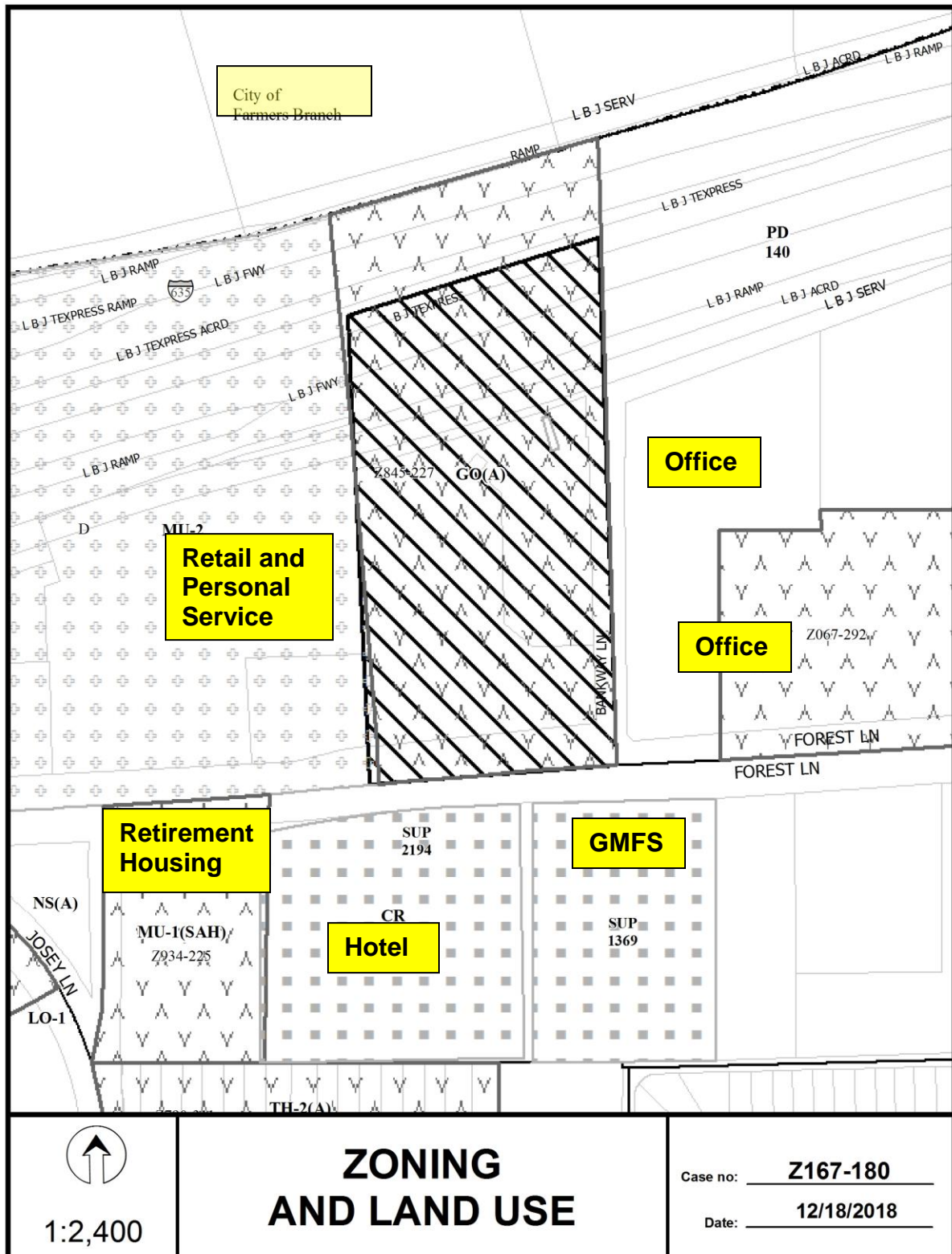


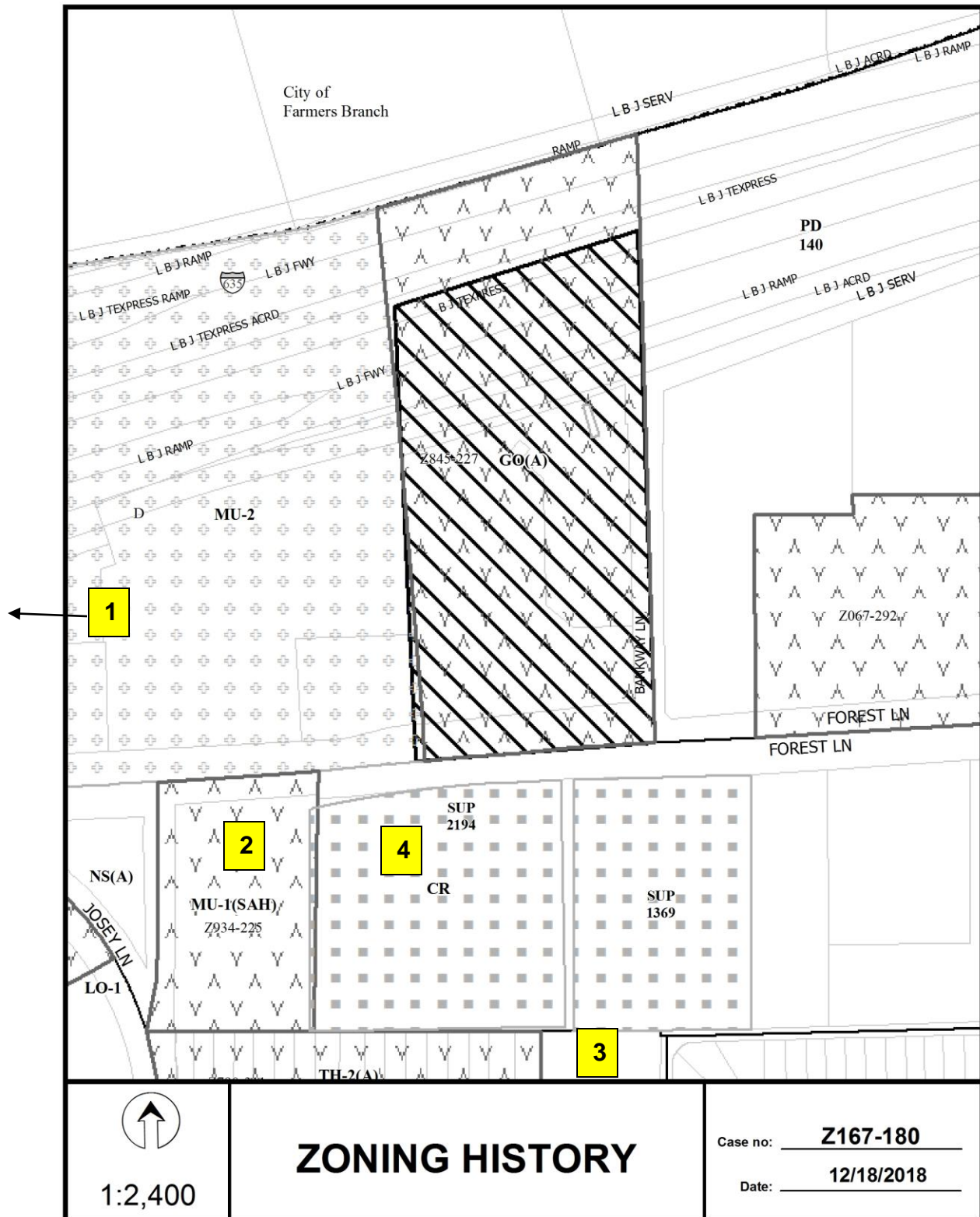
Case No.	Date	Revision
#2167-180(JM)	12.18.2018	Revision
		Revision
		Revision

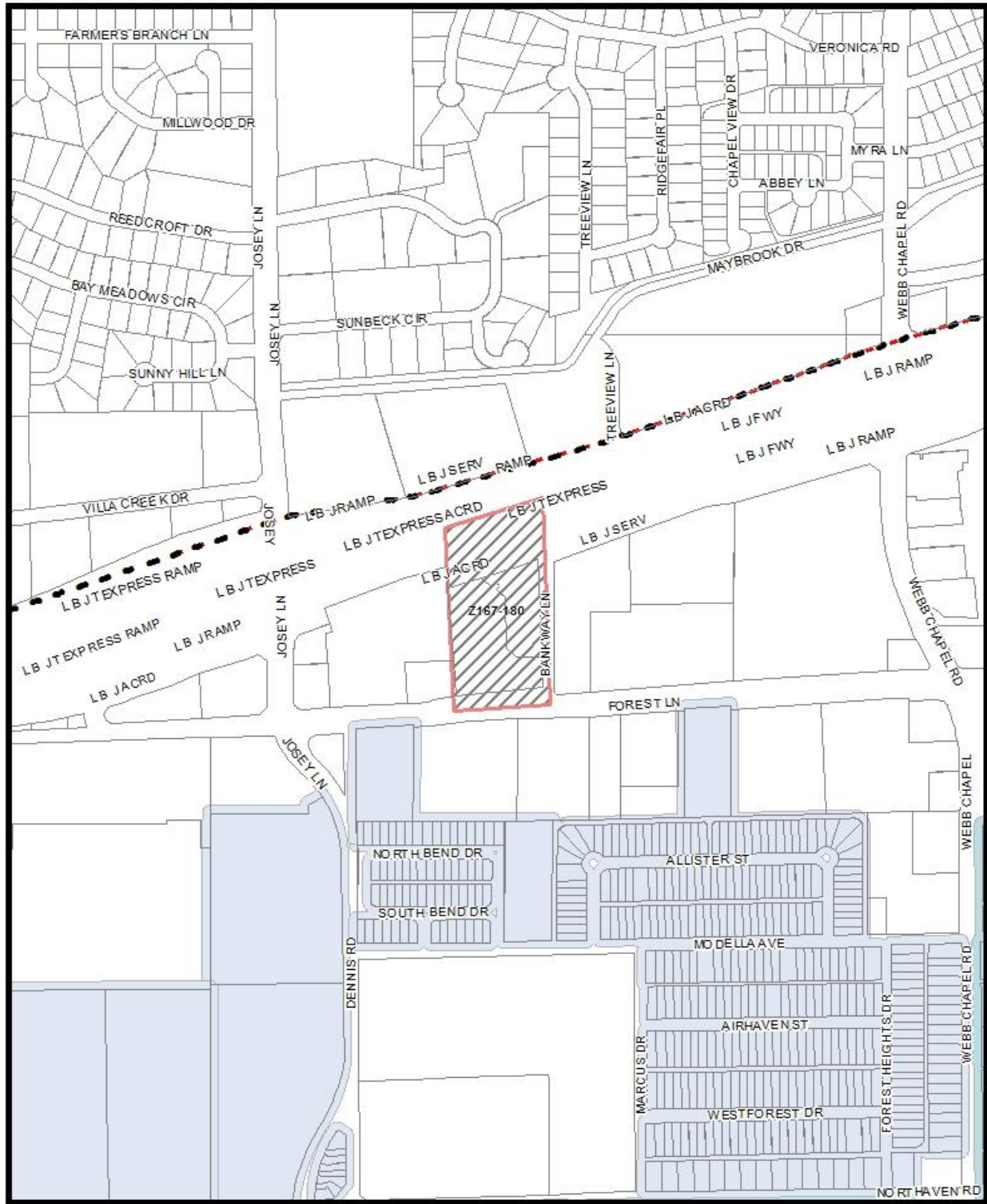
SUP ELEVATION PLAN









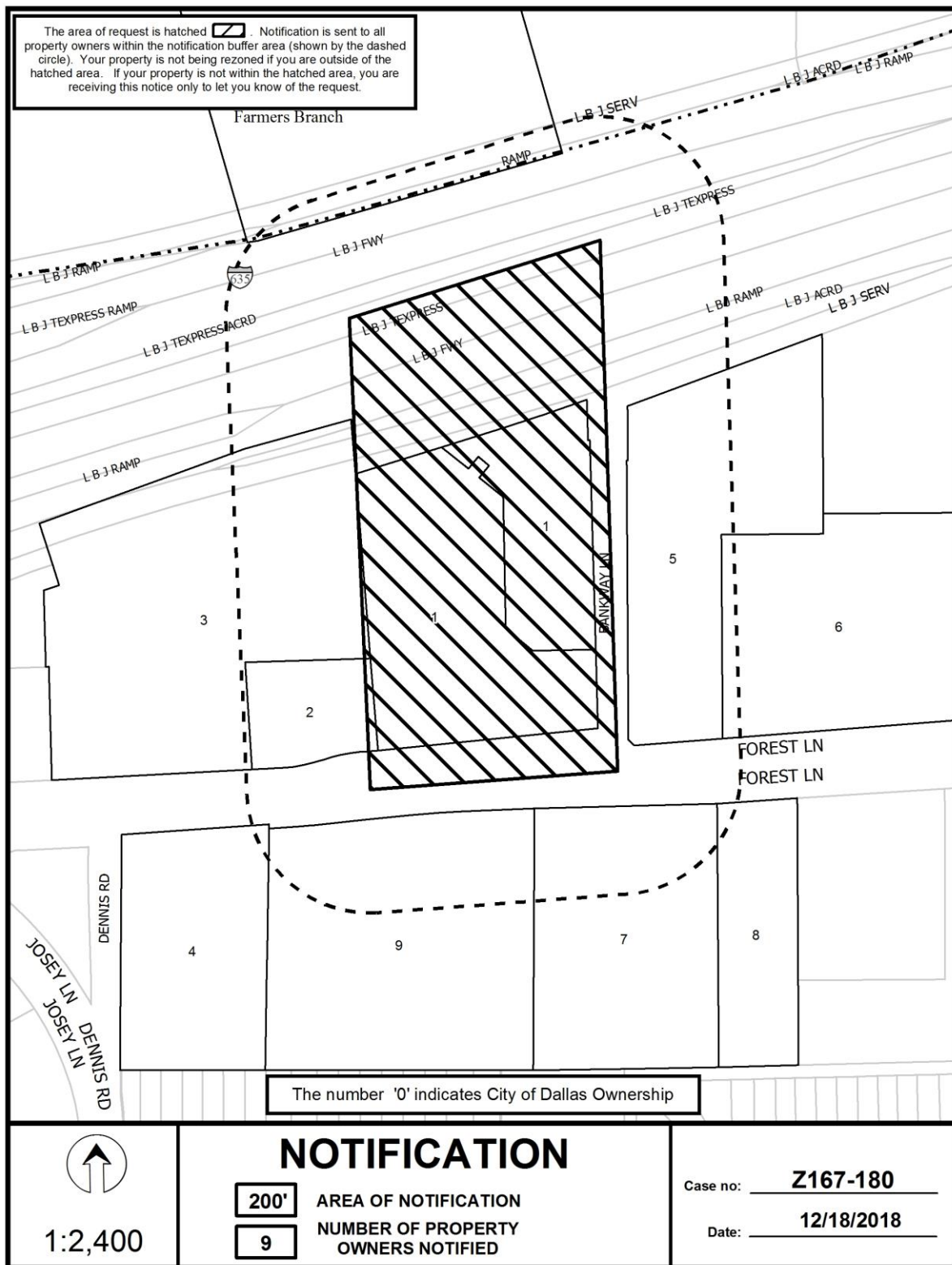


MVACluster A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 12/18/2018



12/18/2018

Notification List of Property Owners

Z167-180

9 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2964 LBJ FWY	LBJ METROPLEX LP
2	2919 FOREST LN	JOSEY VILLAGE LTD
3	2909 FOREST LN	JOSEY VILLAGE LTD
4	2920 FOREST LN	ST JUDE INC
5	3010 LBJ FWY	GRAYSTONE GREEN LP
6	3029 FOREST LN	COLE LA DALLAS TX LLC
7	2968 FOREST LN	QUIKTRIP CORPORATION
8	2976 FOREST LN	HALLE PROPERTIES LLC
9	2930 FOREST LN	COVENTRY HOSPITALITY LLC

FILE NUMBER: Z189-151(JM)

DATE FILED: December 12, 2018

LOCATION: South corner of Fairmount Street and Carlisle Street

COUNCIL DISTRICT: 14

MAPSCO: 45 B

SIZE OF REQUEST: ± 0.77 acres

CENSUS TRACT: 18.00

APPLICANT/OWNER: AM Uptown Hotel LLC

REPRESENTATIVE: Karl A. Crawley, MASTERPLAN

REQUEST: An application for an amendment to Planned Development Subdistrict No. 131 within Planned Development District No. 193, the Oak Lawn Special Purpose District.

SUMMARY: The property is currently being developed with a 13-story hotel building with underground parking. The purpose of this request is to allow for canopies to encroach into the 10-foot minimum required front yard setback along Fairmont Street and Carlisle Street.

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

PLANNED DEVELOPMENT No. 193:

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

PLANNED DEVELOPMENT No. 193 Exhibits:

<http://www.dallascityattorney.com/51P/exhibits.html#a193>

PLANNED DEVELOPMENT SUBDISTRICT No. 131:

[http://www.dallascityattorney.com/51P/Articles%20%20Supp%2048/Div%20S-131%20\[Part%20II%20PD%20193\].pdf](http://www.dallascityattorney.com/51P/Articles%20%20Supp%2048/Div%20S-131%20[Part%20II%20PD%20193].pdf)

PLANNED DEVELOPMENT SUBDISTRICT No. 131 Exhibits:

<http://www.dallascityattorney.com/51P/exhibits.html#s119>

BACKGROUND INFORMATION:

- On May 10, 2017, the City Council approved an application for a Planned Development Subdistrict No. 131 for GR General Retail Subdistrict uses and hotel use by right on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the subject site.
- The PDS was created to allow for the construction of a 13-story hotel to replace a 13-story condominium. The PDS amended the following items: allowed a hotel by right; increased the floor area ratio from 2:1 to 5.85:1; limited the floor area ratio for office uses to 0.5:1; increased the height to 175 feet with a maximum of 13 floors; provided for underground parking; and, open space along Fairmount Street and Carlisle Street.
- On October 18, 2018, the City Plan Commission approved a waiver of the two-year limitation for zoning action on a property. The basis of the waiver was to expand the boundaries of the PDS. No expansion is requested at this time.
- While in development of the 13-story hotel building with underground parking, it was determined that the canopies and covered walkways would not be allowed within the required setback areas. The current request is to allow proposed canopies and covered walkways to encroach into the 10-foot required front yards up to eight feet along Fairmount Street and two feet along Carlisle Street. The location of the awnings is depicted on the revised development plan.

Zoning History: There have been five zoning requests in the area within the last five years.

1. **Z189-145:** An application for a Planned Development Subdistrict for LC Light Commercial uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the northwest corner of Cedar Springs Road and Maple Avenue. *This case is pending CPC.*
2. **Z178-176:** On April 25, 2018, the City Council approved the creation of the Central Business District CBD/Downtown Demolition Delay Overlay, 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.
3. **Z167-134:** On May 10, 2017, the City Council approved Planned Development Subdistrict No. 131 for GR General Retail Subdistrict uses and a hotel use by right on property zoned a GR General Retail Subdistrict within Planned

Development District No. 193, the Oak Lawn Special Purpose District, located on the south corner of Fairmount Street and Carlisle Street. *This is the subject site.*

4. **Z145-241:** A request for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the east corner of Fairmount Street and Carlisle Street. *The case was terminated due to inactivity.*
5. **Z145-190:** A request for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the southwest line of Fairmount Street at Cedar Springs Road. *The case was withdrawn.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Fairmount Street	Local	50 feet
Carlisle Street	Local	50 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has determined that the proposed use will not significantly impact the surrounding roadway system in the area.

Land Use:

	Zoning w/in PD No. 193	Land Use
Site	PDS No. 131	Hotel (under construction)
North	GR and PDS No. 93	Multifamily, personal service, and office
East	GR	Office
South	GR and LC	Restaurant w/o DT
West	GR	Restaurant w/o DT

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 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.

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.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.2 Define urban character in Downtown and urban cores.

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

Area Plans:

Planned Development District No. 193, 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 to allow encroachments in support of the proposed hotel complies with items 1, 2, 3, 4, and 7. The proposed hotel and office uses promote pedestrian amenities along the street frontage by providing open space and a patio area that will encourage people to walk to nearby restaurants and businesses encouraging a more urban environment. The applicant is encouraging walkability by providing uses compatible with the surrounding areas and discouraging driving to nearby businesses. Moreover, the applicant is providing all the required parking underground which means no queuing will take place on the street.

The project does not support item 5, with no residential component to the development. Additionally, the proposed changes to the required setbacks will amend the narrative of the underlying zoning, thereby being contradictory to item 6.

Land Use Compatibility:

The request site is surrounded by the following land uses: multifamily, office and personal service to the north; office to the east; restaurant without drive-in or drive through service to the south; and office to the west.

The site is currently being developed with a 13-story hotel with underground parking. During construction, it was discovered that proposed canopies and covered walkways would encroach into the 10-foot minimum front yard setback required along both Fairmount Street and Carlisle Street. The current request is to allow encroachments for the awnings of up to eight feet on Fairmount Street and up to two feet on Carlisle Street in the locations shown on the revised development plan provided with this request.

Since the PDS was created on May 17, 2017, no further zoning action was allowed on the property for two years. A waiver of the two-year limitation was approved by CPC on October 18, 2018 to allow for the expansion of the boundaries of the PDS. No expansion is requested at this time. The applicant wanted to remedy the setback encroachments through the Board of Adjustments (BDA) while awaiting the final design of the expansion area, but the BDA was not an option allowed by the PDS. The applicant has elected to proceed with the current amendment request without

expanding the PDS area. At this time, there are no plans to expand the PDS in the immediate future.

Finally, this request is being recommended for approval subject to staff's recommended conditions due to the following requested provision:

The Owner of the Property shall work amicably with neighbors to address and mitigate any concerns or complaints related to the operations of the property. This requirement shall include, without limitation, issues related to noise.

Staff cannot support the inclusion of this provision because of the unclear and unenforceable nature of the request. The City cannot enforce amicability between neighbors.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site and surrounding properties to the north and east are categorized within a Category "E" MVA Cluster. Further to the north along Turtle Creek Boulevard exists Category "B" properties. Category "C" properties persist to the west.

Parking:

The applicant is not requesting any changes for parking requirements, which must comply with PD No. 193. The parking requirements, including any proposed valet operations, will be met in an underground garage including.

Landscaping:

Landscaping must comply with Article I of PD No. 193, the Oak Lawn Special Purpose District.

List of Officers

OWNER:

AM UPTOWN HOTEL, LLC

Alamo Manhattan Properties, LLC, sole manager

G.H. Stool, Member

Matt Segrest, Member

D. Todd Petty, Member

Z189-151

PDS No. 131 Amending Conditions

Division S-131. PD Subdistrict 131.

SEC. S-131.101. LEGISLATIVE HISTORY.

PD Subdistrict 131 was established by Ordinance No. 30455, passed by the Dallas City Council on May 10, 2017. (Ord. 30455)

SEC. S-131.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict 131 is established on property located at the south corner of Carlisle Street and Fairmount Street. The size of PD Subdistrict 131 is approximately 32,568 square feet. (Ord. 30455)

SEC. S-131.103. 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 nonresidential zoning district. (Ord. 30455)

SEC. S-131.104. EXHIBIT.

The following exhibit is incorporated into this division: Exhibit S-131A: development plan. (Ord. 30455)

SEC. S-131.105. DEVELOPMENT PLAN.

- (a) For a hotel and motel, development and use of the Property must comply with the development plan (Exhibit S-131A). 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 uses, no development plan is required, and the provisions of Section 51-4.702 regarding submission of or amendments to a development plan, site analysis plan, development schedule, and landscape plan do not apply. (Ord. 30455)

SEC. S-131.106. 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 GR General Retail Subdistrict, subject to the same conditions applicable in the GR General Retail Subdistrict, as set out in Part I of this article. For example, a use permitted in the GR General Retail 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 GR General Retail Subdistrict is subject to DIR in this subdistrict; etc.

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

- Hotel and motel. (Ord. 30455)

SEC. S-131.107. ACCESSORY USES.

(a) In general. Except as provided in this section, 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.

(b) Hotel and motel accessory uses.

(1) Accessory uses and amenities commonly associated with a hotel and motel use are allowed in conjunction with a hotel or motel use including but not limited too:

- Bar, lounge, or tavern.
- Coffee shop or cafe.
- Conference room.
- Event space.
- Fitness facility.
- Gift shop.
- Meeting space.
- Swimming pool.

(2) There is no maximum floor area for accessory uses based on the size of the hotel. (Ord. 30455)

SEC. S-131.108.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 GR General Retail Subdistrict apply.

(b) Hotel and motel.

(1) Floor area ratio. Maximum floor area ratio is 5.85:1. A structure containing a hotel and motel use with a floor area ratio greater than 2.5:1 may include office with a maximum floor area ratio of 0.5:1.

(2) Height. Maximum structure height is 175 feet. (Ord. 30455)

(3) Covered walkway in front yard setback. Covered walkways may extend into the required front yard setback a maximum of eight feet on Fairmount Street and a maximum of two feet on Carlisle Street. Any Covered walkway in the required front yard setback must be shown on the attached development plan.

SEC. S-131.109. OFF-STREET PARKING AND LOADING.

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

(b) Hotel and motel. Required off-street parking must be located in an underground parking structure. If valet is used for required off-street parking, the valet stand must be located within the underground parking structure.

(c) Charge for parking.

(1) Except as provided in this subsection, required off-street parking must be available as free parking or contract parking on other than an hourly or daily fee basis.

(2) This subsection does not apply to a hotel or motel use and any associated accessory uses. (Ord. 30455)

SEC. S-131.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 30455)

SEC. S-131.111. LANDSCAPING.

Landscaping and screening must be provided in accordance with Part I of this article. (Ord. 30455)

SEC. S-131.112. SIGNS.

Signs must comply with the provisions for business zoning districts in Article VII. (Ord. 30455)

SEC. S-131.113. 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. (Ord. 30455)

Staff's Recommendation:

- | |
|---|
| (d) Do not insert this unenforceable condition. |
|---|

Applicant's Request:

- | |
|---|
| (d) The Owner of the Property shall work amicably with neighbors to address and mitigate any concerns or complaints related to the operations of the property. This requirement shall include, without limitation, issues related to noise. |
|---|

SEC. S-131.114. 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.

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. (Ord. 30455)

Existing Development Plan

Exhibit S-131A

SITE INFORMATION

ZONING DISTRICT: PD 193
LOT AREA: 32,568 SF - 0.747 ACRES

SETBACKS PER PD 193:
MIN. FRONT YARD.

BELOW 36'
FAIRMOUNT STREET: 10'

CARLISLE STREET: 10'
ABOVE 36'
FAIRMOUNT STREET: 25'

CARLISLE STREET: 25'
MIN. SIDE YARD: 0'

MAX BUILDING HEIGHT: 175' (13 FLOORS)
MAX FLOOR AREA RATIO: 5.95:1 (195,000 S.F.)

MAX LOT COVERAGE PER PD 193: 8
PARKING & LOADING REG PD 193:

(1) LARGE LOADING & (1) MEDIUM

NOTES:

- VISIBILITY TRIANGLES WILL COMPLY
- DUMPSTER WILL BE LOCATED INSIDE

- PARKING NOT REQUIRED FOR ACCESS
- REQUIRED OFF-STREET PARKING 5 SPACES

PARKING STRUCTURE

INTERNATIONAL CONFERENCE

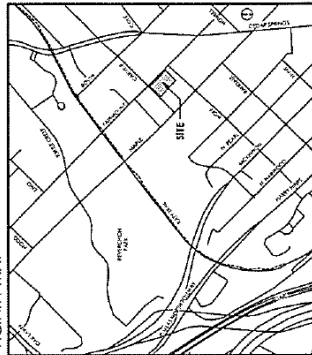
VICINITY MAP

1

REV. P. MONTAGNA

100

VICINITY MAP



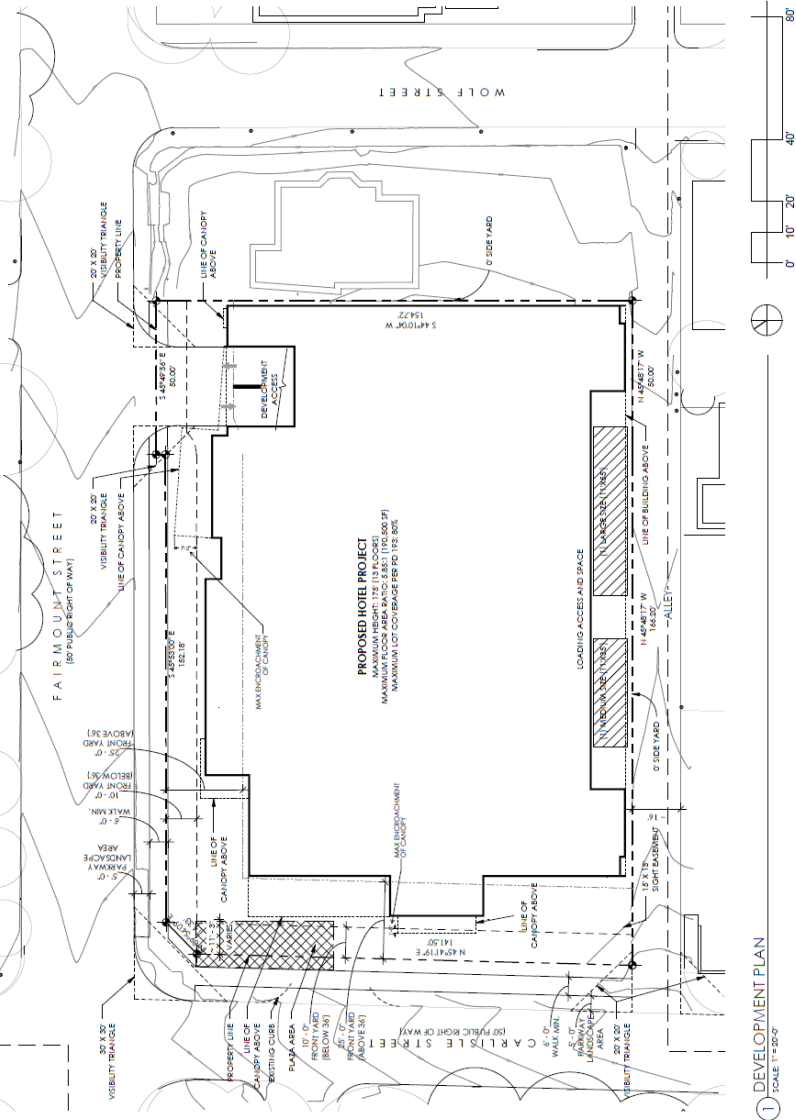
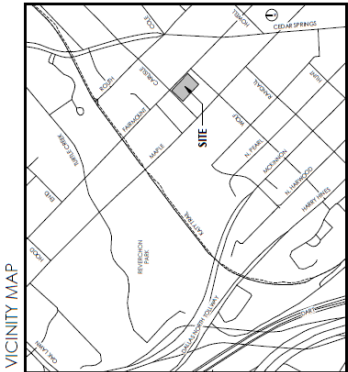
DEVELOPMENT PLAN

[illegible]Planned Development
District No. 193

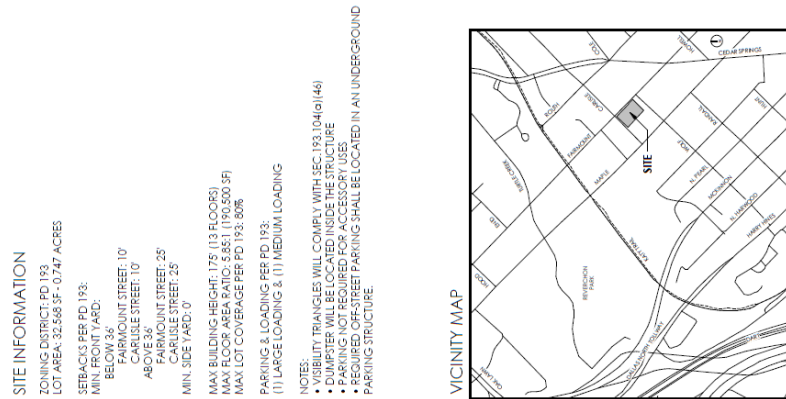
Approved
City Plan Commissio
April 6, 2017

Proposed Development Plan

SITE INFORMATION
ZONING DISTRICT: PD 193
LOT AREA: 32,568 SF - 0.747 ACRES
SETBACKS PER PD 193:
MIN. FRONT YARD:
BELOW 35' : 10'
CARLISLE STREET, 10'
ABOVE 35' : 10'
FAIRMOUNT STREET, 25'
CARLISLE STREET, 25'
MIN. SIDE YARD: 0'
MAX BUILDING HEIGHT: 175' (13 FLOORS)
MAX FLOOR AREA RATIO: 5.6:1 (190,500 SF)
MAX LOT COVERAGE PER PD 193: 90%
PARKING & LOADING PER PD 193:
(1) LARGE LOADING & (1) MEDIUM LOADING
NOTES:
• VISIBILITY TRIANGLES WILL COMPLY WITH SEC 193.10.4(g)(46)
• DRIVEWAYS WILL BE LOCATED INSIDE THE STRUCTURE
• PARKING NOT REQUIRED FOR ACCESSORY USES
• REQUIRED OFF-STREET PARKING SHALL BE LOCATED IN AN UNDERGROUND PARKING STRUCTURE

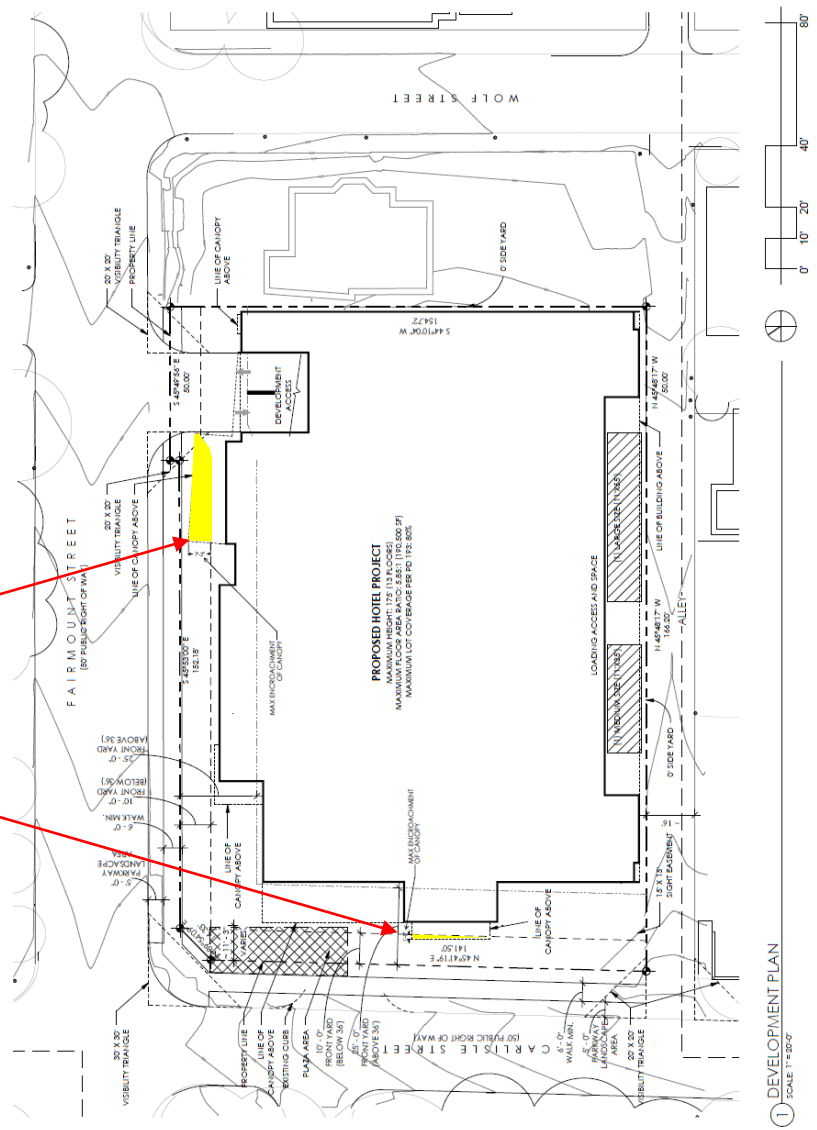


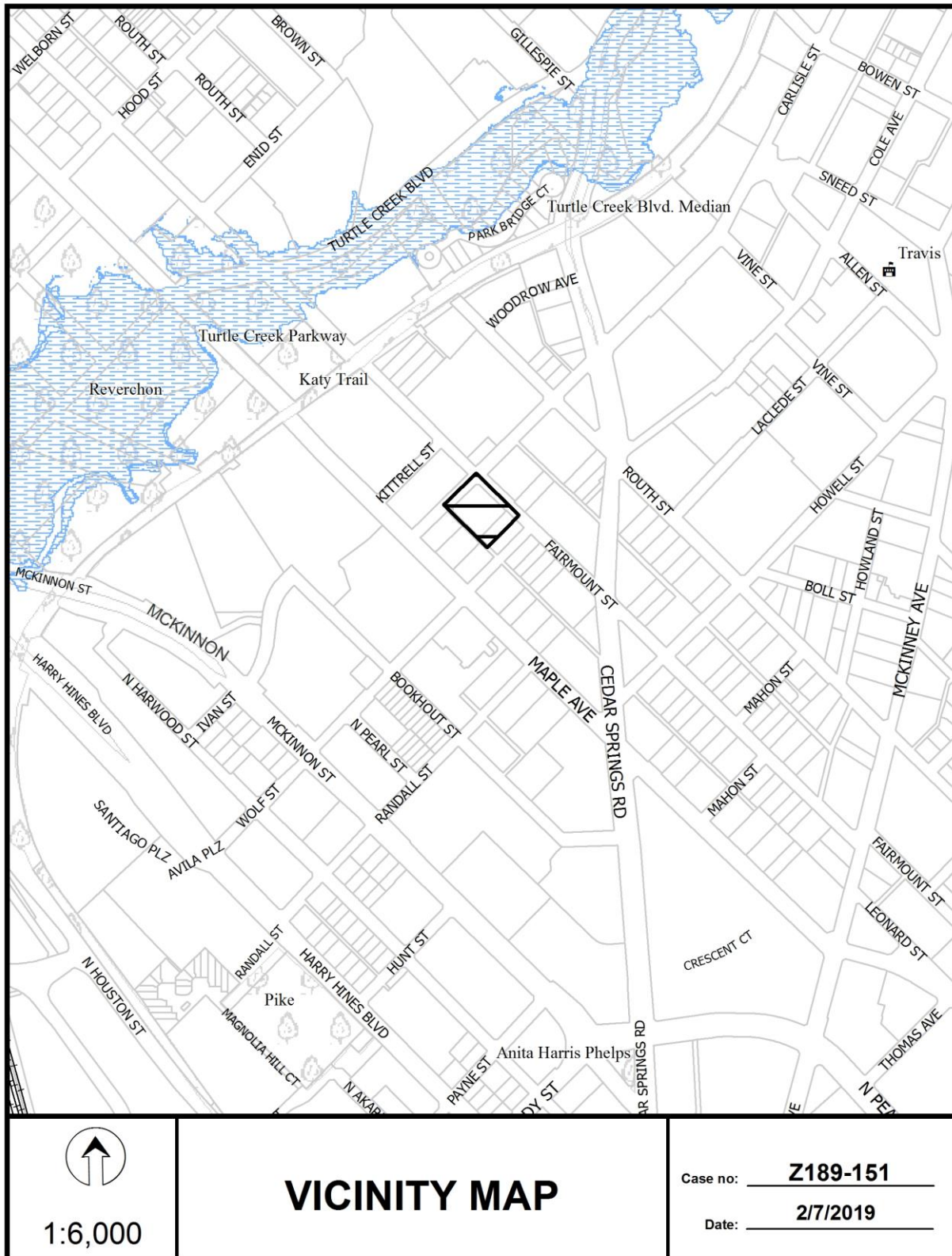
Proposed Development Plan (with labels)

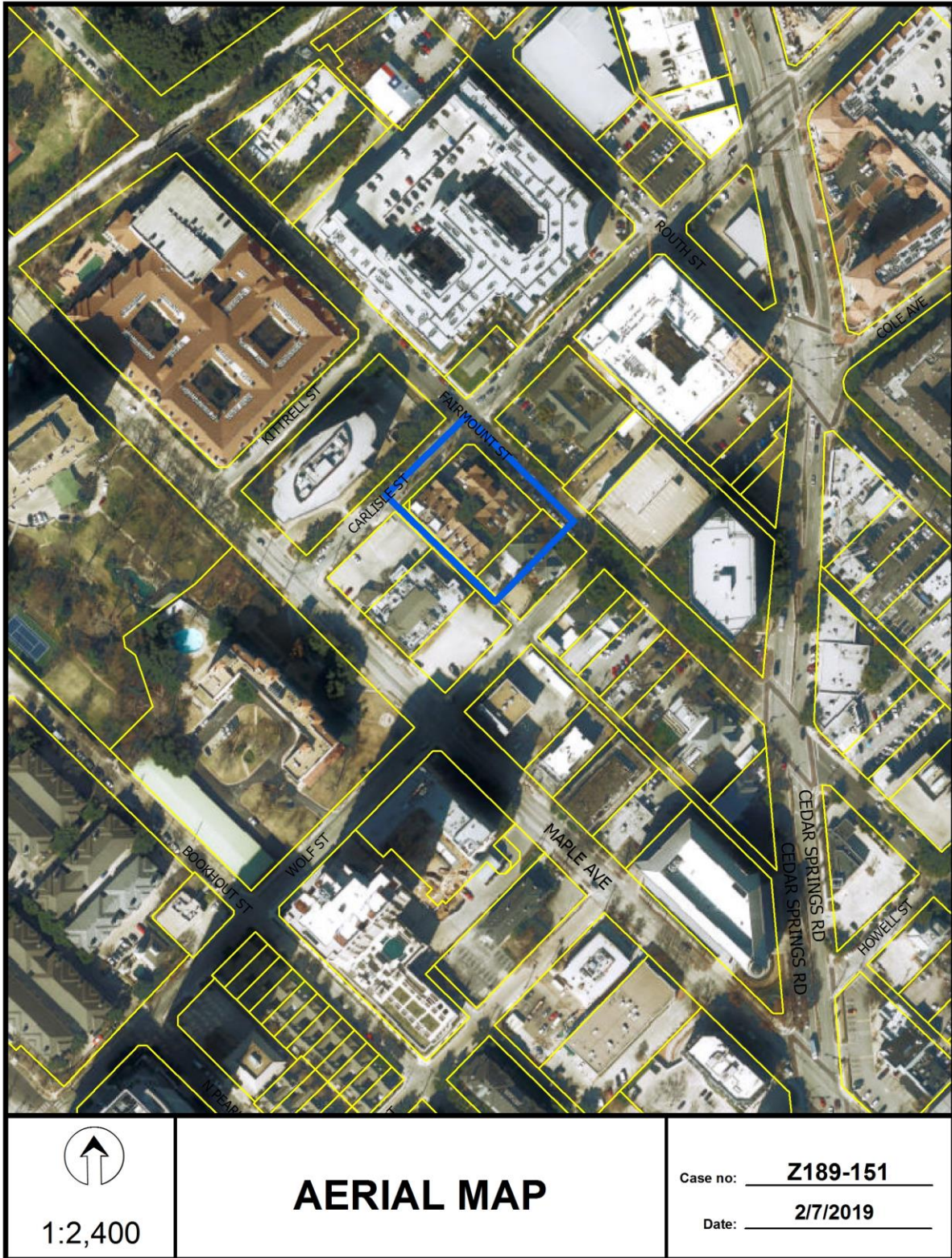


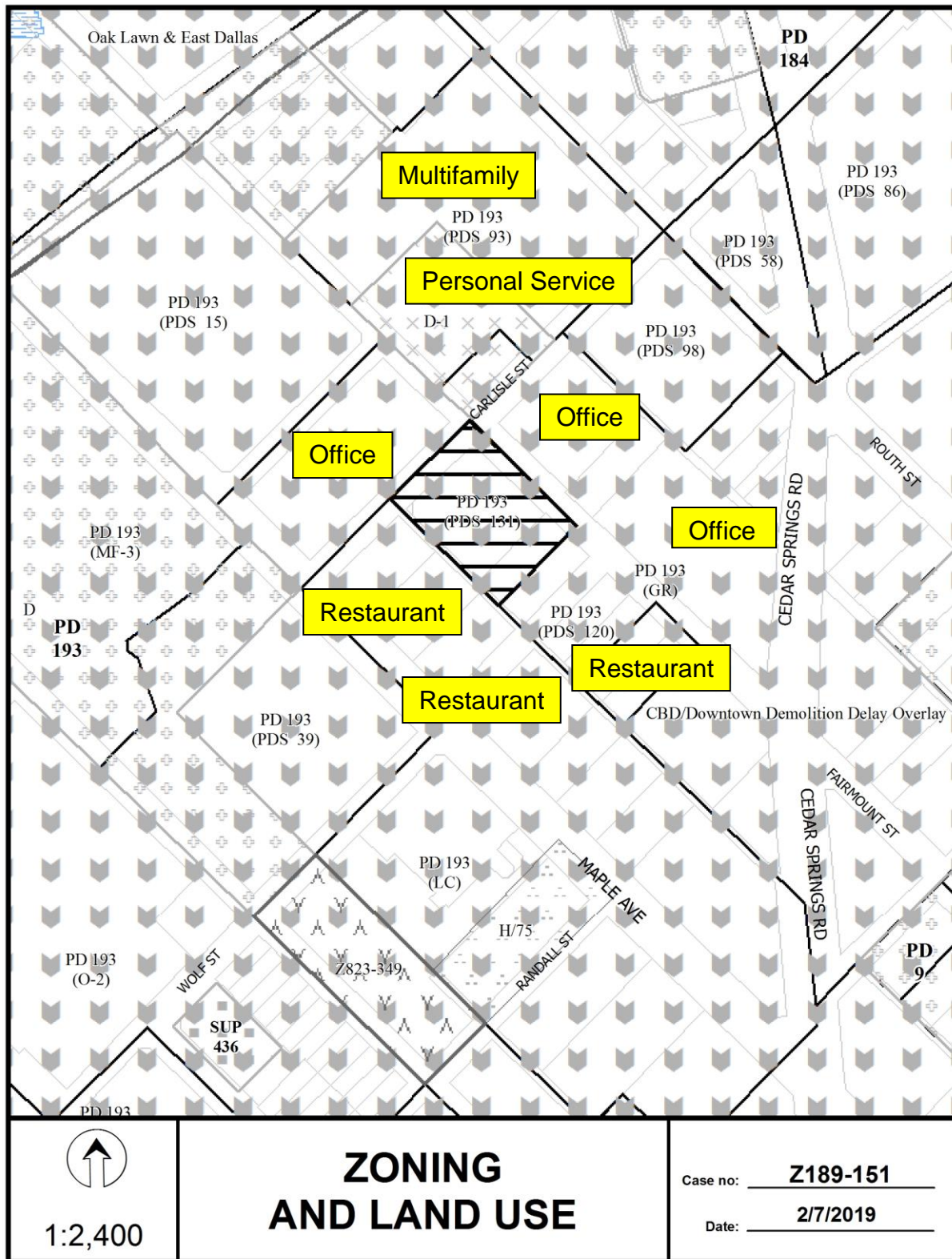
7' 2" into 10' setback on Fairmount Street.

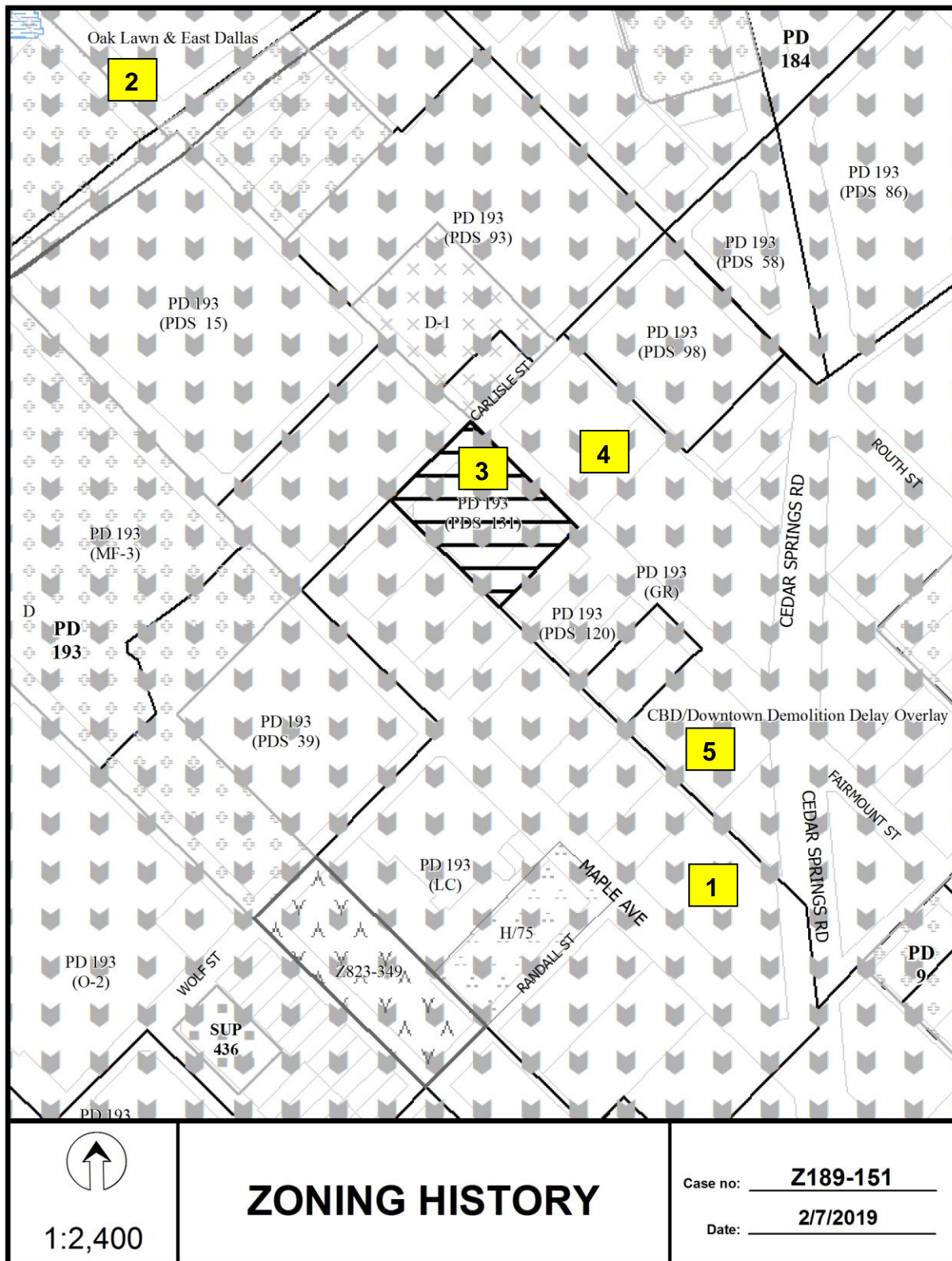
1' 8" into 10' setback on Carlisle Street.



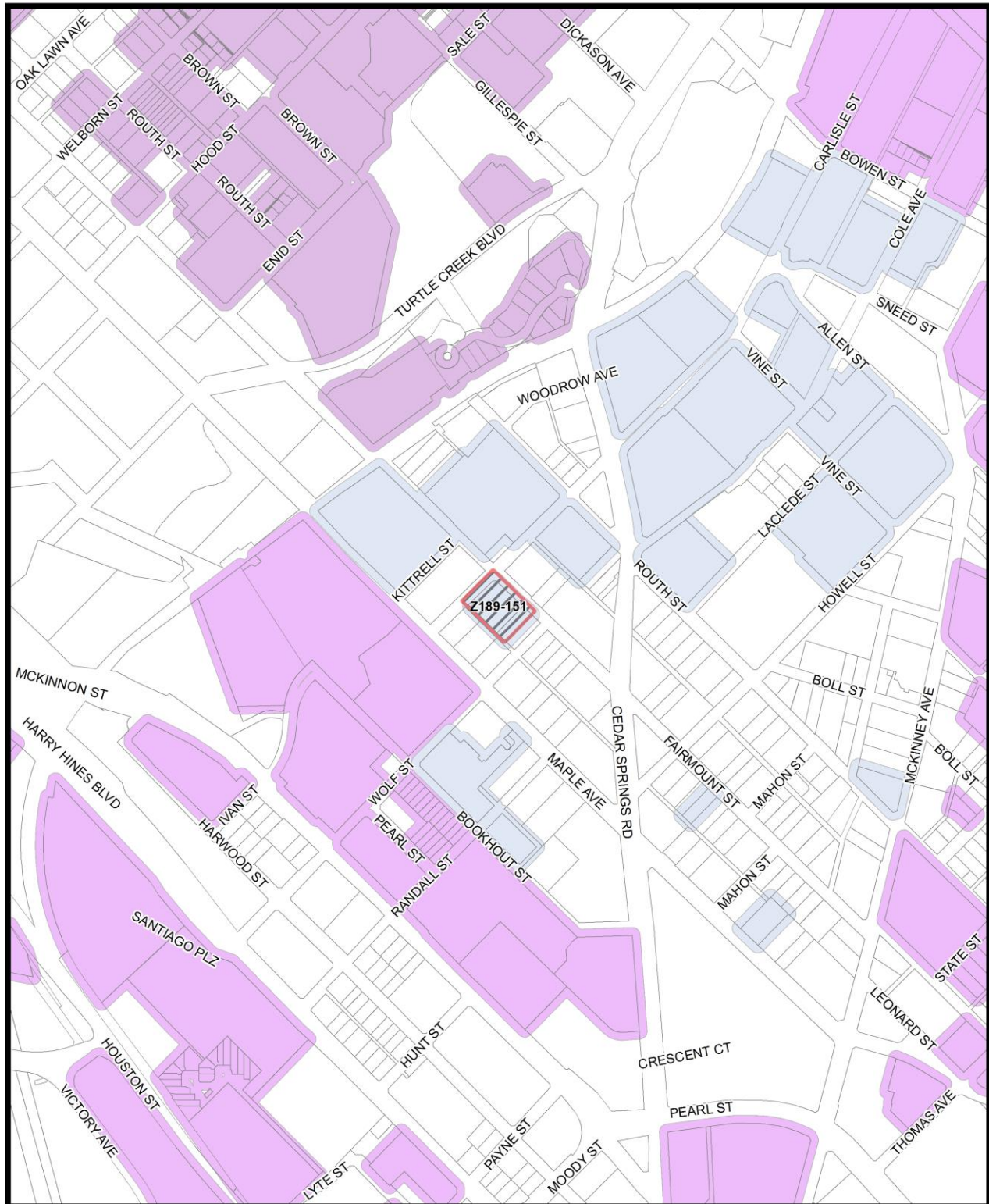








Z189-151(JM)



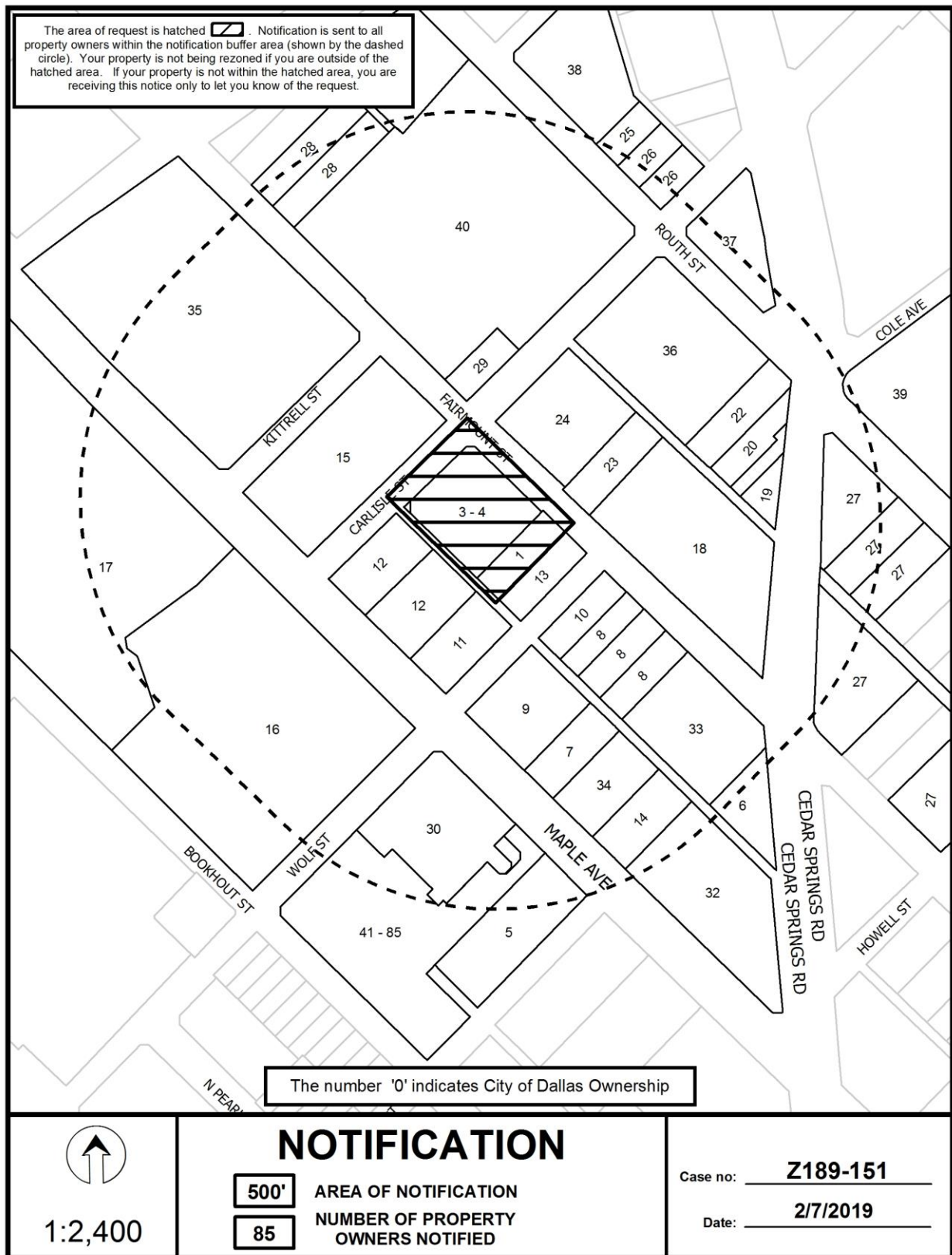
MVACluster A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 2/7/2019



02/07/2019

Notification List of Property Owners***Z189-151******85 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3005 FAIRMOUNT ST	ALAMO MANHATTAN HOTEL I LLC
2	3000 FAIRMOUNT ST	ALAMO MANHATTAN HOTEL I LLC
3	3033 FAIRMOUNT ST	ALAMO MANHATTAN HOTEL I LLC
4	3021 FAIRMOUNT ST	ALAMO MANHATTAN HOTEL I LP
5	2905 MAPLE AVE	2905 MAPLE LLC
6	2425 CEDAR SPRINGS RD	MARLETT CHRISTOPHER A &
7	2912 MAPLE AVE	2912 MAPLE LLC
8	2917 FAIRMOUNT ST	MIRAMAR FAIRMOUNT PARTNERS LLC
9	2926 MAPLE AVE	SHIELDS LTD PS
10	2925 FAIRMOUNT ST	2925 FAIRMOUNT LP
11	3000 MAPLE AVE	GREENWAY 3000 MAPLE LTD
12	3008 MAPLE AVE	MAPLE TREE PARTNERS LTD
13	3001 FAIRMOUNT ST	FRENCH JAMES F &
14	2902 MAPLE AVE	2902 MAPLE LP
15	3102 MAPLE AVE	MAPLE COUNTRY LTD
16	3001 MAPLE AVE	KENSINGTON MAPLE LLC
17	3131 MAPLE AVE	L & L REALTY CORP
18	2501 CEDAR SPRINGS RD	GH CEDAR SPRINGS INC
19	2521 CEDAR SPRINGS RD	THORNTON LAURIE L &
20	2537 CEDAR SPRINGS RD	SPURGIN ROBERT B & SALLY
21	2535 CEDAR SPRINGS RD	SPURGIN ROBERT B
22	3005 ROUTH ST	JEH FAMILY TRUST
23	3004 FAIRMOUNT ST	ALAMO MANHATTAN FAIRMOUNT LLC
24	3012 FAIRMOUNT ST	ALAMO MANHATTAN FAIRMOUNT LLC
25	3108 ROUTH ST	KATY TRAIL ICE HOUSE LP
26	3104 ROUTH ST	ASEL ART SUPPLY INC

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2816 FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
28	3210 FAIRMOUNT ST	TEXAS UTILITIES ELEC CO
29	3104 FAIRMOUNT ST	RIDDELL ROYD L & CONNIE J
30	2927 MAPLE AVE	CWI DALLAS HOTEL LP
31	2927 MAPLE AVE	DFW DALLAS HOTEL LP
32	2401 CEDAR SPRINGS RD	GPIF 2401 CS LLC
33	2913 FAIRMOUNT ST	2913 FAIRMOUNT LLC
34	2906 MAPLE AVE	2906 MAPLE AVE LLC
35	3200 MAPLE AVE	VILLAS AT KATY TRAIL GRANTOR TRUST
36	3033 ROUTH ST	HARVEY 56 EXCHANGE LLC &
37	2605 CEDAR SPRINGS RD	GREENWAY-CARLISLE LP
38	3120 ROUTH ST	CUBESMART LP
39	2600 COLE AVE	GABLES MIRABELLA LP
40	2525 CARLISLE ST	FAIRMOUNT G/ U LLC
41	2300 WOLF ST	MORRISON SEAN J
42	2300 WOLF ST	BOWDON KENNETH & BOBBEYE
43	2300 WOLF ST	MAPLE WOLF STONELEIGH LLC
44	2300 WOLF ST	BROWN JOSHUA M & INETTE S
45	2300 WOLF ST	NICKERSON STEVEN CASH &
46	2300 WOLF ST	NICKERSON STEVEN CASH &
47	2300 WOLF ST	MICKEY DAWN
48	2300 WOLF ST	LOMA VIVIENDA TEXAS INC
49	2300 WOLF ST	NINE ACM EXCLUSIVE LLC
50	2300 WOLF ST	SANDERS GEORGE O
51	2300 WOLF ST	PETERSON GALE & ALLAN
52	2300 WOLF ST	MWS FINISHED UNITS LLC
53	2300 WOLF ST	CORBELLINI LIVING TRUST
54	2300 WOLF ST	GOSS TIM K &
55	2300 WOLF ST	HINOJOSA ELIU M
56	2300 WOLF ST	GEORGE WILLIAM WILEY
57	2300 WOLF ST	GOTTLIEB PETER R &

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2300 WOLF ST	HARRIS LARRY & RACHEL
59	2300 WOLF ST	PALACIOS ANTIONIO &
60	2300 WOLF ST	ELLENBOGEN PAUL H &
61	2300 WOLF ST	KALEV BARBARA
62	2300 WOLF ST	HOLLY MARIA ELENA
63	2300 WOLF ST	WOJNAR MGMT TRUST &
64	2300 WOLF ST	COLE THOMAS B
65	2300 WOLF ST	REDFIELD VANCE & SUSAN
66	2300 WOLF ST	ZOLLARS ROBERT & MARY CATHERINE
67	2300 WOLF ST	BORICUA ENTERPRISES LP
68	2300 WOLF ST	BENSYL WILLIAM R &
69	2300 WOLF ST	BHARGAVA PANKAJ RAJ & LORI ANNETTE
70	2300 WOLF ST	TANENBAUM RICHARD I & GLENNA G
71	2300 WOLF ST	STONER SUSAN K & EUGENE C JR
72	2300 WOLF ST	230019A WOLF STREET
73	2300 WOLF ST	DANDRIDGE WILLIAM W &
74	2300 WOLF ST	EAST JOHN WAYNE DR
75	2300 WOLF ST	EAST JOHN WAYNE
76	2300 WOLF ST	ETTER TODD F
77	2300 WOLF ST	MICKY DAWN
78	2300 WOLF ST	MASSAD GENE F & BARBARA J
79	2300 WOLF ST	GREER CHARLES SCOTT & LINDA L
80	2300 WOLF ST	MONTGOMERY WILLIAM A &
81	2300 WOLF ST	CARLISLE RICHARD P &
82	2300 WOLF ST	REGARD BETTY S
83	2300 WOLF ST	REDFIELD VANCE & SUSAN
84	2300 WOLF ST	KUNKLE DAVID &
85	2300 WOLF ST	CARTER LINDA JO

FILE NUMBER: Z178-292(CY) **DATE FILED:** June 27, 2018

LOCATION: Bounded by East 6th Street, East Jefferson Boulevard, and Fleming Place

COUNCIL DISTRICT: 1 **MAPSCO:** 55 A

SIZE OF REQUEST: Approx. 0.57 acres **CENSUS TRACT:** 20.00

OWNER/APPLICANT: ISLAND JEFFERSON LLC/Scott Rodgers

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a new subdistrict for restaurant and retail uses on property zoned Subdistrict F, WMU-12 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District.

SUMMARY: The purpose of the request is to create a new subdistrict to allow for single-story shopfront development type, modify the required front setback required for side streets, and modify the street frontage requirements for the single-story shopfront development type. The applicant proposes to develop the site with a one-story building for retail and restaurant uses. The proposed subdistrict will be subject to a development plan.

STAFF RECOMMENDATION: Denial.

Planned Development District No. 468:

<http://www.dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20468.pdf>

ARTICLE XIII Dallas Development Code:

<http://www.dallascityattorney.com/51A/article13.pdf>

BACKGROUND INFORMATION:

- Planned Development No. 468 was established by City Council on March 12, 1997, and comprises approximately 842 acres.
- The purpose of Planned Development No. 468 is to provide standards to meet the needs of the Oak Cliff Gateway corridor which has been designated as an area of historical, cultural and architectural importance and significance.
- In February 2009, the City Council approved the creation of Article XIII of the Dallas Development Code, which created the form based zoning districts. The Form Based Districts provide an additional tool for the implementation of *ForwardDallas!* and create walkable urban neighborhoods where higher density mixed uses and mixed housing types promote less dependence on the automobiles.
- On May 13, 2015, the City Council adopted Ordinance No. 29743 which enlarged and amended Planned Development District No. 468 to adopt form district regulations with modifications and created ten Shopfront Overlays.
- The area of request is zoned Subdistrict F within PD No. 468 which is regulated by the WMU-12 Walkable Urban Mixed-Use 12 Form District. The site is currently developed with two one-story structures, one is a vacant car wash building and the other an auto service center use
- WMU-12 District is considered a medium-density district.
- The purpose of the request is to create a new subdistrict that allows for Single-Story Shopfront development type.

Zoning History: There has been one zoning change request in the surrounding area, including the area of request in the past five years.

1. **Z178-185** On April 25, 2018, City Council approved a Demolition Delay Overlay for nearby properties that also included the area of request. A demolition delay overlay district is intended to encourage the preservation of historically significant buildings that are not located in a historic overlay district by helping the property owner identify alternatives to demolition.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
East Jefferson Boulevard	Major Arterial	100'	90'
Fleming Place	Minor Arterial	70'	60'
East 6 th Street	Minor Arterial	60'	60'

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

URBAN DESIGN**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

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

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.3 Ensure attractive gateways into the city

Land Use:

	Zoning	Land Use
Site	PD No. 468 Subdistrict F (WMU-12) Tract 1	Vacant building, Auto service center
North	PD No. 468 Subdistrict F (WMU-12) Tract 1	Bus or rail transit vehicle maintenance or storage
East	PD No. 468 Subdistrict F (WMU-12) Tract 1, RR Regional Retail District	IH-35, Office, Child-care facility
South	PD No. 468 Subdistrict F (WMU-12) Tract 1	Vehicle display sales and service
West	PD No. 468 Subdistrict D (WMU-5) Tract 3	Vacant building, Vehicle display sales and service

Land Use Compatibility:

The approximate 0.57-acre site is currently developed with two one-story structures: one is a vacant car wash building and the other one is occupied with an auto service center use, which is currently operating. The site is zoned subdistrict F (WMU-12) Tract 1 within Planned Development District No. 468, The Oak Cliff Gateway Special Purpose District. Walkable Urban Mixed-Use districts are intended to accommodate a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.

The applicant proposes to demolish the existing structures and redevelop the site with a one-story building for retail sales and restaurant uses. The regulations for the Walkable Mixed Use 12 District allows for a minimum story height of two stories above ground. In order to develop the site with the proposed one-story building, the applicant requests to create a new subdistrict that will preserve most of the regulations and development standards of the WMU-12 form-based district in Article XIII of the Dallas Development Code, but proposes the following modifications:

1. Allow for single-story shopfront development type. Section 51A-13.304(c) defines a single-story shopfront development type as a development type intended primarily for single-story retail uses. It also establishes that in this development type, ground-story spaces should be flexible enough to accommodate a variety of retail and office uses; buildings must be pulled up to the street and on-site surface parking areas must be located to the rear of the building. Large storefront windows must be provided to encourage interaction between the pedestrian and the ground-story space.

The applicant's request to allow the single-story shopfront development type is based on the off-street parking requirements. According to the applicant, a two-story building would require additional parking that cannot be provided. Staff does not agree with this rationale because there are other alternatives to provide for required off-street parking. Furthermore, the remote parking alternative in PD. No. 468 allows for a greater walking distance [500 feet] than what is normally required per the Dallas Development Code [300 feet]. This distance may be extended by the building official for up to 1,000 feet and for up to 50 percent of the required parking.

Staff considers that allowing a development type intended for low density districts such as a WMU-3 or a WMU-5 district, is not consistent with the surrounding areas. The subdistrict map in Exhibit 468A presents the vision of Subdistrict F as a medium-density corridor along Jefferson Boulevard transitioning to areas planned for mixed-use developments with greater density in Subdistricts H and G. This flow would be interrupted by the proposed subdistrict allowing a less intense development type.

2. Side street designation. The area of request is bounded by streets on all sides. East 6th Street is to the north, East Jefferson Boulevard to the west and Fleming Place to the southeast. In reviewing this site configuration, and after consulting with Building Inspections, it was determined that all three streets would be designated as primary

streets as defined in Section 51A-13.200(21)¹. The applicant proposes to designate Fleming Place and East 6th Street as Side Streets, thus seeking to provide relief from other regulations such as the required front setback area, required street frontage and parking setback.

While the proposed side street designation does not fully align with future code amendments of Article XIII regarding primary and side streets designation that are currently underway, staff does not believe that the proposed change will have a negative impact on the adjacent uses given the location and the irregular shape of the site. Staff supports this part of the request. If the Commission recommends retaining East 6th Street and Fleming Place as a primary street, the applicant will have to revise the development plan and/or the proposed conditions to address front setback, parking setback and street frontage regulations.

3. Modify the front setback. The front setback area is the required distance for a building to be set back from the property boundaries, and according to the regulations in Article XIII, it varies depending on the street designation and the development type [Sec. 51A-13.304(a)(4)]. For the proposed single-story shopfront development type, the required front setback area from a primary street and from a side street is a minimum of five feet and maximum of 15 feet.

The applicant requests that in the proposed subdistrict and for the proposed development type, the required front setback from a side street be a minimum of five feet, with no maximum front setback required. This request seeks to provide flexibility with regards to the location of the proposed building on the odd-shaped property. By not requiring a maximum setback, the building can be placed further than 15 feet from the proposed side streets [East 6th Street and Fleming Place]; otherwise, the building would have to extend on every direction, covering almost the entire lot. The front setback area from a primary street will not be modified.

Staff supports this request due to the challenges the triangular shape of the site presents and does not believe that this front setback modification will have an adverse effect on the surrounding areas.

4. Modify the required street frontage. The required street frontage is the minimum percentage of a front lot line that any proposed building is required to cover, and it varies depending on the proposed development type. For the proposed single-story shopfront development type, a minimum of 90 percent street frontage is required for primary streets and a minimum of 40 percent is required for side streets. The applicant proposes to reduce this requirement to 25 percent required for primary streets and none required for side streets.

While staff acknowledges the challenges that the site presents, we do not support this request for a drastic reduction in the requirement for the street frontages and alternatively recommend a minimum of 70 percent street frontage for primary streets

¹ Primary Street: means the principal frontage for a building site, as defined during site plan review.

and a minimum of 25 percent for side streets. In recommending these percentages, staff considered all the minimum street frontage requirements for all the development types allowed in the WMU-12 district as well as the lot configuration and dimensions.

It is staff's opinion that with the proposed side street designation for East 6th Street and Fleming Place, in addition to the exception to the street frontage requirement in Section 51A-13.304(a)(3)(F) that allows for this frontage to be interrupted to allow for a maximum of 30-foot-wide vehicular entrance to a parking structure or parking area, the recommended street frontages can be achieved. This recommended requirement can provide for a development more compatible with any future development proposed within the remainder of Subdistrict F (WMU-12) either north or south of the area of request.

Uses surrounding the area of request include a bus or rail transit vehicle maintenance or storage use to the north, office and medical clinic to the northwest, a vacant single-family structure to the west followed by vehicle display sales and service to the southwest across East Jefferson Boulevard; auto service center uses are to the south and south east across Fleming Place, and the Interstate Highway 35 is to the east.

Understanding the challenges the site presents, staff's recommendation of denial is primarily based on the effects of allowing a development type that is not consistent with the surrounding area. It is staff's opinion that the proposed side street designation of East 6th Street and Fleming Place, and the proposed modifications to the side street front setback to be minimum five feet with no maximum required; are regulations that provide with adequate relief from the existing regulations for the site to be developed with any of the development types allowed in the WMU-12 district.

Development Standards:

The District Regulations in Article XIII apply to the district regulations in Planned Development District No. 468. Below is a table indicating the Development Types allowed in the existing WMU-12 and the proposed subdistrict followed by a Summary of the existing and proposed Development Type Regulations, and the Regulations for the proposed Single-Story Shopfront Development Type.

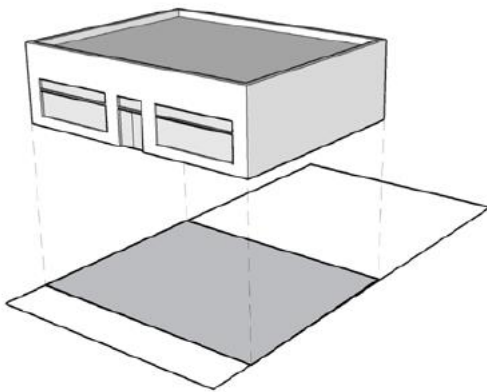
	Mixed Use Shopfront	Single Story Shopfront	General Commercial	Apartment	Townhouse Stacked	Townhouse	Civic Building	Open Space Lot
DISTRICT	Mu	Ss	Gc	Apt	Ts	Th	Civ	O
<i>Existing.</i> Subdistrict F (WMU-12)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Proposed.</i> Subdistrict __ (WMU-12)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Development Type Allowed								

Z178-292(CY)

DISTRICT	PROPOSED SUBDISTRICT								Existing Regulation
	EXISTING SUBDISTRICT F (WMU-12)								
REGULATION/ DEV. TYPE	MU	GC	APT	TS	TH	CIV	O	SS	SS
LOT									
Area per unit or bldg (min sf)	none	none	none	1,200	1,200	3,000	2,000	none	none
Area per building (max sf)	none	none	none	none	none	none	none	none	none
Width (min ft)	none	none	none	16	16	30	30	none	none
Width (max ft)	none	none	none	none	none	none	none	none	none
Lot coverage (max)	100%	80%	80%	80%	80%	60%	60%	80%	80%
FRONT SETBACK									
Primary Street (min/max)	5/15	5/15	5/15	5/15	5/15	20/none	10/none	5/15	5/15
Side Street (min/max)	5/15	5/15	5/15	5/15	5/15	10/none	10/none	5/none	5/15
Service street (min/max)	none	none	none	none	none	none	10/none	none	none
STREET FRONTAGE									
Primary Street (min/max)	90%	70%	70%	70%	70%	none	none	25%	90%
Side Street (min/max)	40%	40%	40%	40%	40%	none	none	none	40%
Service Street (min/max)	none	none	none	none	none	none	none	none	none
PARKING SETBACK									
Primary Street (min)	30	30	30	30	30	20	none	30	30
Side Street (min)	5	5	5	5	5	5	none	5	5
Service Street (min)	5	5	5	5	5	5	none	5	5
Abutting SFD district (min)	10	10	10	10	10	10	none	10	10
Abutting MFD and non-res dist. or alley (min)	5	5	5	5	5	5	none	5	5
SIDE SETBACK									
Abutting SFD district (min)	15	15	15	10	10	10	10	15	15
Abutting MFD and non-res dist. (min)	0 or 15	0 or 15	0 or 15	0 or 15	0 or 15	10	10	0 or 15	0 or 15
Abutting Alley(min)	5	5	5	5	5	10	10	5	5
REAR SETBACK									
Abutting SFD district (min)	15	15	15	24	24	10	10	15	15
Abutting MFD and non-res dist. (min)	5	5	5	24	24	10	10	5	5
Abutting Alley	5	5	5	3/20+	3/20+	10	10	5	5
Abutting service street	10	10	10	3/20+	3/20+	10	10	10	10
HEIGHT									
Building Ht. (min stories)	District Dependent	District Dependent	District Dependent	2	District Dependent	1	none	1	1
Building Ht. (max stories/ft)				3-1/2 / 50		Dist. Dep.	35	1/30	1/30
STORY HEIGHT									
Ground (min/max ft)	15/30	11/22	10/15	10/15	10/15	none	none	15/30	15/30
Upper Story (min/max ft)	10/15	10/15	10/15	10/15	10/15	none	none	none	none
GROUND STORY TRANSPARENCY									
Primary street façade (min)	50%	30%	30%	30%	30%	none	none	50%	50%
Side street façade (min)	25%	25%	25%	25%	25%	none	none	25%	25%
Service Street façade (min)	none	none	none	none	none	none	none	none	none
UPPER STORY TRANSPARENCY									
Primary street façade (min)	20%	20%	20%	20%	20%	none	none	none	none
Side street façade (min)	20%	20%	20%	20%	20%	none	none	none	none
Service Street façade (min)	none	none	none	none	none	none	none	none	none
ENTRANCE									
Primary street entrance	req'd	req'd	req'd	req'd	req'd	none	none	req'd	req'd
Entrance spacing (max lf)	100	none	none	none	none	none	none	100	100
Side street entrance	allowed	allowed	allowed	allowed	allowed	none	none	allowed	allowed
Service Street entrance	allowed	allowed	allowed	allowed	allowed	none	none	allowed	allowed
BLANK WALL AREA									
Primary Street (max lf)	20	30	30	30	31	none	none	20	20
Side street (max lf)	none	none	none	none	none	none	none	none	none
Service Street (max lf)	none	none	none	none	none	none	none	none	none

Ss

single story shopfront

(c) Single-Story Shopfront.**(1) Definition.**

A development type intended primarily for single-story retail uses.

Ground-story spaces should be flexible enough to accommodate a variety of retail and office uses. The building must be pulled up to the street. No on-site surface parking is permitted between the building and the street. On-site surface parking areas must be located to the rear of the building. Primary entrances must be prominent and street-facing. Large storefront windows must be provided to encourage interaction between the pedestrian and the ground-story space.

(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.

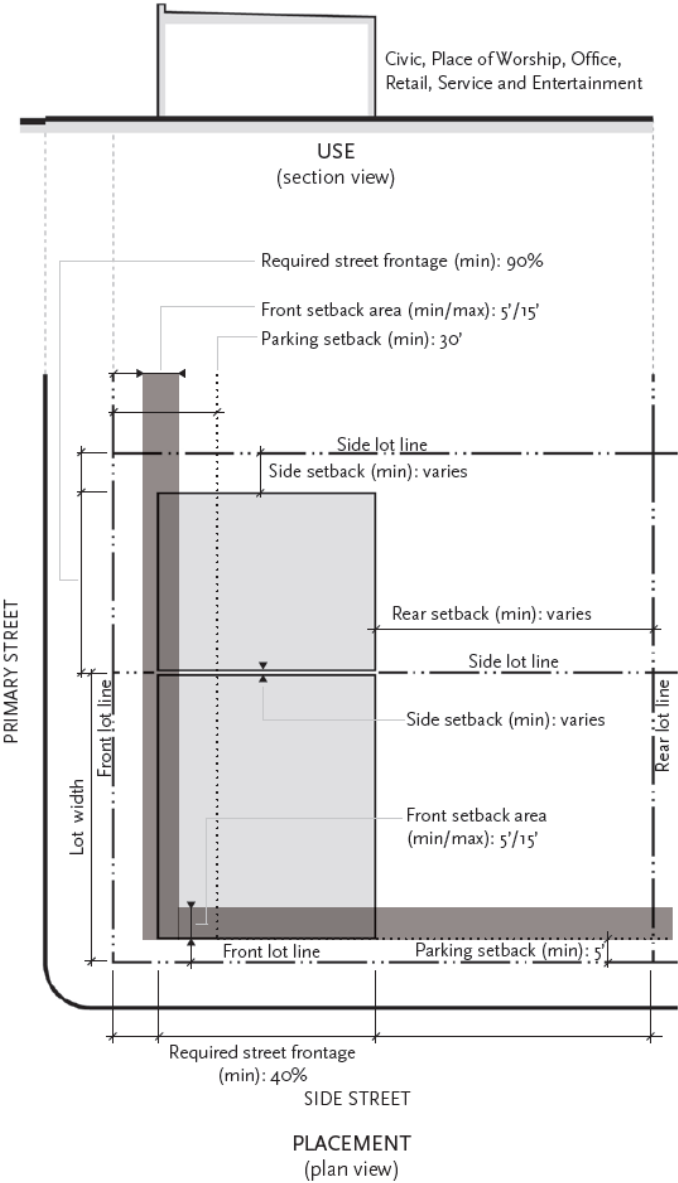
**(3) Districts Permitted.**

LOW: WMU-3, WMU-5
OVERLAY: -SH



single story shopfront

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT	
Area (min sf)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	90%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

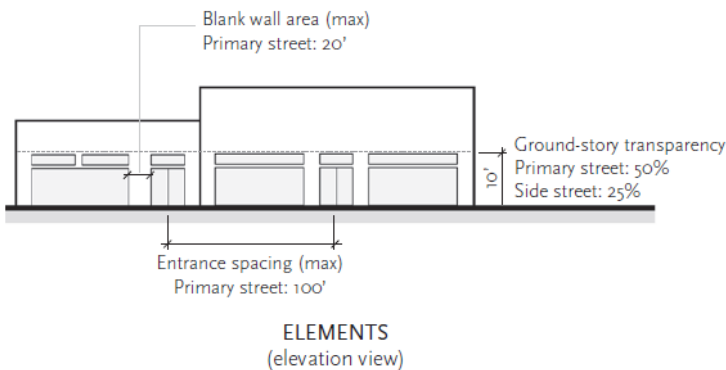
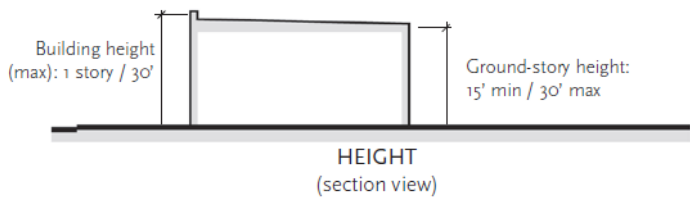
Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

single story shopfront

(5) Height and Elements.



BUILDING HEIGHT

HEIGHT	
Building height (max stories/ft)	1 / 30
Building height (min stories)	1

STORY HEIGHT	
Ground story (min/max ft)	15/30
Upper story (min/max ft)	none

BUILDING FACADE

GROUND-STORY TRANSPARENCY	
Primary street facade (min)	50%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured between 0 and 10 ft above adjacent sidewalk.</i>	

UPPER-STORY TRANSPARENCY	
Primary street facade (min)	none
Side street facade (min)	none
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE	
Primary street	required
Entrance spacing (max linear ft)	100
Side street	allowed
Service street	allowed

BLANK WALL AREA	
Primary street (max linear ft)	20
Side street (max linear ft)	none
Service street (max linear ft)	none

single story shopfront**(6) Ground-Story Shopfront Windows.**

A minimum of 60 percent of the street-fronting, street-level window pane surface area must allow views into the ground-story use for a depth of at least four feet. Windows must be clear or unpainted, or, if treated, must be translucent. Spandrel glass or backpainted glass does not comply with this provision.

(7) Landscaping.

(A) General landscaping standards are set forth in Section 51A-13.304(a)(2), "Landscaping."

(B) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of four site trees must be provided, whichever is greater.

(C) Site trees must be evenly distributed throughout the development.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to a “G” MVA cluster to the west across East Jefferson Boulevard and further south along Dale Street.

Parking:

The parking requirements for all subdistricts in PD No. 468 must comply with the parking regulations in Section 51A-13-400 with the exception of Walkable Mixed Use and Walkable Urban Residential Districts, where the table “*Required parking in WMU and WR Districts*” in Article XIII is replaced by the “*Subdistricts B-G required parking*” chart [Exhibit 468C] in PD No. 468. Although it may be clear that the chart in Exhibit 468C applies to all WMU and WR subdistricts in PD No. 468, the cross-reference between PD No. 468 and Article XIII and the label of the chart, can leave room for interpretation that it is only applicable to Subdistricts B through G. For this reason, the applicant proposes to include a provision that requires that off-street parking for the proposed subdistrict be provided at the ratios in the “*Subdistricts B-G required parking*”. Staff is in support of this clarifying regulation.

Based on the ratios in the “*Subdistricts B-G required parking*” table, the proposed 4,500-square-foot one-story building would require a total of 36 parking spaces if developed with a restaurant use² and a total of 18 parking spaces if developed with a retail use³. As depicted in the proposed development plan, 30 off-street parking and four on-street parking spaces are being proposed. While the parking regulations in PD No. 468 allow for on-street parking to be counted as a reduction of the parking requirement for the use adjacent to the on-street parking, the site would not comply with the parking requirements if a restaurant use occupies the entire building. However, a mix of restaurant and retail uses occupying for example, half of the floor area each, would require 27 parking spaces⁴ which can be accommodated on site.

The final parking requirement for the site will be determined at Building Inspections at time of permitting, and it will depend on the proposed use and floor area.

² 4,500 sf / 125* = 36 spaces

* one space for every 125 sf of floor area

³ 4,500 sf / 250* = 18 spaces

* one space for every 250 sf of floor area

⁴ 4,500 sf/ 2 uses = 2,250 sf per use.

Restaurant= 2,250 sf / 125 = 18 spaces; Retail = 2,250 sf / 250 = 9 spaces. Total =27

Landscaping:

The applicant proposes to provide landscaping in accordance with the proposed development / landscape plan. The plan was reviewed by the Chief Arborist and determined that the proposed plan is an acceptable alternative from the standard requirements of PD No. 468 given the site limitations.

PROPOSED CONDITIONS.

ARTICLE
468.

PD 468.

Oak Cliff Gateway Special Purpose District

SEC. 51P-468.101. LEGISLATIVE HISTORY.

PD 468 was established by Ordinance No. 23057, passed by the Dallas City Council on March 12, 1997. Ordinance No. 23057 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 23057 was amended by Ordinance No. 23868, passed by the Dallas City Council on April 28, 1999, and Ordinance No. 25866, passed by the Dallas City Council on January 26, 2005.

SEC. 51P-468.102. PROPERTY LOCATION AND SIZE.

PD 468 is established on property generally bounded by Interstate 30, the Levee on the east side of the Trinity River, Interstate 35E (South R.L. Thornton Freeway), Marsalis Avenue, Eighth Street, Elsbeth Avenue, Neches Street, Bishop Avenue, Colorado Boulevard, and Beckley Avenue. The size of PD 468 is approximately 842.168 acres.

SEC. 51P-468.103. PURPOSE.

This article provides standards specifically tailored to meet the needs of the Oak Cliff Gateway area of the city, which is hereby designated as an area of historical, cultural, and architectural importance and significance to the citizens of the city. The general objectives of these standards are to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the following:

- (1) Accommodate the existing mix of uses in the area.
- (2) Protect the internal and adjacent stable residential neighborhoods.
- (3) Preserve and enhance the historical, cultural, and architectural significance of the area while specifically encouraging the future historic designation of the following structures:
 - (A) Polar Bear Ice Cream Stand.
 - (B) Mayor William Sergeant Home.

(C) Grace Presbyterian Church.

(D) Lee Harvey Oswald Boarding House.

(4) Strengthen the neighborhood identity.

(5) Create a more desirable pedestrian environment.

(6) Periodically review proper zoning of the Property. (Ord. Nos. 23057; 26042;29743)

SEC. 51P-468.104. DEFINITIONS AND INTERPRETATIONS.

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

(b) Unless the context clearly indicates otherwise, in this article:

(1) **ACCESSORY DWELLING UNIT** means a dwelling unit accessory to a single family or duplex use that is located in the rear 50 percent of a lot.

(2) **ALTERNATIVE ENERGY PLANT** means equipment used to generate power from alternative energy sources using solar panels, turbines, and other power-creating means that have the ability to return some or all of the newly-created power to the energy grid.

(3) **ANTIQUÉ 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.

(4) **AQUARIUM** means an establishment where aquatic animals and plants are kept and exhibited.

(5) **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.

(6) **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 sale of the products to the general public.

(7) **BOUTIQUE HOTEL** means a lodging facility with 30 or fewer guest rooms that are rented to occupants on a daily basis for not more than 14 consecutive days; provides food that is prepared onsite; and more than 50 percent of the guest rooms are internal- entry.

(8) **BULB-OUT** means the area of the sidewalk or curb line that is extended into the street at sidewalk grade to narrow the street and increase pedestrian space.

(9) CUSTOM VEHICLE SHOP means a facility for the restoration, fabrication, modification, display, and sale of customized or modified automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers.

(10) ENTERTAINMENT COMPLEX means a public, multi-use sports, entertainment, and convention facility where people view and participate in events and performances, including theatrical, musical, and dramatic performances; professional or amateur sporting events; and meetings and assemblages.

(11) GOURMET MARKETPLACE means a facility that offers prepared meals, catered meals, and retail grocery items that may include the sale of alcoholic beverages for consumption on-premise or off-premise and that may also allow customers in motor vehicles to pick-up food for off-premise consumption. The display area for the sale of alcoholic beverages may not exceed 40 percent of the floor area for this use.

(12) IDENTIFICATION SIGN means an attached premise sign that identifies the name or logo of the district, business, or tenant.

(13) LEGACY BUILDING means:

(A) a building constructed before 1957 that has:

(i) all original street-facing facades remaining;

(ii) a primary street-facing facade located within 15 feet of a right-of-way line;

(iii) a main entrance that faces Colorado Boulevard, Zang Boulevard, Beckley Avenue, Marsalis Avenue, Jefferson Boulevard, Eighth Street, Tenth Street, Lancaster Avenue, Ewing Avenue, or the southbound Interstate 35E service road;

(iv) window and door openings that total at least 20 percent of the street-facing facades; and

(v) off-street parking located 100 percent outside of the required front yard; or

(B) the Grace Presbyterian Church sanctuary building located on Zang Boulevard between Fifth Street and Sixth Street.

(14) LEGACY BUILDING MIXED USE DEVELOPMENT means a project containing at least three different uses developed as a single project and must include at least one use in a legacy building.

(15) LINER DEVELOPMENT means a development specifically designed to mask a parking structure from a public street or public space.

(16) **LIVE/WORK UNIT** means an interior space that combines a single occupancy residential use and an office or retail and personal service use. A live/work unit is considered a nonresidential use.

(17) **MASSAGE ESTABLISHMENT** and **MASSAGE** mean a massage establishment or massage as defined by Chapter 455 of the Texas Occupation Code, as amended.

(18) **MEWS** means the public or private right-of-way for pedestrians or low-speed vehicular traffic that provides access to a building, serves as a small street, and may provide access to vehicle parking.

(19) **MIXED USE DEVELOPMENT** means a combination of any two categories of permitted main uses on a building site.

(20) **MOBILE FOOD ESTABLISHMENT** means a container or vehicle-mounted food establishment that is designed to be readily moveable and from which food is distributed, sold, or served to an ultimate consumer. The term includes mobile food preparation vehicles and pushcarts.

(21) **NEW CONSTRUCTION** means construction of a main structure that did not exist on May 13, 2015 or permitted work that increases floor area of a use or structure, excluding uncovered porches and uncovered patios, if the increase in floor area is more than 50 percent for nonresidential projects, more than 65 percent for mixed use projects, or more than 75 percent for residential projects.

(22) **PROJECT ANNOUNCEMENT SIGN** means an attached premise sign constructed of rigid material, mesh or fabric surface, or a projection of a light image onto a wall face that announces a project, tenant, or activity in the district.

(23) **STREETSCAPE** means the area between the buildings and edge of the vehicular or parking lanes. The principal streetscape components are curbs, sidewalks, street trees, tree planters, bicycle racks, litter containers, benches, and street lights. Treatments may also include paving materials, street/pedestrian wayfinding signs, parking meters, public art, water features, bollards, and other elements.

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

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(3) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. (“DIR” means “development impact review.” For more information regarding development impact review generally, see Division 51A-4.800.)

(4) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(e) Unless the context indicates otherwise, for purposes of interpreting Chapter 51A, the subdistricts are considered to be residential or nonresidential as indicated:

- (1) Subdistrict A: residential.
- (2) Subdistrict B: residential.
- (3) Subdistrict C: nonresidential.
- (4) Subdistrict D: nonresidential.
- (5) Subdistrict E: nonresidential.
- (6) Subdistrict F: nonresidential.
- (7) Subdistrict G: nonresidential.
- (8) Subdistrict H: nonresidential.
- (9) Subdistrict I: nonresidential.
- (10) Subdistrict J: nonresidential.
- (11) Subdistrict K: nonresidential.
- (12) Subdistrict L: nonresidential.

(13) Subdistrict M: nonresidential. (Ord. Nos. 23057; 25866; 26042; 26149; 26190; 28880; 29200; 29280; 29743; 30190; 30702; 30717)

(14) Subdistrict : nonresidential

The following exhibits are incorporated into this article:

- (1) Exhibit 468A: Subdistrict map.
- (2) Exhibit 468B: Medical use overlay street hierarchy plan.
- (3) Exhibit 468C: Subdistricts B-G required parking chart.
- (4) Exhibit 468D: Subdistrict H master parking and floor area plan supplement.
- (5) Exhibit 468E: Subdistrict H mixed use development parking chart
- (6) Exhibit 468F: Subdistrict H site plan development table.
- (7) Exhibit 468G. Subdistrict K development plan.
- (8) Exhibit 468H. Subdistrict L development plan and elevation plan.
- (9) Exhibit 468I: Subdistrict M development plan. (Ord. Nos. 28880; 29200; 29743; 30190; 30702; 30717)
- (10) Exhibit 468 : Subdistrict development/ landscape plan.

SEC. 51P-468.105. CREATION OF SUBDISTRICTS.

(a) This district is known as the Oak Cliff Gateway Special Purpose District, and is divided into the following 14 [13] subdistricts, as described in Exhibit B of Ordinance No. 29743, as amended, and as shown on the map labelled Exhibit 468A:

- (1) Subdistrict A – Residential Transition (RTN).
- (2) Subdistrict B – Walkable Urban Residential 3 (WR-3).
- (3) Subdistrict C – Walkable Urban Mixed Use 3 (WMU-3).
- (4) Subdistrict D – Walkable Urban Mixed Use 5 (WMU-5).
- (5) Subdistrict E – Walkable Urban Mixed Use 8 (WMU-8).
- (6) Subdistrict F – Walkable Urban Mixed Use 12.
- (7) Subdistrict G – Walkable Urban Mixed Use 20.
- (8) Subdistrict H.

- (9) Subdistrict I.
- (10) Subdistrict J.
- (11) Subdistrict K – Walkable Urban Mixed Use 8 (WMU-8).
- (12) Subdistrict L – Walkable Urban Mixed Use 8 (WMU-3).
- (13) Subdistrict M – Walkable Urban Mixed Use 8 (WMU-8).
- (14) Subdistrict - Walkable Urban Mixed Use 12 (WMU-12).

(b) If there is a conflict between Exhibit A of Ordinance No. 23057, as amended, and Exhibit 468A, Exhibit A, as amended, controls.

(c) Use regulations and development standards for each subdistrict are set out below.

SEC. 51P-468.106. SUBDISTRICTS A, B, C, D, E, F, G, K, L, [AND] M, AND

(a) General provisions. Except as provided in this subsection, Division 51A-13.100, “General Provisions,” applies.

(l) Nonconforming structures. See Sections 51A-4.704 and 51A-13.102(4)(S) for details on nonconforming structures. In this district, the only work that causes a structure to become more nonconforming is a major renovation. For purposes of this provision, MAJOR RENOVATION means a building permit or series of building permits for the reconstruction, alteration, or modification of a building that increases the floor area that existed on May 13, 2015 by 50 percent or more.

(A) Additions of up to 50 percent of permitted square footage. Additional floor area, building height, and any new construction must comply with the regulations defined by each development type. The additional floor area, building height, and new construction are not required to fill the buildable envelope, but must be contained wholly within the buildable envelope. BUILDABLE ENVELOPE means the three dimensional form within which the horizontal and vertical elements of a structure must be built to comply with the use and placement requirements and with the height and elements requirements in Section 51A-13.304 for each development type.

(B) Additions of more than 50 percent of permitted square footage. The site must come into complete compliance with Article XIII regulations.

- (2) Amortization of nonconforming uses. Uses that become nonconforming

on May 13, 2015 may not be brought before the board of adjustment for amortization.

(3) Development plan for Subdistrict K. Development and use of the Property in Subdistrict K must comply with the Subdistrict K development plan (Exhibit 468G). If there is a conflict between the text of this article and the Subdistrict K development plan, the text of this article controls.

(4) Development plan for Subdistrict L. Development and use of the Property in Subdistrict M must comply with the Subdistrict L development plan (Exhibit 468H). If there is a conflict between the text of this article and the Subdistrict M development plan, the text of this article controls.

(5) Development plan for Subdistrict M. Development and use of the Property in Subdistrict M must comply with the Subdistrict M development plan (Exhibit 468I). If there is a conflict between the text of this article and the Subdistrict M development plan, the text of this article controls.

(6) Development plan for Subdistrict ____ Development and use of the Property in Subdistrict ____ must comply with the Subdistrict ____ development/landscape plan (Exhibit 468 ____). If there is a conflict between the text of this article and the Subdistrict ____ development plan, the text of this article controls.

(b) District regulations. Except as provided in this section, Division 51A-13.300, "District Regulations," applies.

(1) Subdistrict A. Except as provided in this section, Subdistrict A must comply with the RTN regulations and development standards in Article XIII.

(2) Subdistrict B. Except as provided in this section, Subdistrict B must comply with the WR-3 regulations and development standards in Article XIII.

(3) Subdistrict C. Except as provided in this section, Subdistrict C must comply with the WMU-3 regulations and development standards in Article XIII.

(4) Subdistrict D. Except as provided in this section, Subdistrict D must comply with the WMU-5 regulations and development standards in Article XIII.

(5) Subdistricts E, K, and M. Except as provided in this section, Section 51P- 468-109.1, and section 51P-468.109.2, Subdistricts E, K, and M must comply with the WMU-8 regulations and development standards in Article XIII.

(6) Subdistrict F and ____. Except as provided in this section, Subdistrict F must comply with the WMU-12 regulations and development standards in Article XIII.

(7) Subdistrict G. Except as provided in this section, Subdistrict G must comply with the WMU-20 regulations and development standards in Article XIII.

(8) Accessory dwelling units. In Subdistrict A south of Colorado Boulevard, east of Beckley Avenue, and west of Marsalis Avenue, accessory dwelling units are allowed on a lot containing a single-family use. Single-family garages are not required to have vehicular access from an alley.

(9) Detention center, jail, or prison. Detention center, jail, or prison is prohibited as a main use.

(10) Fences and walls. In a door yard, a fence may not exceed four feet in height. In all other required yards, no fence or wall may exceed six feet in height.

(11) Height. The following structures may project a maximum of 12 feet above the maximum structure height specified in a subdistrict:

- (A) Amateur communications tower.
- (B) Cooling tower.
- (C) Clerestory.
- (D) Chimney and vent stack.
- (E) Elevator penthouse or bulkhead.
- (F) Flagpoles.
- (G) Mechanical equipment room.
- (H) Ornamental cupola or dome.
- (I) Parapet wall, limited to a height of four feet.
- (J) Stairway access to roof.
- (K) Roof top deck.
- (L) Skylights.
- (M) Spires and belfries.
- (N) Solar panels.
- (O) Tank designed to hold liquids.
- (P) Visual screens surrounding roof-mounted mechanical equipment.

(Q) Wind turbines and other integrated renewable energy systems.

(12) Medical and office uses. Medical and office uses are allowed as additional permitted uses in the following areas:

(A) Subdistrict A, Tract 3.

(B) Subdistrict A, Tract 4.

(13) Residential proximity slope. The residential proximity slope defined in Section 51A-4.412 governs development in Subdistricts A-G and Subdistrict.

(14) Retail uses over 50,000 square feet. A specific use permit is required for retail uses over 50,000 square feet in floor area.

(c) Parking regulations. Except as otherwise provided in this subsection, Division 51A-13.400, "Parking Regulations," applies.

(1) In general. The "Required Parking in WMU and WR Districts Chart" in Section 51A-13.402(a)(2) is replaced by the Subdistricts B-G required parking chart (Exhibit 468C).

(2) Bicycle parking. Consult Division 51A-4.330, "Bicycle Parking Regulations," for bicycle parking requirements.

(3) Delta credits. The maximum parking reduction authorized by this section and Article XIII is the total reduction minus the number of parking spaces currently not provided due to delta credits, as defined in Section 51A-4.704(b)(4)(B). If delta credits exceed the total reduction, delta credits will be used, and no reduction will apply.

(4) Legacy building parking reduction. If the director finds that a building meets the definition of a legacy building, the director may grant the following off-street parking reductions:

(A) For residential uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(B) For office uses within a legacy building, required off-street parking may be reduced by up to 100 percent.

(C) For retail uses other than restaurant uses within a legacy building, required off-street parking may be reduced by up to 100 percent.

(D) For restaurant uses within a legacy building, required off-street parking may be reduced by up to 25 percent.

(5) Mechanized parking. Consult Division 51A-4.340, "Mechanized

Parking,” for mechanized parking regulations.

(6) On-street parking.

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

(i) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(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 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 ($8 \div 24 = \text{one-third}$). The total of the limited-availability parking spaces will be counted to the nearest whole number, with one half counted as an additional space.

(B) All on-street parking must be approved as to design and construction by the director of public works. On-street parking must be striped in accordance with standard city specifications.

(7) Outdoor covered patios.

(A) For restaurant or bar uses, the outdoor covered patio area is not included in parking requirement calculations for up to 25 percent of the size of the indoor floor area.

(B) For a restaurant use, the combined area of covered and uncovered outdoor dining area that is not included in parking requirement calculations may not exceed 50 percent of the indoor dining area. Any portion of the outdoor dining patio area in excess of the 50 percent of the indoor dining area must be parked in accordance with the Subdistricts B-G required parking chart (Exhibit 468C).

(8) Remote parking.

(A) Remote parking for uses in these subdistricts may not be located outside the boundaries of the district.

(B) Remote parking must be located within a walking distance of 500 feet from the use served by the remote parking unless an extension of walking distance is approved by the building official.

(C) The building official shall extend the walking distance for remote parking to no more than 1,000 feet for up to 50 percent of the required off-street parking unless

the extension would:

- remote parking;
- (i) significantly discourage patrons of the use from using the
 - (ii) unreasonable endanger the safety of persons or property; or
 - (iii) not otherwise be in the public interest.

(D) A license is required to authorize the extension of walking distance for remote parking beyond 1,000 feet. The building official must require that either a shuttle or an attendant be provided by the applicant as a condition of approval of an extension of the walking distance for remote parking beyond 1,000 feet.

(E) Remote parking may be based on a lease for the remote parking space in lieu of the remote parking agreement required in Section 51A-4.328. The lease must:

- (i) be in writing on a form obtained from the building official;
- (ii) contain legal descriptions of the properties affected;
- (iii) specify the special parking being provided and the hours of operation of any use involved;
- (iv) be governed by the laws of the state of Texas;
- (v) be signed by all lien holders, other than taxing entities, that have an interest in or an improvement on the properties;
- (vi) be for a minimum of three years; and
- (vii) provide that both the owner of the lot occupied by the use and the owner of the remote parking lot shall notify the building official in writing if any provision of the lease is breached or if the lease is modified or terminated.

(d) Minor streets and streetscapes.

(1) Except as provided in this subsection, Division 51A-13.500, "Minor Streets and Streetscapes," applies. This subsection applies only to new construction.

(2) The block lengths and perimeters requirements in Section 51A-13.502(a) may be broken by ungated private streets.

(3) In lieu of compliance with Section 51A-13.503, "Existing Streets," the following street sections must be completed as follows:

(A) West side of Beckley Avenue between Interstate 30 and Colorado Boulevard. The 14-foot parkway in the right-of-way must include a four-foot planting zone adjacent to the vehicular lanes and a 10-foot sidewalk.

(B) East side of Beckley Avenue between Interstate 30 and Colorado Boulevard. The 14-foot parkway in the right-of-way must include a two-foot planting zone adjacent to the vehicular lanes, an eight-foot, two-way cycle track, and a four-foot sidewalk. An additional six-foot sidewalk is required adjacent to the right-of-way.

(C) West side of Beckley Avenue between Colorado Boulevard and Zang Boulevard. The eight-foot parkway in the right-of-way must include a three-foot planting zone next to the vehicular lanes and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

(D) East side of Beckley Avenue between Colorado Boulevard to Zang Boulevard. The 16-foot parkway in the right-of-way must include a three-foot planting zone next to the vehicular lanes, an eight-foot two-way cycle track, and a five-foot sidewalk. An additional five-foot sidewalk is required adjacent to the right-of-way.

(E) Zang Boulevard between the Jefferson/Houston Viaduct and Colorado Boulevard. The 10-foot parkway in the right-of-way must include a six-foot planting zone adjacent to the vehicular lanes and a four-foot sidewalk. An additional two-foot sidewalk is required adjacent to the right-of-way.

(F) West side of Zang Boulevard between Beckley Avenue and Davis Street. The 14-foot parkway in the right-of-way must include a six-foot planting zone adjacent to the vehicular lanes and an eight-foot sidewalk.

(G) East side of Zang Boulevard between Beckley Avenue and Davis Street. The 12-foot indented parking lane and the 14-foot parkway must include a six-foot planting zone adjacent to the vehicular lanes and an eight-foot sidewalk.

(e) Site development regulations. Division 51A-13.600, "Site Development Regulations," applies.

(f) Administration. Division 51A-13.700, "Administration," applies.

SEC. 51P-468.107. SUBDISTRICT H.

Omitted for brevity.

SEC. 51P-468.109. SUBDISTRICT I.

Omitted for brevity.

SEC. 51P-468.109. SUBDISTRICT J.

Omitted for brevity.

SEC. 51P-468.109.1 SUBDISTRICT K.

Omitted for brevity.

SEC. 51P-468.109.2. SUBDISTRICT M.

(a) In general. Except as provided in this section, Subdistrict M must comply with the WMU-8 regulations and development standards in Article XIII.

(b) Side street designation. Sixth Street is considered a side street.

(c) Shopfront windows. Ground story shopfront window requirements in the Mixed-Use Shopfront development type only apply to non-residential portions of a building.

(d) Building elements. For a Mixed-Use Shopfront development type, stoops and front porches are permitted building elements in accordance with Section 51 A- 13.305(e) and (f).

(e) Live/work unit.

(1) Use. A live/work unit is a permitted use in a Mixed-Use Shopfront development type and may be located on the ground story. This paragraph controls over the requirement for non-residential uses on the ground story in a SH Shopfront Overlay.

(2) Parking. One space per live/work unit is required. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use. Off-street loading is not required.

(f) On-street parking. On-street parking in Section 51P-468.106(d)(3)(G) is not required for the Zang Boulevard street frontage that contains trolley infrastructure.”

SEC. 51P-468.109. SUBDISTRICT .

(a) In general. Except as provided in this section, Subdistrict must comply with the WMU-12 Walkable Mixed Use 12 regulations and development standards in Article XIII.

(b) Development types and uses permitted. Any development type and uses allowed in a WMU-12 District. Single-story shopfront development type and the uses allowed for this development type as defined in Article XIII, are permitted.

(c) Side street designation. Sixth Street and Fleming Place are considered side streets.

(d) Front-setback. For a Single-Story Shopfront development type, minimum front setback from a side street is five feet and no maximum front setback is required

(e) Off-street parking. Parking ratios must comply with Exhibit 468C: Subdistricts B-G required parking chart

(f) Landscape. For a single-story development type, landscaping shall comply with Exhibit 468 Development/Landscape Plan.

Applicant's request:

(g) Required street frontage. A minimum of 25 percent of the street frontage along Jefferson Boulevard. None required on side streets.

Staff's recommendation:

(g) Street frontage. For a single-story development type, required street frontage is:

(1) Primary Street: Minimum street frontage is 70 percent

(2) Side Street: Minimum street frontage is 25 percent

SEC. 51P-468.110. MEDICAL USE OVERLAY.

Omitted for brevity

SEC. 51P-468.111. TRANSITIONAL USES.

(a) Application. This section applies to Subdistricts B, C, D, E, F, G, and K only.

(b) Purpose. When a form district is initiated, it may not be possible to develop and completely transition the entire area at the inception. Transitional uses are intended to provide an opportunity for owners in a form district to make appropriate use of their Property during the interim period as the district develops. Transitional uses are intended to allow underused or vacant properties to have value between the effective date of this article and the time that full implementation of the zoning changes become practical and feasible with strict compliance.

(c) Specific use permit.

(1) The uses listed in Subsection (d) below are allowed as transitional uses by a specific use permit only.

(2) A specific use permit approved for a transitional use must provide a time limit that may not exceed five years. A specific use permit for a transitional use is not

subject to automatic renewal. No off-street parking reductions are allowed.

(3) A specific use permit approved for a transitional use may modify the following regulations if the city council determines that no adverse impact on surrounding properties will result:

- (A) Section 51A-13.302, "Height."
- (B) Section 51A-13.304, "Development Types."
- (C) Section 51A-13.305, "Building Elements."

(4) A specific use permit for a transitional use does not create nonconforming rights in the use, structure, or any modifications to the regulations. Upon expiration of the specific use permit, immediate compliance with all regulations of this article is required.

(5) No expiration for a specific use permit may occur while an application for renewal of the specific use permit is pending before the city plan commission or city council. If an application is pending at the end of the current time limit stated in the specific use permit ordinance, the time limit shall be extended:

(A) until the day following the next succeeding official agenda meeting of the city council after the council makes a final decision to deny the application; or

(B) if the city council votes to create a new time limit, until the effective date of the amending ordinance establishing the new time limit.

(d) List of transitional uses.

(1) All uses permitted in Section 51A-13.306, regardless of the subdistrict in which the use is located.

- (2) Crop production.
- (3) Building repair and maintenance shop.
- (4) Catering service, large scale.
- (5) Electronics service center.
- (6) Tool or equipment rental.
- (7) Lumber, brick, or building materials sales yard.
- (8) Recycling collection center.

(9) Outdoor recreation, including, but not limited to, country club with private membership, private recreation center, club, or area (outside), public golf course, and commercial amusement (outside).

(10) Nursery or plant sales on an open lot.

SEC. 51P-468.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-468.114. ADDITIONAL PROVISIONS.

(a) Subject to engineering approval, permeable pavement is allowed for surface parking lots, provided that individual parking spaces are clearly marked in accordance with city standards.

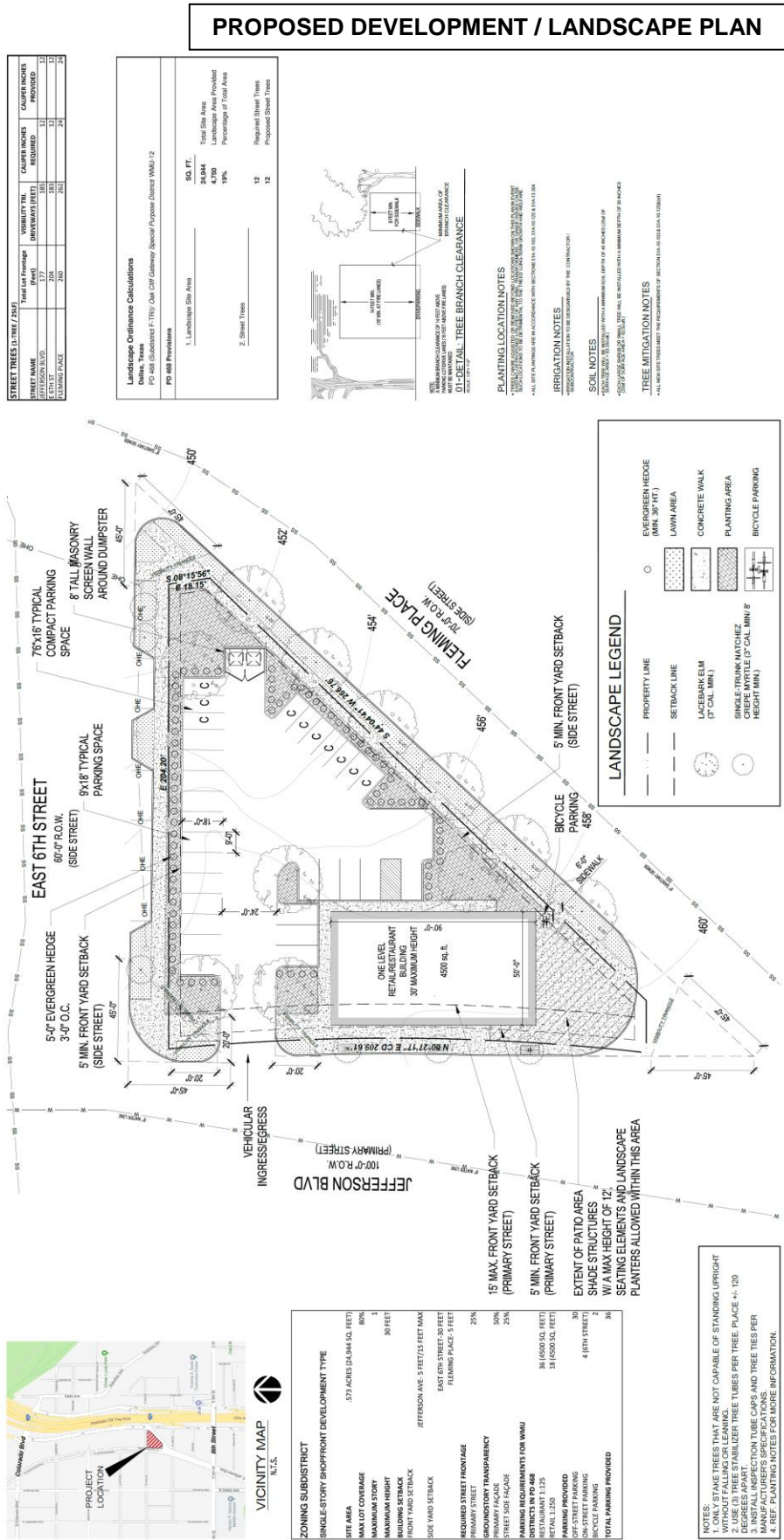
(b) The Property must be properly maintained in a state of good repair and neat appearance.

(c) 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-468.115. 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.

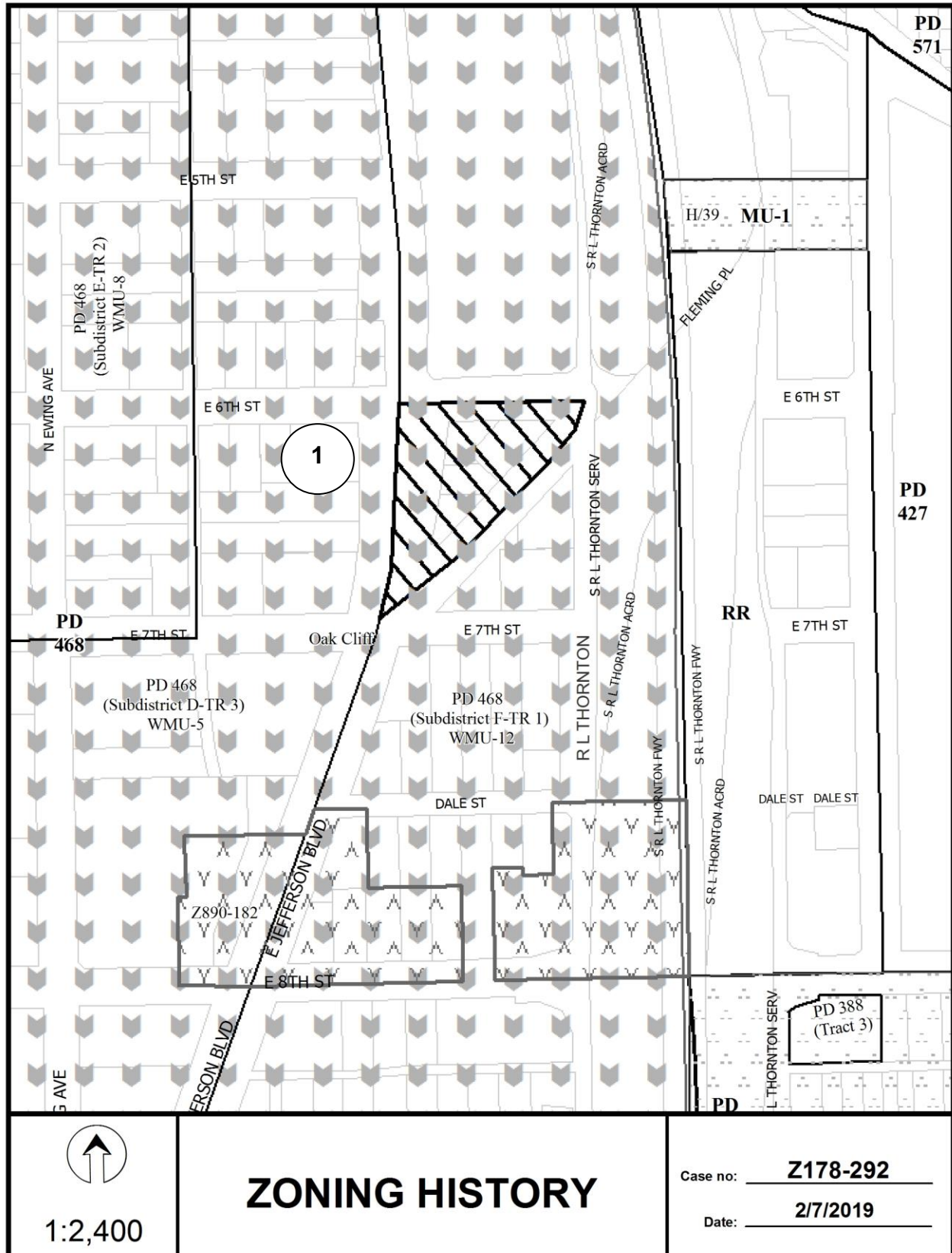
(b) The building official shall not issue a building permit to authorize work, or certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

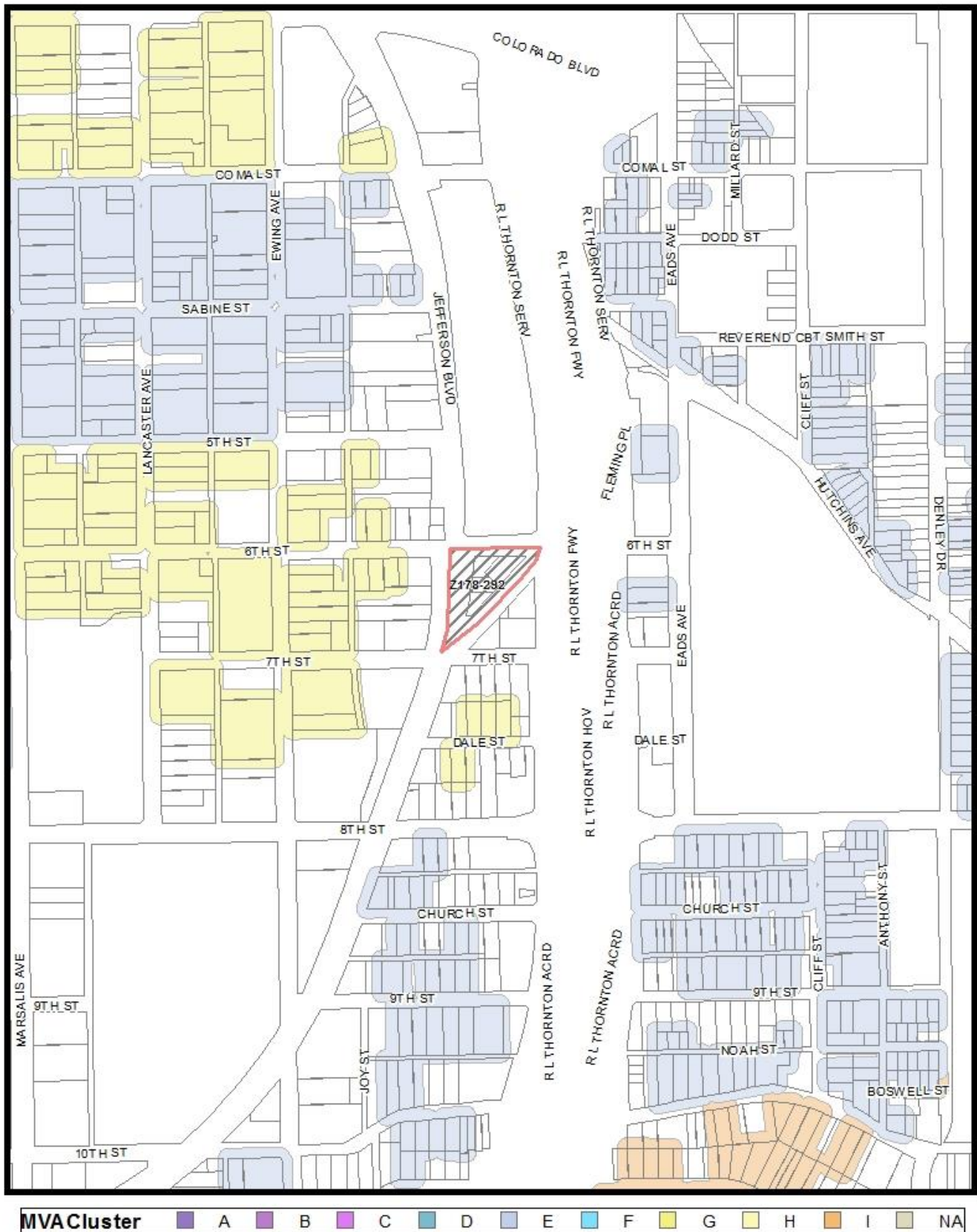


List of Officers

Island Jefferson, LLC

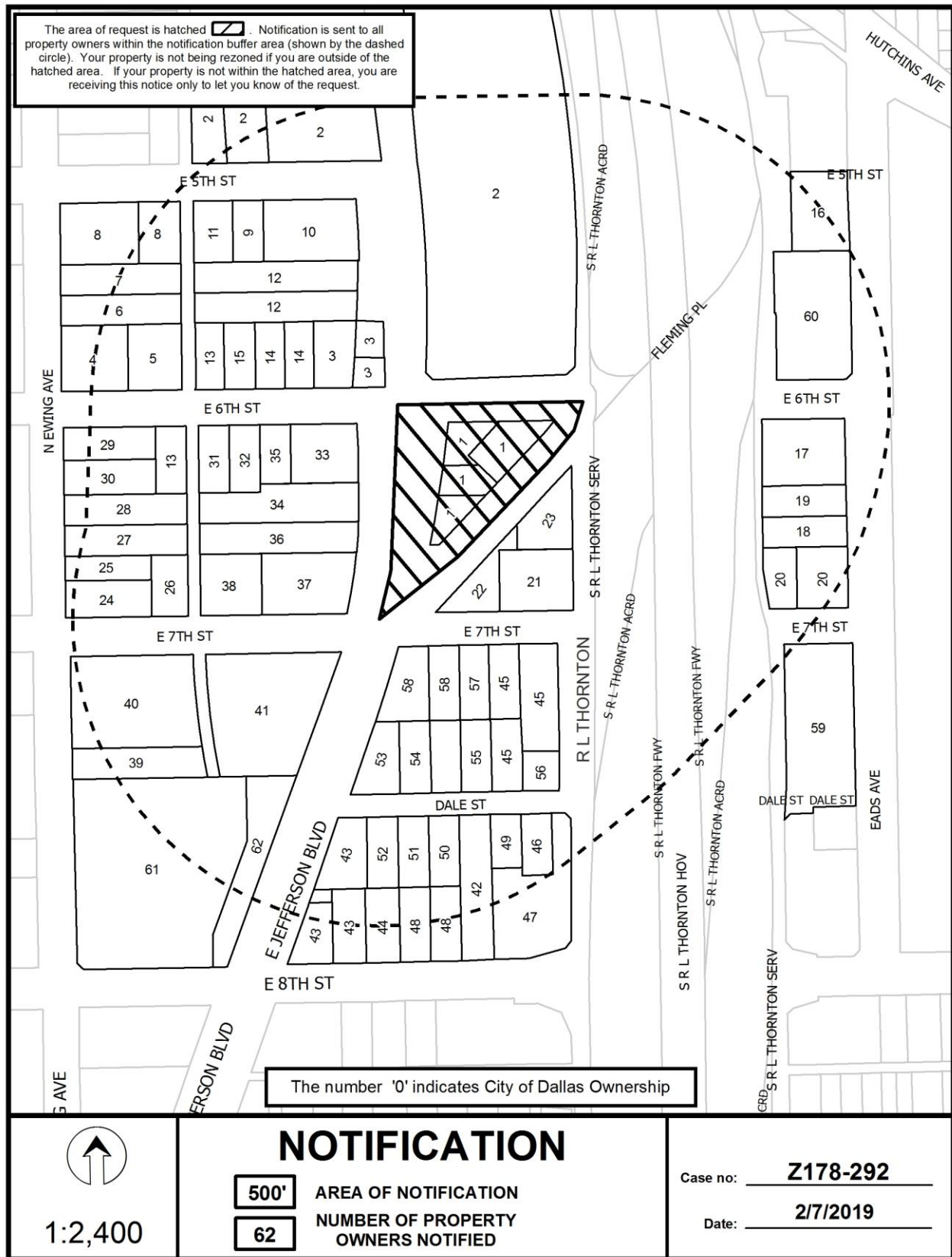
- | | |
|------------------|-----------------|
| • Tadd D Tobkin | Managing Member |
| • Chris Williams | Managing Member |
| • Olie Williams | Managing Member |
| • Joe Lea | Managing Member |





Market Value Analysis

Printed Date: 2/7/2019



02/07/2019

Notification List of Property Owners***Z178-292******62 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1010 E JEFFERSON BLVD	ISLAND JEFFERSON LLC
2	821 E 5TH ST	DALLAS AREA RAPID TRANSIT
3	1101 E JEFFERSON BLVD	MARCER INVESTMENTS LLC
4	500 N EWING AVE	PEDROZA JOSE L &
5	500 N EWING AVE	PEDROZA SALVADOR
6	508 N EWING AVE	PEDROZA SALVADOR ET AL
7	512 N EWING AVE	GRANOFF ALVIN ROY
8	518 N EWING AVE	SALA ANTHONY
9	822 E 5TH ST	OBREGON BERTHA G
10	826 E 5TH ST	SALA ANTHONY
11	820 E 5TH ST	MARCER INVESTMENTS LLC
12	1113 E JEFFERSON BLVD	MARCER INV LLC
13	817 E 6TH ST	PIKAR HIDER A
14	831 E 6TH ST	MARCER INVESTMENTS LLC TR
15	821 E 6TH ST	LIRA MANUEL &
16	523 EADS AVE	SKYVIEW DEVELOPMENT LLC
17	330 S R L THORNTON FWY	KIRBYS KREATIVE LEARNING
18	409 EADS AVE	KUNOFSKY MORRIS &
19	413 EADS AVE	WISNER TWAMEEKA
20	414 S R L THORNTON FWY	County of Dallas
21	911 E 7TH ST	NOVA INVESTMENTS
22	400 FLEMING PL	MEAZELL M GEAN
23	317 S R L THORNTON FWY	NOVA INVESTMENT
24	402 N EWING AVE	SALINAS LEOBARDO &
25	406 N EWING AVE	SALINAS ANTONIO
26	817 E 7TH ST	RODRIGUEZ ROBERTO &

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	408 N EWING AVE	SALINAS ANTONIO &
28	414 N EWING AVE	SALINAS OLGA &
29	420 N EWING AVE	LACIO JAMES
30	418 N EWING AVE	HERNANDEZ GABRIEL &
31	816 E 6TH ST	BARTOLO VICTOR &
32	820 E 6TH ST	VILLARREAL SOCORRO
33	1021 E JEFFERSON BLVD	CHRISTIAN CHAPEL MISSIONARY BAPTIST CHURCH
34	1013 E JEFFERSON BLVD	CAMPBELL HORACE G
35	828 E 6TH ST	HERNANDEZ JAIME & MARIA E
36	1009 E JEFFERSON BLVD	6TH & JEFFERSON LLC
37	1001 E JEFFERSON BLVD	KARLE GEORGE FRANK
38	800 E 7TH ST	KARLEN AUTO CO INC
39	326 N EWING AVE	BANDA RAUL & EPIFANIA
40	330 N EWING AVE	MARLEY MANSION LLC
41	945 E JEFFERSON BLVD	KARLEN AUTO COMP INC
42	921 E 8TH ST	PATEL RAJNIKANT L & USHA R
43	910 E JEFFERSON BLVD	MORRISON JAY II
44	909 E 8TH ST	MORRISON JAY II
45	920 E 7TH ST	MCLAIN WILLIAM BRADLEY
46	924 DALE ST	MEEM CORPORATION
47	929 E 8TH ST	MEEM CORPORATION
48	911 E 8TH ST	ABDOLLAHIDEMENEH MORTAZA
49	920 DALE ST	MEEM CORPORATION
50	912 DALE ST	ABDOLLANIDEMENEH MORTAZA
51	908 DALE ST	QUEME EASTER MARISELVA
52	904 DALE ST	MORRISON JAY R &
53	932 E JEFFERSON BLVD	TONEY JERMAINE & SYDELLE
54	905 DALE ST	MORRISON JAY R
55	917 DALE ST	LOUETTA'S PLACE LLC
56	925 DALE ST	MCCRARY REAL EST HOLDINGS LLC
57	908 E 7TH ST	GALINDO SERVANDO

Z178-292(CY)

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	904 E 7TH ST	719 MARSALIS LLC
59	1008 E 7TH ST	DALLAS COUNTY PUBLIC
60	320 S R L THORNTON FWY	SKYVIEW DEVELOPMENT LLC
61	855 E 8TH ST	TRINITY BASIN PREPARATORY INC
62	919 E JEFFERSON BLVD	TRINITY BASIN PREPARATORY INC

FILE NUMBER: Z189-142(CY)

DATE FILED: November 26, 2019

LOCATION: South side of Samuell Boulevard, between Grove Hill Road and Hunnicutt Road

COUNCIL DISTRICT: 7

MAPSCO: 47 H

SIZE OF REQUEST: 46.41 acres

CENSUS TRACT: 122.06

OWNER: UHS of Timberlawn Inc., Buckner Retirement Services Inc., and Shepperd Place Home, Inc.

APPLICANT: Centurion American Acquisitions, LLC.

REPRESENTATIVE: Santos Martinez, Masterplan

REQUEST: An application for 1) a Planned Development District for R-7.5(A) Single Family District uses, private recreation center, club or area, and private street uses; 2) the termination of Specific Use Permit No. 105 for a Convalescent Home and Institutional Uses; and, 3) the termination of Specific Use Permit No. 2166 for an Adult Day Care Facility on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 and Specific Use Permit No. 2166.

SUMMARY: The applicant proposes to redevelop the site with a maximum 460-unit single family development. The proposed Planned Development District would allow for 1) private recreation center, club or area and private street as permitted uses by right; 2) the modification of the required front, side and rear yard regulations; 3) the reduction to the minimum lot size; 4) an increase in the maximum height allowed; 5) an increase in lot coverage; and 6) the modification to the landscape regulations. The proposed Planned Development District will be subject to a Conceptual Plan and Street Section Exhibit.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The area of request is zoned R-7.5(A) Single Family District with Specific Use Permit No. 105 for convalescent home and institutional uses, and Specific Use Permit No. 2166 for an adult day care facility use.
- The site is currently developed with several structures that are currently vacant but that used to contain hospital, retirement home, and medical uses.
- Specific Use Permit No. 105 for convalescent home and institutional uses was approved by City Council on December 17, 1962, for a permanent time period.
- Specific Use Permit No. 2166 for an adult day care facility use was approved by City Council on December 9, 2015, for a ten-year period with eligibility for automatic renewals for additional ten-year periods. [Expires December 9, 2025].
- The applicant proposes to terminate SUP No. 105 and SUP No. 2166 and to redevelop the site with a maximum of 460 single family units.

Zoning History: There have been two zoning changes in the vicinity during the last five years including one in the area of request.

- 1. Z145-354** On December 9, 2015, City Council approved Specific Use Permit No. 2166 for an adult day care facility use on property zoned an R-7.5(A) Single Family District located on the southwest corner of Samuell Boulevard and Hunnicut Road, on a portion of the area of request.
- 2. Z156-126** On March 23, 2016, City Council approved an amendment to Planned Development District No. 83 to allow for church use and to amend the Development Plan on property zoned Planned Development District No. 83 located on the north side of Samuell Boulevard, east of Ferguson Road, northwest of the area of request.

Thoroughfare/Street:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Samuell Boulevard	Community Collector	120 feet	80 feet
Grove Hill Road	Minor Arterial	60 feet	60 feet
Hunnicut Road	Minor Arterial	60 feet	60 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed zoning and determined that any deviations from the street cross section designations established in the City of Dallas Paving Design Manual are not supported.

Staff recommends that the Planned Development District conditions include standard language requiring that all paved areas, permanent drives, streets and drainage structures must be constructed in accordance with city standards and to the satisfaction of the director.

Staff also recommended that the access point along Hunnicutt Road be aligned with the existing street on the opposite side [Banting Way]. As depicted in the conceptual plan, the applicant accepted this recommendation and provided such access in alignment with Banting Way.

STAFF ANALYSIS:

Comprehensive Plan:

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

The request does not meet 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.

Implementation measure 2.5.1.2 recommends supporting efforts to maintain distinctive identities of existing neighborhoods and ensure high-quality development of new neighborhoods. The applicant's request fails to provide standards to ensure the proposed development will be compatible with the surrounding residential neighborhoods.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Existing neighborhoods surrounding the area of request are primarily traditional detached single-family residential neighborhoods with minimum lot size of 7,500 square feet. While medium residential density could be supported in this area, the proposed development with a proposed maximum of 460 units and minimum lot size of 1,500 square feet, does not promote the existing neighborhoods' characteristics and does not

provide an adequate transition from the existing low-density areas surrounding the site to a medium-density that could be accommodated.

Land Use Compatibility:

The approximate 46.415-acre area of request is zoned R-7.5(A) Single Family District with Specific Use Permit No. 105 for a convalescent home and institutional uses and Specific Use Permit No. 2166 for an adult day care facility.

The site is located on the south side of Samuell Boulevard and is currently developed with several vacant buildings that, according to Building Inspection's records, used to contain hospital, retirement home, office and medical uses.

The area of request is surrounded by commercial uses to the north including office/showroom warehouse, medical clinic, and nursery garden shop in an RR-D-1 Regional Retail District with D-1 Liquor Control Overlay. A multifamily use is also to the north, across Samuell Boulevard, in an MF-2(A)(SAH) Multifamily District. A cemetery use is to the west, across Grove Hill Road. Single family uses are located to the south and southeast in an R-7.5(A) Single Family District. A multifamily use is also to the east across Hunnicutt Road.

The applicant proposes to terminate SUP No. 105 and SUP No. 2166, demolish all existing structures and redevelop the site with three different types of single family units up to a maximum of 460 units in a gated community with private streets.

The purpose of the request is to create a Planned Development District to allow for modification to the yard, lot and space regulations, landscape regulations and allow private recreation center, club or area, and Private Street as permitted uses by right.

To accommodate the different types of units, the applicant proposes the PD District to allow for a maximum of 460 dwelling units with variable lot sizes, allocated as follows: 170 lots of 4,000 square feet, 160 lots of 2,250 square feet and 160 lots of 1,500 square feet.

Staff recognizes that the proposed mix of unit types that, according to the applicant, include a standard detached single family unit, a townhouse type of unit and a smaller unit; will provide for more housing opportunities. However, staff does not support the number of units being proposed and does not agree with the request of modifying the minimum lot size requirement to allow for lots up to 80 percent smaller than 7,500 square feet, as stipulated by the existing and surrounding R-7.5(A) Single Family zoning district. The proposed lots will also be 50 percent smaller than the Multifamily Districts found in the vicinity which require a minimum lot size of 3,000 square feet for single family structures.

In addition to considerably reducing the minimum lot size requirement, the proposed Planned Development District would allow for an increase in the lot coverage from a maximum of 45 percent to 75 percent for single family structures, which will considerably over develop the site.

While the general purpose of the creation of Planned Development Districts is to provide flexibility in the planning and construction of development projects, this request proposes to almost double the density by proposing a ratio of approximately 11 units per acre¹ without providing for design standards and/or enhanced amenities to support approval of the request. According to the applicant, approximately 120,000 square feet would be planned as open space which represents approximately five percent of the property. An additional 105,000-square-foot area will remain undeveloped, but it is planned to function as a detention area. Staff's recommendation is to include a PD condition to require a minimum of ten percent of the property to be provided as useable open space, and that not more than ten percent of the required open space area may be provided in detention areas.

The applicant also proposes to modify the required front, side, and rear yard setbacks and apply different requirements for each lot size. In general, staff is not fully opposed to the request, but recommends that the lots along Hunnicutt Road that would also have a frontage on the proposed private street, provide a minimum of 30-foot front yard setback on the frontage that abuts Hunnicutt Road to maintain the continuity of the blockface established by the existing lots to the south of the area of request; that according to a recorded plat, have a 30-foot platted building line; this will maintain consistency with the existing neighborhood's character.

Additionally, staff's recommendation includes requiring the units in these lots to provide for an entry within the street-facing façade [along Hunnicutt Road] and to require pedestrian access to the public street through an improved path connecting to the public sidewalk. The applicant was not amenable to staff's recommendation, stating that these units would then be oriented with their back facing the private street as well as the units across the private street, and that staff's recommendation is against the intent for this to be an enclosed gated residential development. However, it is staff's opinion that units facing Hunnicutt Road can still provide for front yard fences to help retain the concept of a gated community.

Another aspect of the request that staff cannot support is the proposed private streets that, according to the design standards proposed in the PD conditions and the proposed street section exhibit, do not comply with Section 51A-4.211(5) of the Dallas Development Code, as amended. The provisions in the Development Code stipulate that all private streets and alleys must be constructed and maintained to the standards for public right-of way and must be approved by the director.

According to the City of Dallas Paving Design Manual, the geometric standards of 50-foot right-of-way for the proposed private streets, would require the development to provide alleys that serve all the units which, as depicted in the proposed conceptual plan, is not the case for this development.

With proposed 50-foot right-of-way private streets and no alleys, the development does not provide for adequate space for emergency vehicles and/or sanitation services when/if vehicles are parked along both sides of the street. The proposed private street

¹ 460 units/41.76 acres*

*area of request minus approximately 10 percent for streets

R-7.5(A) = approx. 5.8 units/acre

also deviates from City Code requirements that establish that a private street may not serve more than 300 dwelling units. The proposed development exceeds this requirement by 160 units.

Staff's recommendation is that if the private street or alley use is going to be allowed by right in the proposed PD District, it must comply with the regulations established in the Dallas Development Code, as amended, and with the Dallas Paving Design Manual. It is staff's opinion that a 53-foot right-of-way can meet these code requirements [See Exhibit A].

As part of the request, the applicant also proposes to repeal SUP No. 105, for a convalescent home and institutional uses, approved for a permanent time period in 1962; and to repeal Specific Use Permit No. 2166, for an adult day care facility, approved for a ten-year period in 2015.

Staff supports this part of the request because, according to the applicant, the area of request will be developed with single family uses; thus, making the Specific Use Permits obsolete. While adult day care facility will still be allowed in the proposed PD District for R-7.5(A) uses, it will require a new SUP. The convalescent home and institutional uses is not an allowed use in the R-7.5(A) Single Family District and therefore would not be permitted in the proposed district.

Staff's recommendation of denial is primarily based on the requested increase in density, the drastic reduction on the minimum lot size requirements, and the increase of over 60 percent of the currently allowed lot coverage for single family structures that are not consistent with the surrounding area. Moreover, the proposed development does not provide for enough useable open space nor development standards to support an increase in density, while at the same time ensure the development will maintain the character of the existing residential neighborhoods. While the applicant states their intention is to replicate the existing gated community to the south, this subdivision contains 7,500-square-foot lots developed with traditional detached single family uses served by 53-foot private streets allowed by Specific Use Permit [SUP No. 1502], none of which is being provided in the proposed district.

Staff has drafted recommended PD conditions for the Commission to consider in the event of a recommendation of approval of the Planned Development District.

Development Standards:

REGULATION	EXISTING ZONING R-7.5(A)	PROPOSED PDD
LAND USE	Single Family	Single Family
FRONT YARD SETBACK	25'	20' for SFD in 4,000sf lots 20' for SFD in 2,250sf lots 5' for SFD in 1,500sf lots 10' for other structures
SIDE YARD SETBACK	5'	5' for SFD in 4,000sf lots 0' for SFD in 2,250 sf lots 0' and 3' for SFD in 1,500 sf lots 5' on the longer frontage of a corner lot
REAR YARD SETBACK	5'	10' for SFD in 4,000sf lots 10' for SFD in 2,250 sf lots 5' for SFD in 1,500 sf lots no minimum other structures
DWELLING UNIT DENSITY	1 unit/7,500sf (5.8 units/acre)	460 units (approx 11 units/acre)
FLOOR AREA RATIO (RAR)	No maximum	No Maximum
HEIGHT	30 feet	36 feet
RESIDENTIAL PROXIMITY SLOPE	N/A	N/A
LOT COVERAGE	45% for residential structures 25% for non-residential structures	75% for residential structures 40% for non-residential structures
LOT SIZE	7,500 sf	a max. of 170 lots of 4,000 sf a max of 160 lots of 2,250 sf a max. of 160 lots of 1,500 sf
STORIES	No maximum	No Maximum
LANDSCAPE	Article X	min. 1 site tree for every 4,000 sf within the site, min 1 street tree for every 100 linear foot of street frontage within the development, Tree mitigation phased for a period of 36 months upon issuance of building permit
OTHER		Private streets per conceptual plan. Min 50' right-of-way Street exhibit

Parking:

In general, and pursuant to the Dallas Development Code, off-street parking in the proposed Planned Development District, will be provided in accordance with Division 51A-4.200 for each use.

For single family uses, the applicant proposes to provide for a minimum of two off-street parking spaces per unit, which is consistent with the requirement for this use in any district other than R-7.5(A), R-5(A) Single Family Districts and TH Townhouse Districts.

For private recreation center, club, or area use, a minimum requirement of five spaces is being proposed, with the allowance of such parking spaces to be provided within the proposed 50-foot private street right-of-way.

Landscaping:

As part of the request, the applicant proposes to deviate from the landscaping requirements of Article X, as amended, in regard to the site trees, street trees and mitigation requirements for single family uses.

Section 51A-10.125 of the recently amended Article X, provides for minimum tree requirements per lot that include lot sizes 4,000 square feet or less in area to provide a minimum of one large or medium nursery stock tree per lot. The applicant proposes to provide for a minimum of one site tree for every 4,000 square feet within the site. This is a provision more consistent to the landscaping requirements of a shared access development.

In reviewing this proposed landscape provision, and given that the proposed district will be developed with reduced setbacks and increased lot coverages, the Chief Arborist concurs with adopting regulations more consistent with shared access developments and for uses other than single family.

Regarding the tree mitigation requirements, the applicant's request includes that for single family uses, the required tree mitigation may be phased for a period of 36 months upon the issuance of final building permit. A reasonable justification for this request has not been provided by the applicant. Staff does not support this part of the request and recommends that the requirements in Section 51A-10.310 "Urban Forest Conservation" should apply to the proposed district.

It is the recommendation of the Chief Arborist that, at the time of permitting and prior to construction, the applicant submits a landscape plan identifying the number and size of trees designated to go toward the mitigation. This would allow for a maximum amount of time to complete the mitigation on site that would extend to the completion of the entire project.

On the other hand, the mitigation that is not designated for planting on site will be required to be completed within 6 months of the tree removal. Should the applicant require an extension of this time-period, an application to the Board of Adjustments can be made to request such extension.

Z189-142(CY)

It is important to note that Section 51A-10.132 of the Dallas Development Code, as amended, indicates that in Planned Development Districts, any deviation from the Urban Forest Conservation Division in Article X will require a three-quarter vote of the City Council for approval.

EXHIBIT A LOCAL STREET GEOMETRIC STANDARDS



Standard Designation: **L-2-U (A)**, [53 feet ROW, 33' pavement + 10' parkway]

List of Partners/Principals/Officers

OWNER:

UHS of Timberlawn, Inc.

- Debora Osteen – President
- Laurence Harrod – Vice President
- Robert Zurad – Assistant Treasurer

Buckner Retirement Services, Inc.

- Albert L Reyes – President
- Stephen N Wakefield – Secretary
- Charlie Wilson – Sr. Vice-President
- Tony Lintelman – VP and Chief Financial Officer
- Pat Crump – Vice-President
- Susan R. Wilhoit – Director
- Duke Presley – Director
- Kay K Struzick – Director
- Watson Moore – Director
- Billy R Allen – Director
- Ann Graves – Director
- Mary M Barnes – Director
- Barry Pryor – Director
- Lee E. Bush – Director
- Nell McCallum Morris – Director
- Sue Courts – Director
- Edward D. Saldana – Director
- Carol C. Brian – Director
- Ed Francis – Director
- Nancy Neal – Director
- Rodney Henry – Director
- George S. Vorpahl – Director
- Rebeca L. Brokenbek – Director
- Cassandra Harris – Director
- J. Daniel Ellis – Director
- Steve King – Director
- Androlla Canavati de Mitri – Director

Shepherd Place Homes, Inc.

- Purvis T Welch – President & Director
- Robbie Lee Hale – Vice President

List of Partners/Principals/Officers

APPLICANT:

Centurion American Acquisitions, LLC.

- Mehرداد Moayedi – President
- Brad Biber – Executive Vice President
- Jeff Shirley – Executive Vice President
- Jack Dawson – Executive Vice President
- Rob Romo– Vice-President

PROPOSED CONDITIONS

ARTICLE ____.

PD ____.

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

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

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

PD _____ is established on property located on the south side of Samuell Boulevard, between Grove Hill Road and Hunnicutt Road. The size of PD _____ is approximately 46.415 acres.

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

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

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

Staff's Recommendation:

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

(1) OPEN SPACE means an area used for recreational and gathering purposes that is accessible to all occupants of the Property and that contains only landscaping, hardscaping, pedestrian amenities and structures with omitted walls.

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibit is incorporated into this article:

(1) Exhibit ____A: Conceptual Plan.

(2) Exhibit ____B: Street Section.

SEC. 51P- _____.105. CONCEPTUAL PLAN.

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

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

For single family uses, a preliminary plat approved by the City Plan Commission satisfies the development plan requirement in this section.

A final plat for single family development may make minor deviations from the lot and street configurations shown on the approved preliminary plat, provided that the final plat does not increase the number of lots or provide additional access points.

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

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

(b) The following additional main uses are permitted:

- Private recreation center, club or area.
- Private street or alley.

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

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

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

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

Applicant's Request:

- (a) Front yard. Minimum front yard is:
- (1) 20 feet for single family structures on lots containing 4,000 square feet,
 - (2) 20 feet for single family structures on lots containing 2,250 square feet,
 - (3) five feet for single family structures on lots containing 1,500 square feet, and
 - (4) ten feet for other permitted structures.

Staff's Recommendation:

- (a) Front yard. Minimum front yard is:
- (1) 20 feet for single family structures on lots containing 5,000 square feet,
 - (2) 20 feet for single family structures on lots containing 3,000 square feet,
 - (3) ten feet for single family structures on lots containing 2,500 square feet, and
 - (4) 25 feet for other permitted structures.
- (5) for all lots that run from Hunnicutt Road to a private street, the frontage that abuts Hunnicutt Road is considered a front yard and a minimum 30-foot setback must be provided. The frontage that abuts the private street is considered a rear yard.

Applicant's Request:

- (c) Side yard. Minimum side yard is:
- (1) five feet for single family structures on lots containing 4,000 square feet,
 - (2) no minimum side yard for single family structures on lots containing 2,250 square feet;
 - (3) for single family structures on lots containing 1,500 square feet, only one side yard of a minimum of three feet is required, no minimum required on the other side yard of the same lot.
 - (4) for any uses on corner lots with two street frontages of unequal distance, the longer frontage that abuts a street is considered a side yard and a minimum of five feet setback is required.

Staff's Recommendation:

(c) Side yard. Minimum side yard is:

- (1) five feet for single family structures on lots containing 5,000 square feet,
- (2) five feet for single family structures on lots containing 3,000 square feet;
- (3) three feet for single family structures on lots containing 2,500 square feet; and
- (4) ten feet for other permitted structures.

(5) for all uses, if a corner lot has two street frontages of unequal distance, the longer frontage is considered a side yard and the requirements in this section apply. Notwithstanding this provision, the continuity of the established setback along street frontage must be maintained.

Applicant's Request:

(c) Rear yard. Minimum rear yard is:

- (1) ten feet for single family structures on lots containing 4,000 square feet,
- (2) ten feet for single family structures on lots containing 2,250 square feet,
- (3) five feet for single family structures on lots containing 1,500 square feet, and
- (4) no minimum rear yard required for all other uses.

Staff's Recommendation:

(c) Rear yard. Minimum rear yard is:

- (1) ten feet for single family structures on lots containing 5,000 square feet,
- (2) ten feet for single family structures on lots containing 3,000 square feet,
- (3) five feet for single family structures on lots containing 2,500 square feet, and
- (4) ten feet for all other uses.

Applicant's Request:

(d) Density. Maximum number of dwelling units is 460.

Staff's Recommendation:

(d) Density: Maximum number of dwelling units is 300.

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

(f) Height: Maximum structure height is 36 feet.

Applicant's Request:

(g) Lot Coverage: Maximum lot coverage is:

(1) 75 percent for residential structures; and

(2) 40 percent for nonresidential structures.

Staff's Recommendation:

(g) Lot Coverage: Maximum lot coverage is:

(1) 60 percent for residential structures; and

(2) 30 percent for nonresidential structures.

Applicant's Request:

(h) Lot size: Minimum lot sizes must conform to the following standards:

(1) A maximum of 170 lots with a minimum lot size of 4,000 square feet;

(2) A maximum of 160 lots with a minimum lot size of 2,250 square feet;

(3) A maximum of 160 lots with a minimum lot size of 1,500 square feet; and

(4) 3,000 square feet for a lot containing a private recreation center, club, or area use.

(5) In no instance, the number of platted lots may exceed 460.

Staff's Recommendation:

(h) Lot size: Minimum lot sizes must conform to the following standards:

(1) A maximum of 120 lots with a minimum lot size of 5,000 square feet;

(2) A maximum of 100 lots with a minimum lot size of 3,000 square feet;

(3) A maximum of 100 lots with a minimum lot size of 2,500 square feet; and

(4) 3,000 square feet for a lot containing a private recreation center, club, or area use.

(5) In no instance, the number of platted lots may exceed 300.

(i) Stories: No maximum number of stories.

Staff's Recommendation:

(j) Open space: Minimum open space is ten percent of the entire property. No more than ten percent of the required open space area may be provided in detention areas.

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

(a) Except as provided, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) For single family uses, a minimum of two off-street parking spaces per unit must be provided.

(c) For a private recreation center, club, or area use, minimum five parking spaces must be provided. Parking spaces may be located within the private street right-of-way.

Staff's Recommendation:

(d) All enclosed parking structures must be setback a minimum of 20 feet from the private street right-of-way.

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

See Article VI.

SEC. 51P- _____.112. LANDSCAPING.

Applicant's Request:

- (a) For single family uses:
- (1) minimum one site tree for every 4,000 square feet within the site.
 - (2) minimum one street tree for every 100 linear feet of street frontage within the development.
- (b) Plant materials must be maintained in a healthy, growing condition.

Staff's Recommendation:

- (a) Except as provided in this section, landscaping must be provided in accordance with Article X.
- (b) For single family uses and amenities:
- (1) minimum one site tree for every 4,000 square feet within the development site. Existing protected tree species may qualify as site trees as provided in Section 51A-10.125(b)(4)(B).
- (2) minimum one large or medium street tree for every 100 linear feet of private street frontage within the development. A street tree shall be further apart than 100 feet from another street tree along the same blockface of a private street. A street tree may qualify as a site tree.
- (3) one large or medium tree must be provided for every 40 feet of public street frontage along Hunnicut Road. If the director determines that a large or medium tree would interfere with utility lines, one substitute small tree from a species listed in the approved tree list may be provided.
- (c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-____.113. TREE MITIGATION.

Applicant's Request:

For single family uses, required tree mitigation may be phased for a period of 36 months upon the issuance of final building permit.

Staff's Recommendation:

Section 51A-10.130 *Urban Forest Conservation*, apply to this district.

SEC. 51P-____.114. SIGNS.

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

SEC. 51P-____.115. STREET AND ALLEY STANDARDS.

Applicant's request:

- (a) All proposed private streets must generally comply with the Street Section in Exhibit ____B.

(b) The following standards apply throughout the development:

- (1) Street geometry, intersections, and stub street must be provided as shown on the conceptual plan,
- (2) minimum 50-foot right-of-way width for private streets,
- (3) minimum 27-foot street pavement width (back to back); and
- (4) 12-foot paved alley within an 18-foot private alley right-of-way.

Staff's Recommendation:

All proposed private streets must comply with Section 51(A)-4.211(5)(E) and must provide a minimum five-foot unobstructed sidewalk on both sides.

Staff's Recommendation:

SEC. 51P-____.116. DESIGN STANDARDS.

(a) Sidewalks: Minimum six-foot unobstructed sidewalks must be provided along Grove Hill Road, Samuell Boulevard and Hunnicutt Road.

(b) Street-facing units: All dwelling units fronting Hunnicutt Road must provide an entrance within the street-facing façade. The entrance must have access to the public street through an improved path connecting to the public sidewalk.

SEC. 51P-____.117. ADDITIONAL PROVISIONS.

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

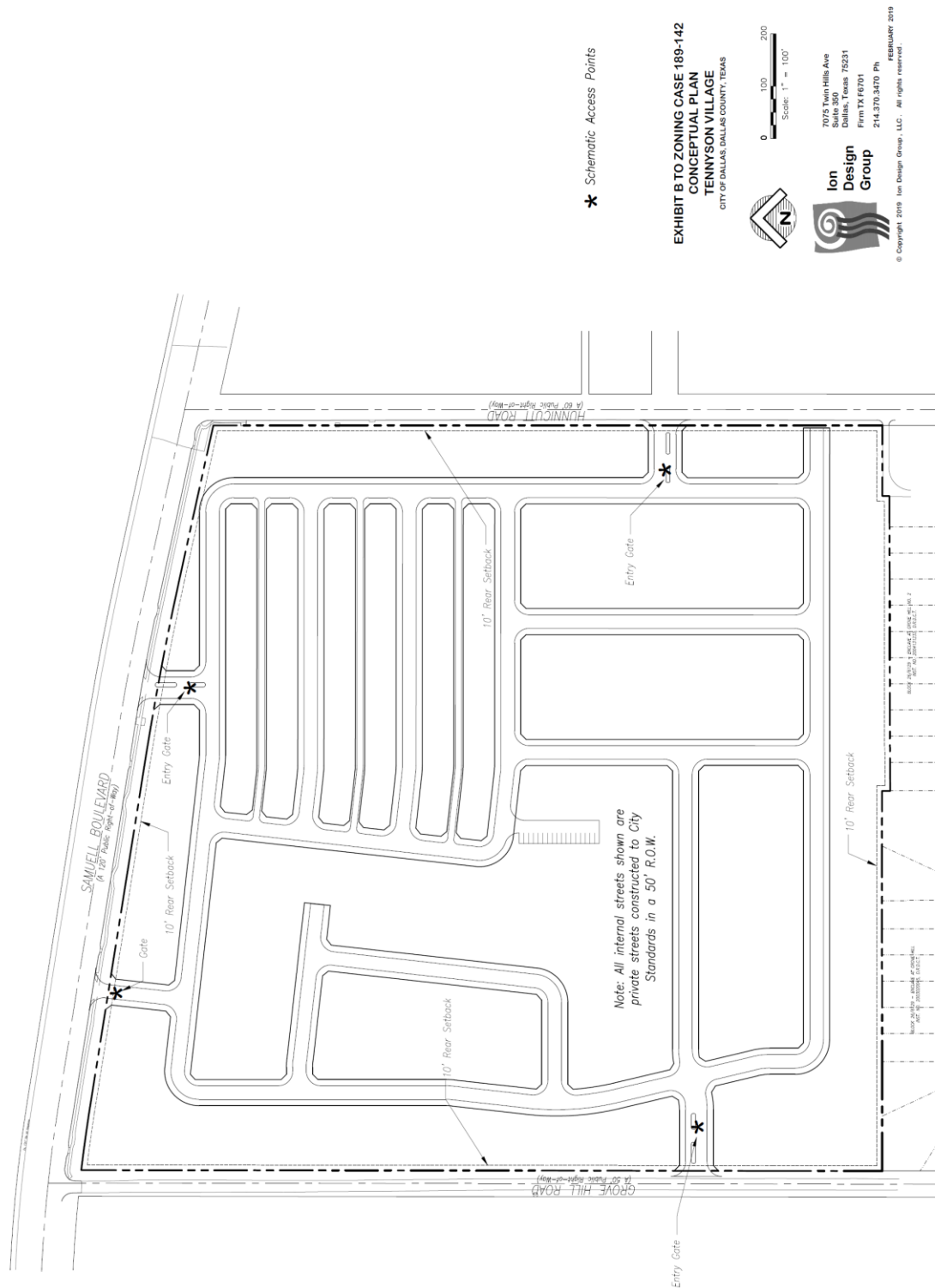
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-____.118. COMPLIANCE WITH CONDITIONS.

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

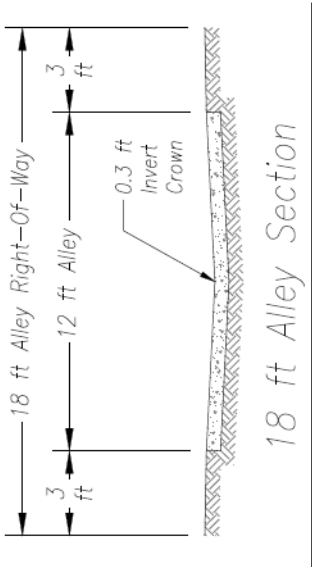
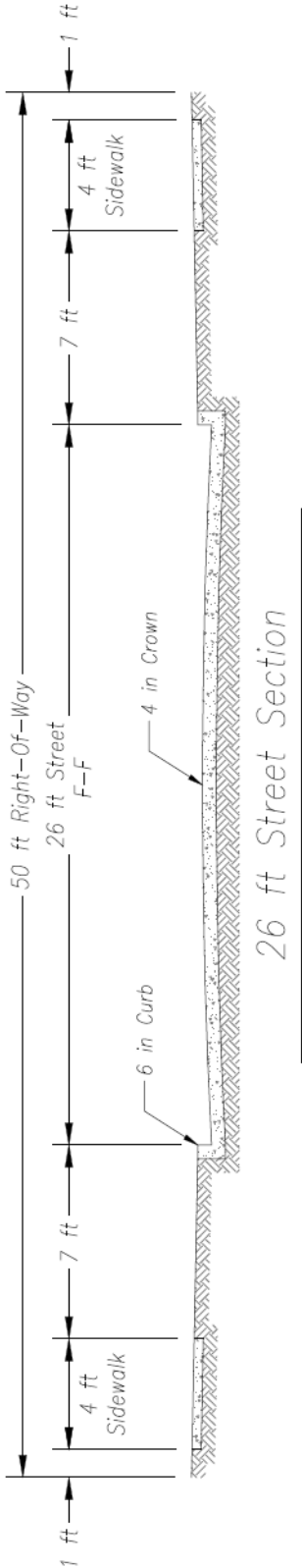
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations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

PROPOSED CONCEPTUAL PLAN



PROPOSED STREET SECTION EXHIBIT

EXHIBIT A



SUP No 105 ORDINANCE
(TO BE TERMINATED)

ORDINANCE NO. 9 5 6 2

An Ordinance amending the basic zoning Ordinance No. 5238 of the City of Dallas as enacted by the City Council on August 28, 1951, and thereafter amended, and as printed in the Appendix as Part I of the 1960 Code of Civil and Criminal Ordinances of the City of Dallas, by permitting the following described property, which is presently zoned Temporary Residential

_____, to-wit: **Being part of City Block 6189 and more fully described as follows: Beginning at a point in the southern line of the Mary E. Trev home tract, said point being 711.79 feet north of the south line of Samuell Boulevard and 1180 feet more or less east of the east line of Grove Hill Road, said point being in the southeast corner of the Mary E. Trev tract; Thence south 566.30 feet to a point for corner; Thence west 696.55 feet to a point for corner; Thence north 566.30 feet to a point for corner; Thence east along the south line of the Mary E. Trev tract a distance of 696.55 feet to the point of Beginning.**

to be used under a special permit for an Institutional Use
_____; That a special permit shall be granted
for an Institutional Use

with reference to the herein described property, subject, however, to the special conditions hereinafter more fully expressed; ~~That the property shall~~

SFO - 1

62-59613
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J F F

~~Providing for a penalty; Providing for a severability clause; and Declaring an Emergency.~~ Providing for a penalty; Providing for a severability clause; and Declaring an Emergency.

--- oOo ---

WHEREAS, the City Plan Commission of the City of Dallas and the Governing Body of the City of Dallas in compliance with the Charter of the City of Dallas and the State law with reference to the granting of special permits under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise and after holding due hearings and affording a full and fair hearing to all the property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof as regards the rezoning, proposed use or improvement of the property herein described, the Governing Body of the City of Dallas is of the opinion that said special permit should be granted, subject to the conditions set out herein; Now, Therefore,

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

SECTION 1. That the basic Zoning Ordinance No. 5238 of the City of Dallas as enacted by the City Council on August 28, 1951, and thereafter amended, and as printed in the Appendix as Part I of the 1960 Code of Civil and Criminal Ordinances of the City of Dallas, be, and it is hereby amended insofar as it applies to the property hereinafter described, which is presently zoned Temporary Residential, and which shall be used under a special permit for an Institutional Use, to-wit:

BEING part of City Block 6129 and more fully described as follows:

BEGINNING at a point in the southern line of the Mary E. Trev tract, said point being 711.79 feet south of the south line of Samuell Boulevard and 1420 feet more or less east of the east line of Grove Hill Road, said point being in the southeast corner of the Mary E. Trev tract;

THENCE south 566.30 feet to a point for corner;

THENCE west 696.55 feet to a point for corner;

THENCE north 566.30 feet to a point for corner;

THENCE east along the south line of the Mary E. Trev tract a distance of 696.55 feet to the point of Beginning.

SECTION 2. That this special permit for an Institutional Use

_____ with reference to the hereinabove described property is approved and granted upon the following express conditions, and in accordance with Article 165-22, Section 13 of the Zoning Ordinance:

- (1) **Setbacks** - All new construction shall observe a twenty-five (25) foot front yard setback along all streets;
- (2) **Parking** - Paved off-street parking shall be provided at a minimum ratio of one parking space for each five (5) beds for the convalescent home or similar type occupancy;
- (3) **Paving** - All driveways, entrances, and parking areas shall have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary;
- (4) **Screening** - A six (6) foot high solid screening fence shall be provided along property lines adjoining residentially zoned properties;
- (5) **Signs** - Name plates or signs for clinics, hospitals, convalescent home, and similar type occupancy, not exceeding twelve (12) square feet in area shall be permitted. No sign or billboard shall be permitted of a flashing, rotating, revolving, or intermittently lighted type;

SECTION 3. ~~That all paved areas, permanent drives, streets and drainage structures, if any, shall be constructed in accordance with standard City of Dallas specifications adopted for such purpose, and the same shall be done to the satisfaction of the Director of Public Works.~~

~~That all paved areas, permanent drives, streets and drainage structures, if any, shall be constructed in accordance with standard City of Dallas specifications adopted for such purpose, and the same shall be done to the satisfaction of the Director of Public Works.~~

That all paved areas, permanent drives, streets and drainage structures, if any, shall be constructed in accordance with standard City of Dallas specifications adopted for such purpose, and the same shall be done to the satisfaction of the Director of Public Works.

SECTION 4. No Certificate of Occupancy shall be issued by the Building Inspector until there has been a full compliance with Subsections (1) through (5), ~~and~~ of Section 2, in accordance with the requirements of the building for which the Certificate is issued, together with all other provisions of this ordinance and any applicable provisions of the Zoning Ordinance and the Building Codes.

SECTION 5. That any person, firm or corporation violating any of the terms and provisions of this ordinance shall be subject to the same penalties provided for in Ordinance No. 5238, particularly Article 165-30.

SECTION 6. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

SECTION 7. WHEREAS, it appears that the subject property of this ordinance is to be used under a special permit for a Convalescent Home and Institutional Uses, and will serve the public interest, comfort and general welfare, creates an urgency and an emergency in the preservation of the public peace, comfort and general welfare and requires that this ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

APPROVED AS TO FORM:

H. P. KUCERA, City Attorney

By:

Assistant City Attorney

SEP 18 1961

PASSED:

CORRECTLY ENROLLED

SEP 18 1961

H. P. Kucera
City Attorney

ATTEST:

Harold G. Shank
City Secretary.

SUP No. 105
(TO BE TERMINATED)

ORDINANCE NO. 8 95 4

An Ordinance amending the basic Zoning Ordinance No. 5238 of the City of Dallas as enacted by the City Council on August 28, 1951, and thereafter amended, and as printed in the Appendix as Part I of the 1960 Code of Civil and Criminal Ordinances of the City of Dallas, by permitting the following described property, which is presently zoned Temporary Residential, to-wit:

A tract of land being part of City Block 6129 and more particularly described as follows:

Beginning at the intersection of the south line of Samuell Boulevard and the east line of Grove Hill Road;

Thence easterly along the south line of Samuell Boulevard, 1475 feet to a point;

Thence south along a property line 711.79 feet to a point;

Thence west 696.55 feet to a point for corner;

Thence south 566.30 feet to a point for corner;

Thence west 726 feet to the east line of Grove Hill Road;

Thence north along Grove Hill Road 1561 feet to the south line of Samuell Boulevard, the place of beginning.

FIELD NOTES CHECKED BY
W. B. Cohen

to be used under a special permit for a Convalescent Home and Institutional Uses; That a special permit shall be granted for a Convalescent Home and Institutional Uses

with reference to the herein described property, subject, however, to the special conditions hereinafter more fully expressed; ~~that the property shall~~

~~be improved according to the site plan approved herewith.~~ Providing for a penalty; Providing for a severability clause; and Declaring an Emergency.

--- oOo ---

WHEREAS, the City Plan Commission of the City of Dallas and the Governing Body of the City of Dallas in compliance with the Charter of the City of Dallas and the State law with reference to the granting of special permits under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise and after holding due hearings and affording a full and fair hearing to all the property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof as regards the rezoning, proposed use or improvement of the property herein described, the Governing Body of the City of Dallas is of the opinion that said special permit should be granted, subject to the conditions set out herein; Now, Therefore,

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

SECTION 1. That the basic Zoning Ordinance No. 5238 of the City of Dallas as enacted by the City Council on August 28, 1951, and thereafter amended, and as printed in the Appendix as Part I of the 1960 Code of Civil and Criminal Ordinances of the City of Dallas, be, and it is hereby amended insofar as it applies to the property hereinafter described, which is presently zoned Temporary Residential, and which shall be used under a special permit for * Convalescent Home and Institutional Uses

_____, to-wit:

A tract of land being part of City Block 6129 and more particularly described as follows:

Beginning at the intersection of the south line of Samuel Boulevard and the east line of Grove Hill Road;

Thence easterly along the south line of Samuel Boulevard, 1475 feet to a point;

Thence south along a property line 711.79 feet to a point;

Thence west 696.55 feet to a point for corner;

Thence south 566.30 feet to a point for corner;

Thence west 726 feet to the east line of Grove Hill Road;

Thence north along Grove Hill Road 1561 feet to the south line of Samuel

XX

XX

XX

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[illegible]

SECTION 2. That this special permit for a Convalescent Home and
Institutional Uses with reference to the here-

inabove described property is approved and granted upon the following express conditions, and in accordance with Article 165-22, Section 14 of the Zoning Ordinance:

1. That new construction shall observe a 25 foot front yard setback along all streets;
2. That off street parking shall be provided at a minimum ratio of one space for each five beds for the convalescent home or similar type occupancy;
3. That all driveways, entrances and parking areas shall have a minimum surfacing of six inches compacted gravel and two coats of penetration asphalt. The developer shall bear the total cost and maintenance of all such improvements including curb and drainage structures that may be necessary;
4. That screening consisting of a six foot high solid fence shall be provided along property lines adjoining residentially zoned properties;
5. That name plates or signs for clinics, hospitals, convalescent homes and similar occupancy, not exceeding twelve (12) square feet in area when attached to the structure or erected behind the building line, shall be permitted. No sign shall be permitted of a flashing or intermittently lighted type.

SECTION 6. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

SECTION 7. WHEREAS, it appears that the subject property of this ordinance is to be used under a special permit for _____
~~an Institutional Use~~, and will serve the public interest, comfort and general welfare, creates an urgency and an emergency in the preservation of the public peace, comfort and general welfare and requires that this ordinance shall take effect immediately from and after its passage, and it is accordingly so ordained.

APPROVED AS TO FORM:

CITY ATTORNEY

PASSED: _____

CORRECTLY ENROLLED **DEC 17 1962**

ATTEST:

Harold G. Shank
City Secretary.

H. P. Kucera
City Attorney

**SUP No. 2166
(TO BE TERMINATED)**

152254

12-7-15

ORDINANCE NO. **29958**

An ordinance amending the zoning ordinances of the City of Dallas by permitting the following property, which is presently zoned as an R-7.5(A) Single Family District:

BEING a tract of land in City Block 6129 located at the southwest corner of Samuell Boulevard and Hunnicut Road; fronting approximately 271.32 feet on the south line of Samuell Boulevard; and containing approximately 2.844 acres,

to be used under Specific Use Permit No. 2166 for an adult day care facility; 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 ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this specific use permit; and

WHEREAS, the city council finds that this 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,

29958

152254

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

SECTION 1. That the zoning ordinances of the City of Dallas are amended to allow the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property"), which is presently zoned as an R-7.5(A) Single Family District, to be used under Specific Use Permit No. 2166 for an adult day care facility.

SECTION 2. That this specific use permit is granted on the following conditions:

1. USE: The only use authorized by this specific use permit is an adult day 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 December 9, 2025, but is eligible for automatic renewal for additional 10-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking on the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. FLOOR AREA: The maximum floor area for an adult day care facility is 19,386 square feet.
5. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
6. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
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.

29958

152254

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 City of Dallas.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for a use authorized by this specific use permit on the Property until there has been full compliance with this ordinance, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 5. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 6. That the zoning ordinances of the City of Dallas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 7. 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.

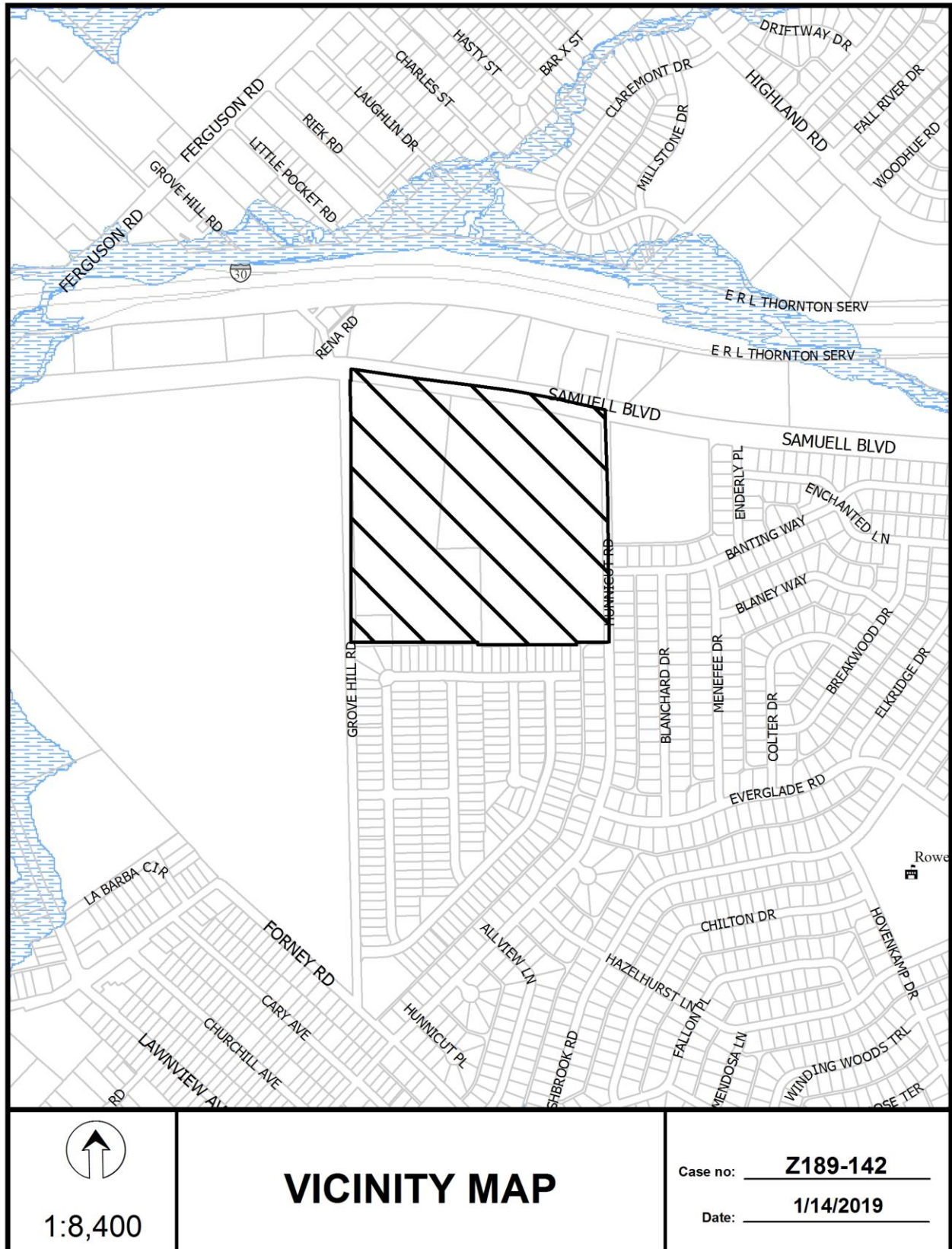
SECTION 8. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

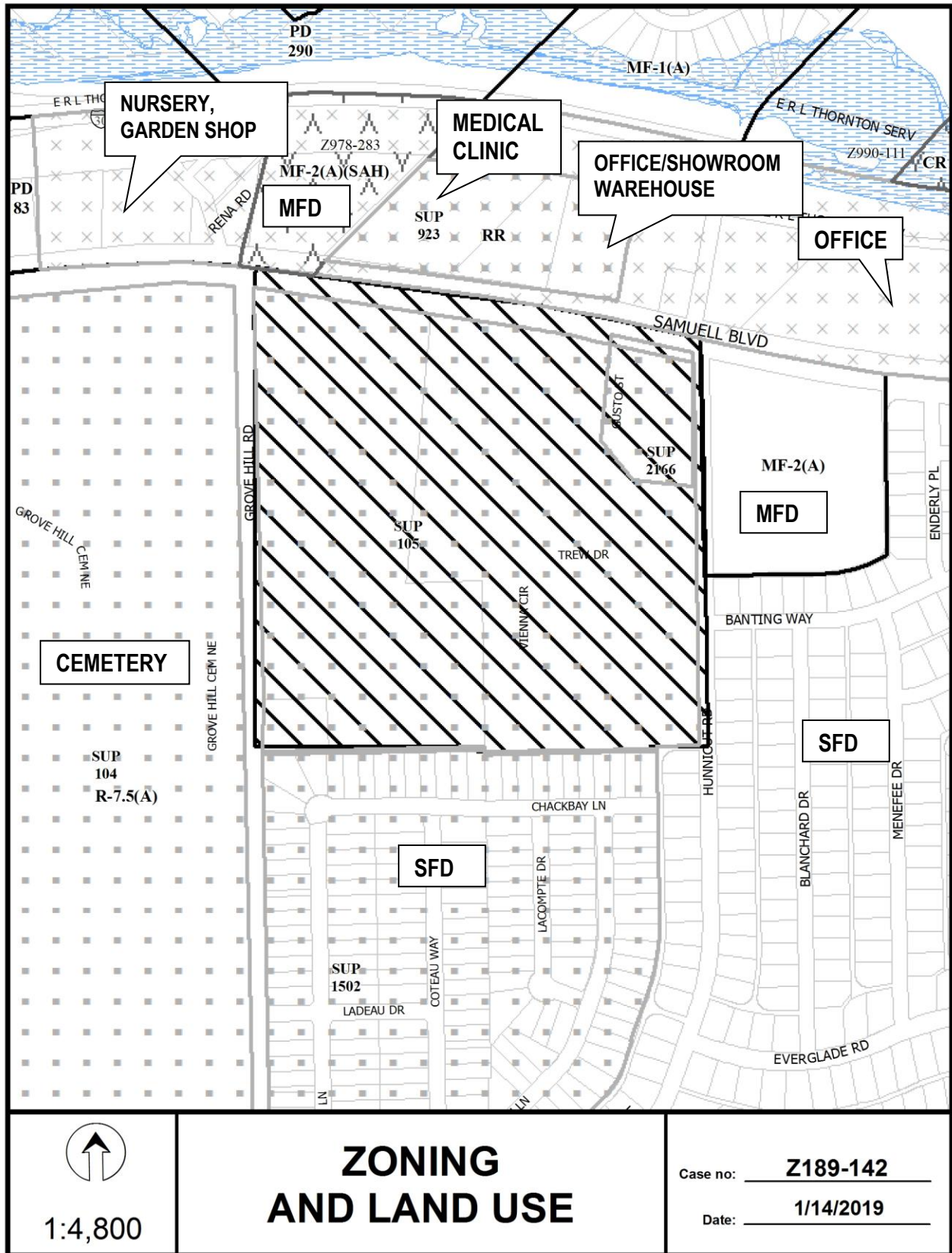
WARREN M.S. ERNST, City Attorney

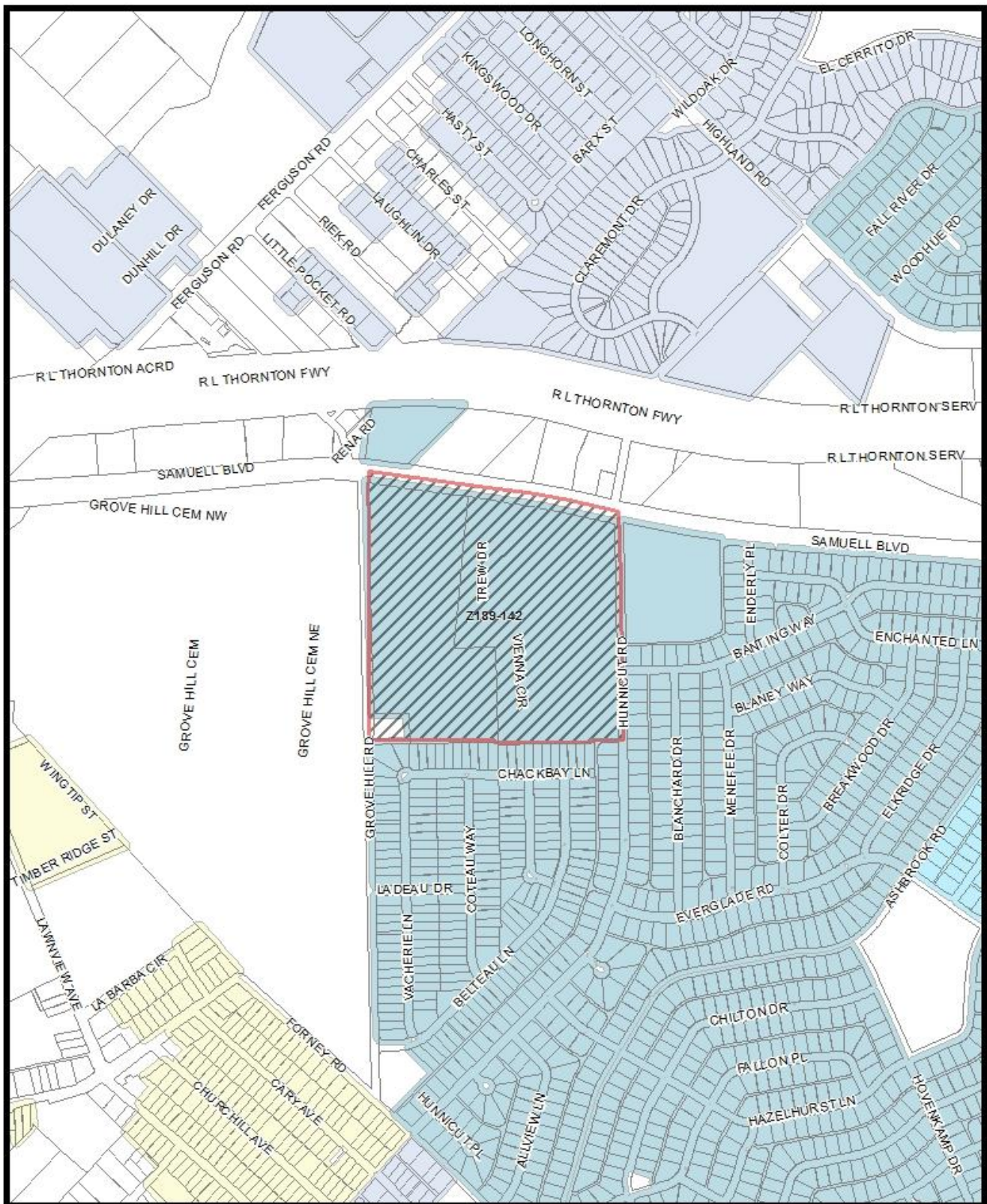
BY 
Assistant City Attorney

Passed DEC 09 2015









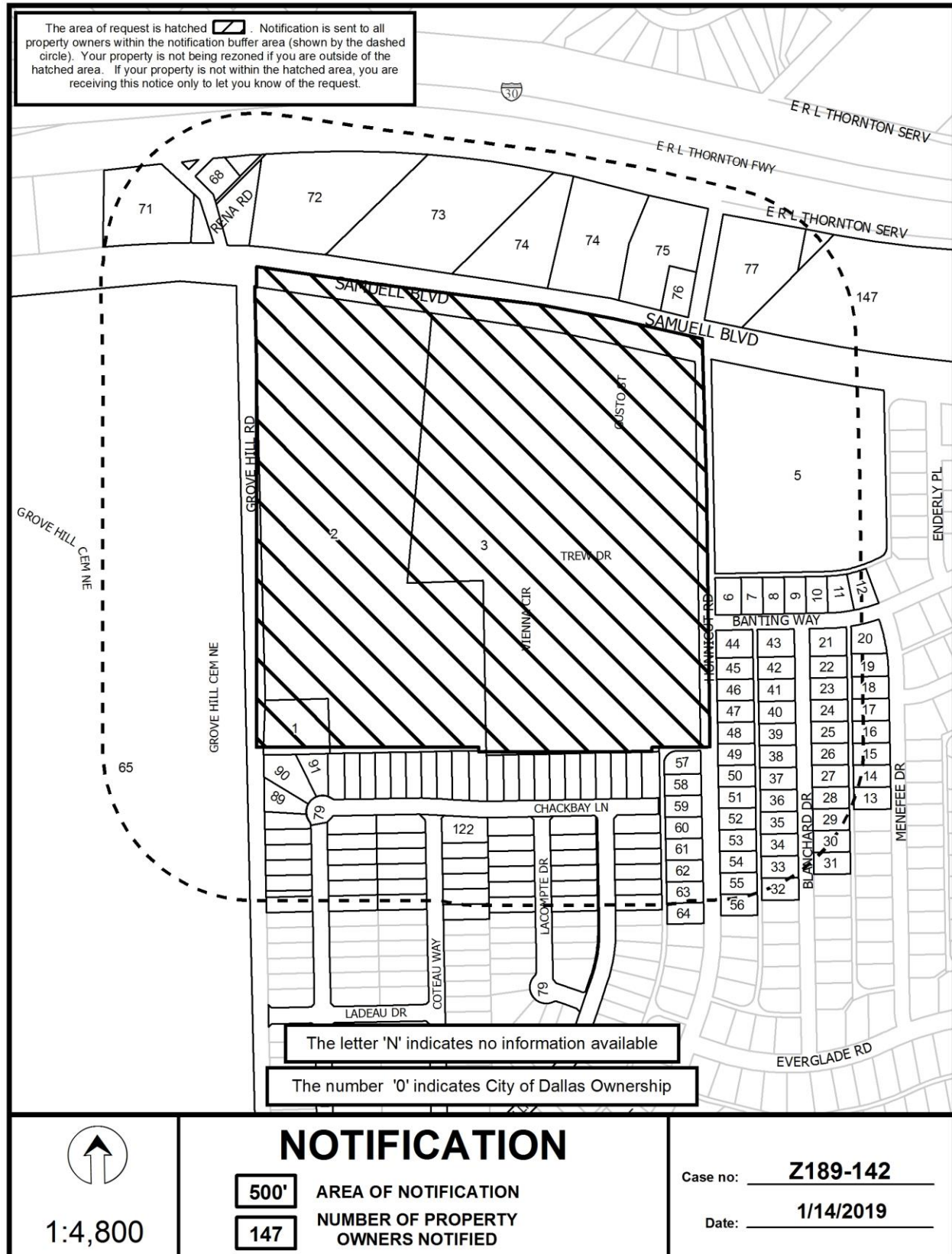
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Market Value Analysis

Printed Date: 1/25/2019



01/14/2019

Notification List of Property Owners***Z189-142******147 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2750 GROVE HILL RD	ABC BEHAVIORAL HEALTH LLC
2	4600 SAMUELL BLVD	UHS OF TIMBERLAWN INC
3	4800 SAMUELL BLVD	BUCKNER RETIREMENT
4	6951 CHACKBAY LN	TARDY JASON M & APRIL D
5	5000 SAMUELL BLVD	MAYAN PALMS HLD LLC
6	5005 BANTING WAY	ALONZO MARIA AURORA
7	5011 BANTING WAY	MANSELL WILLIE
8	5015 BANTING WAY	JOHNSON THEODORE H JR &
9	5019 BANTING WAY	BYNUM JOHNNIE H & ELMYRA
10	5105 BANTING WAY	HINTON JERALD R
11	5111 BANTING WAY	GUERECAS GREGORIO
12	5115 BANTING WAY	HUCKABY DOUGLAS
13	5107 MENEFEE DR	HOLLY TYRONE E
14	5111 MENEFEE DR	DONOVAN MARK ALAN
15	5115 MENEFEE DR	WIBOWO STEVEN P & CHRISTINA P &
16	5119 MENEFEE DR	JUAREZ CYNTHIA REGINA
17	5123 MENEFEE DR	CASTILLO BRIANA
18	5127 MENEFEE DR	BROWN LISA K
19	5131 MENEFEE DR	FELDER WAULDINE
20	5135 MENEFEE DR	BOYD DORRUTH I
21	5134 BLANCHARD DR	VAUGHAN LINDA LEE
22	5130 BLANCHARD DR	BATES MACKLAN J
23	5126 BLANCHARD DR	BARR ADRIEN M
24	5122 BLANCHARD DR	MARTINEZ HECTOR JR
25	5118 BLANCHARD DR	BENJAMIN WILLIE
26	5114 BLANCHARD DR	ACEVEDO ANNA M &

01/14/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5110 BLANCHARD DR	COLEMAN PAUL
28	5106 BLANCHARD DR	WORLD IMPACT INC
29	5102 BLANCHARD DR	LANKFORD EARNEST B JR &
30	5030 BLANCHARD DR	NUNN ANTONIA
31	5026 BLANCHARD DR	SKINNER STEPHANIE M
32	5023 BLANCHARD DR	FIorentino LTD
33	5027 BLANCHARD DR	ISOM BILLIE J
34	5031 BLANCHARD DR	CALHOUN HOWARD J & BETTY J
35	5103 BLANCHARD DR	COOK NINA F
36	5107 BLANCHARD DR	SANDERS GERALDINE &
37	5111 BLANCHARD DR	NOBBLES JARETT &
38	5115 BLANCHARD DR	REED DORIS LEE
39	5119 BLANCHARD DR	SAMUELS CONNIE
40	5123 BLANCHARD DR	OVIEDO JORGE L
41	5127 BLANCHARD DR	PLECHER DEVOE
42	5131 BLANCHARD DR	HEARNE EARLY R &
43	5135 BLANCHARD DR	HERNANDEZ GUADALUPE
44	7334 HUNNICUT RD	ESPARZA RENE & MARY L
45	7330 HUNNICUT RD	SAUCEDO ELIAS &
46	7326 HUNNICUT RD	ROBERSON MORNIA R
47	7322 HUNNICUT RD	GRAY HOWARD & PATSY
48	7318 HUNNICUT RD	CHEN JIANLI &
49	7314 HUNNICUT RD	WALLACE EVELYN FAYE
50	7310 HUNNICUT RD	COOK WILMA HERESE
51	7306 HUNNICUT RD	BUNKLEY BENNIE L III
52	7302 HUNNICUT RD	FLORES GENARO &
53	7238 HUNNICUT RD	NEWTON PRISCILLA &
54	7234 HUNNICUT RD	ALMANZA BENJAMIN
55	7230 HUNNICUT RD	HOFFMAN DAVID H
56	7226 HUNNICUT RD	ROSSUM TAMMY Y
57	7315 HUNNICUT RD	MASON BRIAN B

01/14/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7311 HUNNICUT RD	WALKER MARY E
59	7307 HUNNICUT RD	PERALTA NOEL & BREANNA J
60	7303 HUNNICUT RD	MARTINEZ MARIA A
61	7235 HUNNICUT RD	HALEY ERIN ELIZABETH
62	7231 HUNNICUT RD	SAUCEDA JESUS D &
63	7227 HUNNICUT RD	ORR CHARLES D
64	7223 HUNNICUT RD	BANKSTON RODNEY
65	4734 LAWNVIEW AVE	SCI TEXAS FUNERAL SERVICES INC
66	4529 SAMUELL BLVD	MINYARD JON
67	7306 RENA RD	JONES RENA M
68	7310 RENA RD	GARDEA OMAR &
69	2351 GROVE HILL RD	JONES RENA M ET AL
70	2431 GROVE HILL RD	DALE RW
71	4601 SAMUELL BLVD	PERSONAL TOUCH PROPERTIES LLC
72	4611 SAMUELL BLVD	OAKDALE TOWNHOMES LLC
73	4645 SAMUELL BLVD	SAM WEST PARTNERS LLC
74	4721 SAMUELL BLVD	RS TEXAS INV LP
75	7677 HUNNICUT RD	RS TEXAS INVESTMENTS LP
76	4835 SAMUELL BLVD	THAI THU NGA T
77	4901 SAMUELL BLVD	DALLAS COUNTY SCHOOLS
78	4901 SAMUELL BLVD	PRESCOTT INTERESTS BILLBOARDS LTD
79	1 BELTEAU LN	ENCLAVE AT GROVE HILL HOA INC
80	4800 SAMUELL BLVD	ENCLAVE AT GROVE HILL II
81	4800 SAMUELL BLVD	ENCLAVE AT GROVE HILL HOMEOWNERS ASN INC
82	1 VACHERIE LN	ENCLAVE AT GROVE HILL LTD THE
83	2842 VACHERIE LN	FINNEY BRENDA LIFE ESTATE
84	2834 VACHERIE LN	GLAZIER STUART ERIC &
85	2830 VACHERIE LN	HARRIS ARNETTA J
86	2826 VACHERIE LN	MALLARD CASSANDRA
87	2822 VACHERIE LN	WILSON DINESE R
88	2818 VACHERIE LN	PERLICK DONALD R & DIANA SUE

01/14/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2814 VACHERIE LN	DEWEY LEE A
90	2810 VACHERIE LN	SHIYUKAH SHEILA
91	6911 CHACKBAY LN	FLORES ROBERT & SHELLEY
92	6915 CHACKBAY LN	TRAMPEL JOSEPH
93	6919 CHACKBAY LN	JOHNSON GEORGE BEN JR &
94	6923 CHACKBAY LN	LOPEZ ROSALIND
95	6931 CHACKBAY LN	TROUSDALE JAMES R &
96	2819 COTEAU WAY	MILLER EDWIN P & BARBARA W
97	2823 COTEAU WAY	STEWART AARON K
98	2827 COTEAU WAY	GILB SONYA
99	2831 COTEAU WAY	2831 COTEAU FAMILY TRUST
100	2835 COTEAU WAY	STEINMANN WILLIAM E III &
101	2824 LACOMPTE DR	DIMOCK BRIAN
102	2820 LACOMPTE DR	VALLEJOS CHRISTINA & JOSE T
103	2816 LACOMPTE DR	CRAWFORD SHERRY ANN
104	2812 LACOMPTE DR	FUNDERBURK DAVID RAY & CLETA GAIL
105	2808 LACOMPTE DR	VITOK BINH & SANDOR
106	2804 LACOMPTE DR	GRANT DEANDRA M &
107	7003 CHACKBAY LN	LANDRY LAURA C
108	7007 CHACKBAY LN	WANG JAMES ZHEN &
109	7011 CHACKBAY LN	STRANGIS STEPHANIE
110	7015 CHACKBAY LN	ROBERTSON MARVIN A &
111	7019 CHACKBAY LN	DOTSON ERIC & HOLLY
112	7023 CHACKBAY LN	FURMAGA JAKUB & HAVAN
113	7027 CHACKBAY LN	FERNANDEZ ARACELI
114	7031 CHACKBAY LN	POPE JOHN TIMOTHY THOMAS
115	7035 CHACKBAY LN	LANEY DIXIE & MARK
116	7039 CHACKBAY LN	MARIN JENNIFER &
117	7043 CHACKBAY LN	CLAY SAUNDRA
118	6935 CHACKBAY LN	REDDICK HAROLD RICHARD
119	6939 CHACKBAY LN	DYK DEBRA T

01/14/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6943 CHACKBAY LN	THOMAS PATRICK A & TIFFANY L
121	6947 CHACKBAY LN	SALINAS SILVIA M
122	2815 COTEAU WAY	JOHNSON BENNIE C & EDITH
123	2837 VACHERIE LN	GRAY ANGUS A
124	2833 VACHERIE LN	STUHLER THOMAS A &
125	2829 VACHERIE LN	WASH KAMERON C
126	2825 VACHERIE LN	OROZCO RICHARD JR & ROSA M
127	2821 VACHERIE LN	JOHNSON KIM & LARRY
128	2817 VACHERIE LN	RICO GREGORY ANDREW &
129	2812 COTEAU WAY	GEORGE MICHAEL S & PATRICIA A
130	2816 COTEAU WAY	RODRIGUEZ MARIO OCANDO &
131	2820 COTEAU WAY	TRUONG THY M
132	2824 COTEAU WAY	FRASER MICHAEL
133	2828 COTEAU WAY	GOEBEL GRANT L
134	2832 COTEAU WAY	SMITH DARREN K
135	7132 BELTEAU LN	CRAWFORD SHERRY ANN
136	7136 BELTEAU LN	PIEKOS CHRISTI L
137	7140 BELTEAU LN	REYNOLDS ABIGAIL & JOHN ZACHARY
138	7144 BELTEAU LN	CARRIZALES MONICA &
139	7148 BELTEAU LN	COOK GREG A
140	7152 BELTEAU LN	HUTCHISON ROBIN E &
141	2823 LACOMPTE DR	BENNETT MICHAEL &
142	2819 LACOMPTE DR	CROSS VERION D &
143	2815 LACOMPTE DR	SALINAS BROOKE NICOLE &
144	2811 LACOMPTE DR	JONES ALEXANDER &
145	2807 LACOMPTE DR	PADILLA ISAAC STEVE
146	2803 LACOMPTE DR	VICTOR VINCENT &
147	5151 SAMUELL BLVD	DALLAS COUNTY SCHOOLS

FILE NUMBER: Z189-164(PD) **DATE FILED:** January 2, 2019

LOCATION: Northwest corner of North Griffin Street and Elm Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45 K

SIZE OF REQUEST: Approx. 0.70 acres **CENSUS TRACT:** 31.01

APPLICANT: Radiant Outdoor, LLC

OWNER: TOG Hotels Downtown Dallas LLC

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

REQUEST: An application for the renewal of Specific Use Permit No. 2006 for an attached projecting non-premise district activity videoboard sign on property zoned a CA-1(A) Central Area District with Specific Use Permit No. 2005 and Specific Use Permit No. 2006.

SUMMARY: The applicant proposes to allow the display and operation of an attached projecting sign on the southeastern façade of an existing structure housing a hotel use. [Crown Plaza]

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

BACKGROUND INFORMATION:

- The request site is currently developed with a 23-story, 444,675-square-foot hotel use. [Crown Plaza]
- Ordinance No. 27481, adopted by City Council on February 11, 2009, allowed for non-premise district activity videoboard signs in the Downtown Special Provision Sign District. In this ordinance, there was a limit of five videoboard signs.
- Ordinance No. 28347 was adopted by City Council on August 24, 2011. One of the amendments in this ordinance was to increase the number of videoboard signs in the Downtown SPSP to a total of 15 and another amendment was to increase the area in which the videoboard signs are allowed.
- Specific Use Permit No. 2006 was approved by City Council on January 23, 2013 for a six-year period. [Expired January 23, 2019]. This application for the renewal of the SUP was submitted on January 2, 2019.
- Although the sign has never been installed within the six years that it was permitted, the applicant is proposing to continue the operation and installation of a 16'x 9' (144 square feet) videoboard sign. The proposed sign will be installed 20 feet above the sidewalk, on the southeastern façade of the hotel along Elm Street.
- Currently, 14 non-premise district activity videoboard signs have been approved in the Downtown Special Provision Sign District. However, five videoboard signs have expired leaving nine active signs.

Zoning History: There have been two zoning changes in the vicinity during the last five years.

1. **Z189-148:** On a date to be determined, the City Plan Commission may consider an application for the renewal of Specific Use Permit No. 2007 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 with Specific Use Permit No. 2007, located on the northeast corner of the intersection of Griffin Street and Elm Street.
2. **Z178-241:** On August 8, 2018, the City Council denied an application for a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property Planned Development District No. 619 with Specific Use Permit No. 2007, located on the northeast corner of the intersection of Griffin Street and Elm Street.

Videoboard Signs:

Currently, there are eight active Specific Use Permits for a total of nine videoboard signs. The chart below indicates that out of the eight SUP's, six videoboard signs are installed and two have not been installed. Five Specific Use Permits have recently expired [January 23, 2019] but the applications for their renewal, including SUP No. 2008, were submitted prior to the expiration date. Four of those applications are being considered at this hearing and one is pending approval of a two-year waiver.

Should all four SUP renewals be approved, there will be 13 active videoboard signs in the Downtown SPSP District. Exhibit "A" shows a map with the status of the SUP's for videoboard signs in the district.

No.	SUP No.	Case no.	Approved	Expiration	Sign Installed (permit #)	Renewal application submitted
1&2	*1755	Z145-276 (Renewal)	9/9/2015	9/9/2021	0910095005	
3	1788	Z145-277 (Renewal)	9/9/2015	9/9/2021	0912305001	
4	1791	Z145-278 (Renewal)	9/9/2015	9/9/2021	1104055002	
5	1796	Z123-224 (Renewal)	8/14/2013	8/14/2019	1709191108	
6	1957	Z178-123 (Renewal)	6/13/2018	6/13/2028	1403311122	
7	1958	Z178-124 (Renewal)	2/14/2018	2/14/2028	1403311124	
8	1959	Z178-214 (Amendment/Renewal)	6/27/2018	6/27/2024	Not installed	
9	2005	Z123-123	1/23/2013	1/23/2019	Not installed	01/02/2019 Case No. Z189-165
10	2006	Z123-122	1/23/2013	1/23/2019	Not installed	01/02/2019 Case No. Z189-164
11	2007	Z123-112	1/23/2013	1/23/2019	1403311118	11/30/2018** Case no. Z189-148
12	2008	Z123-110	1/23/2013	1/23/2019	1403311114	11/30/2018 Case No. Z189-147
13	2009	Z123-111	1/23/2013	1/23/2019	1403311109	11/30/2018 Case No. Z189-146
14	2302	Z178-242	9/26/2018	9/26/2024	Not installed	

* Includes 2 videoboards

** CPC date is contingent on approval of a two-year waiver

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Elm Street	Collector	80 feet	80 feet
N. Griffin Street	Minor Arterial	100 feet	100 feet

Traffic:

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

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 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

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

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

- Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Land Use Compatibility:

The approximate 0.70-acres area of request is zoned a CA-1(A) Central Area District with SUP No. 2005 and SUP No. 2006. The request site is developed with a 23-story, 444,675-square-foot hotel use [Crown Plaza] with parking garage.

SUP No. 2006 was approved by City Council on January 23, 2013, for a six-year time period. While the SUP expired on January 23, 2019, the applicant submitted the application on January 2, 2019, 22 days prior to the expiration date. Although the sign has never been installed, the applicant seeks the renewal of the SUP to allow the display of an existing attached projecting videoboard sign on the southeastern façade of the hotel.

Uses surrounding the area of request include the DART West Transfer Center to the north, a hotel use [Hilton] to the east, a bank use to the south and an office and surface parking lot 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 existing projecting sign is consistent with the general provision for a Specific Use Permit and with the provisions for attached non-premise district activity videoboard signs in Section 51A-7.909 as they pertain to: content, location and number, size, SUP requirement, installation, projecting, and building occupancy requirements.

Staff supports the request and recommends approval for a six-year period, subject to conditions rather than the ten-year period requested by the applicant.

Land Use:

	Zoning	Land Use
Site	CA-1(A)	Hotel, [Crown Plaza]
North	CA-1(A)	DART West Transfer Center
East	PDD No. 619	Hotel, [Hilton]
South	CA-1(A)	Bank
West	PDD No. 619, H/2	Office, Surface Parking Lot

Development Standards:

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

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

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

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

Projecting non-premise activity videoboard signs:

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

All videoboard signs:

- must contain a default mechanism that freezes the image in one position in case of malfunction;
- must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:
 - the ambient light level measure in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then
 - the dimming level, multiplied by .0039 equal the brightness level; then

- the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed brightness, measured in nits;
- must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and
- may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

Non-premise district activity videoboard signs:

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

Changes of message must comply with the following:

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

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to an “E” MVA Cluster to the far northwest across Pacific Avenue and to the far east across Pacific Avenue and Elm Street.

LIST OF OFFICERS

Radiant Outdoor, LLC

Brad Berkley, CEO
Erin Watkins, Secretary

TOG Hotels Downtown Dallas LLC

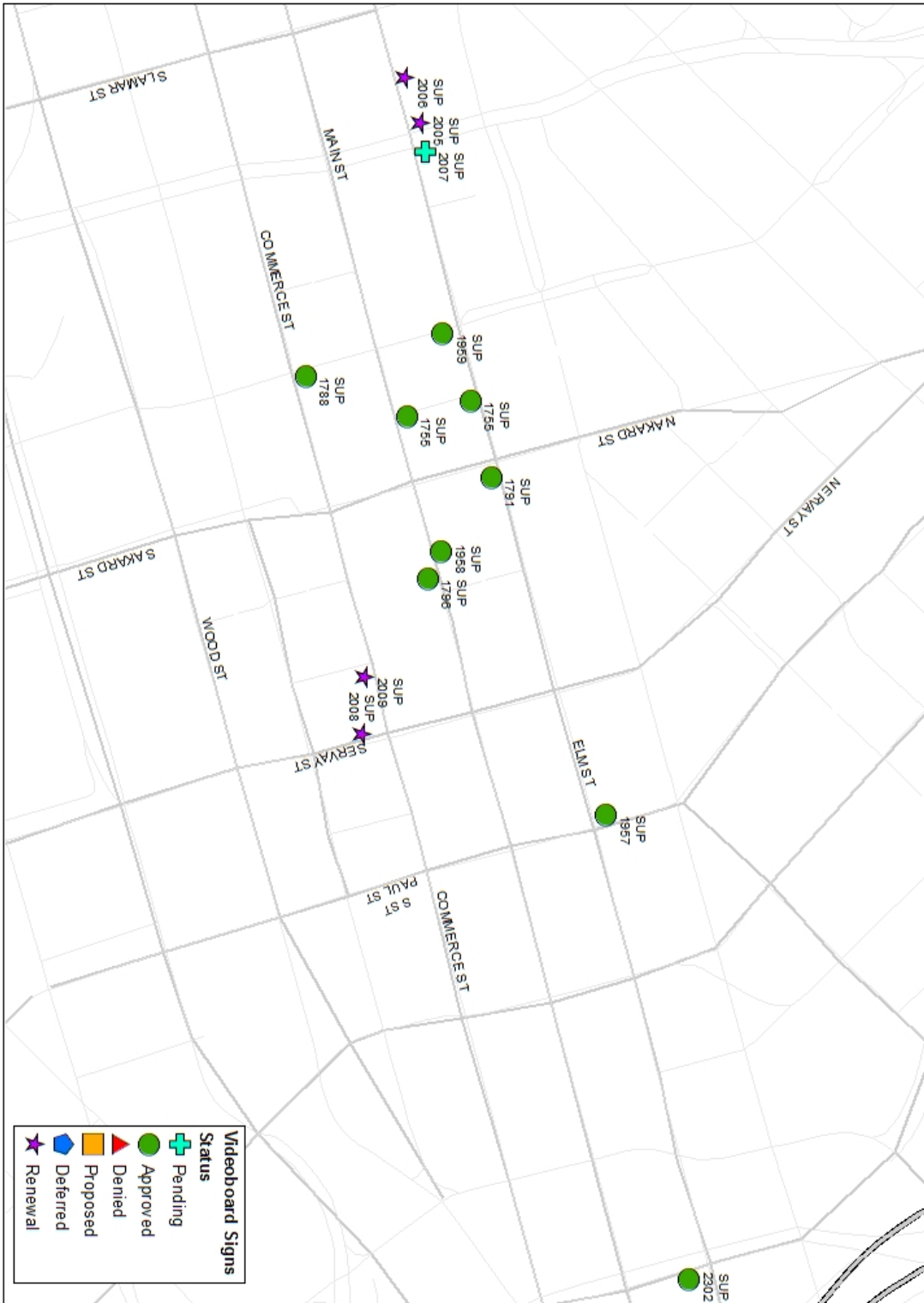
Terry Tagnazzini, President

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



Current Signs

1:4,800



PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.

Staff Recommendation:

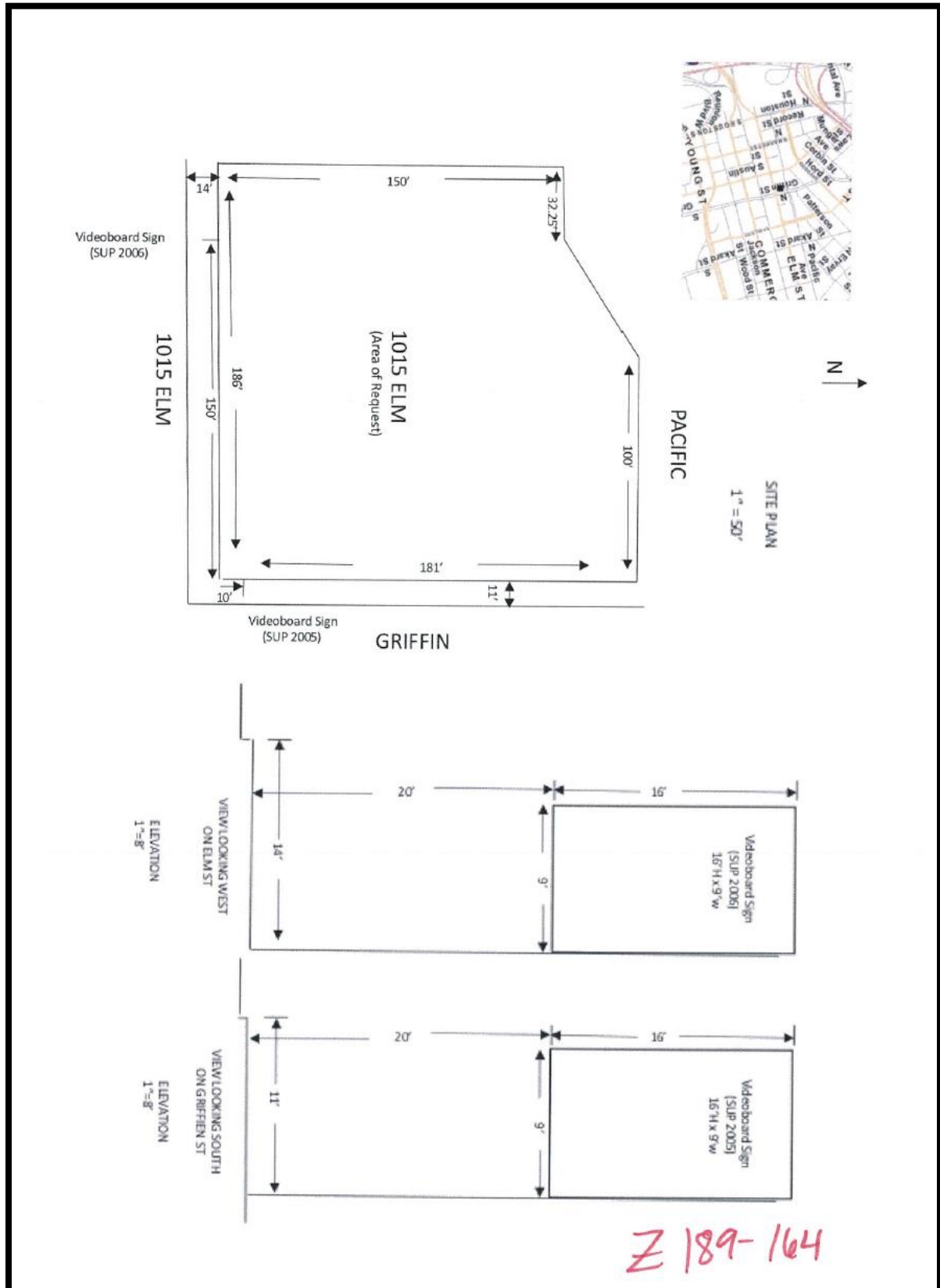
- | |
|--|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on (<u>six years from the passage of this ordinance</u>). [<u>January 23, 2019</u>]. |
|--|

Applicant's Request

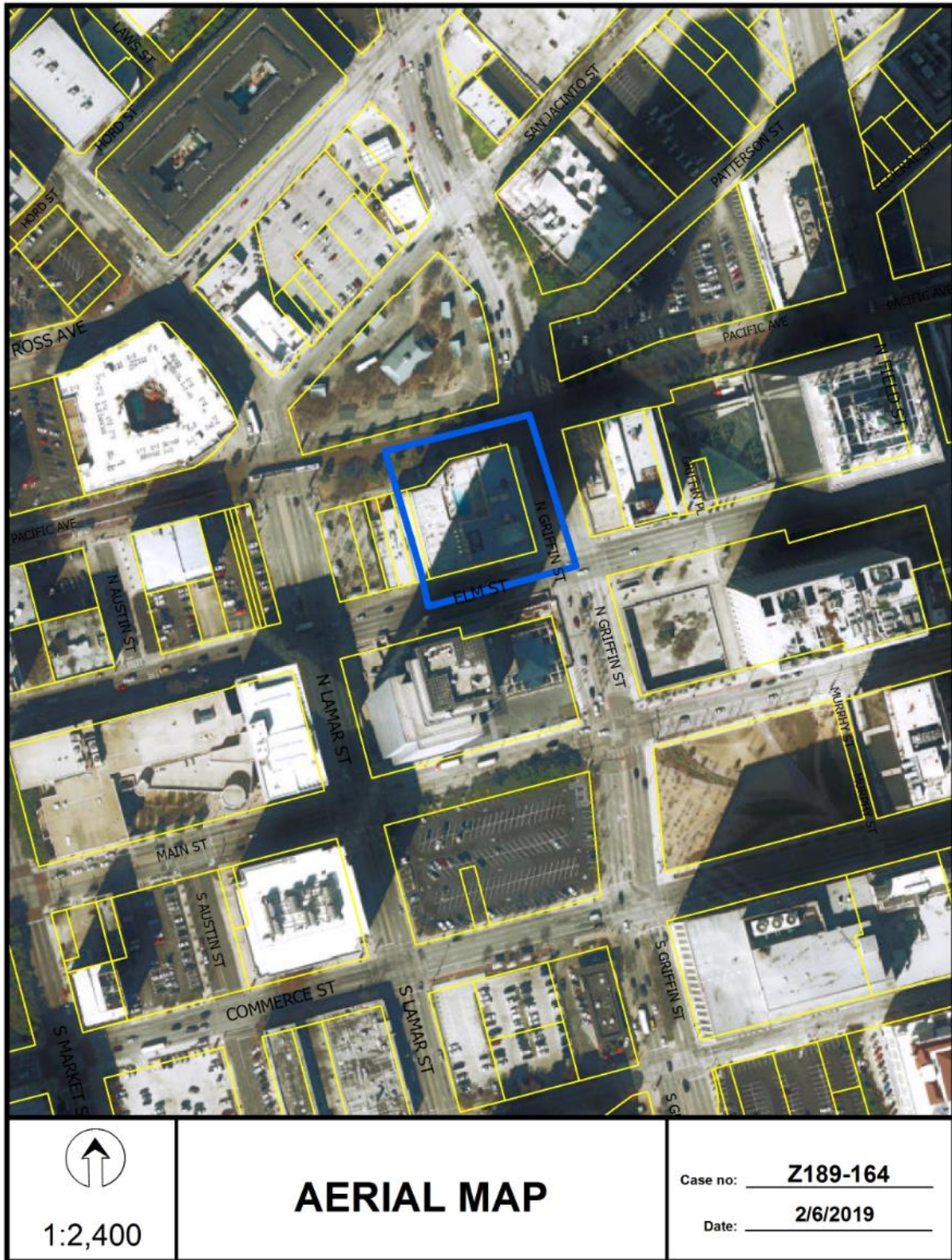
- | |
|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on (<u>ten-year from the passage of this ordinance</u>). [<u>January 23, 2019</u>]. |
|---|

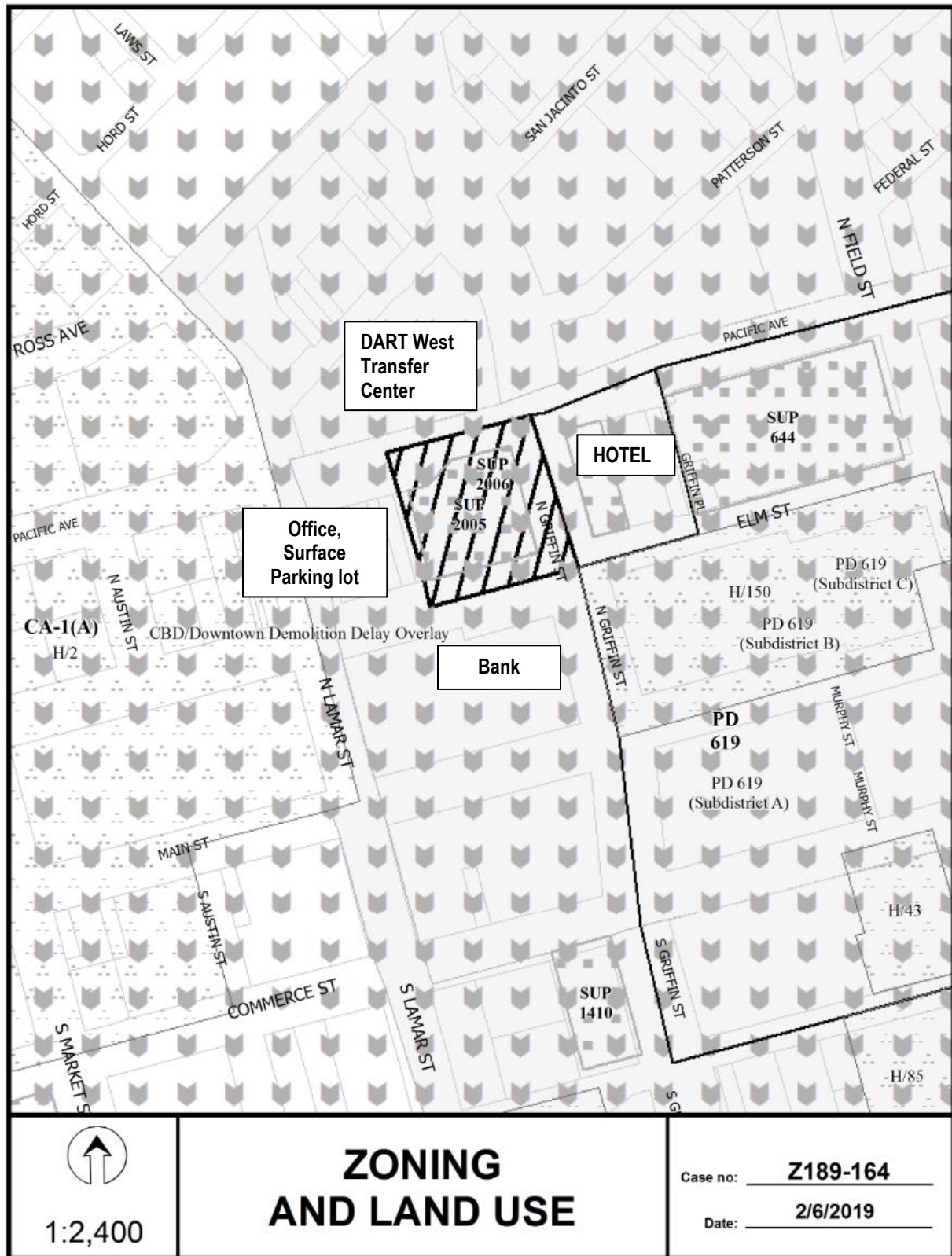
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

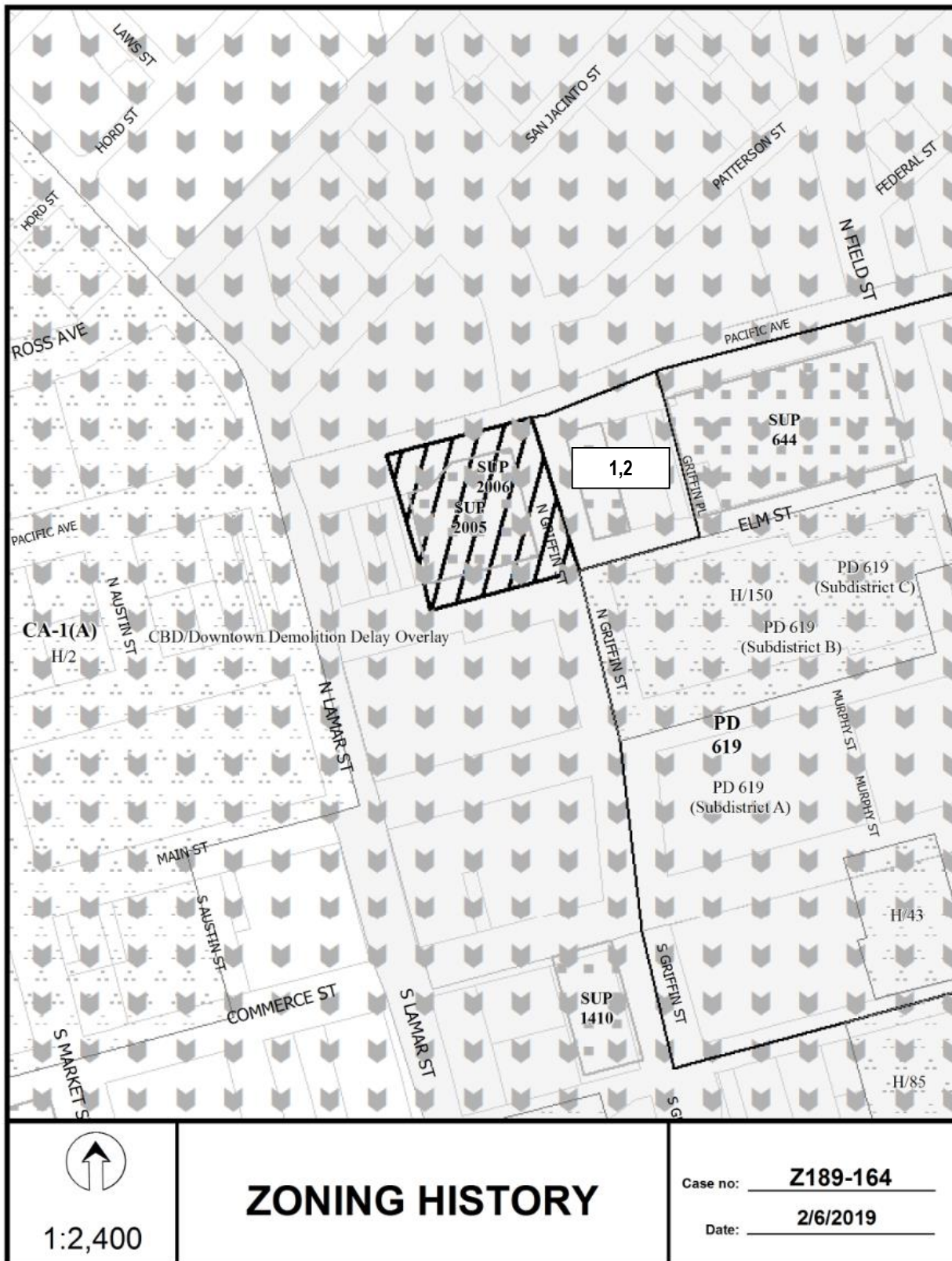
EXISTING SUP SITE PLAN

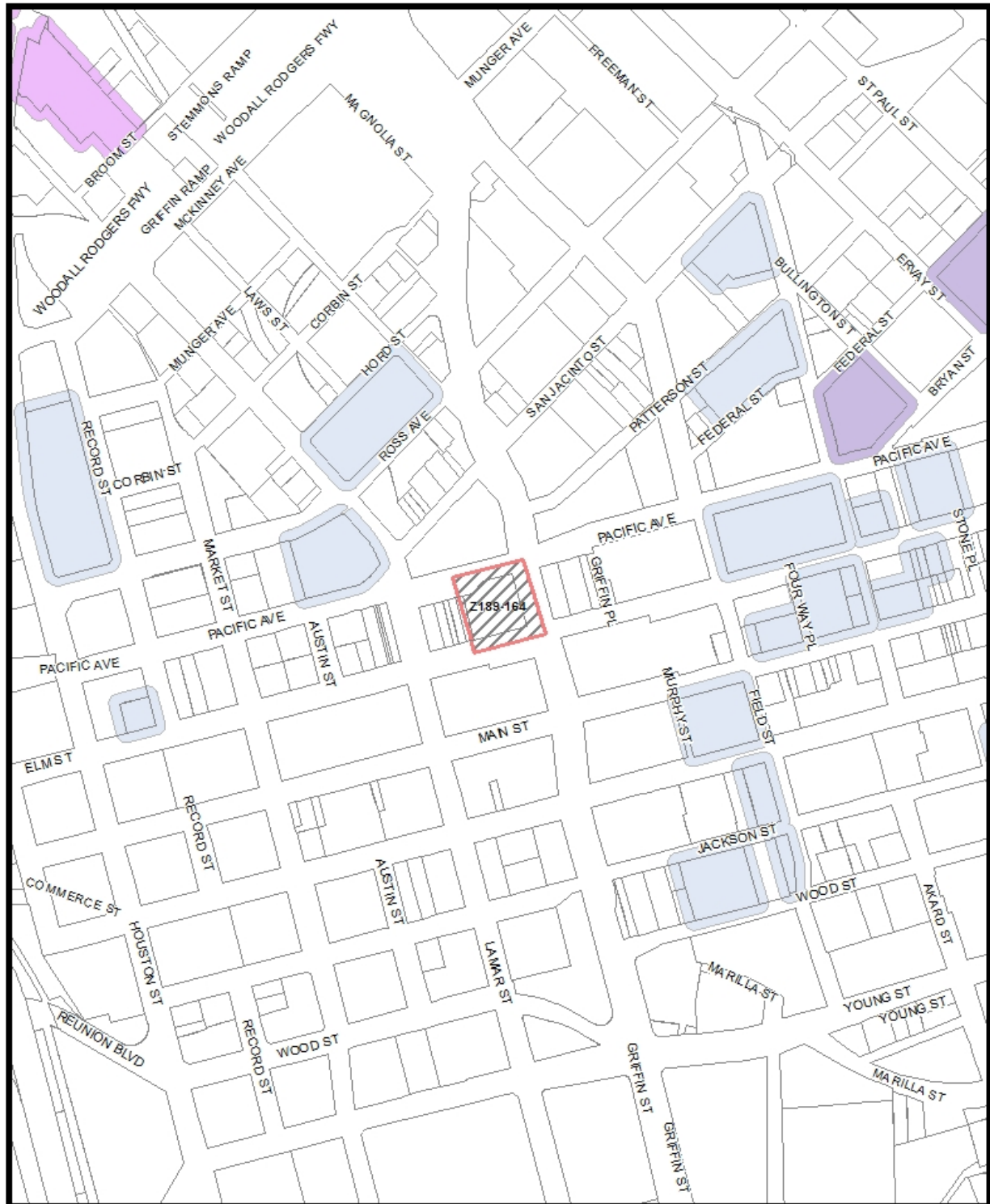












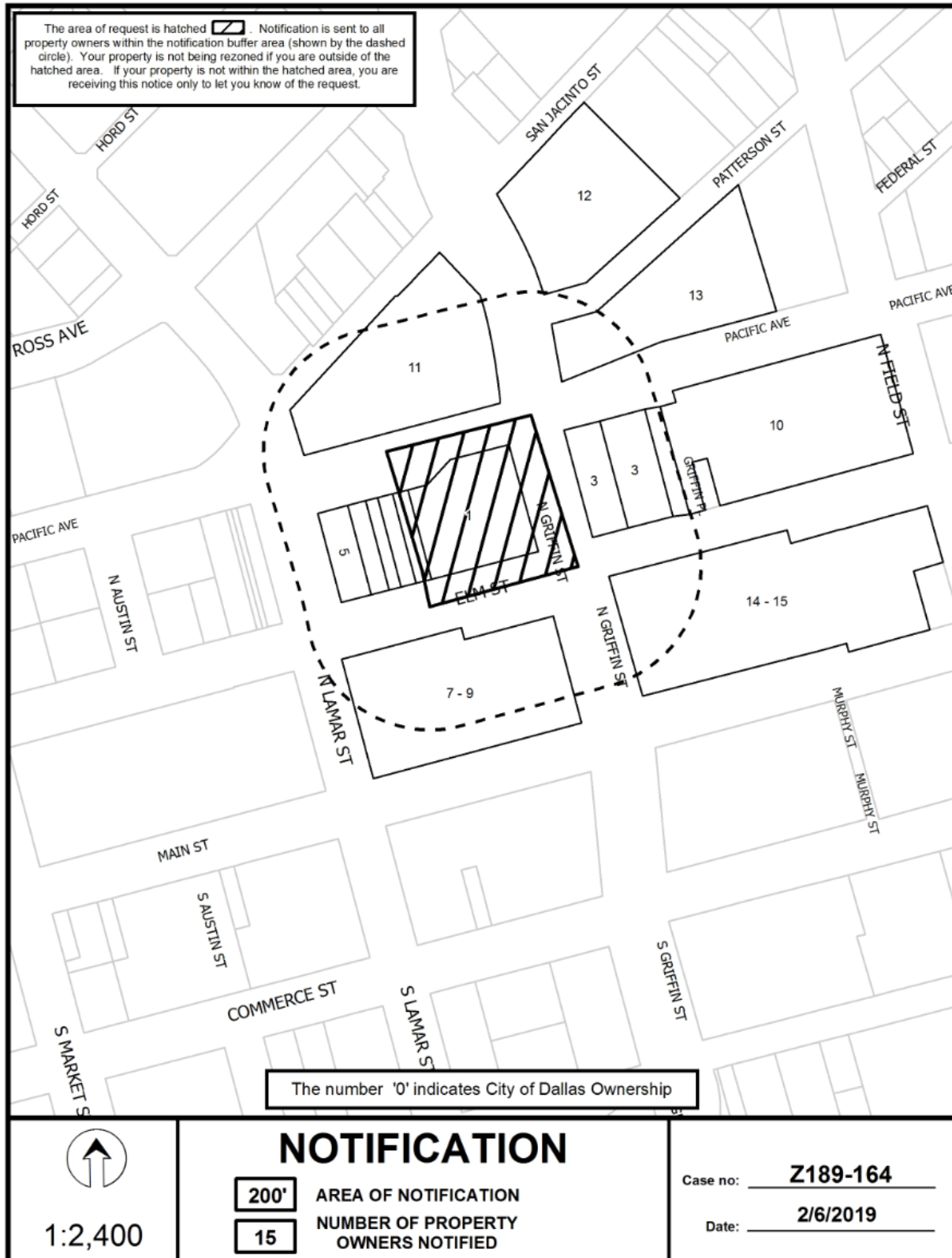
MVACluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 2/6/2019



02/06/2019

Notification List of Property Owners

Z189-164

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1015 ELM ST	TOG HOTELS DOWNTOWN
2	911 ELM ST	TOG HOTELS DOWNTOWN DALLAS LLC
3	1025 ELM ST	APPLE TEN HOSPITALITY
4	907 ELM ST	HARMON FRANK G III ET AL
5	901 ELM ST	DART
6	909 ELM ST	909 ELM STREET LLC
7	901 MAIN ST	DALLAS MAIN LP
8	100 N LAMAR ST	INTERFIRST BANK DALLAS
9	901 MAIN ST	INTERFIRST BANK DALLAS
10	1201 ELM ST	JM BMM LLC &
11	202 N LAMAR ST	DALLAS AREA RAPID TRANSIT
12	1109 PATTERSON AVE	DALLAS FORT WORTH ARGYLE
13	1100 PATTERSON AVE	CHAVEZ LAND INCOME
14	1201 MAIN ST	ONE MAIN PLACE HOTEL LLC
15	1201 MAIN ST	ONE MAIN PLACE OFFICE LLC

FILE NUMBER: Z189-165(PD) **DATE FILED:** January 2, 2019

LOCATION: Northwest corner of North Griffin Street and Elm Street

COUNCIL DISTRICT: 14 **MAPSCO:** 45 K

SIZE OF REQUEST: Approx. 0.69 acres **CENSUS TRACT:** 31.01

APPLICANT: Radiant Outdoor, LLC

OWNER: TOG Hotels Downtown Dallas LLC

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

REQUEST: An application for the renewal of Specific Use Permit No. 2005 for an attached projecting non-premise district activity videoboard sign on property zoned a CA-1(A) Central Area District with Specific Use Permit No. 2005 and Specific Use Permit No. 2006.

SUMMARY: The applicant proposes to allow the display and operation of an attached projecting sign on the western façade of an existing structure housing a hotel use. [Crown Plaza]

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

BACKGROUND INFORMATION:

- The request site is currently developed with a 444,675 square foot hotel use. [Crown Plaza]
- Ordinance No. 27481, adopted by City Council on February 11, 2009, allowed for non-premise district activity videoboard signs in the Downtown Special Provision Sign District. In this ordinance, there was a limit of five videoboard signs.
- Ordinance No. 28347 was adopted by City Council on August 24, 2011. One of the amendments in this ordinance was to increase the number of videoboard signs in Downtown SPSP to a total of 15 and increase the area in which the videoboard signs are allowed.
- Specific Use Permit No. 2005 was approved by City Council on January 23, 2013, for a six-year period. [Expired January 23, 2019]. This application for the renewal of the SUP was submitted on January 2, 2019.
- Although the sign has never been installed within the six years that it was permitted, the applicant is proposing to continue the operation and installation of a 16'x 9' (144 square feet) videoboard sign. The proposed sign will be installed 20 feet above the sidewalk western façade of the hotel along Elm Street.
- Currently, 14 non-premise district activity videoboard signs have been approved in the Downtown Special Provision Sign District. However, five videoboard signs have expired leaving nine active signs.

Zoning History: There have been two zoning changes in the vicinity during the last five years.

1. **Z189-148:** On a date to be determined, the City Plan Commission may consider an application for the renewal of Specific Use Permit No. 2007 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 with Specific Use Permit No. 2007, located on the northeast corner of the intersection of Griffin Street and Elm Street.
2. **Z178-241:** On August 8, 2018, the City Council denied an application for a Specific Use Permit for an attached projecting non-premise district activity videoboard sign on property Planned Development District No. 619 with Specific Use Permit No. 2007, located on the northeast corner of the intersection of Griffin Street and Elm Street.

Videoboard Signs:

Currently, there are eight active Specific Use Permits for a total of nine videoboard signs. The chart below indicates that out of the eight SUP's, six videoboard signs are installed and two have not been installed. Five Specific Use Permits have recently expired [January 23, 2019] but the applications for their renewal, including SUP No. 2008, were submitted prior to the expiration date. Four of those applications are being considered at this hearing and one is pending approval of a two-year waiver.

Should all four SUP renewals be approved, there will be 13 active videoboard signs in the Downtown SPSP District. Exhibit "A" shows a map with the status of the SUP's for videoboard signs in the district.

No.	SUP No.	CASE NO.	APPROVED	Expiration	Sign Installed (permit #)	Renewal application submitted
1&2	1755	Z145-276 (Renewal)	9/9/2015	9/9/2021	0910095005	
3	1788	Z145-277 (Renewal)	9/9/2015	9/9/2021	0912305001	
4	1791	Z145-278 (Renewal)	9/9/2015	9/9/2021	1104055002	
5	1796	Z123-224 (Renewal)	8/14/2013	8/14/2019	1709191108	
6	1957	Z178-123 (Renewal)	6/13/2018	6/13/2028	1403311122	
7	1958	Z178-124 (Renewal)	2/14/2018	2/14/2028	1403311124	
8	1959	Z178-214 (Amendment/Renewal)	6/27/2018	6/27/2024	Not installed	
9	2005	Z123-123	1/23/2013	1/23/2019	Not installed	01/02/2019 case No. Z189-165
10	2006	Z123-122	1/23/2013	1/23/2019	Not installed	01/02/2019 case No. Z189-164
11	2007	Z123-112	1/23/2013	1/23/2019	1403311118	11/30/2018** Case no. Z189-148
12	2008	Z123-110	1/23/2013	1/23/2019	1403311114	11/30/2018 case No. Z189-147
13	2009	Z123-111	1/23/2013	1/23/2019	1403311109	11/30/2018 case No. Z189-146
14	2302	Z178-242	9/26/2018	9/26/2024	Not installed	

* Includes 2 videoboards

** CPC date is contingent on approval of a two-year waiver

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Elm Street	Collector	80 feet	80 feet
N. Griffin Street	Minor Arterial	100 feet	100 feet

Traffic:

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

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 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.3 Build a dynamic and expanded Downtown.

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

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

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

- Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

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

Land Use Compatibility:

The approximate 0.69-acre area of request is zoned a CA-1(A) Central Area District with SUP No. 2005 and SUP No. 2006. The request site is developed with a 23-story, 444,675-square-foot hotel use [Crown Plaza] with parking garage.

SUP No. 2005 was approved by City Council on January 23, 2013 for a six-year time period. While the SUP expired on January 23, 2019, the applicant submitted the application 22 days prior on January 2, 2019. Although the sign has never been installed, the applicant seeks the renewal of the SUP to continue the display of an existing attached projecting videoboard sign on the western façade of the hotel.

Uses surrounding the area of request include the DART West Transfer Center to the north, a hotel use [Hilton] to the east, a bank use to the south and an office and surface parking lot 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 existing projecting sign is consistent with the general provision for a Specific Use Permit and with the provisions for attached non-premise district activity videoboard signs in Section 51A-7.909 as they pertain to: content, location and number, size, SUP requirement, installation, projecting, and building occupancy requirements.

Staff supports the request and recommends approval for a six-year period, subject to conditions rather than the ten-year period requested by the applicant.

Land Use:

	Zoning	Land Use
Site	CA-1(A)	Hotel, [Crown Plaza]
North	CA-1(A)	DART West Transfer Center
East	PDD No. 619	Hotel, [Hilton]
South	CA-1(A)	Bank
West	PDD No. 619, H/2	Office, Surface Parking Lot

Development Standards:

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

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

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

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

Projecting non-premise activity videoboard signs:

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

All videoboard signs:

- must contain a default mechanism that freezes the image in one position in case of malfunction;
- must automatically adjust the sign brightness based on natural ambient light conditions in compliance with the following formula:
 - the ambient light level measure in luxes, divided by 256 and then rounded down to the nearest whole number, equals the dimming level; then
 - the dimming level, multiplied by .0039 equal the brightness level; then

- the brightness level, multiplied by the maximum brightness of the specific sign measured in nits, equals the allowed brightness, measured in nits;
- must be turned off between 1:00 a.m. and 7:00 a.m. Monday through Friday and 2:00 a.m. and 8:00 a.m. on Saturday and Sunday; and
- may not display light of such intensity or brilliance to cause glare, impair the vision of an ordinary driver, or constitute a nuisance.

Non-premise district activity videoboard signs:

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

Changes of message must comply with the following:

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

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is in proximity to an “E” MVA Cluster to the far northwest across Pacific Avenue and to the far east across Pacific Avenue and Elm Street.

LIST OF OFFICERS

Radiant Outdoor, LLC

Brad Berkley, CEO
Erin Watkins, Secretary

TOG Hotels Downtown Dallas LLC

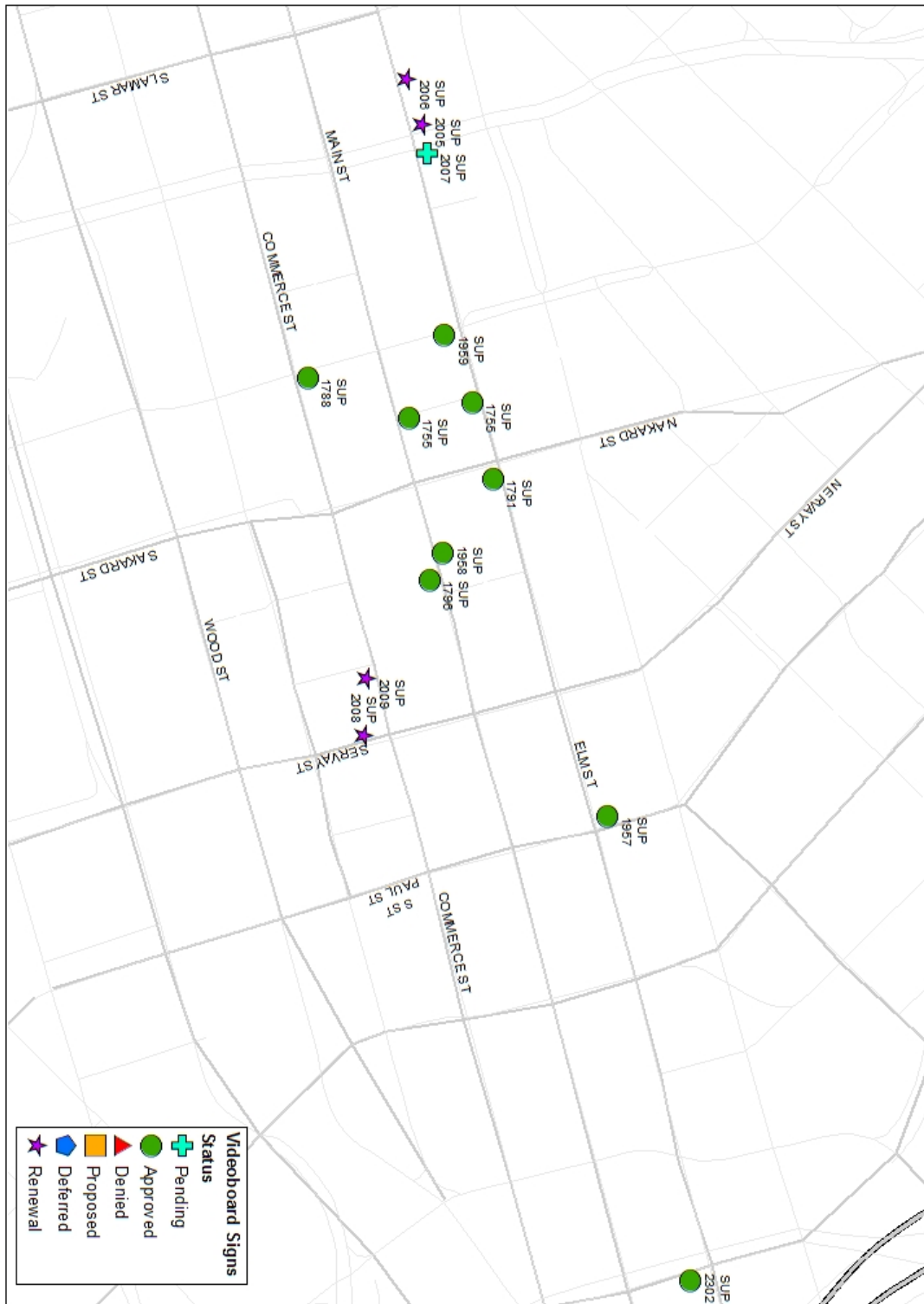
Terry Tagnazzini, President

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



Current Signs

1:4,800



PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is an attached projecting non-premise district activity videoboard sign.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.

Staff Recommendation:

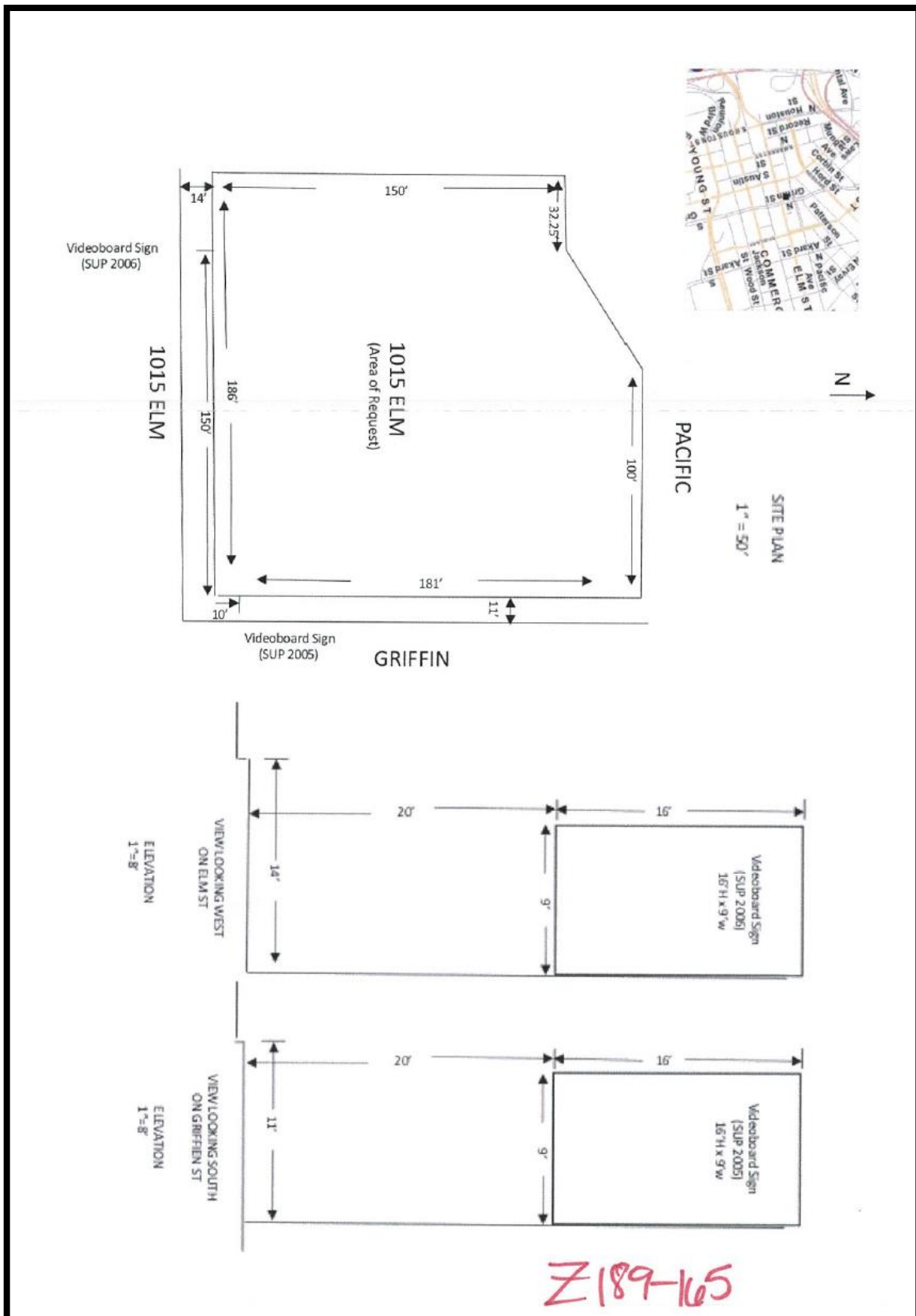
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| 3. <u>TIME LIMIT</u> : This specific use permit expires on (<u>six years from the passage of this ordinance</u>). [January 23, 2019]. |
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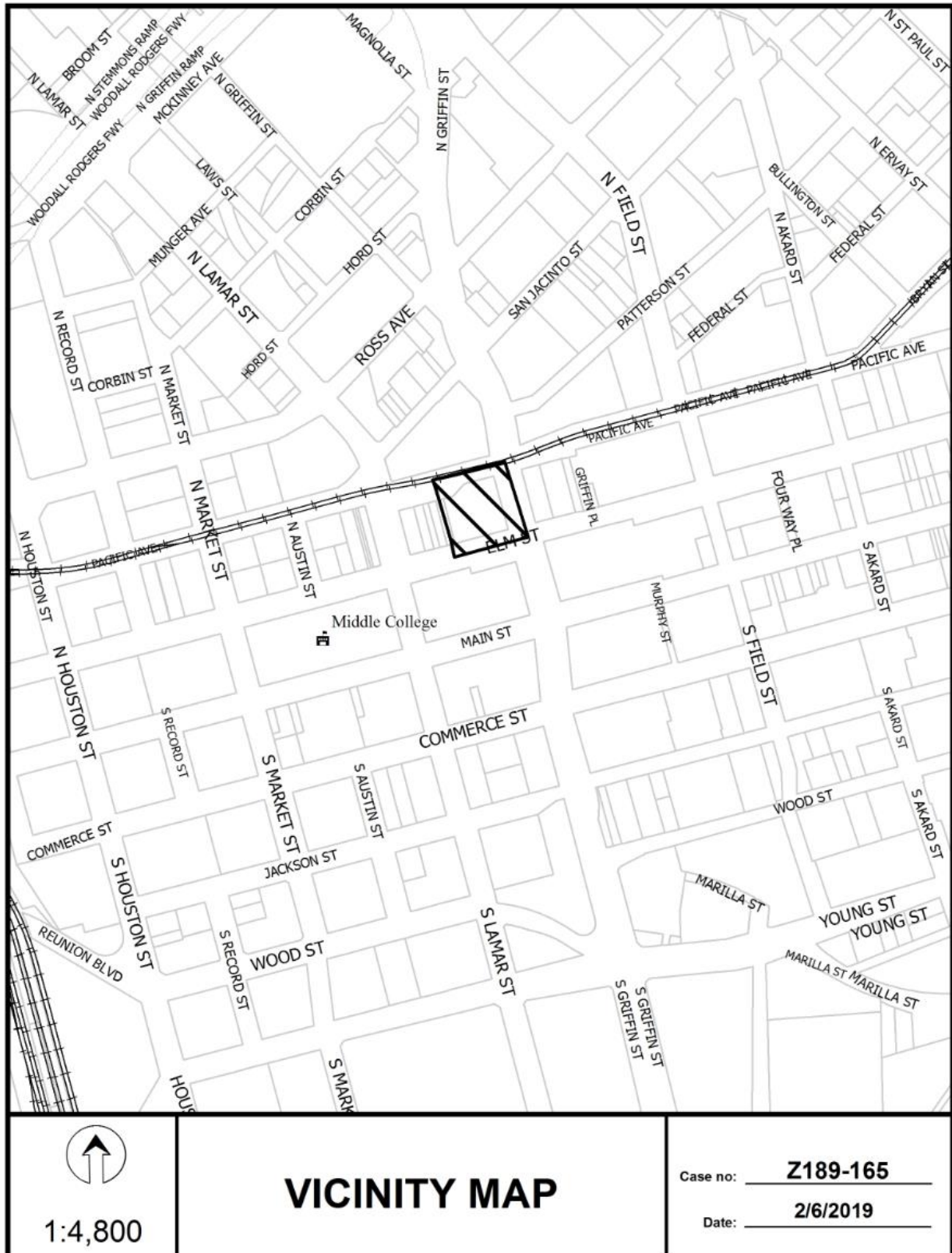
Applicant's Request

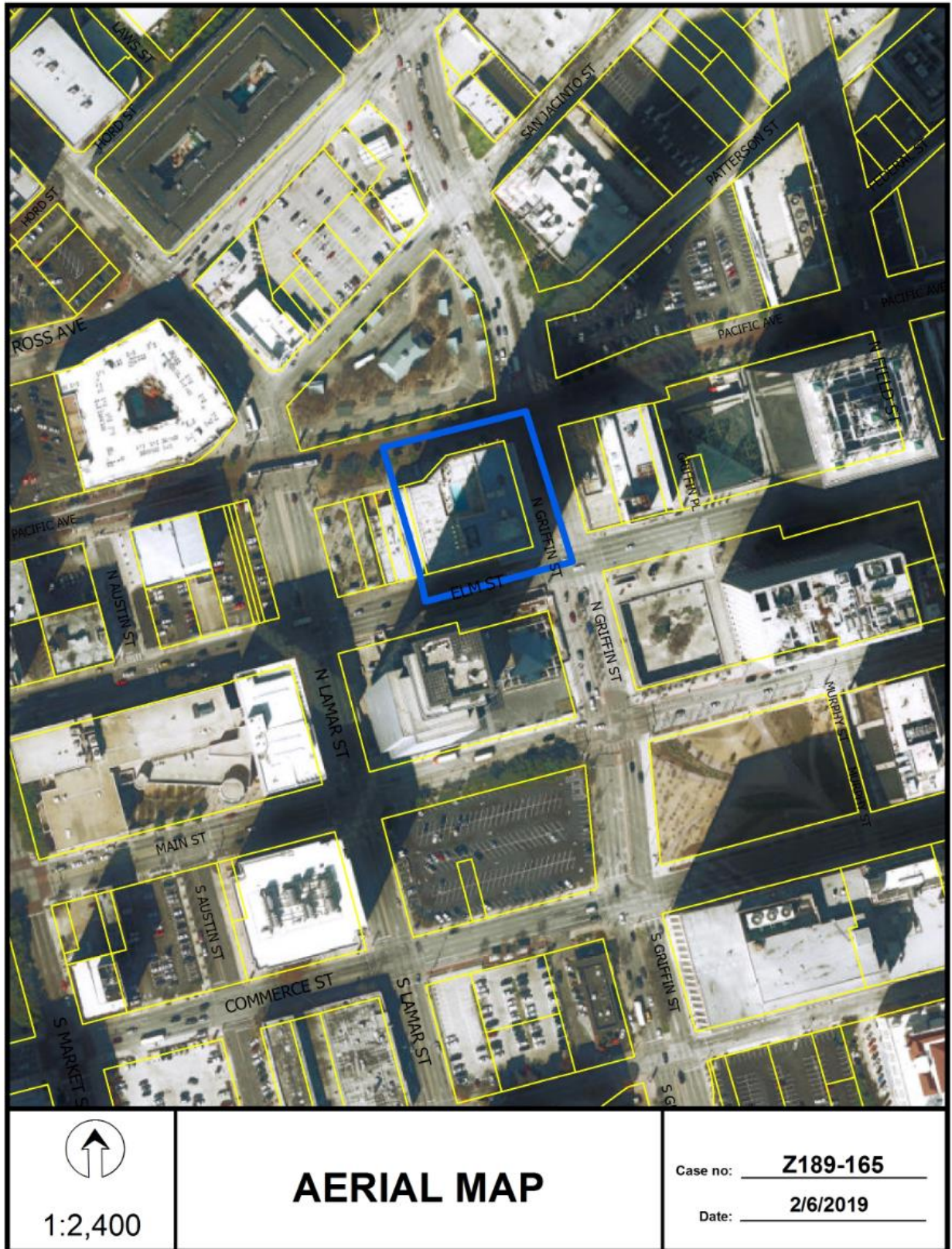
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|---|
| 3. <u>TIME LIMIT</u> : This specific use permit expires on (<u>ten-year from the passage of this ordinance</u>). [January 23, 2019]. |
|---|

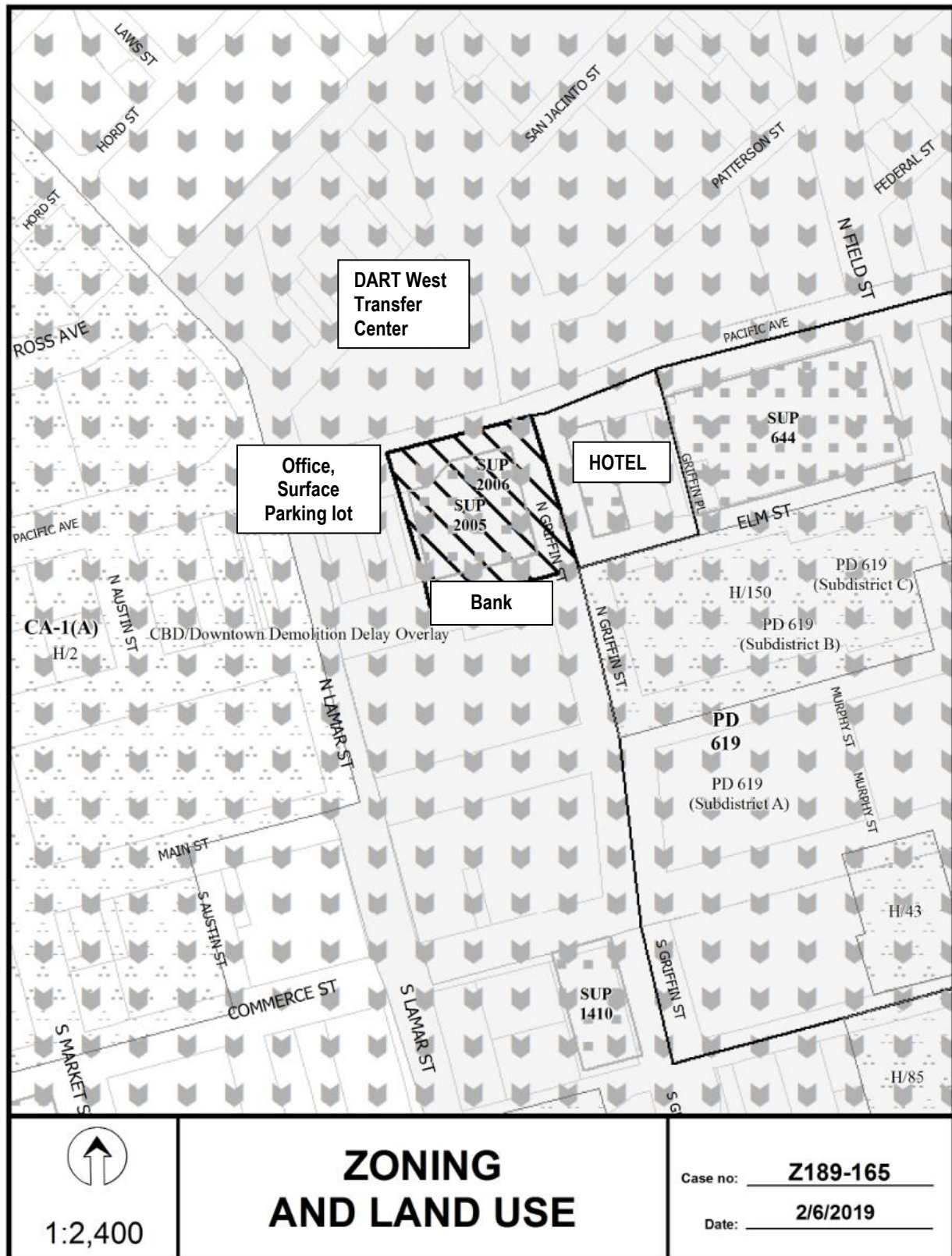
4. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

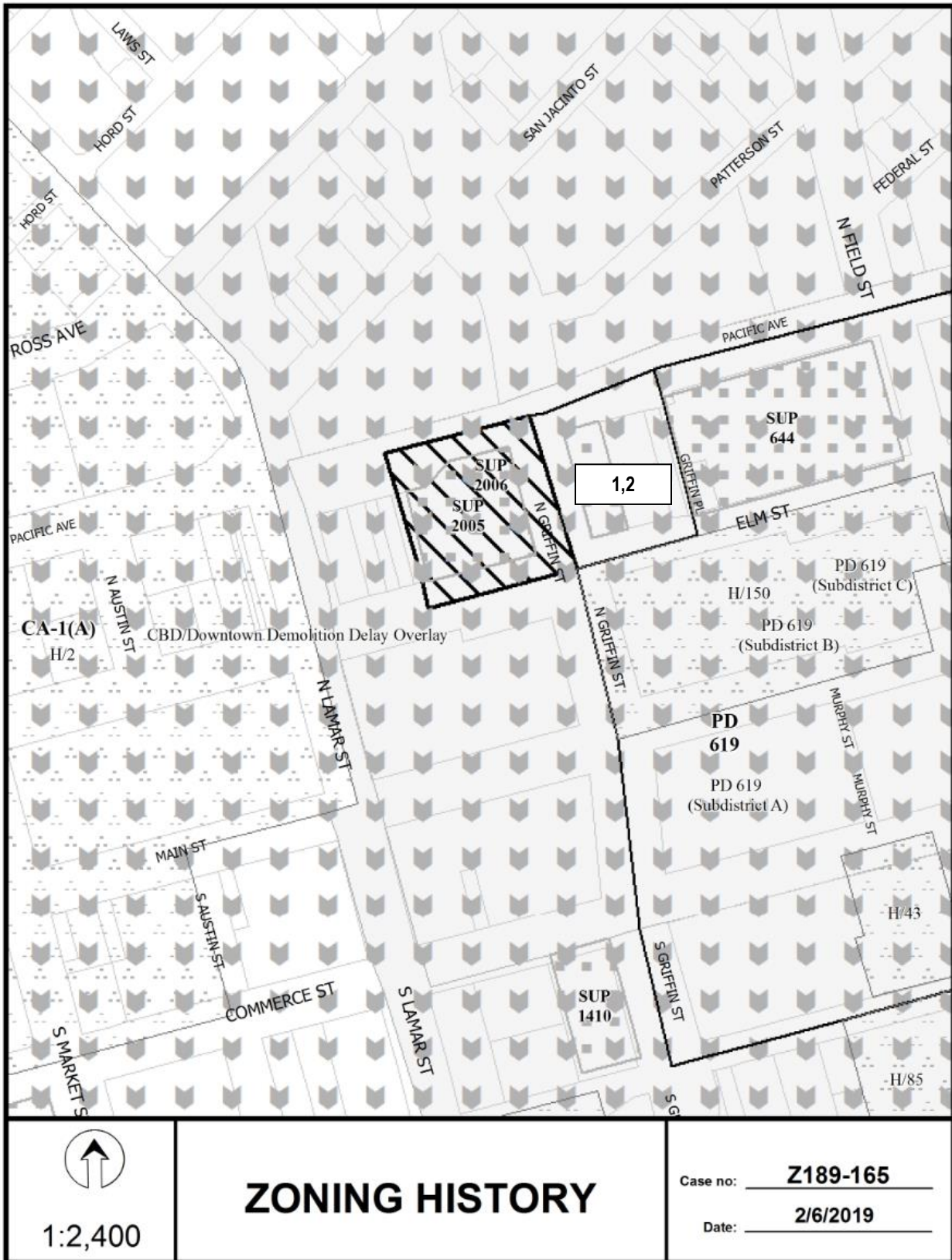
EXISTING SUP SITE PLAN

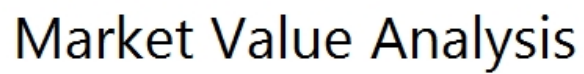












02/06/2019

Notification List of Property Owners

Z189-165

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1015 ELM ST	TOG HOTELS DOWNTOWN
2	911 ELM ST	TOG HOTELS DOWNTOWN DALLAS LLC
3	1025 ELM ST	APPLE TEN HOSPITALITY
4	907 ELM ST	HARMON FRANK G III ET AL
5	901 ELM ST	DART
6	909 ELM ST	909 ELM STREET LLC
7	901 MAIN ST	DALLAS MAIN LP
8	100 N LAMAR ST	INTERFIRST BANK DALLAS
9	901 MAIN ST	INTERFIRST BANK DALLAS
10	1201 ELM ST	JM BMM LLC &
11	202 N LAMAR ST	DALLAS AREA RAPID TRANSIT
12	1109 PATTERSON AVE	DALLAS FORT WORTH ARGYLE
13	1100 PATTERSON AVE	CHAVEZ LAND INCOME
14	1201 MAIN ST	ONE MAIN PLACE HOTEL LLC
15	1201 MAIN ST	ONE MAIN PLACE OFFICE LLC

FILE NUMBER: Z178-302(PD)**DATE FILED:** July 16, 2018**LOCATION:** East of Walton Walker Boulevard (TX-12 Loop), west of Cockrell Hill Road, and north of Country Creek Drive**COUNCIL DISTRICT:** 3**MAPSCO:** 62 D**SIZE OF REQUEST:** ± 44.3 acres**CENSUS TRACT:** 108.03**REPRESENTATIVE:** Andrew Winkelmann**APPLICANT:** Camden Homes**OWNER:** Desco Investments, Ltd.**REQUEST:** An application for an amendment to Planned Development District No. 772 for Single Family uses on property zoned Planned Development District No. 772.**SUMMARY:** The proposed amendment is being requested to: 1) increase the maximum density to allow up to 172 dwelling units; 2) reduce minimum lot sizes to no less than 4,400 square feet; 3) reduce landscape and mitigation requirements; and 4) reduce minimum façade requirements.**STAFF RECOMMENDATION:** Denial.**PDD No. 772 Link:**<http://www.dallascityattorney.com/51P/Articles%20Supp%2015/Article%20772.pdf>**PDD No. 772 Exhibit:**<http://www.dallascityattorney.com/51P/Exhibits%20Supp%2015/772A.pdf>

BACKGROUND INFORMATION:

- The City Council approved Planned Development District No. 772 on November 12, 2007.
- The request site is currently undeveloped and heavily treed.
- The proposed amendment is being requested to reduce the yard, lot, and space requirements with the following exceptions to allow: (1) a minimum front yard of 20' for a total of 41 dwelling units, (2) a minimum front yard setback of 5' for 131 dwelling units, where 20' is required for all dwelling units; (3) increase the minimum side yard to 10' feet for corner lots and 5' feet for interior lots, where 5' is required, (4) increase the minimum rear yard to 20', where 5' is required, (5) increase the maximum number of dwellings to 172 units from 168, (6) a minimum lot size of 4,400 square feet, where 5,250 square feet is required, and; (6) a reduction to the previously approved façade material of brick, stone, or masonry to 75 percent from 80 percent.

Zoning History: There have been no zoning requests in the area within the past five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	ROW
Walton Walker Boulevard	Principle Arterial	107 ft.
Kiest Boulevard	Principle Arterial	100 ft.
Cockrell Hill Road	Principle Arterial	100 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department, in coordination with the Transportation Division, has determined that the proposed median opening along Walton Walker Boulevard and TX Loop 12 is neither warranted nor conducive to the welfare of the general public. Further, the median opening requires approval by TxDOT that staff has not yet received. Additionally, the Traffic Impact Analysis must be revised to include a full traffic signal warrant analysis of Country Creek Road at Walton Walker Boulevard.

Land Use:

	Zoning	Land Use
Site	PDD No. 772	Undeveloped
North	LO-3, MF-2(A), and R-16(A)	Undeveloped and Multifamily
East	PD 90, R-10(A) and NO(A), D.R. Z767-200	Multifamily, Charter School, and Single Family Residential
South	LO-3 and R-7.5(A)	Undeveloped and Single Family Residential
West	IR and MF-2(A)	Undeveloped and Multifamily

STAFF ANALYSIS:

Comprehensive Plan:

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

The proposed development does not comply with the following goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

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

Policy 1.4.3 Embrace environmental sustainability.

The proposed amendment does not incorporate more protection for trees and environmentally sensitive drainage areas as promoted in the following goals and policies:

ENVIRONMENT ELEMENT

GOAL 6.2 PRESERVE AND INCREASE TREE CANOPY

By maintaining and improving the tree canopy and the quality of the urban forest within developed and developing areas, the city will benefit from the additional shade, which will mitigate the urban heat island effect and keep drainages cool. This will also create

more walkable/livable neighborhoods and preserve and enhance wildlife within developed areas.

Policy 6.2.1 Establish a tree canopy coverage enhancement program.

GOAL 6.4 IDENTIFY, PROTECT AND RESTORE OPEN SPACE

By identifying, protecting and restoring open spaces, natural areas and ecologically sensitive areas, the City can conserve and improve storm water conveyance and flood control functions of wetlands, riparian areas and floodplains.

Policy 6.4.1 Identify and prioritize ecologically sensitive areas.

Policy 6.4.2 Protect open space.

Land Use Compatibility:

The approximately 44.3-acre request site is zoned Planned Development District No. 772 and is currently undeveloped. The proposed amendment is being requested to reduce the yard, lot, and space requirements with the following exceptions to allow: (1) a minimum front yard of 20' for a total of 41 dwelling units, (2) a minimum front yard setback of 5' for 131 dwelling units, where 20' is required for all dwelling units; (3) increase the minimum side yard to 10' feet for corner lots and 5' feet for interior lots, where 5' is required, (4) increase the minimum rear yard to 20', where 5' is required, (5) increase the maximum number of dwellings to 172 units from 168, (6) a minimum lot size of 4,400 square feet, where 5,250 square feet is required, and; (6) a reduction to the previously approved façade material of brick, stone, or masonry to 75 percent from 80 percent.

In creating the planned development, the existing development plan considered and conformed to topography and drainage conditions, soils, and related vegetation that would support large canopy trees in conservation areas to achieve less protected tree removal and tree mitigation while still providing a residential community on the surrounding land. Therefore, infrastructure and developed lots were focused away from specific large trees, and the natural flow of drainages and creeks where the larger trees accumulated.

The proposed amendment to install more infrastructure and increase density of homes significantly alters the conservation areas designed for the retention of mature trees for the addition of four dwellings. Further, the tree mitigation proposed to the property seeks even more removal of trees designated for preservation on the original tree survey submitted more than 11 years ago.

Staff is opposed to the obliteration of five acres of conservation areas with retention proposed only within areas along the creek. Additionally, staff struggles to understand how retained trees within proximity of developed parcels can remain viable.

The request further fails to explore opportunities to turn possible amenity areas, as well as areas along Five Mile Creek, into useable open space utilizing resources such as enclosed dog parks containing benches and trash receptacles, walking trails, and lighting. Adversely, the applicant has failed to advocate walkability by not providing a minimum 5-foot sidewalk with a minimum 5-foot landscape buffer per the Complete Streets Manual. These minimum widths are required to ensure pedestrian safety as well. Nevertheless, the amendment seeks to synonymize the four-foot sidewalk with the walking trail.

The Office of Environmental Quality and Sustainable Development is in support of staff's recommendation of denial because of the potential negative impact on climate. "Branch Out Dallas" is an outreach initiative to increase the tree shade/canopy footprint in south Dallas especially in the Oak Cliff District 1 area. The goal is to increase the tree shade by 33 percent by having citizens plant native and drought-resistant trees. The program, in combination with local advocacy groups, is anticipated to hand out at least 1,000 trees. Therefore, the applicant's request to reduce the five acres of mature trees for the development of four additional residential units is counterintuitive to the "Branch Out Dallas" initiative and would impede the goal of increasing the tree shade footprint.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing PDD Single Family	20'	5' / 5'	1 Dwelling Unit/ 5,250 sq. ft.	30'	50%		Single family
Proposed Single Family	5'/20'	10'/5'	1 Dwelling Unit/ 4,400 sq. ft.	30'	50%		Single family

Parking:

Parking will be provided pursuant to Section 51A-4.200 which requires that single family uses are parked at a ratio of two parking spaces per dwelling unit.

Landscaping & Mitigation:

The proposed amendment to install more infrastructure and density of homes alters the conservation areas originally designated with retained trees. The tree mitigation that is applied to the property is based on the removal of trees designated on the original tree survey.

Staff rejected the original tree survey submitted 11 years ago measuring the status of the trees in the area. A new tree survey is required due to the presumption that natural growth conditions increases tree diameter and some tree mortality overtime. The applicant submitted sample estimates for a portion of the property to seek information on average tree growth, but the given information could not determine a true growth rate for any particular stand of trees on the property. Increases of diameter growth may range from 1 to 5" or more per tree, depending on species, soils, and location.

For this purpose, the current assessment of protected tree inches and potential tree mitigation requirements are unknown but are presumed to be high. Therefore, a final tree survey or forest stand delineation will be required before permits for development are issued.

The applicant has proposed to conform to Article X, as amended for tree replacement requirements which establishes a timetable and landscape plan to address all mitigation for the subdivision while providing all forms of replacement made available in the ordinance, including planting on other properties, forming conservation easements, or paying a fee in lieu of planting to the Reforestation Fund.

Market Value Analysis

[Market Value Analysis \(MVA\)](#), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The site is not within an identifiable MVA Category; however, it is immediately adjacent to an “E” MVA Cluster to the north and south, an “F” MVA Cluster to the east, and an “I” MVA Cluster to the southwest.

List of Officers

Camden Homes, Cyrus Zadeh

Desco Investments, LTD., John Wilson

APPLICANT PROPOSED CONDITIONS

ARTICLE 772.

PD 772.

SEC. 51P-772.101. LEGISLATIVE HISTORY.

PD 772 was established by Ordinance No. 27002, passed by the Dallas City Council on November 12, 2007. (Ord. 27002)

SEC. 51P-772.102. PROPERTY LOCATION AND SIZE.

PD 772 is established on property located east of Walton Walker Boulevard, west of Cockrell Hill Road, and north of Country Creek Drive. The size of PD 772 is approximately 44.231 acres. (Ord. 27002)

SEC. 51P-772.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) CONSERVATION AREA means an area identified on the development plan as a conservation area, the purpose of which is to protect and preserve the trees, other vegetation, and natural features.

(2) PARKWAY TREE means a tree with a caliper equal to or exceeding two inches that is planted in the area between the projected street curb and the front lot line and is one of the following species:

- (A) Quercus shumardii - Shumard Oak.
- (B) Quercus muhlenbergii - Chinkapin Oak.
- (C) Quercus Virginia - Live Oak.
- (D) Ulmus crassifolia - Cedar Elm.
- (E) Ulmus parvifolia - Lacebark Elm.
- (F) Pistacia chinensis - Chinese Pistachio.

(3) SINGLE-WIDTH DRIVEWAY means a driveway with a maximum pavement width of 16 feet.

(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. 27002)

SEC. 51P-772.104. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit 772A: development plan. (Ord. 27002)

SEC. 51P-772.105. DEVELOPMENT PLAN.

(a) For single family uses, development and use of the Property must comply with the preliminary plat/development plan (Exhibit 772A), subject to any changes required by the city for the final plat.

(b) For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district.

(c) If there is a conflict between the text of this article and a development plan, the text of this article controls. (Ord. 27002)

SEC. 51P-772.106. MAIN USES PERMITTED.

The only main uses permitted in this district are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP, and a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district, etc. (Ord. 27002)

SEC. 51P-772.107. ACCESSORY USES.

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

- (b) The following accessory uses are not permitted:
- Accessory helistop.
 - Accessory medical/infectious waste incinerator.
 - Accessory outside display of merchandise.
 - Accessory outside sales.
 - Accessory pathological waste incinerator.

- (c) The following accessory use is permitted by SUP only:
- Accessory community center (private).

(Ord. 27002)

SEC. 51P-772.108. YARD, LOT, AND SPACE REGULATIONS.

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

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

(b) For single family uses, the following yard, lot, and space regulations apply:

(1) Minimum Lot width = 40'

(2) Minimum Lot depth = 110'

(3) Front yard. Minimum front yard is 20 feet for front entry lots that have access off of the street; five feet for rear entry lots that have access from rear shared access easements.

(4) Side yard. Minimum side yard is ten feet for corner lots and five feet for interior lots unless reduced in accordance with Section 51A-4.402.

(5) Rear yard. Minimum rear yard is ~~five~~ 20' feet for front and rear entry lots.

(6) Density. Maximum number of dwelling units is ~~168~~ 172.

(7) Garages.

(A) If a garage is located in the rear 50 percent of a lot, it must be accessed by a single-width driveway.

(B) If a lot fronts on more than one street, and if access to the garage is from the longer frontage, minimum setback for the garage is 20 feet from the street adjacent to the longer frontage.

(8) Height. Maximum structure height is 30 feet.

(9) Lot coverage. Maximum lot coverage is 50 percent for residential structures and 25 percent for nonresidential structures.

(10) Lot size. Minimum lot size is 4,400 square feet. (Ord. 27002)

SEC. 51P-772.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. (Ord. 27002)

- (a) Two parking spaces for each dwelling unit must be provided on the lot and must be located within an enclosed structure. (Ord. 27002)

SEC. 51P-772.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27002)

SEC. 51P-772.111. LANDSCAPING AND TREE MITIGATION.

- (a) Single family uses.

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

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

(3) Nonpermeable coverage. For lots with a garage located in the rear 50 percent of the lot, maximum nonpermeable coverage in the front yard is 25 percent.

- (4) Tree mitigation.

(A) In general. Except as provided in this section, tree replacement must be provided in accordance with Article X, as amended.

(B) In addition to trees planted per Sec 10.125(a), a minimum of 168 parkway trees shall be planted throughout the district if approved for location by the Director. Parkway trees to be planted within six (6) months of the tree removal application approval.

(C) Tree mitigation must be completed as required in Sec. 51A-10.134(b)(5) for Timing.

- (5) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the developer, homeowners association, or individual lot owners in the event of dissolution of the homeowners association ("owner") of all property in this district for the exclusive purpose of authorizing trees in the parkway. An owner 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 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 is not required to comply with any parkway tree requirement to the extent that compliance is made impossible due to the city council's revocation of the private license granted by this paragraph.

(C) Upon the installation of parkway trees and related amenities, such as irrigation systems, in the public rights-of-way, the owner 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 paragraph, 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 is responsible for maintaining the parkway trees 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 parkway trees, related amenities, or the premises. The granting of a license for parkway trees and related amenities under this paragraph does not release the owner 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 tree requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit. The utility design and installation shall be carefully laid out to not restrict tree planting in the parkway. This may require public utilities in the center of the street.

(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 subsection 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 paragraph 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) Conservation areas.

(A) Conservation areas must be provided in the areas shown on the development plan as common areas.

(B) The conservation areas must be retained forever predominantly in their natural, scenic, and open space condition, and may not be used in any way that will significantly impair or interfere with their conservation values.

(C) The following uses and activities are prohibited in the conservation areas:

(i) The placement or construction of any buildings, structures, or other improvements determined by the building official to be inconsistent with the purpose of the conservation areas.

(ii) Any alteration of the surface of the land, including, without limitation, the excavation or removal of soil, sand, gravel, rock, peat, or sod.

(iii) Any use or activity that causes or is likely to cause significant soil degradation, erosion, or pollution of any surface or subsurface waters.

(iv) The pruning, cutting down, or other destruction or removal of live trees or plants located in the conservation areas, except as necessary to control or prevent hazard, disease, injurious insect infestation, or fire, provided, however, such acts shall be conducted in a manner that is designed to protect the conservation values of the conservation areas, including, without limitation, scenic and wildlife habitat values.

(v) The dumping or other disposal of wastes, refuse, and debris.

(vi) The aboveground installation of new utility systems or extensions of existing utility systems, including, without limitation, water, sewer, electric, gas, and communication lines and related facilities, unless otherwise required for development of the district and approved by the director of public works and transportation.

(vii) The placement of any signs or billboards, except signs to identify the conservation area and to control unauthorized entry or use, if the building official determines that the placement, number, and design of the signs does not significantly diminish the scenic character of the conservation areas.

(viii) Any alteration or use that in any way would diminish the value of the conservation areas as a plant and wildlife habitat.

(D) Prior to the installation of any amenities or improvements in the conservation areas, the person requesting the installation must first obtain a written determination from the building official that the proposed amenities or improvements will not be inconsistent with the purpose of the conservation areas.

(E) For purposes of grading and tree removal, all conservation areas must be adequately protected prior to issuance of either a grading permit or a tree removal permit.

(b) All other uses.

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

(2) 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.

(3) Landscaping must be provided as shown on the landscape plan.

(4) Plant materials must be maintained in a healthy, growing condition. (Ord. 27002)

SEC. 51P-772.112. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 27002)

SEC. 51P-772.113. 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) Vehicular access to Cockrell Hill Road is prohibited.
- (d) Each dwelling unit must have a facade that is composed of at least ~~75~~ 80 percent brick, stone, Cementous siding or masonry (exclusive of windows, doors, and trim).
- (e) Walking/Running Trail System to be incorporated into the street right-of-way as shown on the Development Plan. Trail will be easily distinguishable from sidewalk by unique design and signage.
- (f) Amenities, including but not limited to, dog parks and playgrounds will be incorporated in open areas, as is possible.

SEC. 51P-772.114. 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, 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. 27002)

SEC. 51P-772.115. ZONING MAP.

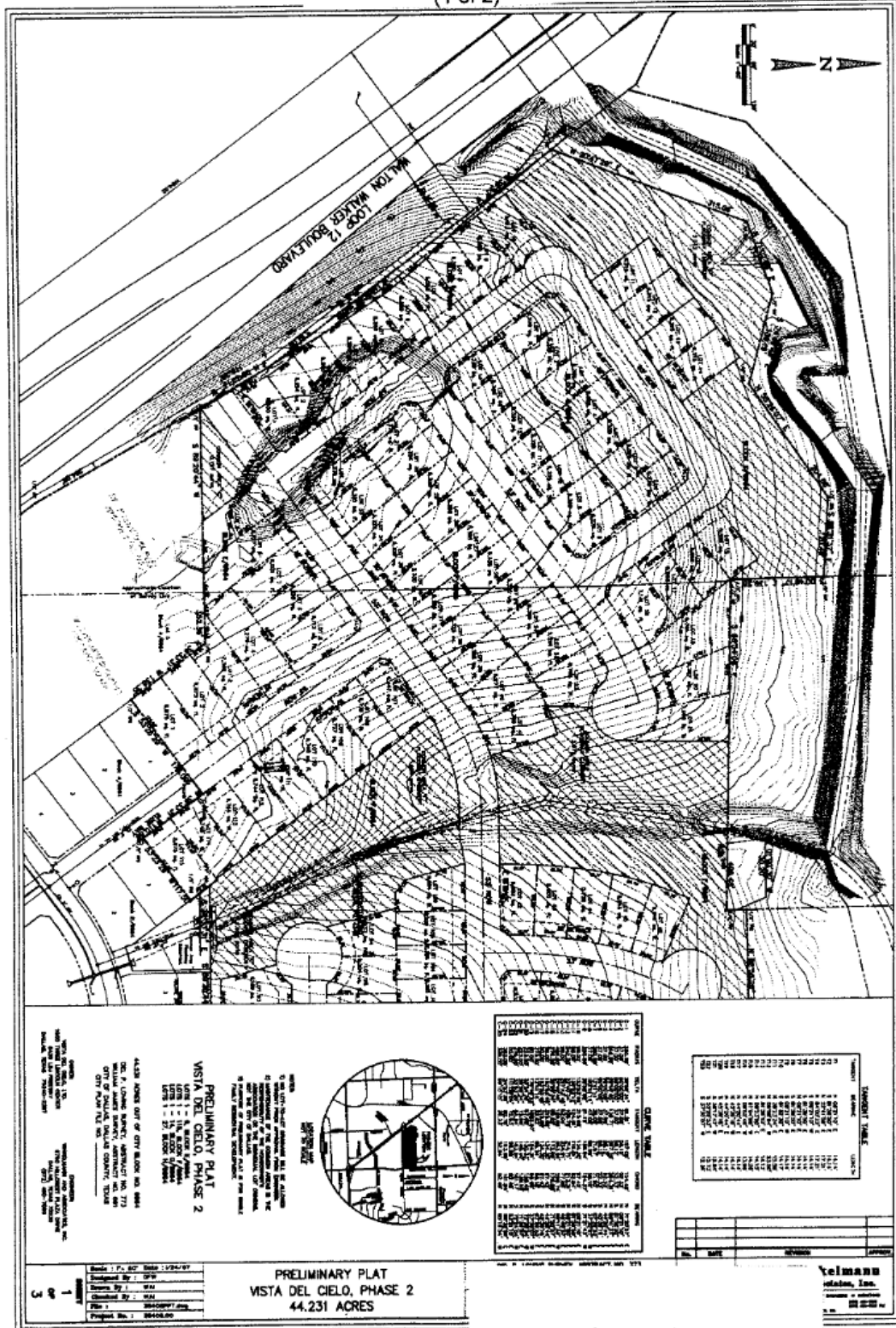
PD 772 is located on Zoning Map No. N-5. (Ord. 27002)

EXISTING DEVELOPMENT PLAN

Exhibit 772A
(1 of 2)

27002

073346



Planned Development
District No. 772

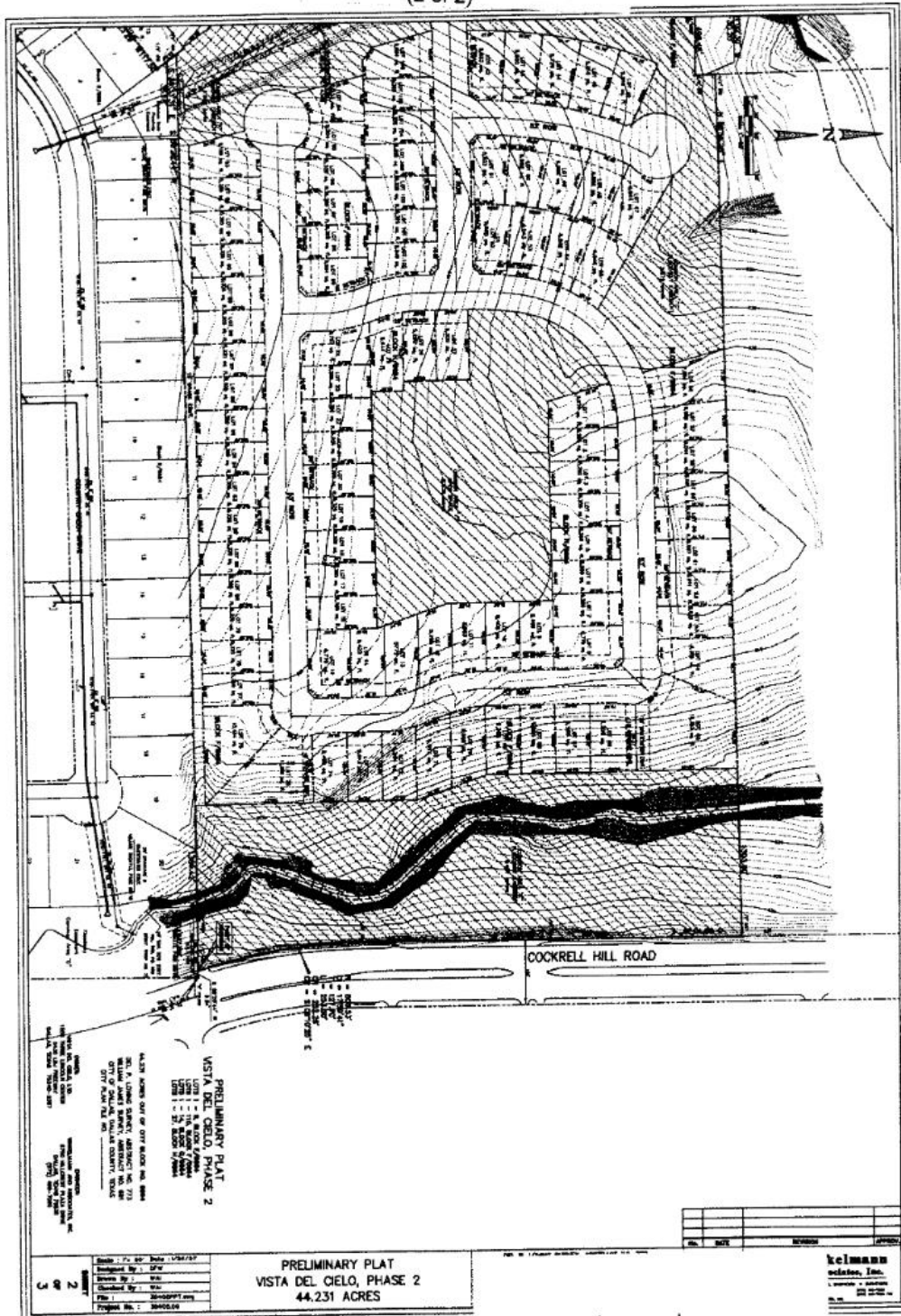
Approved
City Plan Commission
September 20, 2007

EXISTING DEVELOPMENT PLAN

Exhibit 772A
(2 of 2)

27002

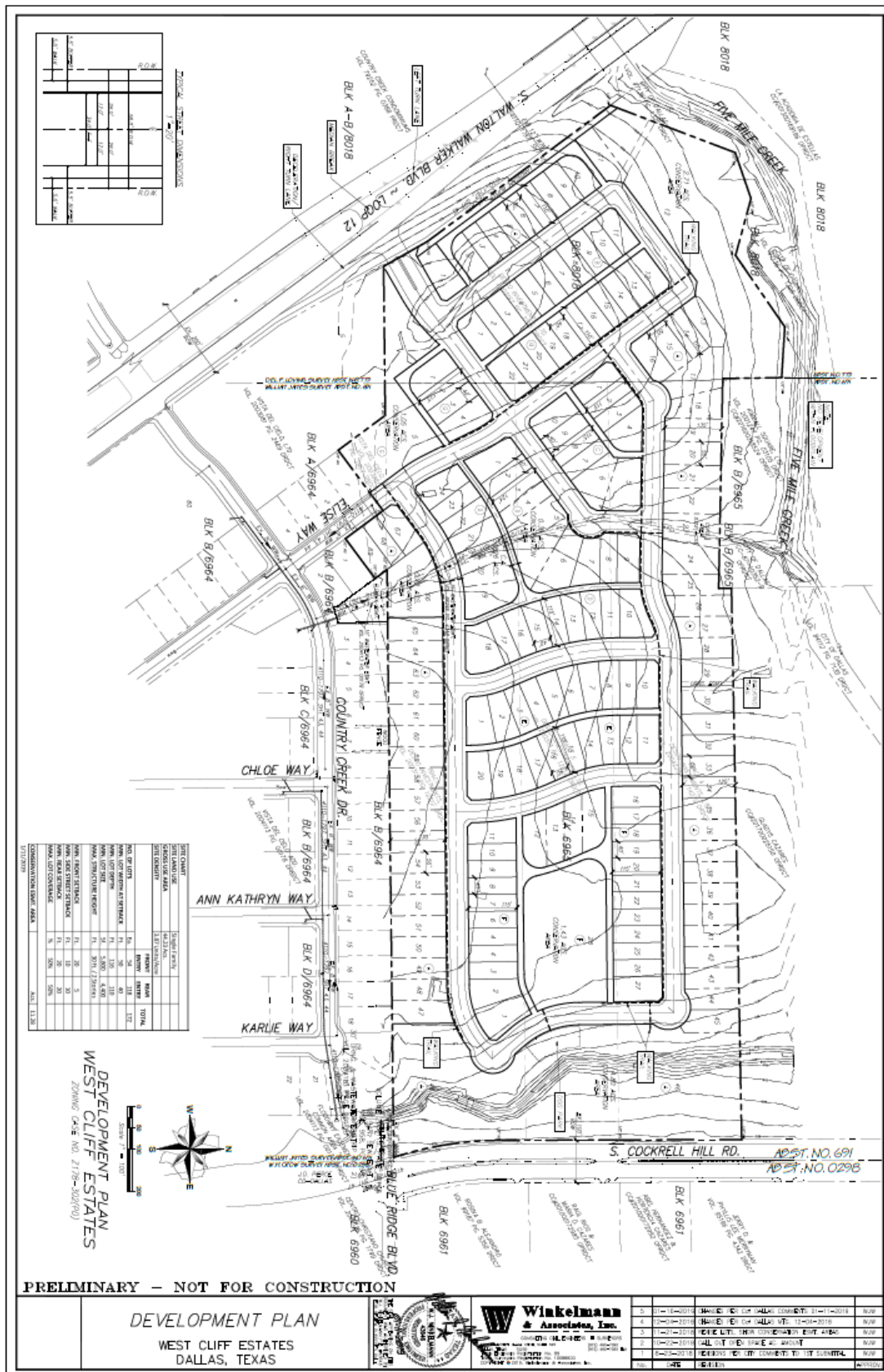
073346



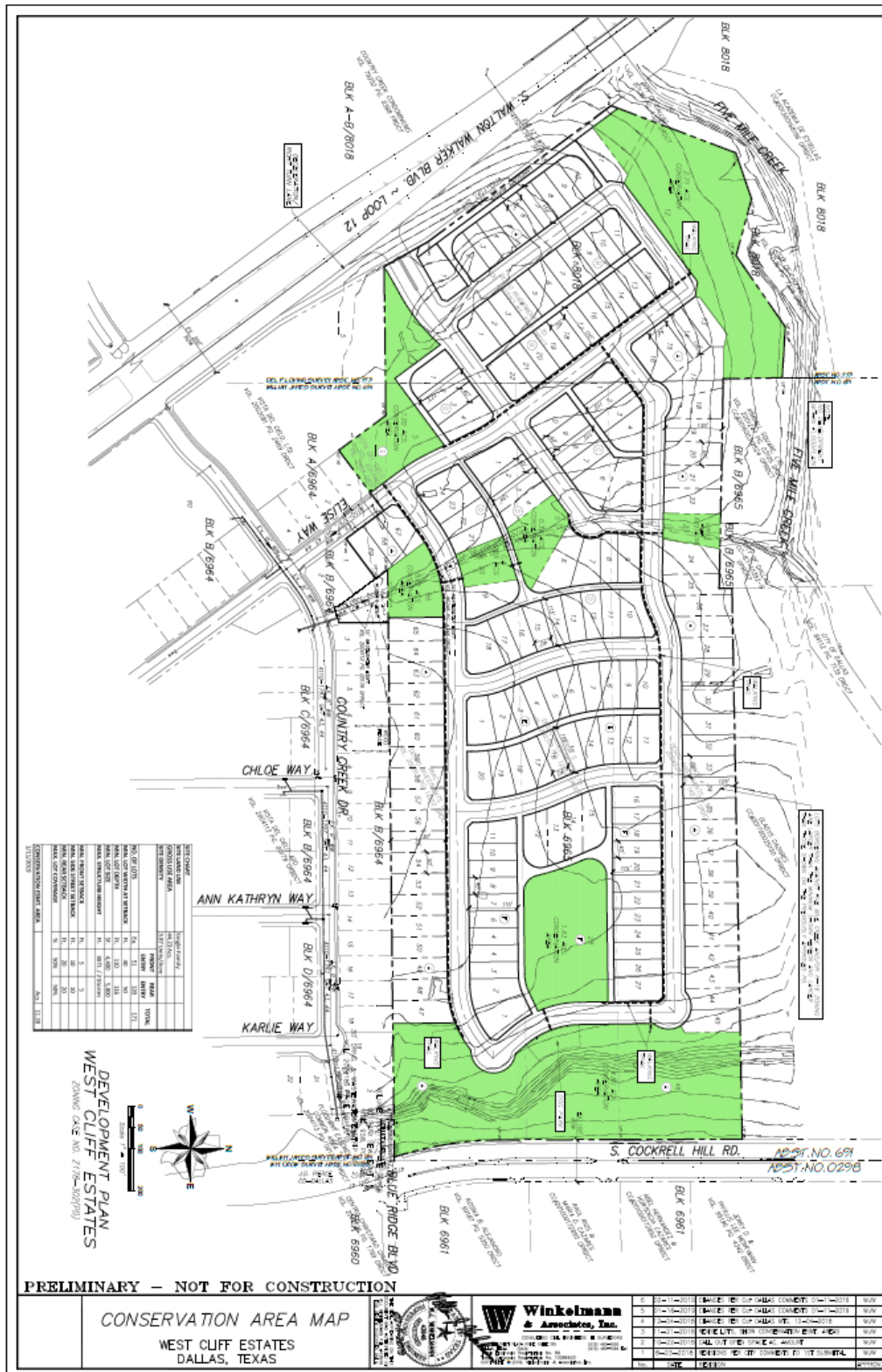
Planned Development
District No. 772

Approved
City Plan Commission
September 20, 2007

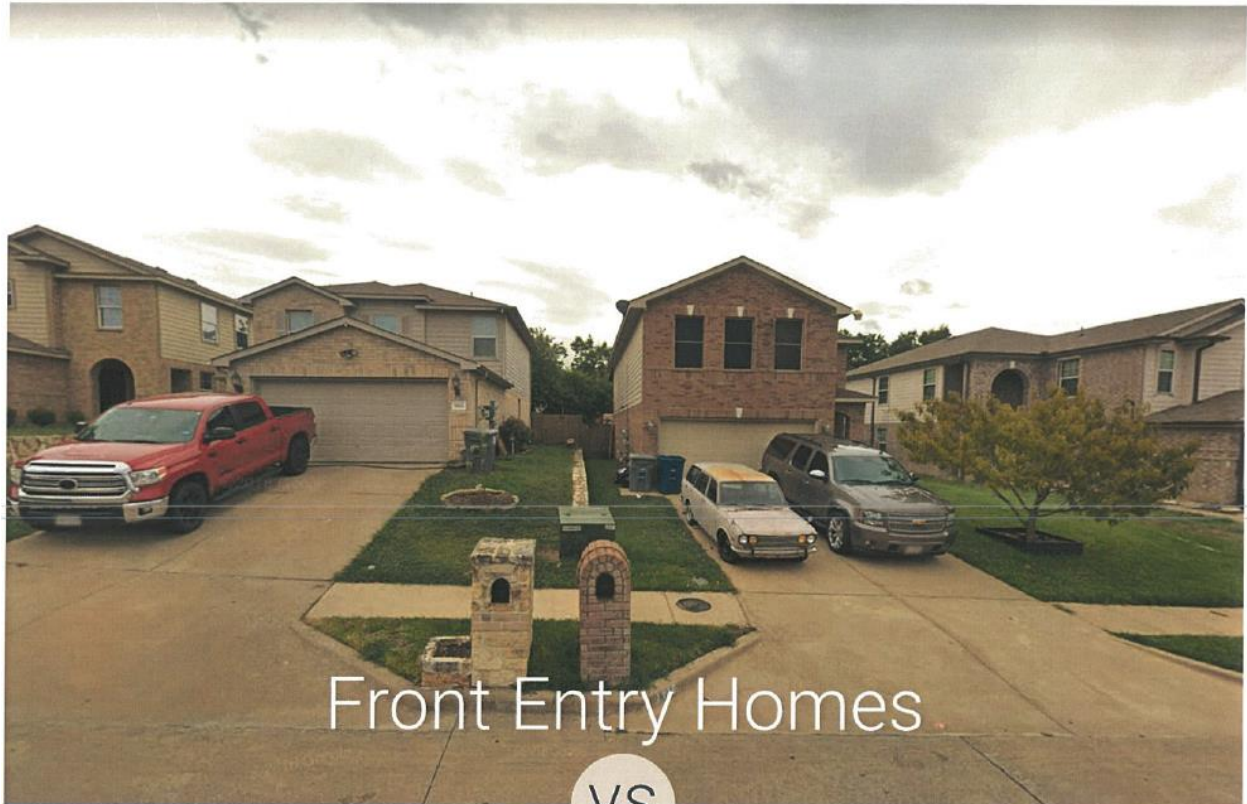
PROPOSED DEVELOPMENT PLAN



Proposed Conservation Retention Areas



Proposed Entry Models
Illustrative Purposes Only

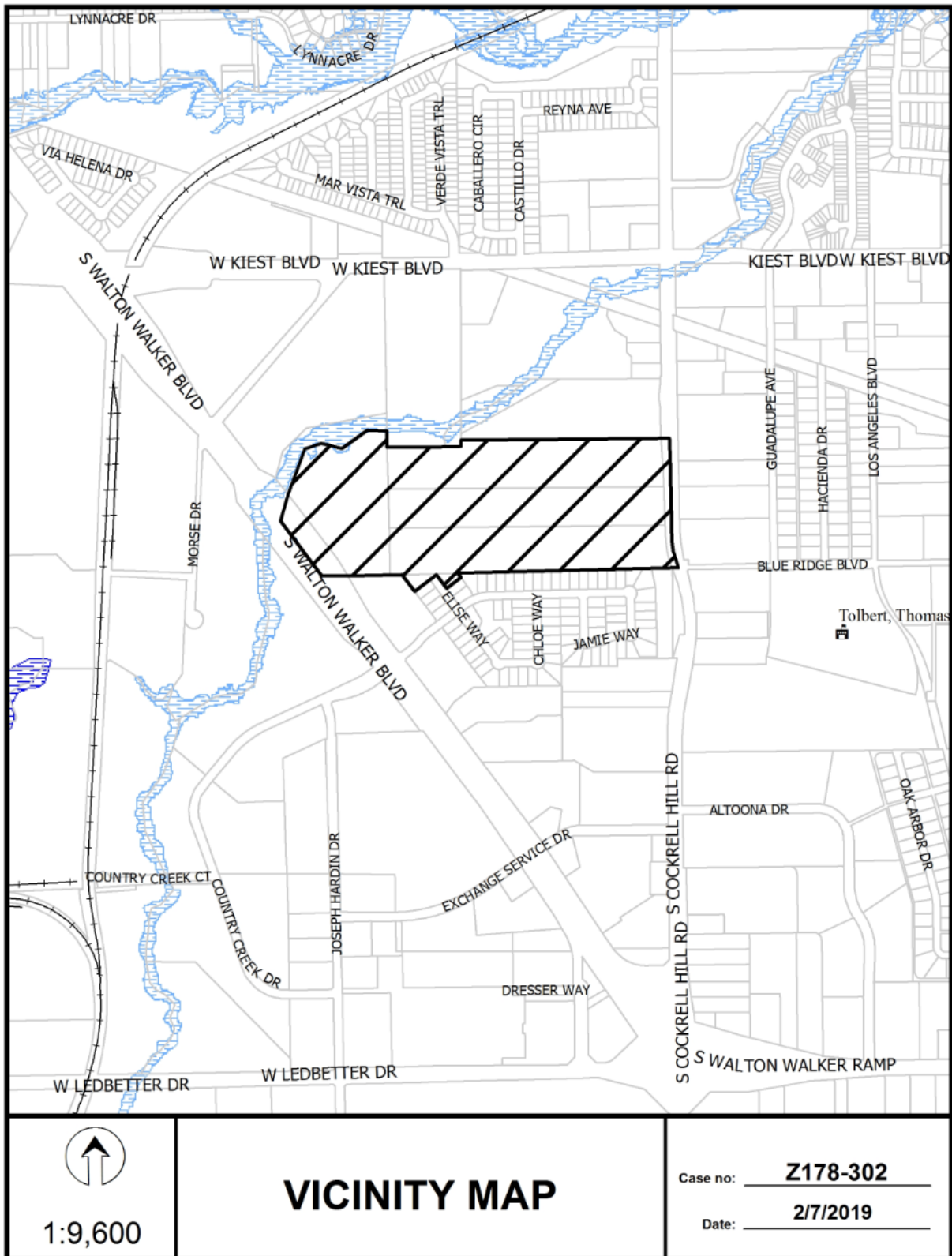


Front Entry Homes

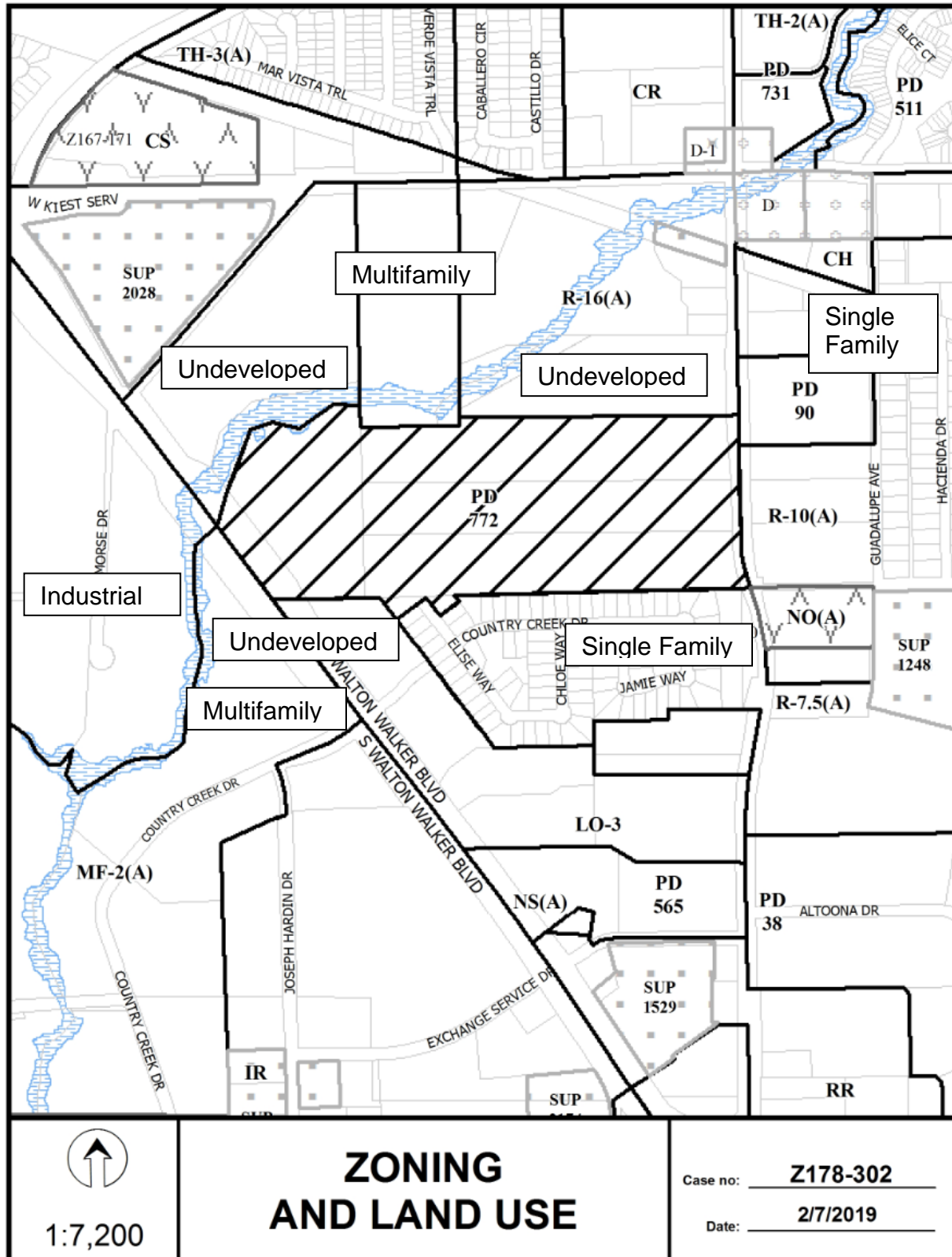
VS

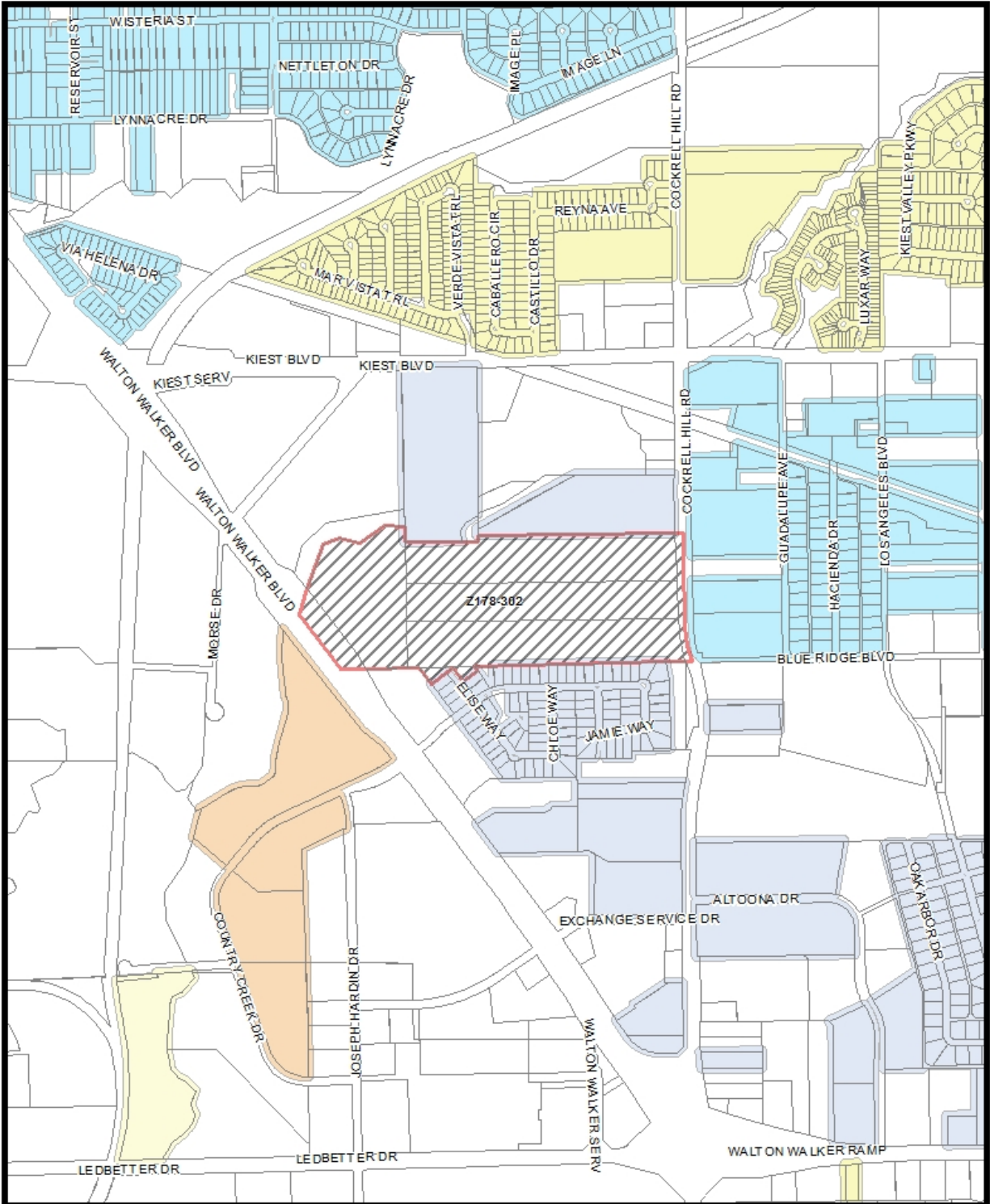


Rear Entry Homes









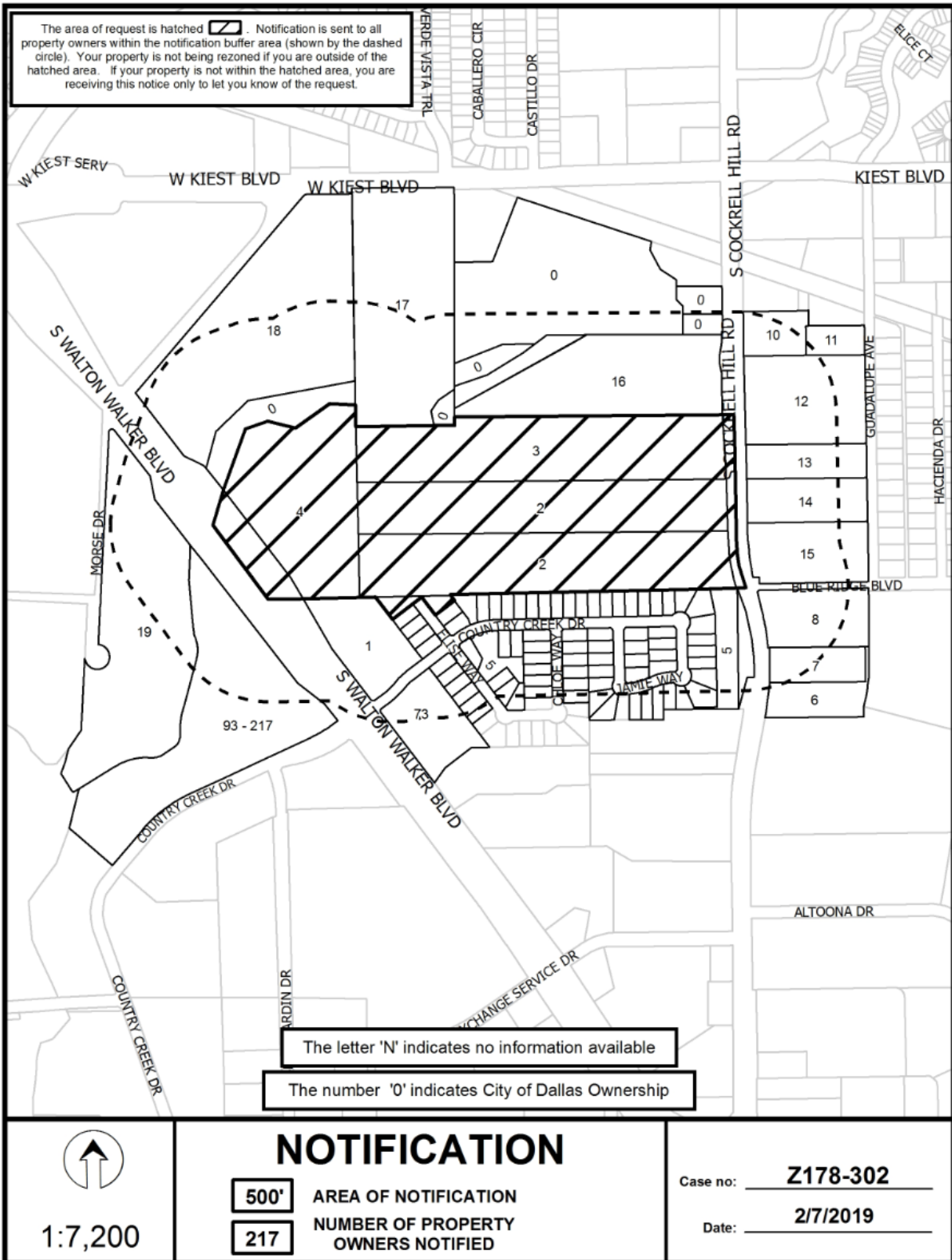
MVAC Cluster A B C D E F G H I NA



1:9,600

Market Value Analysis

Printed Date: 2/7/2019



02/07/2019

Notification List of Property Owners***Z178-302******217 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3643 ELISE WAY	VISTA DEL CIELO LTD
2	3535 S COCKRELL HILL RD	DESCO INVESTMENTS LTD
3	3415 S COCKRELL HILL RD	DESCO INV LTD
4	3500 WALTON WALKER BLVD	DESCO INV LTD
5	4529 COUNTRY CREEK DR	VISTA DEL CIELO LTD
6	3706 S COCKRELL HILL RD	CENTRO CRISTIANO PARA
7	3626 S COCKRELL HILL RD	JOHNSTON JIM C
8	3606 S COCKRELL HILL RD	CENTRO CHRISTIANO CHURCH
9	3810 S COCKRELL HILL RD	TREVINO CLAUDIA M
10	3322 S COCKRELL HILL RD	QUINTERO JOSE J
11	3323 GUADALUPE AVE	KIESTVIEW CHURCH OF
12	3424 S COCKRELL HILL RD	MERRYMAN JERRY D &
13	3438 S COCKRELL HILL RD	HERNANDEZ ABEL &
14	3514 S COCKRELL HILL RD	RIOS RAUL &
15	3534 S COCKRELL HILL RD	ALEJANDRO ROSINA B
16	3401 S COCKRELL HILL RD	CAZARES GLADYS
17	4542 W KIEST BLVD	LURIN REAL ESTATE HOLDINGS II LLC
18	3400 WALTON WALKER BLVD	LA ACADEMIA DE ESTELLAS
19	3444 MORSE DR	3444 MORSE DR LLC
20	3647 ELISE WAY	MEJIA MARCO & FRANCISCA
21	3651 ELISE WAY	HUA KHAI A
22	3655 ELISE WAY	UMANZOR NELSON &
23	3659 ELISE WAY	VASQUEZ SILVIA T
24	3654 ELISE WAY	VISTA DEL CIELO LTD
25	3658 ELISE WAY	GONZALEZ GERARDO G
26	4525 COUNTRY CREEK DR	ESTRADA ROSA M & LUIS

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4521 COUNTRY CREEK DR	BOUNDS ELIZABETH T
28	4517 COUNTRY CREEK DR	SAPANZA PERLA & JOSEPH
29	4513 COUNTRY CREEK DR	MORALES WENDY & JACOB A
30	4509 COUNTRY CREEK DR	MENDEZ JOSE A
31	4505 COUNTRY CREEK DR	CABAN ELIAS J
32	4443 COUNTRY CREEK DR	RICHARDSON MARK E &
33	4439 COUNTRY CREEK DR	GARCIA BENEDICTO & LUCRECIA A
34	4435 COUNTRY CREEK DR	MARTINEZ JOHNNY
35	4431 COUNTRY CREEK DR	THAMMAVONGSA KHAMPOUN & SYASOMPHONE
36	4427 COUNTRY CREEK DR	MARTINEZ JUAN M
37	4423 COUNTRY CREEK DR	KIGHTCASTRO KASSANDRA SUE
38	4419 COUNTRY CREEK DR	SALDIVAR ALFREDO
39	4415 COUNTRY CREEK DR	ALDANA FELIPE &
40	4411 COUNTRY CREEK DR	ORTEGA LUIS GUADALUPE &
41	4407 COUNTRY CREEK DR	HORTON LASHAWN &
42	4403 COUNTRY CREEK DR	MARTINEZ MARJORIE A &
43	3702 KARLIE WAY	BENITEZ RUBEN
44	3706 KARLIE WAY	BUTTS PETER & DORA
45	3710 KARLIE WAY	MEDINA FRANCISCO J &
46	3714 KARLIE WAY	ALMENDAREZ RODOLFO
47	3718 KARLIE WAY	RODRIGUEZ JAVIER ALEJANDRO
48	3722 KARLIE WAY	PAZ ESMERALDA
49	4402 JAMIE WAY	EGUIA ABRAHAM
50	4406 JAMIE WAY	RAMIREZ ELVIA
51	4410 JAMIE WAY	JARAMILLO ABRAHAM TORRES
52	4414 JAMIE WAY	BALLARD FREDERICK &
53	4418 JAMIE WAY	ALZGHARI SAEED K
54	4422 JAMIE WAY	ADBULJAMI MOHAMMAD & SAMEERAH
55	4430 JAMIE WAY	THORNTON MARCUS A & KRYSTAL
56	3723 ANN KATHRYN WAY	ESPARZA RAUDEL &
57	3719 ANN KATHRYN WAY	GUARDADO JORGE LUIS

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3715 ANN KATHRYN WAY	VILLANUEVA JOSE S
59	3711 ANN KATHRYN WAY	MURILLO ANNAKAREN &
60	3707 ANN KATHRYN WAY	MARTINEZ LAURA V
61	3703 ANN KATHRYN WAY	ALVARADO MARISELA
62	3704 CHLOE WAY	MALDONADO ANA L
63	3708 CHLOE WAY	CISNEROS AGUSTIN & ISOLINA D
64	3712 CHLOE WAY	LUM DUAMGKAMOL S
65	3716 CHLOE WAY	LOPEZ MARIA
66	3720 CHLOE WAY	MORALES TANIA
67	3724 CHLOE WAY	ROJAS YVONNE D
68	3719 ELISE WAY	FLORES CHRISTIAN E & MYRIAM Y
69	3715 ELISE WAY	JUAREZ GEORGINA
70	3711 ELISE WAY	JUAREZ OLGA L
71	3707 ELISE WAY	SOTO ADRIANA GONZALEZ
72	3703 ELISE WAY	SIERRA JUAN
73	4550 COUNTRY CREEK DR	VISTA DEL CIELO LTD
74	3703 CHLOE WAY	CONSTANTINO ZOAR SARAI
75	3707 CHLOE WAY	LARIOS LUIS A
76	3711 CHLOE WAY	JACKSON DEBRA
77	3715 CHLOE WAY	AYALA YVONNE
78	3719 CHLOE WAY	AVALOS VICTOR
79	3734 ELISE WAY	SALDIVAR ELENA
80	3722 ELISE WAY	SIMMONS PETRA R
81	3718 ELISE WAY	MANCILLAS MARIA E
82	4534 COUNTRY CREEK DR	NGUYEN JAMES
83	4518 COUNTRY CREEK DR	GARCIA GREGORIO LLAMAS
84	4514 COUNTRY CREEK DR	MCNUTT CODY & KAITLYNN
85	3704 ANN KATHRYN WAY	GRENWELGE CLAYTON S
86	3707 KARLIE WAY	RODRIGUEZ JOCELYN
87	3711 KARLIE WAY	GUTIERREZ SAMUEL & NATIVIDAD S
88	3715 KARLIE WAY	RICHARDSON CODY A

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3719 KARLIE WAY	BUENO ELISEO & NICOLASA
90	3716 ANN KATHRYN WAY	THILAVANH THONGSAMOUTH
91	3712 ANN KATHRYN WAY	CARRILLO MARIO
92	3708 ANN KATHRYN WAY	VELAQUEZ LUIS
93	4601 COUNTRY CREEK DR	ROBERTSON FRANCES R
94	4601 COUNTRY CREEK DR	BLANCO JOSE G & FELICIANA
95	4601 COUNTRY CREEK DR	WHITE ADRIAN D SR
96	4601 COUNTRY CREEK DR	RICHARDSON CLARA F
97	4603 COUNTRY CREEK DR	BOWN ROBERT
98	4603 COUNTRY CREEK DR	HOBBS ALTHA G
99	4603 COUNTRY CREEK DR	SHARPE STREET INVESTMENTS LLC
100	4603 COUNTRY CREEK DR	TRAYLOR GARY
101	4605 COUNTRY CREEK DR	DFW HOUSE2HOME LLC
102	4605 COUNTRY CREEK DR	FAHLE SCOTT & WENDY
103	4607 COUNTRY CREEK DR	9COUNTRYCREEK LLC
104	4607 COUNTRY CREEK DR	MITCHELL DALE SR &
105	4609 COUNTRY CREEK DR	FLIGHT 2010 LLC
106	4609 COUNTRY CREEK DR	MELROSE PARK LLC
107	4609 COUNTRY CREEK DR	FRY JOHN PAUL & DEBORAH A
108	4611 COUNTRY CREEK DR	WILLIAMS VERA COOPER
109	4613 COUNTRY CREEK DR	MITCHELL BOBBY
110	4613 COUNTRY CREEK DR	WHITE SAUNDRA L
111	4613 COUNTRY CREEK DR	ZHOU WENJIANG
112	4613 COUNTRY CREEK DR	SOLORZANO EDUARDO
113	4615 COUNTRY CREEK DR	SORRELLS JOANN
114	4615 COUNTRY CREEK DR	KINGDOM GROUP INVESTMENTS INC
115	4617 COUNTRY CREEK DR	CLARK JOAN
116	4617 COUNTRY CREEK DR	LEE JIMMIE D &
117	4619 COUNTRY CREEK DR	SHAH TAHERA
118	4619 COUNTRY CREEK DR	FIVE SHADES OF GRAY LLC
119	4619 COUNTRY CREEK DR	STRICKLAND DALE DESEAN

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4619 COUNTRY CREEK DR	PADILLA MANUEL JR &
121	4621 COUNTRY CREEK DR	PADILLA DANIEL
122	4621 COUNTRY CREEK DR	BOO BEAR TRUST
123	4621 COUNTRY CREEK DR	SOTO ANITA M
124	4621 COUNTRY CREEK DR	MILAN ERNESTO & JOSEFA L
125	4621 COUNTRY CREEK DR	ANDREWS RALIEGH & JOHNNIE
126	4621 COUNTRY CREEK DR	FARMER JANET
127	4623 COUNTRY CREEK DR	BF CIRCLE HOLDINGS LLC
128	4623 COUNTRY CREEK DR	CRAYTON LARONDA
129	4623 COUNTRY CREEK DR	JONES MYRTLE BROWN
130	4623 COUNTRY CREEK DR	CRAYTON ANTHONY R &
131	4625 COUNTRY CREEK DR	FRANKLIN CHERYL
132	4625 COUNTRY CREEK DR	STRICKLAND DALE
133	4625 COUNTRY CREEK DR	HERNANDEZ BIANCA E
134	4625 COUNTRY CREEK DR	BRYANT EVELYN
135	4627 COUNTRY CREEK DR	DAS LALIT
136	4627 COUNTRY CREEK DR	JONES LISA
137	4627 COUNTRY CREEK DR	TRAYLOR GARY L
138	4627 COUNTRY CREEK DR	MELLA PAULA J
139	4627 COUNTRY CREEK DR	ANAYA MARIO
140	4629 COUNTRY CREEK DR	XU WEI
141	4629 COUNTRY CREEK DR	OGIERMANN EVE M
142	4631 COUNTRY CREEK DR	ZHANG WENBAI
143	4631 COUNTRY CREEK DR	SHEPPARD DEAN H
144	4631 COUNTRY CREEK DR	AGUILARAGUILAR EDGAR
145	4631 COUNTRY CREEK DR	GE FANG
146	4633 COUNTRY CREEK DR	WHEELER RICHARD K
147	4633 COUNTRY CREEK DR	MAJESTIC SKIES SERIES LLC &
148	4635 COUNTRY CREEK DR	BUI ANNIE B M
149	4635 COUNTRY CREEK DR	WILLIAMS ROY W & GLORIA
150	4635 COUNTRY CREEK DR	RAULINS CYNTHIA L

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	4637 COUNTRY CREEK DR	CLAMORE RENTALS LLC
152	4639 COUNTRY CREEK DR	HANDY WILLIAM
153	4639 COUNTRY CREEK DR	POPE RHONDA
154	4639 COUNTRY CREEK DR	YANG HUIRONG
155	4639 COUNTRY CREEK DR	CARDONA RAMIRO EDUARDO ALMAGUER
156	4639 COUNTRY CREEK DR	APEX FINANCIAL CORP
157	4641 COUNTRY CREEK DR	RODRIGUEZ ED
158	4641 COUNTRY CREEK DR	LEWIS CHUMA
159	4641 COUNTRY CREEK DR	PALACIOS JOSEFINA
160	4643 COUNTRY CREEK DR	GAO WENWEI &
161	4643 COUNTRY CREEK DR	SHEN HAIRONG &
162	4643 COUNTRY CREEK DR	BARAZ NORMAN
163	4645 COUNTRY CREEK DR	THI HUE H & NGHIA T
164	4645 COUNTRY CREEK DR	SUMLIN LUE ALMA
165	4645 COUNTRY CREEK DR	BALLARD VERONICA KAYE
166	4645 COUNTRY CREEK DR	9 COUNTRYCREEK LLC
167	4645 COUNTRY CREEK DR	JOHNSON AMBER
168	4647 COUNTRY CREEK DR	MCCLAIN BEVERLY
169	4647 COUNTRY CREEK DR	CHEN JIANYONG &
170	4647 COUNTRY CREEK DR	ANDERSON MICHAEL DERYL
171	4647 COUNTRY CREEK DR	COUNTRY CREEKBEND HOLDINGS LLC
172	4647 COUNTRY CREEK DR	TERRELL ARTIS &
173	4649 COUNTRY CREEK DR	CARRIEDO ANGELICA R ANAYA
174	4649 COUNTRY CREEK DR	DAVIS VIRGINIA ROSE
175	4649 COUNTRY CREEK DR	HAUSER PATRICIA L
176	4649 COUNTRY CREEK DR	LECONTE CHRISTIANNE
177	4649 COUNTRY CREEK DR	STANLEY DOROTHY M
178	4651 COUNTRY CREEK DR	WANG WEIHUA
179	4651 COUNTRY CREEK DR	ROBLES TERESA
180	4651 COUNTRY CREEK DR	TUCKER ALLISON JR
181	4651 COUNTRY CREEK DR	HUNTER BELFREDA

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4653 COUNTRY CREEK DR	CARTER DIANE
183	4653 COUNTRY CREEK DR	TATE MARISELA A
184	4653 COUNTRY CREEK DR	QIAN SHENGLI &
185	4653 COUNTRY CREEK DR	4653 COUNTRY CREEK DR #1127
186	4653 COUNTRY CREEK DR	WILLIS CAROLYN
187	4653 COUNTRY CREEK DR	LOPEZ ADRIAN ALLEN
188	4653 COUNTRY CREEK DR	PALACIOS RAFAEL
189	4655 COUNTRY CREEK DR	ADVANTAGE ASSETS HOLDING GROUP LLC
190	4655 COUNTRY CREEK DR	WHITE ADRIAN DANIEL SR
191	4655 COUNTRY CREEK DR	ROSS VERSIE LEE
192	4655 COUNTRY CREEK DR	POLK DANIEL DALE
193	4655 COUNTRY CREEK DR	JIANG XU
194	4657 COUNTRY CREEK DR	FERGUSON MICHAEL & JEAN
195	4657 COUNTRY CREEK DR	TRUJILLOARGUETA SERGIO
196	4657 COUNTRY CREEK DR	RODRIGUEZ BETTY
197	4657 COUNTRY CREEK DR	CARROLL CALVIN M & PAMELA R
198	4659 COUNTRY CREEK DR	AGUIRRE VALENTIN VALLE
199	4659 COUNTRY CREEK DR	ADVANTAGE ASSETS HOLDING
200	4659 COUNTRY CREEK DR	KELLER ANGELA
201	4659 COUNTRY CREEK DR	KINNICK JANET
202	4661 COUNTRY CREEK DR	DIXON BEVERLY ANN
203	4661 COUNTRY CREEK DR	SILVA CATALINA
204	4661 COUNTRY CREEK DR	C&P COOPER INVESTMENTS LLC
205	4661 COUNTRY CREEK DR	TREMERICA INDUSTRIES LLC
206	4663 COUNTRY CREEK DR	TRUHILL MARY ELLEN
207	4663 COUNTRY CREEK DR	NYLUND STEVE
208	4663 COUNTRY CREEK DR	VALDIVIA JACQUELINE
209	4663 COUNTRY CREEK DR	MCCULLOUGH YVONNE & HERBERT MCCULLOUGH JR
210	4665 COUNTRY CREEK DR	TRAYLOR G L
211	4665 COUNTRY CREEK DR	SMITH JERRY L
212	4665 COUNTRY CREEK DR	CORNIST ARLUSTER & LUCY

Z178-302(PD)

02/07/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	4665 COUNTRY CREEK DR	BARBOUR MARCIA E
214	4667 COUNTRY CREEK DR	GRAY DORIS BUGGS
215	4667 COUNTRY CREEK DR	JIMERSON IMOGENE
216	4667 COUNTRY CREEK DR	CARRIEDO SELENE ANAYA
217	4667 COUNTRY CREEK DR	OHANAJA FRANCIS & KATE