



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, April 4, 2019
AGENDA

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S189-145**
(CC District 14) An application to replat a 2.493-acre tract of land in City Block A/963 to create one lot on property bounded by Sneed Street, McKinney Avenue, Allen Street, and Cole Avenue.
Owner: Dallas Independent School District
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: March 6, 2019
Zoning: PD 193 (PDS 45)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S189-147**
(CC District 3) An application to create 3 lots from a 4.447-acre tract of land in City Blocks 8680 and 8721 on property located on Camp Wisdom Road at Clark Road, southwest corner.
Owner: Clarkwisdom, LLC
Surveyor: Winkelmann & Associates, Inc.
Application Filed: March 6, 2019
Zoning: PD 521 (S-10)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S189-148**
(CC District 13)
- An application to replat a 4.5108-acre tract of land containing all of Lot 2 in City Block B/7291 to create one lot and reconfigure easements on property located at 8109 Manderville Lane, south of Midtown Boulevard.
- Owner: Commodore Partners, LTD.
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: March 6, 2019
Zoning: PD 895
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-150**
(CC District 14)
- An application to replat a 0.727-acre tract of land containing part of Lot 3, all of Lots 4, 5, and 6, and part of Lot 7 in City Block 5/1884 to create one lot on property located on Paulus Avenue AKA Paulus Street, north of Junius Street.
- Owners: Laketower Properties, L.P
Surveyor: O'Neal Surveying Co.
Application Filed: March 7, 2019
Zoning: PD 281 (The Paulus Avenue Area Subdistrict B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-152**
(CC District 6)
- An application to replat a 28.010-acre tract of land containing all of Lot 2 in City Block A/8467, part of Lot 2 in City Block B/8467, and tract of land in City Blocks 8467 and 8470 to create 3 lots and dedicate public right-of-way on property located on Ranch Trail at Chaparral Waters Way, west of Olympus Boulevard.
- Owners: Trammell Crow Company No. 43, LTD. & CW Shoreline Land, LTD.
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: March 7, 2019
Zoning: PD 741 (Subdistrict A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S189-153**
(CC District 10)
- An application to replat a 5.795-acre tract of land containing all of Lot 1 in City Block C/8125 to create one lot and depict the site easements after easement releases on property located bounded by Lookout Point, Wildcat Way, Sedgwick Drive, and Skillman Street.
- Owners: GRI Lake Highlands, LLC
Surveyor: Kimley-Horn & Associates
Application Filed: March 7, 2019
Zoning: PD 758 (Subarea C)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S189-154**
(CC District 8)
- An application to create one 1.62-acre lot from a tract of land in City Block 8830 on property located on Garden Grove Drive F.K.A. Crawford Road, south of Rylie Crest Drive.
Owner: Mayra Hernandez-Prado
Surveyors: CBG Surveying Texas, LLC
Application Filed: March 7, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-155**
(CC District 6)
- An application to replat a 3.116-acre tract of land containing all of Lots 1 through 4 and all of Lots 13 through 16 in City Block 6/7135; all of Lots 1 through 4 and all of Lots 13 through 16 in City Block 11/7135; and part of Lots 1 through 4 in City Block 12/7135 to create a 36-lot Shared Access Development and 4 common areas on property located on Singleton Boulevard F.K.A. Eagle Ford Road, east of Westmoreland Road.
Owner: Greenleaf Ventures, LLC, A Texas Limited Liability Company
Surveyor: CBG Surveying, LLC
Application Filed: March 8, 2019
Zoning: PD 508 (Tract 13A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-156**
(CC District 6)
- An application to replat a 3.531-acre tract of land containing part of Lots 7 through 12 in City Block 5/7135, part of Lot 7 and part of Lots 19 through 24 and all of Lots 8 through 12 in City Block 6/7135, and tract of land in City Block 7135 to create a 35-lot Shared Access Development and 1 common area on property located on Singleton Boulevard F.K.A. Eagle Ford Road, east of Westmoreland Road.
Owner: Greenleaf Ventures, LLC, A Texas Limited Liability Company
Surveyor: CBG Surveying, LLC
Application Filed: March 8, 2019
Zoning: PD 508 (Tract 13A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S189-158**
(CC District 8)
- An application to replat a 55.23-acre tract of land containing all of Lot 1 in City Block B/8300; all of Lot 1 in City Block A/8303; and part of Lot 2 and all of Lot 1 in City Block 8306 to create 3 lots on property located on Telephone Road at Van Horn Drive, northeast corner.
Owner: Dallas Ridge Industrial II, LLC, Tejas Investors, GP
Surveyor: Halff Associates, Inc.
Application Filed: March 8, 2019
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S189-159**
(CC District 8) An application to create a 117-lot Community Unit Development and 4 common areas from a 28.63-acre tract of land in City Block 7846 on property located on Prairie Creek Road at Rylie Road F.K.A. Alexander Road, northwest corner.
Owner: Merrill Family Trust
Surveyor: R.C. Meyers Surveying, LLC
Application Filed: March 11, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat and Building Line Reduction:

- (12) **S189-143**
(CC District 10) An application to replat a 0.26-acre tract of land containing all of Lot 1 in City Block F/5446 to create one lot and to reduce a portion of an existing platted 20-foot Building Line to 5 feet to include the area containing proposed swimming pool along Nimrod Trail on property located on Thunderbird Lane at Nimrod Trail, south of Bargiames Lane.
Owner: Powell And Moon Investments, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 6, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (13) **S189-146**
(CC District 10) An application to replat a 4.571-acre tract of land containing all of Lot 1 in City Block A/8124 to create a 36-lot Shared Access Development and 3 common areas on property located on Walnut Hill Lane at White Rock Trail, southwest corner.
Owner: PSW-White Rock Trail, LLC
Surveyor: Westwood Professional Services, Inc.
Application Filed: March 6, 2019
Zoning: PD 1007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S189-149**
(CC District 12) An application to replat a 1.166-acre tract of land containing all of Lots 33 and 34 in City Block O/8727 to create 4 lots of areas 10,075 square feet, 10,187 square feet, 10,525 square feet, and 19,992 square feet on property located on Frankford Road, east of Creek Bend Road.
Owner: Holz & Stein Custom Homes, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: March 7, 2019
Zoning: PD 106
Staff Recommendation: **Denial**.

Miscellaneous Items:

D189-003

Carlos Talison
(CC District 13)

An application for a development plan for a multi-family development (Midtown Lofts) on property zoned Planned Development District No. 895, on the west line of Manderville Lane, between Meadow Road and Midtown Boulevard.

Staff Recommendation: **Approval.**

Applicant: Commodore Partners Ltd. And Commodore Development, LLC

Representative: Marla Mauricio – Kimley-Horn and Associates, Inc.

M189-017

Abraham Martinez
(CC District 13)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 530, on the northwest corner of Skillman Street and Larmanda Street.

Staff Recommendation: **Approval.**

Applicant: FWLB SSKILLMAN, L.P.

Representative: Frank Nuchereno, Urban Structure

Thoroughfare Plan Amendments:

(1) St. Paul Street from IH-30 to Ervay Street; (2) Ervay Street from IH-30 to St. Paul Street/Belleview Street

Kimberly Smith
(CC District 2)

Amendments to the City of Dallas Thoroughfare Plan to: (1) delete St. Paul Street from IH-30 to Ervay Street; and (2) change the dimensional classification of Ervay Street from IH-30 to St. Paul Street/Belleview Street from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with bicycle facilities in 60 feet of right-of-way.

Staff Recommendation: **Approval** of amendments to the City of Dallas Thoroughfare Plan to: (1) delete St. Paul Street from IH-30 to Ervay Street; and (2) change the dimensional classification of Ervay Street from IH-30 to St. Paul Street/Belleview Street from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with bicycle facilities in 60 feet of right-of-way.

CPC Thoroughfare Committee Recommendation: **Approval** of staff recommendation.

Zoning Cases – Consent:

1. Z189-186(CT)

Carlos Talison
(CC District 8)

An application for a Specific Use Permit for a commercial motor vehicle parking on property zoned an IM Industrial Manufacturing District, on the northeast line of South Central Expressway, between McCommas Bluff Road and Youngblood Road.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Applicant: Desev Investment Group, LLC

Representative: Rob Baldwin, Baldwin Associates

2. **Z189-190(PD)**
Pamela Daniel
(CC District 2)

An application for a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern use on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west side of Greenville Avenue, southeast of Ross Avenue.
Staff Recommendation: **Hold under advisement until May 2, 2019.**
Applicant: Ships Lounge
Representative: Audra Buckley, Permitted Development
3. **Z178-378(SM)**
Sarah May
(CC District 5)

An application for the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Holcomb Road.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: Karim Rashid, President, Secretary, and sole owner of Creek Rental Property, LLC and Vortex Business Inc.
Representative: Parvez Malik, Business Zoom
4. **Z178-309(SM)**
Sarah May
(CC District 7)

An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of South Fitzhugh Avenue, north of Lagow Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: David Hargrove, Communications Tower Group, LLC
Representative: Peter Kavanagh, Zone Systems, Inc.
5. **Z178-300(SM)**
Sarah May
(CC District 4)

An application for an amendment to Tract 2 within Planned Development District No. 812, on the northwest corner of Fran Way and Compton Street.
Staff Recommendation: **Approval**, subject to a perimeter fence and gated streets plan.
Applicant: Fiji Property Owners Association, Inc. and attached list of property owners
Representative: Tekevwe Okobiah

6. **Z178-240(SM)**
Sarah May
(CC District 6)
- An application for 1) an MU-3 Mixed Use District; and 2) a Specific Use Permit for a commercial amusement (outside) use on a portion on property zoned an IR Industrial Research District, west of East Technology Boulevard, north of Connector Drive.
- Staff Recommendation: **Approval** of an MU-3 Mixed Use District and **approval** of a Specific Use Permit for a commercial amusement (outside) use on a portion for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: MDF Global Asset Management, LLC and Thirdcoast Trading Corporation
- Representative: Brad Williams, Winstead PC

Zoning Cases – Under Advisement:

7. **Z189-153(SM)**
Sarah May
(CC District 13)
- An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road.
- Staff Recommendation: **Hold under advisement until May 16, 2019.**
- Applicant: Persist Investment Corporation; Pearl Investment Corporation
- Representative: Tommy Mann and Brad Williams, Winstead PC
- U/A From: March 7, 2019
8. **Z189-140(SM)**
Sarah May
(CC District 11)
- An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, on the northwest corner of Preston Road and Alpha Road.
- Staff Recommendation: **Denial.**
- Applicant: Valk Properties One, LLC
- Representative: Rob Baldwin, Baldwin Associates
- U/A From: March 21, 2019
9. **Z178-223(CY)**
Carolina Yumet
(CC District 2 & 14)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned Subarea C-1 within Subdistrict C; Subareas D-1, D-2, D-3, D-4, and D-5 within Subdistrict D; and Subdistricts E, E1, E2, F, G, H, H1 of Planned Development District No. 305, Cityplace; generally on the east and west sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres with consideration being given to amending the allowed square footage for nonresidential uses.
- Staff Recommendation: **Approval** of the amendments.
- U/A From: March 7, 2019 and March 21, 2019

10. **Z189-171(CY)**
Carolina Yumet
(CC District 8)
An application for an amendment to Specific Use Permit No. 1339 for an open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Rylie Road and Tufts Road.
Staff Recommendation: **Hold under advisement until April 18, 2019.**
Applicant: A+ Charter Schools Inc.
Representative: Audra Buckley, Permitted Development
U/A From: March 21, 2019
11. **Z189-125(CY)**
Carolina Yumet
(CC District 2)
An application for a Planned Development District for Mixed Use District uses on property zoned an MF-2(A) Multifamily District, on the northwest corner of East Side Avenue and South Collett Avenue.
Staff Recommendation: **Denial.**
Applicant: Ana Ortiz
Representative: Rob Baldwin, Baldwin Associates
U/A From: March 7, 2019
12. **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 revised site plan, landscape plan, elevation plan, and conditions.
Applicant: LBJ Metroplex LP/Howard L. Lawson
Representative: William S. Dahlstrom, Jackson Walker, LP
Reconsideration Date: March 21, 2019)
U/A From: February 21, 2019 and March 21, 2019

Zoning Cases – Individual:

13. **Z189-177(SM)**
Sarah May
(CC District 4)
An application for a Planned Development District for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school on property zoned R-5(A) Single Family District, TH-3(A) Townhouse District, and MF-2(A) Multifamily District, on the west line of Bonnie View Road, north of Morrell Avenue.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan, and staff's recommended conditions.
Applicant: Dallas ISD
Representative: Rob Baldwin, Baldwin Associates

14. **Z189-189(SM)**
Sarah May
(CC District 6)
An application for the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, on the north line of Commerce Street, west of Sylvan Avenue.
Staff Recommendation: **Approval** for a period to expire on December 10, 2019, subject to conditions.
Applicant: Listocon Group, LLC
Representative: Ida Rodriquez
15. **Z189-145(JM)**
Jennifer Muñoz
(CC District 14)
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, on the northwest corner of Cedar Springs Road and Maple Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: GPIF 2401 CS LLC
Representative: Rob Baldwin, Baldwin and Associates
16. **Z189-149(JM)**
Jennifer Muñoz
(CC District 2)
An application for an MF-2(A) Multifamily District on property zoned a CS Commercial Service District, east of Harry Hines Boulevard, at the terminus of Mail Avenue, to the southeast.
Staff Recommendation: **Denial**.
Applicant: Kaminski Development Corp.
Representative: Rob Baldwin, Baldwin and Associates

Authorization of a Hearing:

- Donna Moorman
(CC District 6)
Consideration of authorizing a public hearing to determine the proper zoning on property zoned IR Industrial Research in an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/ south intersecting the terminus of Bedford Street and Duluth Street on the west, and containing approximately 9.26 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Donna Moorman
(CC District 1)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned MF-2(A) Multifamily in an area generally bounded by Franklin Street on the west, the alley north of Kingston Street on the north, a line running north/south west of the alley west of Hampton Road on the east, and Brandon Street on the south, and containing approximately 10.37 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters:

Minutes: March 21, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, April 9, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, April 9, 2019, City Hall, 1500 Marilla Street, in Conference Room 5CN, at 9:00 a.m., to consider (1) **19031830002** - An application for a Certificate of Appropriateness by Andrew Pettke of ANP Design Studio for a 37-square foot flat attached premise sign at 1920 Main Street (south elevation), (2) **1903180004** - An application for a Certificate of Appropriateness by Andrew Pettke of ANP Design Studio, for a 30-square foot flat attached premise sign at 1920 Main Street (west elevation), (3) **1903180021** - An application for a Certificate of Appropriateness by Mary Yates of Hardman Signs for a 9-square foot lower level projecting attached sign at 1514 Elm Street (north elevation), (4) **1903190001** - An application for a Certificate of Appropriateness by Steve Garrison for a 143-square foot flat attached painted premise sign at 400 S. Hall Street (north elevation), (5) **1903190003** - An application for a Certificate of Appropriateness by Russell Byrum of Russell Byrum Signs for a 86-square foot flat attached premise sign at 2825 Canton Street (north elevation) and (6) **SPSD189-005** - An application for the removal of the McKinney Avenue Special Provision Sign District from the subject site on property zoned Planned Development District No. 372 at the southeast corner of Lemmon Avenue East and McKinney Avenue.

Thursday, April 4, 2019

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, April 4, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 178-007** - Consideration of amending Chapter 51A of the Dallas Development Code, Article XIII - Form Districts.

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

EXECUTIVE SESSION NOTICE

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

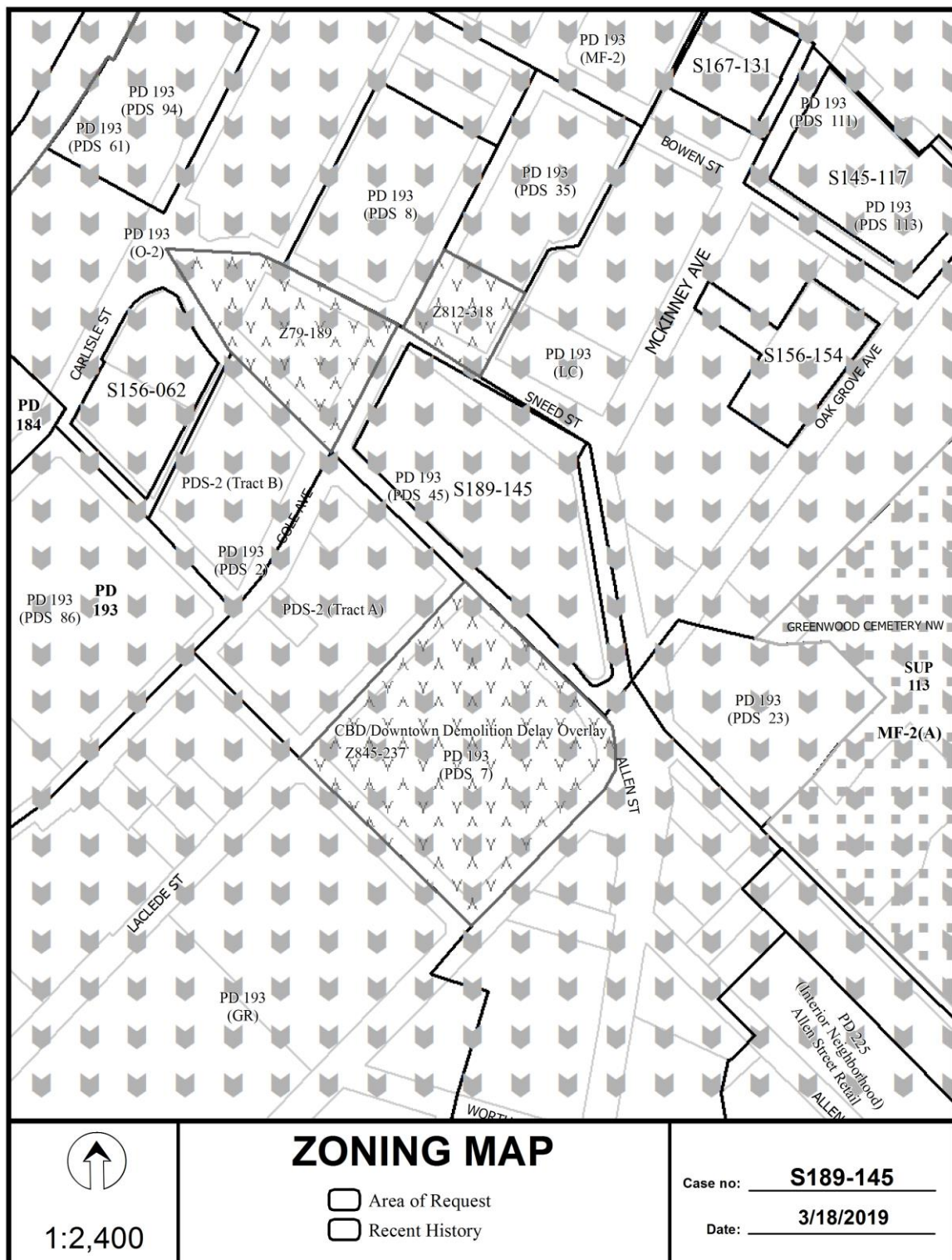
CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-145**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** bounded by Sneed Street, McKinney Avenue, Allen Street, and Cole Avenue**DATE FILED:** March 6, 2019**ZONING:** PD 193 (PDS 45)**PD LINK:** [http://www.dallascityattorney.com/51P/Articles%20Supp%207/Div%20S-45%20\[Part%20II%20PD%20193\].pdf](http://www.dallascityattorney.com/51P/Articles%20Supp%207/Div%20S-45%20[Part%20II%20PD%20193].pdf)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 2.493 acres **MAPSCO:** 45B**OWNER:** Dallas Independent School District**REQUEST:** An application to replat a 2.493-acre tract of land in City Block A/963 to create one lot on property bounded by Sneed Street, McKinney Avenue, Allen Street, and Cole Avenue.**SUBDIVISION HISTORY:**

1. S167-131 was a request northeast of the present request to replat all of Lot 9A and part of Lots 10 and 11 in City block 12/970 to create one 0.6239-acre lot on property located on McKinney Avenue, north of Bowen Street. The request was approved April 6, 2017 but has not been recorded.
2. S156-154 was a request northeast of the present request to replat a 0.873-acre tract of land containing all of Lots 4 and 17-21 in City Block 2/638 into one 0.553-acre lot, one 0.167-acre lot and one 0.153-acre lot on property with frontage on McKinney Avenue, Bowen Street, and Oak Grove Avenue. The request was approved April 21, 2016 and recorded December 11, 2018.
3. S156-062 was a request west of the present request to replat a 1.008-acre tract of land containing all of Lot 1A in City Block 18/964, all of Lot 3, and part of Lots 4 and 5 in Block 18 of the amended map of Bowser and Lemmon Oak Lawn and North Dallas Addition into one lot on property located on Carlisle Street between Vine Street and Allen Street. The request was approved January 7, 2016 and recorded June 26, 2018.
4. S145-117 was a request northeast of the present request to remove the 10-foot platted building lines along Oak Grove Avenue and Bowen Street and to remove the 15-foot platted building line along McKinney Avenue on a 1.322-acre tract of land containing all of Lot 2C in City Block 1/638 on property bounded by Oak Grove Avenue, Bowen Street, and McKinney Avenue. The request was approved on April 2, 2015 and recorded June 26, 2018.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 193 (PDS 45); 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. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).

14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Allen Street and McKinney Avenue. Section 51A 8.602(c).
16. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Cole Avenue & Sneed Street. Section 51A 8.602(d) (1).
17. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Cole Avenue & Allen Street. Section 51A 8.602(d) (1).
18. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Sneed Street & McKinney Avenue. Section 51A 8.602(d) (1).
19. On the final plat, dedicate a 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Oak Grove Avenue & McKinney Avenue. Section 51A 8.602(d) (1).
20. On the final plat, dedicate a 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Oak Grove Avenue & Allen Street. Section 51A 8.602(d) (1).
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Water main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. On the final plat, identify the property as Lot 1 in City Block A/963. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





TREE TABLE		TREE TABLE		TREE TABLE		TREE TABLE	
PARENT ID	DESCRIPTION	PARENT ID	DESCRIPTION	PARENT ID	DESCRIPTION	PARENT ID	DESCRIPTION
1210	1 ST CROWN	1300	1 ST CROWN	1150	1 ST CROWN	201	1 ST CROWN
1211	1 ST CROWN	1301	1 ST CROWN	1151	1 ST CROWN	202	1 ST CROWN
1212	1 ST CROWN	1302	1 ST CROWN	1152	1 ST CROWN	203	1 ST CROWN
1213	1 ST CROWN	1303	1 ST CROWN	1153	1 ST CROWN	204	1 ST CROWN
1214	1 ST CROWN	1304	1 ST CROWN	1154	1 ST CROWN	205	1 ST CROWN
1215	1 ST CROWN	1305	1 ST CROWN	1155	1 ST CROWN	206	1 ST CROWN
1216	1 ST CROWN	1306	1 ST CROWN	1156	1 ST CROWN	207	1 ST CROWN
1217	1 ST CROWN	1307	1 ST CROWN	1157	1 ST CROWN	208	1 ST CROWN
1218	1 ST CROWN	1308	1 ST CROWN	1158	1 ST CROWN	209	1 ST CROWN
1219	1 ST CROWN	1309	1 ST CROWN	1159	1 ST CROWN	210	1 ST CROWN
1220	1 ST CROWN	1310	1 ST CROWN	1160	1 ST CROWN	211	1 ST CROWN
1221	1 ST CROWN	1311	1 ST CROWN	1161	1 ST CROWN	212	1 ST CROWN
1222	1 ST CROWN	1312	1 ST CROWN	1162	1 ST CROWN	213	1 ST CROWN
1223	1 ST CROWN	1313	1 ST CROWN	1163	1 ST CROWN	214	1 ST CROWN
1224	1 ST CROWN	1314	1 ST CROWN	1164	1 ST CROWN	215	1 ST CROWN
1225	1 ST CROWN	1315	1 ST CROWN	1165	1 ST CROWN	216	1 ST CROWN
1226	1 ST CROWN	1316	1 ST CROWN	1166	1 ST CROWN	217	1 ST CROWN
1227	1 ST CROWN	1317	1 ST CROWN	1167	1 ST CROWN	218	1 ST CROWN
1228	1 ST CROWN	1318	1 ST CROWN	1168	1 ST CROWN	219	1 ST CROWN
1229	1 ST CROWN	1319	1 ST CROWN	1169	1 ST CROWN	220	1 ST CROWN
1230	1 ST CROWN	1320	1 ST CROWN	1170	1 ST CROWN	221	1 ST CROWN
1231	1 ST CROWN	1321	1 ST CROWN	1171	1 ST CROWN	222	1 ST CROWN
1232	1 ST CROWN	1322	1 ST CROWN	1172	1 ST CROWN	223	1 ST CROWN
1233	1 ST CROWN	1323	1 ST CROWN	1173	1 ST CROWN	224	1 ST CROWN
1234	1 ST CROWN	1324	1 ST CROWN	1174	1 ST CROWN	225	1 ST CROWN
1235	1 ST CROWN	1325	1 ST CROWN	1175	1 ST CROWN	226	1 ST CROWN
1236	1 ST CROWN	1326	1 ST CROWN	1176	1 ST CROWN	227	1 ST CROWN
1237	1 ST CROWN	1327	1 ST CROWN	1177	1 ST CROWN	228	1 ST CROWN
1238	1 ST CROWN	1328	1 ST CROWN	1178	1 ST CROWN	229	1 ST CROWN
1239	1 ST CROWN	1329	1 ST CROWN	1179	1 ST CROWN	230	1 ST CROWN
1240	1 ST CROWN	1330	1 ST CROWN	1180	1 ST CROWN	231	1 ST CROWN
1241	1 ST CROWN	1331	1 ST CROWN	1181	1 ST CROWN	232	1 ST CROWN
1242	1 ST CROWN	1332	1 ST CROWN	1182	1 ST CROWN	233	1 ST CROWN
1243	1 ST CROWN	1333	1 ST CROWN	1183	1 ST CROWN	234	1 ST CROWN
1244	1 ST CROWN	1334	1 ST CROWN	1184	1 ST CROWN	235	1 ST CROWN
1245	1 ST CROWN	1335	1 ST CROWN	1185	1 ST CROWN	236	1 ST CROWN

1. Funding system for this activity is based on the State Police Confidentiality System, North Carolina Department of 1803 (Adopted/modified 2011).
2. State North Carolina State AGOS. Confidentiality report has been issued by the AGOS 1807 system. Confidentiality report has been issued by the AGOS 1807 system.
3. Let to let findings will not be shared without City of Dallas Funding and Discharge Departmental System Approval.
4. The purpose of this project is to ensure one lot from registered land for reassignment program.
5. All findings and results.
6. Confidentiality items are: Texas State Police, Confidentiality System, North

<p>PAQUEDIO KOCH CONSULTING ENGINEERS, INC. 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TEXAS 75221 PH: (972) 235-3531 CONTACT: JUSTIN WALDEP</p>	<p>DALLAS INDEPENDENT SO 3705 ROSE AVENUE DALLAS, TEXAS 75204 PH: (972) 925-7520 CONTACT: DON SMITH</p>
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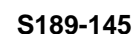
WILLIAM B. TRAVIS
ELEMENTARY SCHOOL
LOT 1, BLOCK A/963

BEING OUT OF THE
JOHN GREGORY SIMPSON ABSTRACT NO. 485,
CITY OF DALLAS, DALLAS COUNTY, TEXAS.
CITY PLAT FILE NO.: 5188-145
ENGINEERING PLAN NO.: 5117-

SHEET 1 OF 3
(PRELIMINARY PLAT)

1





CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-147**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Camp Wisdom Road at Clark Road, southwest corner**DATE FILED:** March 6, 2019**ZONING:** PD 521 (S-10)**PD LINK:** <http://www.dallascityattorney.com/51P/Missing%20Articles%20&%20Exhibits/Article%20521.pdf>**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 4.447 acres **MAPSCO:** 61B-U**OWNER:** Clarkwisdom, LLC

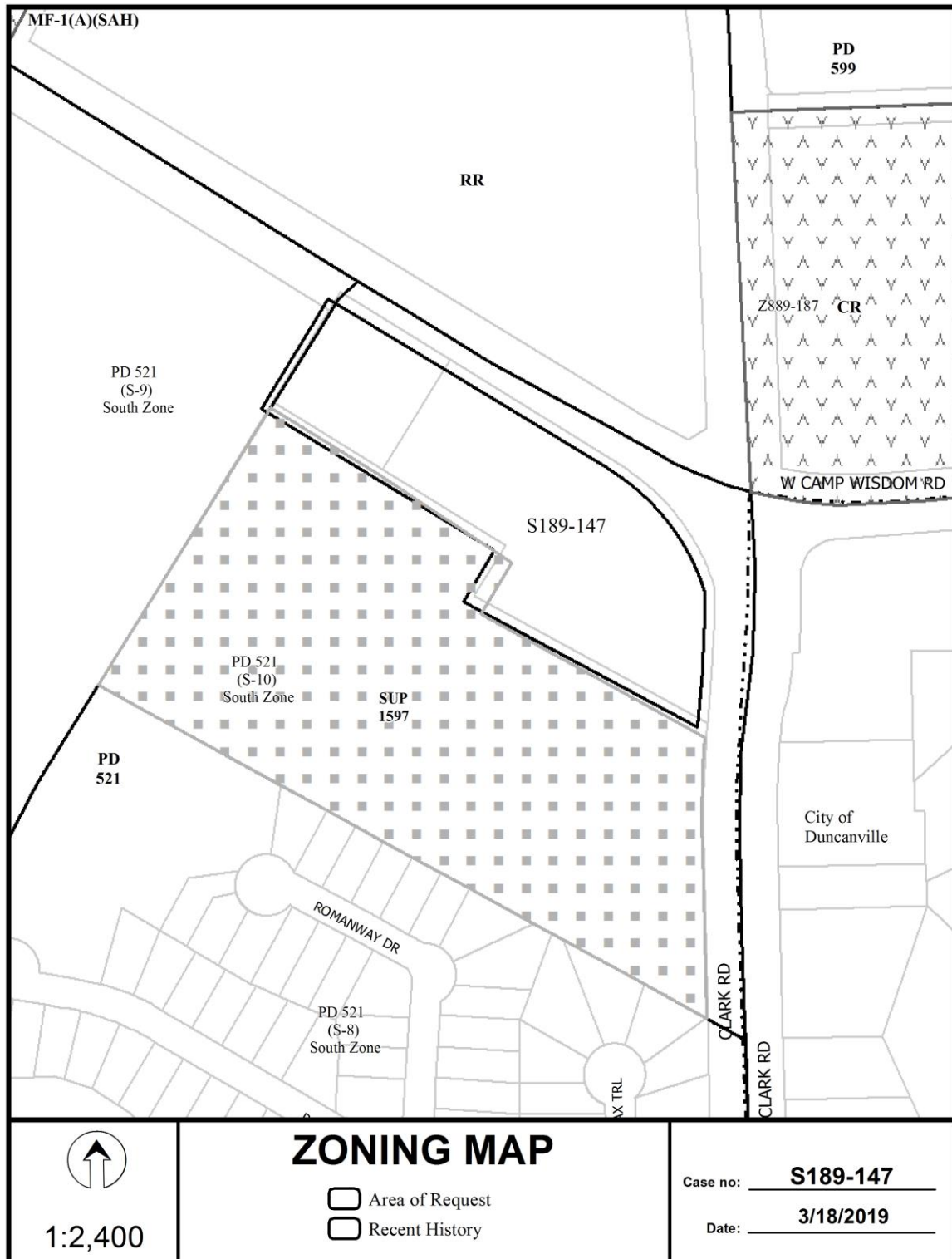
REQUEST: An application to create 3 lots from a 4.447-acre tract of land in City Blocks 8680 and 8721 on property located on Camp Wisdom Road at Clark Road, southwest corner.

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

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 521 (S-10); 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. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is three.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 60 feet of right-of-way (via fee simple) from the established center line of Clark Road. Section 51A 8.602(c).
16. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Camp Wisdom Road. Section 51A 8.602(c).
17. 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).
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. Wastewater main improvement is 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, change "W Camp Wisdom Road" to "Camp Wisdom Road". Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, identify the property as Lots 1, 2, and 3 in City Block C/8680. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





1:2,400

AERIAL MAP

- ☐ Area of Request
☐ Recent History

Case no: **S189-147**

Date: **3/18/2019**

CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-148**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** 8109 Manderville Lane, south of Midtown Boulevard**DATE FILED:** March 6, 2019**ZONING:** PD 895**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2033/ARTICLE%20895.pdf>**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 4.5108 acres **MAPSCO:** 26K**OWNER:** Commodore Partners, LTD.

REQUEST: An application to replat a 4.5108-acre tract of land containing all of Lot 2 in City Block B/7291 to create one lot and reconfigure easements on property located at 8109 Manderville Lane, south of Midtown Boulevard.

SUBDIVISION HISTORY:

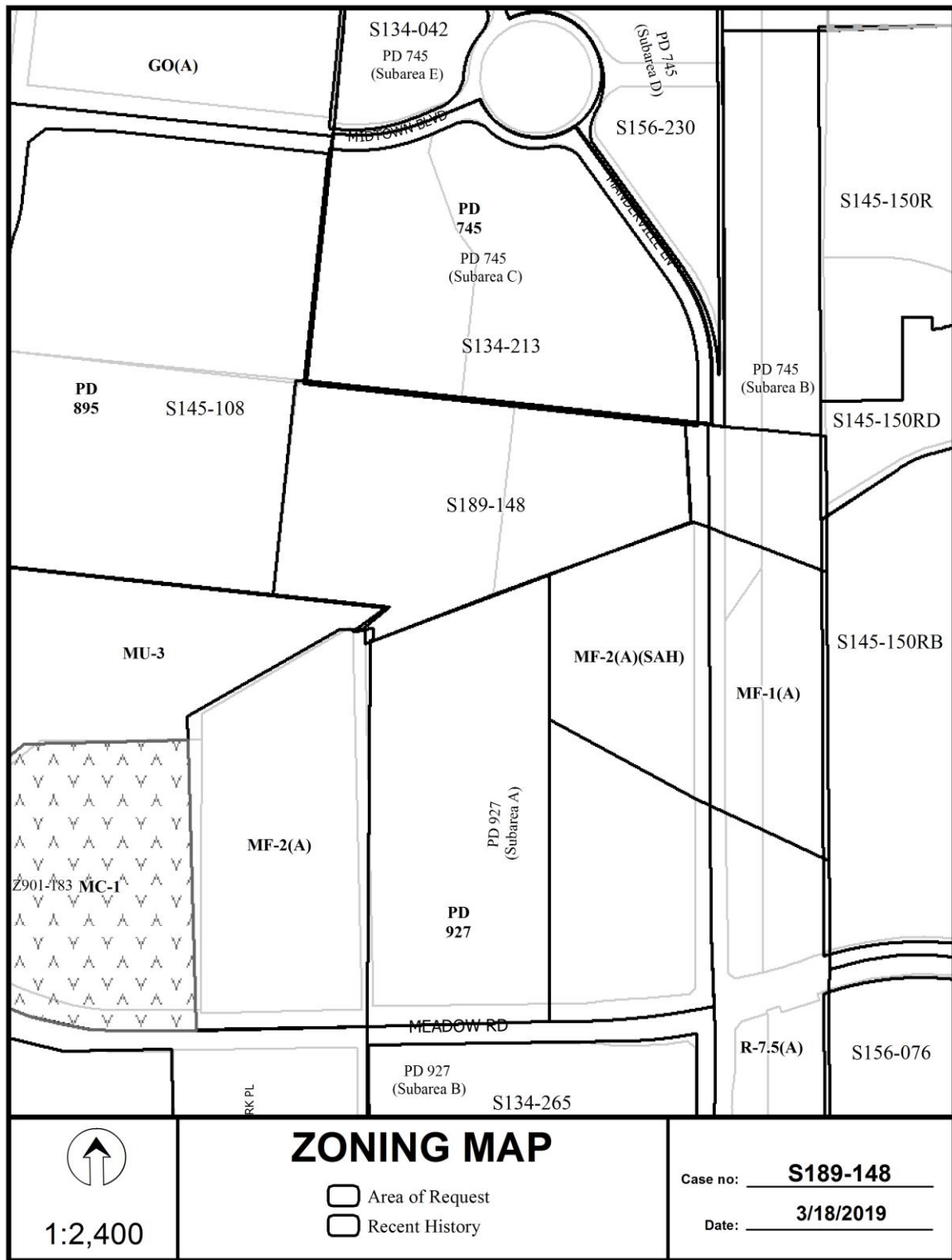
1. S156-230 was a request north of the present request to replat a 10.061-acre tract of land containing all of Lots 1, 2, and 3 in City Block B/7291, and all of Lot 1 in City Block C/7291, and a portion of Midtown Boulevard to be abandoned to create one lot on Manderville Lane between Royal Lane and Meadow Road. The request was approved July 21, 2016 but has not been recorded.
2. S156-076 was a request southeast of the present request to replat a 10.938-acre tract of land containing all of Lots 6A, 7A, and 7B in City Block 5213 ½ to create one lot on property located on Meadow Lane at Rambler Road, southwest corner. The request was approved February 4, 2016 and recorded August 25, 2017.
3. S145-150R was a request northeast of the present request to replat a 32.958-acre tract of land in City Blocks C/6138, E/6138, D/6138, and A/7518 and containing all of Phase 2 and Phase 4a of previously approved plat S145-150 to create 305 lots and 26 open space lots; and to remove the existing 25-foot platted building lines along the northerly line of Meadow Road, and to remove the platted building lines along both sides of abandoned Treehouse Lane, on property located on Meadow Road, east of Manderville Lane. The request was approved on July 23, 2015 but has not been recorded. The phase plats S145-150RB and S145-150RD was submitted and S145-150RB was recorded January 24, 2018 but S145-150RD has not been recorded yet.
4. S145-108 was a request west of the present request to replat a 12.6522-acre tract of land containing all of Lot 6A in City Block 7291, all of Block B/7291 and a portion of unplatted land into three lots on property located on Midtown Boulevard between North Central Expressway Service Road and Manderville Lane. The request was approved March 19, 2015 and recorded October 20, 2017.
5. S134-265 was a request south of the present request to replat a 2.377-acre lot from part of Lot 9 in City Block 6136 into one lot on property located at the southwest corner of Manderville Lane and Meadow Road. The request was approved on October 23, 2014 and recorded November 17, 2017.

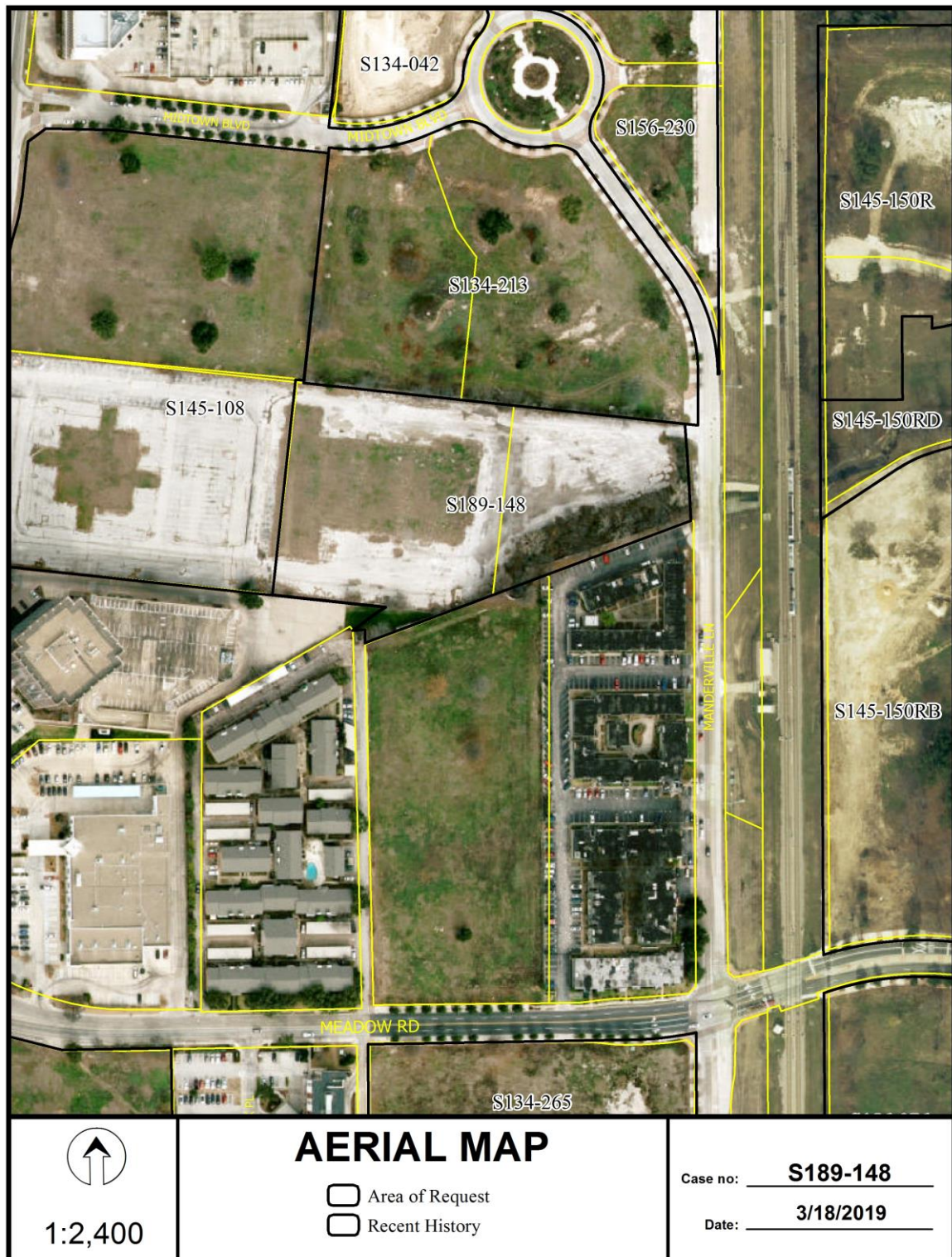
6. S134-213 was a request on property contiguous on the northside of the present request to replat a 5.416-acre lot into one 3.611-acre lot, and one 1.804-acre lot in City Block D/7291 on property located at the southwest corner of Midtown Boulevard and Manderville Lane. The request was approved on August 21, 2014 and recorded March 2, 2016.
7. S134-042 was a request north of the present request to replat a 14.873-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block A/7291 into one 14.873-acre lot on property fronting on the west line of Manderville Lane between Manderville Lane and Midtown Boulevard. The request was approved on March 20, 2014 and recorded November 29, 2016.

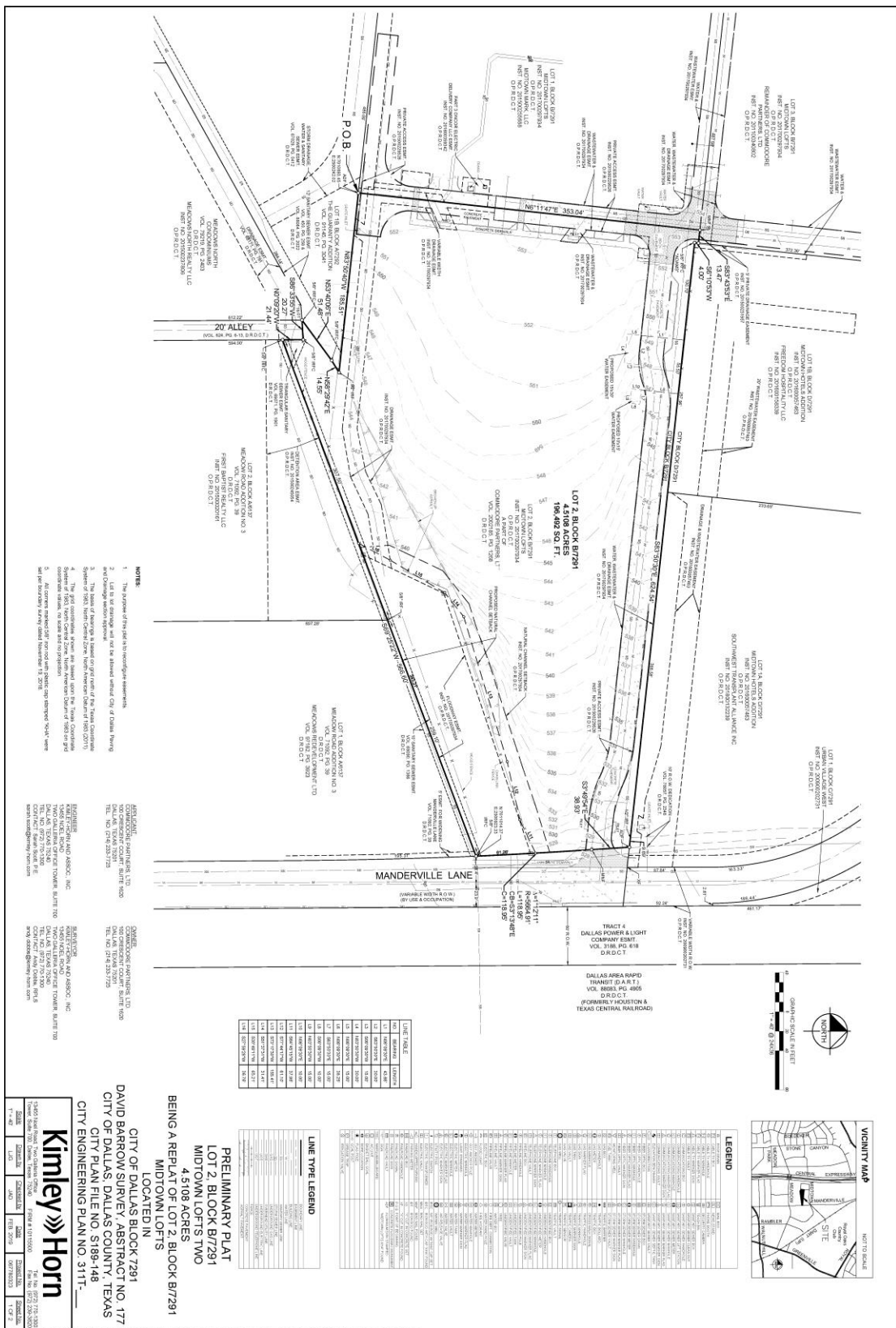
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 895; therefore, staff recommends approval subject to compliance with the following conditions:

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. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. Additional right-of-way dedication along Manderville Lane may be required upon engineering review.
16. On the final plat, show natural channel setback as "Removed by this Plat".
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
20. On the final plat, identify the property as Lot 2 in City Block B/7291. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-150**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Paulus Avenue AKA Paulus Street, north of Junius Street**DATE FILED:** March 7, 2019 **ZONING:** PD 281 (The Paulus Avenue Area Subdistrict B)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2043/ARTICLE%20281.pdf>**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.727 acre **MAPSCO:** 36Y**OWNER:** Laketower Properties, L.P

REQUEST: An application to replat a 0.727-acre tract of land containing part of Lot 3, all of Lots 4, 5, and 6, and part of Lot 7 in City Block 5/1884 to create one lot on property located on Paulus Avenue AKA Paulus Street, north of Junius Street.

SUBDIVISION HISTORY:

1. S189-127 was a request on the present property to replat a 0.727-acre tract of land containing part of Lot 3, all of Lots 4, 5, and 6, and part of Lot 7 in City Block 5/1884 to create one lot on property located on Paulus Avenue AKA Paulus Street, north of Junius Street. The request was withdrawn March 5, 2019.
2. S189-126 is a request northwest of the present request to replat a 0.602-acre tract of land containing all of Lot 20 and part of Lot 19 in City Block 5/1884 to create one lot on property located on Gaston Avenue, south of Paulus Street A.K.A. Paulus Avenue. The request is scheduled for City Plan Commission hearing on March 7, 2019.
3. S178-045 was a request southwest of the present request to replat a 0.305-acre tract of land containing part of Lot 9 and all of Lot 10 in City Block 3/2234 to create a 6-lot shared access area development with lots ranging in size from 0.041-acre to 0.057-acre on property located on La Vista Avenue, west of Alderson Street. The request was approved December 14, 2017 and recorded October 11, 2018.
4. S167-148 was a request southwest of the present request to replat a 0.913-acre tract of land containing all of Lots 15, 16, and 17 in City Block 9/1884 to create one 0.647-acre lot and one 0.266-acre lot on property located on Gaston Avenue at Glasgow Drive, east corner. The request was approved April 27, 2017 but has not been recorded.
5. S134-017 was a request northwest of the present request to replat a 0.304-acre lot containing all of Lot 3 and part of Lot 2 in City Block 3/2234 on property located on Oram Street west of Alderson Street. The request was approved October 25, 2013 and recorded September 5, 2014.

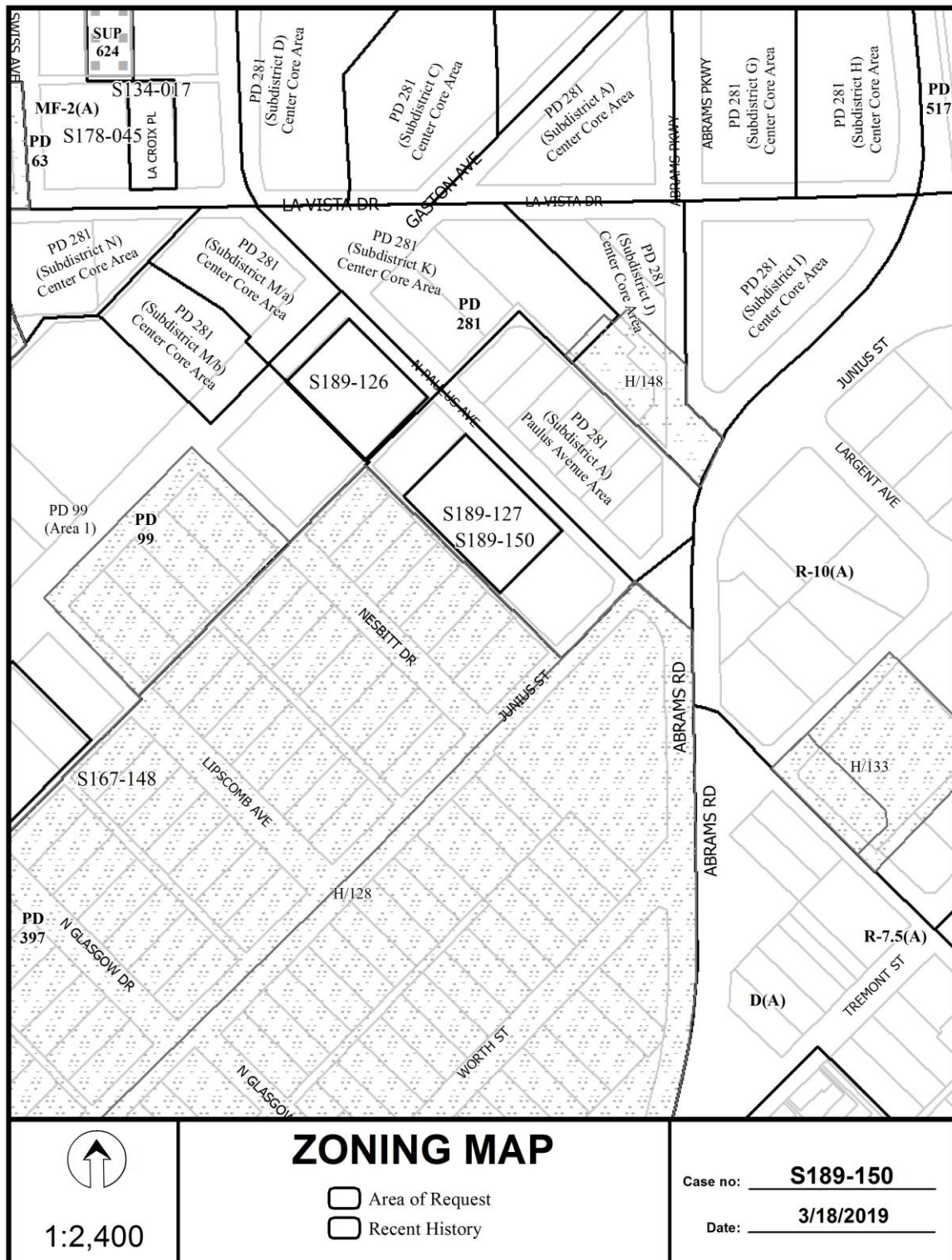
STAFF RECOMMENDATION: The request is in PD 281 (The Paulus Avenue Area Subdistrict B). The PD allows for office-related uses, retail uses, and residential uses. Sec.51P-281.111(e) (2) states that "A minimum lot area of 7,000 square feet is required

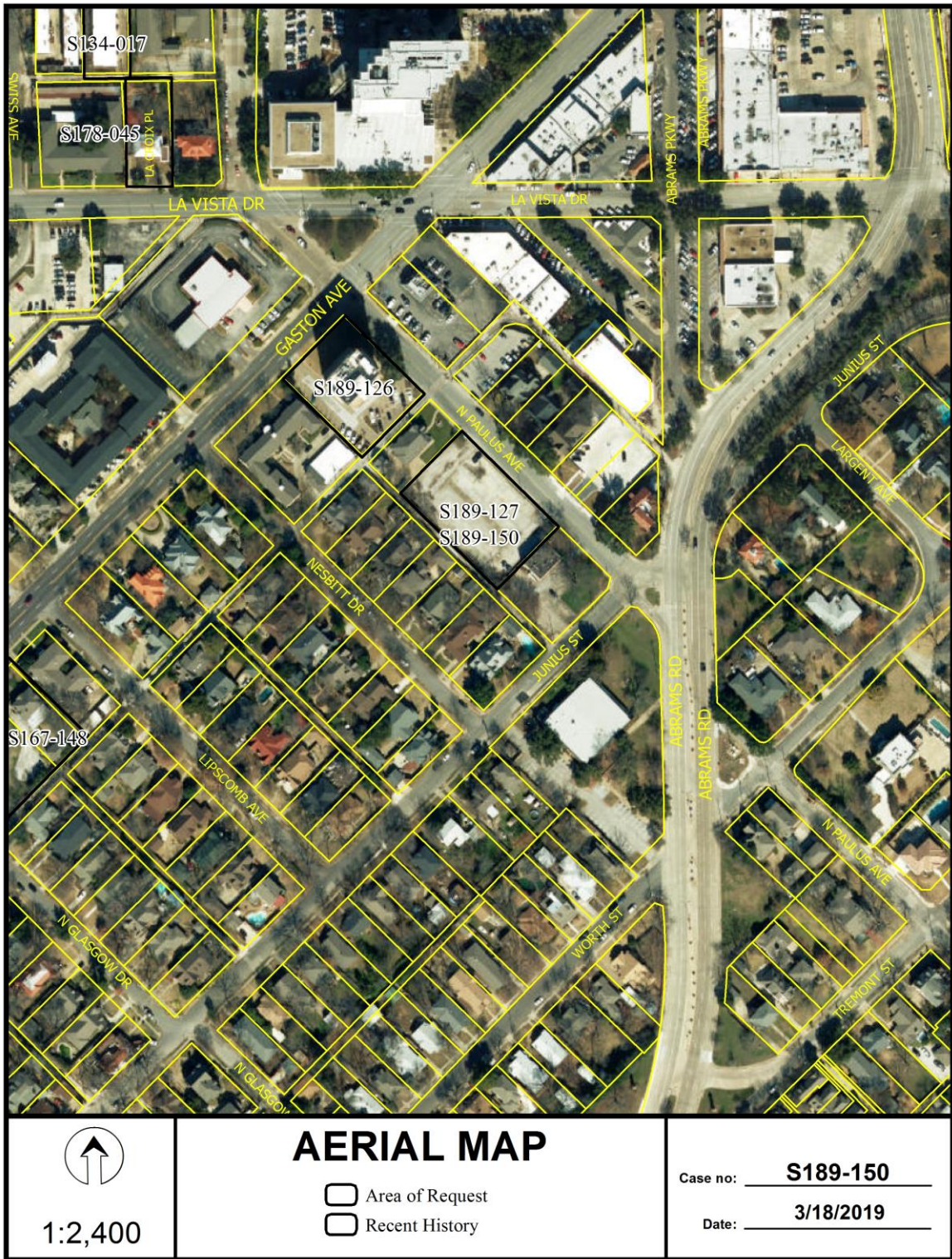
in Subdistrict B. No maximum lot area requirement for Subdistrict B.” The request is to create one 31,663 square-foot lot.

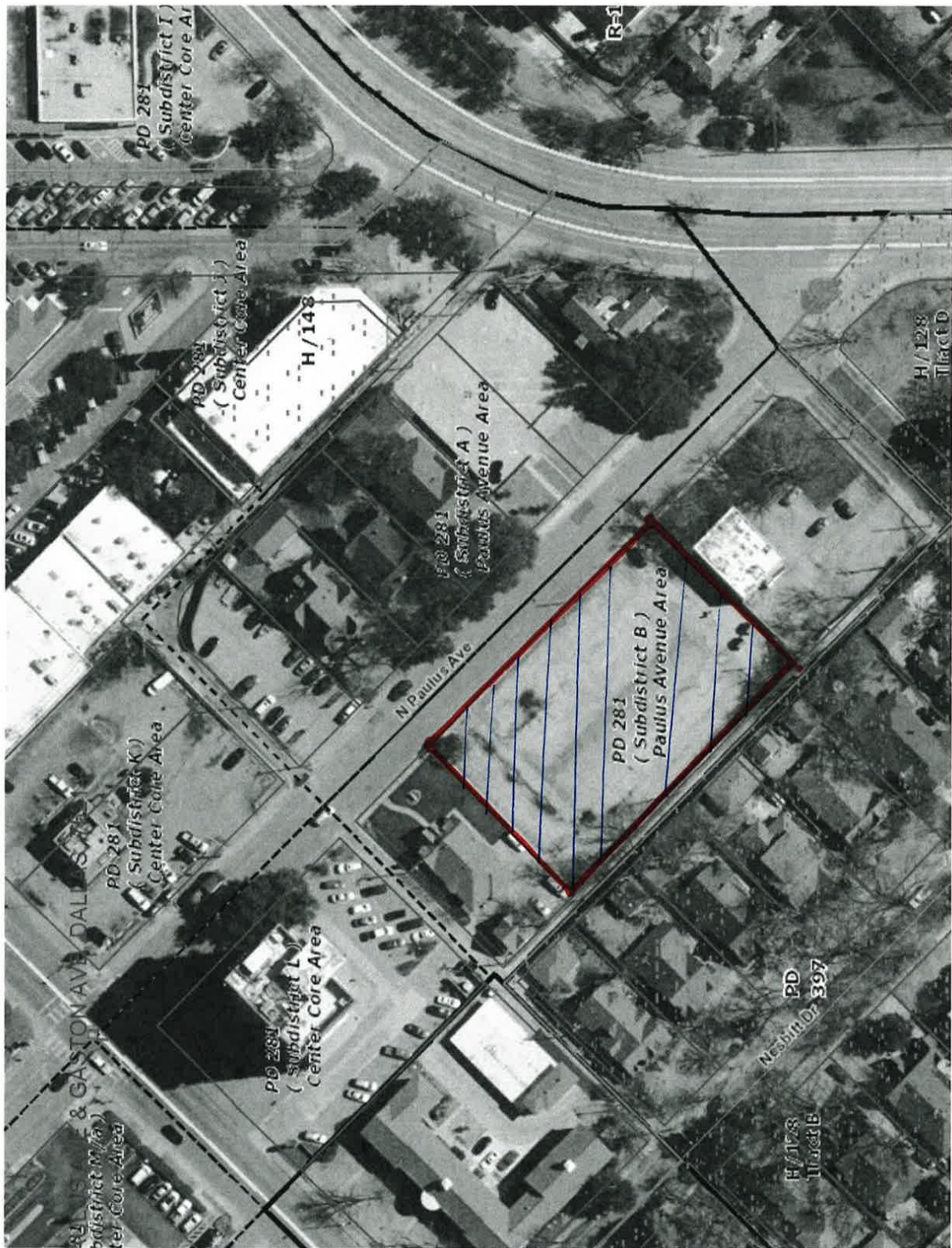
Staff has determined that the request complies with the requirements of PD 281 (Subdistrict B); therefore, staff recommends approval subject to compliance with the following conditions:

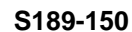
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, dedicate street easement in fee simple.
17. On the final plat, clarify structure does not encroach subject property along southeast line.
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. On the final plat, include fee simple language in Owners Dedication.
20. Prior to final plat, Real Estate release is required.
21. On the final plat, add label for "Junius Street". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, change "Paulus Street" to "Paulus Avenue AKA Paulus Street". Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, identify the property as Lot 3A in City Block 5/1884. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-152**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ranch Trail at Chaparral Waters Way, west of Olympus Boulevard**DATE FILED:** March 7, 2019**ZONING:** PD 741 (Subdistrict A)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2045/ARTICLE%20741.pdf>**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 28.010 acres **MAPSCO:** 11A-Q**OWNER:** Trammell Crow Company No. 43, LTD. & CW Shoreline Land, LTD.

REQUEST: An application to replat a 28.010-acre tract of land containing all of Lot 2 in City Block A/8467, part of Lot 2 in City Block B/8467, and tract of land in City Blocks 8467 and 8470 to create 3 lots and dedicate public right-of-way on property located on Ranch Trail at Chaparral Waters Way, west of Olympus Boulevard.

SUBDIVISION HISTORY:

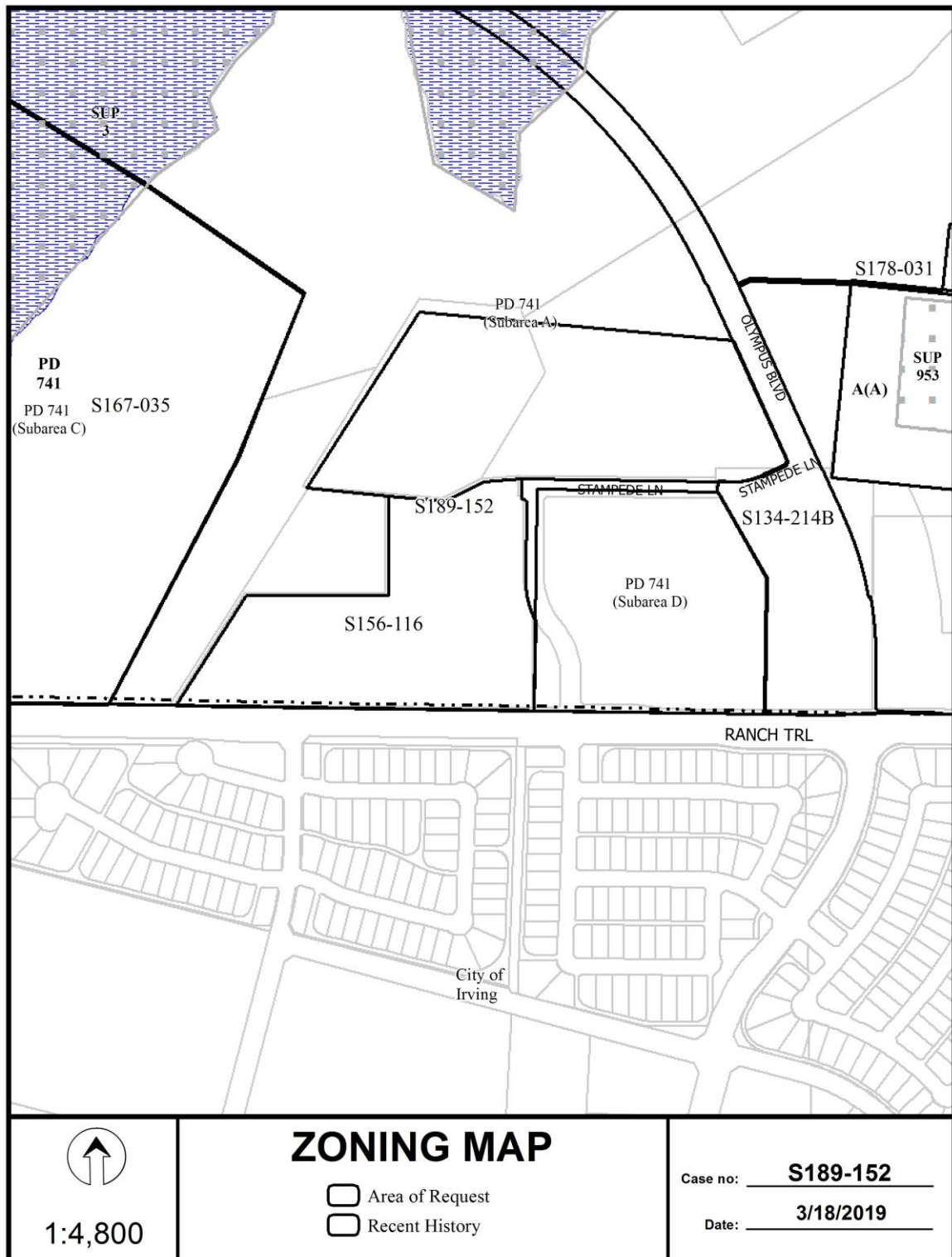
1. S178-031 was a request southwest of the present request to create one 2.5054-acre lot from a tract of land containing part of City Blocks 8467, 8469, and 8470 on property fronting on Ranch Trail, east of Chaparral Waters Way. The request was approved November 30, 2017 but has not been recorded.
2. S167-035 was a request west of the present request to create one 70-acre lot from a tract of land in City Block 8467 on property located on Ranch Trail, east of Belt Line Road. The request was approved December 15, 2016 and recorded February 26, 2019.
3. S156-116 was a request south of the present request to create one 3.866-acre lot, and one 8.5571-acre lot from a 12.4436-acre tract of land in City Block 8467 on property located on Ranch Trail east of Cypress Waters Boulevard. The request was approved March 3, 2016 but has not been recorded.
4. S134-214 was a request east of the present request to create a 1.154-acre lot in City Blocks 8466 and 8467 for a lift station on property located north and east of the intersection of Cypress Waters Boulevard and Olympus Boulevard. The request was approved October 1, 2015 with Phase A being recorded March 16, 2016.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 741 (Subdistrict A); 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. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is three.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
16. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.

17. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. 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.
22. Prior to final plat, contact Real Estate to process the two 15-foot drainage easement abandonments shown on plat.
23. On the final plat, place a note “Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____”.
24. Prior to final plat, contact Addressing staff to determine appropriate names for new streets. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
25. On the final plat, identify the property as Lots 2A and 2B in City Block A/8467 and Lot 1 in City Block D/8467. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-153**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** bounded by Lookout Point, Wildcat Way, Sedgwick Drive, and Skillman Street**DATE FILED:** March 7, 2019**ZONING:** PD 758 (Subarea C)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20758.pdf>**CITY COUNCIL DISTRICT:** 10 **SIZE OF REQUEST:** 5.795 acres **MAPSCO:** 27P**OWNER:** GRI Lake Highlands, LLC

REQUEST: An application to replat a 5.795-acre tract of land containing all of Lot 1 in City Block C/8125 to create one lot and depict the site easements after easement releases on property located bounded by Lookout Point, Wildcat Way, Sedgwick Drive, and Skillman Street.

SUBDIVISION HISTORY:

1. S189-057 was a request south of the present request to replat a 2.642-acre tract of land containing part of Lot 4A in City Block A/8125 to create a 35 lot Shared Access Development with one common area and lots ranging in size from 2,050-square feet to 5,594-square feet on property located on Skillman Street at Sedgwick Drive, southeast corner. The request was approved December 13, 2018 but has not been recorded.
2. S156-196 was a request south of the present request to remove the existing platted 25-foot building line along Skillman Street and to replat a 5.106-acre tract of land from part of Lot 1A City Block 2/8125 into a Shared Access Development with 55 lots ranging in size from 1,716 square feet to 15,879 square feet on property located on Skillman Street, south of Sedgwick Street. Phase A was submitted for review and recorded July 18, 2017. Phase B was submitted for review but has not been recorded.

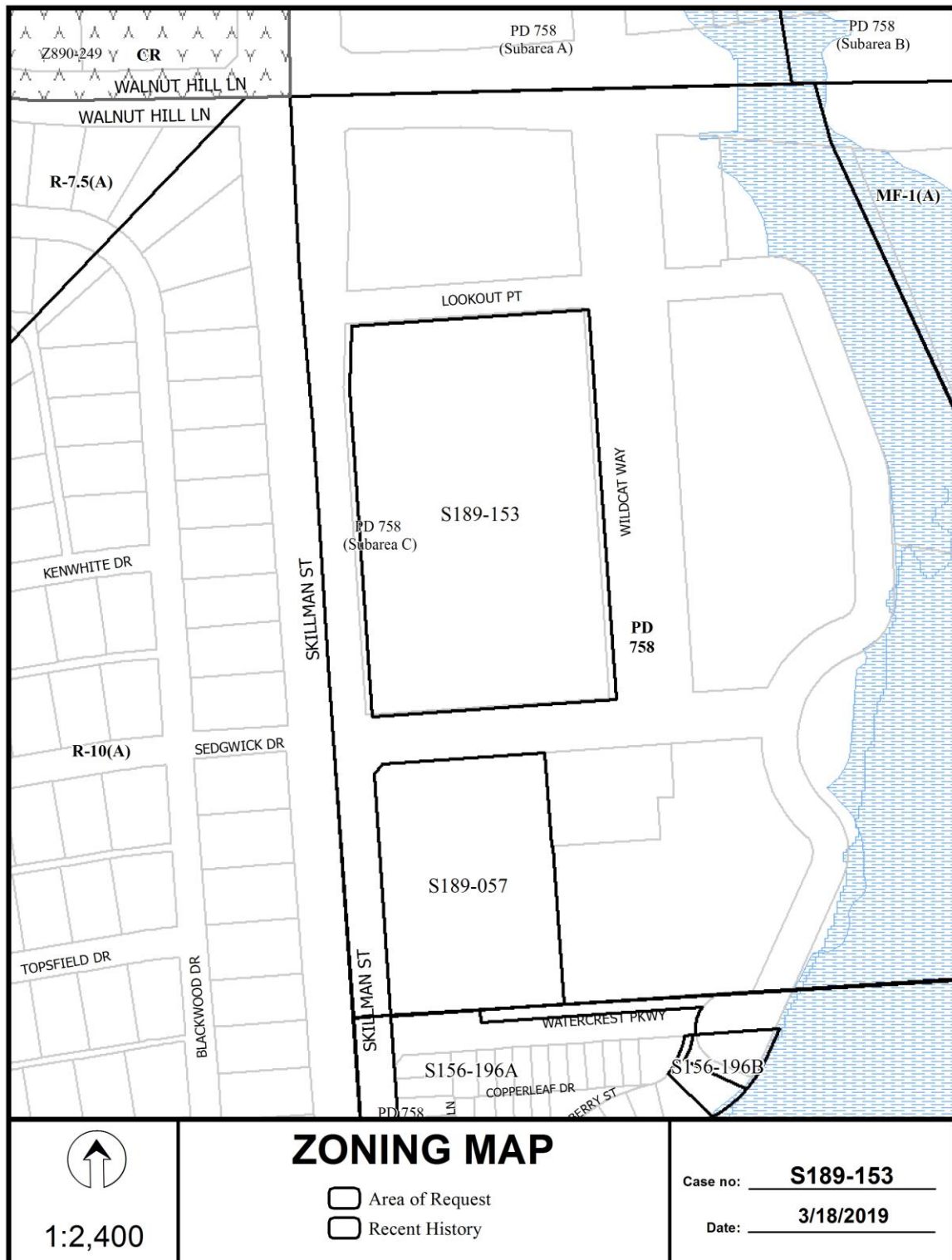
STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 758 (Subarea C); therefore, staff recommends approval subject to compliance with the following conditions:

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. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
13. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Skillman Street & Sedgwick Drive. Section 51A 8.602(d) (1).
14. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Skillman Street & Lookout Point. Section 51A 8.602(d) (1).
15. On the final plat, dedicate a 10-foot by 10-foot corner (via fee simple or street easement) clip at the intersection of Wildcat Way & Sedgwick Drive. Section 51A 8.602(d) (1).
16. On the final plat, dedicate a 10-foot by 10-foot (corner clip via fee simple or street easement) at the intersection of Wildcat Way & Lookout Point. Section 51A 8.602(d) (1).
17. On the final plat, chose a new or different addition name. Platting Guidelines.
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation,

development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

19. Prior to final plat, confirm conditions in Ordinance No. 31030 have been met and provide evidence to Real Estate.
20. On the final plat, the abandonment should be noted as “Abandonment authorized by Ordinance No. 31030 and recorded as Instrument No._____. Utility easement retained.”
21. Prior to recordation of final plat, Real estate release is required.
22. On the final plat, identify the property as Lot 1 in City Block C/8125. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-154**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Garden Grove Drive F.K.A. Crawford Road, south of Rylie Crest Drive**DATE FILED:** March 7, 2019**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 1.62 acre**MAPSCO:** 69A-G**OWNER:** Mayra Hernandez-Prado

REQUEST: An application to create one 1.62-acre lot from a tract of land in City Block 8830 on property located on Garden Grove Drive F.K.A. Crawford Road, south of Rylie Crest Drive.

SUBDIVISION HISTORY:

1. S178-061 was a request southeast of the present request to create one 37.507-acre lot from a tract of land in City Block 8830 on property located at 12400 Ravenview Road, east of Garden Grove Drive. The request was approved January 18, 2018 but has not been recorded.

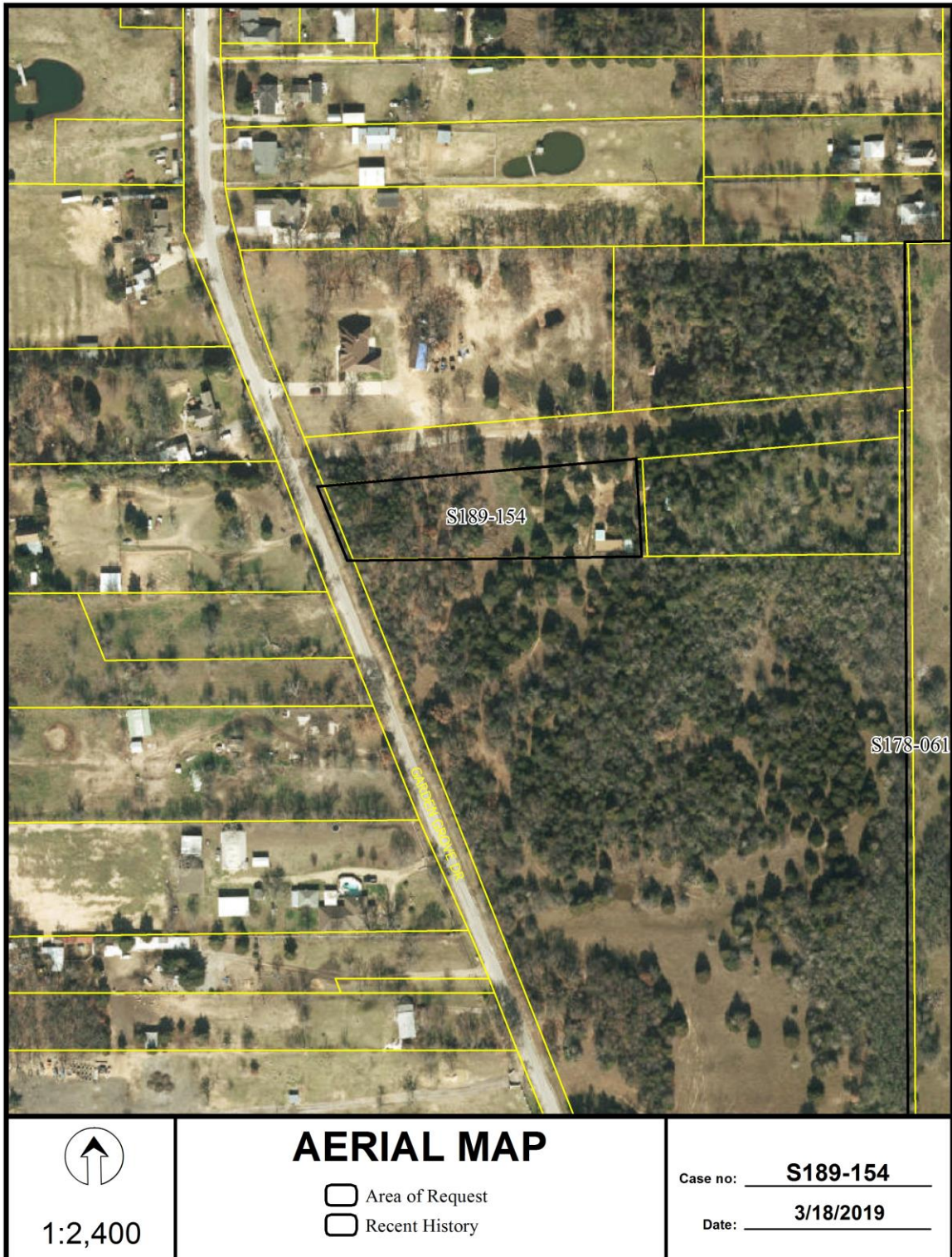
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of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

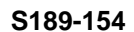
The lots in the immediate vicinity of the request vary in lot width, depth, and area. Staff concludes that there is no established lot pattern in the immediate area of the request and the request complies with Section 51A-8.503 and requirements of the R-10(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
 8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
 9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
 10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
 11. The number of lots permitted by this plat is one.
 12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
 13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
 14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
 15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
 16. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
 17. Prior to final plat, wastewater backflow agreement may be required.
 18. On the final plat, change "Garden Grove Road" to "Graden Grove Drive F.K.A. Crawford Road", per Ordinance 15807. Section 51A-8.403.(a)(1)(A)(xii)
 19. On the final plat, identify the property as Lot 1 in City Block 8/8830. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-155**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Singleton Boulevard F.K.A. Eagle Ford Road, east of Westmoreland Road**DATE FILED:** March 8, 2019**ZONING:** PD 508 (Tract 13A)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20508.pdf>**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 3.116 acres **MAPSCO:** 43L**OWNER:** Greenleaf Ventures, LLC, A Texas Limited Liability Company

REQUEST: An application to replat a 3.116-acre tract of land containing all of Lots 1 through 4 and all of Lots 13 through 16 in City Block 6/7135; all of Lots 1 through 4 and all of Lots 13 through 16 in City Block 11/7135; and part of Lots 1 through 4 in City Block 12/7135 to create a 36-lot Shared Access Development and 4 common areas on property located on Singleton Boulevard F.K.A. Eagle Ford Road, east of Westmoreland Road.

SUBDIVISION HISTORY:

1. S178-156 is a request northeast of the present request to replat a 3.531-acre tract of land containing part of Lots 7 through 12 in City Block 5/7135, part of Lot 7 and part of Lots 19 through 24 and all of Lots 8 through 12 in City Block 6/7135, and tract of land in City Block 7135 to create 35-lot Shared Access Development and 1 common area on property located on Singleton Boulevard, east of Westmoreland Road. The request is scheduled for City Plan Commission hearing April 4, 2019.
2. S189-122 was a request east of the present request to replat an 11.599-acre tract of land containing part of Lots 7 through 12, and all of Lots 1 through 6 in City Block 5/7135; part of Lots 1 through 4, 7, 19 and 20, and all of Lots 5, 6, 17, and 18 in City Block 6/7135; all of Lots 5 through 8, and all of Lots 17 through 20 in City Block 11/7135; part of Lots 1 through 4, all of Lots 5 through 8 and Lots 13 through 20 in City Block 12/7135; and all of Lots 1 through 8, and 13 through 20 in City Block 15/7135 to create a 47 lot subdivision and 6 common areas on property located on Singleton Boulevard, east of Westmoreland Road. The request was approved March 7, 2019 but has not been recorded.

STAFF RECOMMENDATION: The request is to create a 36-lot Shared Access Development and 4 common areas.

The request is in PD 508 (Tract 13A). The PD 508 (Tract 13A) allows for single family residential uses as shared access developments by right with no minimum and maximum lot size requirements. Sec.51P-508.107(b)(7)(A) states that "In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat" and the request provides structure spacing with open spaces. PD 508 (Tract 13A) is divided into three development phases. The first phase S189-122 was approved by City Plan Commission March 7, 2019. The second and third phase S189-

155 and S189-156 are scheduled for City Plan Commission hearing April 4, 2019. Sec.51P-508.107(b)(6.1)E(i) states that "In Tract 13A a minimum of 87,120 square feet must be provided as open space" and the total of 104,204 square feet open spaces is provided.

Staff has determined that the request complies with the requirements of PD 508 (Tract 13A); therefore, staff recommends approval subject to compliance with the following conditions:

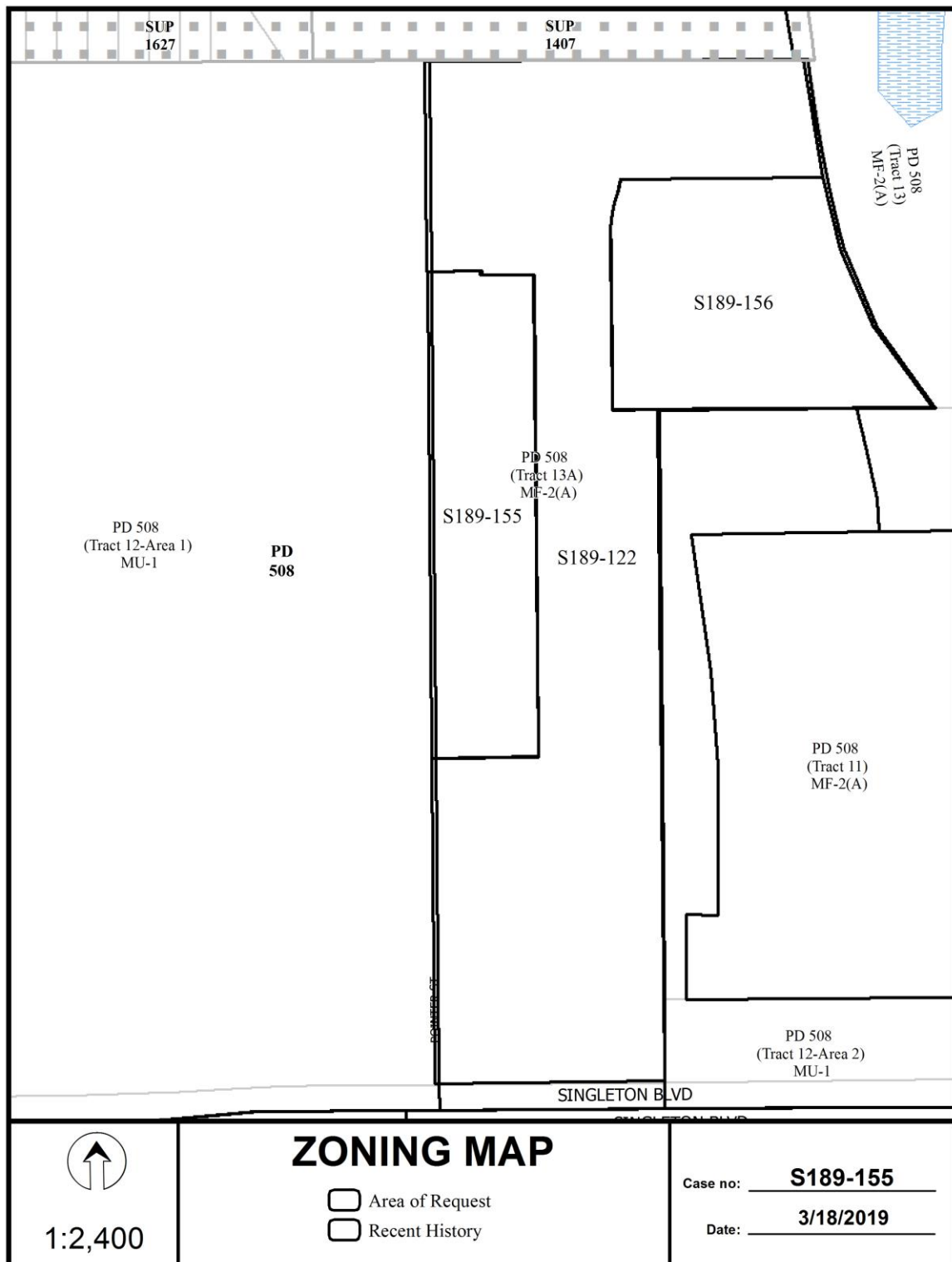
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division 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. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is thirty-six and four common areas.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
 14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
 15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
 16. On the final plat, show recording information on all existing easements within 150 feet of the property.
 17. Prior to final plat, Jet's Lane and Peyton Place must be dedicated.
 18. Scale to final plat to be one inch is equal to twenty feet.
 19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
 20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
 21. 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.
 22. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
 23. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
 24. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
 25. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
 26. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission

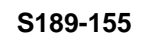
Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)

27. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
28. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
29. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
30. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
31. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
32. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
33. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Address and Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
34. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
35. 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
36. On the final plat, include Shared Access language in Owner's Dedication.
37. Prior to final and recordation of the plat, Plat S189-122 must be recorded.
38. On the final plat, change "Pointer Drive" to "Pointer Street". Section 51A-8.403.(a)(1)(A)(xii)
39. On the final plat, change "Singleton Boulevard" to "Singleton Boulevard F.K.A. Eagle Ford Road", per County Commissioners Court Order 1941-9256. Section 51A-8.403.(a)(1)(A)(xii)

40. On the final plat, identify the property as Lots 1 through 36 and common areas "CA" A through D in City Block 21/7135. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-156**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Singleton Boulevard F.K.A. Eagle Ford Road, east of Westmoreland Road**DATE FILED:** March 8, 2019**ZONING:** PD 508 (Tract 13A)**PD LINK:** <http://www.dallascityattorney.com/51P/Articles%20Supp%2053/ARTICLE%20508.pdf>**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 3.531 acres **MAPSCO:** 43L**OWNER:** Greenleaf Ventures, LLC, A Texas Limited Liability Company

REQUEST: An application to replat a 3.531-acre tract of land containing part of Lots 7 through 12 in City Block 5/7135, part of Lot 7 and part of Lots 19 through 24 and all of Lots 8 through 12 in City Block 6/7135, and tract of land in City Block 7135 to create 35-lot Shared Access Development and 1 common area on property located on Singleton Boulevard F.K.A. Eagle Ford Road, east of Westmoreland Road.

SUBDIVISION HISTORY:

1. S178-155 was a request west of the present request to replat a 3.116-acre tract of land containing all of Lots 1 through 4 and all of Lots 13 through 16 in City Block 6/7135; all of Lots 1 through 4 and all of Lots 13 through 16 in City Block 11/7135; and part of Lots 1 through 4 in City Block 12/7135 to create 36-lot Shared Access Development and 4 common areas on property located on Singleton Boulevard, east of Westmoreland Road. The request is scheduled for City Plan Commission hearing April 4, 2019.
2. S189-122 was a request west of the present request to replat an 11.599-acre tract of land containing part of Lots 7 through 12, and all of Lots 1 through 6 in City Block 5/7135; part of Lots 1 through 4, 7, 19 and 20, and all of Lots 5, 6, 17, and 18 in City Block 6/7135; all of Lots 5 through 8, and all of Lots 17 through 20 in City Block 11/7135; part of Lots 1 through 4, all of Lots 5 through 8 and Lots 13 through 20 in City Block 12/7135; and all of Lots 1 through 8, and 13 through 20 in City Block 15/7135 to create a 47 lot subdivision and 6 common areas on property located on Singleton Boulevard, east of Westmoreland Road. The request was approved March 7, 2019 but has not been recorded.

STAFF RECOMMENDATION: The request is to create a 35-lot Shared Access Development and 1 common area.

The request is in PD 508 (Tract 13A). The PD 508 (Tract 13A) allows for single family residential uses as shared access developments by right with no minimum and maximum lot size requirements. Sec.51P-508.107(b)(7)(A) states that "In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat" and the request provides structure spacing with open spaces. PD 508 (Tract 13A) is divided into three development phases. The first phase S189-122 was approved by City Plan Commission March 7, 2019. The second and third phase S189-155 and S189-156 are scheduled for City Plan Commission hearing April 4, 2019.

Sec.51P-508.107(b)(6.1)E(i) states that “In Tract 13A a minimum of 87,120 square feet must be provided as open space” and the total of 104,204 square feet open spaces is provided.

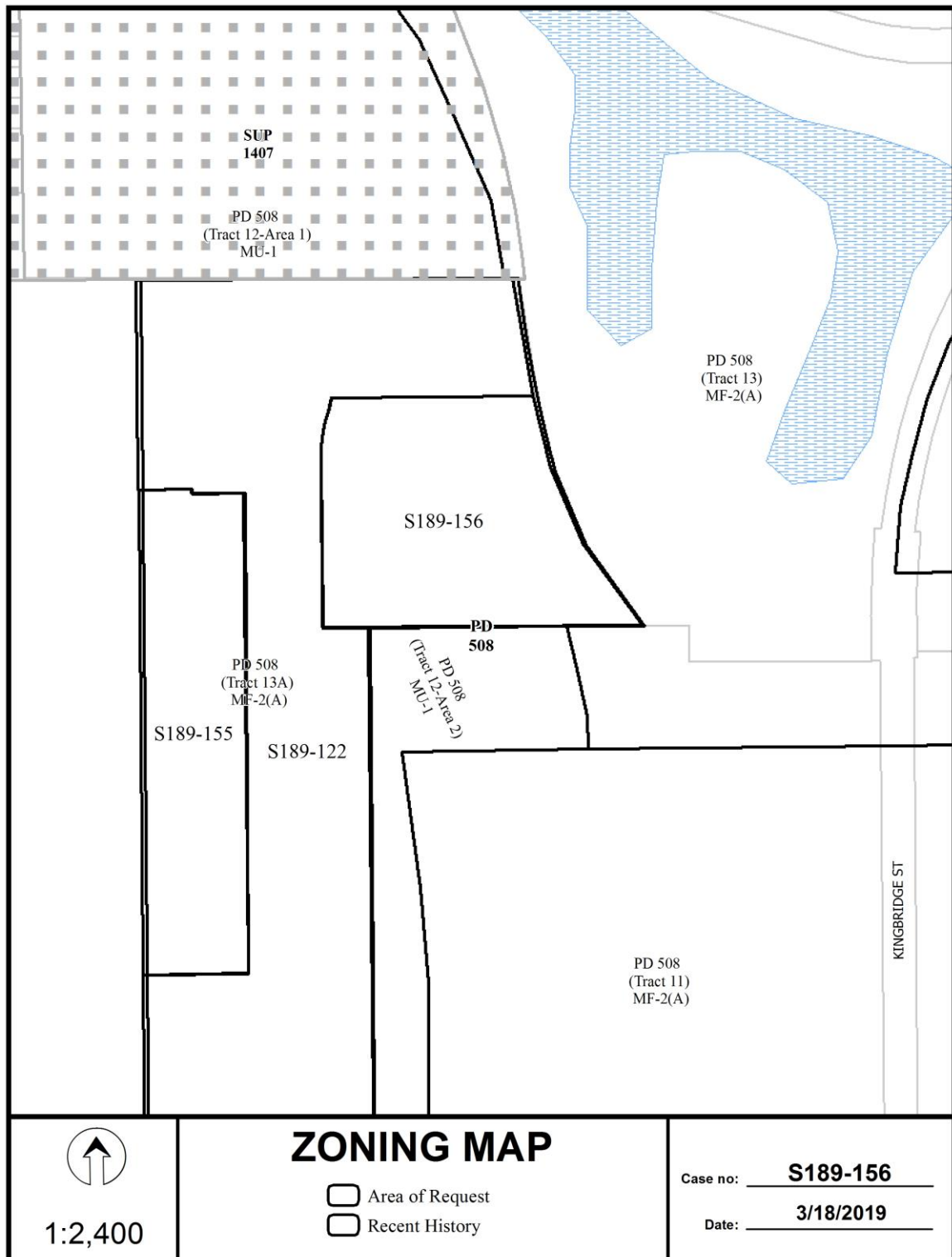
Staff has determined that the request complies with the requirements of PD 508 (Tract 13A); therefore, staff recommends approval subject to compliance with the following conditions:

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. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is thirty-five and one common area.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T). Additions and alterations to the public infrastructure require approval and may require private development contracts

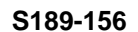
- with bonds. Sections 51A-8.102(c) and Section 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
 14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
 15. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and DWU Floodplain Management.
 16. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and DWU Floodplain Management, Drainage Design Manual Addendum V.
 17. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
 18. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), DWU Floodplain Management.
 19. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
 20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
 21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
 22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
 23. On the final plat, clarify any easements for the existing ten-inch wastewater main located under west portion of subject property.
 24. Prior to submittal of the final plat, Normandy Brook Road must be dedicated.
 25. Scale to final plat to be one inch is equal to twenty feet.
 26. 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).
 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 are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
30. 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
31. 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 development have been met. Section 51A-4.411(c)(3)
32. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
33. 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)
34. 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)
35. 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)
36. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
37. 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)
38. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
39. 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)

40. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Address and Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
41. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
42. 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
43. On the final plat, include Shared Access language in Owner's Dedication.
44. Prior to final and recordation of the plat, Plat S189-122 must be recorded.
45. On the final plat, change "Pointer Drive" to "Pointer Street". Section 51A-8.403.(a)(1)(A)(xii)
46. On the final plat, change "Singleton Boulevard" to "Singleton Boulevard F.K.A. Eagle Ford Road", per County Commissioners Court Order 1941-9256. Section 51A-8.403.(a)(1)(A)(xii)
47. On the final plat, identify the property as Lots 1 through 35 and common area CA "A" in City Block 20/7135. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-158**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Telephone Road at Van Horn Drive, northeast corner**DATE FILED:** March 8, 2019**ZONING:** LI**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 55.23 acres**MAPSCO:** 76K**OWNER:** Dallas Ridge Industrial II, LLC, Tejas Investors, GP

REQUEST: An application to replat a 55.23-acre tract of land containing all of Lot 1 in City Block B/8300; all of Lot 1 in City Block A/8303; and part of Lot 2 and all of Lot 1 in City Block 8306 to create 3 lots on property located on Telephone Road at Van Horn Drive, northeast corner.

SUBDIVISION HISTORY:

1. S189-128 was a request north of the present request to replat a 45.86-acre tract of land containing part of Lot 1 in City Block A/8303 to create one lot on property located on Cedardale Road, east of Dallas Avenue. The request was approved March 21, 2019 but has not been recorded.
2. S167-081 was a request north of the present request to replat all of Lot 1 in City Block B/8310 and a 103.54-acre tract of land in City Block 8310 to create one 50.55-acre lot, one 56.00-acre lot, and one 2.19-acre lot on property located on Cedardale Road between Cleveland Road and Honeysuckle Road. The request was approved February 16, 2017 but has not been recorded. Phase A was submitted for review but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the LI Light Industrial 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. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is three.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Van Horn Drive. Section 51A 8.602(c).
16. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Ray Road & Van Horn Drive. Section 51A 8.602(d) (1).
17. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and DWU Floodplain Management.
18. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and DWU Floodplain Management, Drainage Design Manual Addendum V.
19. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.

20. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), DWU Floodplain Management.
21. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. On the final plat, include floodway management areas in the Owner's Dedication language.
28. On the final plat, indicate any abandonment of "Ray Road", west of "Van Horn Drive". Section 51A-8.403.(a)(1)(A)(xii)
29. On the final plat, identify the property as Lots 1B through 1D in City Block A/8303. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





PRELIMINARY
This document shall not
be recorded for any
purpose and shall not be
used or viewed or relied upon
as a final survey document.
Revision date: 03/07/2018
Cathy J. Sullivan
RPLS No. 0446
07-03-2018

On 22 January 1992, the *Journal of the American Medical Association* published a study by the National Cancer Institute (NCI) and the National Institute of Environmental Health Sciences (NIEHS) on the relationship between cigarette smoking and the risk of developing bladder cancer. The study was a case-control study, which means that it looked at people who had already developed bladder cancer and compared them to people who had not. The study found that the risk of developing bladder cancer was significantly higher in people who smoked cigarettes than in people who did not smoke. The risk was also higher in people who smoked for a longer time and in people who smoked more cigarettes per day. The study also found that the risk of developing bladder cancer was higher in people who smoked cigarettes than in people who smoked cigars or pipes. The study was one of the largest and most comprehensive studies ever conducted on the relationship between cigarette smoking and bladder cancer. It provided strong evidence that cigarette smoking is a major cause of bladder cancer. The study also found that the risk of developing bladder cancer was higher in people who smoked cigarettes than in people who smoked cigars or pipes. The study was one of the largest and most comprehensive studies ever conducted on the relationship between cigarette smoking and bladder cancer. It provided strong evidence that cigarette smoking is a major cause of bladder cancer.

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CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-159**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Prairie Creek Road at Rylie Road F.K.A. Alexander Road, northwest corner**DATE FILED:** March 11, 2019**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 28.63 acres**MAPSCO:** 69E**OWNER:** Merrill Family Trust

REQUEST: An application to create a 117-lot Community Unit Development and 4 common areas from a 28.63-acre tract of land in City Block 7846 on property located on Prairie Creek Road at Rylie Road F.K.A. Alexander Road, northwest corner.

SUBDIVISION HISTORY:

1. S189-022 was a request northeast of the present request to create one 2.003-acre lot from a 2.003-acre tract of land in City Block 7845 on property located on Prairie Creek Road, south of Fireside Drive. The request was approved November 15, 2018 but has not been recorded.
2. S178-165 was a request west of the present request to create one lot from a one-acre tract of land located in City Block 7847 on property located on Rylie Road, east of Dowdy Ferry Road. The request was approved April 19, 2018 but has not been recorded.

STAFF RECOMMENDATION: Section 51A-8.503(a) 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 streets”. The subdivisions to the east are developed with lots that are similar in size. The present request is creating the “established lot pattern for this 117-lot development”.

The following chart provides the data for compliance with the Community Unit Development regulations (Section 51A-8.510) for the proposed subdivision:

Total number of lots:	117
Total Lot Area	1,247,479.7 sq. ft.
Lot Area needed for up to 25% reduction	311,869 sq. ft.
Lot area reduction allowed	134,462 sq. ft.
Open space provided	221,284.8 sq. ft.
R-7.5(A) lot area required:	7,500 sq. ft.
Allowed lot area reduction (25%) per lot	1,875 sq. ft.
Minimum lot area allowed	5,625 sq. ft.
Smallest lot	6,000 sq. ft.

The proposed subdivision complies with the requirements of the community unit development regulations (51A-8.510) for the 25% lot size reduction. The proposed subdivision complies with Section 51A-8.503 by establishing the lot pattern for the

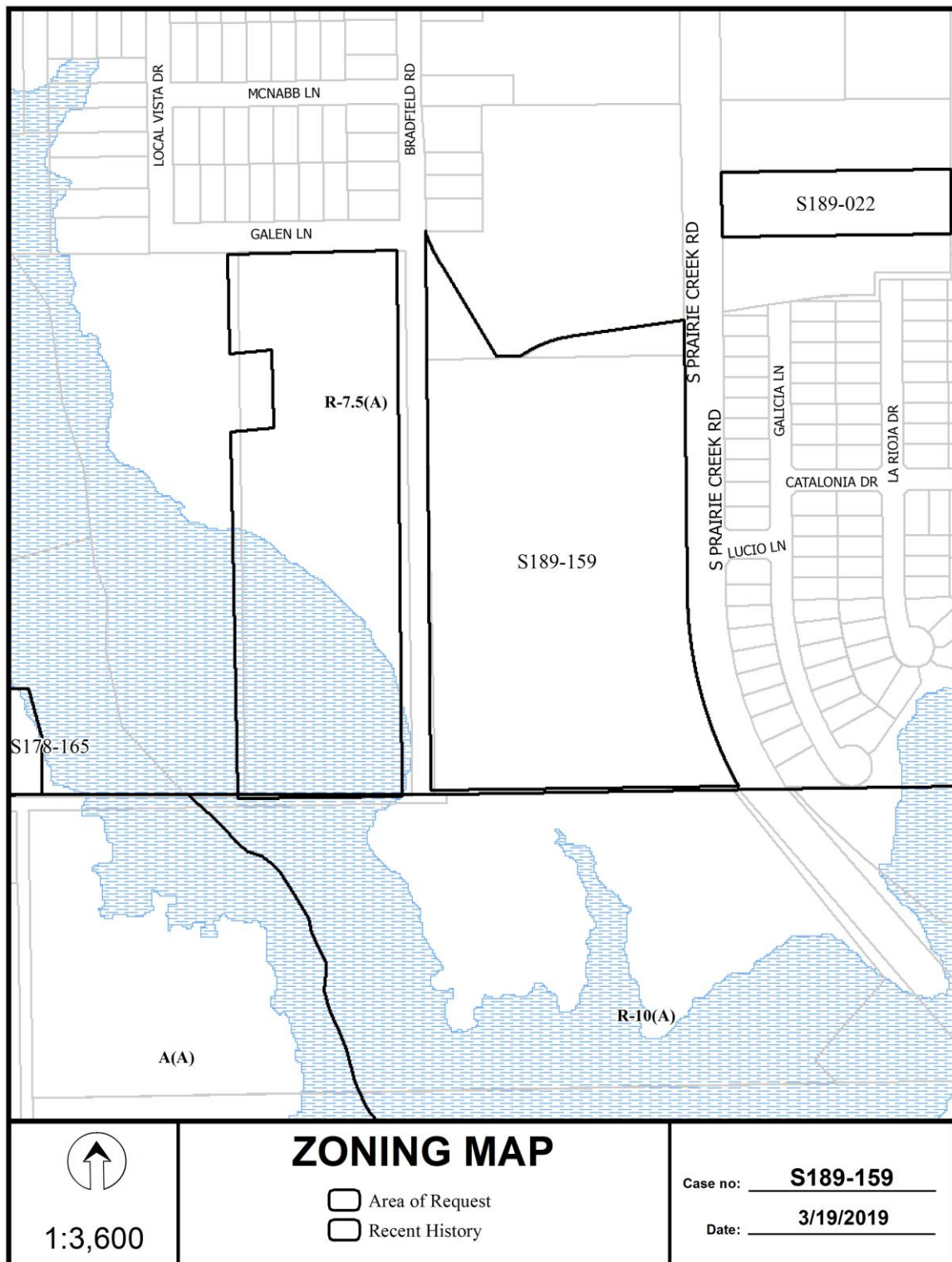
subdivision; therefore, staff recommends approval subject to compliance with the following conditions:

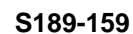
Staff has determined that the request complies with the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 117 and 4 common areas.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Prairie Creek Road. Section 51A 8.602(c).
16. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established centerline of Riley Road F.K.A. Alexander Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
17. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Galen Lane F.K.A. San Gabriel Lane & Bradfield Road F.K.A. Brock Road. Section 51A 8.602(d) (1).
18. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Lucio Lane & Prairie Creek Road. Section 51A 8.602(d) (1).
19. On the final plat, dedicate a 15-foot by 15-foot corner clip (via fee simple or street easement) at the intersection of Bradfield Road F.K.A. Brock Road & Riley Road F.K.A. Alexander Road. Section 51A 8.602(d) (1).
20. On the final plat, dedicate a 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Prairie Creek Road & Riley Road F.K.A. Alexander Road. Section 51A 8.602(d) (1).
21. Provide design and construct Bradfield Road per City Street standards. Section 51A-8.604(b)(1)
22. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and DWU Floodplain Management.
23. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and DWU Floodplain Management, Drainage Design Manual Addendum V.
24. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
25. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), DWU Floodplain Management.
26. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
27. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).

28. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
29. The owner must construct Thoroughfare, Sidewalk, and Storm Drainage improvement to complete one-half of the thoroughfare requirement along entire length of plat for Riley Road. Section 51A-8.604 (b)(3)
30. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a) (1) (A) (xxii).
31. On the final plat, show abstract line location.
32. On the final plat, correct the North arrow.
33. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
34. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
35. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
36. On the final plat, include floodway management areas in the Owner's Dedication language.
37. On the final plat, change "Lucio Ln" to "Lucio Lane". Section 51A-8.403(a)(1)(A)(xii)
38. On the final plat, change "Future Riley Road" to "Rylie Road F.K.A. Alexander Road", per Ordinance 7219. Section 51A-8.403.(a)(1)(A)(xii)
39. On the final plat, change "Bradfield Road" to "Bradfield Road F.K.A. Brock Road", per Ordinance 7219. Section 51A-8.403.(a)(1)(A)(xii)
40. On the final plat, change "Galen Lane" to "Galen Lane F.K.A. San Gabriel Lane", per Ordinance 7219. Section 51A-8.403.(a)(1)(A)(xii)
41. Prior to final plat, contact Addressing staff to determine appropriate names for new streets. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
42. On the final plat, identify the property as Lots 1 through 41 in City Block F/7846; Lots 1 through 27 in City Block G/7846; Lots 1 through 13 in City Block H/7846; Lots 1 through 18 in City Block B/7847; Lots 1 through 18 in City Block C/7847; and Common Areas "CA" A through D. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-143**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Thunderbird Lane at Nimrod Trail, south of Bargiames Lane**DATE FILED:** March 6, 2019**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 10 **SIZE OF REQUEST:** 0.26 acre**MAPSCO:** 27T**OWNER:** Powell And Moon Investments, LLC

REQUEST: An application to replat a 0.26-acre tract of land containing all of Lot 1 in City Block F/5446 to create one lot and to reduce a portion of an existing platted 20-foot Building Line to 5 feet to include the area containing a proposed swimming pool along Nimrod Trail on property located on Thunderbird Lane at Nimrod Trail, south of Bargiames Lane.

SUBDIVISION HISTORY:

1. S145-244 was a request west of the present request to replat a 0.251-acre tract of land containing all of Lot 1 in City Block A/5446 to remove the existing 30-foot platted building line along the southwest portion of the lot line adjacent to Goforth Circle on property located at the southeast corner of Goforth Road and Goforth Circle. The request was approved August 20, 2015 and recorded March 16, 2016.

PROPERTY OWNER NOTIFICATION: On March 18, 2019, 31 notices were sent to property owners within 200 feet of the proposed plat.

STAFF RECOMMENDATION: 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 Nimrod Trail is 20 feet. Minimum side yard setback is 5 feet for single family structure in R-7.5(A) Residential District. The request is to reduce a portion of an existing platted 20-foot Building Line to 5 feet to include the area containing a proposed swimming pool along Nimrod Trail.
 - (ii) “be contrary to the public interest;”
 - 31 notices were sent March 18, 2019 to owners within 200 feet of the plat boundaries.

- (iii) “adversely affect neighboring properties; and”
 - The reduction of the portion of the 20 feet existing building to 5 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 20-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 20-foot Building Line to 5 feet along Nimrod Trail to include the area containing a proposed swimming pool. The zoning requires a 5-foot side yard setback along Nimrod Trail. 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 5 feet.

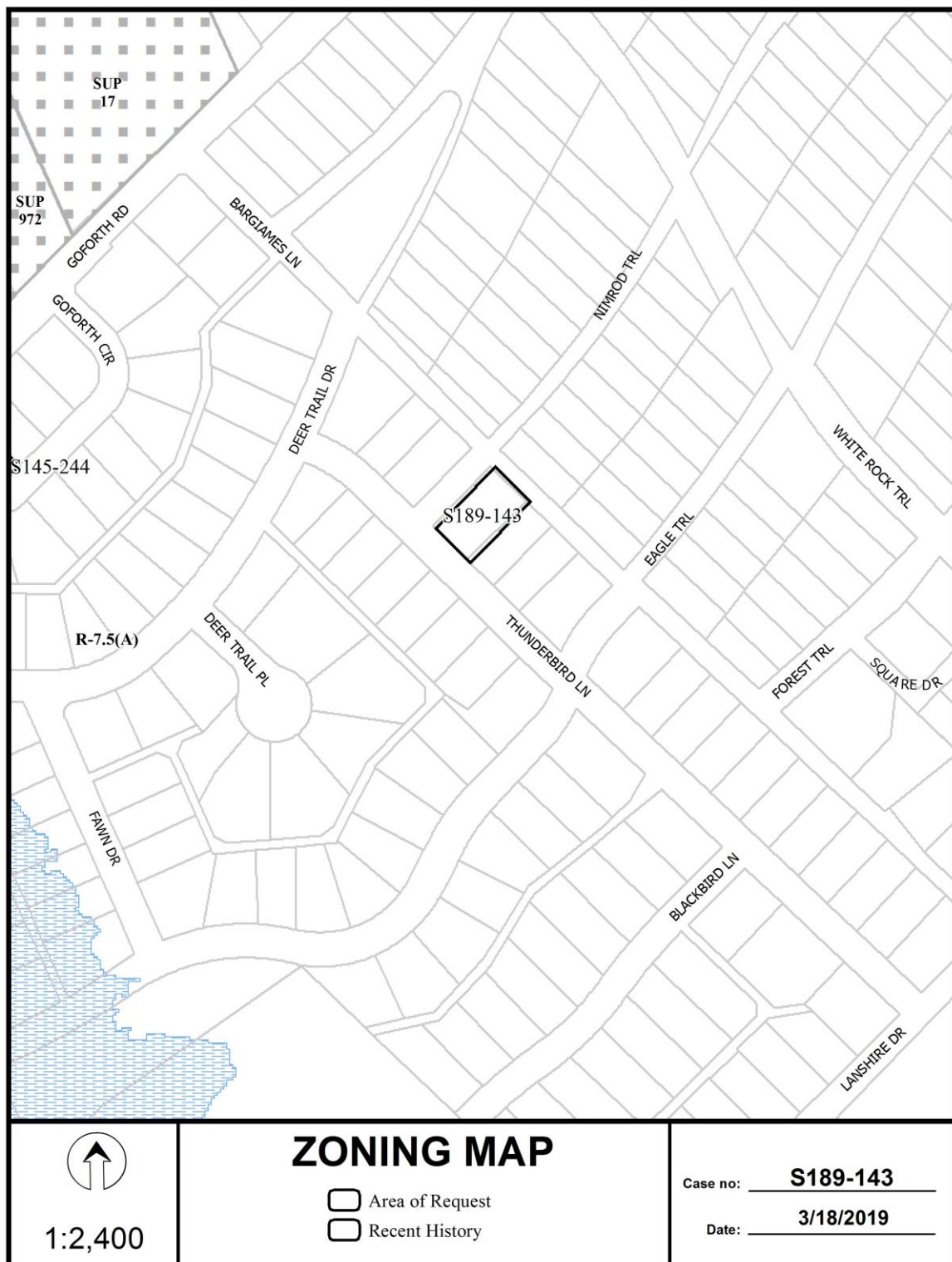
STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of 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 5 feet.

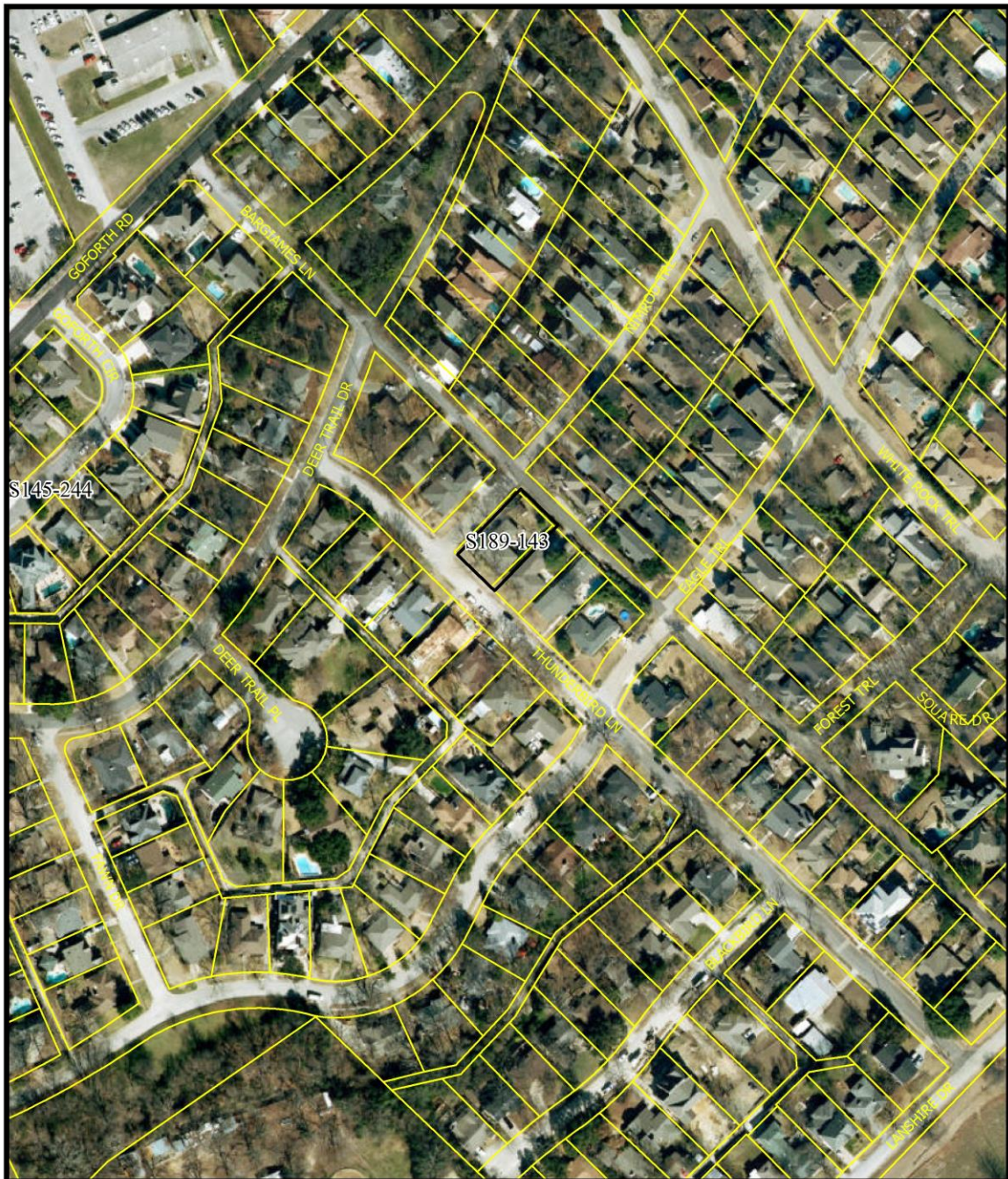
The Building Line reduction requires two votes by the Commission. The first vote is approval or denial of the building line reduction and the second vote is approval or denial of the replat. The request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

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

- plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
 8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
 9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal after City Plan Commission Approval.
 10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
 11. The number of lots permitted by this plat is one.
 12. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
 13. Provide a detailed lot grading plan prepared by a Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b) (4), (5), (6), (7), (8), and (9).
 14. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Bargiames Lane & Nimrod Trail. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).
 15. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Thunderbird Lane & Nimrod Trail. Section 51A 8.602(d) (1).
 16. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Bargiames Lane & Nimrod Trail. Section 51A 8.602(d) (1).
 17. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
 18. On the final plat, chose a new or different addition name. Platting Guidelines.
 19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
 20. On the final plat, change "Bargiames Lane to "Bargiames Lane". Section 51A-8.403.(a)(1)(A)(xii)

21. On the final plat, identify the property as Lot 1 in City Block F/5446. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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AERIAL MAP



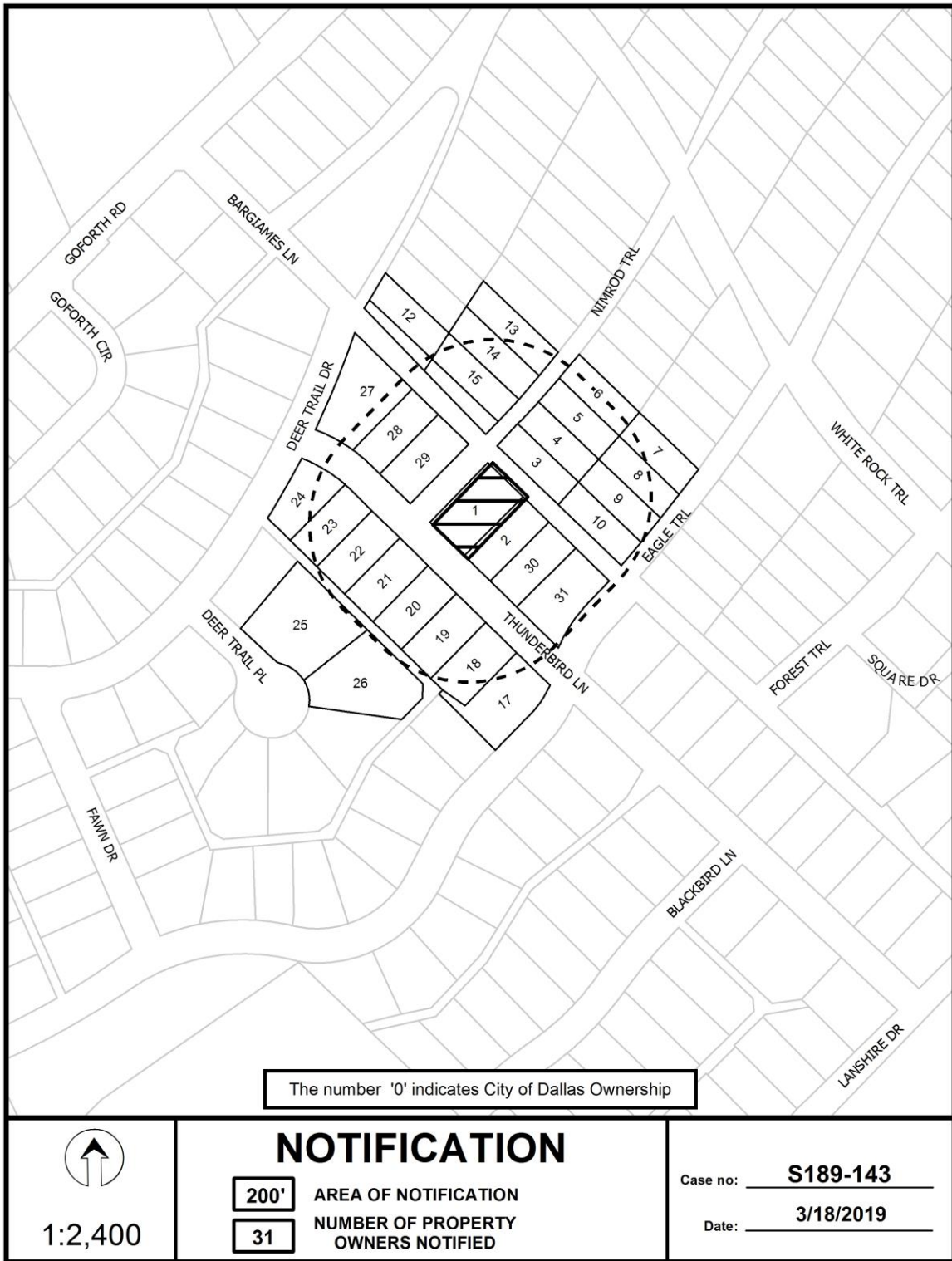
Area of Request



Recent History

Case no: **S189-143**

Date: **3/18/2019**



Notification List of Property Owners

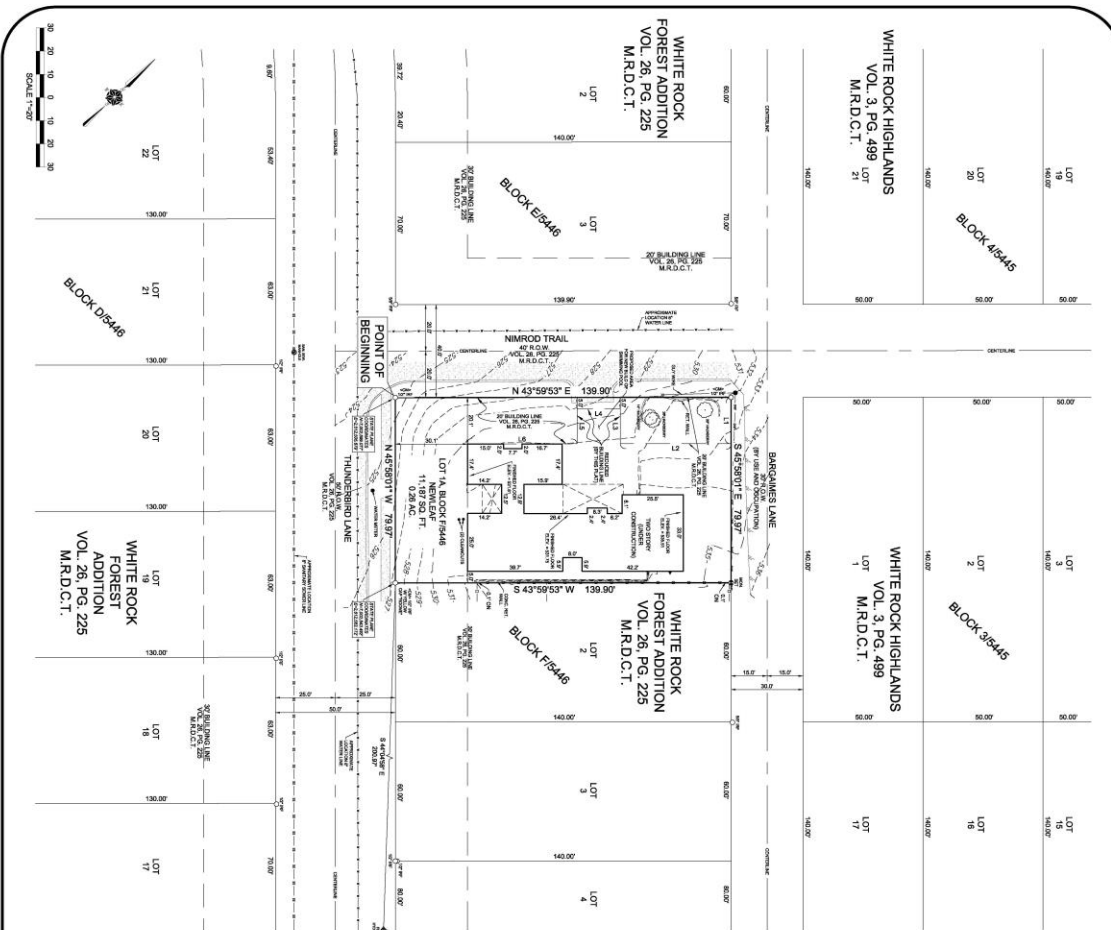
S189-143

31 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8720 THUNDERBIRD LN	POWELL & MOON INVESTMENTS LLC
2	8714 THUNDERBIRD LN	GIDDENS JEFFREY & LINDE B
3	7902 NIMROD TRL	THORPE RICHARD G & DEBORA
4	7906 NIMROD TRL	BURCHELL JOHN E & VIRGINIA
5	7910 NIMROD TRL	SCHUCK GREGORY C
6	7912 NIMROD TRL	ANDERSON BRENT & NATALIE
7	7915 EAGLE TRL	DENBLEYKER MATTHEW P & SABRINA WU
8	7911 EAGLE TRL	MCGOWAN PATRICK F &
9	7905 EAGLE TRL	MAZA REVOCABLE LIVING TRUST
10	7901 EAGLE TRL	ILIYA SAMI A & JOYCE W
11	7904 DEER TRAIL DR	HERBERT LISA M
12	7908 DEER TRAIL DR	KONRAD TOBIAS RAINER & MELISSA K
13	7915 NIMROD TRL	KLEIN STEPHEN A &
14	7909 NIMROD TRL	POWELL AND MOON INVESTMENTS LLC
15	7905 NIMROD TRL	POWELL AND MOON INVESTMENTS LLC
16	7901 NIMROD TRL	WHITSON BRIAN C
17	8703 THUNDERBIRD LN	ZIDERMANIS AUDRIS
18	8707 THUNDERBIRD LN	ESKRIDGE CHERYL & LYNN
19	8711 THUNDERBIRD LN	OSBORNEFISCHER ELIZABETH ANN & JERRY W
OSBORNE		
20	8715 THUNDERBIRD LN	BRYAN STEPHAN M & LARISSA
21	8721 THUNDERBIRD LN	JOHNSON MATTHEW S & JENNIFER L
22	8727 THUNDERBIRD LN	WHISNANT J CLIFTON
23	8731 THUNDERBIRD LN	HAARDE JOHN FRANCIS II &
24	8737 THUNDERBIRD LN	HOUSFIELD TIMOTHY RYAN
25	7766 DEER TRAIL PL	AUSTIN BRIAN K & LINDY LOU
26	7758 DEER TRAIL PL	CROSS NOBLE C

03/13/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8740 THUNDERBIRD LN	DWORACZYK WM J & ROSANNE
28	8734 THUNDERBIRD LN	JONES JOSHUA & KIMBERLY
29	8730 THUNDERBIRD LN	PATTERSON LAWRENCE W
30	8710 THUNDERBIRD LN	RHODES KYLE
31	8704 THUNDERBIRD LN	SIMON MIKE



CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-146**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Walnut Hill Lane at White Rock Trail, southwest corner**DATE FILED:** March 6, 2019**ZONING:** PD 1007PD LINK: <http://www.dallascityattorney.com/51P/Articles%20Supp%2054/ARTICLE%201007.pdf>**CITY COUNCIL DISTRICT:** 10 **SIZE OF REQUEST:** 4.571 acres **MAPSCO:** 27P**OWNER:** PSW-White Rock Trail, LLC

REQUEST: An application to replat a 4.571-acre tract of land containing all of Lot 1 in City Block A/8124 to create a 36-lot Shared Access Development and 3 common areas on property located on Walnut Hill Lane at White Rock Trail, southwest corner.

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

PROPERTY OWNER NOTIFICATION: On March 18, 2019, 16 notices were sent to property owners within 200 feet of the proposed plat.

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

The request is to create a 36-lot shared access development ranging from 3,622 square feet to 8,404 square feet in area. The residential subdivision lots on east side of the request range from 8,104 square feet to 11,723 square feet. The property on the south side of the request is zoned Commercial Service District and is 342,125 square feet unplatted tract of land. Properties on the west side of the request vary in lot size, width, and depth. The request is located on the west side of White Rock Trail and there is no established lot pattern in the immediate vicinity.

The request is in PD 1007 that allows for Shared Access Development with one access point for a maximum of 38 lots and no minimum lot size requirement. The request complies with Section 51P-1007.105 “Development and use of the property must comply with the conceptual plan (Exhibit 1007A)”.

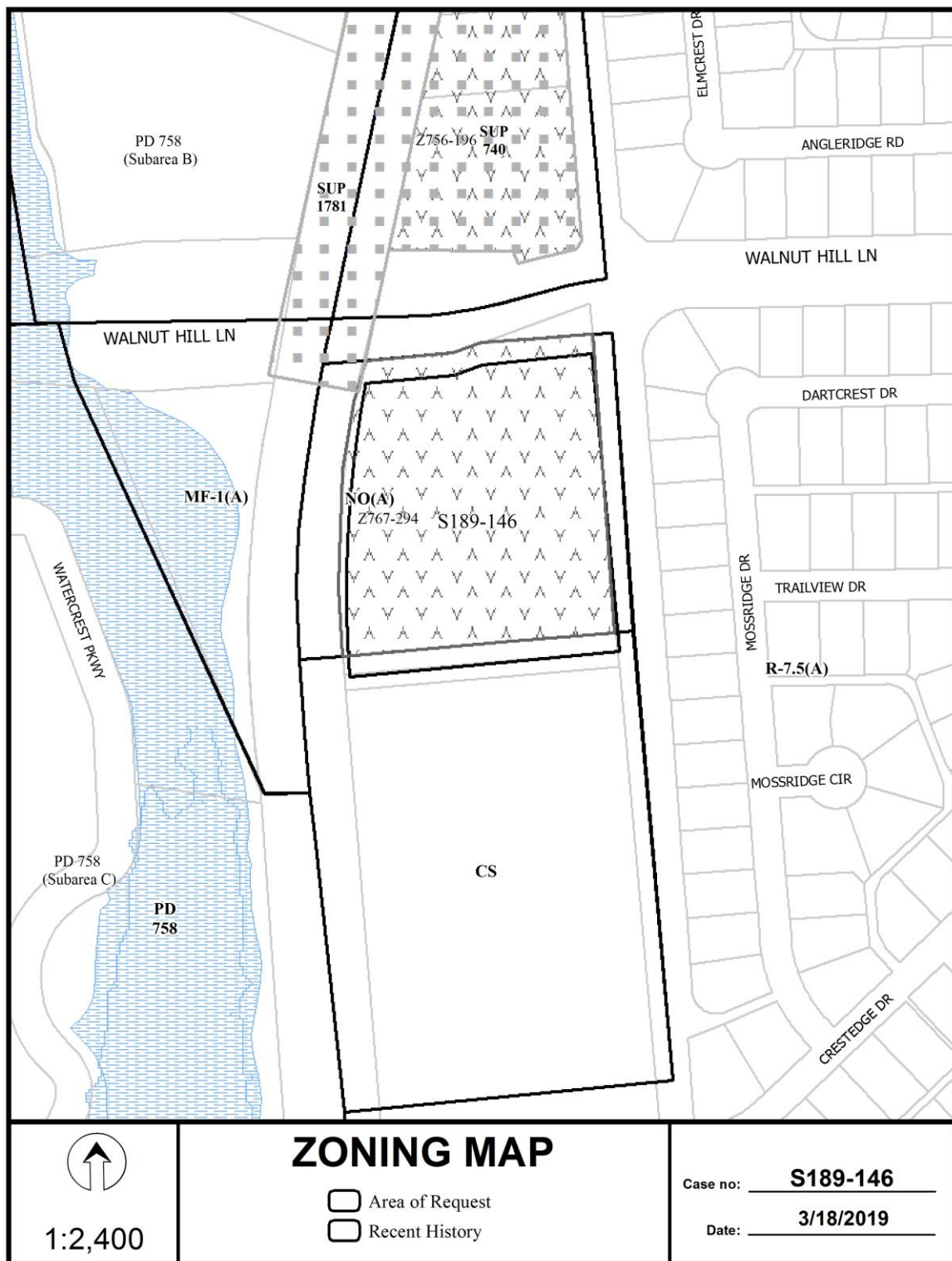
Staff has determined that the request complies with Section 51A-8.503 and the requirements of the PD 1007; therefore, staff recommends approval subject to compliance with the following conditions:

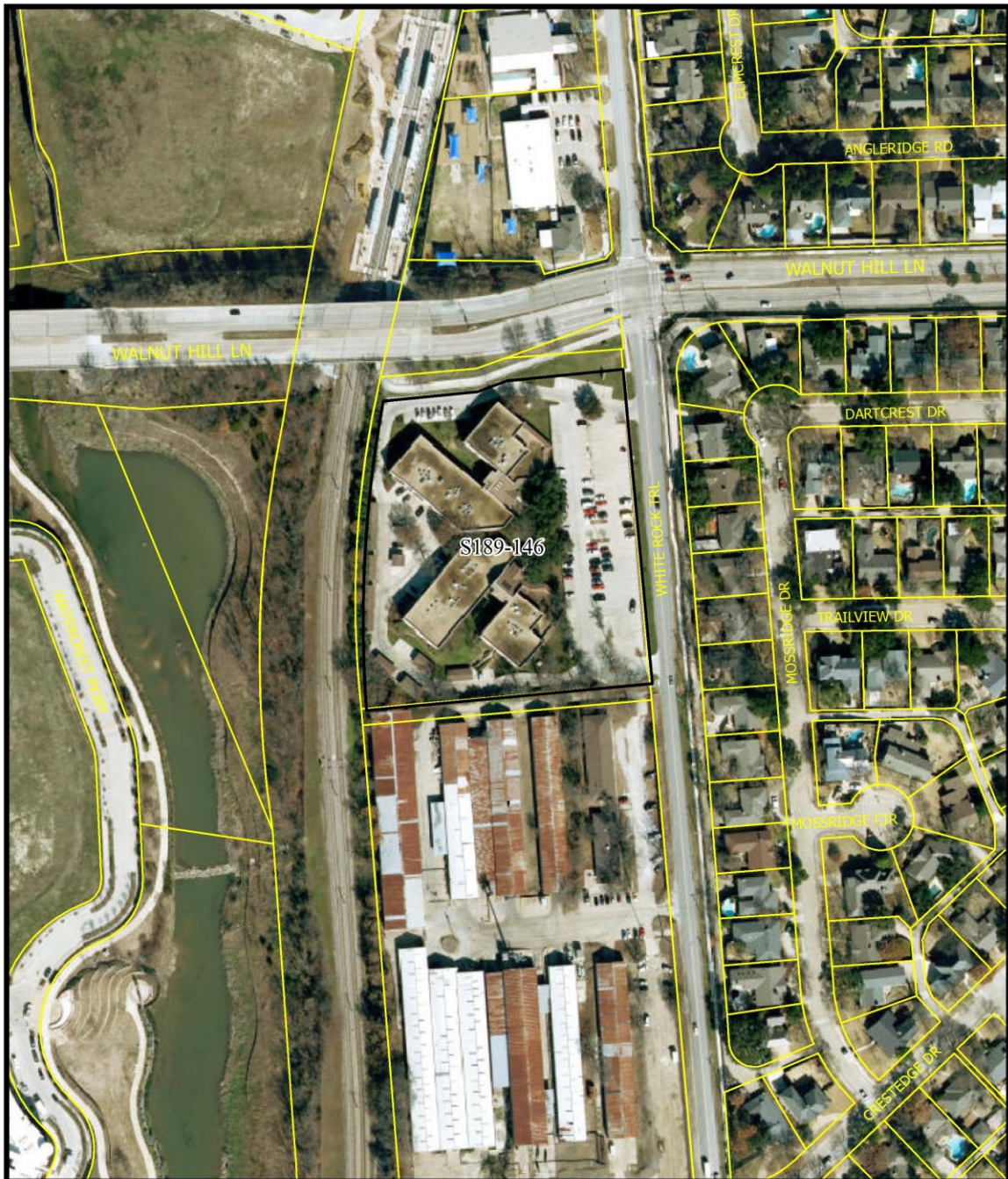
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.

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. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 36 and 3 common areas.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, dedicate 50 feet right-of-way (via fee simple) from the established center line of Walnut Hill Lane. Section 51A 8.602(c).

16. On the final plat, dedicate a 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Street A & White Rock Trail. Section 51A 8.602(d) (1).
17. On the final plat, provide 31 feet for shared access area easement.
18. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
19. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
20. On the final plat, provide a minimum of three feet offset for shared access area easement from any adjacent private property.
21. 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).
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. A shared access development may have one access point for a maximum of 38 lots. Section 51P-1007.116(a)
25. 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
26. 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 development have been met. Section 51A-4.411(c)(3)
27. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
28. 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)

29. 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)
30. 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)
31. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
32. 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)
33. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
34. 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)
35. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Address and Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
36. Provide guest parking at a rate of 0.45 spaces per dwelling unit and with adequate maneuverability within a shared access development. Section 51P-1007.110(b)
37. 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
38. Prior to the final plat, contact Real Estate to process abandonments shown on plat and note on the final plat as: "Abandonment authorized by Ordinance No. _____ and recorded as Instrument No. _____."
39. Prior to the final plat, clarify ownership and maintenance responsibilities of concrete wall on walnut Hill Lane.
40. Prior to recordation of the final, Real Estate release is required.
41. On the final plat, identify the property as Lots 1 through 36 and Common Areas "CA" A through C in City Block AA/8124. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





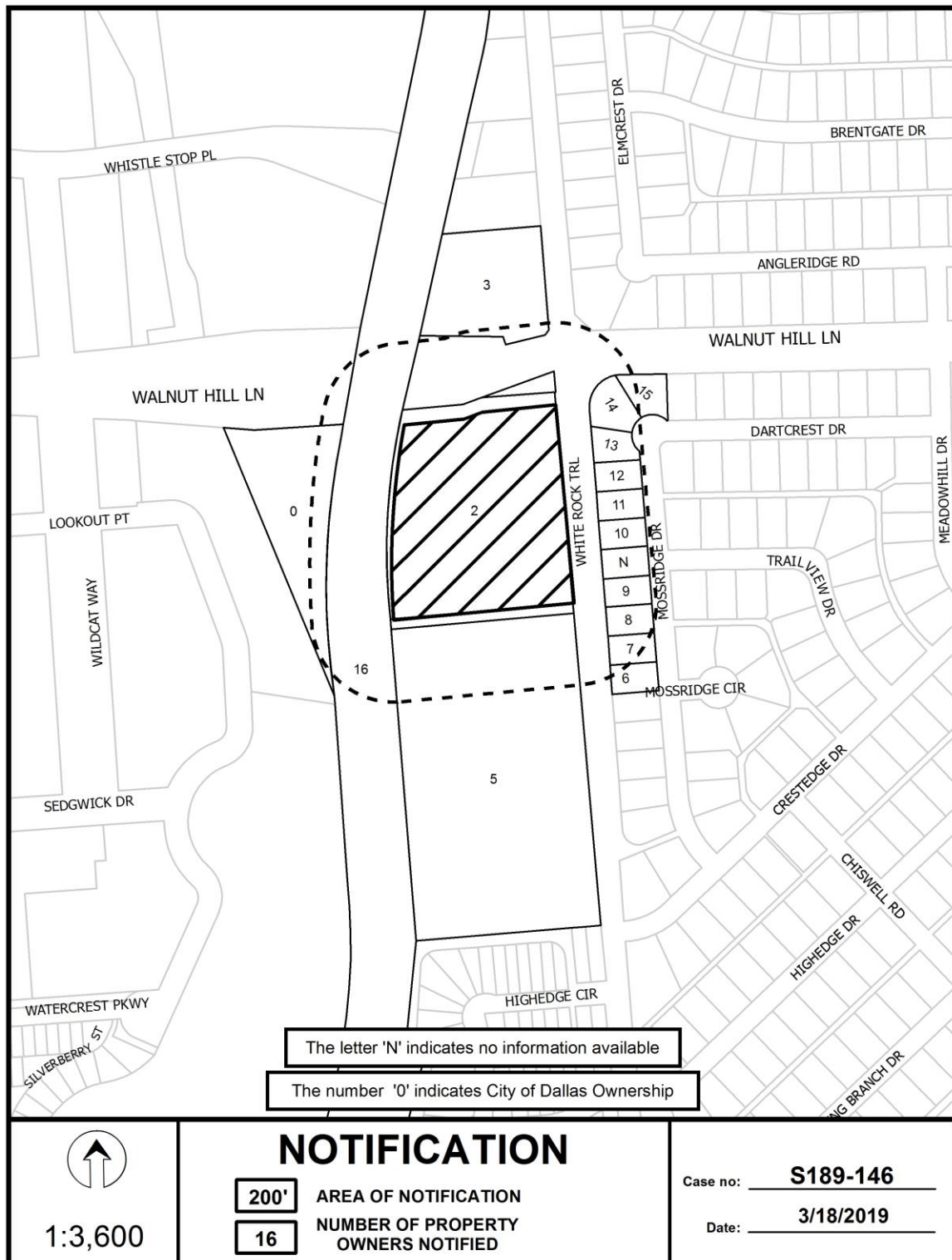
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AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S189-146**

Date: **3/18/2019**

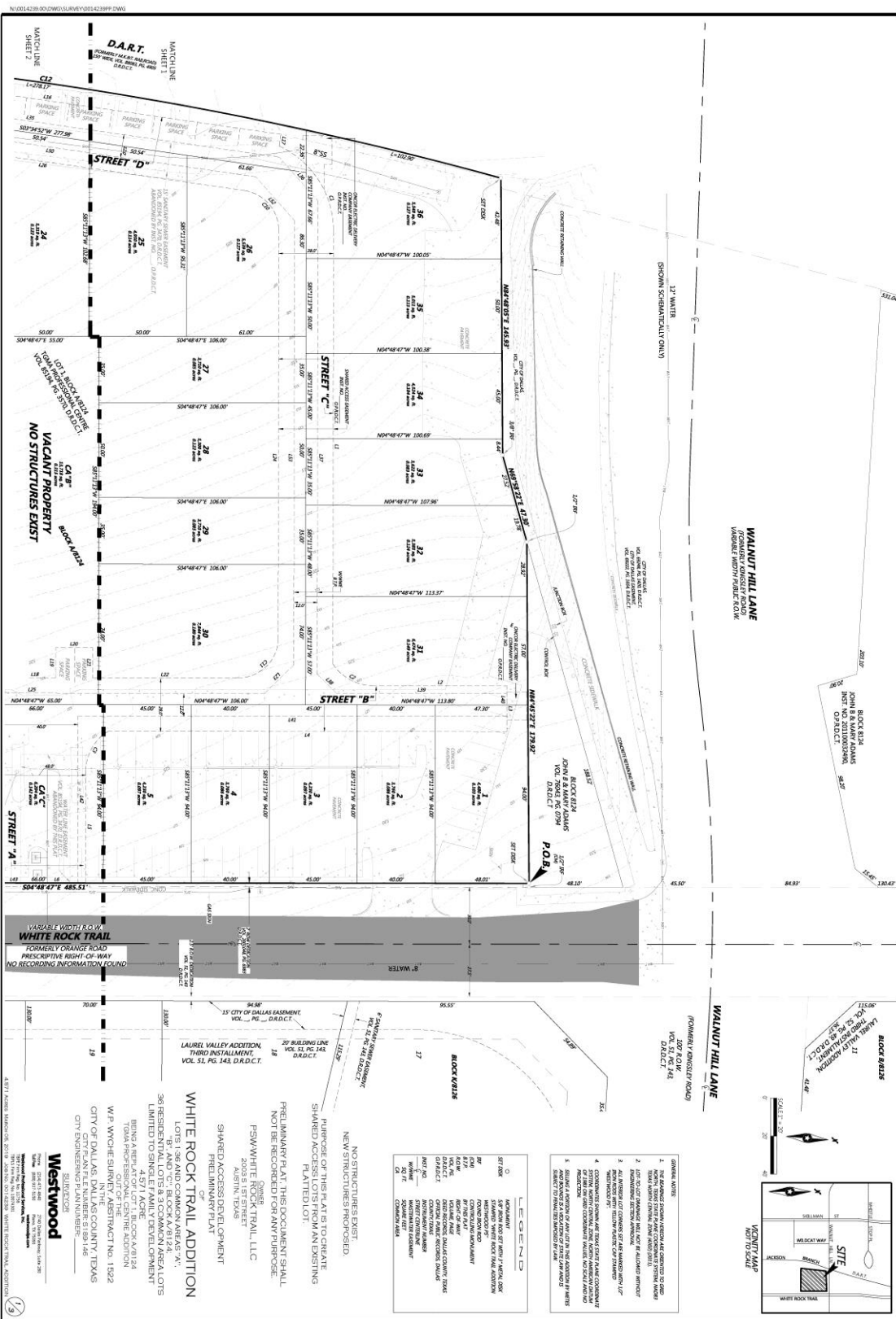


Notification List of Property Owners

S189-146

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9525 WHITE ROCK TRL	PIERCE LARRY ERNEST &
2	9601 WHITE ROCK TRL	RICHARDSON ISD
3	9727 WHITE ROCK TRL	ADAMS JOHN & MARY LP
4	9611 WHITE ROCK TRL	ADAMS JOHN B & MARY
5	9525 WHITE ROCK TRL	PIERCE LARRY ERNEST TR &
6	9533 MOSSRIDGE DR	BARFOOT DAVID SCOTT & DEBORAH JT
7	9539 MOSSRIDGE DR	HALLERMAN H MARIE
8	9543 MOSSRIDGE DR	TAVACKOLI MOHAMMAD & AMANDA
9	9547 MOSSRIDGE DR	PLIMPTON ROBERT
10	9609 MOSSRIDGE DR	QUALIA STUART ISAAC & KATHRYN ANN
11	9615 MOSSRIDGE DR	NEWELL BENJAMIN &
12	9619 MOSSRIDGE DR	TABAK NAOMI TUCHMAN &
13	9623 MOSSRIDGE DR	WEITZEL ROBERT E &
14	9627 MOSSRIDGE DR	BALCH CHANDLER & KELSEY
15	9405 DARTCREST DR	MOORE WALTER D EST OF
16	555 2ND AVE	DART





CITY PLAN COMMISSION**THURSDAY APRIL 4, 2019****FILE NUMBER:** S189-149**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Frankford Road, east of Creek Bend Road**DATE FILED:** March 7, 2019**ZONING:** PD 106PD LINK: <http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20106.pdf>**CITY COUNCIL DISTRICT:** 12**SIZE OF REQUEST:** 1.166 acre**MAPSCO:** 5H**OWNER:** Holz & Stein Custom Homes, LLC

REQUEST: An application to replat a 1.166-acre tract of land containing all of Lots 33 and 34 in City Block O/8727 to create 4 lots of areas 10,075 square feet, 10,187 square feet, 10,525 square feet, and 19,992 square feet on property located on Frankford Road, east of Creek Bend Road.

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

PROPERTY OWNER NOTIFICATION: On March 18, 2019, 22 notices were sent to property owners within 200 feet of the proposed plat.

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

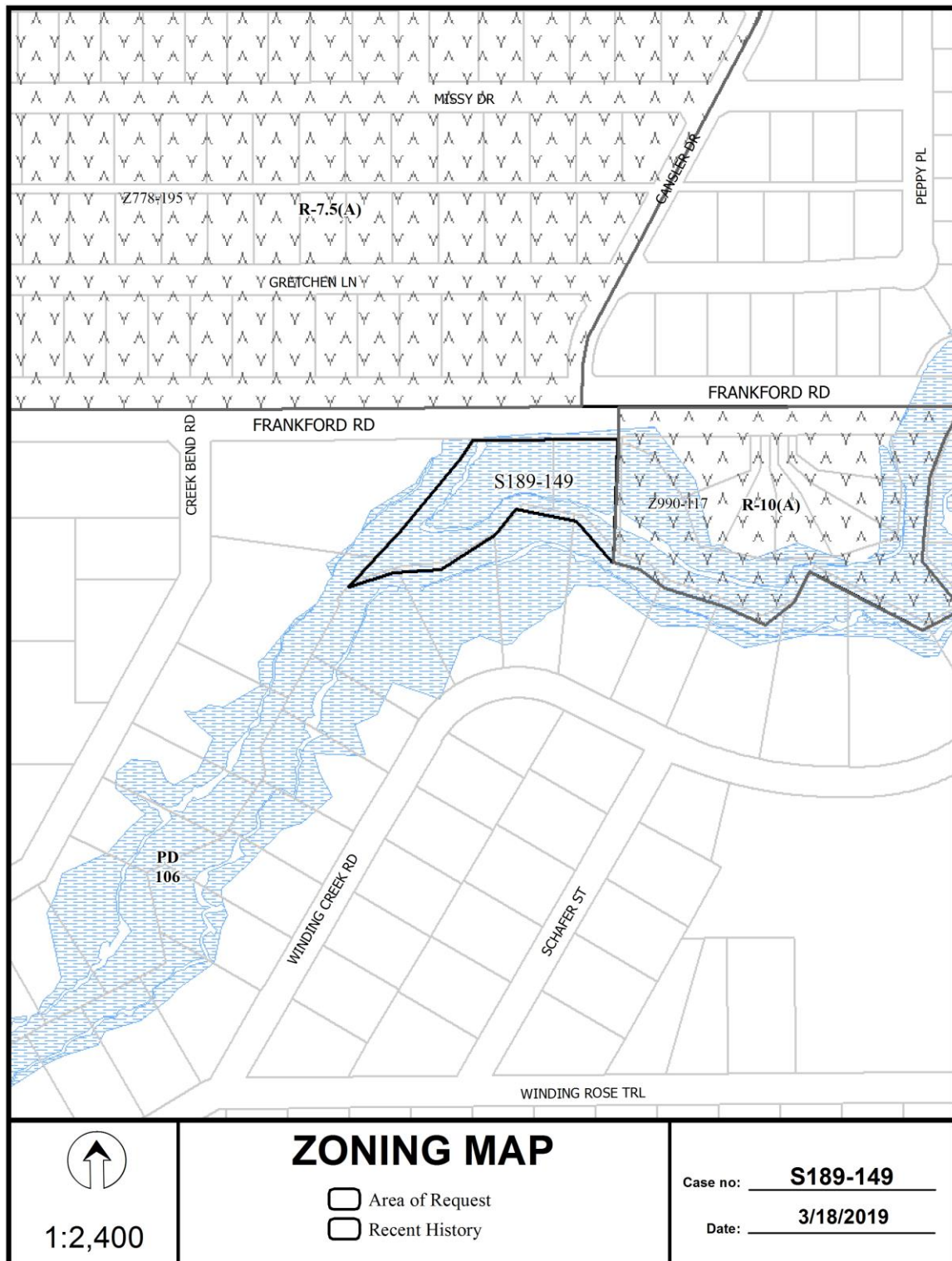
The request is in PD 106. The minimum lot area requirement is 10,000 square feet. The request is to replat Lots 33 and 34 in City Block O/8727 to create 4 lots ranging in size from 10,075 square feet to 19,992 square feet. The lots in the immediate vicinity within PD 106 are much larger than the proposed lots. Lots to the south in the immediate vicinity range from 20,191 square feet to 31,151 square feet and lots to the west in the immediate vicinity range from 31,536 square feet to 62,113 square feet. (*refer Existing Area Analysis map*) The proposed lots have irregular lot pattern compared to the pattern already established in the immediate vicinity and do not keep with the character of the area.

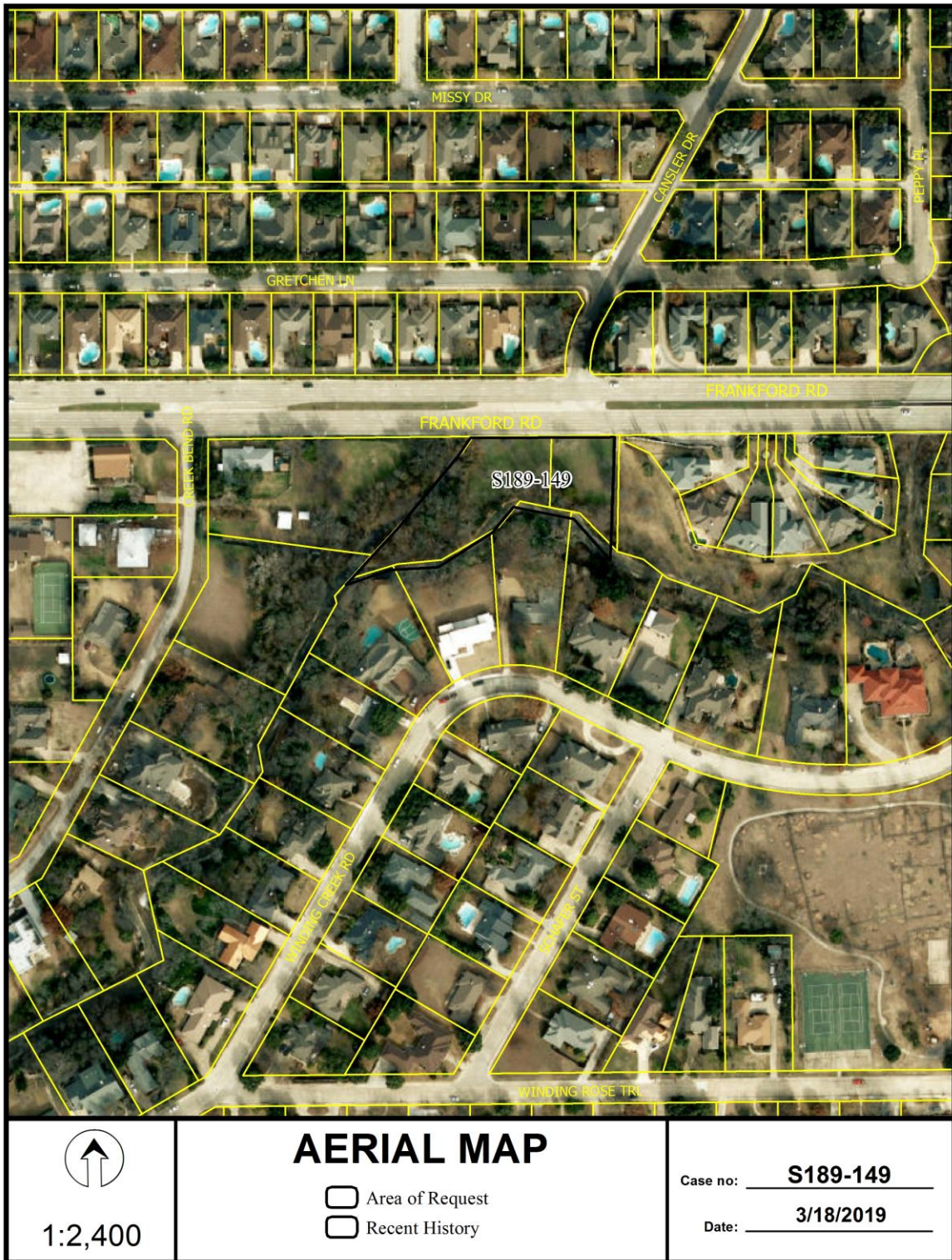
The request complies with PD 106 but does not comply with Section 51A-8.503, therefore staff recommends denial. However, should the preliminary plat be approved, it will be subject to compliance with the following conditions.

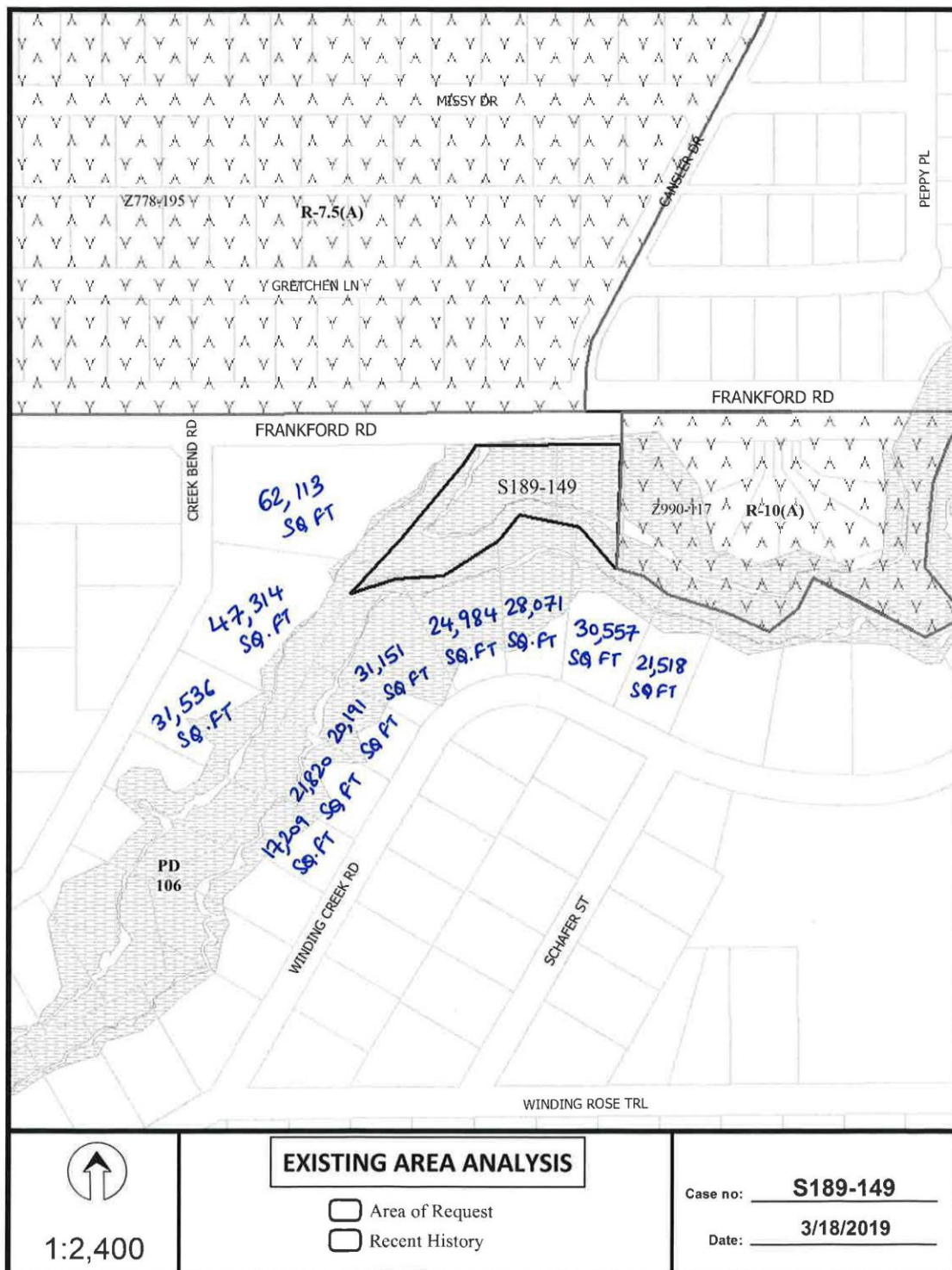
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Sustainable Development and Construction, Engineering Division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

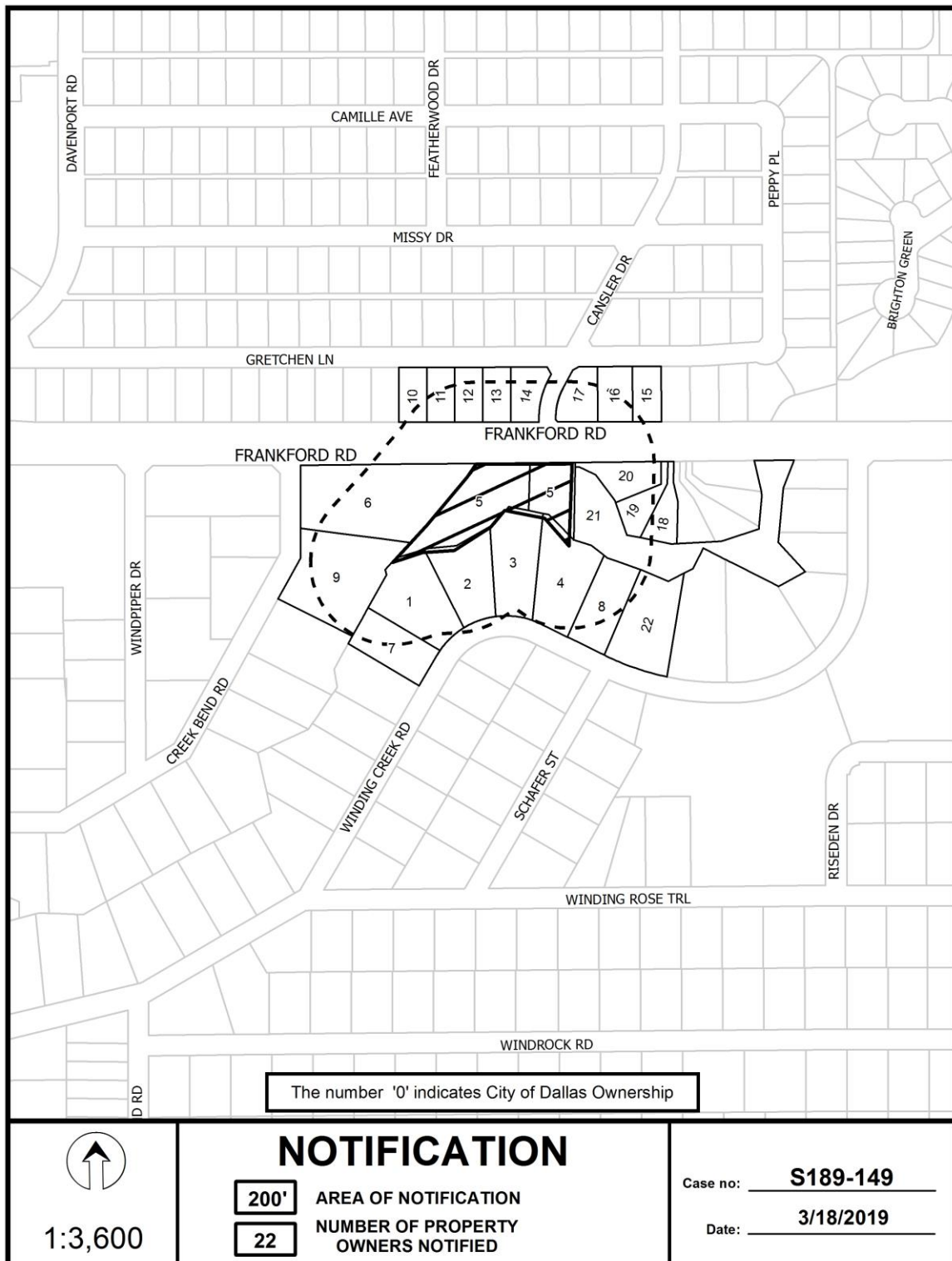
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a), (b), (c), and (d)
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any structure new or existing structure may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature, the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is four.
12. Submit full set of Civil Engineering Plans prepared per City standards by a licensed (TX) Professional Engineer to Engineering Division in 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).
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e).
14. Place a note on the final plat stating "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e).
15. On the final plat, determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and DWU Floodplain Management.
16. On the final plat, dedicate floodway easement, floodway management area, or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and DWU Floodplain Management, Drainage Design Manual Addendum V.

17. On the final plat, include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), DWU Floodplain Management; Drainage Manual, Article V.
18. On the final plat, specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), DWU Floodplain Management.
19. On the final plat, show the natural channel set back from the crest of the natural channel. Section 51A-8.611(d), DWU Floodplain Management.
20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. Section 51A-8.617(d) (1), (2), (3), and (4).
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. 51A-5.105(g).
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, clarify sanitary sewer
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g) (1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Water main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.
28. On the final plat, identify the property as Lots 33A, 33B, 34A, and 34B in City Block O/8727. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









03/13/2019

Notification List of Property Owners

S189-149

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7125 WINDING CREEK RD	HAMEED NAEEM
2	7129 WINDING CREEK RD	HOOTEN BRIAN &
3	7133 WINDING CREEK RD	CHERNOW ADAM B
4	7137 WINDING CREEK RD	LATIMER MARY JANE & ROBERT ALAN COOK
5	6610 FRANKFORD RD	LUKE INVESTMENTS LTD
6	6600 FRANKFORD RD	Taxpayer at
7	7121 WINDING CREEK RD	NGUYEN JULIAN
8	7141 WINDING CREEK RD	DAHAN SEAN
9	7040 CREEK BEND RD	OLIVIER ROY &
10	6604 GRETCHEN LN	ZIGLER ERICH S
11	6608 GRETCHEN LN	FISH CHERYL & STEPHEN
12	6612 GRETCHEN LN	FERRARO DENINE
13	6616 GRETCHEN LN	Taxpayer at
14	6620 GRETCHEN LN	DELORD JONATHAN
15	6632 GRETCHEN LN	SAMUELS ALAN &
16	6628 GRETCHEN LN	LABARBERA LOUIS V & SHERRY L
17	6624 GRETCHEN LN	WELLS JACK H & REBECCA
18	6712 FRANKFORD RD	GRABOCKA SOKOL Z & MARIETA M
19	6708 FRANKFORD RD	BRUCK GLENN T &
20	6704 FRANKFORD RD	PROOPS KEVIN R
21		COVENTRY ON THE CREEK HOMEOWNERS ASSOC
22	7201 WINDING CREEK RD	STACK PETER S & SHARLA G

CITY PLAN COMMISSION

THURSDAY, APRIL 4, 2019

Planner: Carlos A. Talison Sr., MPA

FILE NUMBER: D189-003

DATE FILED: November 1, 2018

LOCATION: West line of Manderville Lane, between Meadow Road and Midtown Boulevard

COUNCIL DISTRICT: 13

MAPSCO: 26 F, K

SIZE OF REQUEST: ± 4.51 acres

CENSUS TRACT: 78.06

MISCELLANEOUS DOCKET ITEM

OWNER/APPLICANT: Commodore Partners Ltd. And Commodore Development, LLC

REPRESENTATIVE: Marla Mauricio – Kimley-Horn and Associates, Inc.

REQUEST: An application for a development plan for a multi-family development (Midtown Lofts) on property zoned Planned Development District No. 895.

SUMMARY: On August 28, 2013, the Dallas City Council established Planned Development District No. 895 by Ordinance No. 29116.

The zoning was granted as a conceptual planned development district and requires City Plan Commission approval of a development plan prior to the issuance of a building permit for each phase of the development. The proposed second phase of development provides for a five-story, 307-unit multifamily building with a seven-story parking garage. Parking for the multifamily use requires one space per dwelling unit. The applicant is proposing 367 dwelling units which requires 367 parking spaces. The site provides 439 parking spaces, which exceeds the requirements for the proposed development.

In conjunction with the above requirement, the attached development plan is submitted for the City Planning Commission's consideration. Staff has reviewed the proposed development plan and determined that it complies with the requirements of the ordinance for PD No. 895.

The most up to date PD ordinance may be viewed at the following link: <http://www.dallascityattorney.com/51P/Articles%20Supp%2033/ARTICLE%20895.pdf>

STAFF RECOMMENDATION: Approval

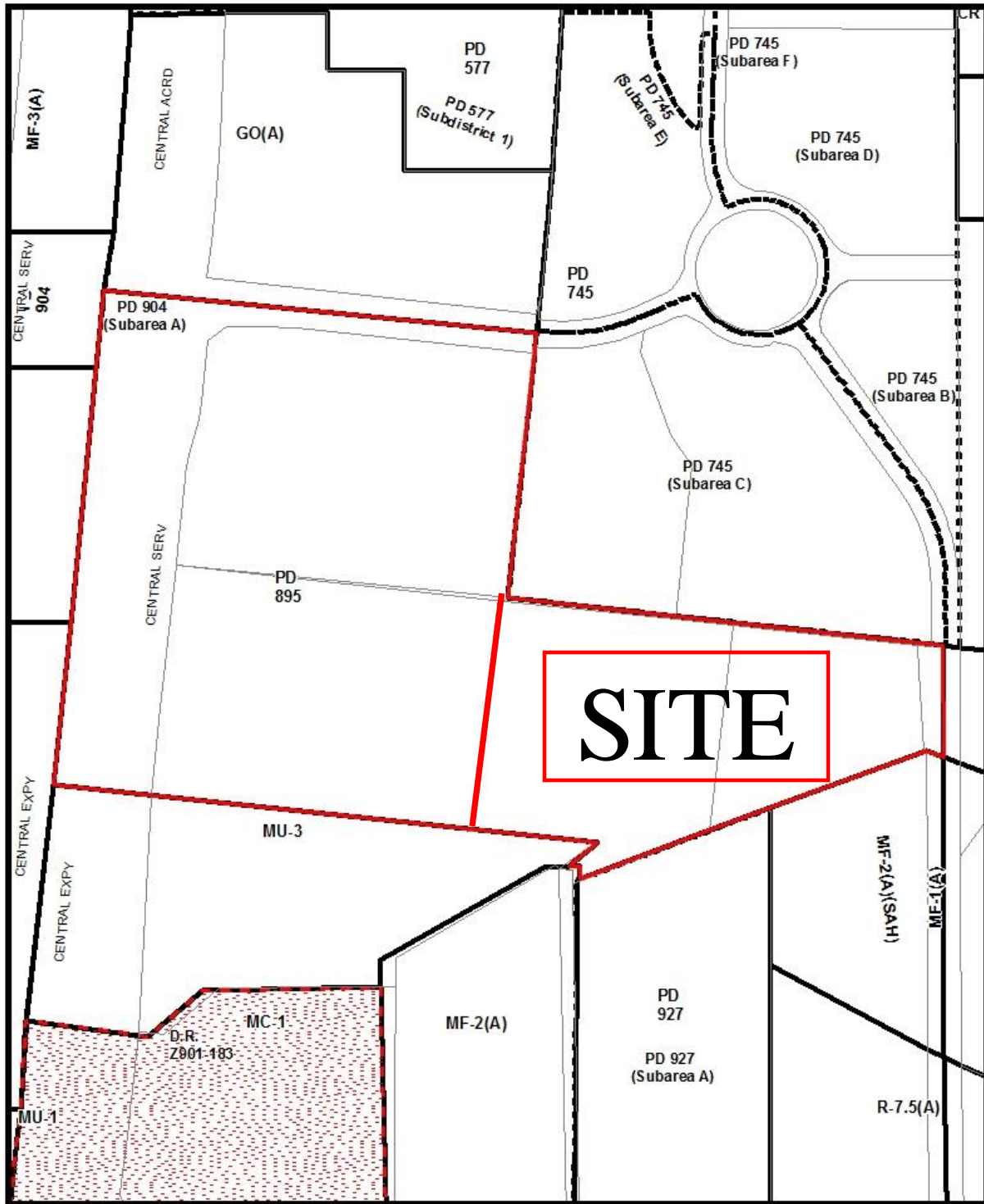
List of Partners/Principals/Officers

Commodore Partners Ltd.

Carl Westcott
Chart Westcott
Court Westcott

Commodore Development LLC

Chart Westcott
Swayze Smartt



 1:2,178

Zoning Map

Printed Date: 3/22/2019



 1:2,178

Aerial Map

Printed Date: 3/22/2019

FILE NUMBER: M189-017

DATE FILED: February 15, 2019

LOCATION: Northwest corner of Skillman Street and Larmanda Street

COUNCIL DISTRICT: 13

MAPSCO: 26 Z

SIZE OF REQUEST: ± 3.95 acres

CENSUS TRACT: 78.20

OWNER/APPLICANT: FWLB SSKILLMAN, L.P.

REPRESENTATIVE: Frank Nucherenno, Urban Structure

REQUEST: An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 530.

SUMMARY: On January 27, 1999, the Dallas City Council established Planned Development District No. 530 by Ordinance No. 23769.

The applicant proposes to amend the existing development plan to relocate the driveway locations along Skillman Street and Larmanda Street so as to better accommodate a proposed car wash use.

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

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

<http://www.dallascityattorney.com/51P/Articles%20Supp%207/Article%20530.pdf>

STAFF RECOMMENDATION: Approval.

List of Officers

General Partner

FWLB, LLC

Fran S. Nucherenno, Member

John E. Neill, Member

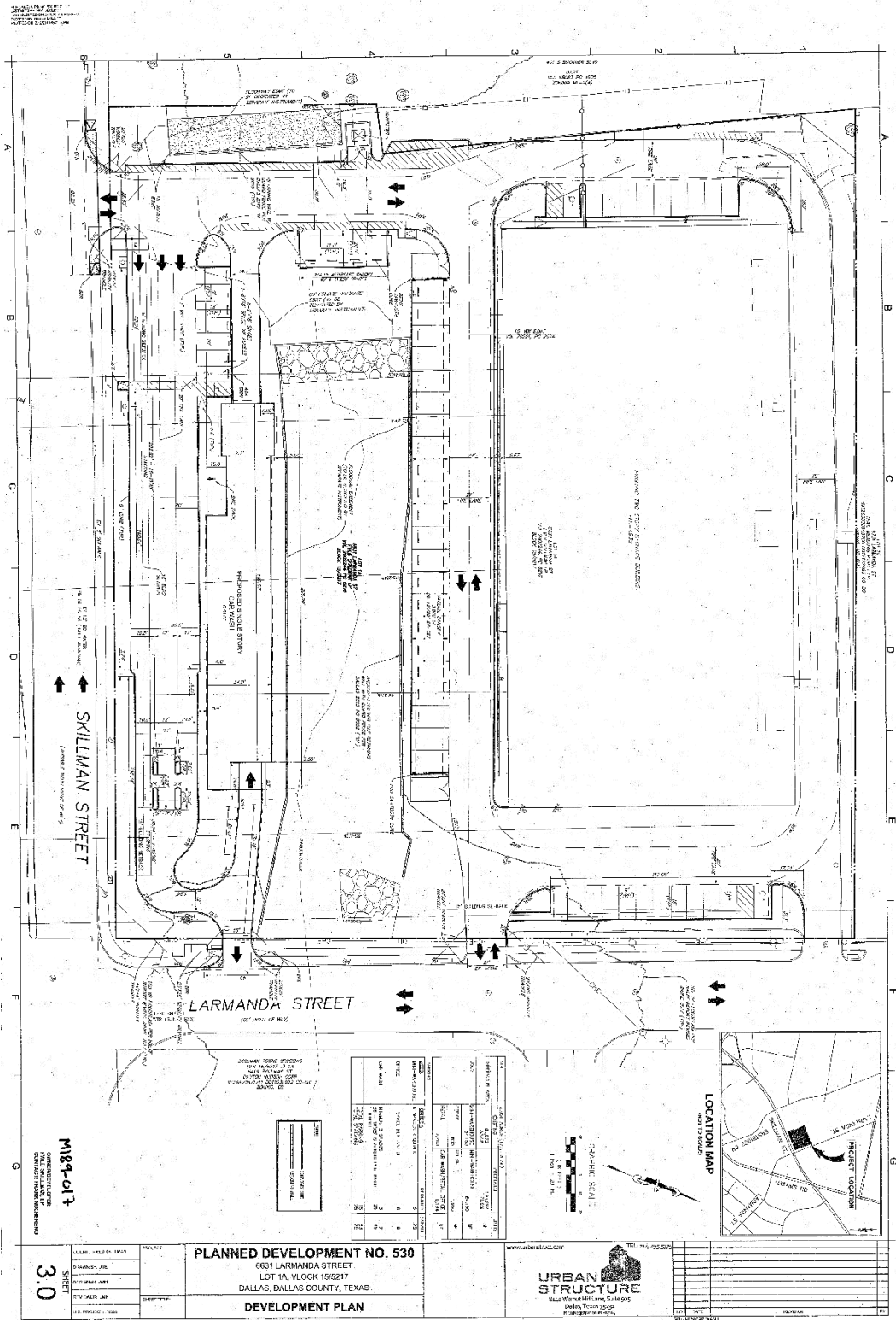
Limited Partners

Frank S. Nucherenno

Wildwood Partners, LTD

John E. Neill, General Partner

Proposed Development Plan



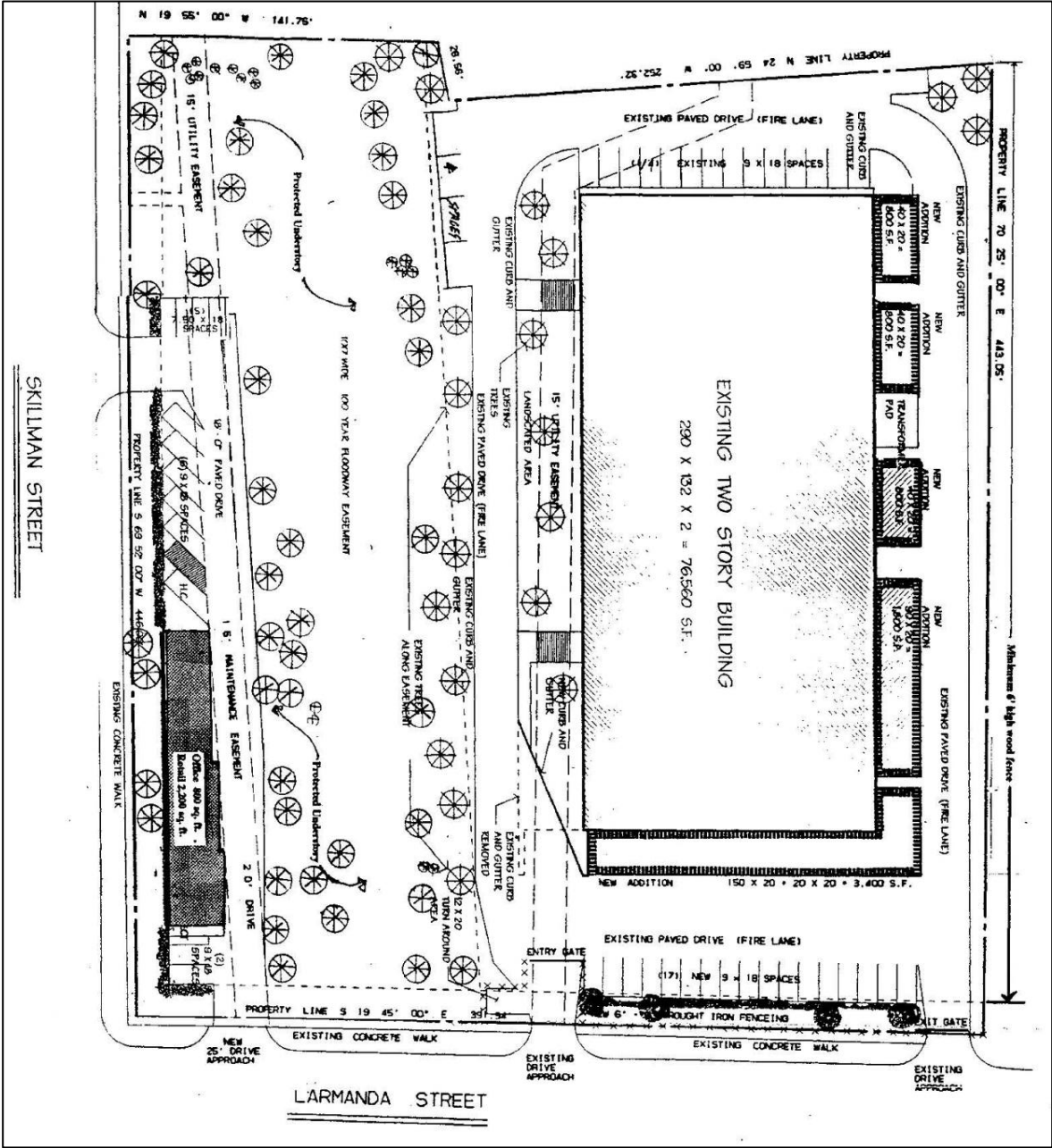
Proposed Development Plan - Enlarged

Drive location readjusted

Car wash location

Drive location readjusted

Existing Development Plan

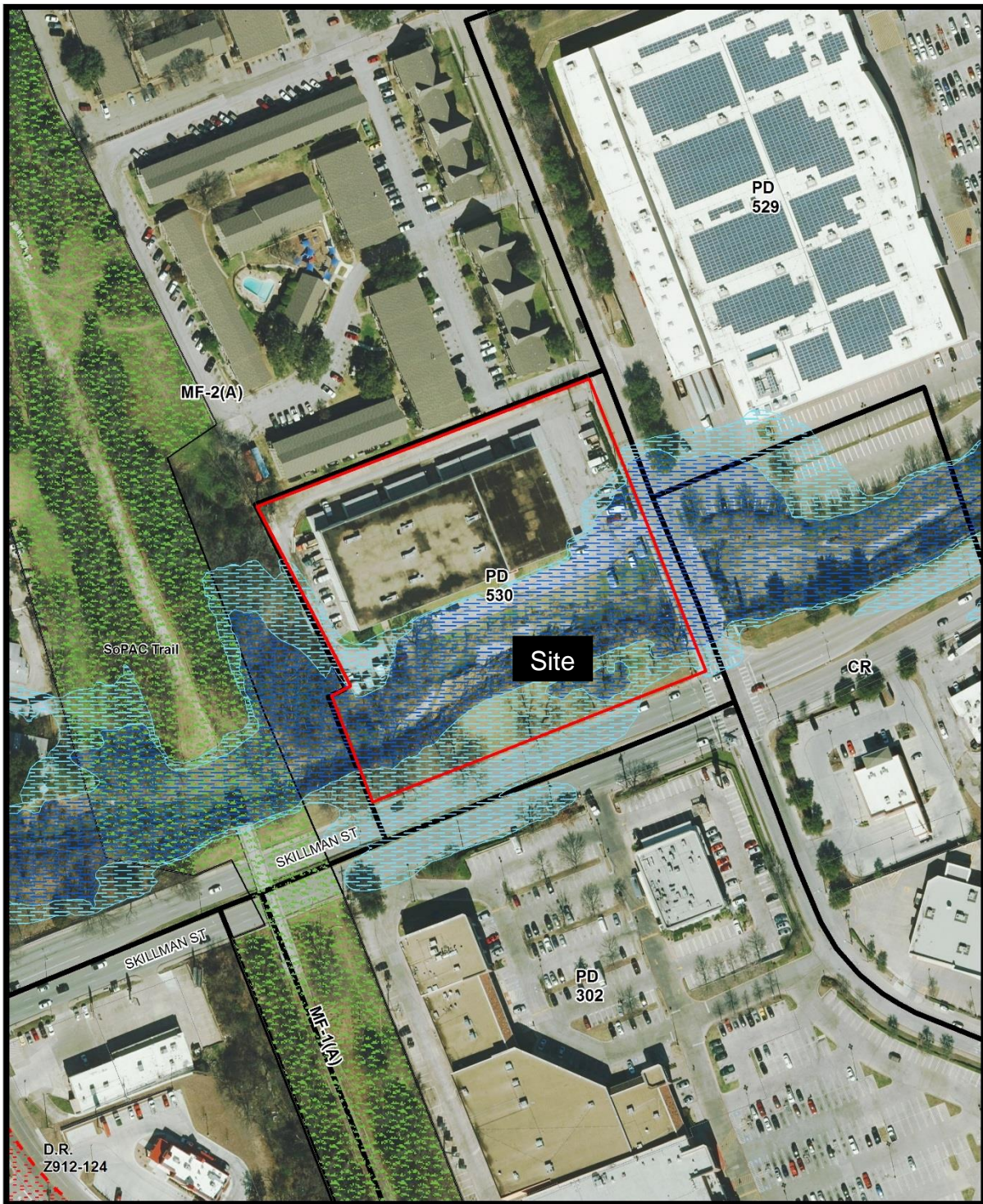




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Zoning Map

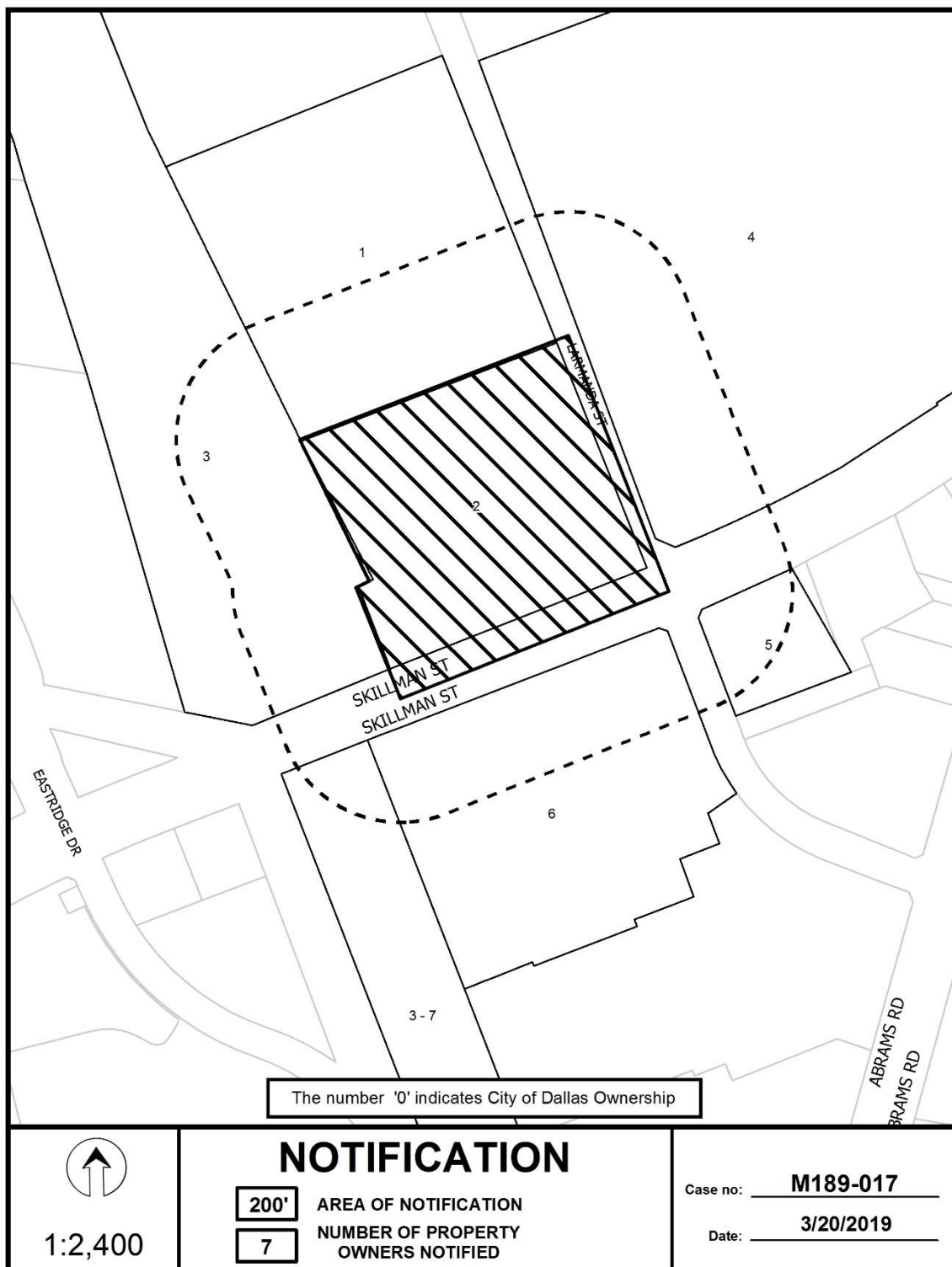
Printed Date: 3/25/2019



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Aerial Map

Printed Date: 3/25/2019



03/20/2019

Notification List of Property Owners

M189-017

7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6731 LARMANDA ST	TRAIL MEADOWS PTNR I LP
2	6631 LARMANDA ST	FWLB SKILLMAN LP
3	401 S BUCKNER BLVD	DART
4	6419 SKILLMAN ST	DAYTON HUDSON CORP
5	6400 SKILLMAN ST	RDF 221 SKILLMAN DALLAS TX LLC
6	6301 ABRAMS RD	TSCA-232 LP
7	401 S BUCKNER BLVD	DART

LOCATION: (1) St. Paul Street from IH-30 to Ervay Street; (2) Ervay Street from IH-30 to St. Paul Street/Bellevue Street

COUNCIL DISTRICT: 2

MAPSCO: 45Q

PLANNER: Kimberly Smith

SUBJECT

Amendments to the City of Dallas Thoroughfare Plan to: (1) delete St. Paul Street from IH-30 to Ervay Street; and (2) change the dimensional classification of Ervay Street from IH-30 to St. Paul Street/Bellevue Street from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with bicycle facilities in 60 feet of right-of-way.

BACKGROUND

Jim Lake Company has requested amendments to the City of Dallas Thoroughfare Plan on St. Paul Street and Ervay Street to facilitate redevelopment of the Historic Ambassador Hotel. The requests are to remove St. Paul Street between IH-30 and Ervay Street and to convert Ervay Street between IH-30 and St. Paul Street/Bellevue Street to a two-way operating roadway. St. Paul Street and Ervay Street currently operate as a one-way couplet with St. Paul Street in the southbound direction and Ervay Street in the northbound direction.

The applicant has worked with the City and stakeholders to provide continued southbound connectivity with modifications to Ervay Street beginning at Griffin Street West and continuing to the south.

STAFF RECOMMENDATION

Staff recommends approval to the City of Dallas Thoroughfare Plan to (1) delete St. Paul Street from IH-30 to Ervay Street; and (2) change the dimensional classification of Ervay Street from IH-30 to St. Paul Street/Bellevue Street from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with bicycle facilities in 60 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 21, 2019, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

CONTACT PERSONS:

Kimberly Smith, Senior Planner
Chelsea St. Louis, Chief Planner

214-671-8172
214-670-7748

MAP

Attached

FACT SHEET

PROPOSED COUNCIL AGENDA: May 22, 2019

PROJECT: An amendment to the City of Dallas Thoroughfare Plan to (1) delete St. Paul Street from IH-30 to Ervay Street; and (2) change the dimensional classification of Ervay Street from IH-30 to St. Paul Street/Bellevue Street from an existing couplet (EXST CPLT) to a special two-lane undivided roadway (SPCL 2U) with bicycle facilities in 60 feet of right-of-way.

BACKGROUND:

- St. Paul Street and Ervay Street are on the Bike Plan.
- St. Paul Street from IH-30 to Ervay Street is currently designated as an existing couplet (EXST CPLT) and operates as a two-lane southbound roadway.
- Ervay Street from IH-30 to St. Paul Street is currently designated as an existing couplet (EXST CPLT) and operates as a four-lane northbound roadway.

- Traffic Counts

Street	Limits	Source	Date	Count
St. Paul	Griffin W to Ervay	TxDOT	11/16/2009	1,570
Ervay	Griffin E to St. Paul	TxDOT	11/16/2009	2,140

- The 360 Plan proposed
 - St. Paul Street from IH-30 to Ervay Street one-lane southbound with a southbound buffered bike lane;
 - Ervay Street from IH-30 to St. Paul Street three-lanes northbound with a northbound buffered bike lane.
- Proposed project would put directional bike lanes on Ervay Street from IH-30 to St. Paul Street/Bellevue Street
- Public Meeting
 - February 28, 2019 – Public Meeting at Cedars Neighborhood Association Meeting, Ervay Theatre
 - 45 people attended the meeting
 - General comments were in support of removing the confusing ‘Y’ intersection of St. Paul and Ervay
- 148 property owners are in the notification area.
- City Plan Commission Thoroughfare Committee followed staff recommendations March 21, 2019

St. Paul Street

IH-30 to Ervay Street

Ervay Street

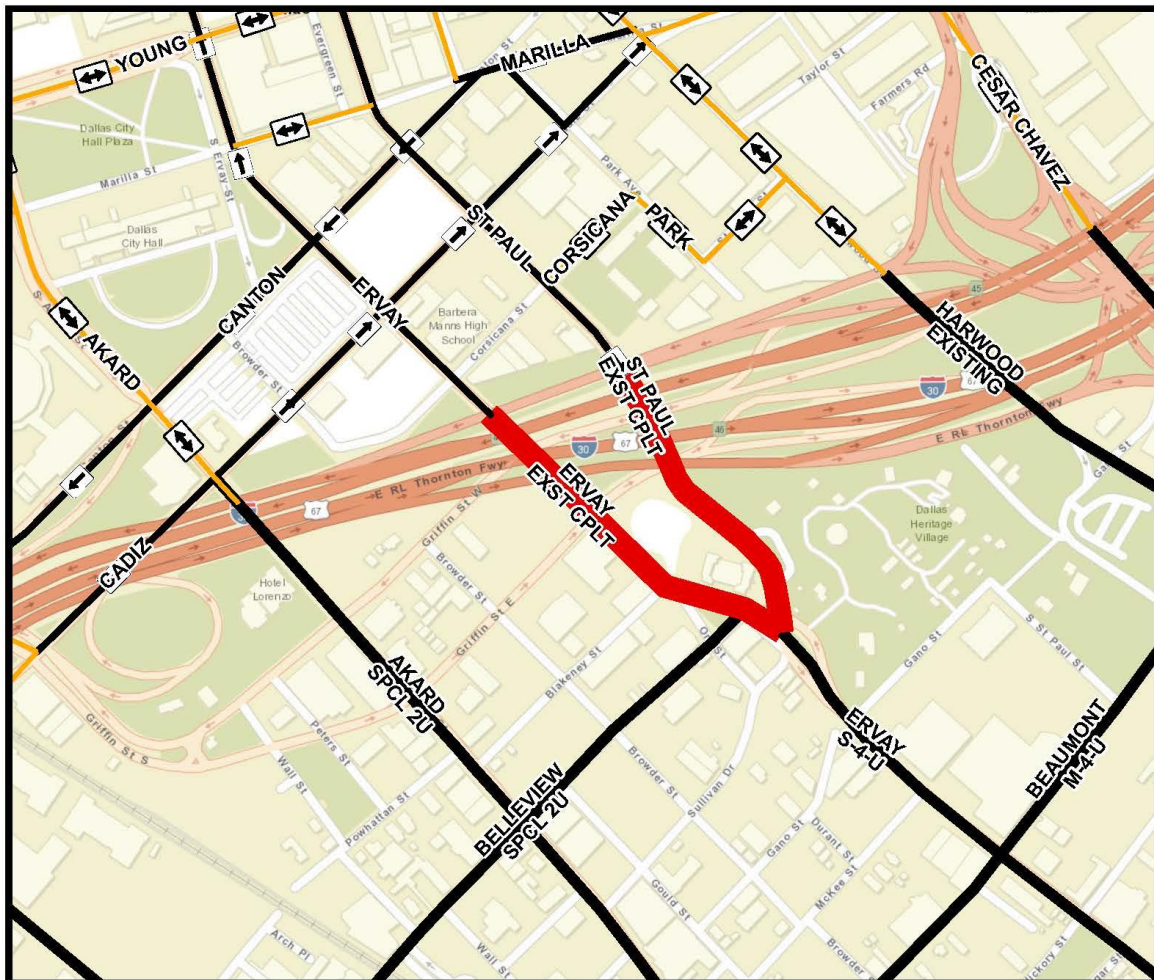
IH-30 to St. Paul Street

Council District: 2

MAPSCO: 45Q

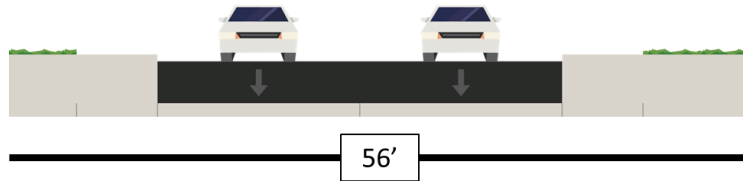


Thoroughfare Plan Amendment Map

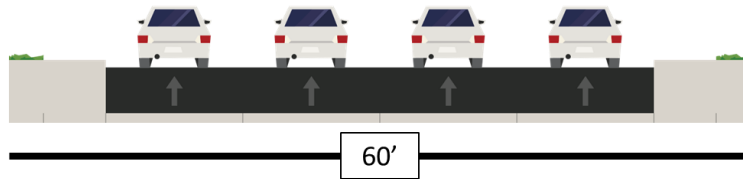


Existing Operations

St. Paul Street between IH-30 and Ervay Street

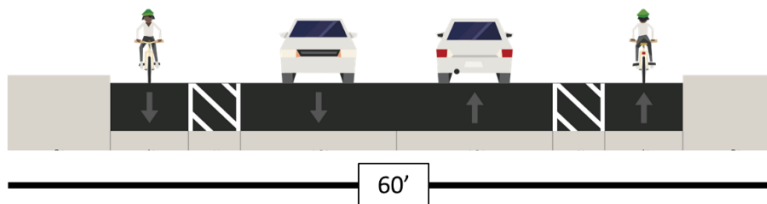


Ervay Street between IH-30 and St. Paul Street



Proposed Operation

Ervay Street between IH-30 and St. Paul Street/Bellevue Street



Proposed Network



CITY PLAN COMMISSION

THURSDAY, APRIL 4, 2019

Planner: Carlos A. Talison Sr., M.P.A.

FILE NUMBER: Z189-186(CT)

DATE FILED: January 31, 2019

LOCATION: Northeast line of South Central Expressway, between McCommas Bluff Road and Youngblood Road

COUNCIL DISTRICT: 8

MAPSCO: 67 K

SIZE OF REQUEST: ±11.848 acres

CENSUS TRACT: 202.00

APPLICANT/OWNERS: Desev Investment Group, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Specific Use Permit for a commercial motor vehicle parking use on property zoned an IM Industrial Manufacturing District.

SUMMARY: The proposed request will allow for the parking of commercial vehicles on the subject site.

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

BACKGROUND INFORMATION:

- The request site is improved with a gravel surface and storage building.
- The previous use was an outside salvage and reclamation [Southwest Shingle Recycling] with a Certificate of Occupancy issued on November 30, 2011. No building was required on the site for this use.

Zoning History: There has been one zoning change requested in the area in the last five years.

1. **Z178-376** On February 28, 2018, the City Council approved a request for an IM Industrial Manufacturing District on property zoned a CS Commercial Service District, as well as an SUP for an industrial (outside) potentially incompatible use limited to a concrete crushing facility.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
South Central Expressway	Principal Arterial	107 ft.
McCommas Bluff Road	Local	20 ft.

Traffic:

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

Land Use:

	Zoning	Land Use
Site	IM	Partially Developed
North	IM SUP 773	Office Showroom Warehouse
South	IR SUP 2273	Industrial (outside) potentially incompatible use limited to a concrete crushing facility
East	IR SUP 705	Sanitary Landfill Operation [McCommas Landfill]
West	A(A) CS	Auto Service Center

Comprehensive Plan:

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

The request site is located within a part of the city where the development pattern has transitioned to a mix of light and heavy industrial (inside) uses. Therefore, the commercial motor vehicle lot would conform to the previously approved rezoning of the adjacent properties.

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.

In general, the applicant's request is consistent with the goals and policies of the Comprehensive Plan.

STAFF ANALYSIS:

Land Use Compatibility:

A commercial motor vehicle parking use allows for a facility for the temporary, daily, or overnight parking of commercial motor vehicles as defined in the use regulations for a truck stop, and/or motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles, for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if parking is not accessory to a main use on the lot. The Development Code requires a Specific Use Permit for a commercial motor vehicle parking in the IM Industrial Manufacturing District if located within 500 feet of a residential district, measured in a straight line, without regard to intervening structures or objects, from the nearest of the lot where the use is conducted to the nearest boundary of the zoning district at issue. Property to the west of the area request are zone an A(A) Agricultural District.

The request site is located within an industrial area and is adjacent to several auto service and industrial uses. This area has been zoned for industrial and light commercial uses since the 1970s.

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.

Landscaping:

The request does not trigger landscape requirements currently. Should paving be required, the site would trigger landscape requirements at 2,000-square-feet of non-permeable coverage.

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 an identified market type category, it is closest to Category H to the north and northwest of the site.

Parking:

The proposed commercial motor vehicle parking use does not require off street parking or loading. Per Section 51A-4.301(d)(2), for a use other than a single family, duplex, or vehicle storage lot use, each off-street parking space must be clearly and permanently identified by stripes, buttons, tiles, curbs, barriers, or another method approved by the building official. Moreover, Section 51A-4.301(d)(4) states, for a use other than a single family, duplex, or vehicle storage lot use, the surface of an enclosed or unenclosed parking space, maneuvering area for parking, or a driveway which connects to a street or alley must be on a compacted sub-grade, and must consist of:

- (A) concrete paving;
- (B) hot mix asphalt paving which consists of a binder and surface course; or
- (C) a material which has equivalent characteristics of Subsections (d)(4)(A) or (d)(4)(B) and has the approval of the building official.

Should the applicant not want to provide this material, alternate surface approval may be obtained through our Engineering Division. Assuming an alternate material is approved, it does not have to be striped. The site plan must show striping to ensure the required parking is met.

Z189-186(CT)

List of Officers

Desev Investment Group, LLC

Edwin Maldonado

Ghislaime Castro

Diego Maldonado

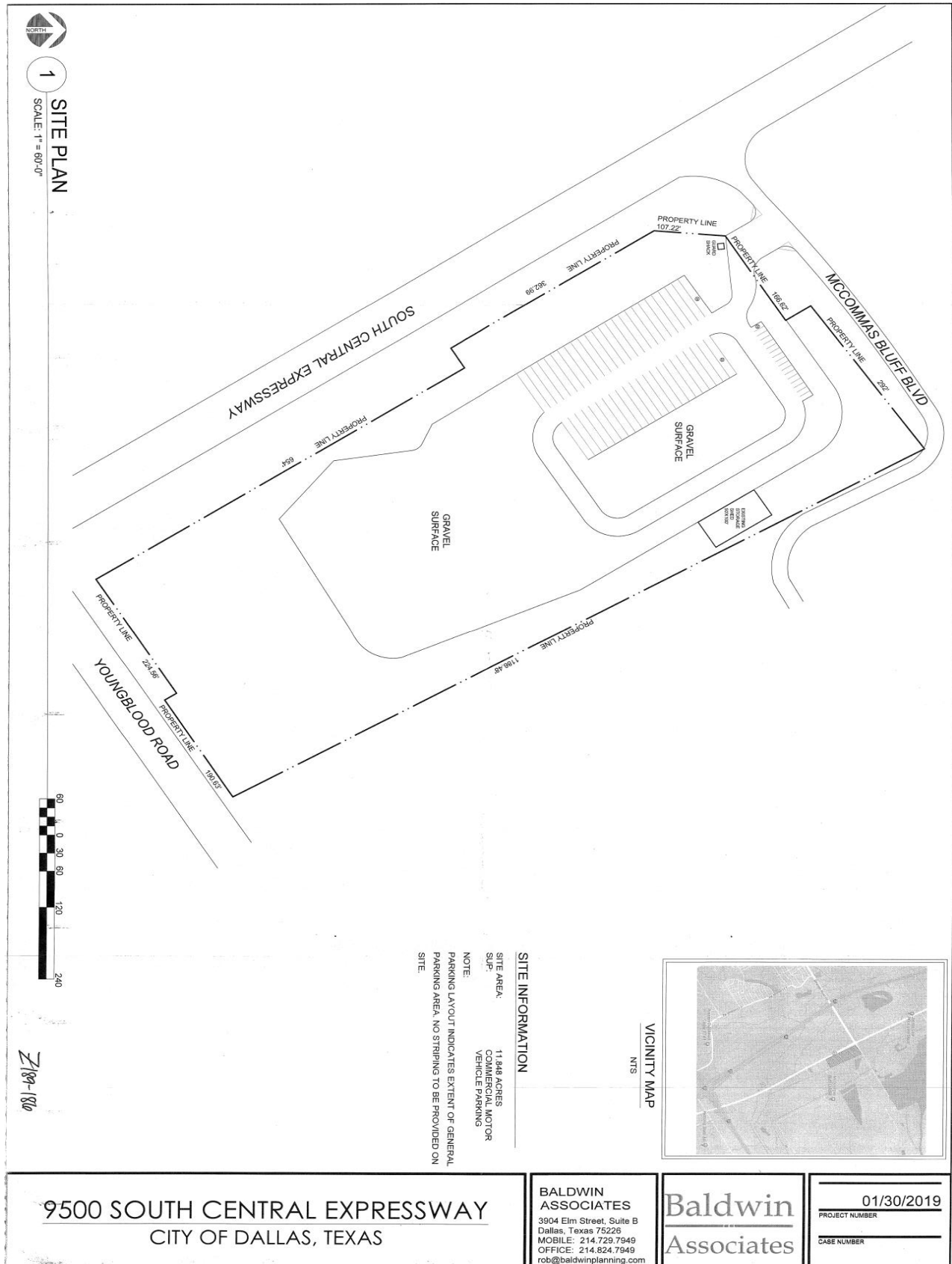
Eliana Maldonado

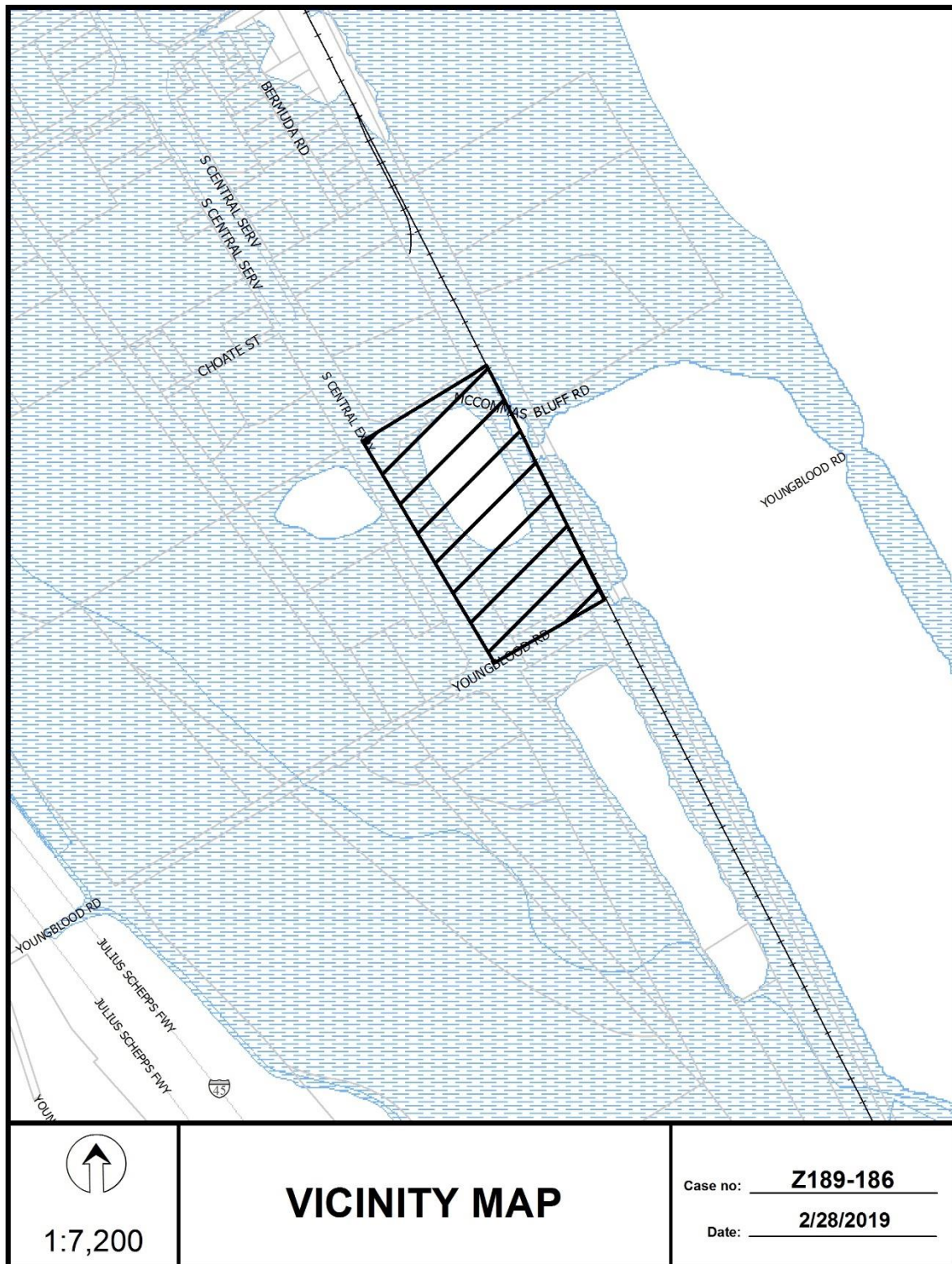
PROPOSED SUP CONDITIONS

PROPOSED SUP CONDITIONS

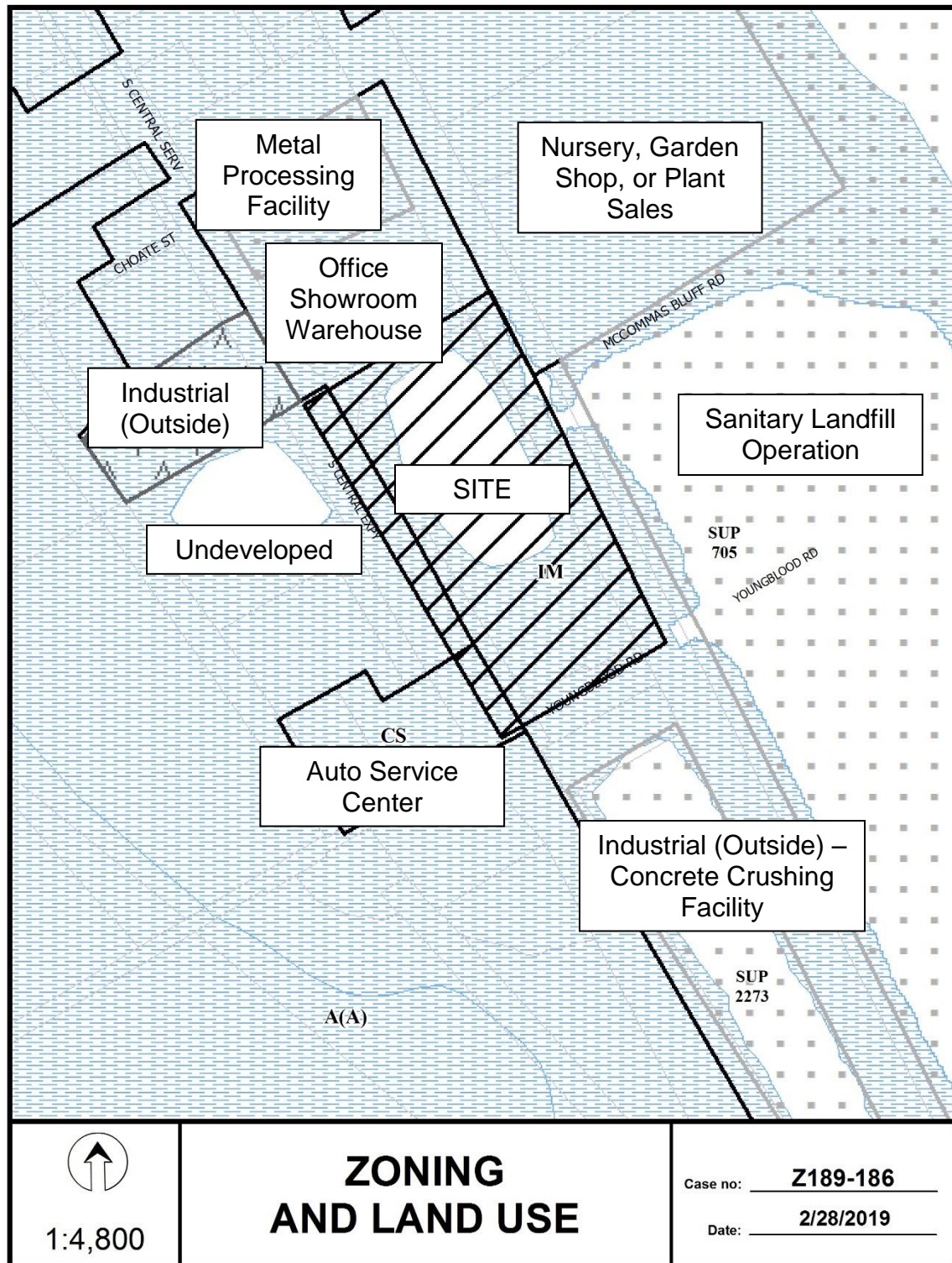
1. USE: The only use authorized by this specific use permit is commercial motor vehicle parking.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of this Ordinance), but is eligible for automatic renewals for additional five-year periods pursuant to section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For Automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: the Code currently provides that applications for automatic renewal must be filed after the 10 and before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.
4. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.
5. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules and regulations of the City of Dallas.

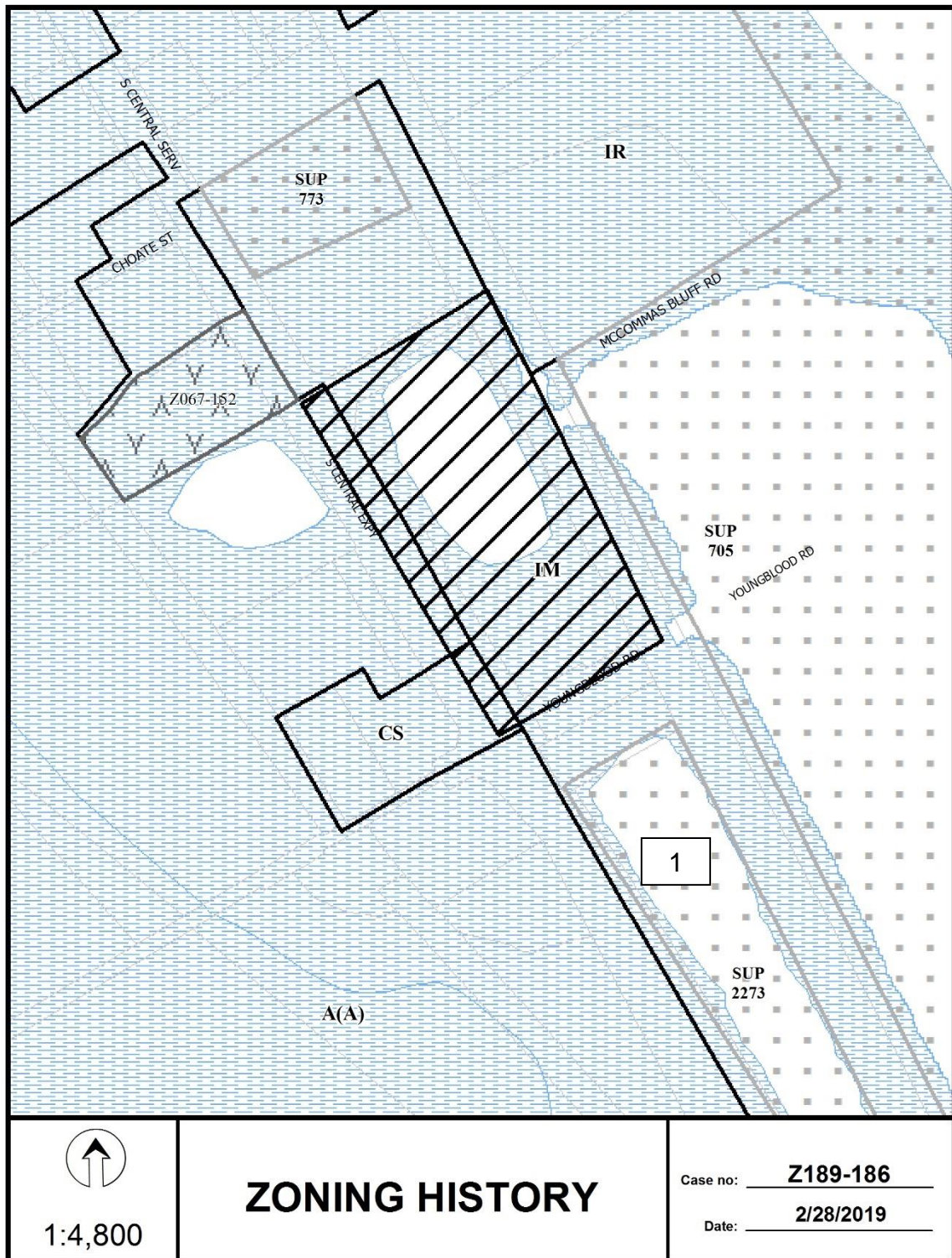
Proposed Site Plan











Z189-186(CT)



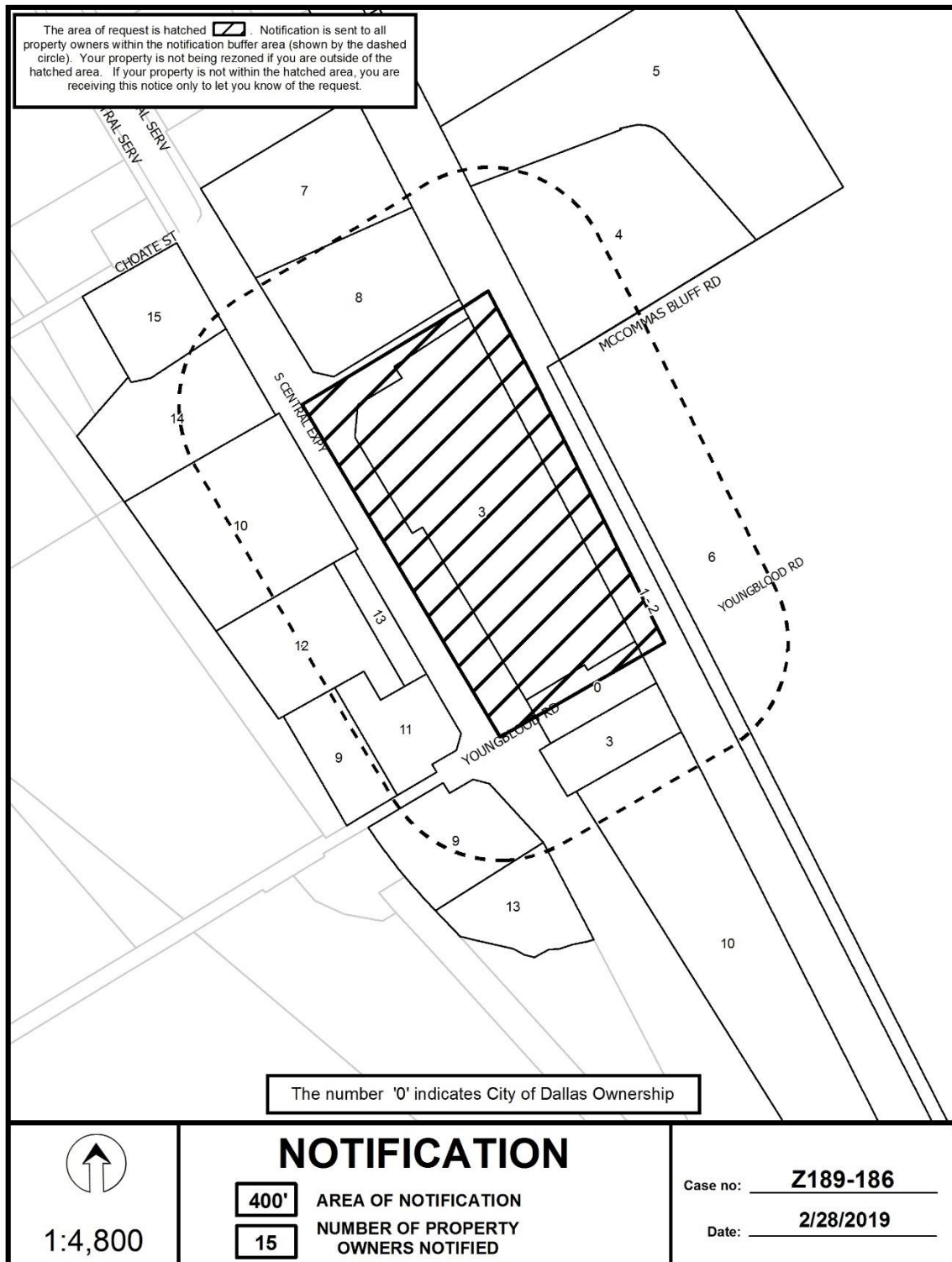
MVACluster A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 2/28/2019



02/28/2019

Notification List of Property Owners

Z189-186

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
2	9999 NO NAME ST	UNION PACIFIC RR CO
3	9500 S CENTRAL EXPY	DESEV INVESTMENT GROUP LLC
4	5543 MCCOMMAS BLUFF RDCASA FLORA INC	
5	5453 MCCOMMAS BLUFF RDENVIRONMENTAL INVESTMENTS	
6	5200 SIMPSON STUART RD	FCC S A
7	9506 S CENTRAL EXPY	EISENBERG INVESTMENTS CENTRAL
8	9550 S CENTRAL EXPY	ALVARADO DOUGLAS &
9	9600 S CENTRAL EXPY	COMET AUTO SALVAGE INC
10	9601 S CENTRAL EXPY	BROWN FAMILY LEWISVILLE RR FAMILY 1ST LP
11	5305 YOUNGBLOOD RD	NICKS BIG TRUCK SALES
12	9651 S CENTRAL EXPY	NELAN COMPANY THE
13	9701 S CENTRAL EXPY	County of Dallas
14	9505 S CENTRAL EXPY	CCR EQUITY HOLDINGS ONC LLC
15	9505 S CENTRAL EXPY	ALMIRA INDUSTRIAL & TRADING CORP

FILE NUMBER: Z189-190(PD)

DATE FILED: February 4, 2019

LOCATION: West side of Greenville Avenue, southeast of Ross Avenue

COUNCIL DISTRICT: 2

MAPSCO: 36 X

SIZE OF REQUEST: ± .05 acres

CENSUS TRACT: 10.02

APPLICANT: Ships Lounge

REPRESENTATIVE: Audra Buckley, Permitted Development

OWNER: Nayeb Family LP

REQUEST: An application for a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern use on property zoned Planned Development District No. 842 for CR Community Retail District uses.

SUMMARY: The applicant requests to operate a bar, lounge, or tavern [Ships Lounge] with approximately 1,060 square feet of floor area past midnight

STAFF RECOMMENDATION: **Hold under advisement until May 2, 2019.**

BACKGROUND INFORMATION:

- The ±2,215-square foot area of request is comprised of approximately 1,060-square feet of floor area within a 24,215-square foot shopping center constructed in the 1940s and currently containing a mix of uses.
- On November 23, 1965, a Certificate of Occupancy (CO) was issued for a lounge use. The request site has not changed uses since the issuance of the CO; therefore, the lounge is considered legally nonconforming and allowed to operate without acquiring an SUP.
- The applicant began operating the lounge use in 1980.
- Pursuant to the provisions of PDD No. 842, a Specific Use Permit for late hours is required in order for the establishment to operate after midnight. The applicant proposes to operate from 11:00 am to 2:00 am (the next day), Monday through Sunday.
- On December 14, 2011, the City Council SUP No. 1922 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern for a four-year period with automatic termination on December 14, 2015.
- On December 5, 2015, the City Plan Commission denied the renewal of Specific Use Permit No. 1922.

Zoning History: There have been two zoning requests in the area within the past five years.

1. **Z178-186:** On April 25, 2018, the City Council approved an authorized hearing to determine the proper zoning on 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 North Haskell to South Carroll Avenue, Main Place, South Prairie Avenue, Columbia Avenue, and North Fitzhugh Avenue
2. **Z145-343:** On December 5, 2015, the City Plan Commission denied the renewal of Specific Use Permit No. 1922 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern use on property zoned Planned Development District No. 842.

Thoroughfares and Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Major Arterial	Variable Width
Ross Avenue	Major Arterial	Variable Width

Traffic:

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

Comprehensive Plan:

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

The applicant's request is consistent with the following goals and policies of the comprehensive plan.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN

GOAL 5.1 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:

	Zoning	Land Use
Site	PDD No. 842, DDO Demolition Delay Overlay	Lounge
North	PDD No. 842, DDO Demolition Delay Overlay	Vacant
East	PDD No. 842, DDO Demolition Delay Overlay	Personal service
South	PDD No. 842, DDO Demolition Delay Overlay	Retail & Personal service
West	PDD No. 842, DDO Demolition Delay Overlay	Personal service

STAFF ANALYSIS:

Land Use Compatibility:

The request site is improved with an approximately 1,060-square foot, one-story bar, lounge or tavern use [Ships Lounge] within a shopping center. On November 23, 1965, a Certificate of Occupancy for a lounge was issued for the request site. The request site has not changed uses since the issuance of the Certificate of Occupancy; therefore, the lounge use is considered legally nonconforming and does not require an SUP. Pursuant to the provisions of PDD No. 842, a Specific Use Permit for late hours is required for the establishment to operate after midnight.

Surrounding land uses include a vacant structure to the north; personal service uses to the east and west, and, retail and personal service uses to the south. The closest residential development is more than 300 feet to the east of the request site.

The main uses permitted in PDD 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. PDD No. 842 is intended to help mitigate the possible negative impacts of late hour uses on adjacent residential neighborhoods. No establishments will be required to cease operation per PDD No. 842; all businesses may continue to operate between the hours of 6:00 a.m. and 12:00

a.m. without having to obtain a Specific Use Permit. In order to operate 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.

Police Report:

Crime statistics covering the period from December 14, 2011 to date will be provided at the CPC meeting. The City Council approved the request for SUP No. 1922 on December 14, 2011 and the SUP request expired on December 14, 2015.

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 applicant's request, subject a site plan and conditions, complies with the general provisions for consideration of an SUP. However, staff is working through concerns of increasing a nonconforming use and recommends holding the request under advisement until May 2, 2019, as requested by the applicant.

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 surrounded by "C" MVA clusters.

Parking:

Pursuant to §51A-4.210, a restaurant requires one (1) space per 100 square feet of floor area. Therefore, the ±1,060-square foot lounge requires 11 spaces. As depicted on the site plan, 51 spaces are provided onsite.

Landscaping:

Landscaping is required in accordance with Article X, as amended of the Dallas Development Code. However, the applicant's request will not trigger landscape requirements, as no new construction is proposed on the site.

Partners/Principals/Officers:

Nayeb Family LP:

Farhad Nayeb, Principal

General Partner: Nayeb Real Estate, L.L.C

Naser Nayeb, Managing Member

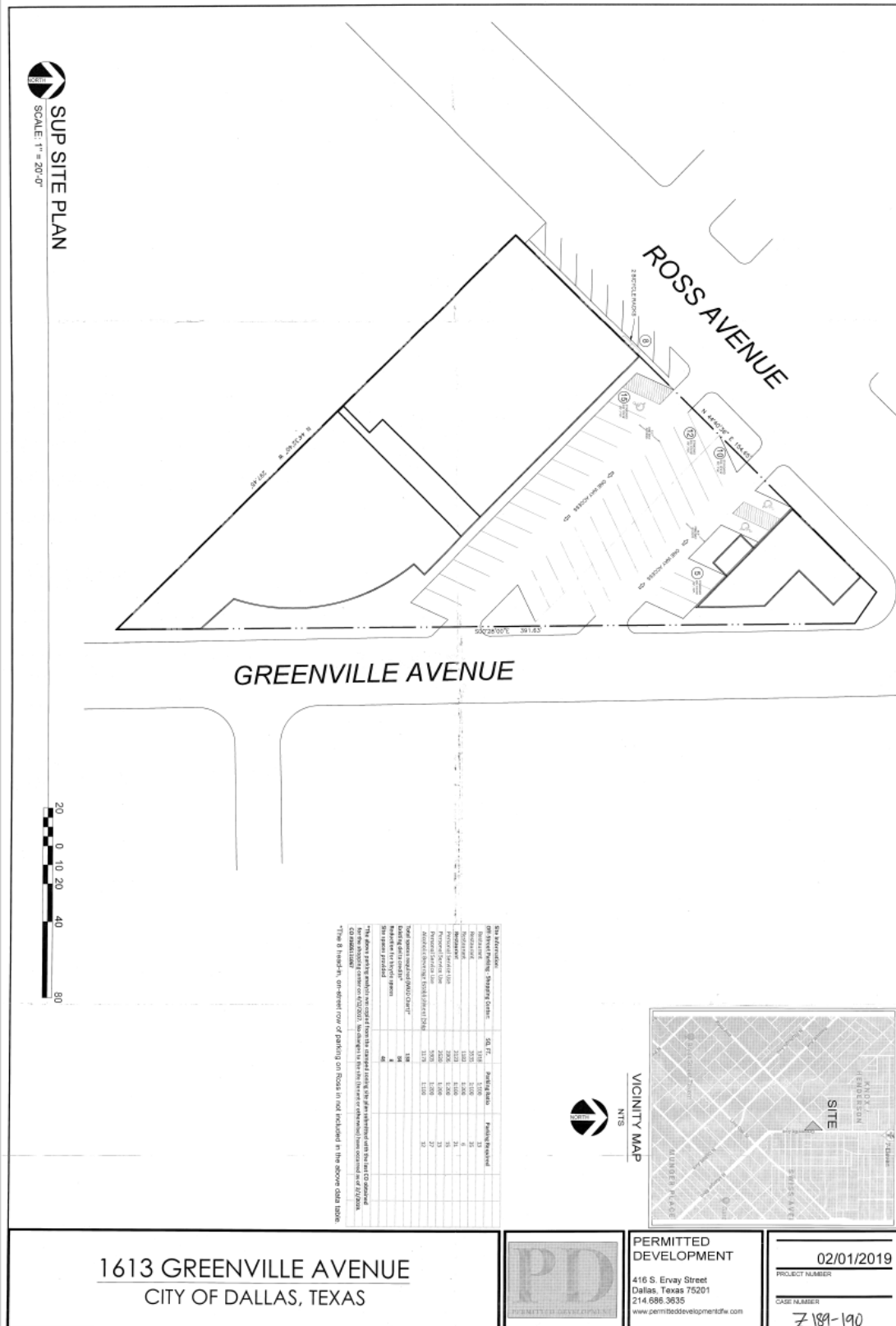
Farhad Nayeb, Managing Member

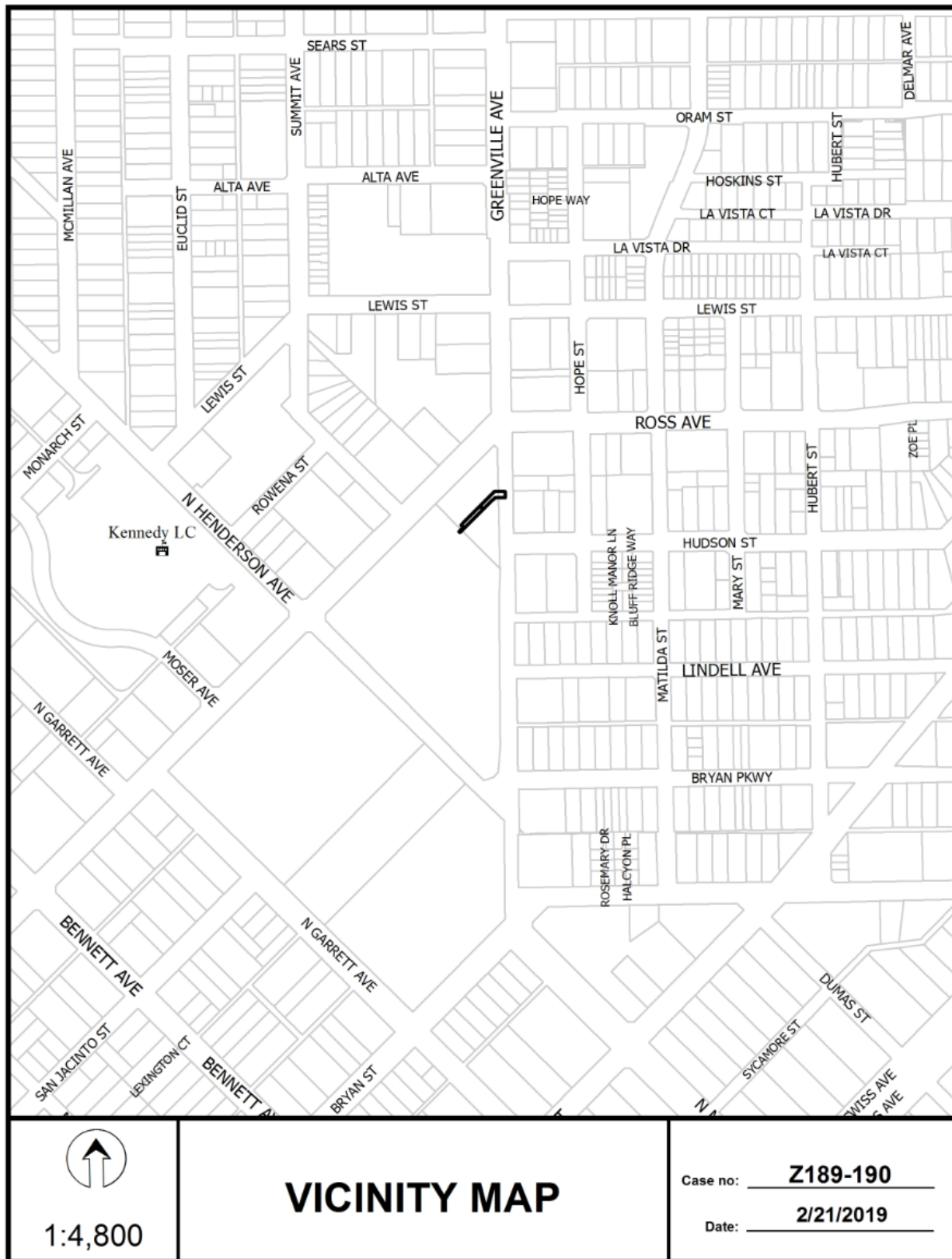
Fawad Nayeb, Managing Member

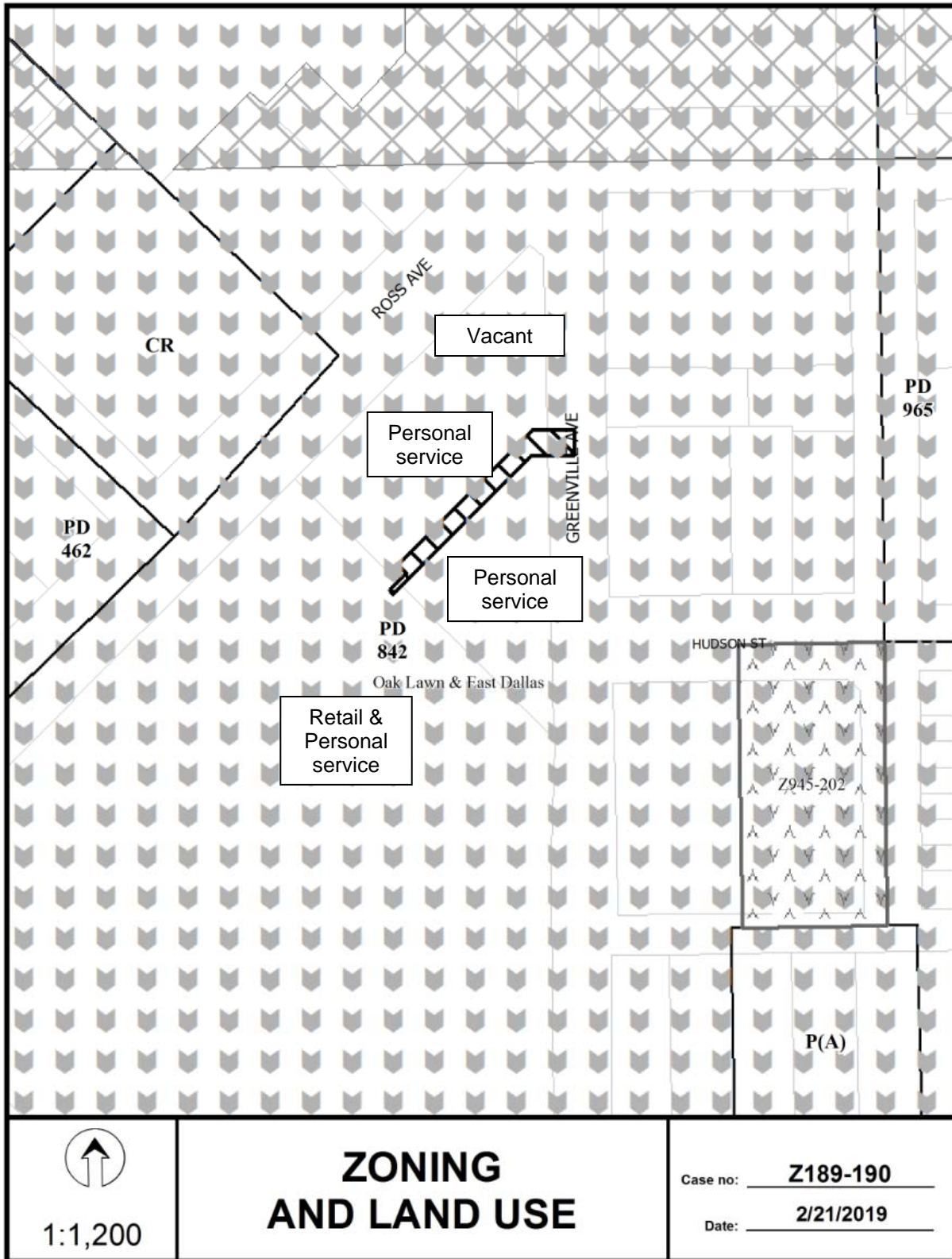
Proposed SUP Conditions

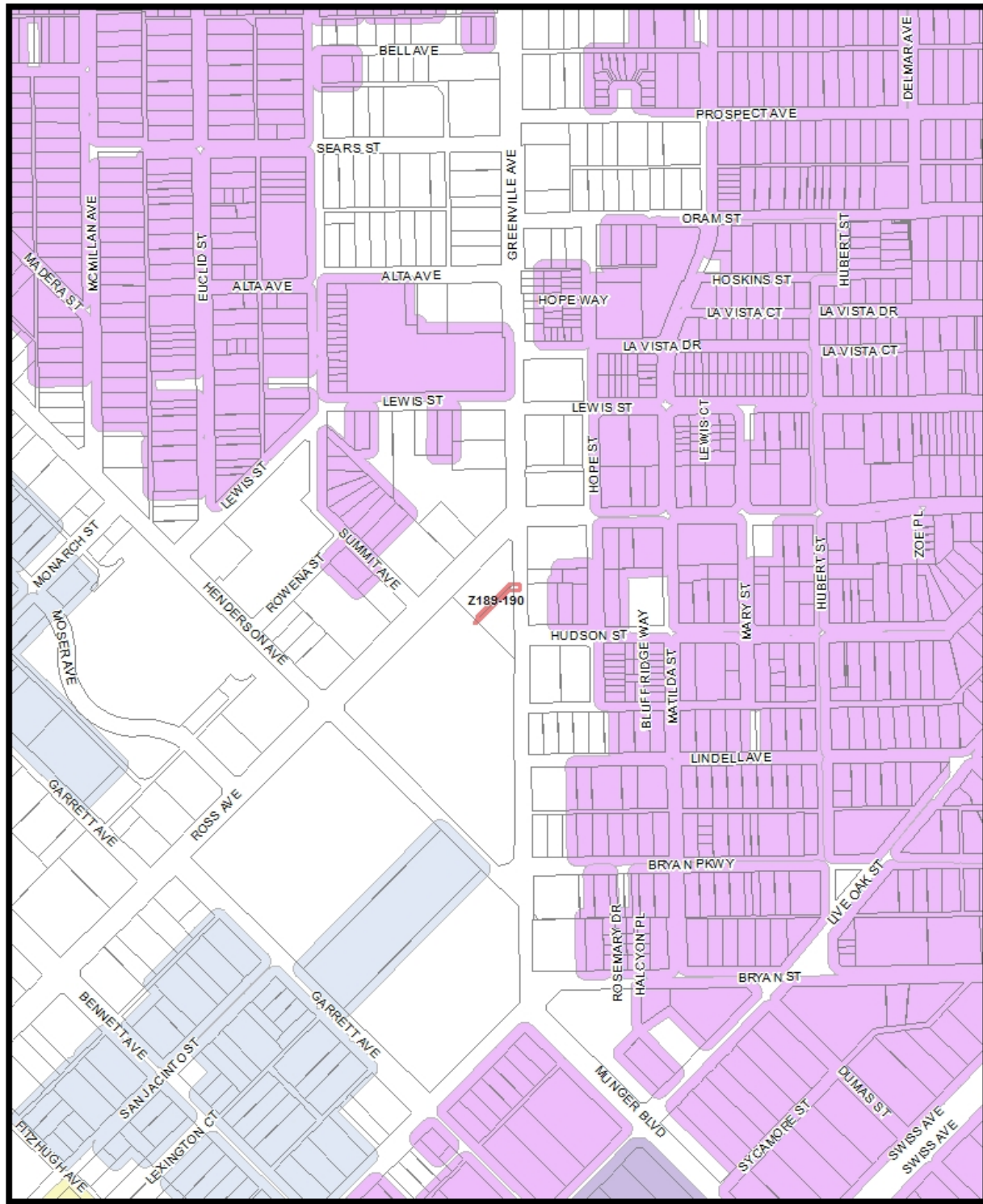
1. USE: The only use authorized by this specific use permit is a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit automatically terminates on (one year).
4. FLOOR AREA: The maximum floor area is 1,060 square feet in the location shown on the attached site plan.
5. HOURS OF OPERATION: The late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern may only operate between 12:00 a.m. (midnight) and 2:00 a.m., Monday through Sunday. All customers must be removed from the Property by 2:15 a.m.
6. CERTIFICATE OF OCCUPANCY: The owner or operator must obtain a certificate of occupancy for a late-hours establishment before operating after 12:00 a.m. (midnight).
7. OUTSIDE SPEAKERS: Outside speakers are prohibited.
8. PARKING: Parking must comply with the attached site plan.
9. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
10. GENERAL REQUIREMENT: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan









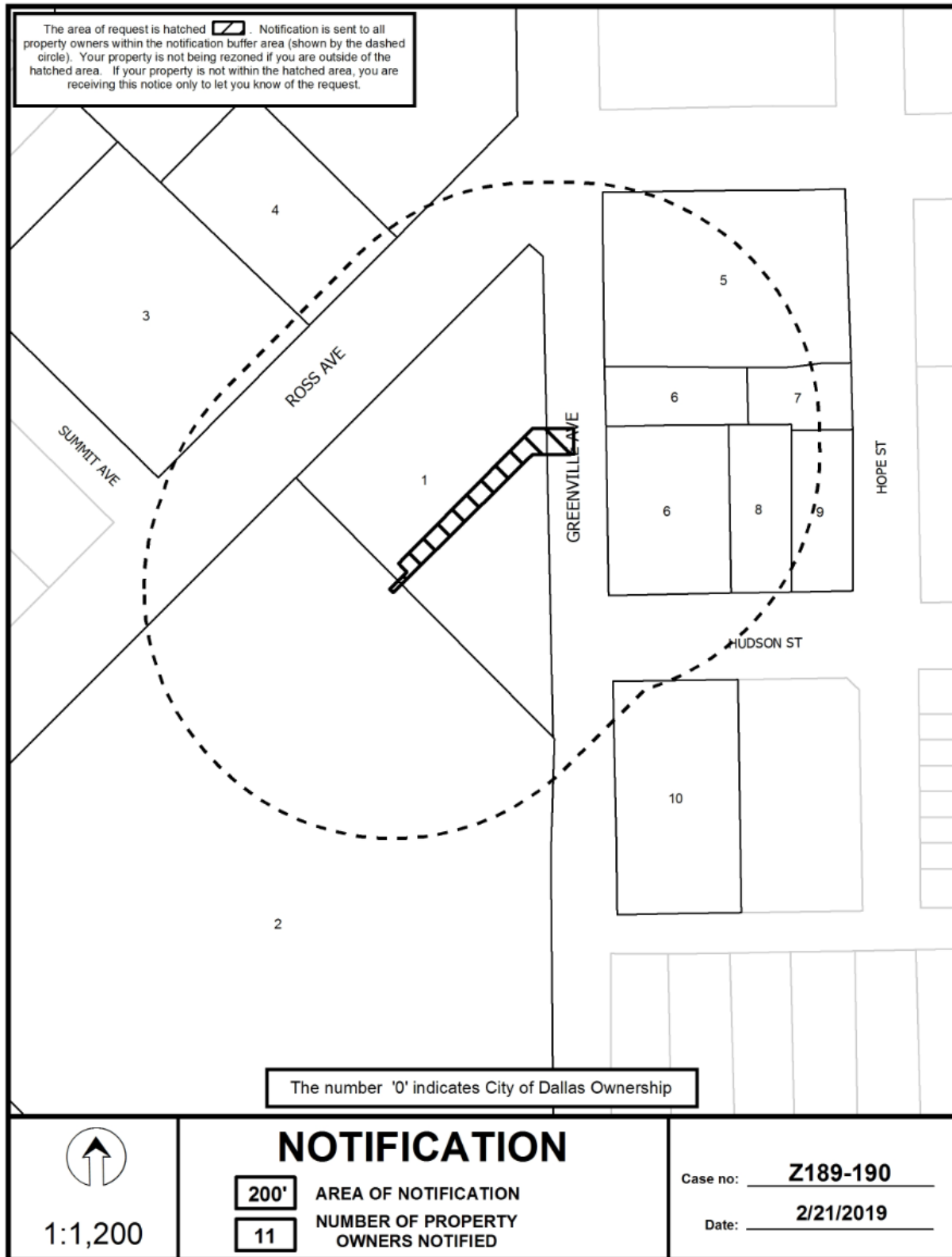
MVA Cluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 2/21/2019



02/21/2019

Notification List of Property Owners

Z189-190

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5434 ROSS AVE	NAYEB FAMILY LP
2	5334 ROSS AVE	ROSS HENDERSON DEV GROUP
3	5403 ROSS AVE	MCDONALDS CORP
4	5415 ROSS AVE	GABERINO JAMES D ETAL LTD
5	1616 GREENVILLE AVE	AMERCO REAL ESTATE CO
6	1606 GREENVILLE AVE	GOODWILL INDUSTRIES OF
7	1615 HOPE ST	POSPISIL BENJAMIN PAUL
8	5509 HUDSON ST	CAMPBELL ROBIN LEE
9	5513 HUDSON ST	HARBER CAROL
10	1516 GREENVILLE AVE	MARS PARTNERS JOINT
11	5429 ROSS AVE	CHAN ALVIN B INC

FILE NUMBER: Z178-378(SM) **DATE FILED:** September 20, 2018

LOCATION: Northeast corner of Lake June Road and Holcomb Road

COUNCIL DISTRICT: 5 **MAPSCO:** 58 M

SIZE OF REQUEST: Approx. 16,988.4 sq. ft. **CENSUS TRACT:** 92.10

OWNER/APPLICANT: Karim Rashid, President, Secretary, and sole owner of Creek Rental Property, LLC and Vortex Business Inc.

REPRESENTATIVE: Parvez Malik, Business Zoom

REQUEST: An application for a renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The applicant proposes to continue to sell alcohol for off-premise consumption in conjunction with the existing convenience store [Buy & Ride].

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

BACKGROUND INFORMATION:

- The request site is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station.
- The proposed use is to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property.
- Although the general merchandise or food store 3,500 square feet or less is permitted by right, the sale of alcoholic beverages requires a specific use permit in the D-1 Liquor Control Overlay.
- On August 10, 2011, SUP No. 1871 was approved by Council with a two-year approval period with eligibility for five-year automatic renewals.
- On October 8, 2013, Council approved an amendment to SUP No. 1871 for a five-year period with eligibility for five-year automatic renewals.
- On August 2018, the site's Chapter 12B Convenience Store registration expired.
- On March 8, 2019, the site passed inspections and is currently in compliance with Chapter 12B Convenience Store registration requirements.

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

1. **Z167-146:** On October 24, 2018, the City Council approved a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District located on the north line of Lake June Road, east of Holcomb Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	ROW
Lake June Road	Principal Arterial	80 ft.
Holcomb Road	Local	60 ft.

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

Comprehensive Plan:

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

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

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

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	CR-D-1	General Merchandise store & fueling station
North	R-7.5(A)	Undeveloped, Single Family
East	CR with DR No. Z167-146	Undeveloped
South	CR-D-1 with SUP No. 1866, RR-D	General Merchandise store & fueling station, Auto related uses
West	RR-D	Auto related uses

Land Use Compatibility:

The site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station. The applicant proposes to continue to sell alcohol for off-premise consumption in conjunction with the general merchandise use on the property, which is requires a Specific Use Permit in the D-1 Liquor Control Overlay.

The surrounding land uses consist of a variety of auto related, retail, and convenience stores with fueling station uses along Lake June Road. There are two convenience stores with fueling stations that are located on the southeast and southwest corners of Lake June Road and Holcomb Road. Properties north of the request site are developed with residential uses and the undeveloped land to the east was recently approved a zoning change to allow certain CR Community Retail District uses.

The "D-1" Overlay District is a Liquor Control Overlay District which requires an individual to obtain a Specific Use Permit in order to sell or serve alcoholic beverages, or setups for alcoholic beverages, for consumption on or off the premises.

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

The general merchandise use is also regulated by Chapter 12B of the Dallas City Code, Convenience Stores. This chapter applies to all convenience stores, which is defined as any business that is primarily engaged in the retail sale of convenience goods, or both convenience goods and gasoline, and has less than 10,000 square feet of retail floor space; the term does not include any business that has no retail floor space accessible to the public. The purpose of Chapter 12B is to protect the health, safety, and welfare of the citizens of the city of Dallas by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that occurs in convenience stores in the city. This chapter establishes a registration program for convenience stores and provides requirements relating to:

- surveillance camera systems,
- video recording and storage systems,
- alarm systems,
- drop safes,
- security signs,
- height markers,
- store visibility,
- safety training programs, and
- trespass affidavits.

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. The site is currently in compliance with Chapter 12B.

The applicant's request, subject to the attached conditions, is consistent with the intent of the Dallas Development Code. Staff supports the proposed five-year time period but does not support eligibility for automatic renewals because it will require that the request be reevaluated to ensure the use is compatible in this location and in compliance with Chapter 12B Convenience Store registration requirements, which the operator has struggled with in this application.

Landscaping:

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

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store use at one space for each 200 square feet of floor area and two spaces for a motor vehicle fueling station. Therefore, the development requires 12 spaces and 13 are provided on 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. The area of request is not within an identifiable MVA category; however, it abuts an "H" MVA cluster on the north.

Crime Report:

Since August 10, 2011, to March 1, 2019, the subject site has experienced 159 phone calls to the Dallas Police Department (DPD), of which five calls were coded emergency and 81 calls were coded urgent. DPD also reported the following 55 incidents and six arrest charges as detailed below within the same time period since the previous SUP approval action.

Calls:

Incident No.	Date	Time	Problem	Priority Description
19-0360832	3/1/2019	10:35:00 AM	58 - Routine Investigation	7 - Unit Initiated
19-0295880	2/19/2019	12:04:00 AM	40/01 - Other	2 - Urgent
18-2024021	11/6/2018	6:01:00 PM	09 - Theft	4 - Non Critical
18-1823620	10/6/2018	7:13:00 AM	PH - Panhandler	4 - Non Critical
18-1773620	9/28/2018	7:35:00 PM	46 - CIT	2 - Urgent
18-1761424	9/26/2018	9:51:00 PM	40 - Other	3 - General Service
18-1391725	8/1/2018	1:45:00 PM	40 - Other	3 - General Service
18-1389929	8/1/2018	7:51:00 AM	40 - Other	3 - General Service
18-1379497	7/30/2018	1:58:00 PM	6X - Major Dist (Violence)	2 - Urgent
18-0895180	5/21/2018	7:04:00 AM	40 - Other	3 - General Service
18-0748343	4/29/2018	12:59:00 PM	6X - Major Dist (Violence)	2 - Urgent
18-0701223	4/22/2018	2:27:00 AM	12B - Business Alarm	3 - General Service
18-0683645	4/19/2018	12:40:00 PM	6X - Major Dist (Violence)	2 - Urgent
18-0435686	3/12/2018	11:09:00 AM	6X - Major Dist (Violence)	2 - Urgent
18-0156237	1/25/2018	11:32:00 PM	55 - Traffic Stop	7 - Unit Initiated
18-0148786	1/24/2018	7:24:00 PM	6XA - Major Dist Ambulance	2 - Urgent
18-0022333	1/4/2018	12:27:00 PM	37 - Street Blockage	4 - Non Critical
17-2412658	12/23/2017	11:18:00 AM	24 - Abandoned Property	4 - Non Critical
17-2395841	12/20/2017	7:05:00 PM	58 - Routine Investigation	7 - Unit Initiated
17-2209522	11/21/2017	10:14:00 AM	20 - Robbery	2 - Urgent
17-2049704	10/28/2017	6:30:00 AM	09V - UUMV	4 - Non Critical
17-1601995	8/22/2017	2:23:00 PM	09V - UUMV	4 - Non Critical
17-1341870	7/14/2017	6:45:00 PM	6X - Major Dist (Violence)	2 - Urgent
17-1102149	6/10/2017	2:56:00 PM	40 - Other	3 - General Service
16-2540317	12/25/2016	8:40:00 PM	20 - Robbery	2 - Urgent
16-2419182	12/7/2016	10:14:00 PM	6X - Major Dist (Violence)	2 - Urgent
16-2339898	11/25/2016	8:04:00 PM	6X - Major Dist (Violence)	2 - Urgent
16-2281006	11/16/2016	2:14:00 PM	40 - Other	3 - General Service
16-2177595	11/1/2016	10:04:00 AM	PSE/09 - Theft	5 - Expediter
16-2173869	10/31/2016	6:42:00 PM	40 - Other	3 - General Service
16-1683873	8/24/2016	1:04:00 PM	24 - Abandoned Property	4 - Non Critical
16-0760402	4/22/2016	2:24:00 AM	40/01 - Other	2 - Urgent
16-0745636	4/20/2016	1:23:00 AM	12B - Business Alarm	3 - General Service
16-0717930	4/16/2016	1:46:00 AM	12B - Business Alarm	3 - General Service
16-0228050	2/4/2016	8:50:00 PM	40 - Other	3 - General Service
15-2160527	10/24/2015	10:52:00 PM	40 - Other	3 - General Service
15-2079333	10/13/2015	1:54:00 AM	12B - Business Alarm	3 - General Service
15-1987394	9/30/2015	5:49:00 AM	6X - Major Dist (Violence)	2 - Urgent
15-1939538	9/23/2015	3:56:00 PM	40 - Other	3 - General Service
15-1765561	8/31/2015	2:17:00 AM	32 - Suspicious Person	2 - Urgent

Incident No.	Date	Time	Problem	Priority Description
15-1683674	8/20/2015	7:04:00 AM	6X - Major Dist (Violence)	2 - Urgent
15-1653832	8/16/2015	2:12:00 AM	32 - Suspicious Person	2 - Urgent
15-1570143	8/5/2015	1:07:00 AM	32 - Suspicious Person	2 - Urgent
15-1462046	7/22/2015	3:07:00 AM	13 - Prowler	2 - Urgent
15-1462046	7/22/2015	3:07:00 AM	13 - Prowler	2 - Urgent
15-1430381	7/18/2015	1:06:00 AM	32 - Suspicious Person	2 - Urgent
15-1369157	7/10/2015	12:59:00 AM	12B - Business Alarm	3 - General Service
15-1354188	7/8/2015	1:11:00 AM	32 - Suspicious Person	2 - Urgent
15-1214164	6/20/2015	2:13:00 PM	6X - Major Dist (Violence)	2 - Urgent
15-1171699	6/14/2015	5:36:00 PM	40 - Other	3 - General Service
15-1149572	6/11/2015	11:45:00 PM	6X - Major Dist (Violence)	2 - Urgent
15-1074292	6/3/2015	3:37:00 AM	12B - Business Alarm	3 - General Service
15-1023656	5/27/2015	11:52:00 PM	20 - Robbery	2 - Urgent
15-1016682	5/27/2015	1:55:00 AM	32 - Suspicious Person	2 - Urgent
15-0910902	5/12/2015	6:58:00 PM	40 - Other	3 - General Service
15-0855701	5/5/2015	6:11:00 AM	32 - Suspicious Person	2 - Urgent
15-0717824	4/16/2015	11:21:00 AM	40 - Other	3 - General Service
15-0661064	4/8/2015	3:33:00 PM	40 - Other	3 - General Service
15-0560580	3/25/2015	11:51:00 PM	6X - Major Dist (Violence)	2 - Urgent
15-0482015	3/14/2015	10:15:00 PM	OADS - Open Air Drug Sales	3 - General Service
15-0461189	3/11/2015	11:22:00 PM	12B - Business Alarm	3 - General Service
15-0421111	3/6/2015	1:28:00 AM	32 - Suspicious Person	2 - Urgent
15-0276894	2/11/2015	6:45:00 PM	20 - Robbery	2 - Urgent
15-0118256	1/19/2015	1:28:00 AM	12B - Business Alarm	3 - General Service
15-0118256	1/19/2015	1:28:00 AM	12B - Business Alarm	3 - General Service
15-0098093	1/16/2015	4:45:00 AM	41/11B - Burg Busn in Progress	1 - Emergency
14-2447462	12/18/2014	12:43:00 AM	32 - Suspicious Person	2 - Urgent
14-2203968	11/11/2014	3:12:00 AM	12B - Business Alarm	3 - General Service
14-1940909	10/4/2014	1:02:00 PM	6X - Major Dist (Violence)	2 - Urgent
14-1868911	9/25/2014	1:49:00 AM	40 - Other	3 - General Service
14-1819709	9/18/2014	3:21:00 AM	40 - Other	3 - General Service
14-1812863	9/17/2014	3:43:00 AM	32 - Suspicious Person	2 - Urgent
14-1805804	9/16/2014	1:24:00 AM	32 - Suspicious Person	2 - Urgent
14-1799306	9/15/2014	1:46:00 AM	32 - Suspicious Person	2 - Urgent
14-1771517	9/11/2014	12:54:00 AM	41/11B - Burg Busn in Progress	1 - Emergency
14-1702357	9/1/2014	1:22:00 AM	32 - Suspicious Person	2 - Urgent
14-1693719	8/30/2014	8:59:00 PM	6X - Major Dist (Violence)	2 - Urgent
14-1664239	8/26/2014	5:02:00 PM	PSE/40 - Other	5 - Expediter
14-1453648	7/28/2014	1:25:00 AM	32 - Suspicious Person	2 - Urgent
14-1417851	7/23/2014	1:40:00 AM	32 - Suspicious Person	2 - Urgent

Incident No.	Date	Time	Problem	Priority Description
14-1239031	6/28/2014	5:23:00 PM	6X - Major Dist (Violence)	2 - Urgent
14-1134773	6/14/2014	3:54:00 AM	40/01 - Other	2 - Urgent
14-0980896	5/23/2014	9:52:00 PM	04 - 911 Hang Up	2 - Urgent
14-0941760	5/18/2014	11:42:00 AM	40/01 - Other	2 - Urgent
14-0614465	4/2/2014	5:22:00 PM	PH - Panhandler	4 - Non Critical
14-0370657	2/25/2014	11:25:00 PM	31 - Criminal Mischief	4 - Non Critical
14-0359209	2/24/2014	8:06:00 AM	40 - Other	3 - General Service
14-0342534	2/21/2014	8:03:00 PM	16 - Injured Person	3 - General Service
14-0309915	2/16/2014	11:25:00 PM	32 - Suspicious Person	2 - Urgent
14-0130731	1/20/2014	9:31:00 PM	40 - Other	3 - General Service
14-0130333	1/20/2014	8:24:00 PM	PH - Panhandler	4 - Non Critical
14-0111238	1/17/2014	11:01:00 PM	20 - Robbery	2 - Urgent
14-0071480	1/11/2014	11:07:00 PM	20 - Robbery	2 - Urgent
13-2525580	12/31/2013	9:47:00 PM	20 - Robbery	2 - Urgent
13-2525580	12/31/2013	9:47:00 PM	20 - Robbery	2 - Urgent
13-2245894	11/17/2013	9:49:00 PM	6X - Major Dist (Violence)	2 - Urgent
13-2244858	11/17/2013	6:56:00 PM	6X - Major Dist (Violence)	2 - Urgent
13-1987159	10/10/2013	8:29:00 AM	40 - Other	3 - General Service
13-1976727	10/8/2013	5:28:00 PM	40 - Other	3 - General Service
13-1809130	9/14/2013	2:34:00 AM	32 - Suspicious Person	2 - Urgent
13-1173289	6/17/2013	11:27:00 PM	09/01 - Theft	3 - General Service
13-1142219	6/13/2013	8:20:00 PM	6X - Major Dist (Violence)	2 - Urgent
13-1134637	6/12/2013	8:38:00 PM	40 - Other	3 - General Service
13-1073452	6/4/2013	5:04:00 PM	40 - Other	3 - General Service
13-0995461	5/25/2013	6:23:00 PM	40 - Other	3 - General Service
13-0766157	4/23/2013	3:17:00 PM	40 - Other	3 - General Service
13-0762104	4/22/2013	9:49:00 PM	09/01 - Theft	3 - General Service
13-0498444	3/16/2013	12:09:00 PM	6X - Major Dist (Violence)	2 - Urgent
13-0456441	3/10/2013	7:06:00 AM	6X - Major Dist (Violence)	2 - Urgent
13-0418683	3/4/2013	9:52:00 PM	40 - Other	3 - General Service
13-0397611	3/1/2013	8:27:00 PM	21B - Business Hold Up	2 - Urgent
13-0365730	2/25/2013	6:46:00 AM	40/01 - Other	2 - Urgent
13-0208308	2/1/2013	6:56:00 PM	40/01 - Other	2 - Urgent
13-0205478	2/1/2013	12:06:00 PM	PSE/40 - Other	5 - Expediter
13-0042512	1/7/2013	2:20:00 PM	6X - Major Dist (Violence)	2 - Urgent
12-2355017	11/22/2012	10:01:00 AM	6X - Major Dist (Violence)	2 - Urgent
12-2042740	10/7/2012	2:45:00 AM	40 - Other	3 - General Service
12-1871755	9/12/2012	9:12:00 PM	DH - Drug House	3 - General Service
12-1871540	9/12/2012	8:35:00 PM	6X - Major Dist (Violence)	2 - Urgent
12-1869769	9/12/2012	4:16:00 PM	6X - Major Dist (Violence)	2 - Urgent
12-1711356	8/22/2012	12:00:00 AM	6X - Major Dist (Violence)	2 - Urgent

Incident No.	Date	Time	Problem	Priority Description
12-1691561	8/19/2012	3:21:00 AM	DAEV-Dist Armed Encounter Veh	1 - Emergency
12-1640076	8/12/2012	3:13:00 AM	6X - Major Dist (Violence)	2 - Urgent
12-1640076	8/12/2012	3:13:00 AM	6X - Major Dist (Violence)	2 - Urgent
12-1551939	7/31/2012	11:20:00 AM	40 - Other	3 - General Service
12-1518552	7/26/2012	9:10:00 PM	6X - Major Dist (Violence)	2 - Urgent
12-1481397	7/21/2012	11:17:00 PM	40 - Other	3 - General Service
12-1447850	7/17/2012	7:23:00 PM	PH - Panhandler	4 - Non Critical
12-1432914	7/15/2012	6:03:00 PM	40/01 - Other	2 - Urgent
12-1404519	7/11/2012	10:43:00 PM	20 - Robbery	2 - Urgent
12-1396202	7/10/2012	8:06:00 PM	40 - Other	3 - General Service
12-1113824	6/3/2012	10:23:00 PM	6X - Major Dist (Violence)	2 - Urgent
12-1048642	5/26/2012	11:27:00 AM	PSE/40 - Other	5 - Expediter
12-1037705	5/25/2012	12:18:00 AM	32 - Suspicious Person	2 - Urgent
12-1036798	5/24/2012	10:00:00 PM	6X - Major Dist (Violence)	2 - Urgent
12-1036609	5/24/2012	9:37:00 PM	6X - Major Dist (Violence)	2 - Urgent
12-1008057	5/21/2012	12:56:00 AM	PH - Panhandler	4 - Non Critical
12-1007786	5/20/2012	11:55:00 PM	40 - Other	3 - General Service
12-0970152	5/16/2012	5:07:00 AM	6X - Major Dist (Violence)	2 - Urgent
12-0932333	5/10/2012	9:08:00 PM	40 - Other	3 - General Service
12-0922673	5/9/2012	3:45:00 PM	PH - Panhandler	4 - Non Critical
12-0916229	5/8/2012	4:55:00 PM	40/01 - Other	2 - Urgent
12-0810723	4/24/2012	7:07:00 PM	6X - Major Dist (Violence)	2 - Urgent
12-0661065	4/4/2012	9:45:00 PM	04 - 911 Hang Up	2 - Urgent
12-0598531	3/27/2012	3:34:00 PM	40 - Other	3 - General Service
12-0578969	3/24/2012	10:00:00 PM	6X - Major Dist (Violence)	2 - Urgent
12-0577366	3/24/2012	6:41:00 PM	40 - Other	3 - General Service
12-0491802	3/12/2012	6:47:00 PM	PH - Panhandler	4 - Non Critical
12-0461972	3/8/2012	11:19:00 AM	04 - 911 Hang Up	2 - Urgent
12-0298036	2/13/2012	6:01:00 PM	11V/01 - Burg Motor Veh	2 - Urgent
11-2467904	12/22/2011	1:02:00 AM	08 - Intoxicated Person	3 - General Service
11-2467904	12/22/2011	1:02:00 AM	08 - Intoxicated Person	3 - General Service
11-2466083	12/21/2011	6:53:00 PM	07 - Minor Accident	3 - General Service
11-2466083	12/21/2011	6:53:00 PM	07 - Minor Accident	3 - General Service
11-2390199	12/10/2011	1:08:00 AM	41/09 - Theft - In Progress	1 - Emergency
11-2356351	12/4/2011	6:28:00 PM	6X - Major Dist (Violence)	2 - Urgent
11-2279421	11/22/2011	7:13:00 PM	40 - Other	3 - General Service
11-2112220	10/29/2011	6:38:00 AM	6X - Major Dist (Violence)	2 - Urgent
11-1639128	8/22/2011	8:44:00 PM	40/01 - Other	2 - Urgent

Incidents:

Incident No.	Date	Time	UCR Offense	UCR Description	MO
084473-2018	4/22/2018	2:26:00 AM	Burglary-Business	Burglary	Susps entered and took comp's property w/o effective consent
082244-2018	4/19/2018	12:40:00 PM	Robbery-Business	Robbery	Arrestee chambless removed property from the business using force
018735-2018	1/25/2018	11:00:00 PM	Narcotics & Drugs	Narcotics / Drugs	Ap was found in possession of phencyclidine
290536-2017	12/23/2017	1:00:00 PM	Forge & Counterfeit	Forgery & Counterfeit	1 counterfeit 20 bill at location
246529-2017	10/28/2017	6:33:00 AM	UUMV	Auto Theft - UUMV	Unknown suspect took comps vehicle without consent.
192099-2017	8/22/2017	2:24:00 PM	UUMV	Auto Theft - UUMV	Unk susp took vehicle with key w/o consent
243299-2017	8/21/2017	8:00:00 AM	Criminal Trespass	Miscellaneous	Cta on file
308853-2016	12/27/2016	9:30:00 PM	Robbery-Individual	Robbery	Unk susp punched the comp on the face multiple times.
306657-2016	12/25/2016	8:40:00 PM	Robbery-Business	Robbery	The unk susp took the comp's prop w/o consent by force.
291788-2016	12/7/2016	10:05:00 PM	Assault	Assault	Unk susp pushed comp
261894-2016	9/13/2016	10:00:00 PM	Other Thefts	Theft	Susp removed 2 rolls of lottery scratch off tickets w/o permission
203861-2016	8/24/2016	1:05:00 PM	Forge & Counterfeit	Forgery & Counterfeit	The susp attempted to cash a fake one-hundred dollar bill.
093445-2016	4/20/2016	1:25:00 AM	Alarm Incident	Alarm Incident	Air
221320-2015	9/23/2015	4:00:00 PM	Miscellaneous	Miscellaneous	Ct warning.
168071-2015	7/22/2015	3:07:00 AM	Miscellaneous	Miscellaneous	Ct warning
168070-2015	7/22/2015	3:02:00 AM	Fraud	Fraud	Susp was using the water at loc without comps permission
125540-2015	6/3/2015	3:39:00 AM	Alarm Incident	Alarm Incident	False alarm no offense.
120178-2015	5/27/2015	11:50:00 PM	Robbery-Business	Robbery	Suspects entered help comp at gunpoint took property fled loc
054690-2015	3/11/2015	11:25:00 PM	Alarm Incident	Alarm Incident	False alarm incident report

Incident No.	Date	Time	UCR Offense	UCR Description	MO
033117-2015	2/11/2015	6:49:00 PM	Robbery-Individual	Robbery	Unk suspect assaulted and robbed comp with a deadly weapon
014185-2015	1/19/2015	1:25:00 AM	Alarm Incident	Alarm Incident	Air
011883-2015	1/16/2015	4:20:00 AM	Burglary-Business	Burglary	Unknown susp made a hole in the wall with sledgehammer.
270729-2014	11/11/2014	3:14:00 AM	Alarm Incident	Alarm Incident	False alarm incident
258820-2014	10/27/2014	4:00:00 PM	Assault	Assault	Comp shot with paintball gun in the back
223703-2014	9/16/2014	9:00:00 PM	Injured Public	Accidental Injury	Air soft gun
218766-2014	9/11/2014	1:00:00 AM	Miscellaneous	Miscellaneous	
215172-2014	9/6/2014	6:30:00 PM	Accident MV	Motor Vehicle Accident	FLID
143266-2014	6/14/2014	3:50:00 AM	Miscellaneous	Miscellaneous	
2014-0087840	4/13/2014	7:55:00 PM	Traffic Non Hazardous	Traffic Non Hazardous FLID Accident Report Required	Susp struck comp veh, fled w/o leaving id.
2014-0046764	2/25/2014	11:00:00 PM	Vandalism & Criminal Mischief	Vandalism & Criminal Mischief Criminal Mischief \$20 > \$499.99	Unknown suspect damaged comp vehicle
2014-0009048	1/11/2014	11:00:00 PM	Robbery-Business	Robbery Misc Business Hands/Fists/Feet/Bodily Force 1800-0600	Ukn susps took comp's prop by force
0329051-2013	12/31/2013	9:55:00 PM	Assault	Assault Adult W/M Offense Contact 1800-0600	Unk susps punched comp multiple times causing injury
0329097-2013	12/31/2013	9:55:00 PM	Assault	Assault Adult W/M Offense Contact 1800-0600	Unk susp punched the comp on the face causing pain and injury
0280725-2013	11/2/2013	3:00:00 PM	Theft/BMV	Theft Other Thefts Attach Auto Parts/Accessory \$200 +	Unknown susp took comp's stereo out of his vehicle, window down
0258485-2013	10/8/2013	3:30:00 PM	Not Coded	Not Coded Multiple Robbery Incident	Suspicious activity
0208894-2013	8/13/2013	9:00:00 AM	Not Coded	Not Coded Multiple Robbery Incident	CTA on file
0139445-2013	6/4/2013	5:00:00 PM	Not Coded	Not Coded Multiple Robbery Incident	Criminal trespass warning
0109398-2013	5/3/2013	9:40:00 PM	Robbery-Individual	Robbery Misc Locat-Indv Other Weapon 1800-0600	Ap demanded money at gunpoint

Incident No.	Date	Time	UCR Offense	UCR Description	MO
0099259-2013	4/22/2013	9:38:00 PM	Theft/BMV	Theft Other Thefts Bmv/Unattach Prop Inside Veh \$50 - \$199.99	Unk susp(s) stole comps prop
0176821-2012	7/17/2012	7:30:00 PM	Not Coded	Not Coded Multiple Robbery Incident	Criminal trespass warning
0171337-2012	7/11/2012	11:00:00 PM	Theft/Shoplift	Theft Other Thefts Shoplift Under \$5	Susp took property and exited store without paying
0171290-2012	7/11/2012	10:00:00 PM	Robbery-Individual	Robbery Misc Locat-Indv Hands/Fists/Feet/Bodily Force 1800-0600	Susp pushed comp to the ground and took comp's property
0127646-2012	5/25/2012	12:20:00 AM	Not Coded	Not Coded Multiple Robbery Incident	MIR 32
0127540-2012	5/24/2012	9:37:00 PM	Assault	Assault Adult W/M Verbal Threat/Abuse Language 1800-0600	Susp threatened the comp
0128990-2012	5/18/2012	8:00:00 PM	Investigation Of	Investigation Of	Unk susp used credit card/pin number to make charges and withdrawals
0113185-2012	5/9/2012	3:45:00 PM	Fraud	Fraud Labels/Accounts Frdulent Conv Etc Theft Of Service	Susp attempting to sell illegally copied DVDS/CDS
0080910-2012	4/4/2012	9:45:00 PM	Theft/Shoplift	Theft Other Thefts Shoplift \$50 - \$199.99	Susps took prop w/o permission from RP
0042485-2012	2/21/2012	10:45:00 AM	Other Thefts	Theft From Person Purse Snatch \$20 - \$49.99	Unk susp took comps purse from her person without consent.
0036379-2012	2/13/2012	6:00:00 PM	Theft/BMV	Theft Other Thefts BMV/Unattach Prop Inside Veh \$200 +	Susps entered comps unlocked vehicle and stole listed prop.
0332563-2011	12/22/2011	1:20:00 AM	Not Coded	Not Coded Multiple Robbery Incident	The arrestee was causing a disturbance and trying to fight
0332396-2011	12/21/2011	6:54:00 PM	Traffic Non Hazardous	Traffic Non Hazardous Flid Accident Report required	Susp veh collided w/comp veh, fled w/out leaving ID
0317575-2011	12/4/2011	6:25:00 PM	Not Coded	Not Coded Multiple Robbery Incident	MIR
0307649-2011	11/22/2011	7:00:00 PM	Theft/Shoplift	Theft Other Thefts Shoplift Under \$5	Susp entered and took prop and left the same
0306627-2011	11/21/2011	4:30:00 PM	Not Coded	Not Coded Multiple Robbery Incident	Susp was criminally tresspassed by RP
0285708-2011	10/29/2011	7:09:00 AM	Not Coded	Not Coded Multiple Robbery Incident	Criminal trespass warning

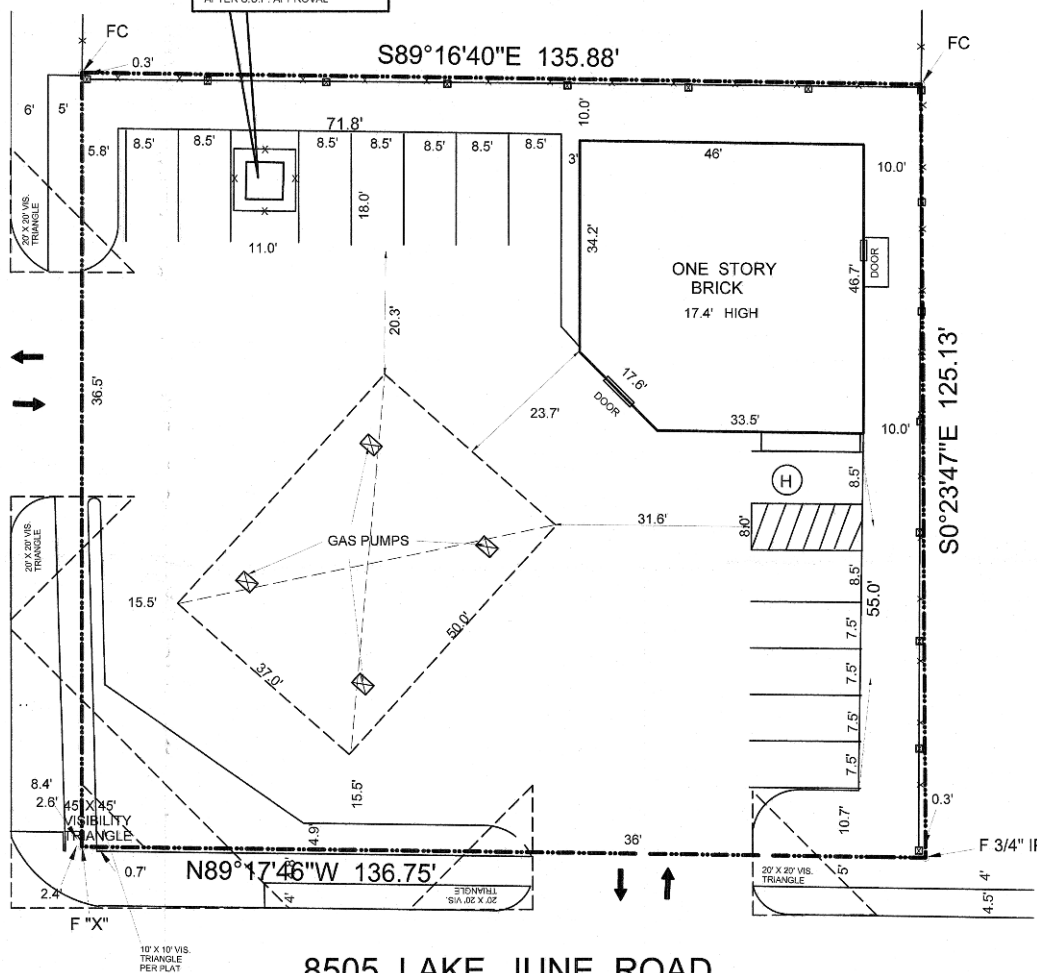
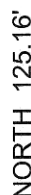
Arrests:

Charge Description	Arrest No.	Date	Time	Day	UCR Arrest Charge	UCR Offense
Poss Cont Sub Pen Grp 1 <1g	18- 003003	1/25/2018	11:30:00 PM	Friday	Narcotic Charges	Narcotics & Drugs
Poss Cont Sub Pen Grp 1 <1g	15- 028582	7/18/2015	1:30:00 AM	Saturday	Narcotic Charges	Narcotics & Drugs
Warrant Hold (Outside Agency)	15- 028582	7/18/2015	1:30:00 AM	Saturday	Holds Dso	Not Coded
Prostitution	15- 023922	6/15/2015	12:45:00 PM	Monday	Prostitution	Prostitution
Warrant Hold (Outside Agency)	15- 002522	1/19/2015	2:10:00 AM	Monday	Holds Dso	Not Coded
Warrant-Dallas Pd (Alias)	15- 002522	1/19/2015	2:10:00 AM	Monday	Alias/Capias	Not Coded

SUP No. 1871 Conditions

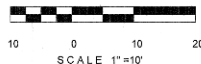
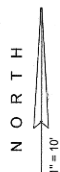
1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five-years from the passage of this ordinance). ~~[August 10, 2013, but is eligible for automatic renewal for additional five-year periods, pursuant to Section 51A 4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)]~~
4. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
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,

PARKING SPACES WILL
BE RESTRIPTED PER
SITE PLAN AFTER S.U.P.
APPROVAL



IMPERVIOUS AREA	
BUILDING FOOTPRINT	2070.08 S.F.
CONCRETE/ ASPHALT	11376.80 S.F.
TOTAL	13446.88 S.F.

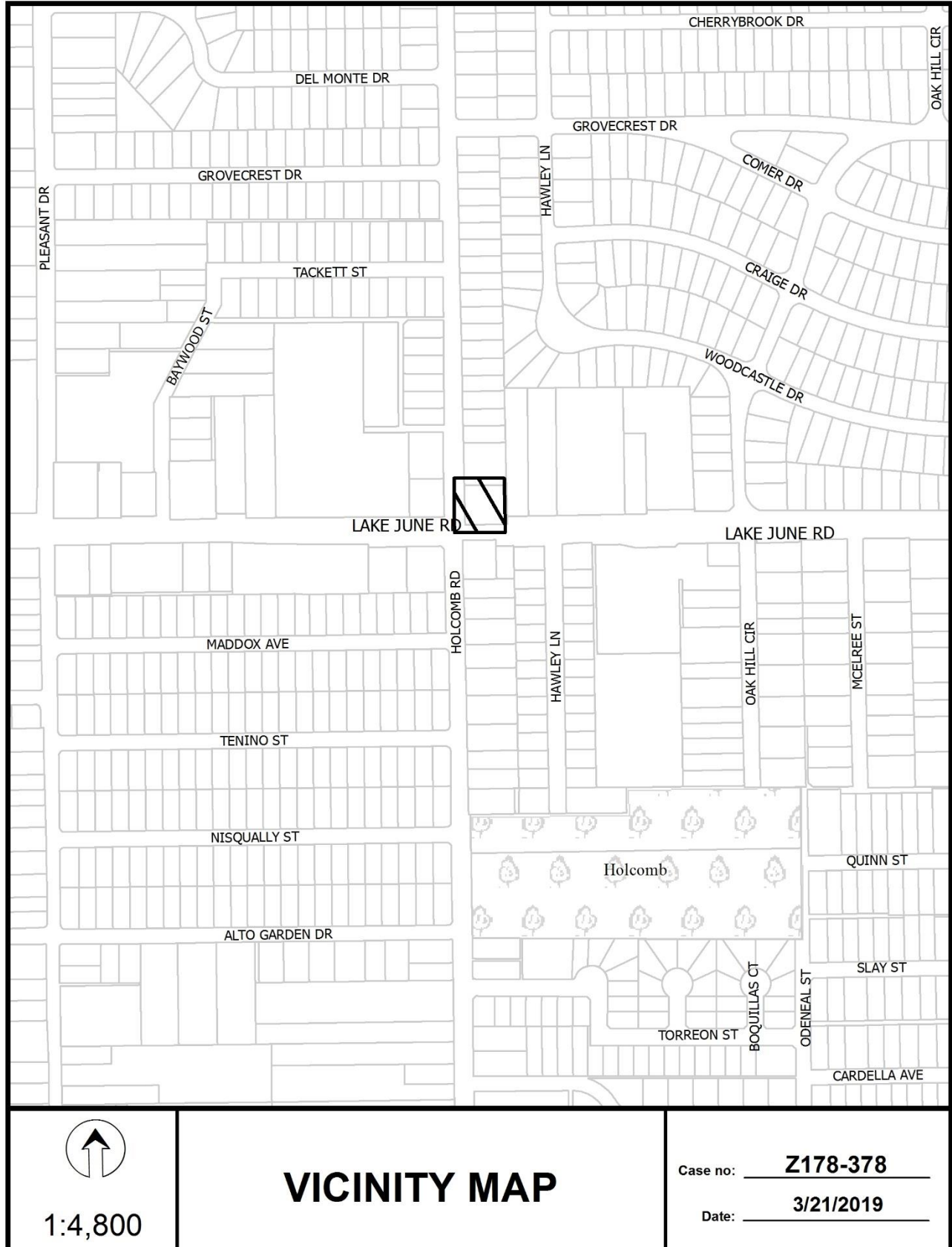
PARKING TABULATIONS		
PARKING	REQUIRED	PROVIDED
REGULAR PARKING SPACES	12	12
HANDICAPPED SPACES	1	1
TOTAL	13	13



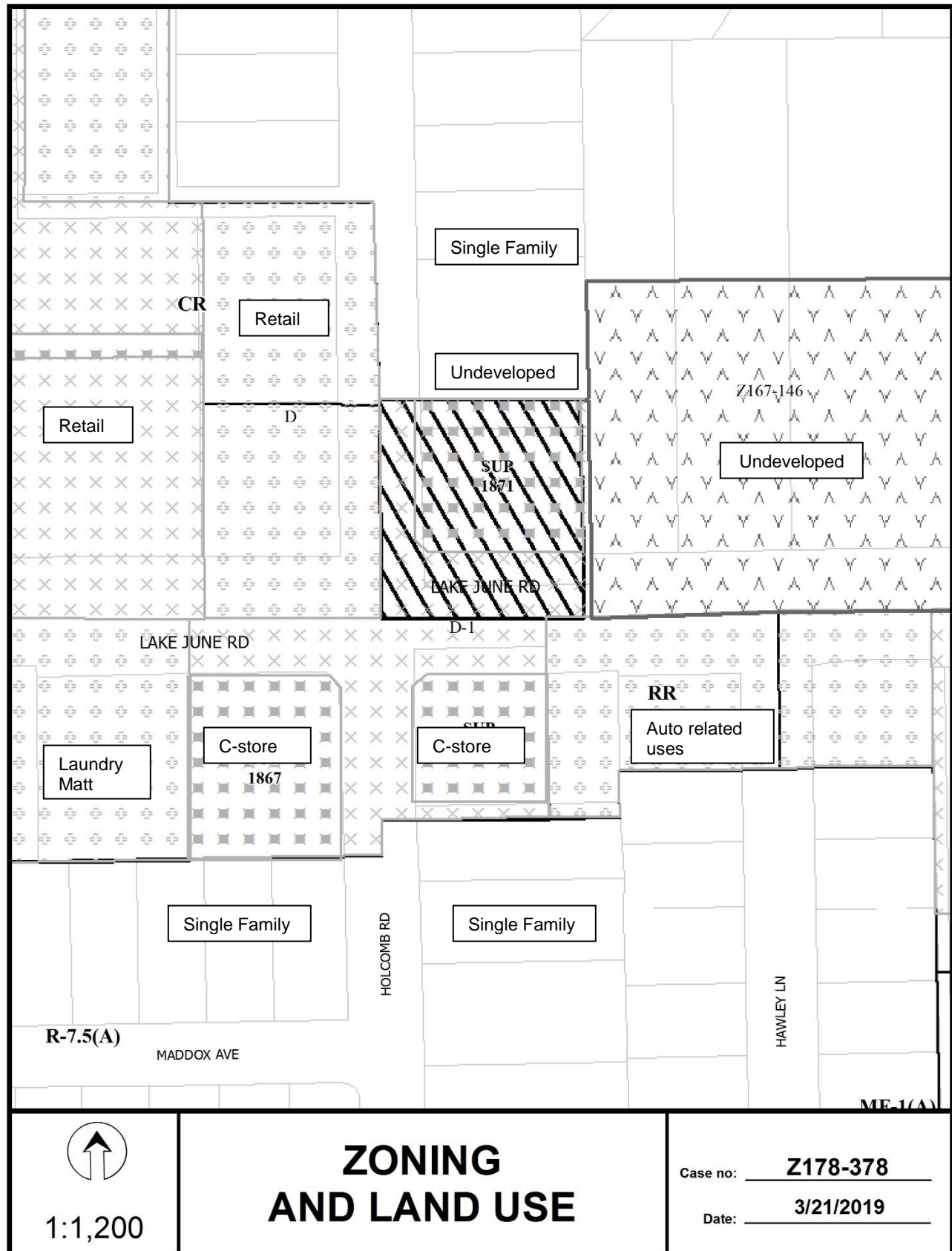
8505 LAKE JUNE ROAD
(VARIABLE WIDTH ROW)

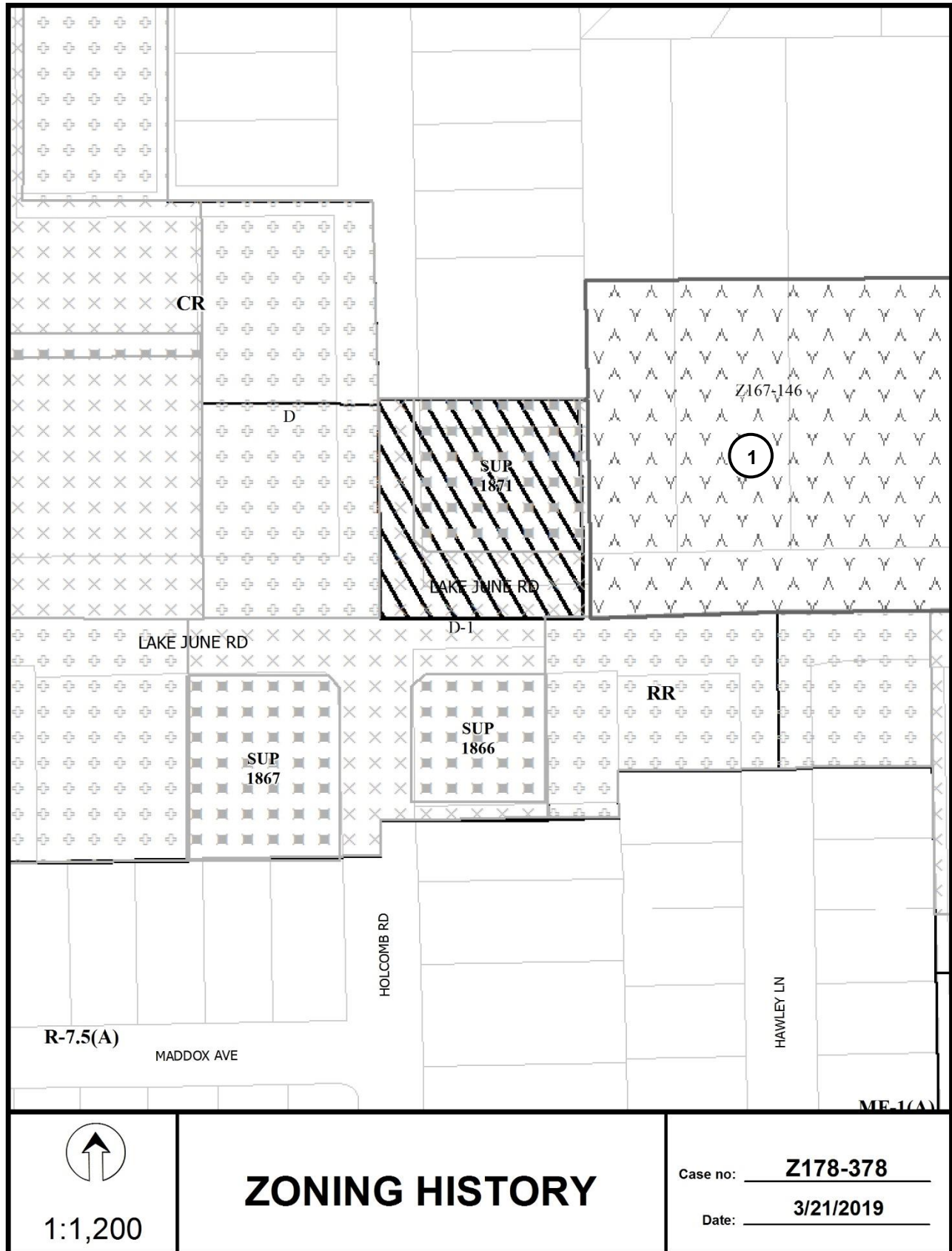
MOBLY LAND SURVEYING, INC.
740 DALWORTH STREET
GRAND DRAIRIE, TEXAS 75050 873-222-1000

Z178-378(SM)

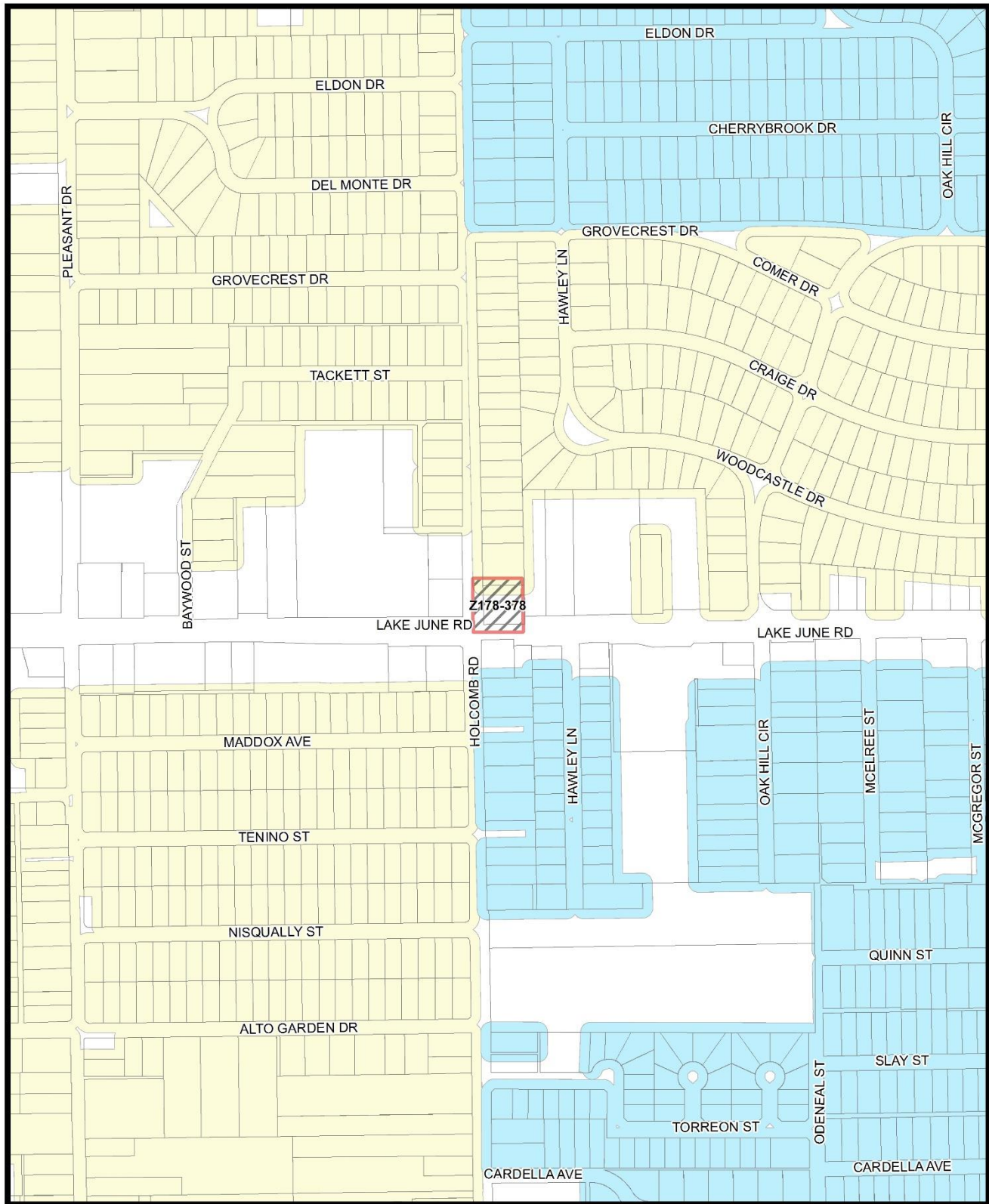








Z178-378(SM)



Market Value Analysis

Printed Date: 3/21/2019

<div style="border: 1px solid black; display: inline-block; padding: 2px 10px; background-color: white;"> CPC RESPONSES </div>		
<p style="font-size: 0.8em;">The area of request is hatched . Notification is property owners within the notification buffer area (shown circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.</p>		
<div style="border: 1px solid black; display: inline-block; padding: 2px 10px; background-color: white;"> The number '0' indicates City of Dallas Ownership </div>		
 <div style="font-size: 1.2em; font-weight: bold;">1:1,200</div>	<div style="font-size: 1.5em; font-weight: bold; margin-bottom: 10px;">NOTIFICATION</div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px 5px; font-weight: bold;">200'</div> <div style="font-size: 0.8em;">AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border: 1px solid black; padding: 2px 5px; font-weight: bold;">16</div> <div style="font-size: 0.8em;">NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: <u style="text-decoration: none;">Z178-378</u> Date: <u style="text-decoration: none;">3/21/2019</u>

03/21/2019

Notification List of Property Owners

Z178-378

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1316 HOLCOMB RD	RAMIREZ JOSEFINA EST OF
2	8505 LAKE JUNE RD	CLUB CREEK RENTAL PROPERTY LLC
3	8443 LAKE JUNE RD	MARTINEZ RUBEN
4	8449 LAKE JUNE RD	ORTIZ JOSE & SANDRA
5	1329 HOLCOMB RD	ROMANS MATTIE W
6	8601 LAKE JUNE RD	MUMITH FAHIM
7	1328 HOLCOMB RD	MORENO ROSA
8	1324 HOLCOMB RD	MONGE JOSE &
9	8451 MADDOX AVE	ALVARADO JAVIER & OLIMPIA
10	1236 HOLCOMB RD	DURAN JOSE JORGE
11	8502 LAKE JUNE RD	CHIN ROBERT K &
12	1231 HAWLEY LN	HERNANDEZ ROGELIO
13	1227 HAWLEY LN	MENDEZ BELEN V
14	8600 LAKE JUNE RD	MUMITH FAHIM & OMRAN
15	8440 LAKE JUNE RD	WASH JUNE INC
16	8470 LAKE JUNE RD	A & Z TASTY FOODS LP

FILE NUMBER: Z178-309(SM)

DATE FILED: July 25, 2018

LOCATION: East line of South Fitzhugh Avenue, north of Lagow Street

COUNCIL DISTRICT: 7

MAPSCO: 46 R

SIZE OF REQUEST: Approx. 13,500 sq. ft.

CENSUS TRACT: 27.01

APPLICANT: David Hargrove, Communications Tower Group, LLC

OWNER: Isaac Brown, Jr.

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

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

SUMMARY: The applicant proposes to construct a monopole tower for cellular communication within a concealment tower with an overall height of 89 feet on the subject site which is currently undeveloped. The 40-foot by 40-foot wireless lease area is proposed approximately 109 feet southeast of South Fitzhugh Avenue and the tower and equipment is proposed to be surrounded by an eight-foot-tall concrete masonry unit (CMU) block wall. The proposed concealment tower will support T-Mobile and other cellular carriers to be determined later.

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

PLANNED DEVELOPMENT DISTRICT No. 595:

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

PLANNED DEVELOPMENT DISTRICT No. 595 EXHIBITS:

<http://www.dallascityattorney.com/51P/exhibits.html#a595>

BACKGROUND INFORMATION:

- The area of request is currently undeveloped but was once occupied by two residential structures with the addresses of 4214 and 4218 South Fitzhugh Avenue.
- The southwest half of the area of request property (4214 South Fitzhugh Avenue) is the proposed location of the cellular tower. Aerial photography shows the original residential structure on this property was razed between 1979 and 1989.
- The northeast half of the area of request will remain undeveloped (4218 South Fitzhugh Avenue). A demolition permit to raze the original residential structure was completed on May 2, 1989.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Street Width
S. Fitzhugh Avenue	Minor Arterial	Minimum-6 lanes-Divided; 100' ROW

Traffic:

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

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 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT**GOAL 2.1 PROMOTE BALANCED GROWTH**

Policy 2.1.3 Support efforts to grow retail and residential opportunities in the Southern Sector.

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

STAFF ANALYSIS:**Surrounding Land Uses:**

Location	Zoning	Land Use
Site	PDD No.595 (D(A) Subdistrict)	Undeveloped
Northeast	PDD No.595 (D(A) and NC Subdistricts)	Undeveloped and Retail
Southeast	PDD No.595 (R-5(A) Subdistrict)	Undeveloped and Single Family
Southwest	PDD No.595 (NC Subdistrict)	Vacant medical clinic and Church
Northwest	MF-2(A) and CR with Historic Overlay No. 33	Surface parking for Fair Park

Land Use Compatibility:

The applicant proposes to construct a monopole tower for cellular communication within a concealment tower on the southwestern half of the site with an overall height of 89 feet on the subject site which is currently undeveloped. The 40-foot by 40-foot wireless lease area is proposed approximately 109 feet southeast of South Fitzhugh Avenue and the tower and equipment is proposed to be surrounded by an eight-foot-tall concrete masonry unit (CMU) block wall. The northeastern half of the site will remain undeveloped.

The proposed location of the stealth monopole tower is southeast of, and across a major thoroughfare from, a surface parking lot for Fair Park. Retail uses are located to the northeast and are separated from the area of request by two residentially-zoned undeveloped lots. Surrounding uses to the southeast include undeveloped land and single family homes that front on Carl Street. Finally, a vacant medical clinic building abuts the site to the southwest and a church is located farther southwest, on the corner of Lagow Street and South Fitzhugh Avenue.

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 applicant proposes to construct a monopole tower at this location to provide cellular coverage to users within the vicinity and has provided depictions of existing adjacent and proposed T-Mobile antenna sites on the following pages.

Staff supports the request because the cellular array is concealed within a pole thus minimizing the visual effect of a cellular platform and the public utility service of increased coverage would significantly improve as shown by the following coverage maps.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
D(A) Duplex	25'	5'/5' for SF 5/10' Duplex 10'/10' Other	1 Dwelling Unit/ 3,000 sq. ft.	36 ft*	60%	Min. Lot: 6,000 sq. ft	Duplex & single family

* Section 51A-4.408 of the DDC provides an exception to height for utility and public service uses

The D(A) Duplex District only specifies maximum structure height is 36 feet and does not specify an additional limitation to height in the form of a residential proximity slope (RPS). Therefore, residential proximity slope does not apply to the subject site. Additionally, Section 51A-4.408 of the Dallas Development Code provides an exception of maximum structure height for utility and public service uses, including a tower/antenna for wireless communication. Therefore, the maximum structure height of 36 feet in the D(A) Duplex District also does not apply to a tower/antenna for cellular communication.

However, a one-to-three slope, similar to RPS, can be utilized as a tool to consider height compatibility with surrounding uses and structures. For the proposed 89-foot tall

tower to comply with a spacing of one foot in height for every three feet in distance, it must be placed 267 feet away from the nearest residentially zoned private property. Since the closest residential property line to the proposed monopole is approximately 25 feet to the southeast, if this spacing is applied, the proposed tower would not comply. Although the proposed monopole tower would not comply with a one-to-three slope staff can support the proposed cellular tower because it is proposed within a stealth design that allows the cellular antennas to be concealed within a structure, thereby camouflaging the tower. Also, the nearest single family structure is approximately 120 feet from the proposed location of the monopole tower.

Parking:

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

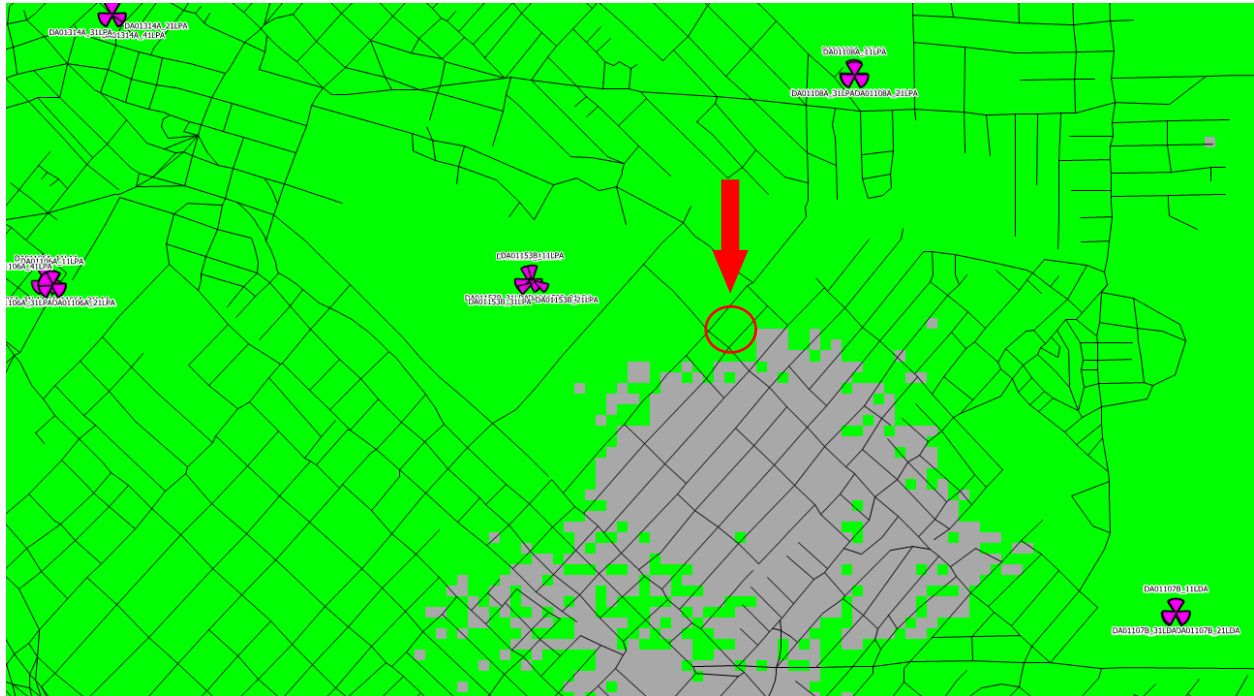
Landscaping:

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

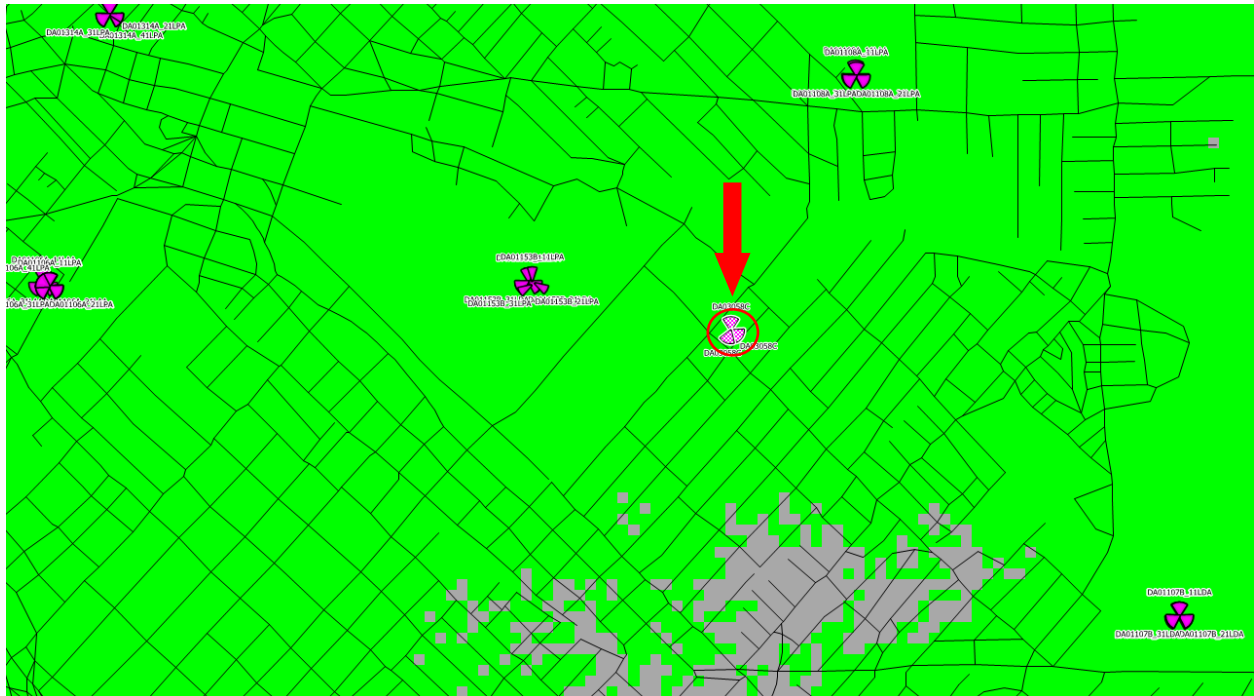
Market Value Analysis:

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 abuts an “I” MVA cluster to the southeast.

Actual Coverage:



Proposed Coverage:



List of Officers

MEMBERS

**COMMUNICATIONS TOWER GROUP LLC
15720 Brixham Hill Avenue, Suite 300
Charlotte, North Carolina 28277**

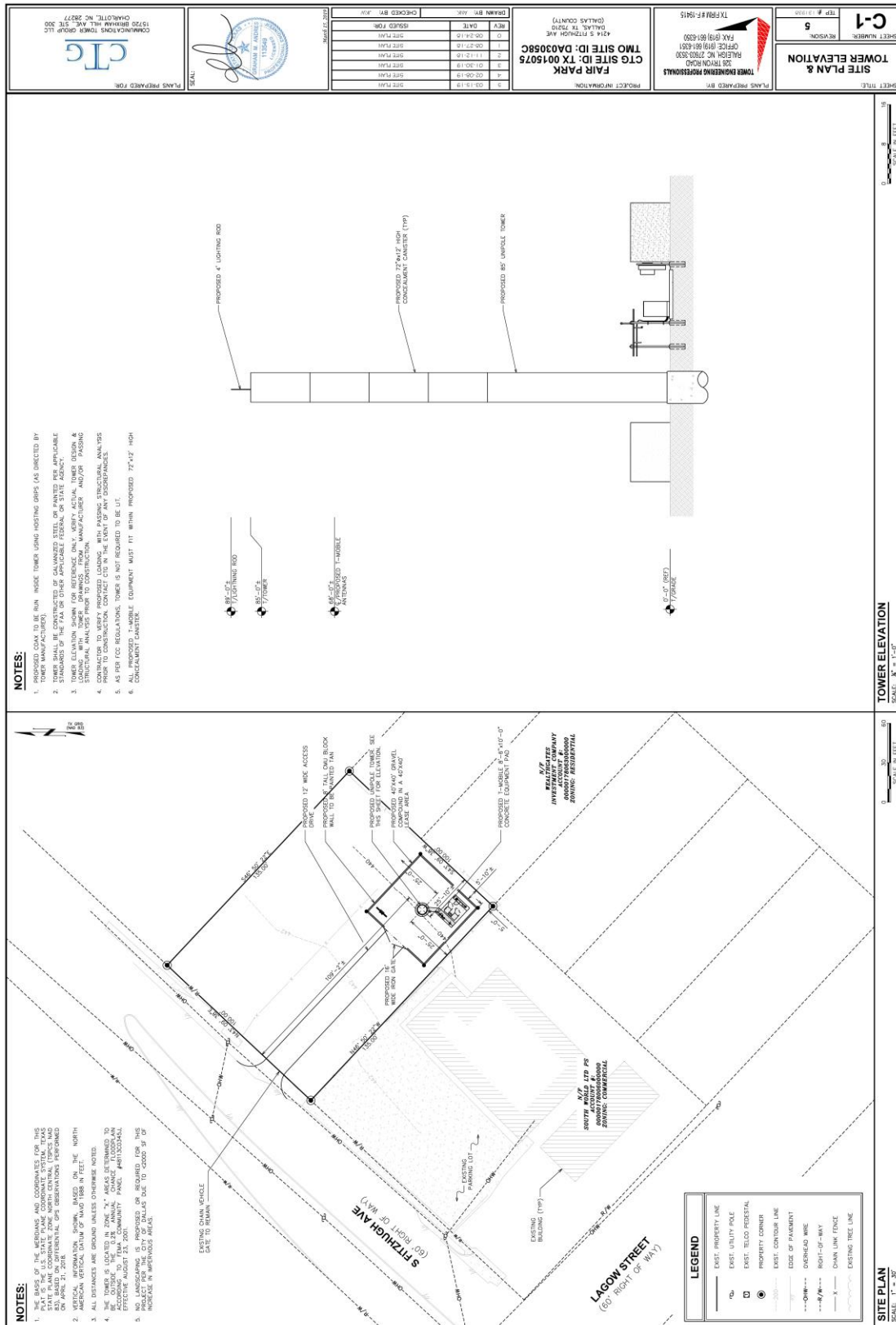
The following is the Member of COMMUNICATIONS TOWER GROUP LLC, a Delaware limited liability company:

Ricardo Loor
Member and CEO

Proposed SUP Conditions

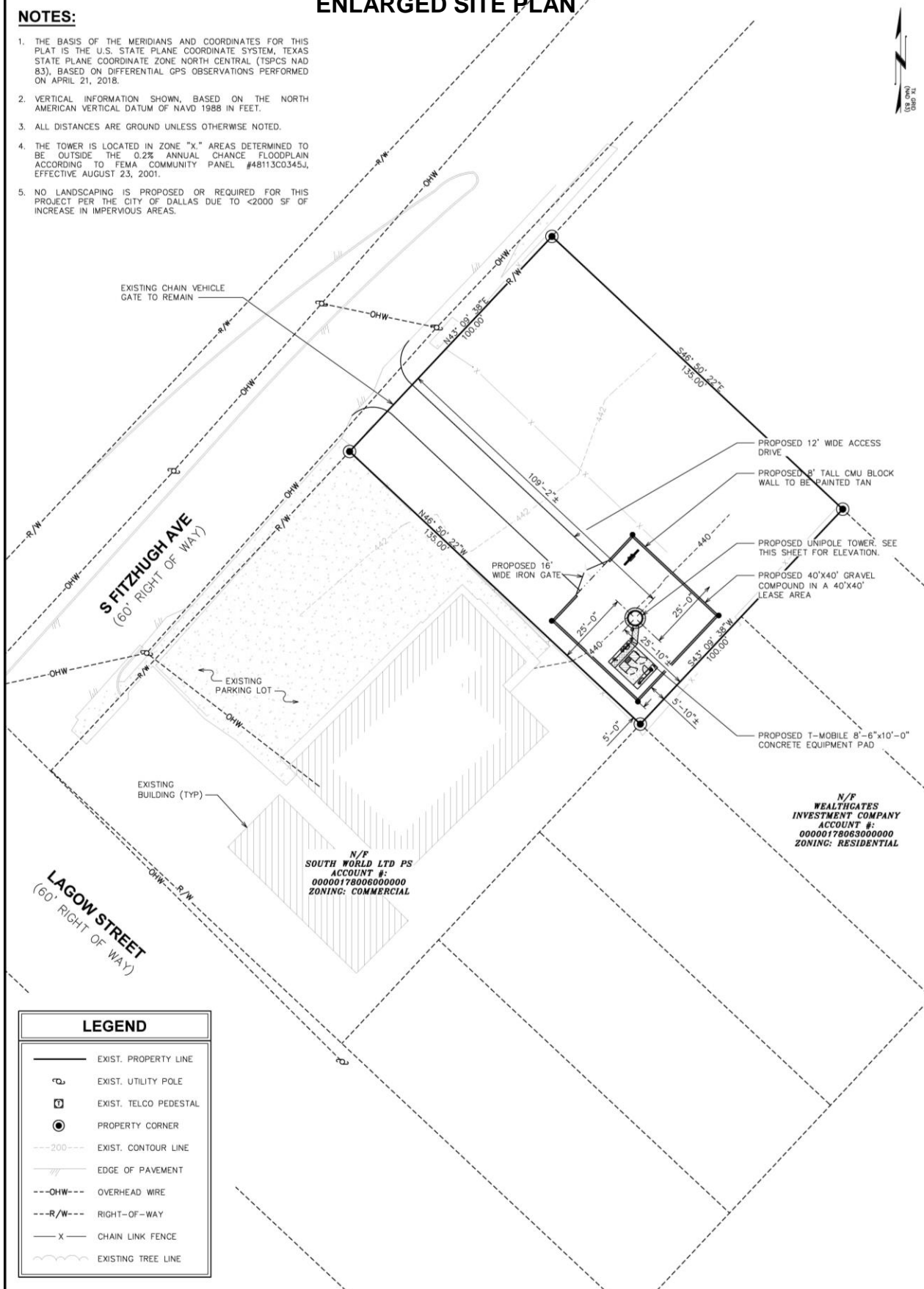
1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan and elevation.
3. TIME LIMIT: This specific use permit expires on (ten years from the passage of the ordinance), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 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. COLLOCATION: Any tower/antenna support structure must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.
5. HEIGHT: The maximum height of a tower/antenna for cellular communication is 89 feet.
6. SCREENING: The lease area must be screened by a six-foot-tall solid screening fence and secured by a six-foot-tall access gate in the location shown on the attached site plan.
7. STEALTH DESIGN: The tower/antenna for cellular communication must be constructed with a stealth design with the platform concealed within the overall vertical design of the tower.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE U.S. STATE PLANE COORDINATE SYSTEM, TEXAS STATE PLANE COORDINATE ZONE NORTH CENTRAL (TSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON APRIL 21, 2018.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF NAVD 1988 IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #48113C0345J, EFFECTIVE AUGUST 23, 2001.
5. NO LANDSCAPING IS PROPOSED OR REQUIRED FOR THIS PROJECT PER THE CITY OF DALLAS DUE TO <2000 SF OF INCREASE IN IMPERVIOUS AREAS.

ENLARGED SITE PLAN

ENLARGED ELEVATION DETAIL

NOTES:

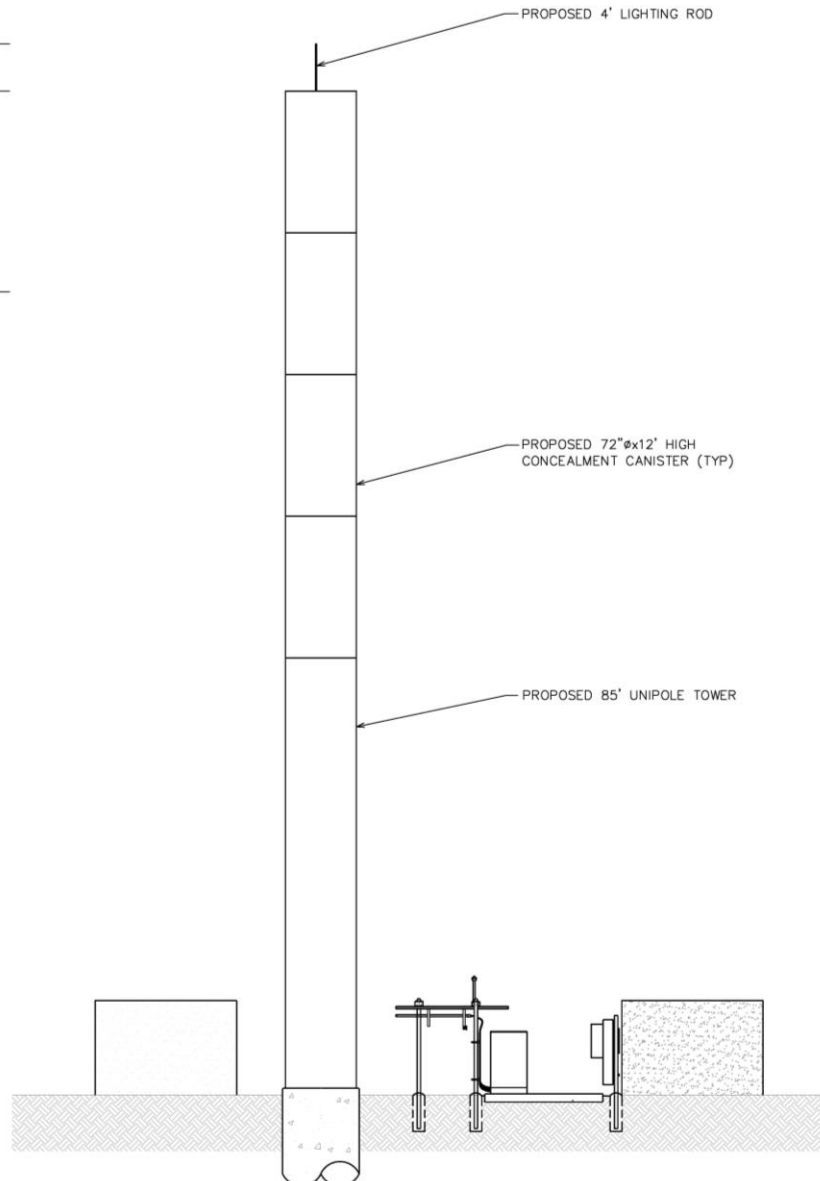
1. PROPOSED COAX TO BE RUN INSIDE TOWER USING HOISTING GRIPS (AS DIRECTED BY TOWER MANUFACTURER).
2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
3. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTACT CTG IN THE EVENT OF ANY DISCREPANCIES.
5. AS PER FCC REGULATIONS, TOWER IS NOT REQUIRED TO BE LIT.
6. ALL PROPOSED T-MOBILE EQUIPMENT MUST FIT WITHIN PROPOSED 72"x12' HIGH CONCEALMENT CANISTER.

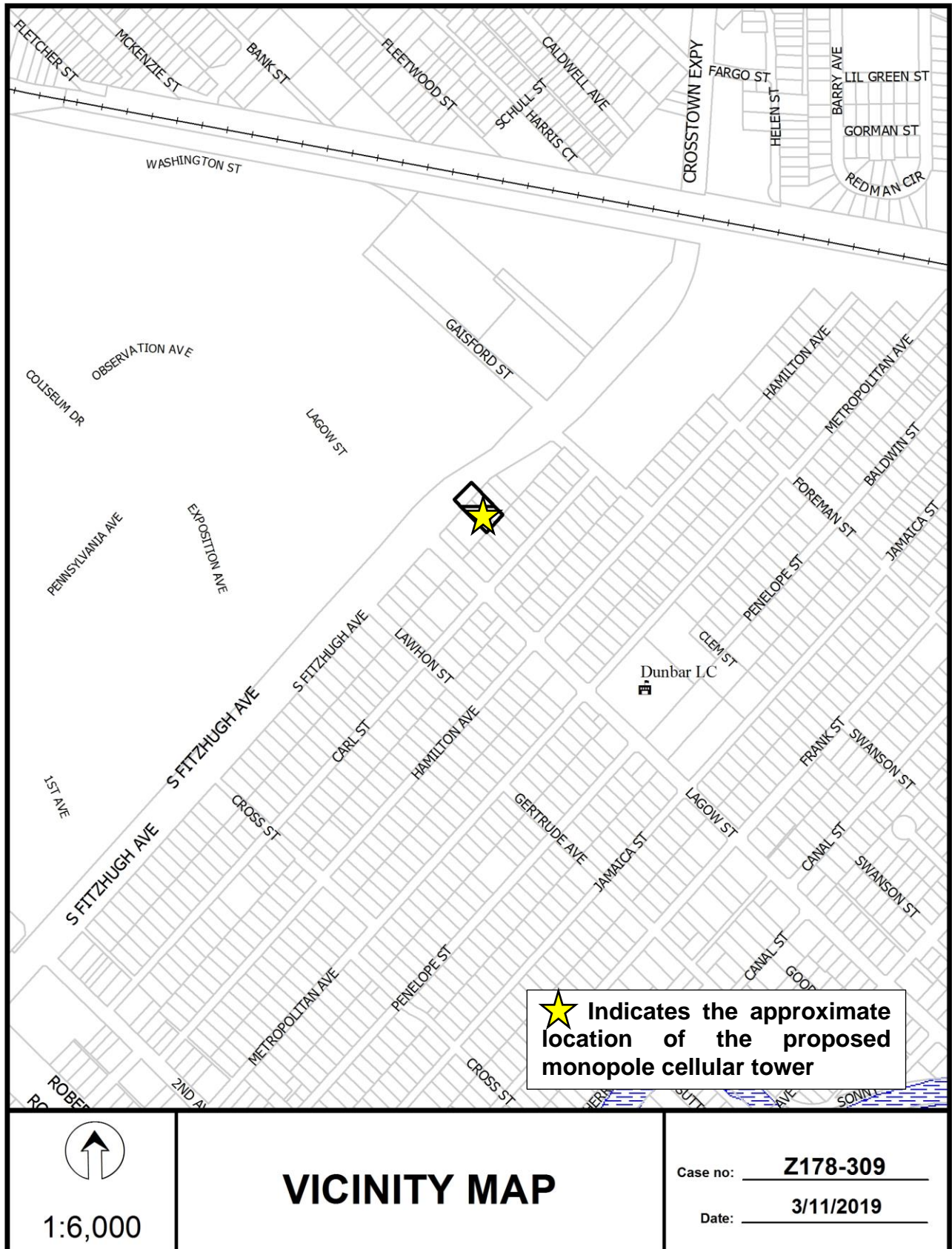
89'-0"±
T/LIGHTNING ROD

85'-0"±
T/TOWER

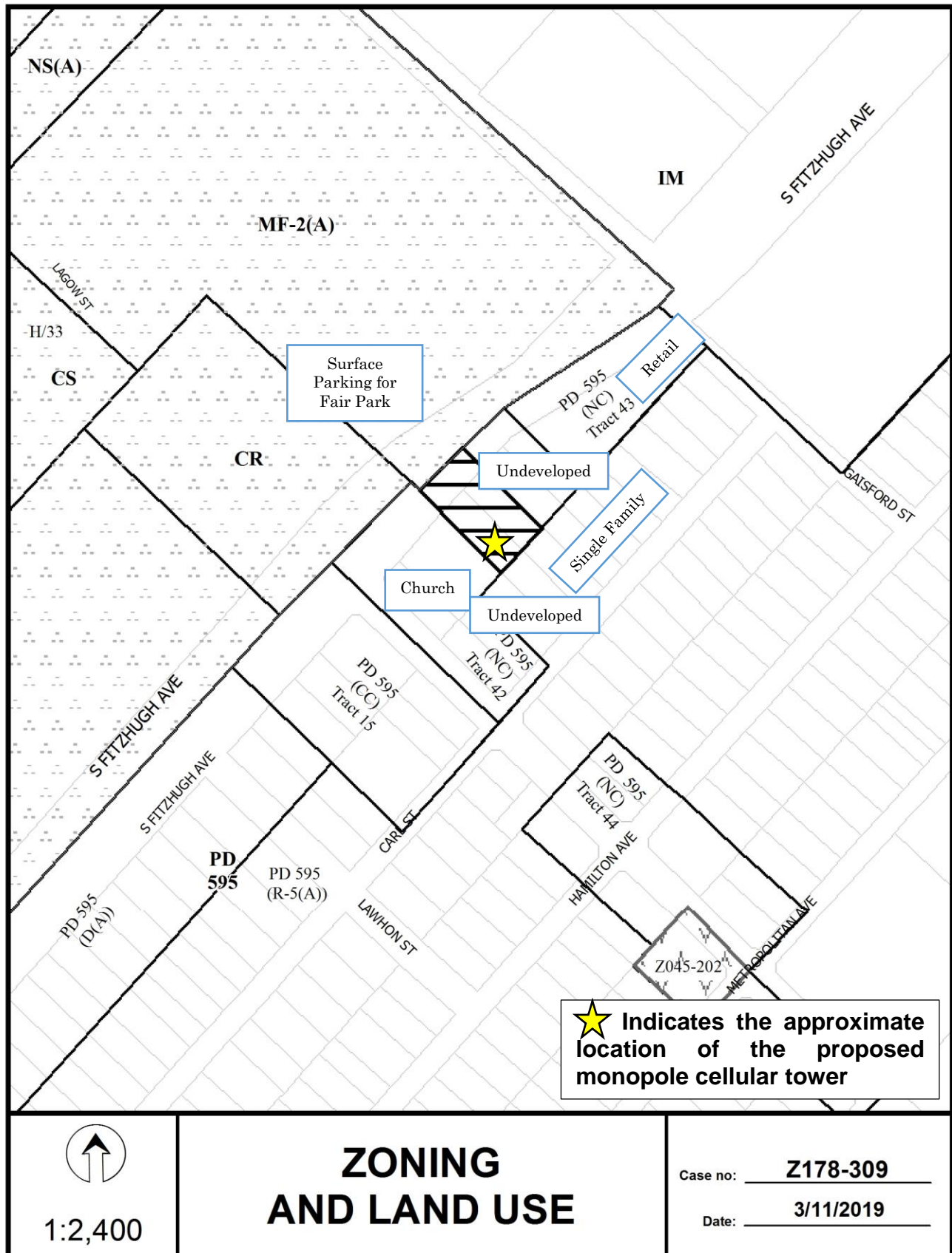
68'-0"±
C/PROPOSED T-MOBILE
ANTENNAS

0'-0" (REF)
T/GRADE









Z178-309(SM)



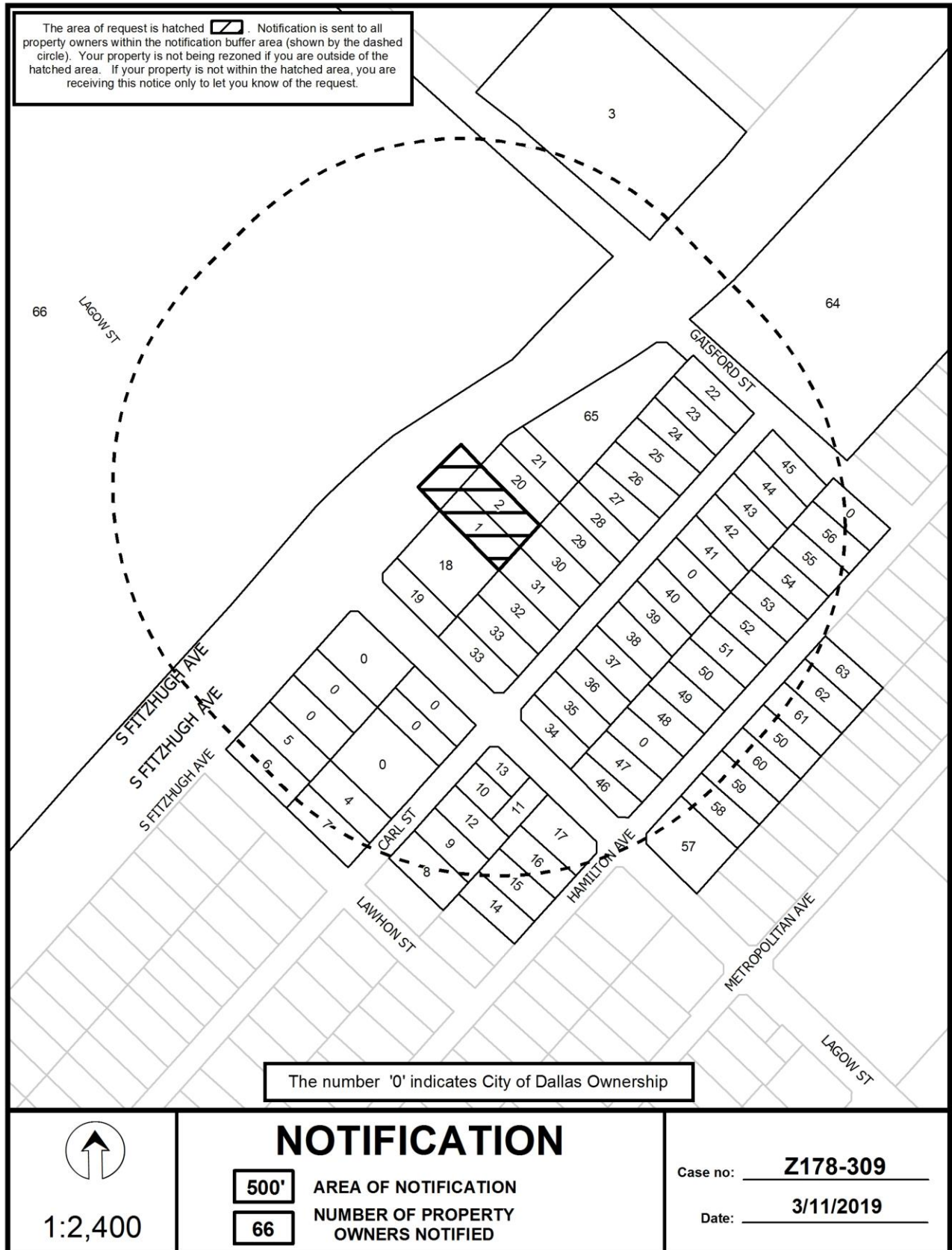
MVACluster A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 3/11/2019



03/11/2019

Notification List of Property Owners***Z178-309******66 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4214 S FITZHUGH AVE	BROWN ISAAC & DOYE
2	4218 S FITZHUGH AVE	BROWN ISAAC JR
3	1800 GAISFORD ST	DALLAS OPERA THE
4	4107 CARL ST	STEWART JAMES &
5	4104 S FITZHUGH AVE	CRUZ IRLANDI & WILLIAM
6	4100 S FITZHUGH AVE	MADDEN KEVIN D
7	4103 CARL ST	ECHOLS SAVELLA E
8	4106 CARL ST	THOMAS NUGENT W &
9	4110 CARL ST	CARR ROY
10	4120 CARL ST	HILL ELBERT W EST OF
11	2109 LAGOW ST	HUDGENS LEROY
12	4114 CARL ST	GONZALEZ KIRSTEN
13	4124 CARL ST	RANGEL JUAN
14	4109 HAMILTON AVE	JIMENEZ JUAN DAVILA &
15	4115 HAMILTON AVE	BODLEY THOMAS W
16	4117 HAMILTON AVE	BODLEY DONALD RAY &
17	4121 HAMILTON AVE	W2E INVESTMENTS LLC
18	4206 S FITZHUGH AVE	SOUTH WORLD LTD PS
19	4200 S FITZHUGH AVE	MY BROTHERS KEEPER NDUGO
20	4222 S FITZHUGH AVE	JENKINS NORRIS
21	4226 S FITZHUGH AVE	WWM PS TRUST
22	4251 CARL ST	BIGGINS JOHN W
23	4247 CARL ST	DIAZ SERGIO
24	4245 CARL ST	GONZALEZ GUILLERMO
25	4243 CARL ST	HUDGENS JOHNNIE MAE
26	4235 CARL ST	HODGE EARLINE EST OF

03/11/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4231 CARL ST	OIBARA CATTLE FAMILY HOLDINGS LLC
28	4225 CARL ST	WALKER JOHN ETTA
29	4223 CARL ST	SELMA VENTURES LTD
30	4219 CARL ST	AVITIA GERMAN
31	4215 CARL ST	WEALTHGATES INVESTMENT COMPANY
32	4211 CARL ST	FORD MAURINE T
33	4207 CARL ST	RECONCILIATION OUTREACH MINISTRIES INC
34	4202 CARL ST	PRUITT LULA MAE
35	4206 CARL ST	WIGGINS MARTIN
36	4210 CARL ST	RIVAS JOSE
37	4214 CARL ST	DALLAS HOUSING ACQUISITION & DEV CORP
38	4218 CARL ST	LEIJA LUIS A
39	4222 CARL ST	DAVIS TELAH & THEODORE EST OF
40	4226 CARL ST	DUNN BILLY E
41	4238 CARL ST	MCGOWAN DEBRA BAGLEY
42	4240 CARL ST	GIBBS AVA L ROBERTS
43	4242 CARL ST	LOZANO KARLA ZOLEY
44	4246 CARL ST	SPRING 3242 REALTY LLC
45	4250 CARL ST	JACKSON TERESA L
46	4201 HAMILTON AVE	SHAW RAYFIELD
47	4207 HAMILTON AVE	ETI MANAGEMENT CO
48	4215 HAMILTON AVE	WCP RETIREMENT TRUST
49	4217 HAMILTON AVE	JOHNSON ISAAC JR
50	4223 HAMILTON AVE	BERNABE MARIA &
51	4225 HAMILTON AVE	DALLAS AREA HABITAT FOR HUMANITY INC
52	4231 HAMILTON AVE	CAMPOS MARIA BELEN
53	4235 HAMILTON AVE	WRIGHT KING DAVID
54	4239 HAMILTON AVE	NORTON TOMMIE JR
55	4301 HAMILTON AVE	LUIZ VASQUEZ HOLDINGS LLC
56	4307 HAMILTON AVE	LOUNG&LI LLC
57	4200 HAMILTON AVE	ALEXANDER PEARL L

Z178-309(SM)

03/11/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	4208 HAMILTON AVE	DAVIS TREVIA EST OF
59	4212 HAMILTON AVE	LAWSON JOHN
60	4218 HAMILTON AVE	UBALDO BENIGNO &
61	4226 HAMILTON AVE	KIMIAKI ITAMURA
62	4228 HAMILTON AVE	BRUNER GENEVA
63	4234 HAMILTON AVE	ALEXANDER MARK KEELIN
64	4400 S FITZHUGH AVE	STATE FAIR OF TEXAS INC
65	4248 S FITZHUGH AVE	REEVES GEORGE M III LTD
66	3839 S FITZHUGH AVE	MCA PACE AMPHITHEATERS LP

Planner: Sarah May

FILE NUMBER: Z178-300(SM) **DATE FILED:** July 11, 2018**LOCATION:** Northwest corner of Fran Way and Compton Street**COUNCIL DISTRICT:** 4 **MAPSCO:** 55 F**SIZE OF REQUEST:** Approx. 6.494 acres **CENSUS TRACT:** 49.00**OWNER/APPLICANT:** Fiji Property Owners Association, Inc. and attached list of property owners**REPRESENTATIVE:** Tekevwe Okobiah**REQUEST:** An application for an amendment to Tract 2 within Planned Development District No. 812.

SUMMARY: The purpose of the request is to erect four vehicular gates. One gate is proposed across Tonga Street, approximately 45 feet from the north curb line of Compton Street; a second is proposed to cross Fiji Street, approximately 56 feet from the west curb line of Fran Way; and two gates are proposed to cross the nearby alleys north of Fiji Street and Compton Street. The applicants propose to allow a private street or alley by right.

STAFF RECOMMENDATION: Approval, subject to a perimeter fence and gated streets plan.

PLANNED DEVELOPMENT DISTRICT No. 812:<http://www.dallascityattorney.com/51P/Articles%20Supp%2042/ARTICLE%20812.pdf>**PLANNED DEVELOPMENT DISTRICT No. 812 EXHIBITS:**<http://www.dallascityattorney.com/51P/exhibits.html#a812>

BACKGROUND INFORMATION:

- On August 26, 2009, City Council approved Planned Development District No. 812, which then contained three Tracts.
- Tract 2 is the subject site and is developed with 49 single-family attached units that were constructed in 2017, according to Dallas Central Appraisal District records.

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

1. **Z145-255:** On August 12, 2015, the City Council approved a WMU-5 Walkable Mixed Use District on property zoned an RR Regional Retail District located on the south line of East Clarendon Drive, west of South Corinth Street Road.
2. **Z145-310:** On January 10, 2018, the City Council approved Planned Development District No. 998 on property zoned an IR Industrial Research District, a CS Commercial Service District, a P(A) Parking District, an R-5(A) Single Family District, a CR Community Retail District, and an RR Regional Retail District with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by a Texas Utility Easement on the northeast, Cedar Crest Boulevard on the east, both sides of East 11th Street on the south, Corinth Street on the west, and a DART right-of-way on the northwest.
3. **Z145-247:** On December 12, 2015, the City Council approved Tract IV within Planned Development District No. 812 for mixed uses on property zoned an R-5(A) Single Family District and a CR Community Retail District located at the southeast corner of East 11th Street and Fran Way.

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.

Thoroughfares/Streets:

Street	Type	ROW
Fran Way	Local	62-67 feet
Compton Street	Local	51.5 feet
Fiji Street	Local	56 feet
Tonga Street	Local	56 feet
Sphinx Street	Local	56 feet

Street Abandonment: In conjunction with the request, the applicant has made application for the abandonment and rededication of Fiji, Tonga, and Sphinx Streets. Staff will coordinate this item, Z178-300, to be placed on the same Council agenda as the abandonment application.

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.

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

Area Plan: The request site is within the boundaries of Subarea 3 (The Heights) of the *Tenth Street Land Use Study*, approved by City Council on August 26, 1999. The focus of the study revolved around two areas: 1) review of land use, zoning, housing and other quality of life factors perceived to have impeded growth and development within the Tenth Street community, and 2) development of a "housing model" to encourage restoration of the Tenth Street Historic District. The study determined that future development/redevelopment be residential in nature. The request, subject to the attached recommended conditions and plan, complies with the vision of this land use study.

Trinity River Corridor Comprehensive Land Use Plan: While just outside of the boundary of the study, the site is adjacent to the Tenth Street Bottoms and Skyline Heights study areas. The vision for the Tenth Street Bottoms area (north of the request area) is focused on revitalization of the adjacent neighborhood, inclusive of low density residential and community serving retail. The area south of 11th Street in the Skyline Heights study area (east of the request area) is envisioned to be residential in character.

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	PDD No. 812 Tract 2	Single family
North	PDD No. 812 Tract 1 and 3	Retirement housing and undeveloped
East	PDD No. 812 Tract 4 and R-5(A)	Undeveloped
South	PDD No. 812 Tract 2	Single family and undeveloped
West	MF-2(A)	DART light rail ROW (Blue line)

Land Use Compatibility:

The purpose of this request is to allow the existing single family community to secure access into the existing neighborhood which is largely surrounded by a mix of residential development and undeveloped land. Because the rights of way must be abandoned (i.e. bought from the City of Dallas), in order to become private, which also entails dedicating easements and access to emergency services and because the application includes a plan that the gates and perimeter fence must adhere to, staff supports the request.

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 identified within an “I” MVA cluster, it abuts an “E” MVA cluster.

Property Owners

S/N	Owner	Unit#	Street Name	Blk #	Lot #
1	Katherine Blair	1583	Fiji Street	E/5914	1
2	Kiesha Dunlap	1577	Fiji Street	E/5914	2
3	Joseph Skotnik	1571	Fiji Street	E/5914	3
4	Tan Le	1565	Fiji Street	E/5914	4
5	Estelle T. Gregory	1559	Fiji Street	E/5914	5
6	Arturo Torres Irizarry	1553	Fiji Street	E/5914	6
7	Jeremy Forteneaux	1541	Fiji Street	E/5914	7
8	Stephen DeShazo	1535	Fiji Street	E/5914	8
9	Kirk & Christie Scott	1529	Fiji Street	E/5914	9
10	Taylor Jack	1523	Fiji Street	E/5914	10
11	Amy Mashburn	1517	Fiji Street	E/5914	11
12	Jeffrey Bauer	1511	Fiji Street	E/5914	12
13	Lateefah Wade	307	Tonga Street	E/5914	13
14	Maxx Nakwaasah	313	Tonga Street	E/5914	14
15	Nina Norman	319	Tonga Street	E/5914	15
16	Onochie Onyegbule	325	Tonga Street	E/5914	16
17	Danielle Wilson	331	Tonga Street	E/5914	17
18	Matthew Oldham	337	Tonga Street	E/5914	18
19	Tiffany Chan	343	Tonga Street	E/5914	19
20	Amarachi Oji	349	Tonga Street	E/5914	20
21	Roxana Franco	355	Tonga Street	E/5914	21
22	Jhoena Martinez	361	Tonga Street	E/5914	22
23	Demond Fernandez	367	Tonga Street	E/5914	23
24	Carlos Alba	373	Tonga Street	E/5914	24
25	Carol Hunt	379	Tonga Street	E/5914	25
26	Jennifer Taylor	385	Tonga Street	E/5914	26
27	Edlin Vo	1511	Compton Street	D/5914	1
28	Aurielle Granger	1517	Compton Street	D/5914	2
29	Dana Norris	1523	Compton Street	D/5914	3
30	Langela Malone	1529	Compton Street	D/5914	4
31	Janet Grant	1535	Compton Street	D/5914	5
32	Jennifer Misigaro	1541	Compton Street	D/5914	6
33	LJ Beck	1547	Compton Street	D/5914	7
34	Crystal Lofton	1553	Compton Street	D/5914	8
35	Carlene Kowlessar	1559	Compton Street	D/5914	9
36	Lance Polvado	1565	Compton Street	D/5914	10
37	John Phan	1571	Compton Street	D/5914	11
38	Leticia Taylor	1577	Compton Street	D/5914	12
39	Wilhurst Investors	1512	Sphinx Street	D/5914	13
40	Glenn Calvert	1518	Sphinx Street	D/5914	14
41	Michael Vela	1524	Sphinx Street	D/5914	15
42	Anne Claire Crawford	1530	Sphinx Street	D/5914	16
43	Oghenetekevwe Okobiah	1536	Sphinx Street	D/5914	17
44	Frederick Hinton, Jr.	1542	Sphinx Street	D/5914	18
45	Donyel Johnson	1572	Fiji Street	D/5914	19
46	Sherene Philip	1578	Fiji Street	D/5914	20
47	Jeffrey Savage	1584	Fiji Street	D/5914	21
48	Wilhurst Investors	1590	Fiji Street	D/5914	22
49	Jackson Henry, LLC	1596	Fiji Street	D/5914	23

Partners, Principals, Officers

- Wilhurst Investors – Ruel Hamilton
- Jackson Henry, LLC – Chris Hamilton & Anne Hamilton.

Fiji Property Owners Association Inc.

3030 LBJ Freeway, #1350 Dallas, TX 75234
Email: manager@fjipoa.org
Office: 214-342-1400

List of Principal: PD 812 Amendment Application

- | | | |
|-------------------|----|-----------------|
| 1. President | -- | Jay Oji: |
| 2. Vice President | -- | Joseph Agumadu; |
| 3. Secretary | -- | Adolphus Oji |

PROPOSED AMENDMENTS TO

ARTICLE 812.

PD 812.

SEC. 51P-812.101. LEGISLATIVE HISTORY.

PD 812 was established by Ordinance No. 27645, passed by the Dallas City Council on August 26, 2009. (Ord. 27645)

SEC. 51P-812.102. PROPERTY LOCATION AND SIZE.

PD 812 is established on property located at the northwest corner of Compton Street and Fran Way. The size of PD 812 is approximately 15.147 acres. (Ord. Nos. 27645; 29962)

SEC. 51P-812.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **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.

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

(3) **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.

(4) **TATTOO OR BODY PIERCING STUDIO** means an establishment in which tattooing is performed, or body piercing for the purpose of wearing jewelry in the pierced body part (for any body part other than earlobes) 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.

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

(c) Tracts I and II are considered to be residential zoning districts. Tracts III and IV are considered to be nonresidential zoning districts. (Ord. Nos. 27645; 29962)

SEC. 51P-812.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 812A: Tract I and Tract II development plan/Tract III conceptual plan.
- (2) Exhibit 812B: Tract IV development/landscape plan.
- (3) Exhibit 812C: Tract II perimeter fence and gated streets plan. (Ord. Nos. 27645; 29962)

SEC. 51P-812.105. CONCEPTUAL PLAN.

For Tract III, development and use of property must comply with the Tract I and Tract II development plan/Tract III conceptual plan (Exhibit 812A). If there is a conflict between the text of this article and the Tract I and Tract II development plan/Tract III conceptual plan, the text of this article controls. (Ord. 27645)

SEC. 51P-812.106. DEVELOPMENT PLAN.

(a) For Tract I and Tract II, development and use of the Property must comply with the Tract I and Tract II development plan/Tract III conceptual plan (Exhibit 812A). If there is a conflict between the text of this article and the Tract I and Tract II development plan/Tract III conceptual plan, the text of this article controls.

(b) For Tract III, 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.

(c) For Tract IV, development and use of the Property must comply with the Tract IV development/landscape plan (Exhibit 812B). If there is a conflict between the text of this article and the Tract IV development/landscape plan, the text of this article controls. (Ord. Nos. 27645; 29962)

SEC. 51P-812.107. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

(1) Tract I.

- Local utilities.
- Retirement housing.

(2) Tract II.

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
- Local utilities.
- Private street or alley. *[See Section 51P-812.114.1 for additional provisions.]*
- Single family.

(3) Tract III.

(A) Miscellaneous uses.

- Temporary construction or sales office.

(B) Office uses.

- Office.

(C) Residential uses.

- Handicapped group dwelling unit.*[SUP required if spacing component of Section 51A-4.209(b)(3) is not met.]*
- Retirement housing.
- Single family.

(D) Retail and personal service uses.

- Business school.
- 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.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service.

- Swap or buy shop. *[SUP]*
- Temporary retail use.
- (E) Transportation uses.
 - Transit passenger shelter.
- (F) Utility and public service uses.
 - Local utilities. *[RAR may be required. See Section 51A-4.212(4).]*
- (4) Tract IV.
 - (A) Commercial and business service uses.
 - Catering service.
 - Custom business services.
 - (B) Institutional and community service uses.
 - Child-care facility.
 - Community service center. *[SUP]*
 - Library, art gallery, or museum.
 - Private school or open-enrollment charter school. *[SUP]*
 - Public school.
 - (C) Office uses.
 - Financial institution without drive-in window.
 - Medical clinic or ambulatory surgical center. *[SUP]*
 - Office.
 - (D) Residential uses.
 - Handicapped group dwelling unit.
 - Live/work unit.
 - Multifamily.
 - Retirement housing.
 - Single family.
 - (E) Retail and personal service uses.
 - Alcoholic beverage establishments. *[SUP]*

- Animal shelter or clinic without outside runs. *[SUP]*
- Animal shelter or clinic with outside runs. *[SUP]*
- Business school.
- Commercial amusement (inside). *[SUP]*
- Convenience store with drive-through. *[SUP]*
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Household equipment and appliance repair.
- Mobile food establishment. *[Must be located on private property and may not be a permanent structure.]*
- Nursery, garden shop, or plant sales.
- Personal service uses. *[Massage establishment and tattoo or body piercing studio are prohibited.]*
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP]*
- Surface parking.
- Temporary retail use.
- Theater.

(F) Utility and public service uses.

- Local utilities. *[RAR may be required. See Section 51A-4.212(4).]* (Ord. Nos. 27645; 29962)

SEC. 51P-812.108. 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. (Ord. 27645)

SEC. 51P-812.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard.

- (1) Tract I. Minimum front yard is 15 feet.

(2) Tract II.

(A) Except as provided in the paragraph, minimum front yard is 15 feet.

(B) For an accessory community center (private), no minimum front yard.

(3) Tract III. Minimum front yard is 15 feet.

(4) Tract IV. Minimum front yard setback is five feet. Balconies, canopies, and window bays may encroach up to five feet into the front yard setback.

(b) Side and rear yard.

(1) Tract I. No minimum side and rear yard.

(2) Tract II. Except as noted on the Tract I and Tract II development plan/Tract III conceptual plan, no minimum side and rear yard.

(3) Tract III. No minimum side and rear yard.

(4) Tract IV. No minimum side and rear yard.

(c) Density.

(1) Tract I. Maximum number of dwelling units or suites is 130.

(2) Tract II. Maximum number of dwelling units is 50.

(3) Tract III. No maximum density.

(4) Tract IV. No maximum density.

(d) Floor area.

(1) Tract I. No maximum floor area.

(2) Tract II.

(A) Except as provided in this paragraph, no maximum floor area.

(B) For an accessory community center (private), maximum floor area is 3,000 square feet.

(3) Tract III. Maximum floor area is 20,000 square feet.

(4) Tract IV. No maximum floor area.

(e) Height.

(1) Residential proximity slope. For Tracts I and III, if any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, 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.

(2) Tract I. Unless further restricted under Paragraph (1), maximum structure height is 50 feet.

(3) Tract II. Maximum structure height is 35 feet.

(4) Tract III. Unless further restricted under Paragraph (1), maximum structure height is 50 feet.

(5) Tract IV. Maximum structure height is 80 feet.

(f) Lot coverage.

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

(2) Tract I. Maximum lot coverage is 25 percent.

(3) Tract II. Maximum lot coverage is 65 percent.

(4) Tract III. Maximum lot coverage is 80 percent.

(5) Tract IV. Maximum lot coverage is 90 percent.

(g) Lot size.

(1) Tract I. No minimum lot size.

(2) Tract II.

(A) Minimum lot size for residential uses is 2,000 square feet.

(B) For local utilities and an accessory community center (private),
no
minimum lot size.

(3) Tract III. No minimum lot size.

(4) Tract IV. No minimum lot size.

(h) Stories.

(1) Tract I. Maximum number of stories above grade is four.

(2) Tract II. Maximum number of stories above grade is two.

(3) Tract III. Maximum number of stories above grade is four.

(4) Tract IV. Maximum number of stories above grade is seven. (Ord. Nos.
27645; 29962)

SEC. 51P-812.110. OFF-STREET PARKING AND LOADING.

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

(b) For Tract I and Tract III, off-street parking as required by Subsection (a) is reduced by 15 percent.

(c) For an accessory community center (private) and accessory game court (private), no off- street parking is required.

(d) For Tract III, off-street parking is prohibited in the front yard.

(e) Screening of off-street parking areas from the street must attain a minimum height of three feet above the parking surface. Except as provided in Subsection 51P-812.112(d), screening materials must be either, or a combination of, the following:

(1) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of parks and recreation. The berm may not have a slope that exceeds one foot of height for each two feet in width.

(2) Evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on-center over the entire length of the bed unless the building official approves an alternative planting density that a landscape authority certifies as being capable of providing a solid appearance within three years.

(f) In Tract I, carports must be architecturally compatible with the main structure the carport serves.

(g) For Tract IV, a minimum of 275 off-street parking spaces are required. (Ord. Nos. 27645; 29962)

SEC. 51P-812.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 27645)

SEC. 51P-812.112. LANDSCAPING

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

(b) Open space.

(1) Open Space No. 1 through Open Space No. 7, as shown on the Tract I and Tract II development plan/Tract III conceptual plan, must include a minimum of two of the following:

(A) Park benches.

(B) Bicycle racks.

(C) Trash receptacles.

(D) A minimum of two additional large canopy trees with a minimum caliper

of three inches each.

(2) A minimum aggregate of 15,000 square feet of land area must be provided for all of Open Space No. 1 through Open Space No. 7, as shown on the Tract I and Tract II development plan/Tract III conceptual plan.

(c) Site trees. For single family and handicapped group dwelling unit uses in Tract II, a minimum of one large tree must be provided for each lot.

(d) Tract I and Tract III Fran Way street frontage.

(1) Street trees must be provided at a ratio of one large tree for each 30 feet of frontage. Any street tree that is required to be planted horizontally within 20 feet of an overhead utility line may be a small tree species as approved by the building official.

(2) Screening of off-street parking must consist of landscape materials that are a minimum of three feet in height at the time of planting and capable of obtaining a solid appearance within three years.

(3) A minimum 15-foot perimeter landscape buffer must be provided along the frontage. This buffer may count as a design standard as required by Article X.

(4) Automatic irrigation is required for all perimeter landscape buffers.

(e) Tract IV. Landscaping must comply with the Tract IV development/landscape plan.

(f) Maintenance. Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 27645; 29960)

SEC. 51P-812.113. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord.27645)

SEC. 51P-812.114. SIDEWALKS.

(a) Except as provided in this section, sidewalks along Compton Street and Fran Way must have an unobstructed sidewalk width of five feet.

(b) In Tract IV, sidewalks must have an unobstructed sidewalk width of six feet. The director may approve an alternate sidewalk width that does not comply with this subsection where a six foot sidewalk is not possible. An alternate sidewalk approved by the director may be no less than four feet.

(c) The board of adjustment may not grant a variance to the sidewalk requirements of this section. (Ord. Nos. 27645; 29962)

SEC. 51P-812.114.1. TRACT II ADDITIONAL PROVISIONS.

(a) Development and use of the following in Tract II must comply with the Tract II perimeter fence and gated streets plan (Exhibit 812C). If there is a conflict between the text of this article and the Tract II perimeter fence and gated streets plan, the text of this article controls.

(1) Private street or alley use.

(2) Fences constructed within 50 feet of the Tract II properties.

(b) Except for fences within 100 feet of the western boundary line of Tract II, gates across private streets or private alleys and perimeter fences must be constructed of wrought iron or similar materials with a maximum height of six feet.

(c) Except as provided in this subparagraph, fence, screening and visibility obstruction regulations in Section 51A-4.602 apply. At the intersection of Alley B and Compton Street, a motorized sliding gate may be located within a visibility triangle as shown in Exhibit 812C.

SEC. 51P-812.115. ADDITIONAL PROVISIONS.

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

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

(c) Garage doors are prohibited from facing Compton Street or Fran Way.

(d) Each exterior facade of a main structure, excluding fenestration, must be at least 50 percent brick, stone, masonry, or glass. Fiber cement siding is prohibited as an exterior facade material. (Ord. 27645)

SEC. 51P-812.116. COMPLIANCE WITH CONDITIONS.

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

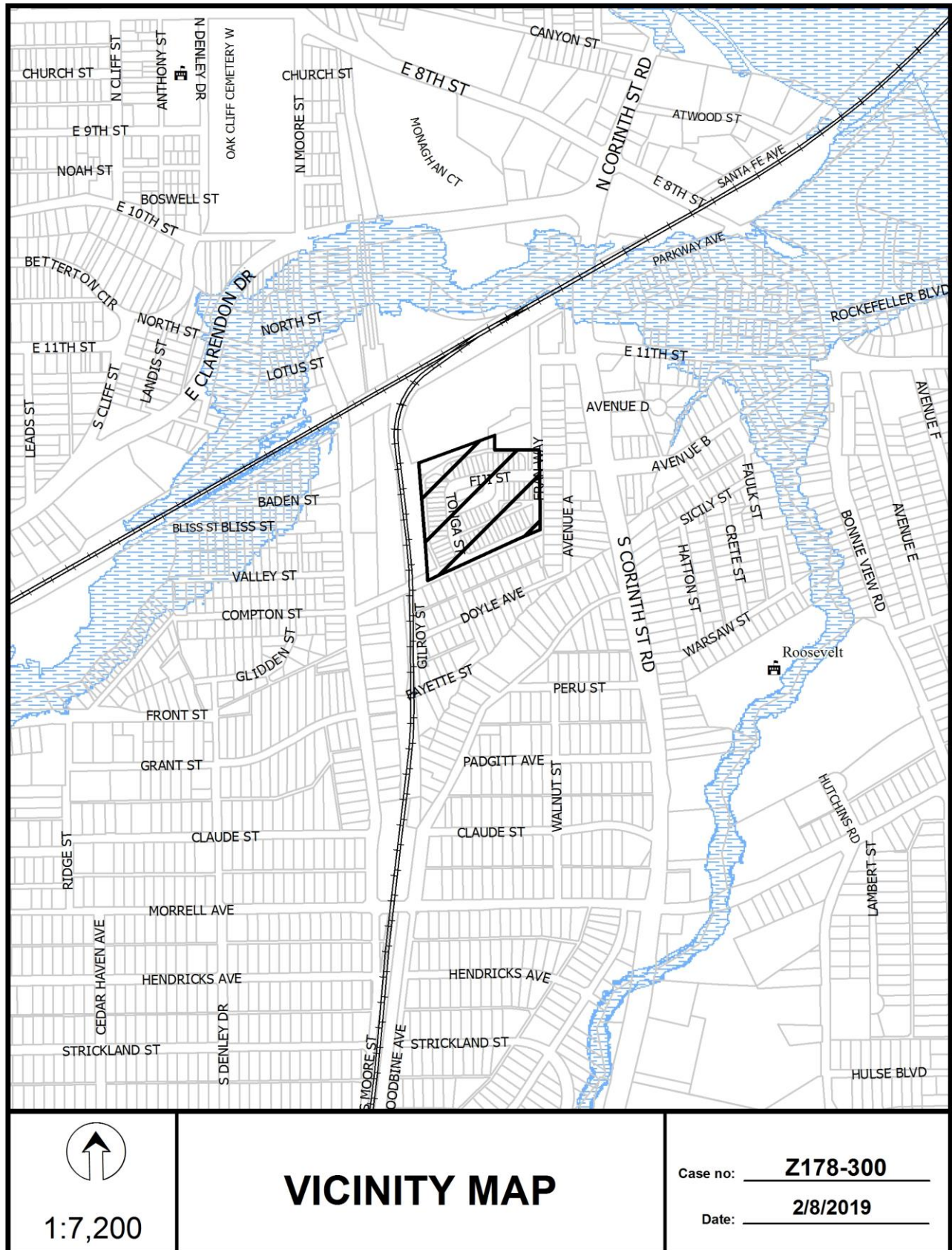
(b) The building official shall not issue a building permit to authorize work, or a

Z178-300(SM)

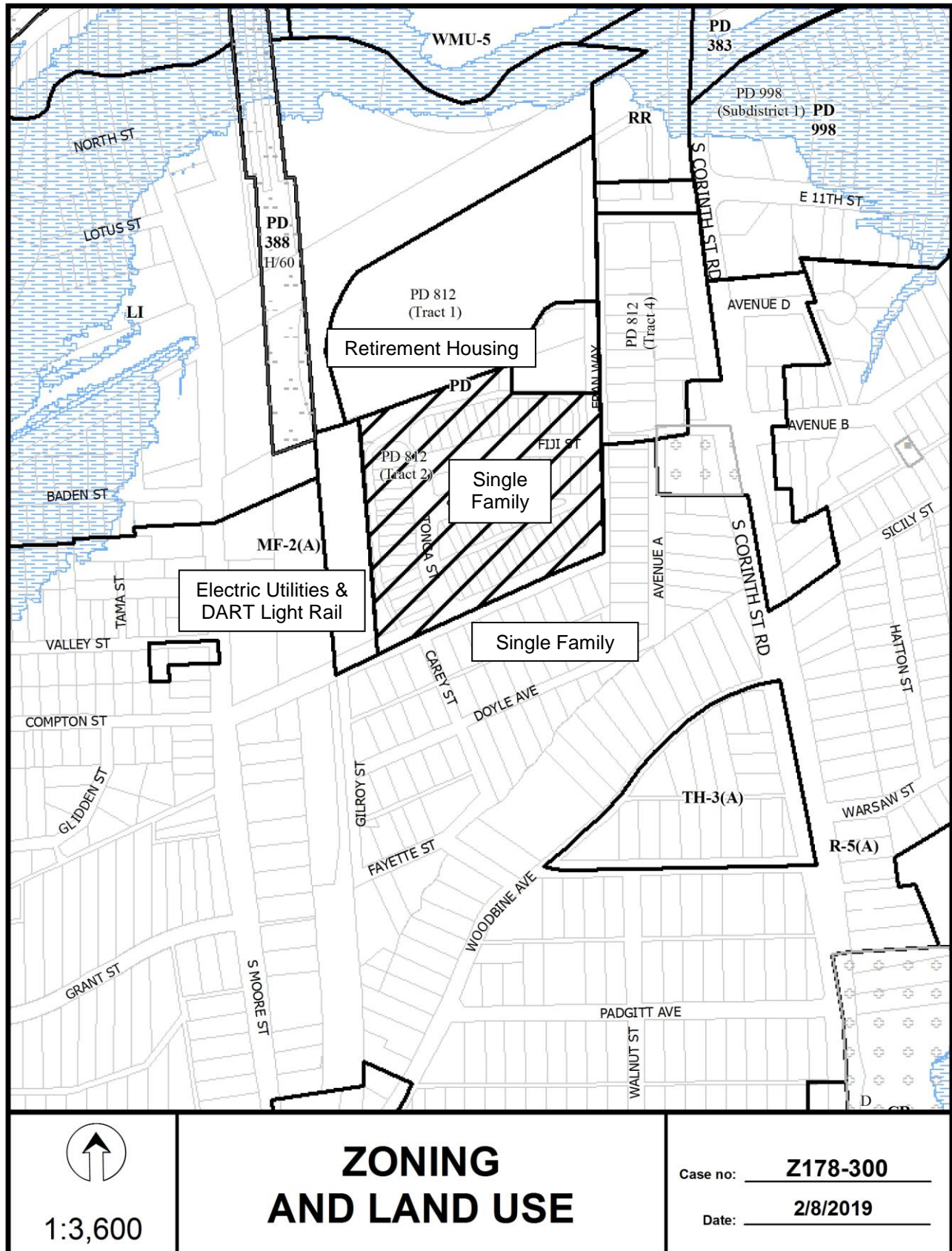
certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 27645)

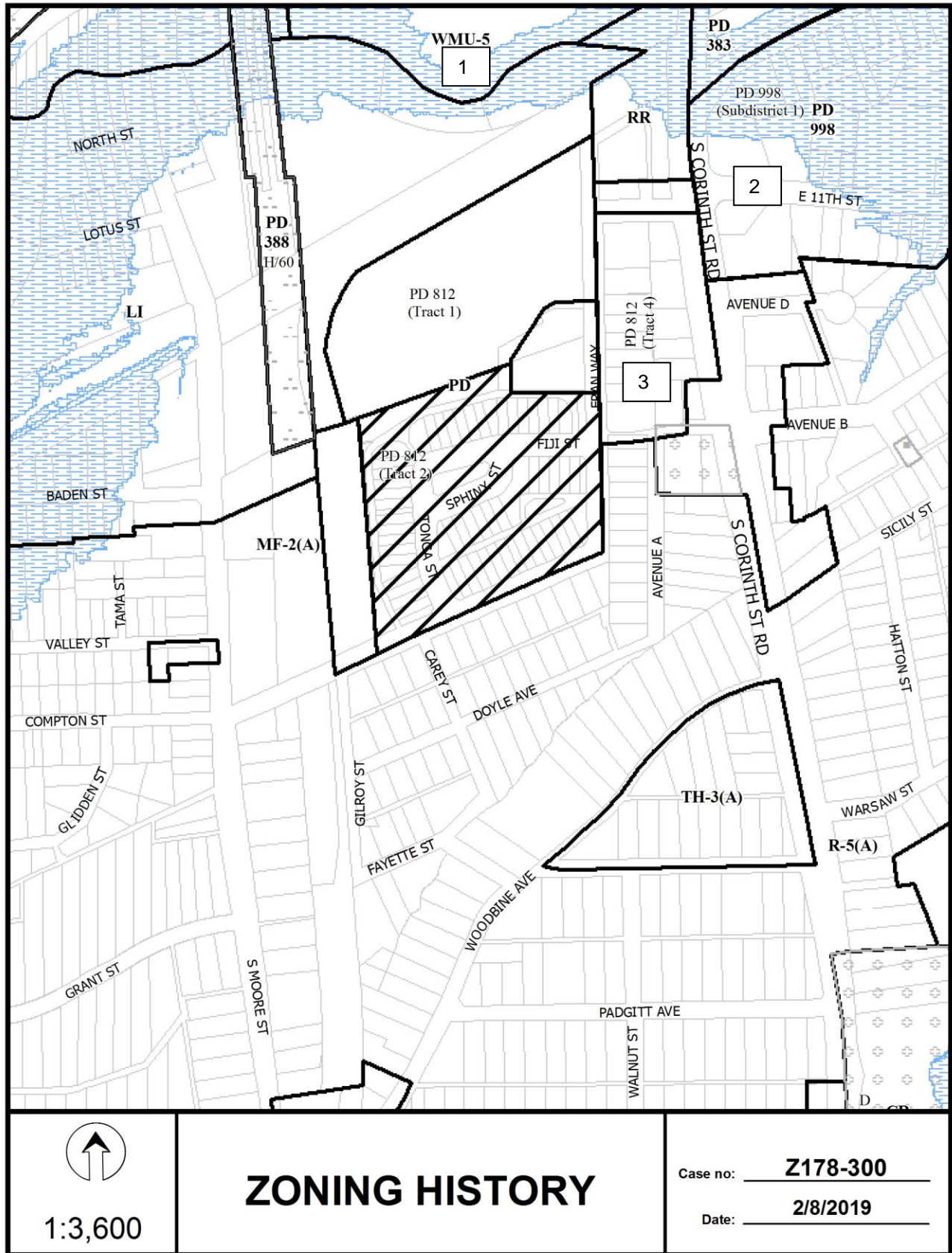


Z178-300(SM)

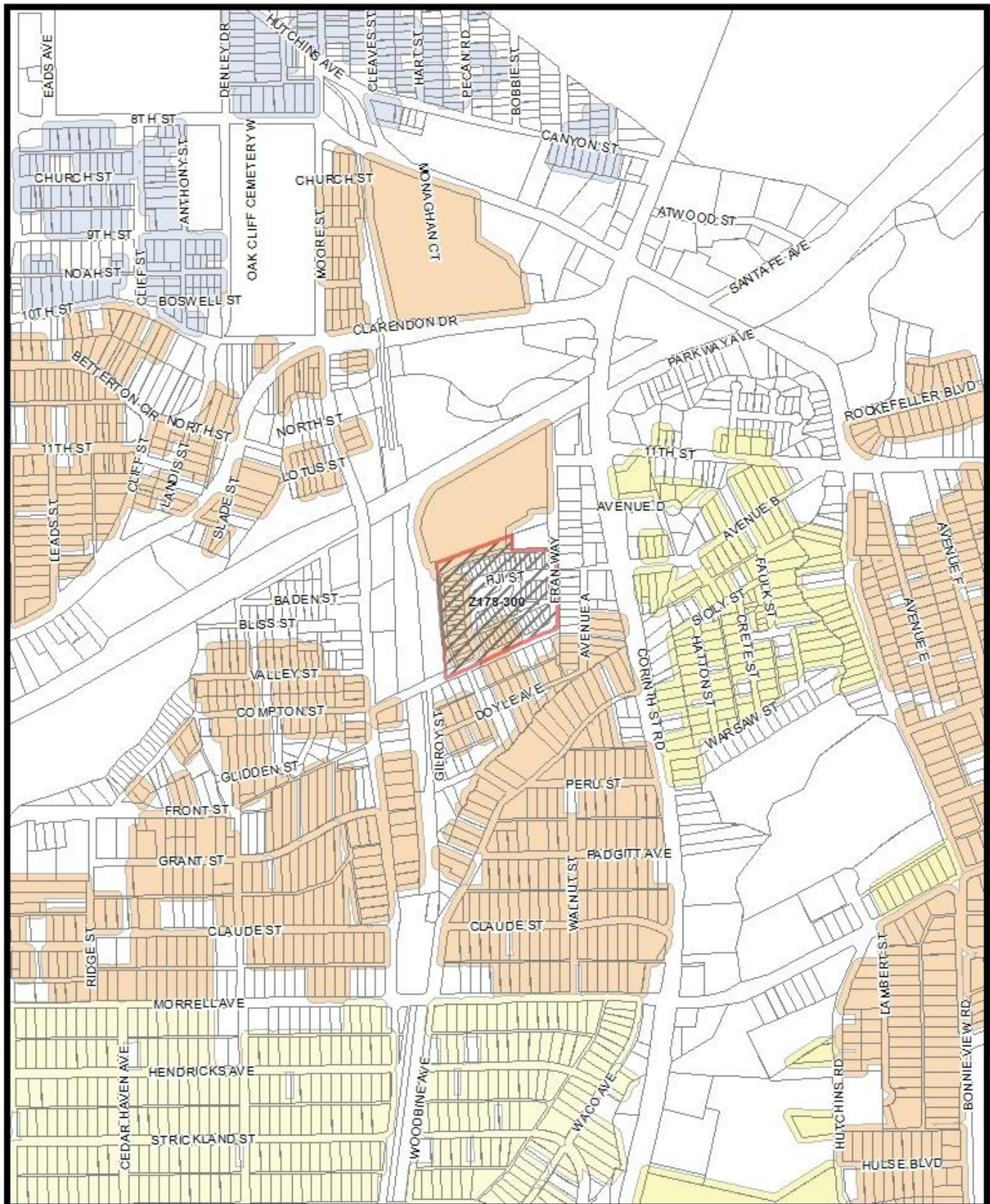








Z178-300(SM)



MVACluster A B C D E F G H I NA



1:7,200

Market Value Analysis

Printed Date: 2/8/2019



02/08/2019

Notification List of Property Owners***Z178-300******159 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1 COMPTON ST	FIJI PROPERTY OWNERS ASSN INC
2	1511 COMPTON ST	VO EDLIN
3	1517 COMPTON ST	GRANGER AURIELLE
4	1523 COMPTON ST	NORRIS DANA
5	1529 COMPTON ST	MALONE LANGELA MICHELLE
6	1535 COMPTON ST	GRANT JANET
7	1541 COMPTON ST	MISIGARO JENNIFER &
8	1547 COMPTON ST	BECK LJ III &
9	1553 COMPTON ST	LOFTON CRYSTAL G
10	1559 COMPTON ST	KOWLESSAR JAIME M & CARLENE A
11	1565 COMPTON ST	POLVADO LANCE
12	1571 COMPTON ST	PHAN JOHN
13	1577 COMPTON ST	TAYLOR LETICIA R
14	1512 SPHINX ST	WILHURT INVESTORS LLC
15	1518 SPHINX ST	CALVERT GLENN W
16	1524 SPHINX ST	VELA MICHAEL A
17	1530 SPHINX ST	CRAWFORD ANN MARIE
18	1536 SPHINX ST	OKOBIAH OGHENETEKEVWE
19	1542 SPHINX ST	HINTON FREDERICK H JR
20	1572 FIJI ST	JOHNSON DONYEL
21	1578 FIJI ST	PHILIP SHERENE
22	1584 FIJI ST	SAVAGE JEFFREY MICHAEL
23	1590 FIJI ST	WILHURT INVESTORS LLC
24	1596 FIJI ST	JACKSON HENRY LLC
25	1583 FIJI ST	BLAIR KATHERINE L
26	1577 FIJI ST	DUNLAP KEISHA R

02/08/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1571 FIJI ST	SKOTNIK JOSEPH
28	1565 FIJI ST	LE TAN M
29	1559 FIJI ST	GREGORY ESTELLE T
30	1553 FIJI ST	IRIZARRY ARTURO TORRES &
31	1541 FIJI ST	FONTENEAUX JEREMY E
32	1535 FIJI ST	DESHAZO STEPHEN T
33	1529 FIJI ST	SCOTT CHRISTINE & KIRK WILLIAM
34	1523 FIJI ST	REED TAYLOR J &
35	1517 FIJI ST	MASHBURN AMY
36	1511 FIJI ST	BAUER JEFFREY M
37	307 TONGA ST	WADE LATEEFAH
38	313 TONGA ST	NAKWAASAH MAXX &
39	319 TONGA ST	NORMAN NINA
40	325 TONGA ST	ONYEGBULE ONOCHIE
41	331 TONGA ST	WILSON DANIELLE
42	337 TONGA ST	OLDHAM MATTHEW JOHN &
43	343 TONGA ST	CHAN TIFFANY PHOEBE
44	349 TONGA ST	OJI AMARACHI NWABUNDO
45	355 TONGA ST	FRANCO ROXANNA
46	361 TONGA ST	MARTINEZ JHOENA &
47	367 TONGA ST	FERNANDEZ DEMOND
48	373 TONGA ST	ALBA CARLOS ANTONIO
49	379 TONGA ST	HUNT CAROL
50	385 TONGA ST	TAYLOR JENNIFER
51	201 FRAN WAY	SDC FIJI SENIOR LP
52	319 FRAN WAY	SPHINX DEVELOPMENT CORP
53	531 S MOORE ST	LOPEZ AURELIANO
54	533 S MOORE ST	JACKSON BILLY MORRIS
55	537 S MOORE ST	CORTEZ AURELIA H
56	541 S MOORE ST	MIRELES OVIDIO JR
57	607 S MOORE ST	BOWIE LOUISE B

02/08/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	611 S MOORE ST	CERDA ERIC
59	513 S MOORE ST	CHAPEL HILL BAPTIST
60	519 S MOORE ST	CHAPEL HILL BAPTIST
61	527 S MOORE ST	ATTAWAY LEONARD & ALICE M
62	523 S MOORE ST	AHMAD ISHTIAQ
63	563 WOODBINE AVE	SAMUEL JOSIE LORRAINE &
64	551 WOODBINE AVE	RODRIGUEZ JESUS M &
65	543 WOODBINE AVE	SMITH MARTHA ANN
66	539 WOODBINE AVE	ODEGBARO CHRISTINE &
67	535 WOODBINE AVE	ODEGBARO CHRISTINE &
68	531 WOODBINE AVE	GIPSON ERMA M EST OF
69	527 WOODBINE AVE	THOMPSON DINO
70	523 WOODBINE AVE	CISNEROS JOSE TAMAYO &
71	519 WOODBINE AVE	CISNEROS JOSE T &
72	515 WOODBINE AVE	KELLEY MANDELL
73	507 WOODBINE AVE	MAGDALENO HERIBERTO &
74	530 WOODBINE AVE	DALLAS CITY OF COUNTY OF
75	524 WOODBINE AVE	BRIGHT EDWIN B
76	520 WOODBINE AVE	HOLLINS ROBERT EST OF
77	518 WOODBINE AVE	NEW BEGINNING FREEDOM BAPTIST CHURCH
78	514 S CORINTH ST RD	J EDWARD LEE MINISTRIES INC
79	508 S CORINTH ST RD	CHANDLER DONALD &
80	506 S CORINTH ST RD	CHANDLER DONALD &
81	622 S MOORE ST	LEYVA ARMANDO
82	628 S MOORE ST	JACKSON DEBORAH YOUNG
83	1325 COMPTON ST	TEXAS UTILITIES ELEC CO
84	602 S MOORE ST	TORRES MANUEL
85	1300 COMPTON ST	ST JOSEPH LG 1310 AF&AM
86	614 S MOORE ST	LAGOW DEV PROJECT LLC
87	1400 COMPTON ST	DALLAS AREA RAPID TRANSIT
88	1410 COMPTON ST	SDC SACHSE SENIOR VILLAS LLC

02/08/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	1414 COMPTON ST	SDC SACHSE SEMOR VILLAS
90	1419 DOYLE AVE	SPHINX DEVELOPMENT CORPORATION
91	1415 DOYLE AVE	CHURCH OF THE LIVING GOD
92	1409 DOYLE AVE	SPHINX DEVELOPMENT CORPORATION
93	1407 DOYLE AVE	SCOTT PATRICIA ANN
94	1519 DOYLE AVE	BETHEL ENTERPRISE INC
95	1511 DOYLE AVE	TAKADA INC
96	1502 COMPTON ST	CERDA CYNTHIA PEREZ
97	1508 COMPTON ST	BARNES CLARA
98	1510 COMPTON ST	BELTRAN MONICA & MIGUEL A
99	1514 COMPTON ST	BELTRAN MIGUEL
100	1518 COMPTON ST	SDC SACHSE SENIOR VILLAS
101	1522 COMPTON ST	MANJREKAR ASHISH
102	1526 COMPTON ST	STANTON LUTHER ET AL
103	1530 COMPTON ST	HAPPY FAMILY RENTALS LLC
104	1534 COMPTON ST	ELVISARA LLC
105	1538 COMPTON ST	KING ALONZO
106	441 AVE A	MILLER GORGE
107	1535 DOYLE AVE	THOMPSON MAE E
108	1406 DOYLE AVE	MALAC LTD
109	1410 DOYLE AVE	WRIGHT BERNICE EST OF
110	1414 DOYLE AVE	ODOM FRANCES
111	1418 DOYLE AVE	BELTRAN MIGUEL ANGEL
112	1422 DOYLE AVE	VALDIVIA JOSE JUAN &
113	1415 FAYETTE ST	BANKS ETTA
114	1411 FAYETTE ST	LAGOW DEV PROJECT LLC
115	1407 FAYETTE ST	MCINTOSH JAMES D EST OF
116	1502 DOYLE AVE	HILLIARD RALPH
117	1506 DOYLE AVE	EARLE DEVAN &
118	1510 DOYLE AVE	DIRKS LUBERTIA
119	1512 DOYLE AVE	FIELDS HARON EST OF

02/08/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	1518 DOYLE AVE	SDC SACHSE SENIOR VILLAS LLC
121	1526 DOYLE AVE	KIMBROUGH AURELIA
122	1530 DOYLE AVE	THOMPSON DONOVAN
123	435 AVE A	MEYER STEVE
124	423 AVE A	SDC SACHSE SENIOR VILLAS LLC
125	419 AVE A	SDC SACHSE SENIOR VILLAS LLC
126	411 AVE A	SDC SACHSE SENIOR VILLAS
127	409 AVE A	NEARER TO NATURE LLC
128	407 AVE A	SDC SACHSE SENIOR VILLAS LLC
129	1502 AVE B	TEXAS SDC LLC
130	301 S CORINTH ST RD	TEXAS SDC LLC
131	415 CORINTH ST	SDC SACHSE SR VILLAS LLC
132	414 AVE A	SDC SACHSE SR VILLAS LLC
133	417 CORINTH ST	CHANDLER DONALD S &
134	422 AVE A	CANAS LUIS ALBERTO GONZALEZ
135	430 AVE A	SPHINX DEVELOPMENT CORPORATION
136	434 AVE A	DYSON PAULA ET AL &
137	438 AVE A	CANAS JUAN
138	424 S CORINTH ST RD	CHANDLER DONALD &
139	219 AVENUE A	LIBERTY BAPTIST CHURCH
140	215 S CORINTH ST RD	SDC MIXED DEVELOPMENT LLC
141	191 S CORINTH ST RD	BALLAS VICTOR
142	301 S CORINTH ST RD	SDC SACHSE SENIOR VILLAS LLC
143	327 S CORINTH ST RD	BOLDEN CEDRIC
144	315 AVE A	SPHINX DEVELOPMENT CORP
145	1606 AVE B	DANIELS MARKUS
146	1622 AVE B	BOLDEN CEDRIC
147	1614 AVE B	SMITH ALEXANDREA ROSE
148	416 S CORINTH ST RD	SMITH ALEXANDREA ROSE SMITH
149	316 S CORINTH ST RD	ENGLISH WANDA
150	1615 AVE B	BROWN BOBBY

02/08/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1607 AVE B	HERNDON SUSAN W &
152	1601 AVE D	HERNANDEZ JUAN
153	260 S CORINTH ST RD	BLACKMAN JOHN B &
154	4524 E CLARENDON DR	DALLAS AREA RAPID TRANSIT
155	503 WOODBINE AVE	County of Dallas
156	2300 AL LIPSCOMB WAY	BNSF RAILWAY
157	401 S BUCKNER BLVD	DART
158	555 2ND AVE	DART
159	555 2ND AVE	DART

FILE NUMBER: Z178-240(SM)

DATE FILED: April 17, 2018

LOCATION: West of East Technology Boulevard, north of Connector Drive

COUNCIL DISTRICT: 6

MAPSCO: 22 Z

SIZE OF REQUEST: Approx. 1.903 acres

CENSUS TRACT: 99.00

APPLICANT/OWNER: MDF Global Asset Management, LLC and Thirdcoast Trading Corporation

REPRESENTATIVE: Brad Williams, Winstead PC

REQUEST: An application for 1) an MU-3 Mixed Use District; and 2) a Specific Use Permit for a commercial amusement (outside) use on a portion on property zoned an IR Industrial Research District.

SUMMARY: The purpose of the request is to continue the operation of Gas Monkey Bar N' Grill which currently operates with a restaurant Certificate of Occupancy on 1.97 acres within the 2.67-acre area of request. A commercial amusement (outside) use is prohibited in the current zoning district (Industrial Research IR District) and the application does not include further changes to the existing property.

STAFF RECOMMENDATION: Approval of an MU-3 Mixed Use District and approval of a Specific Use Permit for a commercial amusement (outside) use on a portion for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

BACKGROUND INFORMATION:

- Aerial photography from 1989 shows the site was undeveloped except for the presence of the uncovered concrete landing, labeled in the proposed site plan as “patio” in the northeast corner of the subject site that overlooks the abutting body of water.
- On January 13, 2000, construction of a 7,949-square-foot restaurant for Logan’s Roadhouse was completed for the existing structure on the subject site.
- On October 24, 2002, a permit was completed for an interior remodel and addition for a restaurant use to construct the outdoor wood deck and stage with a thatched roof for Sam’s Boat.
- On September 10, 2004, a permit was completed for an interior remodel and additions to add restrooms, a bar/storage area on a new concrete patio south of the existing wood deck, and to rebuild and enlarge the 682-square-foot outdoor stage and cover with a permanent roof material for Fire Water Bar & Grill.
- On May 6, 2008, a permit was issued to construct a second-story balcony to expand the outdoor entertainment area which faces the existing stage.
- The existing occupant, Gas Monkey Bar ‘N Grill obtained a certificate of occupancy on April 3, 2013, for a restaurant without drive-in service.
- On September 18, 2018, the Board of Adjustment did not consider an appeal (BDA178-054) of the Chief Planner’s land use determination letter that the site was a commercial amusement (outside) use¹ because the determination letter was not considered a decision made in the enforcement of the zoning ordinance of the city² and was therefore not appealable.

Zoning History: There has been no recent zoning change requested in the area in the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Function	ROW
Technology Boulevard East	Local	90 feet

¹ A commercial amusement (outside) use is defined as, “A facility offering entertainment or games of skill to the general public for a fee where any portion of the activity takes place outside. This includes but is not limited to a golf driving range or miniature golf course.” Reference Section 51A-4.210 (b)(8)(A) of the Dallas Development Code.

² Reference Section 51A-3.102(d)(1) of the Dallas Development Code.

Traffic:

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

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The 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 1.1.1 Implement the Trinity River Corridor 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.

Area Plan:

On March 9, 2005, City Council approved the *Trinity River Corridor Comprehensive Land Use Plan*. On December 9, 2009, City Council adopted a revision to the Plan. The Plan identifies the area of request within the Elm Fork District which is bound by the Royal Lane on the north, the DART Green light rail line on the east, and the Elm Fork of the Trinity River to the south and west. The Plan envisions multiple uses, including residential, office, retail and lodging in this area north of the Elm Fork greenbelt and between Loop 12 Storey Road.

STAFF ANALYSIS**Surrounding Land Uses:**

	Zoning	Land Use
Site	IR	Restaurant
Northwest	MU-3	Dance hall
Northeast	MU-3	Restaurant
South	IR	Cell tower, Undeveloped, Restaurant
West	IR	Undeveloped
Southwest	IR	Hotel

Land Use Compatibility:

The overall site is comprised of two properties, which combined total approximately 2.67 acres of land. The purpose of this request is to 1) change the zoning of the entire 2.67-acre area of request to a MU-3 Mixed Use District, which allows commercial amusement (outside) use with a Specific Use Permit (SUP) and 2) to obtain an SUP on the portion of land that is occupied with a commercial amusement (outside) use so that the existing operator of the Gas Monkey Bar 'N Grill can obtain a Certificate of Occupancy for a commercial amusement (outside) for the use of the outdoor stage and entertainment for a portion of the area of request. The existing stage crosses the property line with the adjacent body of water and therefore, the request includes the adjacent property.

Surrounding uses include an abutting dancehall to the northwest; restaurants are located to the northeast, across Technology Boulevard East; undeveloped property and a cell tower separate the subject site from a restaurant to the south; undeveloped property abuts the site to the west; and a hotel was recently constructed farther to the southwest.

Staff supports the applicant's request for an MU-3 Mixed Use District because 1) the Trinity River Corridor Comprehensive Land Use Plan envisioned a mixed use district in this area and vicinity; 2) the site abuts another MU-3 Mixed Use District to the north; and 3) because some incompatible industrial and commercial uses that are allowed in the existing zoning district would be prohibited with the zoning change.

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 commercial amusement (outside) use is considered compatible with the surrounding uses because 1) the site has remained in the existing configuration for approximately 10 years, 2) the proposed site plan establishes the space with which the outdoor entertainment may operate, and 3) because the approval period and renewal periods will allow staff to ensure the site is operating within the scope of the approved SUP ordinance.

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. For a commercial amusement (outside) use, the minimum parking requirement pursuant to the Dallas Development Code may be established by the ordinance granting the SUP, otherwise one space per 200 square feet of floor area, plus one space per 400 square feet of site area exclusive of parking area is required. The subject site also contains a restaurant use which requires one space for each 100 square feet of floor area.

Therefore, Dallas Development Code requires 107 spaces for the 10,737-square foot restaurant use and 20 spaces are required for the 8,008-square feet of site area for the commercial amusement (outside) use. Therefore, the cumulative parking requirement of both uses on the site would be 127 spaces. The applicant proposes to continue to provide 142 spaces for the entire site

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 MVA cluster, the nearest MVA cluster is located to the southwest and is identified as an “E” MVA cluster.

LIST OF OFFICERS

MDF Global Asset Management LLC

Dan Flaherty, Manager

Mike Flaherty, Manager

Chris Flaherty, Manager

Jason McCann, Manager

Thirdcoast Trading Corporation

Dorothy Confer, Secretary

William Hanks, CEO

William Sims, CFO

Proposed SUP Conditions

1. USE: The only use authorized by this specific use permit is a commercial amusement (outside).
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on [five years from the passage of this ordinance], but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. AREAS: The maximum combined site area and floor area for a commercial amusement (outside) use is 8,008 square feet.
5. PARKING: Of the 142 parking spaces shown on the attached site plan, 20 spaces must serve as the required parking for a commercial amusement (outside).
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN

NOTES

**Gas Monkey Bar N' Grill,
10261 E. Technology Blvd.**

ZONING CASE # Z178-240

SUP. SITE AREA: 65008 SQ. FT.
IMPERVIOUS COVERAGE: 69333 SQ. FT.

STORIES:2

BUILDING HEIGHT: 36 FT

BUILDING AREA:

FLOOR AREA EXISTING 1st STORY: 96077
FLOOR AREA EXISTING 2ND STORY: 330
TOTAL EXISTING FLOOR AREA: 102780

FLOOR AREA EXISTING 1ST FLOOR COM.
AMUSEMENT (OUTDOORS): 8098 SQ. FT.

REQUIRED PARKING:

RESTAURANT (1/100): 107
COMM. AMUSEMENT (OUTDOORS): 1400
TOTAL REQUIRED PARKING: 127

TOTAL PARKING PROVIDED: 142

SITE INFORMATION DESCRIBED IN THIS SITE

PREPARED BY:
- RONALD W. COOMBS R.P.L.S. STATE OF TEXAS
5294 (917-525-7655)
P.O. BOX 11370 FORTWORTH TEXAS 75110

- D&D SURVEYING INC.
105 SW 2ND ST GRAND PRAIRIE TX 75660
(972)-262-3380
18 OCT 2015

THIS SITE PLAN ONLY REGULATES THAT PORTION OF THE PROPERTY DEDICATED TO THE COMMERCIAL AMUSEMENT JOINT USE AS INDICATED

05 00 0000

REVIEWS

DATE: 01.05.2019

GAS MONKEY BAR

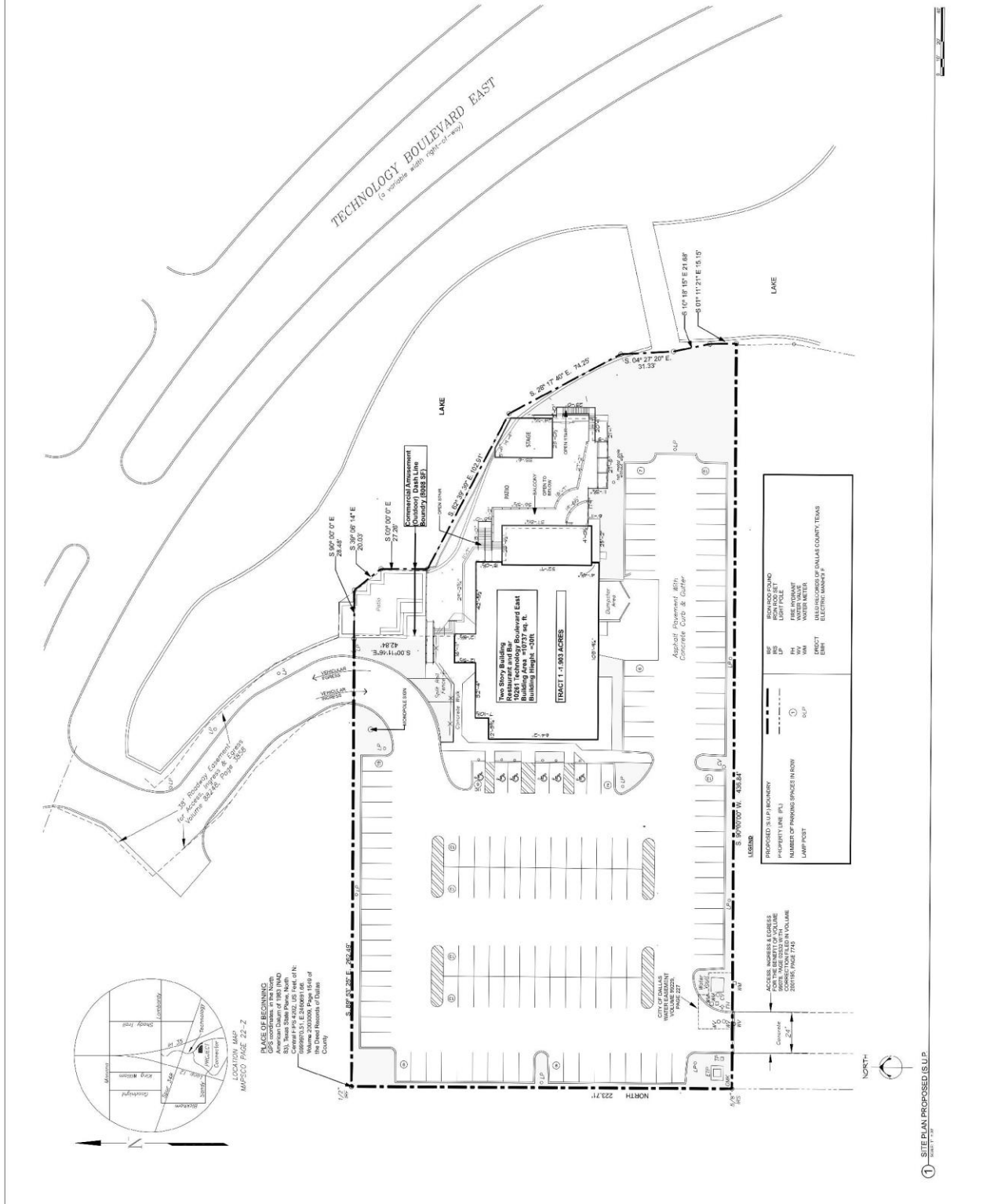
10261 E. TECHNOLOGY BLVD.
DALLAS,
TEXAS 75200

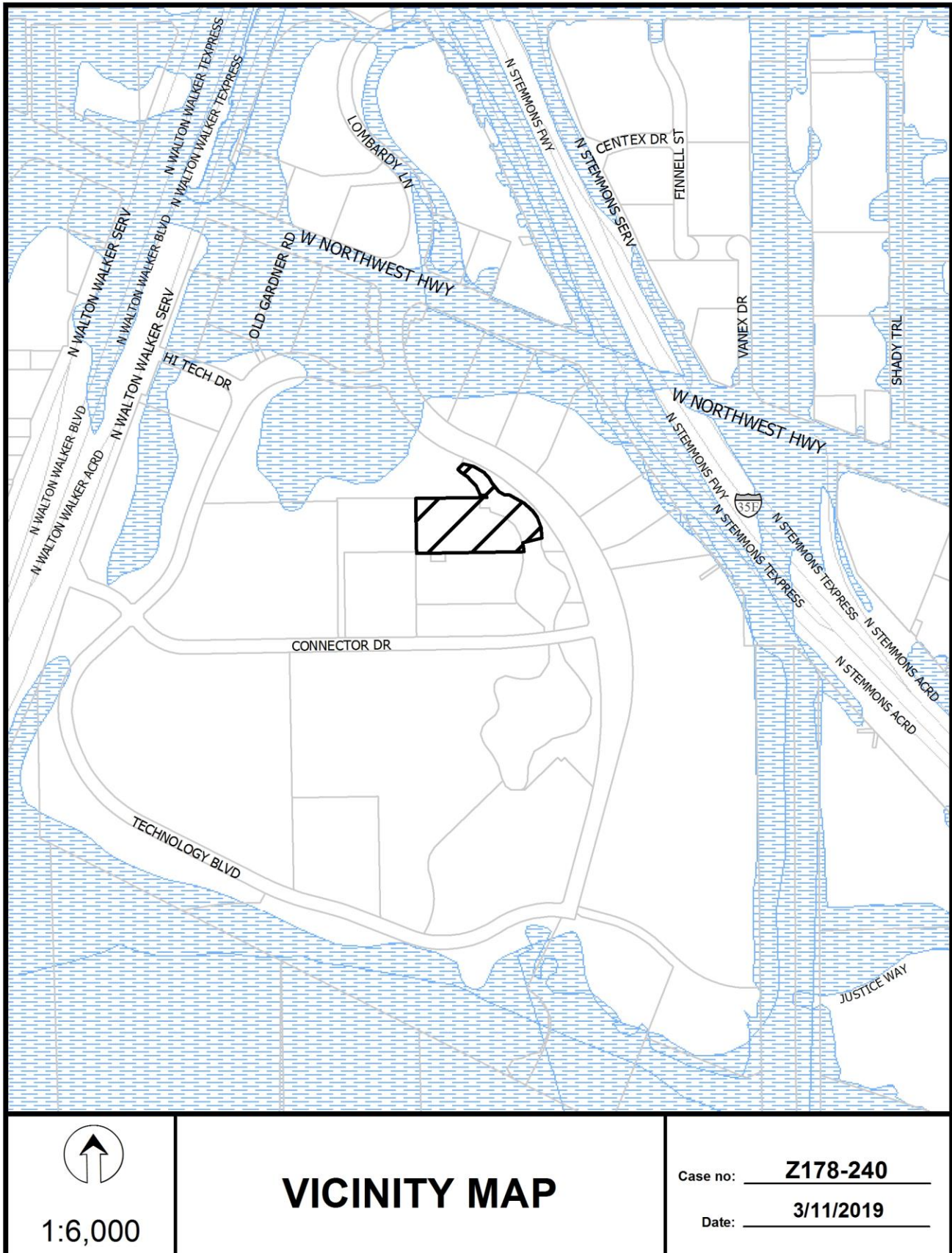
ROBERT DAVES

6501 GASTON AVENUE
SUITE 326

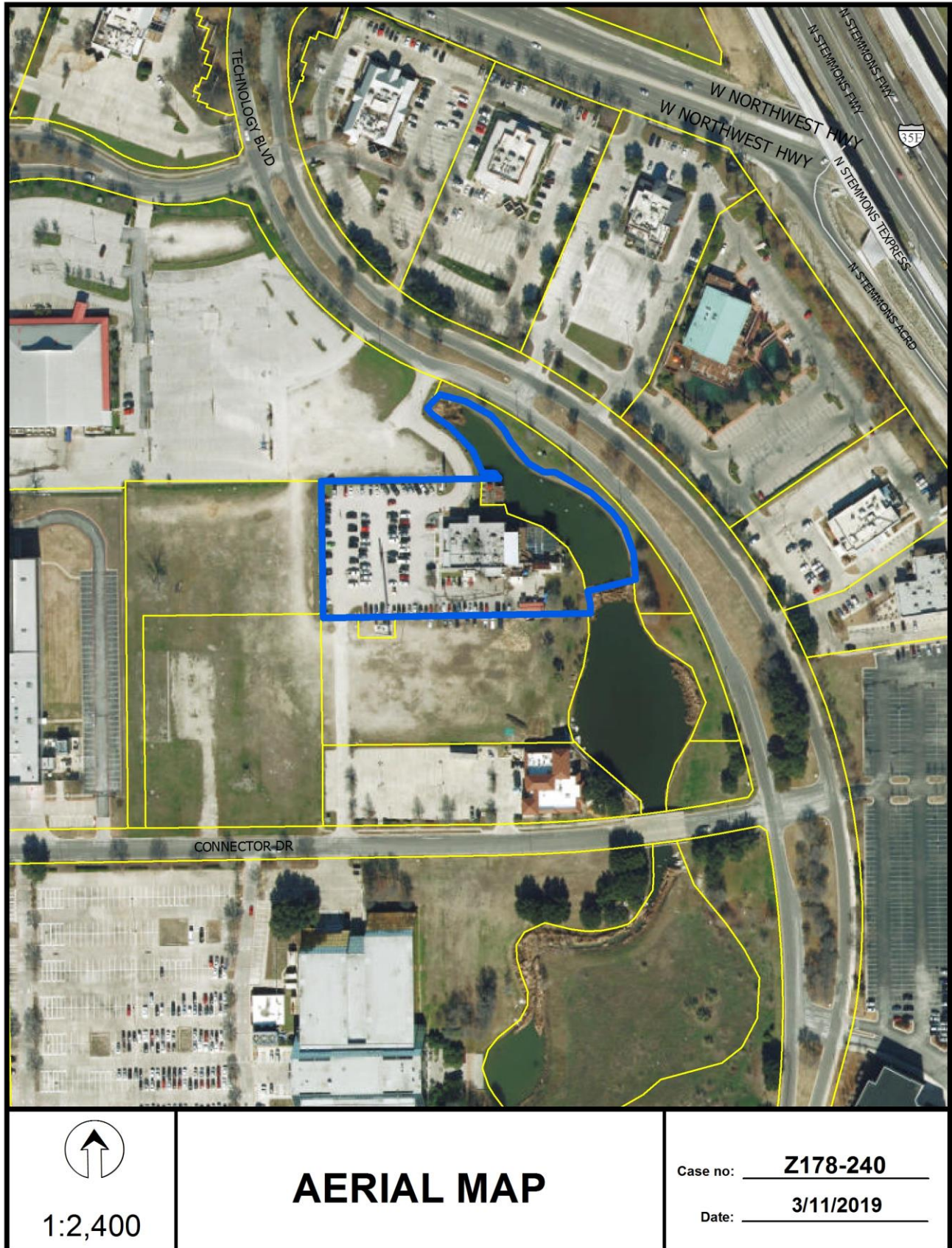
TEXAS 75214

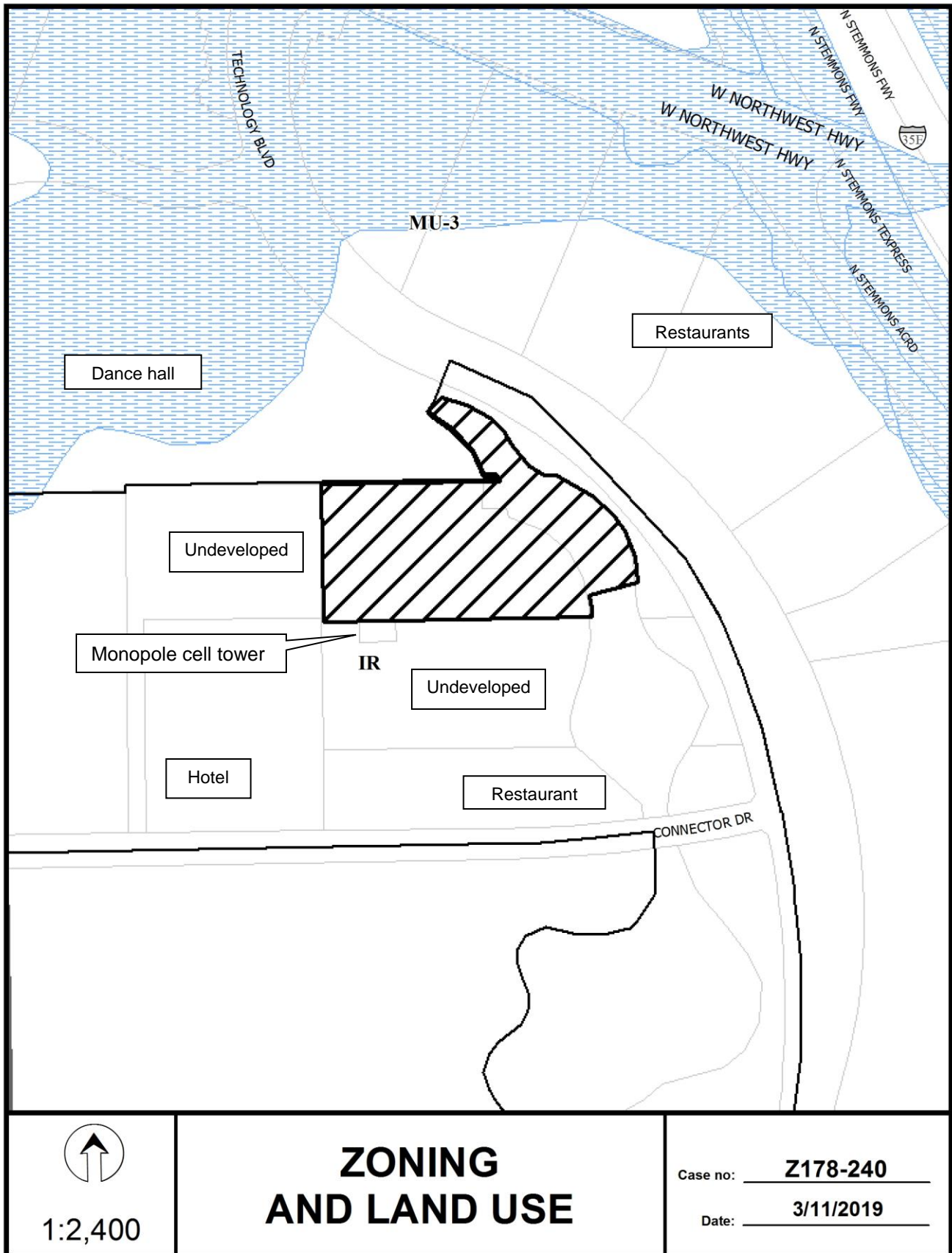
15 JAN 2018



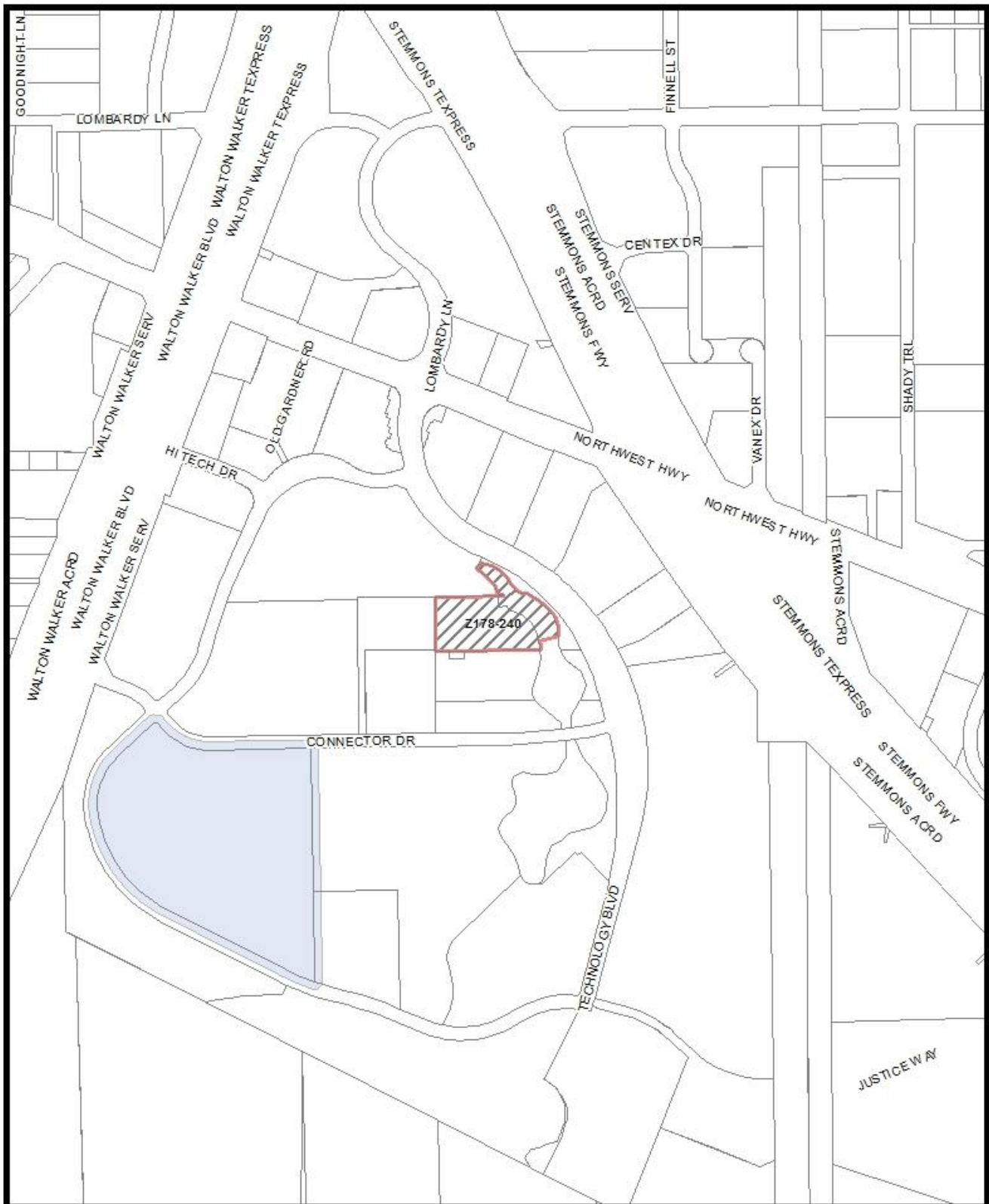


Z178-240(SM)





Z178-240(SM)



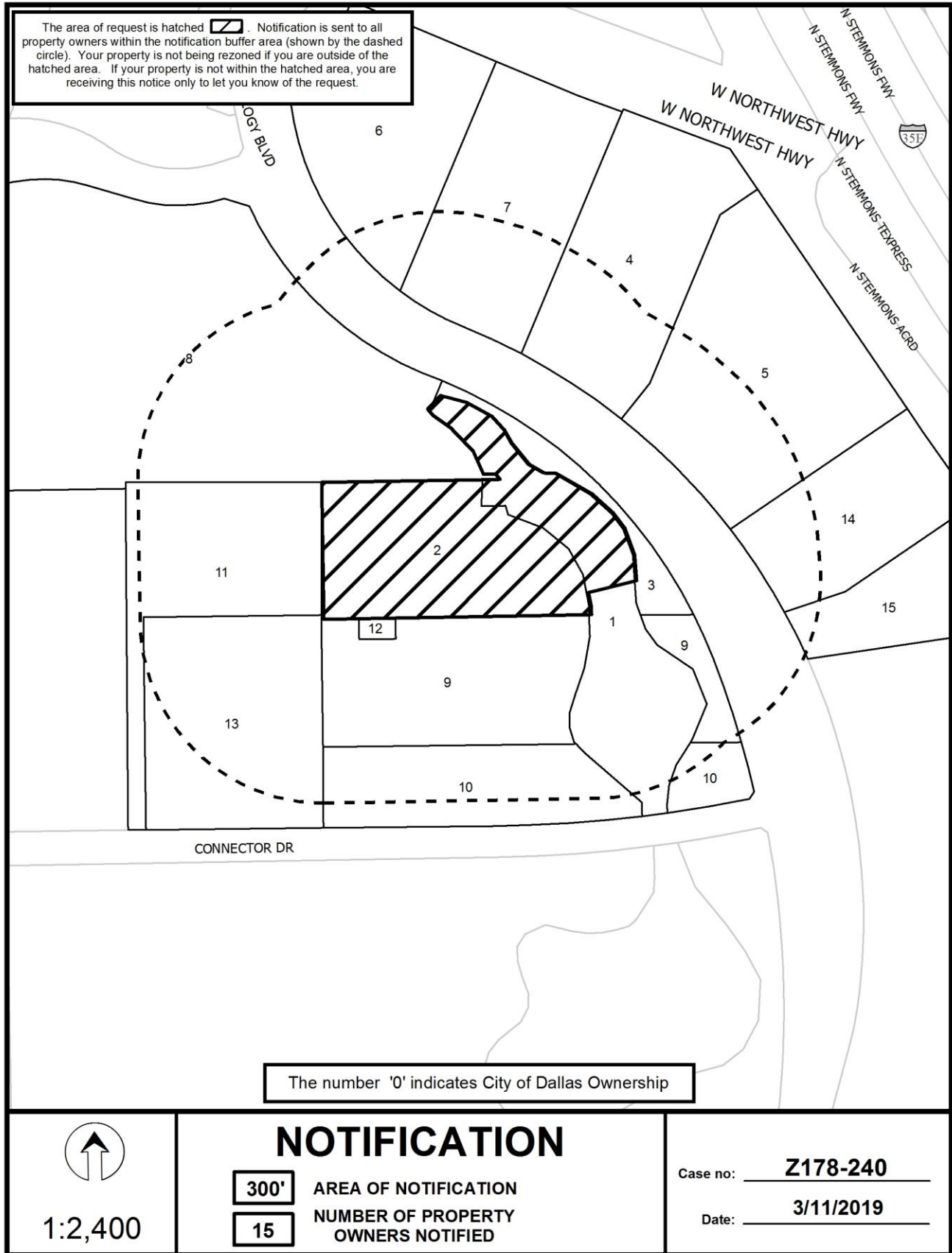
MVA Cluster A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 3/8/2019



03/08/2019

Notification List of Property Owners

Z178-240

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2200 CONNECTOR DR	THIRDCOAST TRADING
2	10261 E TECHNOLOGY BLVD	MDF GLOBAL ASSET MGMT LLC
3	10100 E TECHNOLOGY BLVD	UNITED STATES OF AMERICA
4	2222 W NORTHWEST HWY	ROSEBRIAR STEMMONS L P
5	10250 E TECHNOLOGY BLVD	ROSEBRIAR STEMMONS LP
6	10290 E TECHNOLOGY BLVD	OLIVEIRA LOUIS R FAMILY TRUST
7	10280 E TECHNOLOGY BLVD	FCPT SW PROPERTIES LLC
8	10310 E TECHNOLOGY BLVD	DDRR LP
9	2200 CONNECTOR DR	MDF GLOBAL ASSET MGMT LLC
10	2225 CONNECTOR DR	1924 LUNAS & ASSOCIATES LLC
11	2225 CONNECTOR DR	RED RIVER ENTERPRISES LLC
12	2225 CONNECTOR DR	CONNELL DEVELOPMENT CO
13	2225 CONNECTOR DR	BIJAL HOSPITALITY LLC
14	10230 E TECHNOLOGY BLVD	RB 10230 TBE LP
15	10220 E TECHNOLOGY BLVD	ROSEBRIAR STEMMONS 3 LP

Planner: Sarah May

FILE NUMBER: Z189-153(SM)

DATE FILED: December 12, 2018

LOCATION: West line of Manderville Lane, south of Meadow Road

COUNCIL DISTRICT: 13

MAPSCO: 26 K

SIZE OF REQUEST: Approx. 6.4 acres

CENSUS TRACT: 78.22

OWNER/APPLICANT: Persist Investment Corporation and Pearl Investment Corporation

REPRESENTATIVE: Tommy Mann and Brad Williams, Winstead PC

REQUEST: An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District.

SUMMARY: The applicant proposes to construct a mixed use development on the subject site, which is currently undeveloped. The applicant expects to construct a four-story mixed use building with a parking structure and anticipates density to be approximately 73 units per acre consisting of a mix of one and two-bedroom units. The proposed deed restrictions limit certain uses and require multifamily new construction to adhere to urban design standards.

STAFF RECOMMENDATION: Hold under advisement until May 16, 2019.

PRIOR CPC ACTION: On March 7, 2019, the City Plan Commission held this item under advisement to allow the applicant additional time to meet with surrounding property owners.

BACKGROUND INFORMATION:

- The request site was previously developed with apartments. A demolition permit was completed on November 12, 2002.

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

1. **Z167-103:** On February 8, 2017, the City Council approved an MU-3 Mixed Use District with deed restriction volunteered by applicant on property zoned a GO(A) General Office District, on the east line of North Central Expressway, north of Meadow Road
2. **Z145-153:** On June 17, 2015, the City Council approved an amendment to the Subarea B portion of Planned Development District No. 745, located on the northeast corner of Meadow Road and Manderville Lane.
3. **Z167-237:** On June 28, 2017, the City Council approved an amendment to Subarea B within Planned Development District No. 745 for mixed uses, located on the north side of Meadow Road, east of Manderville Lane
4. **Z156-169:** On June 15, 2016, the City Council approved a P(A) Parking District on property zoned an MF-1(A) Multifamily District, located on the south line of Glen Lakes Drive, west of Manderville Lane.

Thoroughfares/Streets:

Street	Type	ROW
Manderville Lane	Local	50 feet

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

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

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

STAFF ANALYSIS:**Surrounding Land Uses:**

	Zoning	Land Use
Site	MF-2(A)	Undeveloped
North	PDD No. 927 (Subarea B)	Retirement housing
East	R-7.5(A) and PD 745 (Subarea A)	DART Light Rail and Undeveloped
South	GO(A) and PDD No. 588	Office
West	GO(A)	Office

Land Use Compatibility:

The site is undeveloped and is surrounded by retirement housing to the north, a light rail line to the east, office developments to the south and west, and retirement housing is located farther the south. Staff supports the applicant's request for a MU-2 Mixed Use District because 1) the applicant's proposal to limit uses would decrease the likelihood of nuisances to surrounding properties, 2) the surrounding zoning districts have similar uses and development standards as the applicant's request, and 3) the site is located within a quarter-mile of the Walnut Hill Light Rail Station, which makes this site an optimal location for mixed use development.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
MF-2(A) Multifamily– Existing	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
MU-2 Mixed Use-2 - Proposed	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential

Although the request increases the existing development standards for height, lot coverage, and therefore the future development's ability to build more density on the site, staff notes that the site's current zoning of MF-2(A) is inconsistently lower in height, lot coverage, and density as compared to the surrounding zoning districts. Therefore, staff support's the applicant's request. Further, the site is located within a quarter-mile of the Walnut Hill Light Rail Station, which makes this site an optimal location for a more dense, taller, mixed use development than the garden-style apartment developments that the existing zoning of MF-2(A) Multifamily District prescribes. Finally, the applicant's volunteered deed restrictions require urban design standards for multifamily development that would encourage pedestrian-friendly urban design standards.

Landscaping:

With the exception of the additional landscape requirements for multifamily developments listed in the volunteered proposed conditions, landscaping will be in accordance with Article X, as amended.

Parking:

Parking will be provided in accordance with the Dallas Development Code, 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 MVA cluster, it abuts a "C" MVA cluster to the north.

Partners & Principals

Pearl Investment Corporation and Persist Investment Corporation

Carol Corporation m

Henry Koo

PROPOSED DEED RESTRICTIONS

1. The following uses are prohibited on the Property:

- Alternative financial establishment.
- Attached non-premise sign.
- Auto service center.
- Car wash.
- Carnival or circus.
- Cemetery or mausoleum.
- Commercial amusement (inside).
- Commercial amusement (outside).
- Commercial radio or television transmitting station.
- Country club with private membership.
- Electrical substation.
- Gas drilling and production.
- Halfway house.
- Helistop.
- Labor hall.
- Liquor store.
- Local utilities.
- Paraphernalia shop.
- Radio, television, or microwave tower.
- Residential hotel.
- Swap or buy shop.
- Tool or equipment rental.

2. Any multifamily development on the Property shall adhere to the following, urban design standards:

A. Sidewalks. Sidewalks within and adjacent to Mandeville Drive shall provide a minimum 7-foot wide sidewalk with an additional minimum 5-foot landscape buffer utilizing tree grates, open planters, or a parkway area, between the back of curb and the sidewalk (“Landscape Buffer Zone”). Sidewalks shall be continuous and generally level across all driveways and curb cuts and should be designed to be at the same grade as the existing sidewalk. If a sidewalk is located on private property, the Owner will dedicate a sidewalk easement to the City.

B. Pedestrian Amenities. A minimum of one bicycle rack parking space shall be provided for each street-level accessible unit provided. Bicycle racks can be collocated in one central facility and location.

C. Street Trees. Street trees shall be provided within the Landscape Buffer Zone and should be spaced 30 feet on center, except where conflicts with utilities and driveways exist or subsurface conditions discourage the installation of street trees.

D. Mechanical Equipment. Except for transformers or electrical meters, all utility boxes, generators, and other large mechanical equipment shall be located out of view from the public right-of-way. When conditions do not permit equipment to be out-of-view from the public right-of-way, same shall be screened from view by a solid wood or masonry fence, wall, or building element at least six feet in height and buffered by landscaping such as shrubs, bushes, or trees. No aboveground utilities may be placed within the required sidewalk planting zone or clear zone.

E. Lighting. Pedestrian lighting shall be provided at regular intervals along all street facing facades in order to provide suitable lighting on sidewalks, streets, walkways, and plazas to enhance pedestrian safety. Lighting must be directed downward and away from adjacent properties. Lighting shall be spaced between 75 and 100 feet apart.

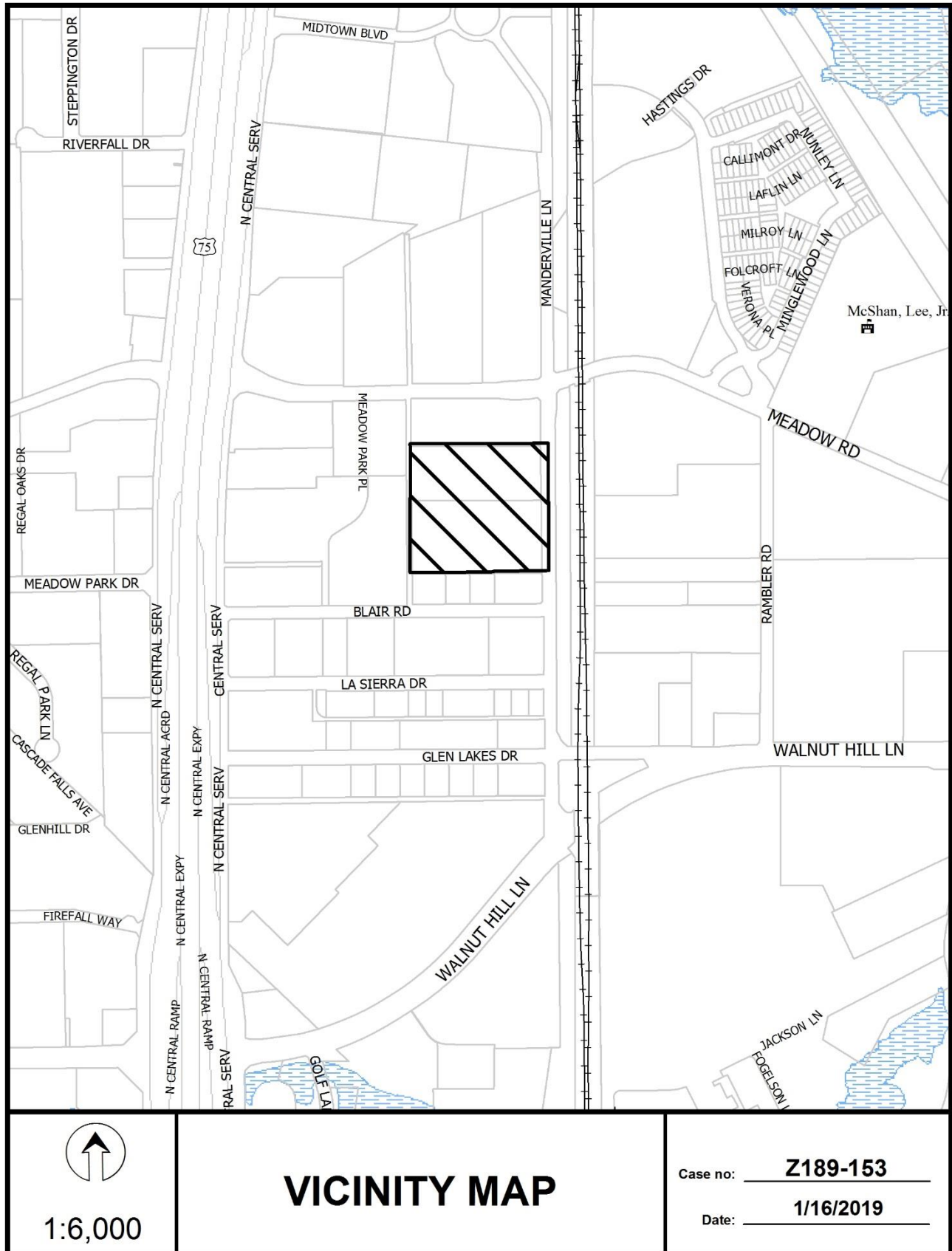
F. Ground Floor Entries. A minimum of 60 percent of the street-facing, lowest level dwelling units must have: (i) individual entries directly from the outside; (ii) street access; and (iii) improved paths connecting the dwelling unit to the sidewalk. Each of these units must have individual entries, stoops, or porches that are elevated between a minimum of six inches above the finished sidewalk grade, measured to the top of the entry, stoop, or porch. Any fencing of private front yards shall be permitted to a maximum of 36 inches in height.

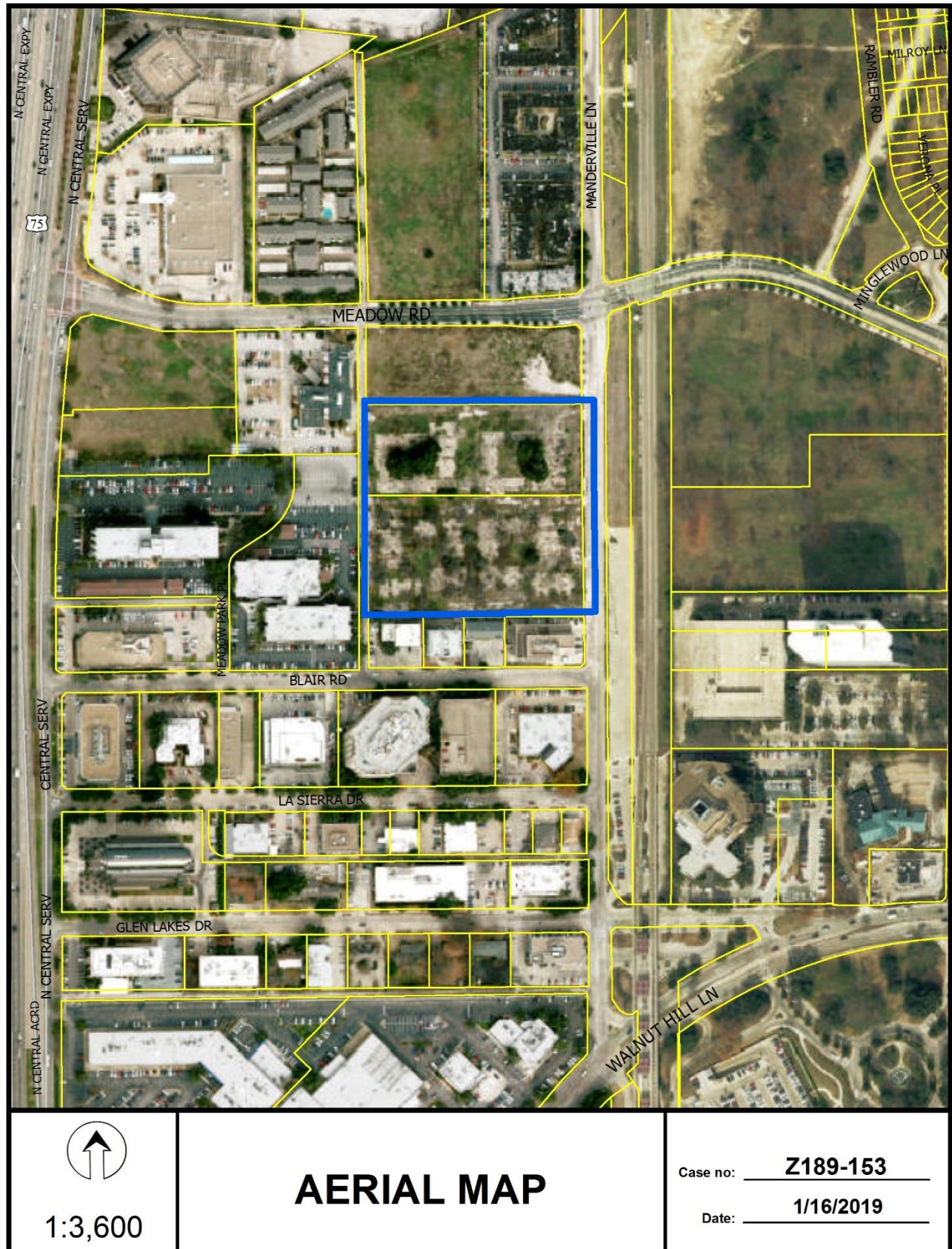
G. Architectural Elements. Architectural elements, such as the following, must be provided at all building corners and at public entry points: architecturally prominent public entrances, canopies, awnings, building material variations, variations in building massing, increased transparency, and variations in fenestration. The ground-level of buildings shall provide a minimum of 10% transparency for all street-facing facades. For every 125 feet of building facade length, a minimum two-foot variation within the vertical plane must be provided.

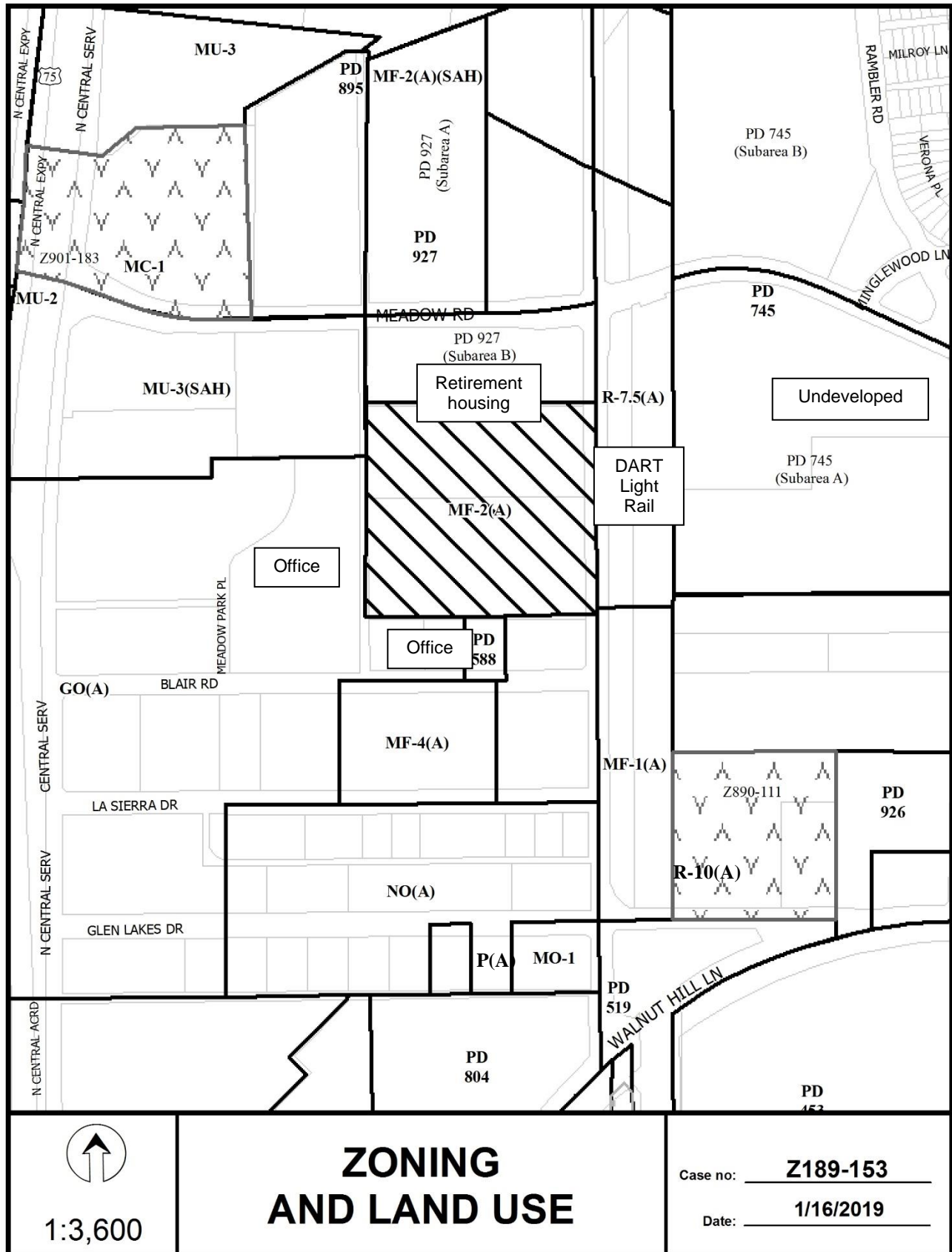
H. Service and Loading. Service entries and back-of-house functions shall not be located along Manderville Lane, and should be visually screened from all other right-of-way with a solid wood or masonry fence or wall at least 6 feet in height and buffered by landscaping such as shrubs, bushes, or trees.

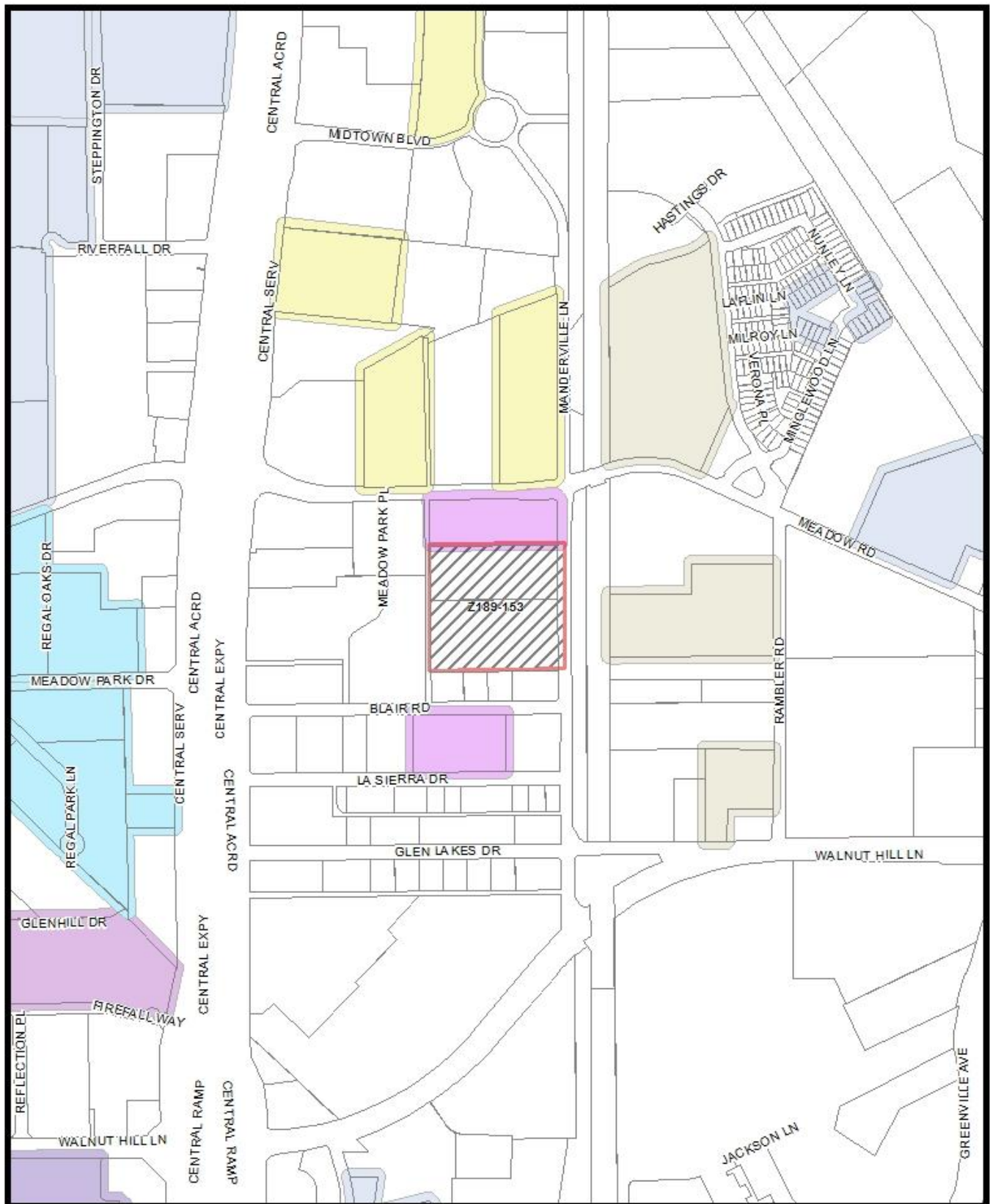
I. Surface Parking. All surface parking must be screened from the street and residentially zoned property. A minimum screening height of 3.5 feet above the parking surface is required and may incorporate building elements, a plaza or landscape zone that serves to visually screen parking while introducing occupiable amenitized pedestrian space.

J. Parking structures. All above ground parking structures must be wrapped by occupiable building area or have a facade that is similar in materials and appearance to the facade of the main structure the parking serves. Aboveground parking structures must be constructed so as to screen vehicle headlights from shining on adjacent properties and airspace above neighboring property by a minimum four-foot high wall. All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grill work or other materials that provide ventilation. Structural and building elements, including ramps and interior lighting should be concealed through facade screening.









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

1:6,000

Market Value Analysis

Printed Date: 1/25/2019

01/16/2019

Notification List of Property Owners***Z189-153******86 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7735 MANDERVILLE LN	PERSIST INV INC
2	7777 MANDERVILLE LN	PEARL INV INC
3	8130 MEADOW RD	ADORA 9 REALTY
4	7537 RAMBLER RD	RG RAMBLER LLC &
5	7700 GLEN LAKES DR	TEXAS UTILITIES ELEC CO
6	7700 GLEN LAKES DR	TEXAS UTILITIES ELEC CO
7	8250 MEADOW RD	MP DALLAS PROJECT OWNER LLC
8	5459 LA SIERRA DR	MANDERVILLE LANE
9	5445 LA SIERRA DR	DALLAS LA SIERRA GROUP LLC
10	5465 BLAIR RD	WILSON THOMAS G JR
11	5473 BLAIR RD	FN BLAIR ROAD LLC
12	5481 BLAIR RD	LOPO PROPERTIES LLC
13	8175 MEADOW RD	MEADOWS REDEVELOPMENT LTD
14	8111 MEADOW RD	FIRST BAPTIST REALTY LLC
15	8232 MEADOW RD	TKG VALENCIA MIDTOWN LLC
16	5515 GLEN LAKES DR	ASPECT LCS LEASING WP LLC
17	5433 LA SIERRA DR	LASIERRA 5433 LLC
18	5455 LA SIERRA DR	SNH IL PROPERTIES TRUST
19	5489 BLAIR RD	SOUTHWEST TRANSPLANT ALLIANCE INC
20	10300 N CENTRAL EXPY	AREA EY MEADOW CENTRAL LLC
21	10210 N CENTRAL EXPY	NCX 10210 OFFICE LP
22	8050 MEADOW RD	HTA DALLAS LTAC LLC
23	10370 N CENTRAL EXPY	MEADOW HOSPITALITY LP
24	10350 N CENTRAL EXPY	MEADOW TWO HOSPITALITY LP
25	10400 N CENTRAL EXPY	MISI REALTY CC DALLAS LP
26	401 S BUCKNER BLVD	DART

01/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	401 S BUCKNER BLVD	DART
28	8059 MEADOW RD	MESSEYE ABEIR
29	8059 MEADOW RD	TODORA TONY
30	8057 MEADOW RD	MEADOWS NORTH INVESTMENTS LLC
31	8057 MEADOW RD	8057 MEADOW ROAD #201 LAND TRUST
32	8057 MEADOW RD	NEWAY ZEKARIAS
33	8057 MEADOW RD	ABEBE ZUFAN
34	8055 MEADOW RD	COOMER JEFFREY
35	8055 MEADOW RD	CUNNINGHAM SHEREICE
36	8057 MEADOW RD	CUNNINGHAM SHEREICE
37	8055 MEADOW RD	MEADOWS NORTH REALTY LLC
38	8055 MEADOW RD	KEBEDE TAFESECH
39	8065 MEADOW RD	MALLARD WARREN L
40	8065 MEADOW RD	HUEY JOSEPH D & LORI A
41	8067 MEADOW RD	CHILDRESS CAROLYN H
42	8065 MEADOW RD	ZEKARIAS MEBRAHTU T &
43	8065 MEADOW RD	JORDAN JAMES C &
44	8067 MEADOW RD	SHARP ABRAHAM E & SUSAN A
45	8069 MEADOW RD	BENAVIDES OSCAR
46	8069 MEADOW RD	HARTGROVE GRACE T
47	8069 MEADOW RD	ASKY MAZYAR
48	8069 MEADOW RD	PEREYDA MIRANDA
49	8071 MEADOW RD	GARCIA CYNTHIA
50	8071 MEADOW RD	WOLTER DIANE
51	8071 MEADOW RD	MESSEYE ABIER
52	8071 MEADOW RD	YANACEK CANDACE L
53	8075 MEADOW RD	PINNEBOG INVESTMENTS LLC
54	8075 MEADOW RD	NGUYEN LAM P
55	8075 MEADOW RD	SINGLETON PAULA K
56	8075 MEADOW RD	MEDINA JUANA
57	8081 MEADOW RD	MISGINA HAIMANOT BERAK

01/16/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	8081 MEADOW RD	SALCEDO DANNIEL E
59	8081 MEADOW RD	SOLOMON YEMANE KIFLU
60	8081 MEADOW RD	VILLAFUERTE ARMANDO
61	8083 MEADOW RD	MAYO HEDWIG J
62	8083 MEADOW RD	VALDEZ FEDERICO C &
63	8083 MEADOW RD	ARMSTRONG YENY A
64	8083 MEADOW RD	DAN YARON MOSHE MOSSES
65	8085 MEADOW RD	KELSO JOSHUA & TERRY D
66	8085 MEADOW RD	MEADOW 8085#226 LAND TRUST
67	8085 MEADOW RD	MITCHELL LAURENCE
68	8087 MEADOW RD	KIRK CHARLES GLEN
69	8087 MEADOW RD	HOLAN ANTHONY N &
70	8087 MEADOW RD	COKER HOLCOMB LLC
71	8089 MEADOW RD	GLO NITE INC
72	8089 MEADOW RD	JOHNSTON HILLARY
73	8089 MEADOW RD	HAILE TESHOME S
74	8091 MEADOW RD	BENAVIDES OSCAR R JR
75	8091 MEADOW RD	ALEMU HULUMSEW ABEBE
76	8093 MEADOW RD	KENNEDY MATTHEW
77	8093 MEADOW RD	BENEVIDES OSCAR
78	8091 MEADOW RD	SNO RUG HOLDINGS LLC
79	8093 MEADOW RD	FLIGHT 2010 LLC
80	8095 MEADOW RD	MIZU KASSAHUN
81	8095 MEADOW RD	TAN JINI L
82	8095 MEADOW RD	SHEPHERD MARGARET
83	8095 MEADOW RD	SEUBERT SALLY A
84	8095 MEADOW RD	STOKES CATRIONA
85	8095 MEADOW RD	FOSTER CORRIE LEE
86	8079 MEADOW RD	MEADOWS NORTH REALTY LLC

FILE NUMBER: Z189-140(SM) **DATE FILED:** November 26, 2018**LOCATION:** Northwest corner of Preston Road and Alpha Road**COUNCIL DISTRICT:** 11 **MAPSCO:** 15 K**SIZE OF REQUEST:** Approx. 5.682 acres **CENSUS TRACT:** 136.15

OWNER/APPLICANT: Valk Properties One, LLC**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates**REQUEST:** An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District.**SUMMARY:** The applicant requests to create a new subdistrict on the 5.682-acre subject property to construct an approximate 14,000-square-foot non-residential building with a convenience store on the ground floor, upper story office uses, and fuel sales. The remainder of the subject property is developed with a mini-warehouse use and a retail shopping center.**STAFF RECOMMENDATION:** Denial.**PRIOR CPC ACTION:** On March 21, 2019, the City Plan Commission held this item under advisement to allow the applicant additional time to meet with surrounding property owners.

BACKGROUND INFORMATION:

- On June 12, 2013, City Council approved Ordinance No. 29032 establishing Planned Development No. 887.
- In 2017 and 2018, a series of permits were obtained for the former large-format retail space that was originally constructed for Circuit City.
 - In the spring and summer of 2017, the applicant obtained separate permits to remove the interior walls and then to remove and excavate beneath the existing slab-on-grade foundation.
 - On June 18, 2018, the applicant obtained a permit to construct a new slab-on-grade foundation upon the excavated area and to construct three interior floors, for a total of four floors. The four floors consisted of two basement stories, one ground story, and one upper story within the original one-story retail building. An application for a certificate of occupancy for a mini-warehouse use was also approved at this time and is currently pending final inspection.
- On Thursday, January 18, 2018, the City Plan Commission recommended denial without prejudice for an application for a new subdistrict which consisted of 1.564-acres of land, now identified as Tract 1, within this application with the purpose to construct an approximate 14,000-square-foot non-residential building with fuel sales in the same orientation and configuration as the current request.
- The applicant proposes to divide the area of request into two tracts. Tract 1, the corner portion that is developed with surface parking, is proposed to have modifications to the existing zoning regulations so that an approximate 14,000-square-foot building with upper story office uses, ground story convenience store, and a 10-pump fuel sales canopy can be constructed. The remainder of the area of request, Tract 2, shows a possible future building envelope which maintains the existing zoning regulations, but the applicant currently has no plans to construct.

Zoning History: There have been two zoning changes requested within the area of request in the last five years.

1. **Z145-188:** On June 17, 2015, City Council approved Subdistrict 1B, in the core of the existing Valley View Mall area, generally located south of Alpha Road, west of Preston Road, north of LBJ Freeway, and east of Montfort Drive.

2. **Z167-307:** On December 13, 2017, City Council approved 1) Subdistrict 1C, and 2) an amendment to, and expansion of, Subdistrict 1B generally located south of Alpha Road, west of Preston Road, north of LBJ Freeway, and east of Montfort Drive.
3. **Z167-386:** On January 18, 2018, the City Plan Commission recommended denial without prejudice for a new subdistrict located on the northwest corner of Preston Road and Alpha Road.

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.

Thoroughfares/Streets:

Thoroughfare/ Street	Type	Thoroughfare Dimension
Alpha Road Page C.7 on Exhibit 887C	Community Collector	6 lanes divided, 117' ROW, 92' pavement with bicycle lanes
Preston Road Page C.2 on Exhibit 887C	Principal Arterial	6 lanes divided, 112' R.O.W., 82' pavement with bicycle lanes

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 1.4 Coordinate planning activities to balance transportation, land use, infrastructure and the environment

Policy 1.4.2 Develop a multi-modal transportation network.

A multi-modal transportation network—one that uses a variety of transportation systems, such as buses, light rail, trolley and even bicycles—is necessary to reduce reliance on personal cars and to achieve the quality of life residents want. Creating more opportunities for walking, biking and taking transit to conduct daily activities meets the desires of Dallas citizens. Multi-modal transportation networks also offer opportunities for economic development, proving that development and environmental stewardship are not mutually exclusive.

GOAL 2.1 Promote balanced growth

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

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

TRANSPORTATION ELEMENT

GOAL 4.1 Provide a fundamental land use/transportation linkage

Policy 4.1.1 Design and improve thoroughfares to balance the need for traffic mobility.

URBAN DESIGN

GOAL 5.1 Promote a sense of place, safety and walkability

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements would encourage people to walk.

Valley View-Galleria Area Plan:

The Valley View-Galleria Area Plan was adopted by the City Council on May 22, 2013, and describes the vision for the area. The area consists of 10 subdistricts. The area of request is located within the Midtown Center Subdistrict, on the eastern edge of the study area.

The Galleria-Valley View Area is envisioned as the primary regional town center of North Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

- 1) Encourage development that creates a diverse mix of compatible land uses designed to support a pedestrian, bicycle and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.
- 2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce.

- 3) Create a network of connected streets and pathways designed to enhance the multi-modal accessibility while reducing automobile-dependence through improvements that support pedestrian, bicycle, and transit circulation.

Specifically, the Plan describes this subdistrict as a mixed use anchor that envisions pedestrian oriented shopping, restaurant, and entertainment areas. Large format/big box retail continue to be encouraged in this subdistrict. In addition, residential, office, and hotel uses will be encouraged to add to the mixed use character of the area (page 41).

Because Tract 1 within the proposed subdistrict significantly modifies the setbacks and street standards from the existing zoning of adjacent properties, approval of it would create a long-term condition that disrupts the planned consistency of Preston Road and Alpha Road; therefore, if approval of the request is to be considered, the risk factors associated and its possible detrimental effects to surrounding properties should be of great concern.

Surrounding Land Uses:

	Zoning	Land Use
Site	PDD No. 887 Subdistrict 1 (WMU-12)	Mini-warehouse, retail, personal services with surface parking
North	PDD No. 887 Subdistrict 1 (WMU-12)	Offices
East	RR	Drive through restaurant and retail w/fuel sales
South	PDD No. 887 Subdistrict 1 (WMU-12)	Drive through restaurants and Auto body shop
West	PDD No. 887 Subdistrict 4 (WMU-12)	Offices
Northwest	PDD No. 887 Subdistrict 5 (WR-5)	Multifamily

Land Use Compatibility:

The applicant proposes to divide the area of request into two tracts. Tract 1 consists of a surface parking area that was once required parking for a former large-format retailer and Tract 2 currently consists of a two-story retail and personal services building and a mini-warehouse.

When the former large-format retailer vacated the building within the proposed Tract 2, construction began in the Spring and Summer of 2017 to remove the slab-on-grade

foundation and excavate to a depth that would later contain two lower levels for a mini-warehouse. Because a mini-warehouse use only needs six parking spaces per the Dallas Development Code, the proposed Tract 1 now contains an unused parking lot. The other buildings on the remainder of Tract 2 consist of a mixture of retail and personal services and additional surface parking. The boundary between Tracts 1 and 2 is a fire lane and utility easement.

The surrounding uses consist of two office buildings to the north; a drive-through restaurant and two motor vehicle fueling stations on the east line of Preston Road; two drive-through restaurants and an auto body shop on the south line of Alpha Road; additional office buildings to the west; and multifamily buildings to the northwest. A chain link fence to the north, a solid screen wall to the west, Preston Road, and Alpha Road separate the site from adjacent property owners.

Overview

The existing planned development district is based in Article XIII's Form District zoning. Form-based zoning differs from traditional zoning because it primarily focuses regulations on the form of the building. The desired form of buildings in this type of zoning are more urban in form, with buildings constructed with multiple stories at the front of the lot, closer to the street, with windows, building articulation, and pedestrian amenities. Another key feature that ensures that buildings are more urban in form is a requirement that new construction fill a percent of the width of a lot with the building facade. This frontage requirement creates a street wall that encourages pedestrian activity and screens parking. Although the form of new buildings is more restrictive and often more expensive to construct, benefits to property owners include additional buildable area on the lot; increased height, density, and floor area; and, reduced parking requirements because the form encourages the use of multi-modal transportation.

Form-based zoning achieves complementary urban form by regulating uses by development type and story. For example, the development types where retail and restaurant uses may operate is only within a single story shopfront building (which is not allowed in WMU-8 and higher districts) and on the ground story of a mixed use shopfront development type¹. The upper stories of a mixed use shopfront development type allow residential, civic, place of worship, office, service or entertainment, and commerce uses.

¹ Restaurant or bar and retail sales are allowed in the upper stories of a building provided that a restaurant or bar or retail sales use also exists on the ground story of the building. See Section 51A-13.306(c)(5) of the Dallas Development Code.

The specific building facade regulations between a general commercial development type (which allow nonresidential uses that are not restaurant and retail) and mixed use shopfront development type also vary and are more intense for a mixed use development type. For example, the required primary street frontage for a mixed use shopfront is 90 percent, whereas a general commercial development type only requires 70 percent street frontage. Another example of how a general commercial development type has less restrictive standards than a mixed use shopfront is that ground story transparency is only 30 percent, instead of 50 percent and the maximum length that a wall may be blank is 30 feet instead of 20 feet in a mixed use shopfront development type.

These variations between use and development type create a framework for urban settings. Generally, a mixed use shopfront is often an urban retail center with shopping and dining on the ground story and multifamily, office, and hotel on the upper stories whereas a general commercial development type is an office building, department store, or a stand-alone hotel.

The applicant has requested significant modifications to the concept of form district regulations that are more aligned with an auto-centric, suburban development. Therefore, staff recommends denial of the request because it is inconsistent with the goals and vision of the area.

Key Zoning Changes Proposed

Development Standard	Existing Zoning (PDD 887, Sub 1)	Applicant's Request
Preston Road Front setbacks and sidewalks	Minimum 55', maximum 85' to allow a 10' landscape buffer, single or double loaded slip-street, and 15' sidewalk area on private property adjacent to the building facade. Minimum 90% of lot width must contain a facade between minimum and maximum setbacks (the frontage may be reduced to allow for one 30-foot wide vehicular entrance to parking area).	Tract 1: Minimum 15' No maximum setback Minimum 6' sidewalk required within the property. Tract 2: no change
Alpha Road Front setback and sidewalks	Minimum 20', maximum 30' setback to provide 5' (half of an overall 10' wide) sidewalk, 7'6" planting zone, and door yard. Minimum 90% of lot width must contain a facade between minimum and maximum setbacks (the frontage may be reduced to allow for one 30-foot wide vehicular entrance to parking area).	Tract 1: Minimum 30' No maximum setback Minimum 6' sidewalk required within the property. Tract 2: no change
Ground story height	15' minimum 30' maximum	Tract 1: 14' minimum 30' maximum Tract 2: no change

Development Standard	Existing Zoning (PDD 887, Sub 1)	Applicant's Request
Ground Story Transparency	Minimum 50% for primary street facades Minimum 25% for side street facades	Tract 1: Minimum 30% for primary and side street facades Tract 2: no change
Upper Story Transparency	Minimum 20%	Tract 1: Minimum 10% Tract 2: no change
Ground story shopfront windows	A minimum of 60 percent of the street-fronting, window surface area between zero and ten feet above the finished floor 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.	Tract 1: A minimum of 60 percent of the street-fronting, window surface area must allow views into the ground-story use for a depth of at least four feet. Tract 2: no change
Building Entrances	Minimum one building entrance is required on a primary street with a maximum spacing of 100' between entrances.	Tract 1: A building entrance is not required on Preston Road. One public entrance is required on Alpha Road. Tract 2: no change

The applicant proposes modifications to the existing zoning regulations within Tract 1 only. Tract 2 is included in the area of request, but the only proposed change for Tract 2 is that it must comply with a development plan. Therefore, within Tract 1, the applicant has designed a two-story mixed use development type with a ground-story retail store, ten gas pumps, and a second story containing an office use. The above table compares the existing regulations for a mixed use shopfront to the applicant's request.

Parking:

In addition to the requested development standard modifications, the applicant also requests that the minimum parking requirement for the equivalent of a motor vehicle fueling station and retail store be reduced from one space per 250 square feet of floor area to one space per 275 square feet of floor area. For comparison, Article IV of the Dallas Development Code requires one space per 200 square feet of floor area for a general merchandise and food store less than 3,500 square feet use.

The applicant also requests that the minimum parking requirement for an office be reduced from one space per 333 square feet of floor area to one space per 375 square feet of floor area.

The applicant has not provided a parking demand study to support this request, therefore staff cannot support the requested parking reduction.

Landscaping:

The proposed landscape plan for Tract 1 conforms to Article X landscape standards that were in place before the most recent amendment and does not comply with form district or the planned development district standards. Because the proposed landscape plan is inconsistent with the landscape regulations and the streetscape of the abutting properties, staff does not support the request.

Signs:

Article XIII requires detached signs to be monument signs with a maximum height of six feet and maximum effective area of 20 square feet. The request proposes to limit Alpha Road to one detached sign but, instead of a monument sign, which is mounted to the ground surface, the applicant intends to erect a pole sign. The purpose of this request is to accommodate a submerged interior grade by regulating the height of the pole sign relative to the height of the Alpha Road roadway and to limit the effective area to be more consistent with the sign regulations of PDD No. 887 and Article XIII. Although staff does not object to the proposed sign regulations, staff does not support the overall request.

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, the site abuts an “E” MVA cluster to the northwest, a “D” MVA cluster is located on the north line of Preston View Boulevard, and a “B” MVA cluster is located in the single family area neighborhood east of Preston Road.

Proposed Amendments To

ARTICLE 887.

PD 887.

Valley View - Galleria Area Special Purpose District

SEC. 51P-887.101. LEGISLATIVE HISTORY.

PD 887 was established by Ordinance No. 29032, passed by the Dallas City Council on June 12, 2013. (Ord. 29032)

SEC. 51P-887.102. PROPERTY LOCATION AND SIZE.

PD 887 is established on property generally bounded by Southern Boulevard on the north, Preston Road on the east, LBJ Freeway on the south, and the Dallas North Tollway on the west. The size of PD 887 is approximately 445 acres. (Ord. 29032)

SEC. 51P-887.103. PURPOSE AND VISION.

(a) Purpose. The Valley View - Galleria Area Special Purpose District is envisioned as the primary regional town center of North Dallas, characterized by an economically vibrant and environmentally sustainable mix of moderate to high density residential and non-residential land uses, supported by an enhanced system of streets and open spaces. The goals of this special purpose district are as follows:

(1) Encourage development that creates a diverse mix of compatible land uses in buildings designed to support a pedestrian, bicycle, and transit friendly environment, reduce the dominance of visible parking, and reduce environmental impacts.

(2) Create a network of well-maintained, publicly-accessible open spaces with a range of sizes and functions, designed to enhance the quality of life for the growing resident population and workforce in the area.

(3) Create a network of connected public and private streets and pathways designed to enhance multi-modal accessibility while reducing automobile-dependence within the area through improvements that support pedestrian, bicycle, and transit circulation.

(b) Vision. The Valley View - Galleria Area Plan is intended to serve as a guide and should be consulted for goals, objectives, policy statements, and recommendations for development of this special purpose district. (Ord. 29032)

SEC. 51P-887.104. CREATION OF SUBDISTRICTS.

(a) This special purpose district is divided into the following subdistricts:

(1) Subdistrict 1. Subdistrict 1 is intended to be a walkable, moderate-density regional retail and mixed use center. This subdistrict will allow a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2) Subdistrict 1A. Subdistrict 1A is intended to be a walkable high-density, mixed use area within the interior of Subdistrict 1. This subdistrict allows for a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2.1) Subdistrict 1B. Subdistrict 1B is intended to be a walkable high-density, mixed-use area within the interior of Subdistrict 1A. At the core of this subdistrict is an enhanced esplanade that features additional pedestrian amenities and open space. Similar to Subdistrict 1A, this subdistrict also allows for a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2.2) Subdistrict 1C. Subdistrict 1C is intended to be a walkable, moderate-density regional retail and mixed use center. This subdistrict will allow a mix of residential and nonresidential uses, including both large-format and small-format retail.

(2.3) Subdistrict 1D. Subdistrict 1D is divided into two tracts. Tract 1 is intended to contain a modified mixed-use development type with fuel sales and Tract 2 is intended to be a walkable, moderate- density regional retail and mixed use center. This subdistrict will allow a mix of residential and nonresidential uses, including both large-format and small-format retail.

(3) Subdistrict 2. Subdistrict 2 is intended to be a walkable high-density, primarily commercial, iconic gateway along LBJ Freeway. This subdistrict allows a mix of residential and nonresidential uses.

(4) Subdistrict 3. Subdistrict 3 is intended to be a walkable moderate to high density residential area surrounding the Midtown Commons, as shown in the Valley View - Galleria Area Plan. This subdistrict allows for office and neighborhood-serving retail that complement the Midtown Commons. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(4.1) Subdistrict 3A. Subdistrict 3A is intended to be a walkable moderate to high density residential area south of the Midtown Commons, as shown in the Valley View - Galleria Area Plan. This subdistrict allows for office and neighborhood-serving retail that complements the Midtown Commons. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(5) Subdistrict 4. Subdistrict 4 is intended to be a walkable moderate-density mixed-use area. This subdistrict allows a mix of residential and nonresidential uses,

but limits retail to small-format retail.

(6) Subdistrict 4A. Subdistrict 4A is intended to be a walkable high-density mixed-use area. This subdistrict allows a mix of residential and nonresidential uses, but limits retail to small-format retail.

(7) Subdistrict 5. Subdistrict 5 is intended to be a walkable moderate-density residential area that transitions to the lower-density residential areas north of this special purpose district. This subdistrict allows a variety of residential uses ranging from single family townhouses to multifamily apartment buildings.

(8) Subdistrict 6. Subdistrict 6 is intended to complement the Galleria area with high-density regional retail and mixed uses. This subdistrict also acts as a gateway from the Dallas North Tollway into the district. This subdistrict allows a mix of residential and nonresidential uses, including both large-format and small-format retail.

(8.1) Subdistrict 6A. Subdistrict 6A is intended to complement the Galleria area with high-density regional retail and mixed uses. This subdistrict also acts as a gateway from the Dallas North Tollway into the district. This subdistrict allows a mix of residential and nonresidential uses, including both large-format and small-format retail.

(9) Subdistrict 7. Subdistrict 7 is intended to allow the Galleria complex to thrive and grow as an important anchor to the special purpose district.

(b) Exhibit 887A is a map showing the boundaries of this special purpose district and each subdistrict. (Ord. Nos. 29032; 29788; 30087; 30682; 30727)

SEC. 51P-887.105. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A and Division 51A-13.200 apply to this article. In this special purpose district:

(1) **DISTRICT** means the entire special purpose district created by this article.

(2) **LARGE-FORMAT RETAIL** means a retail use as listed in Section 51A- 13.306(d)(5) with a floor area of more than 7,600 square feet. **LARGE-FORMAT RETAIL** includes retail occupancies that are internally connected to create a retail use with a total floor area greater than 7,600 square feet.

(3) **MAJOR RENOVATION** means a building permit or series of building permits for the reconstruction, alteration, or modification of an original building that increases the floor area that existed on June 12, 2013, the date of establishment of this special purpose district, by 30 percent or more.

(4) NEW CONSTRUCTION means construction of a main structure that did not exist as of June 12, 2013, the date of establishment of this special purpose district.

(5) ORIGINAL BUILDING means a structure existing on June 12, 2013, the date of establishment of this special purpose district, but does not include a structure that has undergone a major renovation.

(5.1) PATHWAY means an area at street level that provides a passage for pedestrians.

(6) SMALL-FORMAT RETAIL means a retail use as listed in Section 51A- 13.306(d)(5) with a floor area of 7,600 square feet or less. SMALL-FORMAT RETAIL does not include occupancies that are internally connected to create a retail use with a total floor area greater than 7,600 square feet.

(7) SUBDISTRICT means one of the subdistricts listed in Section 51P- 887.104. (Ord. Nos. 29032; 29788)

SEC. 51P-887.106. INTERPRETATIONS.

(a) In general.

(1) Unless otherwise stated, Article XIII, “Form Districts,” of Chapter 51A applies to this article.

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

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

(b) Conflicts.

(1) If there is a conflict between the provisions of Article XIII and Chapter 51A, Article XIII controls.

(2) If there is a conflict between the provisions of this article and Article XIII, this article controls.

(3) If there is a conflict between the text of this article and any of the exhibits (District and Subdistrict Map, Open Space Plan, or Streets Plan), the text of this article controls.

(4) If there is a conflict between the Streets Plan and Article XIII, the Streets

Plan controls.

(5) If there is a conflict between the Thoroughfare Plan and the Streets Plan, the Thoroughfare Plan controls. (Ord. 29032)

SEC. 51P-887.107. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 887A: District and Subdistrict Map.
- (2) Exhibit 887B: Open Space Plan.
- (3) Exhibit 887C: Streets Plan.
- (4) Exhibit 887D: Subdistrict 3A Development Plan.
- (5) Exhibit 887E: Subdistrict 6A Development Plan.
- (6) Exhibit 887F: Subdistrict 1D Development Plan.
- (7) Exhibit 887G: Subdistrict 1D Landscape Plan for Tract 1.

SEC. 51P-887.108. SITE PLANS AND DEVELOPMENT PLANS.

(a) Site plan.

(1) Except as provided in this article, a site plan that complies with the requirements of this article and Section 51A-13.703, "Site Plan Review," must be submitted to the building official when required by Section 51A-13.703(a).

(2) The site plan must also show the location and specifications of thoroughfares shown on the Thoroughfare Plan. A site plan does not act as a dedication of thoroughfares or infrastructure. See Section 51A-8.602 regarding dedications during platting.

(3) A site plan may be submitted as a single-page document or a multiple-page document.

(b) Development plan.

(1) In general. Except as provided in this section, 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.

(2) Subdistrict 1D. Development and use of the Property must comply with the Subdistrict 1D development plan (Exhibit 887F). If there is a conflict between the text of this article and the Subdistrict 1D development plan, the text of this article controls.

(3[2]) Subdistrict 3A. Development and use of the Property must comply with the Subdistrict 3A development plan (Exhibit 887D). If there is a conflict between the text of this article and the Subdistrict 3A development plan, the text of this article controls.

(4 [3]) Subdistrict 6A. Development and use of the Property must comply with the Subdistrict 6A development plan (Exhibit 887E). If there is a conflict between the text of this article and the Subdistrict 6A development plan, the text of this article controls.”

SEC. 51P-887.109. SUBDISTRICT REGULATIONS.

(a) Subdistricts 1, [and] 1C, and 1D.

(1) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

(2) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

(C) In Subdistrict 1C, maximum story height is 32 feet.

(D) For Tract 1 within Subdistrict 1D, minimum ground story height is 14 feet and maximum ground story height is 30 feet. No minimum story height for a structure which covers a fuel sales area.

(3) Urban form setback. Except as provided in this paragraph, an additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets except Preston Road. In Subdistrict 1C, an additional 20- foot setback is required for any portion of a structure above 95 feet fronting on all streets except Preston Road.

(4) Special provisions for a development that contains a mixed use shopfront with fuel sales in Tract 1 within Subdistrict 1D.

(A) Setbacks and frontage requirements.

(i) Alpha Road. Minimum setback is 30 feet. No maximum setback.

(ii) Preston Road. Minimum setback is 15 feet. No maximum setback.

(B) Entrance requirement. No public entrance is required to face Preston Road.

(C) Pedestrian amenities. The open spaces areas on Exhibit 887X must contain seating areas, trash receptacles, and pedestrian scale lighting. A minimum of one trash receptacle is required in each open space. A minimum of two benches are required in each open space area. Pedestrian scale lighting should be provided at one fixture per 75 feet of street frontage along Alpha Road and a minimum of three fixtures for the northern open space area.

(D) Transparency.

(i) Ground story. A minimum of 30 percent transparency is required on the primary street and side street facing facades.

(ii) Upper stories. A minimum of 10 percent transparency is required on the primary street and side street facing facades.

(iii) Interior view depth. 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.

(b) Subdistrict 1A.

OMITTED FOR BREVITY

(c) Subdistrict 1B.

OMITTED FOR BREVITY

(d) Subdistrict 2.

OMITTED FOR BREVITY

(e) Subdistricts 3 and 3A.

OMITTED FOR BREVITY

(f) Subdistrict 4.

(4) In general. Except as provided in this article, the district regulations for the WMU-12 Walkable Urban Mixed Use District apply.

(5) Uses. Retail uses must be small-format retail.

(6) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is 12.

(7) Urban form setback. An additional 20-foot setback from the minimum setback is required for any portion of a structure above five stories fronting on all streets.

(g) Subdistrict 4A.

OMITTED FOR BREVITY

(h) Subdistrict 5.

(8) In general. Except as provided in this article, the district regulations for the WR-5 Walkable Residential District apply.

(9) Residential proximity slope. The provisions of Section 51A-4.412, "Residential Proximity Slope," apply.

(10) Stories.

(A) Minimum number of stories above grade is two. The minimum height provisions of Section 51A-13.302(b)(2), (3), (4), and (5) also apply.

(B) Maximum number of stories above grade is five.

(i) Subdistricts 6 and 6A.

OMITTED FOR BREVITY

(j) Subdistrict 7.

OMITTED FOR BREVITY

SEC. 51P-887.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 29032)

SEC. 51P-887.111. LANDSCAPING.

(a) Except as provided in this section, l[and]scaping must be provided in accordance with Article XIII.

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

(c) Except for Tract 1 within Subdistrict 1D, one street tree must be provided for each 30 feet of frontage. Except as provided in this subsection, street trees must be located in the planting zones shown in the Streets Plan. Street trees may be planted in the front setback as close as possible to the sidewalk if there is a conflict with utilities, driveways, or visibility triangles as determined by the city arborist. In Subdistrict [Subarea] 6A, street trees may be planted within the minimum sidewalk width with tree grates.

(d) In Subdistrict 1B, outdoor seating areas with open air shade structures and a maximum three-foot-high fence are allowed in the planting zone. Adequate clearance from parking and travel lanes must be provided.

(e) In Tract 1 within Subdistrict 1D, landscaping must be provided as shown on the landscape plan (Exhibit 887G). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

SEC. 51P-887.112. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, see Division 51A-13.400 for parking and loading regulations.

(b) Maximum surface parking. Except for Subdistrict 6A, no more than 15 percent of the area of a lot or building site may be used for surface parking. In Subdistrict 6A, no more than 15 percent of the area of private property may be used for surface parking. This requirement applies only to new construction or a major renovation. The director may increase the amount of surface parking to 25 percent of the area of a lot or building site if the director finds that:

(1) the surface parking area, other than ingress and egress points, does not directly abut a street frontage (for example, the surface parking is to the rear of the main structure); or

(2) the surface parking area has an enhanced perimeter buffer, as defined in Section 51A-10.126(a), between the surface parking area and the street.

(c) Hotels. One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room.

(d) Tract 1 within Subdistrict 1D. For a mixed use development type with fuel sales, off-street parking must be provided at a minimum of one per 275 square feet of floor area of the retail store. For an office use, parking must be provided at a minimum of one space for 375 square feet of floor area.

(e) Visitor parking for apartments in Subdistrict 3. Up to 12 visitor parking spaces may be provided in the front setback area for apartment development types fronting on

Peterson Lane in Subdistrict 3 provided that the building meets the 70 percent primary street frontage requirement. (Ord. Nos. 29032; 30682)

SEC. 51P-887.113. OPEN SPACE.

(a) Purpose. Open space requirements are intended to:

- (1) provide a main central focal point for the special purpose district and smaller focal points for each subdistrict;
- (2) promote economic development;
- (3) improve the quality of life of residents and visitors;
- (4) provide relief from a dense urban environment;
- (5) prevent concentrations of paved areas;
- (6) improve air quality; and
- (7) assist with pedestrian movement.

(b) In general. Except as provided in this section, open space provided under this section must comply with the requirements for open space in Section 51A-13.303, "Open Space," and Section 51A-13.304(k), "Open Space Lot."

(c) Site plan. Compliance with open space requirements must be shown on a site plan and demonstrated at the time of application for any building permit for new construction or a major renovation.

(d) Amount required.

(1) Minimum on-site requirement.

(A) A minimum of four percent of a lot or building site must be maintained as open space.

(B) Lot or building sites in Subdistrict 3 may use the alternative methods of compliance listed in this section to meet the minimum on-site requirement.

(2) Additional open space requirement.

(A) In general.

(i) In addition to the minimum on-site requirement, one

square foot of open space must be provided for every 28 square feet of floor area. Fractions of additional open space are rounded up to the next whole number.

(ii) Additional open space must comply with the Open Space Plan (Exhibit 887B).

(iii) The block park framework and the green frame shown on the Open Space Plan are a conceptual guide to create a connected network of open spaces for programmed and informal activity that is achieved incrementally as development projects meet their additional open space requirements. It is encouraged that individual open spaces be combined to create a connected network of open spaces. Each open space may be designed to serve a variety of purposes suited to adjacent development. Alternative locations and configurations may be approved by the director if the open space:

(aa) provides equivalent function;

(bb) is located at street level; and

(cc) is not configured as landscaped median, private open space under 2,000 square feet, or commercial surface parking lot, as described in Section 51A-13.304(k)(5)(H), (J) and (K).

(iv) Additional open space may be provided on-site, through one of the alternate methods of compliance, or a combination of on-site and alternate methods of compliance.

(B) Alternative methods of compliance. Additional open space requirements may be met through one or more of the following alternative methods of compliance.

(i) Park dedication within the Midtown Commons. Property shown in the Open Space Plan as Midtown Commons may be acquired and offered to the city's park and recreation department. Each square foot of property is counted as two square foot of additional open space requirement. If the director of the park and recreation department does not accept the open space, the responsible party must comply with one or more of the other alternative methods of compliance.

(ii) Park dedication within the district. Off-site open space within this special purpose district that meets the requirements of this article may be offered to the city's park and recreation department. Each square foot of park dedication is counted as one square foot of additional open space requirement. If the director of the park and recreation department does not accept the open space, the responsible party must comply with one or more of the alternative methods of compliance.

(iii) Deed restricted open space within the district. Off-site open space within this special purpose district that meets the requirements of this article may

be deed restricted to ensure that it is privately maintained as open space. The deed restrictions must inure to the benefit of the city and must be approved as to form by the city attorney. Each square foot of deed restricted open space is counted as one square foot of additional open space requirement.

(iv) Open space fund.

(aa) A dollar amount per square foot of additional open space required may be contributed to the open space fund. The dollar amount is \$36 per square foot of additional open space required in the year 2013, adjusted annually using the percentage change in total real property value in this special purpose district according to the Dallas Central Appraisal District certified tax roll. The annual adjustment is effective on January 1 of each year based on the previous year's certified tax roll.

(bb) The director shall administer the open space fund.

(cc) The open space fund may only be used to

acquire,

improve, or maintain public park land within the area covered by the Valley View - Galleria Area Plan. The open space fund may be used to reimburse the city for the cost of acquisition, improvement, or maintenance of public park land within the area covered by the Valley View - Galleria Area Plan.

(3) Subdistrict 3A.

(A) Open space may be provided on-site, through one of the alternate methods of compliance in Subsection (d)(2)(B) of this section, or a combination of on-site and alternate methods of compliance at the amounts listed in Subsection (d)(2) of this section.

(B) Open space may be provided through the use of an interior courtyard that is connected to a street with a minimum 12-foot wide pathway. The interior courtyard is not required to meet the configuration standards of Section 51A-13.304(k), "Open Space Lot." A maximum of 50 percent of one interior courtyard may be counted towards the open space requirements.

(C) Open space may be provided adjacent to a pedestrian access easement if it is not less than 10 feet in length and width and meets the requirements of Section 51A-13.303, "Open Space." The pedestrian access easement is not required to meet the configuration standards of Section 51A-13.304(k), "Open Space Lot."

(e) Maintenance.

(1) Open spaces, including landscaping and pedestrian amenities, must be maintained in a state of good repair and neat appearance. The property owner is responsible

for the regular maintenance of open spaces.

(2) Required plants that die must be replaced with another living plant in compliance with the approved site plan. Replacement plants must be planted within three months, unless the city arborist approves an alternative period that reflects optimal planting seasons. (Ord. Nos. 29032; 30087)

SEC. 51P-887.114. SIGNS.

(a) Except as provided in this section, signs must comply with Article XIII.

(b) Except as provided in this section, the provisions for attached signs in Section 51A-13.603(d)(3) apply.

(c) For facades facing Alpha Road, the Dallas North Tollway service road, the LBJ Freeway service road, Montfort Drive, Noel Road, and Preston Road, the provisions of Section 51A-7.305, "Attached Signs," apply.

(d) For Subdistrict 1C Tract 1, one detached sign is permitted in accordance with 51A-7.304, "Detached signs" on the Alpha Road frontage. The detached sign is limited to a maximum of six feet above the adjacent grade of Alpha Road and a maximum effective area of 20 square feet. Detached signs on Preston Road must comply with Article XIII.

SEC. 51P-887.115. STREET STANDARDS.

(a) In general.

(1) Except as provided in this section, streets, alleys, and driveways must be provided in accordance with Division 51A-13.500.

(2) Except as provided in this section, all public and private streets, and all private property abutting public and private streets, must be constructed in accordance with this section and the standards shown on the Streets Plan (Exhibit 887C).

(3) See Section 51A-8.604 for details on the portion of the street sections shown on the Streets Plan that must be constructed by the abutting property owner.

(4) The thoroughfares shown on the Streets Plan are intended to provide general guidance for the alignment and design of streets included in the Thoroughfare Plan.

(5) The proposed minor streets shown on the Streets Plan are conceptual and are intended to illustrate desired connectivity of streets. These new minor streets must be provided if new block requirements are triggered by Section 51A-13.502(a). Alternative alignments may be approved by the director of public works if they provide equivalent

connectivity, and comply with this section, the Streets Plan, and Section 51A-13.502.

(6) In Subdistrict 6A, a minimum 12-and-one-half-foot sidewalk width is required with a minimum six-and-one-half-foot unobstructed sidewalk width; the sidewalk must be located between the facade of the building and projected street curb as determined by the thoroughfare plan.

(b) Alternate street sections. To deviate from the street design standards shown on the Streets Plan, an alternate street section must be approved by the director of public works. To be approved, an alternate street section must provide a street width that reduces vehicle speeds and promotes a pedestrian-friendly environment. An alternate street section may not reduce the minimum sidewalk width or planting zone requirements.

(c) Maximum block size. Except in Subdistrict 6A, blocks as shown on a plat must comply with Section 51A-13.502(a). In Subdistrict 1D, block lengths may be broken with an ungated private drive connecting two streets.

(d) Driveways.

(1) Except in Subdistrict 6A, sidewalk material and level must be maintained across the driveway curb cut in order to create a continuous pedestrian passage.

(2) The following provisions apply to driveways provided in compliance with the Streets Plan along Preston Road, Peterson Lane (Alternative Street Type B), and the LBJ Freeway frontage:

(A) The minimum spacing of curb cuts on Preston Road is 400 feet. The minimum spacing of curb cuts on Peterson Lane (Alternative Street Type B) is 200 feet. The minimum spacing of curb cuts on LBJ Freeway frontage is 400 feet.

(B) Cross-access easements are required between adjacent parcels if deemed necessary by the city for compliance with curb cut spacing requirements or to ensure adequate emergency vehicle access within the block.

(C) Existing curb cuts in Subdistrict 1C Tract 1 are permitted as shown on Exhibit 887F.

(3) Compliance with this subsection is triggered by the platting process or requests for new curb cuts.

(e) Intersection of Peterson Lane and FN5.

(1) A traffic signal must be installed at the intersection of Peterson Lane and FN5 when warranted.

(2) Before the issuance of building permits for the first 100,000 square feet

of floor area in Subdistrict 1B, a dedicated left turn lane must be provided at the intersection of Peterson Lane and northbound FN5 in addition to the four lanes depicted on the Streets Plan. (Ord. Nos. 29032; 29788; 30682)

SEC. 51P-887.116. ADDITIONAL PROVISIONS.

(a) In general.

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

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

(b) Nonconformity.

(1) Definitions. See Section 51A-2.102(89), which defines a nonconforming structure as a structure that does not conform to the regulations (other than use regulations), but which was lawfully constructed under the regulations in force at the time of construction. See Section 51A-2.102(90), which defines a nonconforming use as a use that does not conform to the use regulations, but which was lawfully established under the regulations in force at the beginning of operation and has been in regular use since that time.

(2) Nonconforming uses. See Section 51A-4.704 for details on nonconforming uses. Section 51A-4.704 provides that nonconforming uses may continue to operate indefinitely, except that the right to operate a nonconforming use ceases if the nonconforming use is discontinued for six months or more, the use becomes a conforming use, or the structure housing the nonconforming use is destroyed by the intentional act of the owner or his agent. Section 51A-4.704 also provides that a person may renovate, remodel, or repair a structure housing a nonconforming use if the work does not enlarge the nonconforming use.

(3) Nonconforming structures. See Section 51A-4.704 and Section 51A-13.102(S) for details on nonconforming structures. Section 51A-13.102(S) provides that a person may renovate, remodel, repair, rebuild, or enlarge a nonconforming structure if the work does not cause the structure to become more nonconforming as to building placement, building height, building facade, garage placement, open space, or landscaping regulations.

(4) Nonconforming signs. See Section 51A-7.701 and Section 51A-7.702 for details on nonconforming signs. Section 51A-7.702 provides that nonconforming signs may be repaired, except that no person may repair a nonconforming sign if the cost of repair is more than 60 percent of the cost of erecting a new sign of the same type at the same location, unless that sign is brought into conformity.

(5) Nonconforming parking. See Section 51A-4.704(b)(4) for details on nonconforming parking. Section 51A-4.704(b)(4) provides that the number of nonconforming

parking or loading spaces for a use may be carried forward when the use is converted or expanded. (Ord. 29032)

SEC. 51P-887.117. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 29032)

What are the proposed max heights of each building in both Tracts (show feet so we can determine if minor amendments apply)?



Proposed Landscape Plan

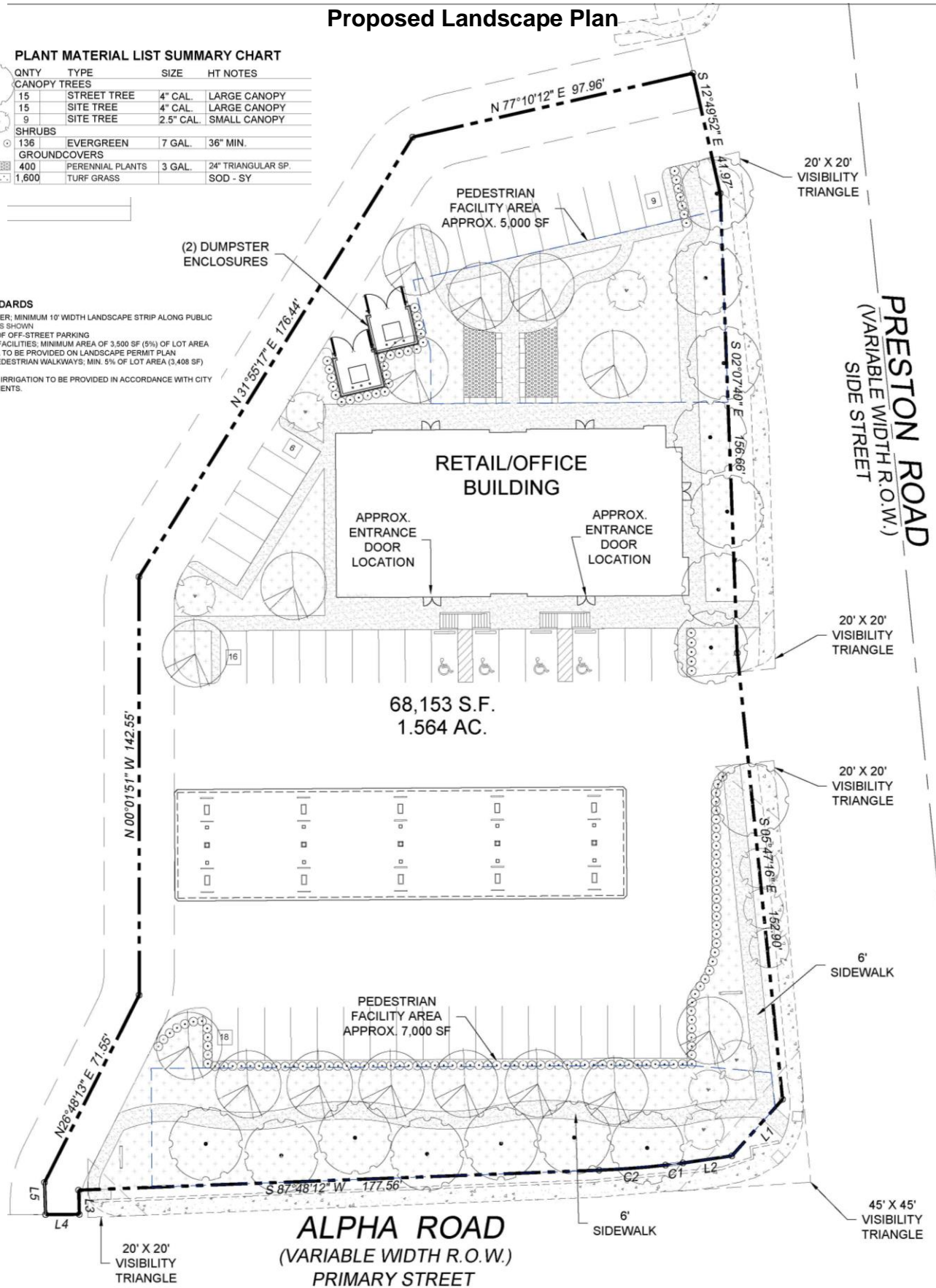
PLANT MATERIAL LIST SUMMARY CHART

QNTY	TYPE	SIZE	HT	NOTES
CANOPY TREES				
15	STREET TREE	4" CAL.		LARGE CANOPY
15	SITE TREE	4" CAL.		LARGE CANOPY
9	SITE TREE	2.5" CAL.		SMALL CANOPY
SHRUBS				
136	EVERGREEN	7 GAL.		36" MIN.
GROUNDCOVERS				
400	PERENNIAL PLANTS	3 GAL.		24" TRIANGULAR SP.
1,600	TURF GRASS			SOD - SY

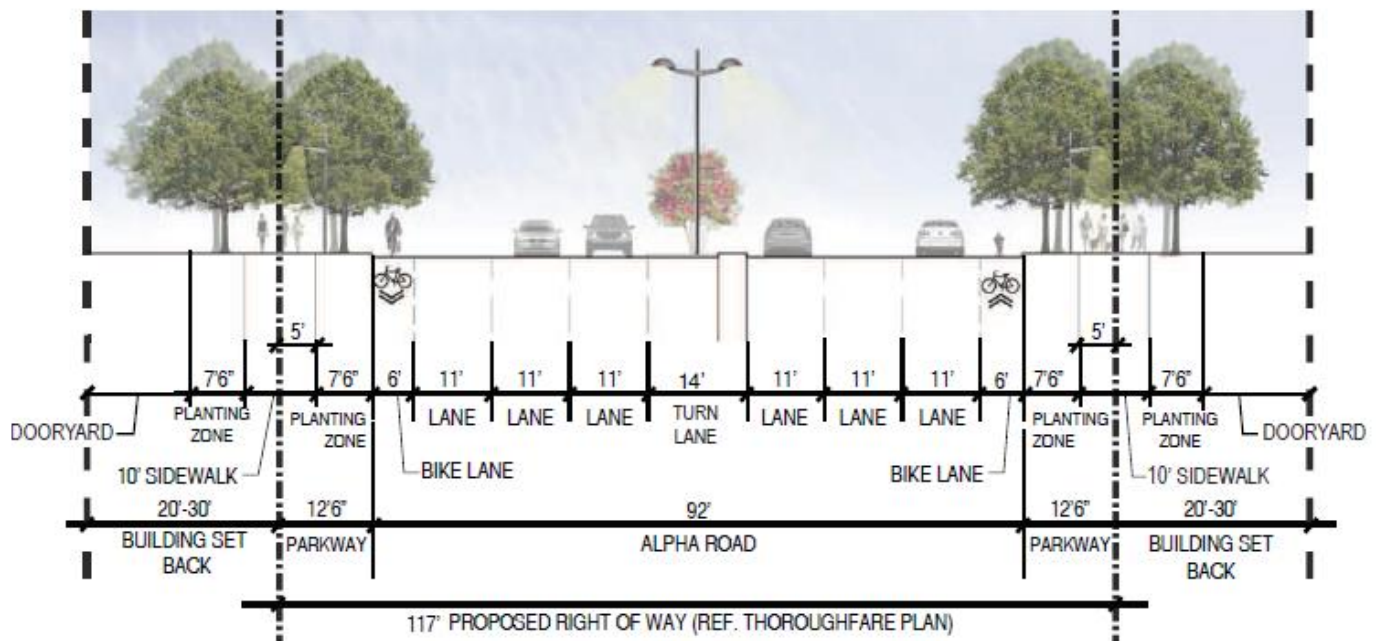
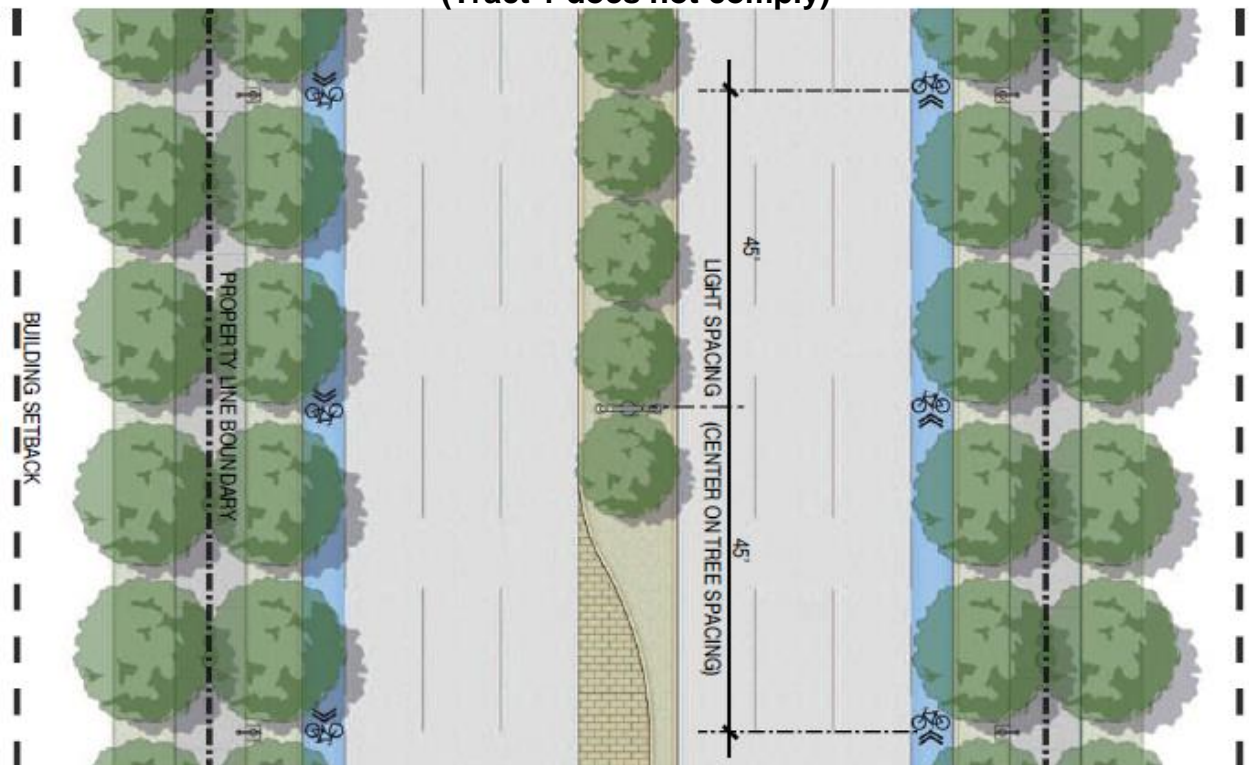
DESIGN STANDARDS

- (b) STREET BUFFER; MINIMUM 10' WIDTH LANDSCAPE STRIP ALONG PUBLIC FRONTAGE AS SHOWN
- (c) SCREENING OF OFF-STREET PARKING
- (f) PEDESTRIAN FACILITIES; MINIMUM AREA OF 3,500 SF (5%) OF LOT AREA SEATING AREA TO BE PROVIDED ON LANDSCAPE PERMIT PLAN
- (j) ENHANCED PEDESTRIAN WALKWAYS; MIN. 5% OF LOT AREA (3,408 SF)

NOTE: AUTOMATIC IRRIGATION TO BE PROVIDED IN ACCORDANCE WITH CITY DALLAS REQUIREMENTS.

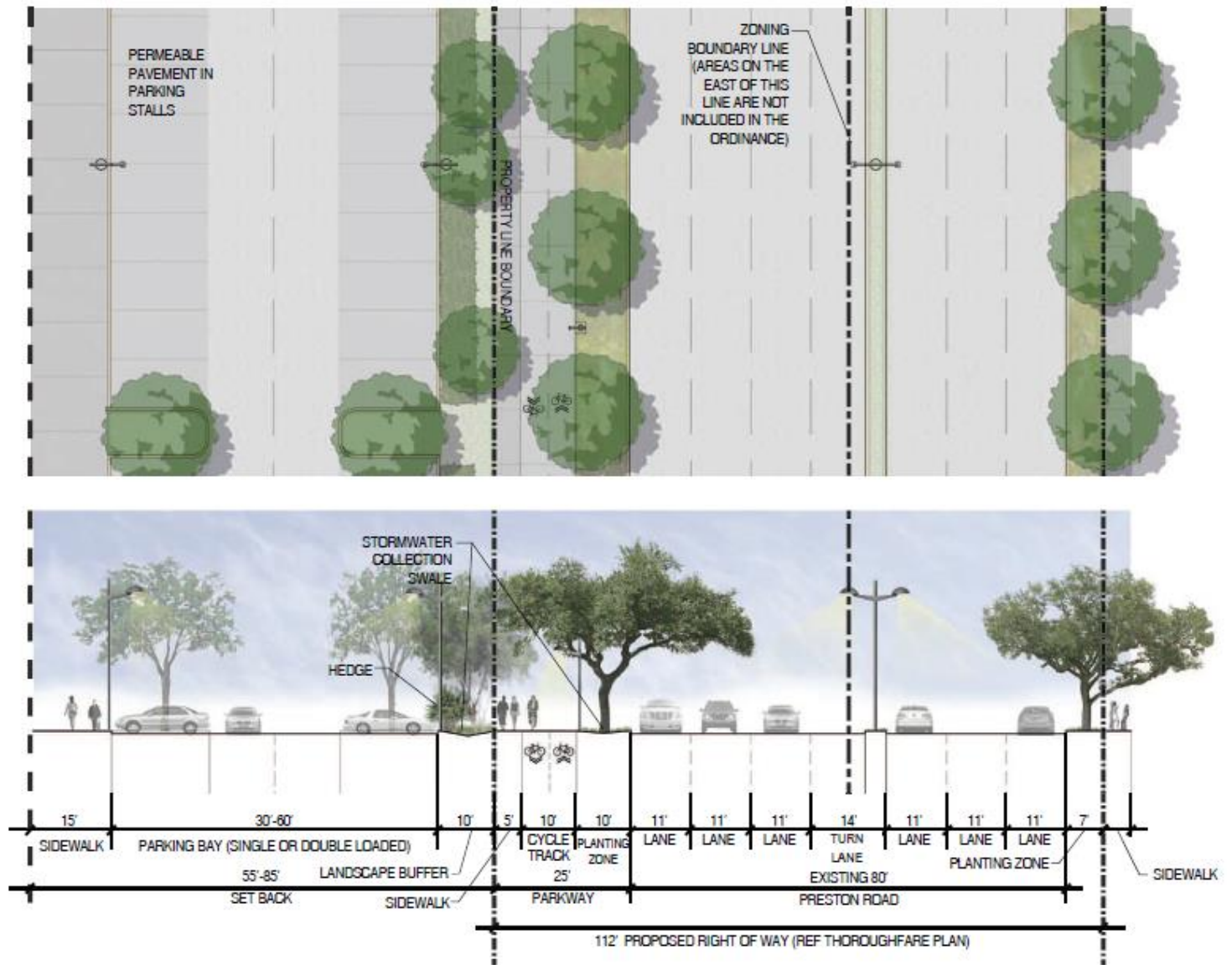


Existing Alpha Road Street Section (Tract 1 does not comply)



REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.

Existing Preston Road Street Section (Tract 1 does not comply)



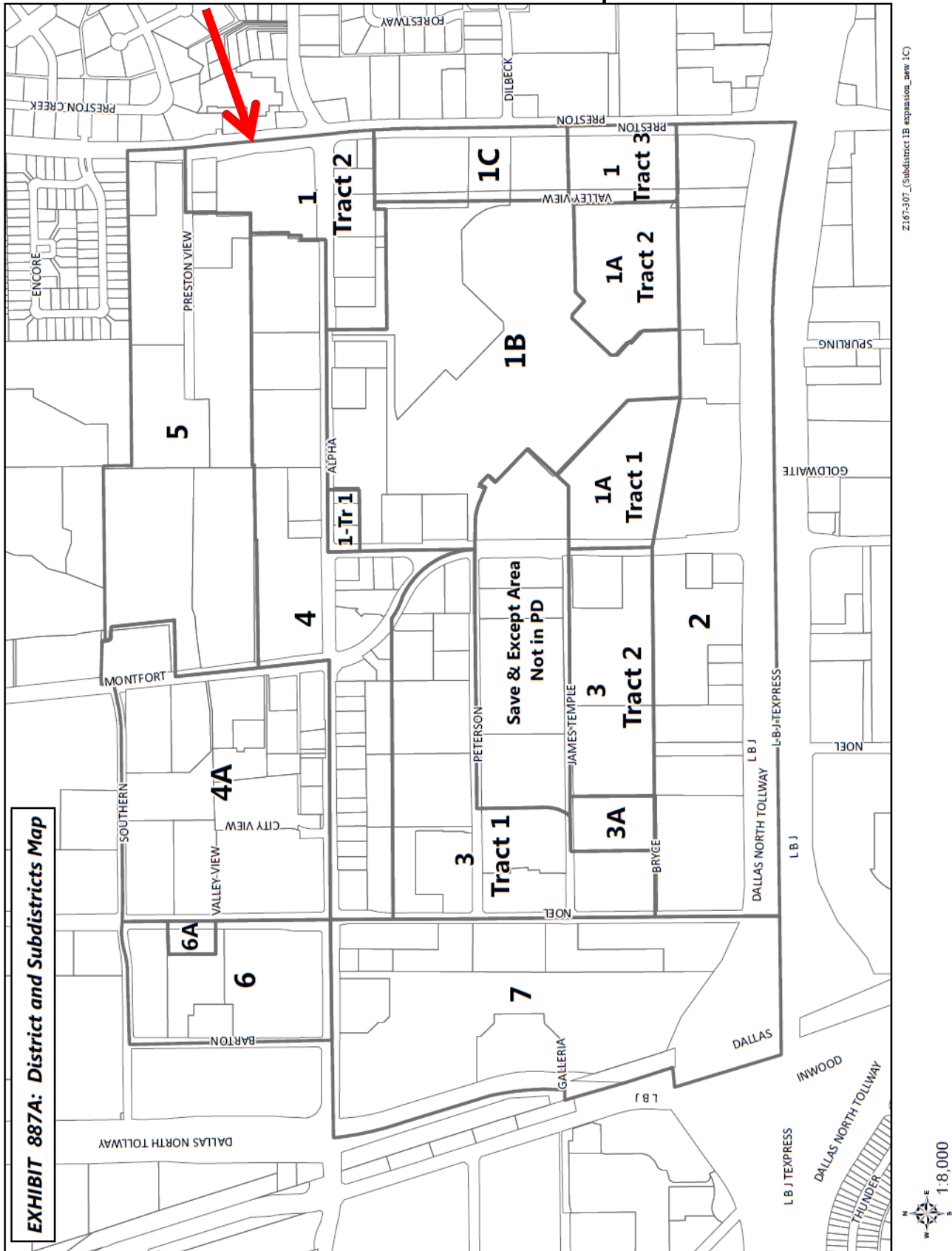
REFERENCE THE VALLEY VIEW - GALLERIA AREA PLAN FOR GUIDANCE ON TREE PLANTING SPECIES.

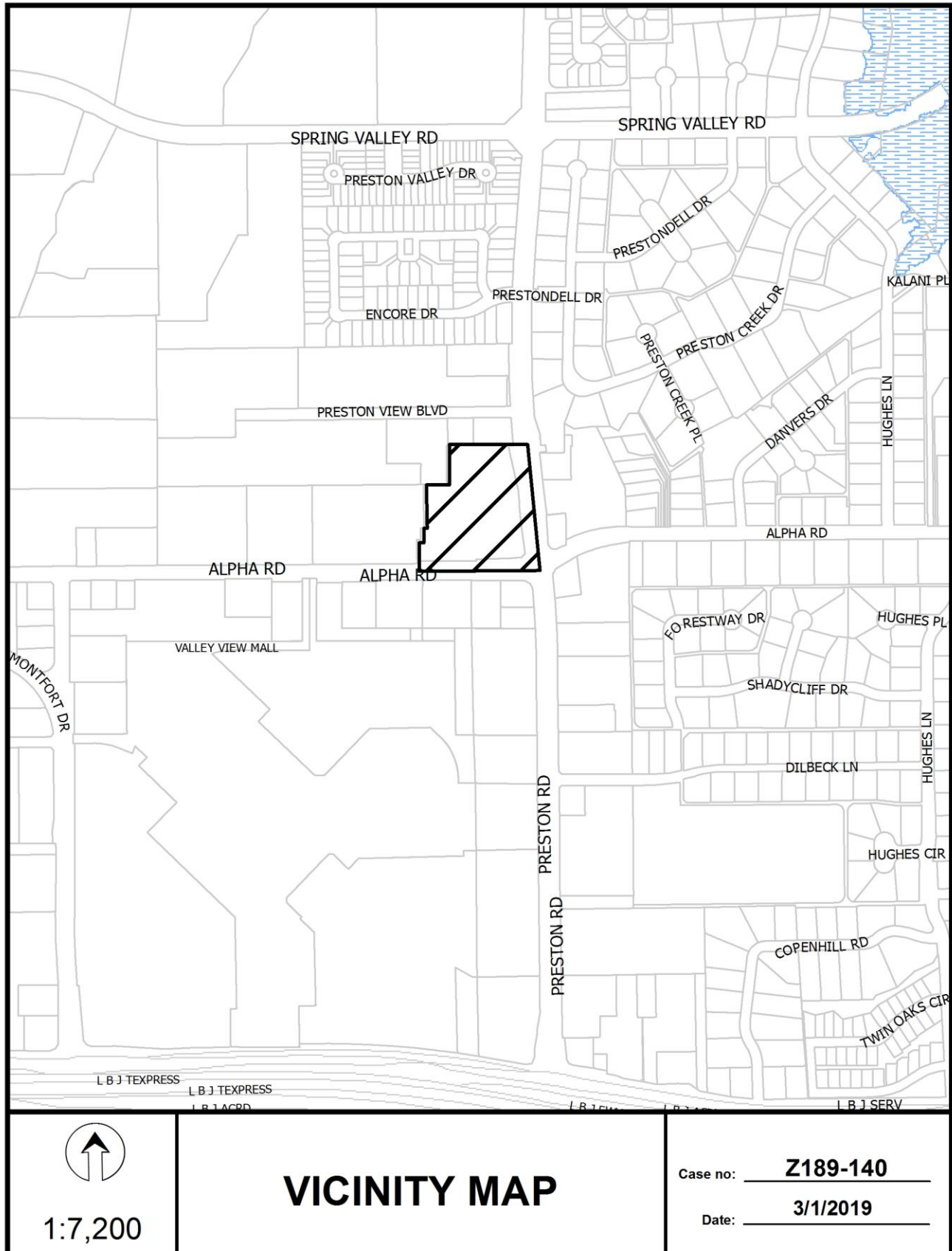
PRESTON ROAD
(FN8 TO NORTHERN BOUNDARY
OF STUDY AREA)

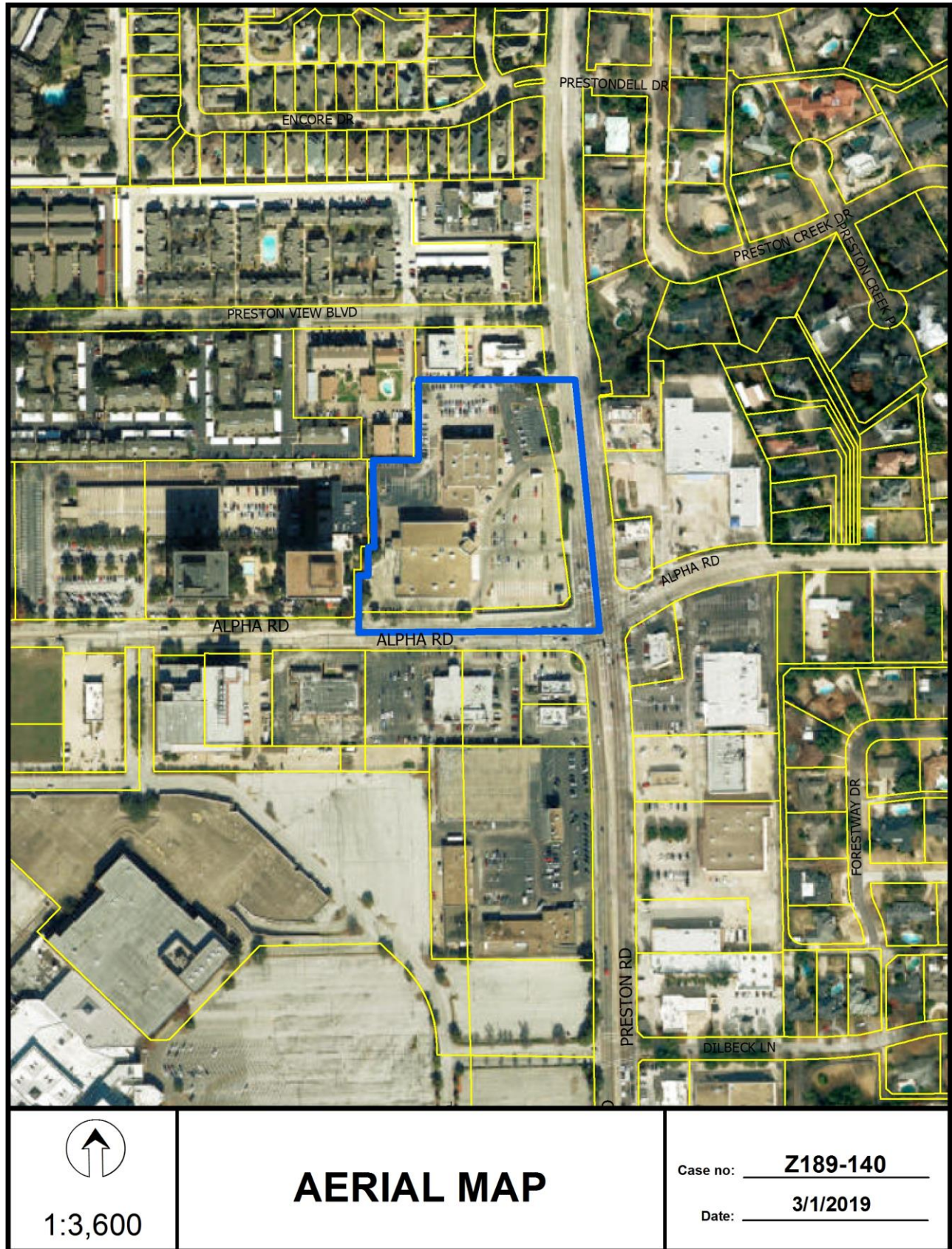
EXHIBIT 887C
STREETS PLAN

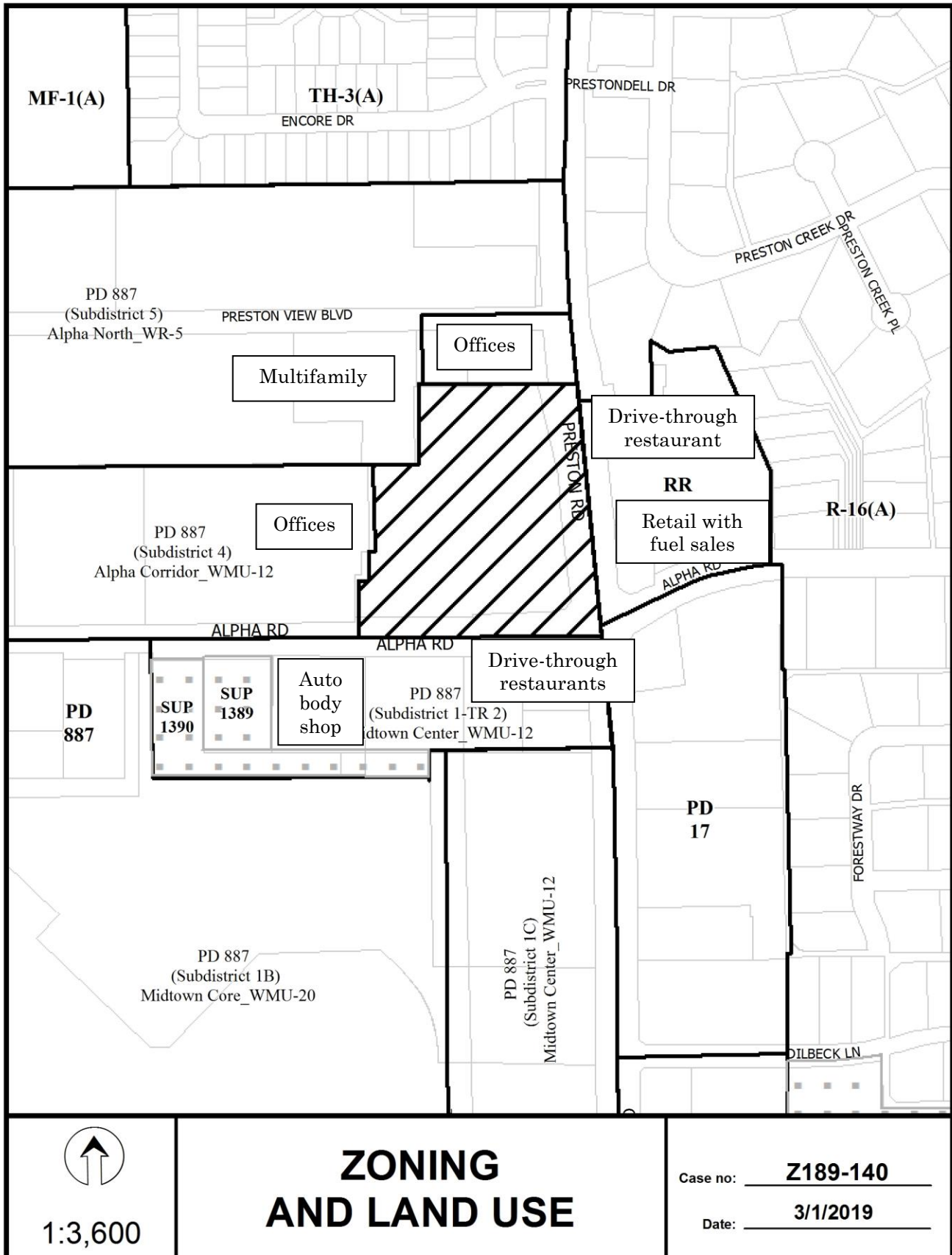
C. 2
MAY 15, 2013

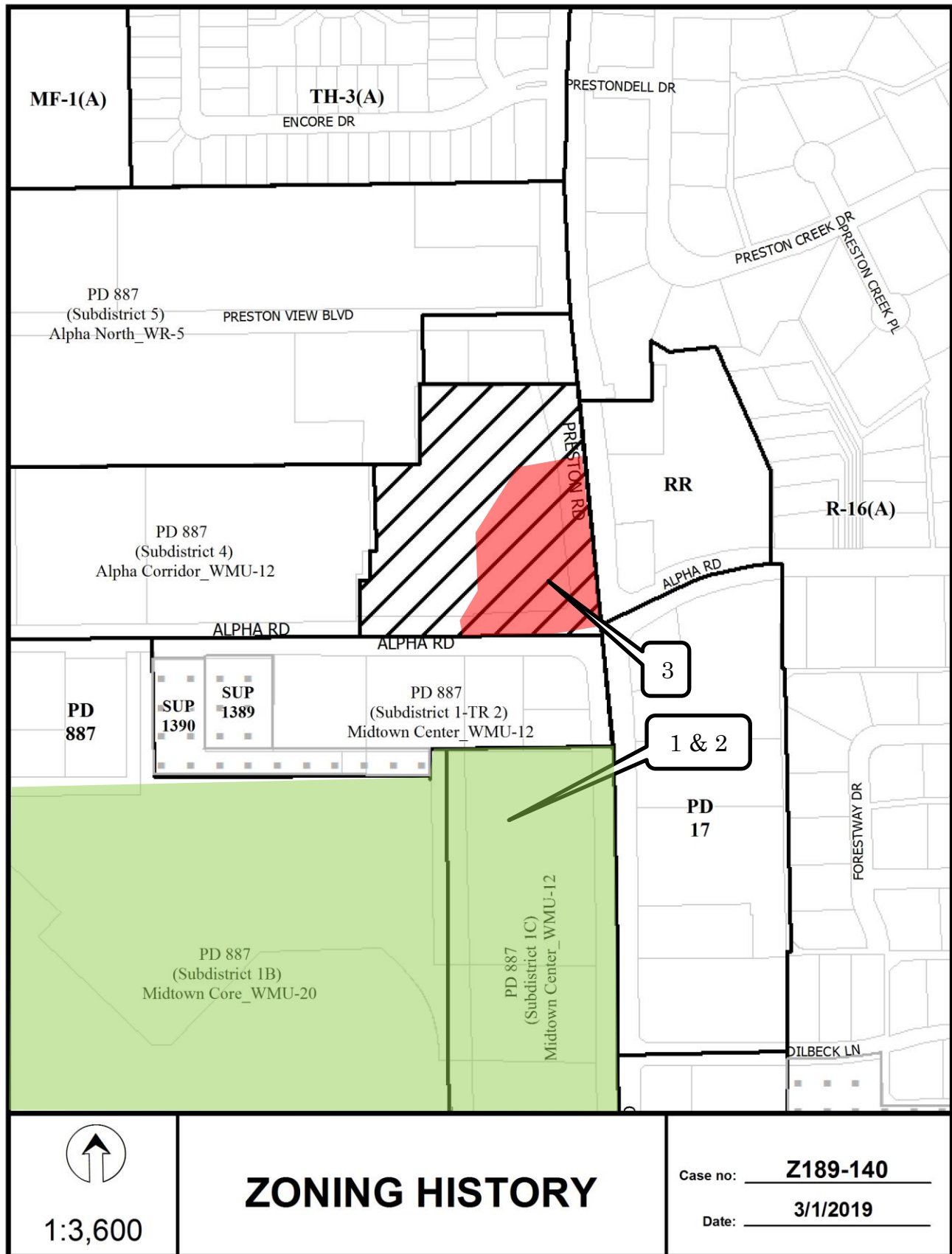
Current Subdistrict Map



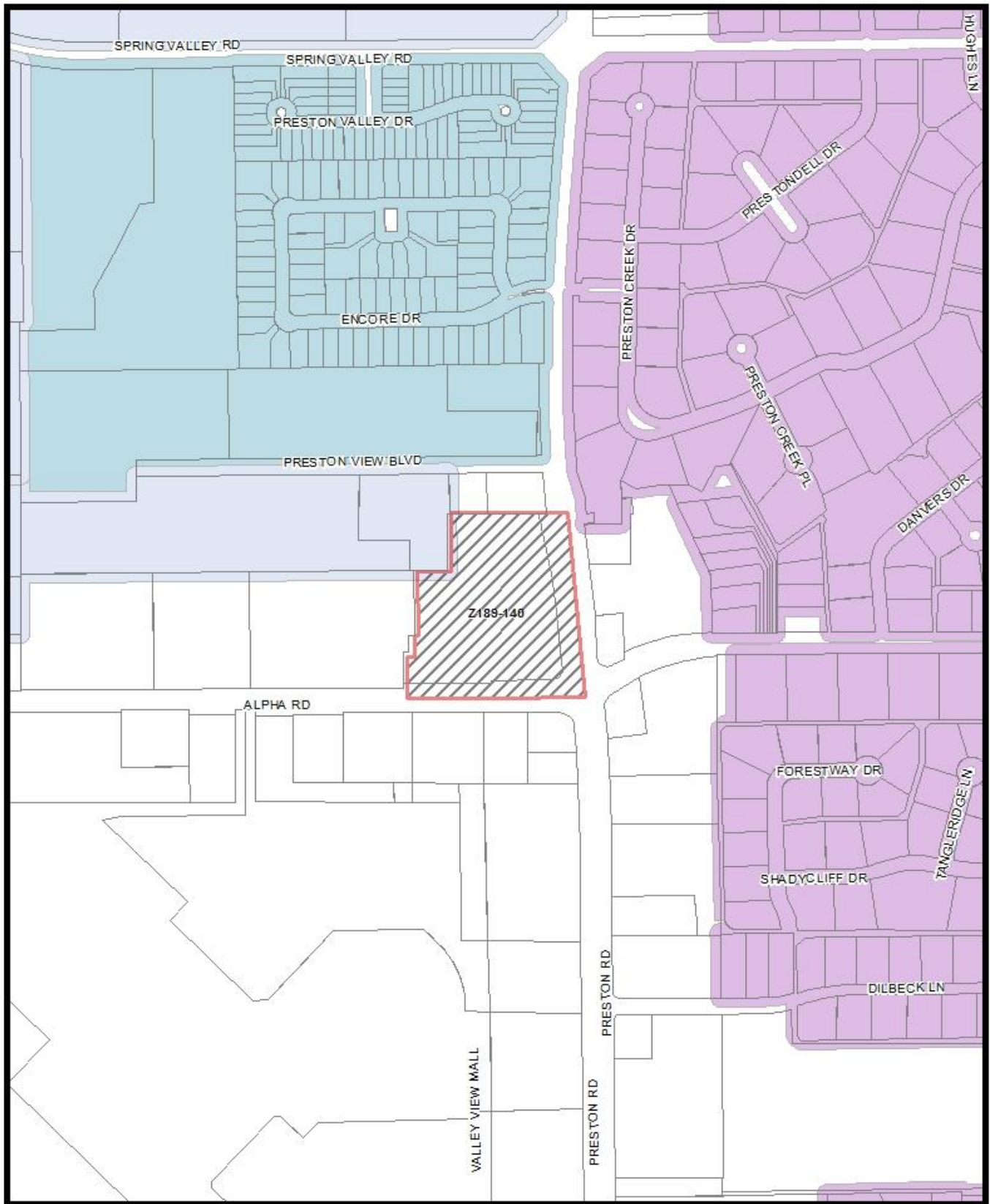








Z189-140(SM)



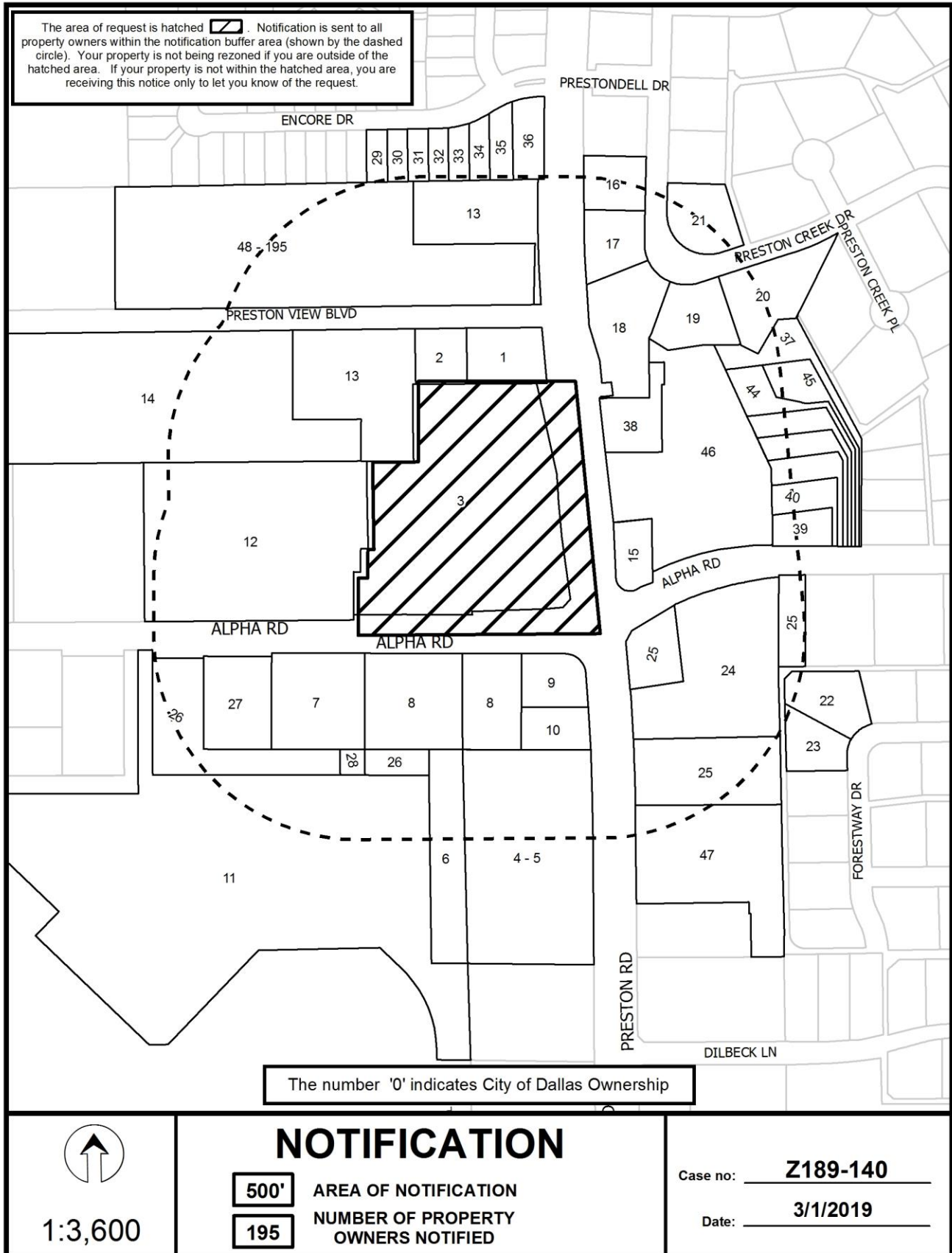
MVACluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 3/1/2019



03/01/2019

Notification List of Property Owners***Z189-140******195 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	13655 PRESTON RD	NNN BROS LLC
2	5930 PRESTON VIEW BLVD	WBSB PPTIES LLC
3	13601 PRESTON RD	VALK PPTIES ONE LLC
4	13439 PRESTON RD	ALGODON I LP
5	13439 PRESTON RD	ALGODON PROPERTIES LLC
6	13439 PRESTON RD	ALGODON I LP
7	5840 ALPHA RD	PRESTON ALPHA INVESTMENTS LLC
8	5954 ALPHA RD	LAU FAMILY PS LTD
9	13555 PRESTON RD	FOODMAKER INC
10	13535 PRESTON RD	PRESTON ALPHA INVESTMENTS
11	13343 PRESTON RD	13331 PRESTON RD LP
12	13601 PRESTON RD	BOXER F2 LP
13	13659 PRESTON RD	CARILLON APARTMENTS
14	5734 PRESTON VIEW BLVD	REGAL COURT LLC
15	13608 PRESTON RD	SCHWARTZ HYMIE TRUST ETAL
16	6120 PRESTON CREEK DR	SIMCIK JEFFREY
17	6130 PRESTON CREEK DR	MONTEMAYOR MONTY
18	6136 PRESTON CREEK DR	WANG CHYUNG YAU
19	6144 PRESTON CREEK DR	LAWRENCE JAEN M &
20	6158 PRESTON CREEK DR	DARVER ALAN M & SHARON R
21	6135 PRESTON CREEK DR	ORSINI ROBERT W &
22	13423 FORESTWAY DR	MARSHALL DEBRA L LIFE EST
23	13417 FORESTWAY DR	PRENGLER HERSCHEL
24	13548 PRESTON RD	GILLILAND PPTIES II LTD
25	6030 ALPHA RD	GILLILAND PPTIES II LTD
26	5820 ALPHA RD	SOUTHWESTERN BELL

03/01/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5820 ALPHA RD	CROW COKER PPTY CO
28	5820 ALPHA RD	PRESTON ALPHA INVESTMENTS LLC
29	5940 EN CORE DR	BOLINGER KIRSTEN
30	5944 EN CORE DR	JAMES & ELEANOR TRUST THE
31	5948 EN CORE DR	DICKEY LORELEI GAY
32	5952 EN CORE DR	BOEMIA LANELL
33	5956 EN CORE DR	TADE ENCORE LLC
34	5960 EN CORE DR	LEHTOLA PATRICIA B
35	5964 EN CORE DR	GREENBERG DAVID N & RUTH S
36	5968 EN CORE DR	BENNECK CONBERT H & KATHARINA G
37	6117 ALPHA RD	WOOD MAC DEVELOPMENT JV
38	13670 PRESTON RD	NORTH TEXAS BELLS INVESTMENTS LLC
39	6103 ALPHA RD	HUMPHREYS PATRICIA J
40	6105 ALPHA RD	SCOTT RAY
41	6107 ALPHA RD	RENOUARD GEORGIANNA BUSBOOM
42	6109 ALPHA RD	RAMOS PRESENTACION S
43	6111 ALPHA RD	BALLEM HEATHER L
44	6113 ALPHA RD	MOKHTARI MOHAMAD & AZAR
45	6115 ALPHA RD	MITTERER MICHAEL &
46	13612 PRESTON RD	QUIKTRIP CORPORATION
47	13444 PRESTON RD	FONBERG HOLDINGS LTD
48	13715 PRESTON RD	SHEYKO MIKHAIL
49	13715 PRESTON RD	TUVENG MILDRED A
50	13715 PRESTON RD	LIU DAVID
51	13715 PRESTON RD	TAYLOR BETTY JO
52	13715 PRESTON RD	KING DAVID GARDNER
53	13715 PRESTON RD	PRIDE ANGELA ROZENE
54	13715 PRESTON RD	DOMAINCO LLC SERIES D
55	13715 PRESTON RD	KHODAPARAST AMIR
56	13715 PRESTON RD	BALDWIN SAMMY L
57	13715 PRESTON RD	MUNGAI TABITHA NJOKI

03/01/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	13715 PRESTON RD	NGANGA NAOMI
59	13715 PRESTON RD	COLINDRES MARIA E
60	13715 PRESTON RD	BERGMAN BETH
61	13715 PRESTON RD	ORTEGA MARLENE M
62	13715 PRESTON RD	PANG YAN
63	13715 PRESTON RD	JORDAN GEORGE ET AL
64	13715 PRESTON RD	RV 13715 PRESTON 280 SERIES LLC
65	13715 PRESTON RD	DOWDALL JOHN DALE
66	13715 PRESTON RD	GEORGE ERA JOSEPHINE
67	13715 PRESTON RD	AYANLOLA AYANTAYO
68	13715 PRESTON RD	MORO STEFANO &
69	13715 PRESTON RD	WOTTRICH RAYMOND
70	13715 PRESTON RD	PLOCH MARY R
71	13715 PRESTON RD	TIOH JINWEI
72	5881 PRESTON VIEW BLVD	RANEY SUSAN ELAINE
73	5881 PRESTON VIEW BLVD	ALLEN JOHN W &
74	5881 PRESTON VIEW BLVD	GUERRASCOTT SOFIA LAURA
75	5881 PRESTON VIEW BLVD	MCCREIGHT ROBERT R & CONNIE B
76	5881 PRESTON VIEW BLVD	PRESTON HILLS HOMEOWNERS
77	5881 PRESTON VIEW BLVD	GOMEZ MARIA A
78	5881 PRESTON VIEW BLVD	WALTERS JULIE ANN
79	5881 PRESTON VIEW BLVD	BURNS AMANDA
80	5881 PRESTON VIEW BLVD	PRIDE CHARLES DION
81	5881 PRESTON VIEW BLVD	RANEY ANDREW
82	5881 PRESTON VIEW BLVD	HAMILTON DORIS P
83	5881 PRESTON VIEW BLVD	KUNEMAN GARY M & KATHLEEN
84	5881 PRESTON VIEW BLVD	CAMPBELL RICHARD
85	5881 PRESTON VIEW BLVD	BALDWIN SAMMY & SUSAN
86	5881 PRESTON VIEW BLVD	CHIU DINGJUN
87	5881 PRESTON VIEW BLVD	RV PRESTON VIEW 269 SERIES LLC
88	5881 PRESTON VIEW BLVD	RUBACK KEVIN M

03/01/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5881 PRESTON VIEW BLVD	LEYS CATHERINE & DENNIS BRININGER
90	5881 PRESTON VIEW BLVD	SHOKOUH HADI REZAEI
91	5881 PRESTON VIEW BLVD	LEUZE NANCY L
92	5881 PRESTON VIEW BLVD	SISSON GARY & MAUREEN
93	5881 PRESTON VIEW BLVD	ERNST JAMES ROBERT
94	5881 PRESTON VIEW BLVD	AMIDI JOE &
95	5881 PRESTON VIEW BLVD	GOODHALL EDWARD
96	5881 PRESTON VIEW BLVD	KOETZLE JIMMIE L
97	5881 PRESTON VIEW BLVD	ARAN FRANCISCO
98	5881 PRESTON VIEW BLVD	RODRIGUEZ BERNARDO
99	5881 PRESTON VIEW BLVD	KULIBA BONVENTURE
100	5881 PRESTON VIEW BLVD	CANE KATHERINE
101	5881 PRESTON VIEW BLVD	MCADAMS JANE EMILY
102	5881 PRESTON VIEW BLVD	HUNTER PATRICIA A
103	5881 PRESTON VIEW BLVD	MORO STEFANO
104	5881 PRESTON VIEW BLVD	DOYLE ELISHA K
105	5881 PRESTON VIEW BLVD	SUAREZ ANA BELL GARCIA
106	5881 PRESTON VIEW BLVD	OMALLEY ELISABETH ASHBY PARKER
107	5881 PRESTON VIEW BLVD	DOMAINCO LLC SERIES C
108	5881 PRESTON VIEW BLVD	RV PRESTON VIEW 163 SERIES LLC
109	5881 PRESTON VIEW BLVD	DAVIS ROBERT EDWARD
110	5881 PRESTON VIEW BLVD	TOBEY ROBERT
111	5881 PRESTON VIEW BLVD	SIU STEPHEN KWONG CHEUNG & CHING M SIU
112	5881 PRESTON VIEW BLVD	RLC PRESTON HILLS PROPERTIES LLC
113	5881 PRESTON VIEW BLVD	GEORGE ERA J
114	5881 PRESTON VIEW BLVD	PARIENTE ZION
115	5881 PRESTON VIEW BLVD	RUBIO LUZ STELLA
116	5881 PRESTON VIEW BLVD	OMALLEY ELISABETH ASHBY PARKER
117	5881 PRESTON VIEW BLVD	BENNETT MICHAEL T
118	5881 PRESTON VIEW BLVD	SHARP KRIS JAMES & CAROL
119	5881 PRESTON VIEW BLVD	DESANGUINO TELMA B

03/01/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	5881 PRESTON VIEW BLVD	CARDENOS MAGDALENA
121	5881 PRESTON VIEW BLVD	CAMPBELL RICHARD A
122	5881 PRESTON VIEW BLVD	WOTTRICH RAYMOND D
123	5881 PRESTON VIEW BLVD	RLC PRESTON HILLS PPTIES LLC
124	5881 PRESTON VIEW BLVD	WOTTRICH RAYMOND
125	5881 PRESTON VIEW BLVD	BALDWIN SAMMY L & SUSAN
126	5881 PRESTON VIEW BLVD	WOTTRICH RAY
127	5881 PRESTON VIEW BLVD	MARRS TREVOR W
128	5881 PRESTON VIEW BLVD	SANI BABAK N & HOMA R SHOKUH
129	5881 PRESTON VIEW BLVD	WERRA JUANITA L
130	5881 PRESTON VIEW BLVD	RESENDEZ ELVIRA
131	5881 PRESTON VIEW BLVD	SCOTT JONATHAN MICHAEL
132	5881 PRESTON VIEW BLVD	DOMAINCO LLC SERIES A
133	5881 PRESTON VIEW BLVD	FIVE VIEWS LLC
134	5881 PRESTON VIEW BLVD	BUI ANNIE BM
135	5881 PRESTON VIEW BLVD	FARMER GREGORY &
136	5881 PRESTON VIEW BLVD	STOVEY LAWRENCE A
137	5881 PRESTON VIEW BLVD	HUTT JEFFREY A & SONNY
138	5881 PRESTON VIEW BLVD	LOCICERO CLAUDIO P &
139	5881 PRESTON VIEW BLVD	SANGUINO JOSE JAIME
140	5881 PRESTON VIEW BLVD	MORROW MARY
141	5881 PRESTON VIEW BLVD	SOLIS MARTIN
142	5881 PRESTON VIEW BLVD	JAMOUKHA FOUAD & VIRGINIE DANIEL
143	5881 PRESTON VIEW BLVD	SAVAGE CLAUDETTE D
144	5881 PRESTON VIEW BLVD	GREENHAW JUDY ANN
145	5881 PRESTON VIEW BLVD	MARIAN ADRIAN P & MIRELA L
146	5881 PRESTON VIEW BLVD	BRADLEY JAMES
147	5881 PRESTON VIEW BLVD	SLAGLE JUDITH ANN
148	5881 PRESTON VIEW BLVD	ROSAMOND STEVEN DOUGLAS
149	5881 PRESTON VIEW BLVD	KHOSHNOUDI MAHBOOBEH S
150	5881 PRESTON VIEW BLVD	HOPKINS ALISSA A

03/01/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	5881 PRESTON VIEW BLVD	DOMAINCO LLC SERIES F
152	5881 PRESTON VIEW BLVD	ARELLANO JOHN C
153	5881 PRESTON VIEW BLVD	HARDWICK BARBARA JEAN
154	5881 PRESTON VIEW BLVD	BALDWIN SAMMY
155	5881 PRESTON VIEW BLVD	VALENCIA ALBERTO BARRERA
156	5881 PRESTON VIEW BLVD	GEORGE E J
157	5881 PRESTON VIEW BLVD	THOMAS JODY &
158	5881 PRESTON VIEW BLVD	MCELFISH C HAROLD JR
159	5881 PRESTON VIEW BLVD	KANT KRISHNA
160	5881 PRESTON VIEW BLVD	PENSCO TRUST CO NUMBER
161	5881 PRESTON VIEW BLVD	GEORGE E JOSEPHINE
162	5881 PRESTON VIEW BLVD	FRANCINGUES DANIELLE
163	5881 PRESTON VIEW BLVD	HIGGINS BRENDA K
164	5881 PRESTON VIEW BLVD	CAMERON ABRAHAM
165	5881 PRESTON VIEW BLVD	OSARHIEMEN JOEL &
166	5881 PRESTON VIEW BLVD	DOMAINCO LLC SERIES I
167	5881 PRESTON VIEW BLVD	KREUZ JENNIFER M
168	5881 PRESTON VIEW BLVD	HACKETT DAVE S
169	5881 PRESTON VIEW BLVD	DOMAINCO LLC SERIES E
170	5881 PRESTON VIEW BLVD	ROHNER JOSEPH A TR
171	5881 PRESTON VIEW BLVD	NEAL JARED & RANDALL
172	5881 PRESTON VIEW BLVD	GEORGE E JOSEPHENE
173	5881 PRESTON VIEW BLVD	LENOVITZ J MARSHALL
174	5881 PRESTON VIEW BLVD	WALTERS SHARON L
175	5881 PRESTON VIEW BLVD	RV PRESTON VIEW 112 SERIES LLC
176	5881 PRESTON VIEW BLVD	RAABE JOHNATHAN DAVID
177	5881 PRESTON VIEW BLVD	STONE JESSICA JOLENE & TAL GROSSMAN
178	5881 PRESTON VIEW BLVD	RV PRESTON VIEW 211 SERIES LLC
179	5881 PRESTON VIEW BLVD	RV PRESTON VIEW 114 SERIES LLC
180	5881 PRESTON VIEW BLVD	MOSBY JOHN SINGLETON EST OF
181	5881 PRESTON VIEW BLVD	MOJICA JOSE JOAQUIN &

03/01/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	5881 PRESTON VIEW BLVD	BURDORF RANDALL L
183	5881 PRESTON VIEW BLVD	OUZTS JOHN & CONNOR JAMES
184	5881 PRESTON VIEW BLVD	SHEARER ZACHARY SCOTT &
185	5881 PRESTON VIEW BLVD	RODRIGUEZ SANTIAGO ANDRES
186	5881 PRESTON VIEW BLVD	PANTALION JAMIE
187	5881 PRESTON VIEW BLVD	GOLDMAN EUGENE & LUCY
188	5881 PRESTON VIEW BLVD	RUEDEMANN NANCY
189	5881 PRESTON VIEW BLVD	QUACH QUYNH &
190	5881 PRESTON VIEW BLVD	ZIMMER CHRISTOPHER A
191	5881 PRESTON VIEW BLVD	KUNEMAN GARY M & KATHLEEN
192	5881 PRESTON VIEW BLVD	COMER DEBORAH C
193	5881 PRESTON VIEW BLVD	BAKER KATHLEEN K
194	5881 PRESTON VIEW BLVD	CASTRO ELIZABETH D
195	5881 PRESTON VIEW BLVD	ROYAUTE DORA SARDAS &

FILE NUMBER: Z178-223(CY) **DATE AUTHORIZED:** March 22, 2018

LOCATION: East and west sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east.

COUNCIL DISTRICT: 2 & 14 **MAPSCO:** 35 Y, 45 C; D

SIZE OF REQUEST: Approx. 116.62 acres. **CENSUS TRACT:** 16.00, 8.00 & 7.01

REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Subarea C-1 within Subdistrict C; Subareas D-1, D-2, D-3, D-4, and D-5 within Subdistrict D; and Subdistricts E, E1, E2, F, G, H, H1 of Planned Development District No. 305, Cityplace; with consideration being given to amending the allowed square footage for nonresidential uses.

SUMMARY: The purpose of this authorized hearing is to eliminate the existing restrictions on the maximum allowable floor area for all nonresidential uses combined. The maximum floor area allowed is proposed to be regulated only by the floor area ratio (FAR) established for each subdistrict or subarea. Due to the limited number of items to be considered, an interested party, Urban Smart Growth LP, initiated and paid for the authorized hearing.

STAFF RECOMMENDATION: Approval of the amendments.

PLANNED DEVELOPMENT DISTRICT No. 305

<http://www.dallascityattorney.com/51P/Articles%20Supp%2047/ARTICLE%20305.pdf>

PRIOR CPC ACTION: On March 7, and March 21, 2019, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- Planned Development District No. 305, Cityplace, was established by City Council on January 10, 1990 and is comprised of approximately 168.83 acres.
- The District is divided into two zones, four subzones, 13 subdistricts and nine subareas. The authorized hearing area comprises approximately 116.62 acres and includes the nonresidential subareas and subdistricts within the West Mixed-Use Subzone and the East Mixed-Use Subzone within the West and East Zones, respectively.
- On March 22, 2018, City Plan Commission authorized a public hearing for one change in the nonresidential subdistricts and subareas within PD No. 305.
- The only regulation for consideration in this authorized hearing is the non-residential density. More specifically, consideration is being given to the maximum allowable floor area for all non-residential uses combined which is currently limited to 7,715,114 square feet for the entire district.
- Due to the limited number of items to be considered, an interested party [Urban Smart Growth, LP.] paid the fee for the authorized hearing. The case was proposed as a hybrid of a zoning case and an authorized hearing.
- On September 13, 2018, a community meeting was hosted by the City to present an overview of the proposed change to the community within the area of the authorized hearing. Afterwards, staff waited for the proposed amendments from the interested party.

Zoning History: There have been four zoning changes in the vicinity of the authorized hearing area during the last five years, two of them being within the authorized hearing area:

1. **Z145-164** On March 25, 2015, City Council approved an amendment to Subarea D-3 within Subdistrict D, West Mixed-Use Subzone, West Zone of Planned Development District No. 305, Cityplace on property bounded by Blackburn Street, Oak Grove Avenue, Cityplace West Boulevard, and Noble Avenue within the area of this authorized hearing.
2. **Z156-333** On January 11, 2017, City Council approved a zoning change from Subdistrict B-1 within the West Residential Subzone within Planned Development District No. 305, City Place, to a WR-20 Walkable Urban Residential District with an HM-5 Height Map Overlay on property bounded by Blackburn Street, Cole Avenue, Travis Street and Lemmon Avenue East; northwest of the authorized hearing area.
3. **Z178-186** On April 25, 2018, the City Council created a Demolition Delay Overlay for nearby properties that also included the area of this authorized hearing. 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.

4. **Z178-270** On October 24, 2018, the City Council approved an amendment to Subdistrict B, Tract I within Planned Development District No. 375 to allow additional nonresidential floor area ratio on property bounded by Lemmon Avenue East, Oak Grove Avenue, Cityplace West Boulevard and Howell Street, south of the authorized hearing area.

Thoroughfares:

Thoroughfare	Type	Required ROW
Cole Avenue	Major Arterial	80 feet
McKinney Avenue	Major Arterial	80 feet
Blackburn Street	Community Collector	80 feet
North Haskell Avenue	Community Collector	160 feet
Lemmon Avenue East	Principal Arterial	Existing
Lemmon Avenue	Principal Arterial	100 feet
North Central Expressway	U.S. Highway	Variable

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

Policy 1.1.7: Ensure appropriately located capacity to achieve growth targets.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

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

ECONOMIC ELEMENT**GOAL 2.1 PROMOTE BALANCED GROWTH**

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

Land Use:

	Zoning	Land Use
Site	West Mixed-Use Subzone, East Mixed-Use Subzone within West and East Zones within PD No. 305	Multifamily, retail, personal service, office, storage, school.
North	PD No. 193 with H/111 and SUP No. 893; PD No. 889; CS; PD No. 698 with H/76	School, church, undeveloped land.
East	PD No. 277; O-2 with D Liquor Control Overlay; Subdistricts I and J-1 within the East Residential Subzone within PD No. 305; and MU-1	Multifamily, office
South	PD No. 193; PD No. 372; PD No. 201, PD No. 375, PD No. 183; MF-2(A); PD No. 225, PD No. 594; Subdistrict I within the East Residential Subzone within PD No. 305	Retail and personal service, restaurant, office, cemetery, multifamily, public park
West	PD No. 193, WR-5; and Subdistricts B and B-1 within the West Residential Subzone within PD No. 305	Multifamily

Land Use Compatibility:

Planned Development District No. 305 is divided into two zones: The East Zone, and the West Zone which are divided into four subzones: The West Residential Subzone, West Mixed Use Subzone, East Residential Subzone and East Mixed Use Subzone. Each one of these subzones is divided into subdistricts some of which are divided into subareas.

The authorized hearing area includes only the nonresidential subdistricts and subareas existing within the East and West Mixed Use Subzones as indicated below:

East Mixed Use Subzone:

- Subdistrict E
- Subdistrict E-1
- Subdistrict E-2
- Subdistrict F
- Subdistrict G
- Subdistrict H
- Subdistrict H-1

West Mixed Use Subzone:

- Subdistrict C
 - Subarea C-1
- Subdistrict D
 - Subareas D-1, D-2, D-3, D-4 and D-5

From the creation of PD No. 305 in 1990, maximum densities were established to ensure that the development in the district was compatible with the surrounding areas and could be supported by the infrastructure existing and proposed at the time of the creation of the PD. These maximum densities are established for both nonresidential and residential uses in all subdistricts within residential subzones and mixed use subzones.

Currently, the maximum nonresidential density allowed in PD No. 305 is regulated by the maximum floor area ratio established for each subdistrict and subarea; but it is also limited to an overall maximum floor area of 7,715,114 square feet allowed for all nonresidential uses combined. More specifically, the PD conditions establish that the maximum floor area for retail and personal service uses allowed on the property cannot exceed 640,000 square feet; and further limit this amount to a maximum of 450,000 square feet of floor area for either side of North Central Expressway.

The PD conditions established that prior to the issuance of a building permit or a certificate of occupancy, a detailed development plan must be approved by the City Plan Commission and that this development plan must include sufficient information to verify compliance with the maximum floor area requirements.

According to the cumulative table presented with the development plan last approved by the City Plan Commission on December 3, 2015 [D145-035], the total amount of floor area for retail and personal service uses developed within the district is 638,590 square feet. Of that amount, 292,195 square feet have been developed within the West Zone, and 346,395 square feet have been developed within the East Zone.

As a result, only an additional 1,410 square feet remains for future development of any retail and personal service uses within the entire district.

The purpose of this authorized hearing is to eliminate the restriction in the maximum square feet of floor area for all nonresidential uses combined within the district. This amendment would allow for density in future developments to be regulated by the existing

maximum floor area ratios along with the maximum height and maximum lot coverage allowed in each subdistrict and subarea.

The authorization of this public hearing was the initiative of an interested party [Urban Smart Growth, LP] to process this case as a hybrid with a zoning case. The amendments proposed with the authorized hearing were deemed necessary by this interested party in order for their request of a zoning change to allow for the future development of a mixed-use project on property within the East Mixed Use Subzone.

The purpose statement in PD No. 305 indicates that applications having the overall effect of increasing the maximum densities should be denied in the absence of changed conditions. However, it is noticeable that since the creation of the district, development in the area has increased as a result of changes in the market conditions and also as a result of the initiative of developers and City efforts to promote growth in the area.

On November 11, 1992, the City Council approved the Cityplace Area Tax Increment Financing District (TIF) that includes properties within PD No. 305. The Cityplace TIF District funded a series of private and public improvements to encourage development in the area. The district ceased collecting increment four years earlier, after collecting its full intended budget, in 2008, and was retired on time in 2012.

The final report of the Cityplace Area TIF district indicates that the public infrastructure improvements planned to be funded and designed to fully meet the long term circulation, lighting, utility and physical amenity needs of the area, have been completed.

Additionally, as a result of an agreement between the Dallas Area Rapid Transit (DART) and the owner of property in Planned Development No. 183 [Cityplace Tower]; The Cityplace DART rail station, a tri-level subway station with escalators to boarding platforms 10 stories below North Central Expressway, opened on December 18, 2000, as the first public subway station in the area.

As a result of these efforts and incentives to promote development, the Cityplace area has transitioned from a largely undeveloped area in the 1990's, to a vibrant mixed-use walkable neighborhood that includes a mix of residential and nonresidential uses in close proximity.

This development of mixed-use projects containing nonresidential uses in the ground floor and multifamily uses in the upper stories, are found primarily developed in the West Mixed Use Subzone. Properties on the East Mixed Use Subzone are largely developed with office, restaurant, and retail uses with a few multifamily uses scattered throughout.

The areas directly adjacent to West Mixed Use Subzone, contain multifamily uses to the northwest; a public school [North Dallas Highschool], a church and single family uses are to the north; multifamily uses are also found to the west of this subzone. Retail, restaurant and office uses are located adjacent to the south boundary of this portion of the authorized hearing area.

On the east side of North Central Expressway, properties adjacent to the north of the East Mixed use Subzone contain undeveloped land, office, personal service and a public school [Alex Spence Jr. Highschool]. Generally to the east, are office, and multifamily uses. To the south there is also a public school and additional multifamily uses.

While there are no undeveloped tracts of land left within the East and West Mixed Use Subzones, it is staff's opinion that removing the cap on the allowable floor area for nonresidential uses will encourage redevelopment particularly on the East Mixed Use Subzone and will allow for additional mixed-use projects to promote pedestrian-friendly developments, active community retail, and a live/work environment that also engages the surrounding residential neighborhoods. By promoting this type of development, the vision of urban-mixed use neighborhoods established in the *forwardDallas!* Comprehensive Plan for these areas can be achieved.

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 authorized hearing area contains properties within a "C" MVA Category located in the West Mixed Use Subzone; and properties within an "E" and a "G" MVA Category located in the East Mixed Use Subzone.

Parking:

No changes to the parking regulations are being considered with this authorized hearing.

Landscaping:

No changes to the landscape regulations are proposed to be made with this authorized hearing.

ARTICLE 305.

PD 305.

Cityplace

SEC. 51P-305.101. LEGISLATIVE HISTORY.

PD 305 was established by Ordinance No. 20546, passed by the Dallas City Council on January 10, 1990. Ordinance No. 20546 amended Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20546 was amended by Ordinance No. 21479, passed by the Dallas City Council on November 11, 1992; Ordinance No. 21508, passed by the Dallas City Council on December 9, 1992; Ordinance No. 22687, passed by the Dallas City Council on February 28, 1996; Ordinance No. 23572, passed by the Dallas City Council on June 24, 1998; Ordinance No. 23905, passed by the Dallas City Council on June 9, 1999; and Ordinance No. 24102, passed by the Dallas City Council on November 10, 1999. (Ord. Nos. 10962; 19455; 20546; 21479; 21508; 22687; 23572; 23905; 24102; 24826)

SEC. 51P-305.102. PROPERTY LOCATION AND SIZE.

PD 305 is established on property generally located on both sides of North Central Expressway between the area south of Carroll Avenue on the north and Thomas Avenue on the south. The size of PD 305 is approximately 168.83 acres. (Ord. Nos. 23905; 24826; 24830; 24896; 29019; 30306)

SEC. 51P-305.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions contained in Chapter 51A apply to this article. In the event of a conflict, this section controls. Unless the context clearly indicates otherwise, in this article:

(1) BAR AND RESTAURANT USES means the following uses defined in Section 51A-4.210:

- (A) Bar, lounge, or tavern.
- (B) Restaurant without drive-in or drive-through service.
- (C) Restaurant with drive-in or drive-through service.

(1.1) 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 but not limited to web hosting organizations and internet service organizations.

(2) DIR means "development impact review." (See Division 51A-4.800 in the Dallas Development Code.)

(3) DIRECTOR means the director or the director's authorized representative.

(4) FAR means floor area ratio. (Note: A 1:1 FAR is stated as "1.0"; 2:1 is stated as "2.0"; 2.5:1 is stated as "2.5"; etc.)

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(5) FENCE means a structure or hedgerow that provides a physical barrier, including a fence gate.

(6) GARBAGE STORAGE AREA means a place outdoors where a container, such as a dumpster or a grease collector, for the deposit of garbage and other waste is regularly kept.

(7) LANDSCAPE ARCHITECT means a person licensed to use the title of "landscape architect" in the state of Texas pursuant to state law.

(8) LIF DWELLING UNIT means "lower income family dwelling unit" as defined in Section 51P-305.120 of this article.

(9) NONPERMEABLE COVERAGE means any coverage that is not permeable pavement as defined in this section.

(10) NONRESIDENTIAL FAR means the ratio of the combined floor areas of all nonresidential uses on a lot to the lot area.

(11) NONRESIDENTIAL USE means any use not listed in Section 51A-4.209.

(12) OAK LAWN ORDINANCE means Ordinance No. 21416, passed by the Dallas City Council on September 9, 1992, including any amendments thereto.

(13) OFFICE USES means the following uses defined in Section 51A-4.207:

(A) Financial institution without drive-in window.

(B) Financial institution with drive-in window.

(C) Office.

(14) OWNER means the owner or owners, from time to time, of property in this district.

(15) PARAGRAPH means the first division of a subsection. Paragraphs are designated by arabic numerals in parentheses, e.g. "(1)".

(16) PARKWAY means the portion of a street right-of-way between the projected street curb and the front lot line.

(17) PD 183 means the planned development district established by Ordinance No. 18578, passed by the Dallas City Council on February 6, 1985, as amended. (Commonly known as "Cityplace Center.")

(18) PD 193 means the Oak Lawn Special Purpose District established by the Oak Lawn Ordinance.

(19) PD 375 means Planned Development District No. 375, approved by the Dallas City Council on November 11, 1992.

(20) PERMEABLE PAVEMENT means a paving material that permits water penetration to a soil depth of 18 inches or more. Examples of permeable pavement are:

(A) nonporous surface materials poured or laid in sections not exceeding one square foot in area and collectively comprising less than two-thirds of the total surface area; and

(B) loosely laid materials such as crushed stone or gravel.

(21) PERMITTED BY RIGHT means that the use is allowed and no specific use permit is required.

(22) PROJECTED STREET CURB means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of public works and transportation.

(23) RESIDENTIAL ADJACENCY REVIEW ("RAR") means that, if the use is on a lot that has a residential adjacency as defined herein, a site plan must be submitted and approved in accordance with Section 51A-4.803. For purposes of this definition, a lot has a residential adjacency when:

(A) the lot is adjacent to or directly across:

(i) a street 64 feet or less in width; or

(ii) an alley;

from a single family, duplex, townhouse, or CH district; or

(B) an existing or proposed building or structure on the lot is within 330 feet of a lot in a single family, duplex, townhouse, or CH district.

(24) RESIDENTIAL FAR means the ratio of the combined floor areas of all residential uses on a lot to the lot area.

(25) RESIDENTIAL USES means the following uses defined in Section 51A-4.209:

(A) Duplex.

(B) Handicapped group dwelling unit.

(C) Multifamily.

(D) Retirement housing.

(E) Single family.

(26) RETAIL AND PERSONAL SERVICE USES means those uses defined in Section 51A-4.210.

(27) SECTION means a section of this article or a section in Chapter 51A.

(28) SUBDISTRICT means one of the subdistricts in this district, or if used with reference to PD 193, a subdistrict of PD 193 defined in the Oak Lawn Ordinance. The subzones in this district contain several subdistricts.

(29) SUBPARAGRAPH means the first division of a paragraph. Subparagraphs are designated by capital letters in parentheses, e.g. "(A)." A division of a subparagraph is also called a subparagraph.

(30) SUBSECTION means the first division of a section. Subsections are designated by lower case letters in parentheses, e.g. "(a)."

(31) SUBZONE means one of the subzones in this district.

(32) THIS DISTRICT means the entire planned development district created by Ordinance No. 20546, as amended.

(33) VISITOR PARKING means off-street parking spaces provided for and accessory to residential uses when such spaces are unassigned and available for use by visitors and residents.

(b) Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A.

(c) The interpretations in Chapter 51A, including Section 51A-2.101, "Interpretations," apply to this article.

(d) If there is an irreconcilable conflict between an exhibit referenced in this article and the text of this article, the text of this article controls.

(e) The phrase "the main uses allowed in the ... [Subzone(s)] are the same as those allowed in the ... [District or Subdistrict]" means that an SUP is required for a main use in the applicable subzone(s) if an SUP is required for that use in the referenced district or subdistrict. As a general rule, DIR and RAR do not apply to uses in this district. [See Section 51P-305.112, "Detailed Development Plan."]

(f) In the event that PD 193 ever ceases to exist, all references in this article to uses and development standards in PD 193 shall mean those uses and development standards as they last were in that district. (Ord. Nos. 21508; 24826; 24830; 29020)

SEC. 51P-305.103.1.

EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 305A: conceptual plan.
- (2) Exhibit 305B: mixed use development parking chart.
- (3) Exhibit 305B-1: Subarea D-3 mixed use development parking chart.
- (4) Exhibit 305C: development plan.
- (5) Exhibit 305D: detailed development plan.
- (6) Exhibit 305E-1: phasing of development.
- (7) Exhibit 305E-2: street improvements.
- (8) Exhibit 305E-3: traffic signal improvements.
- (9) Exhibit 305F: landscape plan.
- (10) Exhibit 305G: landscape master plan.
- (11) Exhibit 305H: development/landscape plan.

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- (12) Exhibit 305I: detailed development plan.
- (13) Exhibit 305J: landscape development plan.
- (14) Exhibit 305K: conceptual plan.
- (15) Exhibit 305L: structure height plan. (Ord. 29693)

SEC. 51P-305.104. ZONING CLASSIFICATION CHANGE.

Chapters 51 and 51A are amended by changing the zoning classification on the property described in Exhibit A of Ordinance No. 23905 to Planned Development District No. 305, as amended, to be known as "Cityplace." (Ord. Nos. 21508; 23905; 24826)

SEC. 51P-305.105. PURPOSE.

(a) Maximum densities are established in this article to ensure that development is compatible with the densities of the surrounding neighborhood and is adequately served by the infrastructure existing or proposed in this article. It is the opinion of the city council that the maximum ~~densities floor area~~ and dwelling unit regulations established in this article are and that future applications having the overall effect of increasing those maximums should be denied in the absence of changed conditions. It is the responsibility of prospective purchasers of property in this district to evaluate approved detailed development plans or other sources of information in order to determine ~~the amount of floor area and~~ the number of dwelling units still available for development.

(b) Provisions for lower income family housing are included in this article to address destruction of lower income family housing within this district that may result from the new development authorized by this article, and to assure a mixture of housing types. Empirical studies conducted by the department of housing and neighborhood services and the department of planning and development demonstrate the following:

(1) There is a shortage of approximately 45,000 very-low income family dwelling units in the city.

(2) In 1980, there were approximately 240 very-low and lower income family dwelling units located within the boundaries of this district.

(3) These units have been or are planned to be demolished if the development authorized in this district is approved.

(4) Replacement of 200 of these units would impose only a minimal burden on the owners of the property in this district, in view of the fact that a total of over 5,700 dwelling units are permitted in this district.

(5) Provision of lower income family dwelling units in this district will enhance the mix of housing, create a market for lower income family residents, and benefit office and retail development in this district by allowing lower income workers to reside near the jobs created for them in this district. (Ord. Nos. 21508; 24826; 26102)

SEC. 51P-305.106.

CREATION OF SEPARATE ZONES, SUBZONES, SUBDISTRICTS, AND SUBAREAS.

(a) In general. This district is divided into a series of separate zones, subzones, subdistricts, and subareas as described in this section. The boundaries of all zones, subzones, subdistricts, and subareas are shown on the map comprising Exhibit 305A.

(b) Zones. The largest subdivided areas in this district are the "zones." There are two zones: the West Zone and the East Zone (consisting of Tracts A and B, respectively, as described in Exhibit A of Ordinance Nos. 24896 and 24830, respectively).

(c) Subzones.

(1) The West Zone is divided into two "subzones": the West Residential Subzone and the West Mixed Use Subzone.

(2) The East Zone is divided into two "subzones": the East Residential Subzone and the East Mixed Use Subzone.

(d) Subdistricts.

(1) The West Residential Subzone is divided into three subdistricts: A, B, and B1.

(2) The West Mixed Use Subzone is divided into two subdistricts: C and D.

(3) The East Residential Subzone is divided into two subdistricts: I and J.

(4) The East Mixed Use Subzone is divided into six subdistricts: E, E1, E2, F, G, H, and H1.

(e) Subareas.

(1) Subdistrict D is divided into five subareas: Subareas D-1, D-2, D-3, D-4, and D-5.

(2) Subdistrict J is divided into three subareas: Subareas J-1, J-2, and J-3.

(3) Subdistrict C contains one subarea: Subarea C-1. (Ord. Nos. 23905; 24826; 24830; 24896; 26078; 27077; 29020)

SEC. 51P-305.107.

USE REGULATIONS.

(a) Residential subzones.

(1) West Residential Subzone. Except as otherwise provided in Paragraph (3), the main uses allowed in the West Residential Subzone are the same as those allowed in the MF-2 Subdistrict of PD 193.

(2) East Residential Subzone.

(A) Except as otherwise provided in Subparagraph (B) and Paragraph (3), the main uses allowed in Subdistrict I of the East Residential Subzone are the same as those allowed in the MF-3(A) Multifamily District, and the main uses permitted in Subdistrict J of the East Residential Subzone are

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the same as those allowed in the MF-2(A) Multifamily District.

(B) The following uses are prohibited in the East Residential Subzone:

- Accessory private stable.
- Cemetery or mausoleum.
- College dormitory, fraternity, or sorority house.
- Commercial parking lot or garage.
- Country club with private membership.
- Crop production.
- Foster home.
- Group residential facility.
- Hospital.

(3) Uses permitted by right. Notwithstanding Paragraphs (1) and (2), the following main and accessory uses are permitted by right in the West and East Residential Subzones:

- Institution for special education (including the school for the visually impaired located on Office Parkway).
- Public or private school.
- Public park, playground, or golf course.
- Retirement housing.
- Private street or alley. *[Must be shown on an approved development plan and comply with city design specifications.]*

(b) Mixed use subzones.

(1) In general.

(A) Except as otherwise provided in this subsection, the main uses allowed in the West and East Mixed Use Subzones are the same as those allowed in the city's MU-3 Mixed Use District.

(B) Except as otherwise provided in this paragraph, the following main uses are prohibited in the West and East Mixed Use Subzones:

- Cemetery or mausoleum.
- Except in Subdistrict D, commercial parking lot or garage. *[The commercial parking lot or garage use is permitted in Subdistrict D, subject to the same conditions applicable in the MU-3 Mixed Use District.]*
- Crop production.
- Foster home.
- General merchandise or food store 100,000 square feet or more. *[Prohibited in Subarea D-3 only.]*
- Group residential facility.
- Heliport.
- Mortuary, funeral home, or commercial wedding chapel.
- Pawn shop.
- Swap or buy shop.
- Tool or equipment rental.

(C) Notwithstanding Subparagraphs (A) and (B), the following main uses are permitted by right in the West and East Mixed Use Subzones:

- Institution for special education.
- Job or lithographic printing.
- Public park, playground, or golf course.
- Required parking for PD 183.
- In Subdistrict D, required parking for PD 375.
- Outside commercial amusement.
- Mechanical plant.
- Data center [*Permitted in Subdistrict E2 only.*]

(2) Provisions of special applicability.

(A) In the West Mixed Use Subzone, the "financial institution with drive-in window" and "restaurant with drive-in or drive-through service" uses are permitted by specific use permit only.

(B) In the East Mixed Use Subzone, residential adjacency review ("RAR") is required before the issuance of a building permit for the "financial institution with drive-in window" and "restaurant with drive-in or drive-through service" uses.

(c) Nonconforming uses.

(1) Nonconforming uses in this district are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming use terminates if the use is discontinued for six months or more. When the owner is actively attempting to lease the building, the use shall not be considered discontinued unless it remains vacant for two years or more.

(3) Except as otherwise provided in this subsection, Section 51A-4.704 applies to all nonconforming uses in this district. (Ord. Nos. 23905; 24826; 24830; 29020; 29693)

SEC. 51P-305.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Minimum setbacks.

(1) West Mixed Use Subzone.

(A) Except as otherwise provided in this paragraph, the minimum front, side, and rear yard setbacks in the West Mixed Use Subzone are 10 feet.

(B) In Subdistrict D, the minimum setback from any portion of a corner clip is six feet. In no event may a structure be located in a visibility triangle. See Section 51A-4.602.

(C) Except as further restricted in Subparagraph (B) of this paragraph, the minimum setback along McKinney Avenue for Subarea D-4 is three feet.

(D) Except as provided in Subparagraph (E), if a building in the West Mixed Use Subzone fronts on McKinney Avenue south of Haskell Avenue, off-street parking is prohibited within 30 feet of the front lot line between grade and 12 feet above grade.

(E) In Subarea C-1, the minimum setbacks for a public school other than an

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open enrollment charter school are as shown on the development/landscape plan for Subarea C-1 (Exhibit 305H). Required off-street parking is allowed within 30 feet of McKinney Avenue for a public school other than an open enrollment charter school in Subarea C-1.

(F) Subarea D-3.

(i) Balconies, porte cocheres, awnings, canopies, signs, and entryways affixed to a building or part of a foundation may be located in the required front yard and must have a minimum height clearance of eight feet above a sidewalk.

(ii) Subject to the minimum unobstructed sidewalk regulations in Section 51P-305.117(g)(2)(B), cantilevered roof eaves and bay windows may project a maximum of five feet into the required front yard,

(iii) If a chimney does not exceed 12 square feet in area, and complies with unobstructed sidewalk the minimum unobstructed sidewalk regulations in Section 51P-305.117(g)(2)(B), a chimney may project a maximum of two feet into the required front yard,

(iv) Subject to the minimum unobstructed sidewalk regulations in Section 51P-305.117(g)(2)(B), planting areas, outdoor eating areas, patio/outdoor retail display areas with canopies, steps, handrails a maximum of four feet in height, retaining walls with maximum of four feet in height, and planter walls with a maximum of four feet in height are allowed in the required front yard.

(v) Ordinary projections of window sills, belt courses, cornices, and other architectural features may project a maximum of 12 inches into the required front yard.

(2) West Residential Subzone.

(A) The minimum front, side, and rear yard setbacks in the West Residential Subzone are the same as those in the MF-2(A) Multifamily District, except as noted in Section 51P-305.108(a)(2)(A) and Section 51P-305.108(a)(2)(B). A minimum side or rear yard setback for garages with automatic garage door opener(s) is permitted.

(B) In Subdistrict A of the West Residential Subzone, the minimum front yard setback is two feet from the street easement along Blackburn Street. There is no minimum front yard setback along the private access easement.

(C) In Subdistrict A of the West Residential Subzone, the minimum side and rear yard setback is five feet.

(3) East Mixed Use Subzone.

(A) Except as provided in this paragraph, the minimum front, side, and rear yard setbacks in the East Mixed Use Subzone are the same as those in the MU-3 Mixed Use District.

(B) A minimum side or rear yard setback for garages with automatic garage door opener(s) is permitted.

(C) In Subdistrict E1, the minimum front yard setback on Haskell Avenue is 15 feet, the minimum front yard setback on Peak Street and Capitol Avenue is 10 feet, and the minimum side and rear yard setback along the perimeter of the subdistrict is 10 feet. No setbacks are required between lots within Subdistrict E1.

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(4) East Residential Subzone. The front, side, and rear yard setbacks in Subdistrict I of the East Residential Subzone are the same as those in the MF-3(A) Multifamily District. The front, side, and rear yard setbacks in Subdistrict J of the East Residential Subzone are the same as those in the MF-2(A) Multifamily District. A minimum side or rear yard setback for garages with automatic garage door opener(s) is permitted.

(b) Non-residential density.

(1) The maximum FAR for each building site varies depending on which subdistrict the site is in. The column entitled "FAR" shows the maximum FAR for non-residential uses. The maximum FAR shown in the chart below may be further limited by the phasing requirements of Section 51P-305.113. The FAR's for a Mixed Use Subdistrict, as shown on Exhibit 305A, are pursuant to Section 51A-4.125 of Chapter 51A.

MAXIMUM NONRESIDENTIAL FAR'S IN THE MIXED USE SUBZONES

SUBDISTRICT/SUBAREA	FAR
C	1.5
D-1	2.83*
D-2	4.0
D-3	4.0
D-4	2.5
D-5	2.5
E	2.5
E1	2.0
E2	2.5
F	1.2
G	1.2
H	1.6
H1	1.2

*Any area of Subarea D-1 dedicated for street purposes shall be included as lot area in order to calculate the maximum nonresidential FAR of Subarea D-1.

(2) The maximum allowable floor area for retail and personal service uses allowed on the Property is 640,000 square feet which is further limited to a maximum of 450,000 square feet of floor area for either side of North Central Expressway.

(3) The maximum allowable floor area for all nonresidential uses combined is 7,715,114 square feet.

(c) Residential density in mixed use subzones.

(1) West Mixed Use Subzone. Except as provided in Paragraph (3), the maximum residential density permitted in the West Mixed Use Subzones is:

- (A) 1.5 FAR for Subdistrict C;
- (B) 2.83* FAR for Subarea D-1;
- (C) 4.0 FAR for Subareas D-2 and D-3; and
- (D) 2.5 FAR for Subareas D-4 and D-5.

*Any area of Subarea D-1 dedicated for street purposes shall be included as lot area in order to calculate

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the maximum residential FAR of Subarea D-1.

(2) East Mixed Use Subzone. Except as provided in Paragraph (3), the maximum residential density permitted in the Subdistricts is 1.5 FAR for Subdistrict E and E2; 1.75 FAR for Subdistrict E1; 1.5 FAR for Subdistricts F and G; and 1.5 FAR for Subdistricts H and H1.

(3) Phasing. The maximum residential density may be further limited by the phasing requirements of Section 51P-305.113.

(d) Amount and distribution of development in residential subzones/maximum residential densities in residential subzones. The maximum number of dwelling units permitted per acre in the West and East Residential Subzones is:

- (1) 15 dwelling units per acre in Subdistrict A;
- (2) 54 dwelling units per acres in Subdistricts B and B1; and
- (3) 54 dwelling units per acre in Subdistricts I and J.

(e) Maximum structure height.

(1) If any portion of a structure in this district is over 36 feet in height, that portion may not be located above a residential proximity slope. Exception: 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. The maximum structure heights in Paragraph (2) are subject to the height restrictions in this paragraph. For more information regarding the residential proximity slope applicable to structures in this district, see Section 51P-305.109 of this article.

(2) The maximum structure heights in this district are as follows:

- (A) In Subdistrict A, 43 feet.
- (B) In Subdistrict B, 48 feet.
- (C) In Subdistrict B1, 60 feet.
- (D) In Subdistrict C, 90 feet.
- (E) In Subdistrict D,
 - (i) for Subareas D-1, D-2, D-4, and D-5, 240 feet.

(ii) for Subarea D-3, except as provided in this subparagraph, maximum height must comply with the structure height plan (Exhibit 305L). The following may project a maximum of 12 feet above the maximum structure height zones as shown on the structure height plan:

- (aa) Amateur communications tower.
- (bb) Chimney and vent stacks.
- (cc) Clerestory.

- (dd) Cooling tower.
- (ee) Elevator penthouse or bulkhead.
- (ff) Mechanical equipment room.
- (gg) Ornamental cupola or dome.
- (hh) Parapet wall, limited to a height of four feet.
- (ii) Skylights.
- (jj) Tank designed to hold liquids.
- (kk) Visual screens which surround roof mounted mechanical equipment.

(F) In Subdistricts E, E2 and G, 270 feet.

(G) In Subdistrict E1, 135 feet.

(H) In Subdistrict F, 180 feet.

(I) In Subdistrict H, 180 feet.

(J) In Subdistrict H1, 60 feet.

(K) In Subdistrict I, 60 feet.

(L) In Subdistrict J, 36 feet.

(f) Maximum lot coverage.

(1) Except as provided in this paragraph, the maximum lot coverage for building sites in the West and East Mixed Use Subzones is 80 percent. In Subdistrict D, the maximum lot coverage for building sites is 90 percent. In Subarea C-1, the maximum lot coverage is 84 percent. In Subdistrict E1, the maximum lot coverage for building sites is 85 percent.

(2) The maximum lot coverage for building sites in the West and East Residential Subzones is 75 percent, except that in Subdistrict A of the West Residential Subzone the maximum lot coverage is 50 percent.

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

(g) Minimum lot size. The minimum lot size for single family residential lots in Subdistrict A of the West Residential Subzone is 1,650 square feet.

(h) Single family structure spacing. In Subdistrict A of the West Residential Subzone, a minimum of five feet between each group of five single family structures must be provided by plat. (Ord. Nos. 24102; 24826; 24830; 26078; 27077; 29020; 29693)

SEC. 51P-305.109. RESIDENTIAL PROXIMITY SLOPE.

(a) Definitions. In this section:

(1) PRIVATE PROPERTY means any property not dedicated to public use, except that "private property" does not include the following:

(A) A private street or alley.

(B) Property on which a utility and public service use listed in Section 51A-4.212 is being conducted as a main use.

(C) A railroad right-of-way.

(D) A cemetery or mausoleum.

(2) RESTRICTED BUILDING OR STRUCTURE means the building or structure whose height is restricted by a residential proximity slope.

(3) SITE OF ORIGINATION means any private property in the city's MF-2(A) Multifamily District, or in the MF-2 Multiple Family Subdistrict in PD 193, except that property within the PD is not included as sites of origination.

(b) Residential proximity slope defined. The residential proximity slope is a plane projected upward and outward from every site of origination as defined in Subsection (a). Specifically, the slope is projected from the line formed by the intersection of:

(1) the vertical plane extending through the boundary line of the site of origination;
and

(2) the grade of the restricted building or structure.

(c) Angle and extent of projection. The angle of the residential proximity slope is 45° (1 to 1 slope). The extent of projection terminates at a horizontal distance of 50 feet from the site of origination.

(d) Calculation of height restrictions. The horizontal distances used to calculate the height restrictions imposed by the residential proximity slope may be determined by using the lot, block, and right-of-way dimensions as shown on the official plat or zoning maps of the city, or by scale measurement of the distances on such official maps. All dimensions and methodology used in determining the distance measurement are subject to the approval of the building official.

(e) Exceptions to the residential proximity slope. Subdistrict A of the West Residential Subzone is exempt from the residential proximity slope requirement in conjunction with the approved development plan. Termination of the approved development plan reinstates the residential proximity slope as a requirement within Subdistrict A of the West Residential Subzone. (Ord. Nos. 24102; 24826)

SEC. 51P-305.110. OFF-STREET PARKING, OFF-STREET LOADING, AND BICYCLE PARKING REQUIREMENTS.

(a) The following off-street parking, off-street loading, and bicycle parking requirements

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apply in this district.

(1) Office uses. Except as provided in this subsection, the maximum off-street parking requirement for an office use, as defined in this article, is one space for each 366 square feet of floor area. In Subdistrict D, the standard minimum off-street parking requirement for an office use is one space for each 366 square feet of floor area.

(2) Retail and personal service uses. Except as otherwise provided in this subsection, the standard minimum off-street parking requirement for a retail and personal service use, as defined in this article, is one space for each 200 square feet of floor area. In Subdistrict G of the East Mixed Use Subzone, the standard minimum off-street parking requirement for retail uses is one space for each 220 square feet of floor area.

(3) Multifamily uses. The standard minimum off-street parking requirement for a multifamily use is one space for each dwelling unit, which includes .25 space for each dwelling unit for visitors.

(4) Single family uses. The standard minimum off-street parking requirement for each single family dwelling unit is two spaces for each dwelling unit. Additionally, in Subdistrict A of the West Residential Subzone, eight unassigned off-street parking spaces must be provided as shown on the development plan.

(4.1) Public school other than open enrollment charter school. For a public school other than an open enrollment charter school in Subarea C-1, a minimum of 96 parking spaces must be provided within Subarea C-1 and Planned Development Subdistrict No. 65 within Planned Development District No. 193, in the location shown on Exhibit 305H.

(4.2) Data center. For a data center, one off-street parking space for each 2,000 square feet of floor area is required.

(5) Off-street parking reduction options.

(A) In general.

(i) A property owner may reduce the standard off-street parking requirement for certain uses in this district by exercising one or more of the following reduction options:

(aa) Making a payment into the Cityplace Transit Fund in accordance with Paragraph (5)(B) of this section.

(bb) Filing an approved traffic management plan (TMP) agreement in accordance with Paragraph (5)(C) of this section.

(cc) Calculating an adjusted standard off-street parking requirement for a mixed use development in accordance with Paragraph (5)(D) of this section.

(ii) The reduction options in Paragraph (5)(A)(i) of this section may be used in any combination subject to the restrictions in Paragraphs (5)(B), (5)(C), and (5)(D) of this section.

(B) Payment into Cityplace Transit Fund.

(i) In general. A property owner may reduce the standard off-street

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parking requirement for an office-related or retail-related use up to 10 percent by making a payment into a special city account, to be known as the Cityplace Transit Fund, for development and operation of a shuttle transit system for this district. The amount of the payment required is calculated by taking 30 percent of the cost of constructing a parking garage space [See Subparagraph (B)(ii) below] and multiplying that cost by the number of parking spaces that will not be required by reason of the payment. In order for the reduction to be considered in cases involving work for which a permit is required, the entire payment must be made to the building official before issuance of the permit. The city council may transfer moneys from the Cityplace Transit Fund to the Cityplace Parking Fund provided for in Paragraph (5)(C) of this section when, in the opinion of the council, such a transfer would be in the best interest of the city.

(ii) Cost of constructing a parking garage space. Until January 2, 1993, the cost of constructing a parking garage space for purposes of this section is \$6,774.65. On January 1, 1993, and on January 2 of each odd-numbered year thereafter, the director of planning and development shall determine a new cost of constructing a parking garage space by using the following formula:

$$\frac{\text{National Median Cost} \times 320 \text{ sq. ft.} \times \text{Dallas Cost Index}}{\text{Sq. Ft.}}$$

where National Median Cost/Sq.Ft. is the national median cost per square foot of a parking space in a parking garage. Both the National Median Cost/Sq.Ft. and the Dallas Cost Index must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another publication is designated by the director of planning and development.

(C) Traffic management plan (TMP) agreement.

(i) In general. A property owner may reduce the standard off-street parking requirement for an office or retail and personal service use up to 10 percent by entering into a written traffic management plan (TMP) agreement for the implementation of traffic mitigation measures to reduce the total number of vehicle trips and, thus, the need for a specified number of required off-street parking spaces. The agreement must be approved by the director of public works and transportation, approved as to form by the city attorney, and filed in the deed records of the county where the property is located. In order for the reduction to be considered in cases for which a permit is required, the agreement must be signed, approved, and filed pursuant to this subsection before issuance of the permit.

(ii) TMP agreement requisites. All TMP agreements must satisfy the following minimum requirements:

(aa) The agreement must adequately set forth the name of the owners of the property involved, the location of the property, and the number of off-street parking spaces currently required for the property by this article.

(bb) The agreement must contain a detailed plan for the mitigation of traffic. This plan must spell out the specific traffic mitigation measures proposed, e.g. car and van pooling, bus pass subsidy, subscription transit, and bicycling programs.

(cc) The agreement must state the number and percentage of required off-street parking spaces that should no longer be needed as a result of implementation of the plan. All data and evidence relied on in reaching this conclusion must be attached to the agreement.

(dd) As part of the agreement, the property owner must commit to achievement of the proposed vehicle trip reduction within two years of the date of issuance shown on a

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certificate of occupancy for any buildings for which the parking is required. If the director of public works and transportation determines that the property owner has failed to achieve the proposed vehicle trip reduction at the end of the two-year period or at any time thereafter, the agreement must require the property owner to make cash in lieu payments for any off-street parking spaces required under this article still needed but not provided. The amount of the payment must be equal to two times the full cost of constructing a parking garage space multiplied by the number of required parking spaces still needed but not provided. The cost of a parking garage space for purposes of this subsection is that cost stated in or determined pursuant to Paragraph (5)(B)(ii) of this section.

(ee) The agreement must require the property owner to make periodic reports on the effectiveness of the proposed traffic management plan. All data and evidence relied on in reaching conclusions or findings as to the effectiveness of the plan must be attached to the reports.

(ff) All payments in lieu of required parking made pursuant to the terms of the agreement must be kept in a special city account, to be known as the Cityplace Parking Fund, for financing the acquisition of sites for and the construction and operation of parking facilities in this district; however, the city council may transfer moneys from the Cityplace Parking Fund to the Cityplace Transit Fund when, in the opinion of the council, such a transfer would be in the best interest of the city.

(gg) The agreement must be signed by or on behalf of all of the owners of the property involved. In addition, the agreement must be approved by the director of public works and transportation and approved as to form by the city attorney.

(hh) A true and correct copy of the approved agreement must be filed in the deed records of the county where the property involved is located. No agreement shall be effective until it is properly filed in the deed records in accordance with this subsection.

(ii) The requirements in this section for execution, approval, and filing of a TMP agreement also apply to amending and terminating instruments.

(iii) TMP agreement review procedure. All proposed TMP agreements must be submitted to the director of public works and transportation for review. In reviewing a proposed TMP agreement, the director of public works and transportation shall carefully evaluate the proposed traffic mitigation measures to be employed and verify to his or her satisfaction that the measures will reduce the total number of vehicle trips so that the specified number of required off-street parking spaces will no longer be needed. In reviewing the proposed agreement, the director may require the property owner to submit additional evidence to support conclusions or assumptions made by the property owner. If the director is not satisfied that the proposed traffic mitigation measures will eliminate the need for the specified number of required off-street parking spaces for the property when the plan is fully implemented, the director shall not sign the agreement. The refusal by the director of public works and transportation to sign a proposed TMP agreement submitted pursuant to this subsection may be appealed to the board in the same manner that appeals are made from decisions of the building official.

(D) Mixed use development option.

(i) In general. A property owner may reduce the standard off-street parking requirement for a mixed use development by using the mixed use development (MUD) parking chart (Exhibit 305B) or, for Subarea D-3, the Subarea D-3 mixed use development parking chart (Exhibit 305B-1) to calculate an "adjusted" standard off-street parking requirement for the development. This reduction option may be used in combination with the other reduction options available under Paragraphs (5)(B) and (5)(C) of this section to reduce the standard requirement for the development up to 30 percent. In no event may the standard requirement for a mixed use development be reduced by more than 30 percent.

(ii) Calculation of adjusted standard off-street parking requirement.

An adjusted standard off-street parking requirement for a mixed use development is calculated as follows:

(aa) First, the standard parking requirements for each of the uses in the mixed use development must be ascertained.

(bb) Next, the parking demand for each use is determined for each of the five times of day shown in the MUD parking chart by multiplying the standard off-street parking requirement for each use by the percentage in the chart assigned to that category of use. If a use in the development does not fall within one of the categories shown in the MUD parking chart, the percentage assigned to that use is 100 percent for all five times of day.

(cc) Finally, the "time of day" columns are totaled to produce sums that represent the aggregate parking demand for the development at each time of day. The largest of these five sums is the adjusted standard off-street parking requirement for the development.

(iii) Minimum parking requirement. If one or more of the main uses in a mixed use development is a retail or personal service use, the minimum parking requirement for the development under this reduction option is the sum of the standard parking requirements for each of the retail and personal service uses in the development.

(iv) Visitor parking required. If a property owner uses the mixed use development reduction option, a number of parking spaces equal to or greater than the difference between the aggregate standard and aggregate adjusted standard off-street parking requirement for the development must be available for use by visitors.

(6) Off-street-parking location restrictions.

(A) In general. Required off-street parking must be:

- (i) on the same lot as the main use; or
- (ii) on a separate lot that is:

(aa) the subject of an approved parking agreement filed in the deed records of the county where the property involved is located;

(bb) in a nonresidential subdistrict; and

(cc) within 300 feet (including streets and alleys) of the lot where the main use is located, or within 600 feet (including streets and alleys) of the lot where the main use is located if the main use has frontage on a special retail street as defined in PD 193, or within the distance required by the director of public works and transportation pursuant to the remote parking regulations contained in Chapter 51A. The distance measured is the shortest distance between the lots.

(B) Parking agreement requisites. All parking agreements must satisfy the following minimum requirements:

(i) The agreement must adequately set forth the names of the owners of the property involved, the location of the property, and a specified number of off-street parking spaces proposed to be provided on the separate lot for the benefit of the main use.

(ii) As part of the agreement, the owner of the separate lot must commit to providing the specified number of off-street parking spaces on the separate lot for the benefit of

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the main use as long as the agreement is in effect.

(iii) The agreement must contain a provision stating that it may be amended or terminated only by an instrument signed by the building official and approved as to form by the city attorney, and further stating that, if the building official determines that an amendment or termination of the agreement will result in less than the required number of off-street parking spaces being provided for the main use, the building official shall not sign the amending or terminating instrument unless a payment has been made for all required off-street parking spaces that will still be needed but not provided as a result of the proposed amendment or termination of the agreement. The amount and disposition of the payment must be the same as that required upon failure to achieve a proposed vehicle trip reduction under a TMP agreement.

(iv) The agreement must be signed by or on behalf of:

(aa) all of the owners of the property involved; and

(bb) the building official. In addition, the agreement must be approved as to form by the city attorney.

(v) A true and correct copy of the approved agreement must be filed in the deed records of the county where the property involved is located. No agreement shall be effective until it is properly filed in the deed records in accordance with this subsection.

(7) The requirements in this section for execution, approval, and filing of a parking agreement also apply to amending and terminating instruments. If the building official determines that a proposed amendment or termination of the agreement will not result in less than the required number of off-street parking spaces being provided for the main use, and if the amending or terminating instrument conforms to the other requirements of this section and has been approved as to form by the city attorney, the building official shall sign the amending or terminating instrument. Special parking regulations. Except as modified by this article, the special parking regulations contained in Chapter 51A apply to this district.

(A) Required parking serving uses in this district must be located in this district, in PD 183, or PD 375.

(B) Remote required parking serving uses in PD 183 and PD 375 are not subject to any maximum established in this article.

(8) Off-street loading requirements.

(A) Except as provided below, off-street loading spaces must be provided for all uses in this district in accordance with Section 51A-4.303.

(B) If adjacent building sites are designed to share a loading facility on an approved detailed development plan, the aggregate floor area of all buildings served by the shared loading facility must be used to calculate the loading space requirements.

(C) Loading spaces for a building site may be provided off-site if located in an underground truck terminal that has underground service connections to the building site. An underground truck terminal must be approved as to size, design, and location by the director of public works and transportation.

(D) In Subdistrict D, each off-street loading space must be designed with a

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reasonable means of access to and from the street or alley in a manner that least interferes with traffic movement. Each off-street loading space must be independently accessible so that no loading space obstructs another loading space. No trash removal facility or other structure may obstruct a loading space. The design of the ingress and egress to the loading space, and the maneuvering area for the loading space, must be approved by the director of public works and transportation in accordance with the provisions of this subparagraph.

(9) Bicycle parking. Parking for bicycles must be provided for buildings constructed after such time that the city council approves a parking requirement for bicycles.

(10) Fees may be charged for parking. A property owner may charge a fee on a daily, hourly, or other basis for the use of required off-street parking in this district.

(b) Any off-street parking and loading regulations not specifically modified or addressed in this article are governed by Chapter 51A. (Ord. Nos. 24102; 24826; 24845; 26078; 29020; 29683)

SEC. 51P-305.111. CONCEPTUAL PLAN.

Development of all property in this district must comply with the conceptual plan (Exhibit 305A). Development in Subdistrict E1 must also comply with the Subdistrict E1 conceptual plan (Exhibit 305K).

SEC. 51P-305.112. DETAILED DEVELOPMENT PLAN.

(a) When required under this subsection, an applicant for a permit or certificate of occupancy for work or a use on a building site in this district shall obtain approval of a new or amended detailed development plan as a prerequisite to issuance of the permit or certificate of occupancy. In the case of a building or structure already existing on the effective date of Ordinance No. 21508, a new or amended detailed development plan is required for any building site where the proposed work or use will increase the number of off-street parking spaces required to be located on that site. In Subdistrict E-2, a new or amended detailed development plan is not required for work or a use on a building site that will increase the number of required off-street parking spaces by two or less.

(b) A detailed development plan that included the property in Subdistrict E1 was approved by the city plan commission on January 12, 1995 for a theater use. If the theatre use is demolished, the city plan commission is authorized to approve a new detailed development plan for Subdistrict E1 that complies with the conceptual plan.

(c) Detailed development plans must comply with the requirements for a development plan listed in Section 51A-4.702. The submittal of a detailed development plan must also include the following:

(1) ~~A cumulative floor area and~~ dwelling unit total by use category for:

(A) the building site;

(B) the subdistrict, subzone, and zone in which the building site is located; and

(C) this district as a whole.

(2) Sufficient information to verify compliance with the maximum floor area requirements of this article.

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(3) Identification of the street improvements required by this article and source of the required percentage of funding for those improvements approved by the director of public works and transportation.

(d) Except as required in Section 51P-305.107, development impact review and residential adjacency review are not required for any use in this district. However, if a building site in a detailed development plan is adjacent to or directly across a street or alley from a single family, duplex, or multifamily district in the city or a single family, duplex, or multiple family subdistrict in PD 193, the residential adjacency standards contained in Section 51A-4.803 must be used as a guide in the review of that detailed development plan.

(e) The director of planning and development may approve minor amendments to a detailed development plan to reflect a new off-street parking configuration on a building site. This subsection does not authorize the director to approve an amendment involving the erection or expansion of a building, nor does it authorize the director to change the parking requirements themselves.

(f) A development plan for Subdistrict A was approved by the Dallas City Council on November 10, 1999 (Exhibit 305C). A development plan for Subdistrict G was approved by the Dallas City Council on February 13, 2002 (Exhibit 305D). A development plan for Subarea D-1 of Subdistrict D was approved by the Dallas City Council on November 12, 2007 (Exhibit 305I).

(g) For a public school other than an open-enrollment charter school in Subarea C-1, development and use of the Property must comply with Exhibit 305H. In the event of a conflict between the provisions of this article and Exhibit 305H, the provisions of this article control. (Ord. Nos. 21508; 22687; 24102; 24826; 24845; 26078; 27000; 27077; 29365)

SEC. 51P-305.113.

PHASING OF DEVELOPMENT.

(a) The Cityplace Tax Increment Financing ("TIF") Reinvestment Zone No. 2 (known as the "Cityplace TIF District"), approved by the Dallas City Council on November 11, 1992, will be the funding source for the infrastructure that is the subject of the phasing requirements in this section, to the extent provided in the reinvestment zone project plan and financing plan for the Cityplace TIF. Both plans, and the terms and conditions thereof, and any development agreement with the city related thereto, shall be subject to city council approval in accordance with state law. In the event the Cityplace TIF ceases to exist, or funds from the TIF are insufficient to pay for the total cost of the improvements provided in the TIF plans and subject to these phasing regulations, funding for the improvements may be provided from another source.

(b) No building permit may be issued to authorize work that would cause the total floor area within any subarea to exceed the base floor area of the subarea as shown in Table 1 of Exhibit 305E until:

(1) the street improvements described in Table 2 in Exhibit 305E are completed;

(2) the traffic signals:

(A) described in Table 3 in Exhibit 305E; and

(B) determined to be necessary in accordance with Section 51P-305.114 are installed and operational; and

(3) the construction is completed or the funding is in place for a minimum of 50 percent of the cost of constructing a new Lemmon Avenue bridge over Central Expressway and a new Haskell Avenue/Blackburn Street bridge over Central Expressway. The amount of funding required for

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construction of the bridges shall be determined by the director of public works and transportation, based upon the estimated cost of constructing the bridges in accordance with the Texas Department of Transportation design criteria and specifications. The decision of the director of public works and transportation may be appealed to and will be heard by the city council. The final design of the bridges must comply with Texas Department of Transportation design criteria and specifications. (Ord. Nos. 21508; 24826)

SEC. 51P-305.114. TRAFFIC SIGNAL INSTALLATION.

The traffic signals described in Table 3 of Exhibit 305E must be installed at the time the associated street improvements described in Exhibit 305E are constructed if the director of public works and transportation determines that such installation is necessary for safe circulation within this district or for safe ingress and egress to and from property in this district. (Ord. Nos. 21508; 24826)

SEC. 51P-305.114.1. SUBAREA D-3 STREET INTERSECTION IMPROVEMENTS.

(a) Before the issuance of a certificate of occupancy, the following improvements must be provided:

(1) Installation of all-way stop signs at the intersection of City Place West Boulevard and Noble Avenue.

(2) Installation of all-way stop signs at the intersection of City Place West Boulevard and Oak Grove.

(b) Final design and installation of the all-way stop signs must be approved by the Department of Street Services. (Ord. 29693)

SEC. 51P-305.115. CORNER CLIP REQUIREMENTS.

(a) Except as provided in this section, the provisions of Section 51A-8.602(d) apply.

(b) In Tract I, the maximum size of a corner clip is that of a triangle with the legs along the edges of the street rights-of-way equaling 10 feet. A smaller corner clip may be required where conditions exist that permit the city to provide an adequate turning radius, or to maintain public appurtenances, within that reduced area. (Ord. Nos. 23905; 24826)

SEC. 51P-305.116. PRIVATE ACCESS EASEMENT.

(a) In general. This section applies to Subdistrict A of the West Residential Subzone.

(b) Frontage. Single family lots may front on a private access easement.

(c) Size. The minimum pavement width of the private access drive is 24 feet.

(d) Visibility triangles.

(1) The minimum visibility triangles for the intersection of the private access easement and Blackburn Street is 20 feet by 20 feet.

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- (2) The minimum visibility triangle for the intersection of the private access easement and Buena Vista Street is 20 feet by 10 feet.
- (3) There is no visibility triangle requirement for the internal private access easement.
- (e) Restricted access. Restricted access control devices and gates are allowed and must be provided as shown on the detailed development plan for Subdistrict A. (Ord. Nos. 24102; 24826)

SEC. 51P-305.117.

LANDSCAPING REQUIREMENTS.

- (a) Plan approval required and applicability of section.

(1) Except as provided in this subsection, a landscape plan for each building site must be submitted to and approved by the city plan commission. The landscape plan must be submitted to the commission with the detailed development plan for that building site. This section does not apply to single family and duplex uses in detached structures or single family attached structures in Subdistrict A of the West Residential Subzone except as noted in Section 51P-305.117(a)(6), or public schools other than open enrollment charter schools in Subarea C-1 except as noted in Section 51P-305.117(a)(7). This section shall become applicable to all other uses on an individual lot when work on the lot is performed that increases the existing building height; floor area ratio; nonpermeable coverage of the lot; or in Subdistrict E-2, when the floor area is increases by more than 200 square feet, unless the work is to restore a building that has been damaged or destroyed by fire, explosion, flood, tornado, riot, act of the public enemy, or accident of any kind.

(2) Once this section becomes applicable to a lot, its requirements are binding on all current and subsequent owners of the lot.

(3) If a specific site plan containing landscaping requirements was approved by the city plan commission or city council prior to February 9, 1985, and if the site plan is made part of an ordinance or a deed restriction running with the land to which the city is a party, the landscaping requirements of this section do not apply to the property that is the subject of the approved site plan as long as the site plan remains in effect.

(4) The board may grant a special exception to the landscaping requirements of this section, if in the opinion of the board, the special exception will not compromise the spirit and intent of this section. When feasible, the board shall require that the applicant submit and that the property comply with a landscape plan as a condition to granting a special exception under this subsection.

(5) Except as otherwise provided in this article, the landscape regulations in Article X apply. The sole landscape regulations for Subdistrict D are the landscaping regulations contained in this section (the landscaping regulations contained in Article X do not apply to property in Subdistrict D).

- (6) The following rules apply in Subdistrict A of the West Residential Subzone:

- (A) Landscaping and fountains must be provided on the landscape plan.
- (B) Landscaping and fountains may be placed within utility easements.
- (C) The building official may issue a tree removal permit prior to the issuance of a building permit for a single family dwelling unit.
- (D) Replacement of trees planted as mitigation for tree preservation

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requirements may be planted within the adjacent Katy Trail area upon approval of the director of park and recreation and/or other governing entity.

(E) All landscaping must be provided in accordance with Article X.

(F) For purposes of issuing a tree removal permit, Subdistrict A of the West Residential Subzone may be treated as a single lot.

(7) For a public school other than an open enrollment charter school in Subarea C-1, landscaping must be provided as shown on Exhibit 305H.

(b) Landscaping requirements in general.

(1) Designated landscape areas.

(A) In general.

(i) Each property owner is required to designate portions of the lot and parkway in the front, side, or rear yard for landscaping purposes. These designations must be shown on the landscape plan required by this section. The first required designation is that of the "landscape site area." The landscape site area may consist of one large contiguous area or several smaller non-contiguous areas.

(ii) The second required designation is that of the "general planting area." The general planting area is a subarea of the landscape site area. Like the landscape site area, it may consist of one large contiguous area or several smaller non-contiguous areas.

(iii) The third required designation is that of the "special planting area." The special planting area is a subarea of the general planting area. Again, the special planting area may consist of one contiguous area or several non-contiguous areas.

(iv) The fourth required designation is that of the "parkway planting area," which, like the other areas, may consist of one contiguous area or several non-contiguous areas. The parkway planting area designation requirement does not apply to property located in Subdistrict D.

(B) Pavement restrictions. No pavement other than pavement for pedestrians and non-motorized vehicles is permitted in the designated landscape site area, except that permeable pavement for motor vehicles is allowed in multifamily subdistricts only. No pavement of any kind is allowed in the designated general planting, special planting, and parkway planting areas.

(C) Soil depth requirements. There are no minimum soil depth requirements for portions of the landscape site area that are outside of the general planting area. The minimum soil depth requirement for the parkway planting area and portions of the general planting area that are outside of the special planting area is 18 inches. The minimum soil depth requirement for the special planting area is 24 inches.

(D) Minimum planting requirements. The minimum planting requirements for designated landscape areas are as follows:

(i) Landscape site area. There are no minimum planting requirements for portions of the landscape site area that are outside of the general planting area.

(ii) General planting area. The general planting area must contain

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living trees, shrubs, vines, flowers, or ground cover vegetation. All plants in this area must be recommended for local area use by the director of park and recreation.

(iii) Special planting area. The special planting area must contain living trees, shrubs, or vines that are recommended for local area use by the director of park and recreation. Turf grass and ground cover are not counted toward meeting these minimum planting requirements. Initial plantings must be calculated to cover a minimum of 75 percent of this area at a minimum height of 24 inches within a three-year period. There must be at least one plant for each four square feet of this area unless a landscape architect recommends an alternative planting density as part of a landscape plan that the building official determines is capable of satisfying the minimum coverage requirement for this area.

(iv) Parkway planting area. The parkway planting area must contain living trees, turf grass, flowers, or ground cover vegetation that are recommended for local area use by the director of park and recreation. Initial plantings must be calculated to cover a minimum of 75 percent of this area within a three-year period.

(2) Irrigation and drainage systems. All landscaping required under this section must be irrigated and drained by automatic irrigation and permanent drainage systems installed to comply with industry standards.

(3) Off-street parking and screening requirements.

(A) Surface parking screening. All surface parking must be screened from the street and residentially zoned property by using one or more of the following three methods to separately or collectively attain a minimum height of three and one-half feet above the parking surface:

(i) Earthen berm planted with turf grass or ground cover recommended for local area use by the director of park and recreation. The berm may not have a slope that exceeds one foot of height for each three feet of width.

(ii) Solid wood or masonry fence or wall.

(iii) Hedge-like evergreen plant materials recommended for local area use by the director of park and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed 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. This subsection supplements any other applicable screening provisions for off-street parking.

(B) Surface parking screening with single family or duplex adjacency. The three methods of providing screening listed above in Subsection (b)(3)(A) of this section may be used to provide screening to separate a surface parking area from an adjacent single family or duplex subdistrict if the screening barrier is at least six feet in height. This subsection supplements any other applicable screening provisions for off-street parking.

(C) Off-street loading and garbage storage area screening.

(i) All off-street loading spaces and garbage storage areas must be screened from:

(aa) a public street that is adjacent to the lot; and

(bb) property in a residential district that is adjacent to or directly across an alley from the lot. This subparagraph modifies Section 51A-4.602(b)(6).

(ii) Screening required by this subparagraph must be at least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space or garbage storage area.

(iii) Required screening must be constructed of:

(aa) for off-street loading spaces, any of the materials described in Paragraph (3)(A) to separately or collectively attain the minimum height of six feet; and

(bb) for garbage storage areas, a solid wood or masonry fence or wall.

(iv) Access through required screening may be provided only by a solid gate that equals the height of the screening. The gate must remain closed at all times except when in actual use.

(v) No loading spaces or garbage storage areas may be erected or established in this district in violation of this subparagraph. All existing loading spaces and garbage storage areas in this district must be in full compliance with this subparagraph by September 13, 1994. No person shall have a nonconforming right to maintain a loading space or garbage storage area that does not fully comply with this subparagraph after September 13, 1994. (See Exhibit D-11 attached to PD 193.)

(4) Trees.

(A) Tree planting zone. For purposes of this section, the "tree planting zone" is that area parallel to and between two and one-half and five feet from the back of the projected street curb. [If the tree planting zone is in the parkway, the property owner must apply for a landscape permit before any required trees may be planted in the parkway. See Subsection (d) of this section for more details regarding parkway landscaping.] In Subdistrict D, if a tree cannot be located in the tree planting zone due to a conflict with underground or aboveground utility lines, the tree may be located outside of the designated tree planting zone as long as it is located as near as practicable to the tree planting zone.

(B) Number, location, and type of trees required. Each lot must have one or more trees whose trunks are located wholly within the tree planting zone. The number of required trees is determined by dividing the number of feet of lot frontage by 25. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number. All required trees must be recommended for local area use by the director of park and recreation. If a property owner cannot obtain a landscape permit to locate a required tree in the parkway, the owner shall locate the tree in the required front yard as near as practicable to the front lot line. If a lot has no front yard requirement and the property owner cannot obtain a landscape permit to locate a required tree in the parkway, the owner need not provide that required tree.

(C) Minimum tree height and trunk caliper. Required trees must have a minimum height of 14 feet, and a minimum trunk caliper of three and one-half inches measured at a point 12 inches above the root ball.

(D) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The trunk of a required tree must be within the following distance of another required tree:

(i) In residential subdistricts, 40 feet.

- (ii) In mixed use subdistricts, 60 feet.

(E) Minimum clearance above pavement. The property owner shall maintain all trees to comply with the following minimum vertical height clearances over street and sidewalk pavements:

- (i) Thirteen and one-half feet above street pavement.

(ii) Eight feet above a public sidewalk or the sidewalk required under Subsection (g) of this section.

(F) Tree grates required near sidewalks. Tree grates conforming to state standards and specifications adopted to eliminate, insofar as possible, architectural barriers encountered by aged, handicapped, or disabled persons, and of a size adequate to permit healthy tree growth must be provided for all trees whose trunks are within 18 inches of the sidewalk required under Subsection (g) of this section.

(6) Landscape permit required. Unless an exemption in Subsection (a) of this section applies, an application for a landscape permit must be submitted to and approved by the building official before performing any work that will increase the existing building height, floor area ratio, or nonpermeable coverage of the lot. To obtain a landscape permit, a landscape plan must be submitted. Landscape plans required under this section must contain the following information:

(A) The date, scale, north point, and the names and addresses of both the property owner and the person preparing the plan.

(B) The location of existing boundary lines and dimensions of the lot, and the zoning classification of the property.

(C) The approximate center line of existing water courses; the approximate location of significant drainage features; and the location and size of existing and proposed streets and alleys, utility easements, and sidewalks in the parkway and on or adjacent to the lot.

(D) The location and size of landscape and planting area required to be designated under this section and the location, size, and species (common or botanical name) of proposed landscaping in these areas.

(E) Information necessary for verifying whether the required minimum percentages of landscape and planting areas have been designated pursuant to this section.

(F) An indication of how the property owner plans to protect existing trees, which are proposed to be retained, from damage during construction.

(G) The location of the required irrigation system.

(H) The location of all existing and proposed loading and garbage storage areas.

(7) When landscaping must be completed. Except as otherwise provided in this paragraph, if a landscape plan is required under this section, all landscaping must be completed in accordance with the approved landscape plan before the final inspection of any structure on the lot or, if no

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final inspection is required, within 120 days of the date of issuance of the landscape permit. In Subdistrict D, if a landscape plan is required under this section, all landscaping must be completed in accordance with the approved landscape plan before the final inspection of the last structure on the lot, or within six months of the approval of final inspection if the property owner provides the building official with documented assurance as defined in Article X.

(8) General maintenance.

(A) All required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for the regular weeding, mowing of grass, irrigating, fertilizing, pruning, or other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within six months after notification by the city. A required tree that dies after its original planting must be replaced by another living tree having a minimum height of 14 feet and a minimum trunk caliper of four inches measured at a point 12 inches above the root ball.

(B) Any damage to utility lines resulting from the negligence of the property owner, his agents, or employees in the installation and maintenance of required landscaping in the public right-of-way is the responsibility of the property owner. If a public utility disturbs a landscaped area in the public right-of-way, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If nonetheless some plant materials die, it is the obligation of the property owner to replace the plant materials.

(9) Garbage storage area landscaping. Where a garbage storage area is in the required front yard, a landscape planting area must be established and maintained between the required screening wall for the garbage storage area and the front lot line. The landscape planting must be at least three feet wide and have a minimum soil depth of 24 inches. No pavement of any kind is allowed in this area. This area must contain living evergreen shrubs or vines that are recommended for local area use by the director of park and recreation. Initial plantings must be calculated to cover a minimum of 30 percent of the total wall area facing the street within a three-year period. Shrubs for vines must be planted 24 inches on center over the entire length of this area unless a landscape architect recommends an alternative planting density as part of a landscape plan that the building official determines is capable of satisfying the 30 percent minimum coverage requirement. All landscaping required by this paragraph must be in place by September 13, 1994. (See Exhibit D-12 attached to PD 193.)

(c) Private license granted. The city council hereby grants a private license to the owners of all property in this district for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this section. 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 landscape permit in accordance with the Dallas Building Code. This private license shall not terminate at the end of any specific time period, however, the city council retains the right to terminate this license whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or whenever the purpose or use of this license is likely to become a nuisance.

(d) Parkway landscaping.

(1) Upon receipt of an application to locate trees, landscaping, or pavement (other than for the sidewalk required under Subsection (g) of this section) in the parkway 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 and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, that official shall issue a landscape permit to the property owner; otherwise, that official shall deny the permit.

(2) A 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 denial of a landscape permit.

(3) A 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 landscape permit.

(4) The issuance of a landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way.

(e) Visual obstruction regulations. A property owner is not required to comply with the landscaping requirements of this section to the extent that they conflict with the visual obstruction regulations in Section 51A-4.602(d). In the event of a conflict between this section and the visual obstruction regulations, the visual obstruction regulations control.

(f) Area designation and privacy fencing requirements. The following specific requirements apply to all building sites in this district.

(1) Landscape site area designation.

(A) Except as provided in this paragraph, at least 20 percent of a lot, including at least one-half of the required front yard, must be designated by the property owner as landscape site area.

(B) For lots in Subdistrict H containing a nonresidential use, at least 10 percent of the lot, including at least 60 percent of the required front yard, must be designated by the property owner as landscape site area.

(C) For Subdistrict D, at least 10 percent of a lot, including at least 60 percent of the required front yard, must be designated by the property owner as landscape site area.

(D) For Subdistrict E1, at least 15 percent of a lot, including at least 50 percent of the required front yard, must be designated by the property owner as landscape site area.

(2) General planting area designation. Except as provided in this paragraph, at least one-half of the landscape site area, including at least 25 percent of the required front yard, must be designated by the property owner as general planting area. In Subdistrict D, at least 12 percent of the required front yard must be designated by the property owner as general planting area.

(3) Special planting area designation. Except as provided in this paragraph, at least 20 percent of the general planting area, including at least five percent of the required front yard, must be designated by the property owner as special planting area. In Subdistrict D, at least six percent of the required front yard must be designated by the property owner as special planting area.

(4) Parkway planting area designation. Except as provided in this paragraph, at least 20 percent of the parkway must be designated by the property owner as parkway planting area. In Subdistrict D, there is no parkway planting area requirement.

(5) Front yard privacy fencing. A fence or wall with an average height of seven feet and a maximum height of nine feet above the top of the nearest street curb may be located in the required

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front yard if:

- (A) the main building does not exceed 36 feet in height;
- (B) there are no front street curb cuts, front yard driveways, or front entryways to garages or parking;
- (C) a minimum setback of 12 feet is provided between the fence and the projected street curb; and
- (D) all portions of the fence exceeding four feet in height are set back at least two feet from the lot line.

(6) Privacy fencing planting area designation. If a front yard privacy fence or wall is constructed or maintained in accordance with Subsection (f)(5) of this section, at least 80 percent of the required two-foot setback area from the lot line must be designated by the property owner as privacy fencing planting area. This area may consist of one contiguous area or several smaller noncontiguous areas. No pavement of any kind is allowed in this area. The minimum soil depth requirement for this area is 24 inches. This area must contain living evergreen shrubs or vines that are recommended for local area use by the director of park and recreation. Initial plantings must be calculated to cover a minimum of 30 percent of the total fence or wall area facing the street within a three-year period. Shrubs or vines must be planted 24 inches on center over the entire length of this area unless a landscape architect recommends an alternative planting density as part of a landscape plan that the building official determines is capable of satisfying the minimum coverage requirement for the fence or wall. (See Exhibit D-13 attached to PD 193.)

(g) Sidewalks required.

(1) Sidewalk construction is required along all public and private streets. All sidewalks must be designed and constructed to be barrier-free to the handicapped, and in accordance with the construction requirements contained in the Paving Design Manual and the Standard Construction Details of the city.

(2) No certificate of occupancy may be issued for new construction until hard surface sidewalks are provided on that building site in accordance with the following standards:

(A) Mixed Use Subzones C, E, E1, E2, F, G, H, and H1. A minimum unobstructed width of eight feet must be provided.

(B) Mixed Use Subzone D.

(i) Except as provided in this subparagraph, a minimum unobstructed width of eight feet must be provided.

(ii) Along Noble Street and Oak Grove Avenue, as shown on Exhibit 305A, and all other future streets located within Subzone D, a minimum unobstructed width of seven feet must be provided.

(iii) Along Lemmon Avenue East, a minimum unobstructed width of five feet must be provided.

(C) Residential Subzones A, B, B1, and I. A minimum unobstructed width of six feet must be provided.

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(3) Sidewalks provided to comply with this subsection may be located in the public right-of-way. An existing sidewalk may not be used to comply with this subsection unless it meets the construction standards and minimum unobstructed widths specified above. New sidewalks provided to comply with this subsection must meet the unobstructed width standards specified above.

(h) Landscape plan for Subdistrict A. A landscape plan for Subdistrict A was approved by the Dallas City Council on November 10, 1999 (Exhibit 305F).

(i) Additional landscaping provisions for Subareas J-1, J-2, and J-3.

(1) For landscaping requirements, Subareas J-1, J-2, and J-3 may each be considered as a single lot.

(2) One site tree must be provided for every 4,000 square feet in each of these subareas. At least 50 percent of the site trees in each subarea must be planted within the rear 50 percent of the subarea. Every site tree must have a planting area of at least 25 square feet. The trunk of each site tree must be located more than two and one-half feet from any pavement.

(3) One large canopy tree must be provided for every 25 feet of frontage, with a minimum of two trees per subarea. These trees must be located within the parkway.

(4) A minimum of 20 percent of each subarea must be designated as landscape site area. Permeable pavement for motor vehicles does not count as part of the landscape site area.

(5) Fences in front yards and corner side yards may not exceed four feet in height if the fence is solid. Fences in front yards and corner side yards may not exceed six feet in height if the fence is a minimum of 50 percent open. In all other cases, fences may not exceed nine feet in height. In this paragraph, the term corner side yard means the portion of the front yard on a corner lot governed by side yard regulations.

(j) Landscape plan for Subdistrict G. Landscaping in Subdistrict G must be provided as shown on Exhibit 305G.

(k) Landscape plan for Subarea D-1 of Subdistrict D. A landscape plan for Subarea D-1 of Subdistrict D was approved by the Dallas City Council on November 12, 2007 (Exhibit 305J). (Ord. Nos. 24102; 24826; 24830; 24845; 26078; 26102; 27000; 27077; 29020; 29365)

SEC. 51P-305.118.

STRUCTURE FACADE STANDARDS.

(a) Off-street parking structures. All permanent parking structures must be either underground or concealed in a building with a facade that is similar in appearance to the facade of the main non-parking building to which the parking is accessory. At least 12 percent of the parking structure facade must be covered with the same material used predominantly on the first 24 feet of height of the main non-parking building. (The facade area is calculated by including openings, if any.) Openings in the parking structure facade must not exceed 52 percent of the total facade area.

(b) Highly reflective glass prohibited. Highly reflective glass may not be used as an exterior building material on any building or structure in this district. For purposes of this subsection, "highly reflective glass" means glass with exterior visible reflectance percentages in excess of 27 percent. Visible reflectance is the percentage of available visible light energy reflected away from the exterior surface of the glass. (The higher the percentage, the more visible light reflected and the more mirror-like the surface will appear.) (Ord. Nos. 21508; 24826)

SEC. 51P-305.119.

COMMUNITY FACILITIES REQUIRED.

(a) No building permit may be issued to authorize the construction of more than 1,000 dwelling units (total) in the West Residential Subzone until the owner irrevocably dedicates to the city either 5,000 contiguous square feet of land area, or, at the owner's option, 10,000 contiguous square feet of ground level floor area, for the purpose of providing a needed community facility in this district. The property dedicated must be located in this district. Ground level floor area in a building may be "dedicated" for purposes of this subsection through the granting of a 99 year lease. For purposes of this subsection, "needed community facility" means any facility housing city services, including but not limited to police, fire, or park and recreation department services, that will substantially and directly benefit the residents of this district. The director of planning and development shall determine whether a proposed facility is a "needed community facility."

(b) Land or floor area dedicated pursuant to Subsection (a) must be furnished at a location selected by the owner that is approved by the director of planning and development. Dedicated land area must be provided at no cost to the city, and dedicated floor area must be provided at no cost to the city other than the cost of routine operating expenses such as taxes, insurance, utilities, maintenance, and the cost of constructing any improvements in the floor area. The city shall be responsible for complying with all zoning requirements related to the operation of needed community facilities.

(c) If land area is dedicated and the city chooses to construct a structure on that land, the city shall design a structure that conforms to the general architectural guidelines in effect for this district.

(d) Any instrument dedicating land or floor area pursuant to this subsection must be approved as to form by the city attorney and filed in the deed record of Dallas County by the owner making the dedication. (Ord. Nos. 21508; 24826; 26102)

SEC. 51P-305.120.

LOWER INCOME FAMILY HOUSING REQUIREMENTS.

(a) In this section:

(1) DWELLING UNIT OF ADEQUATE SIZE means:

- (A) an efficiency or larger unit for a family consisting of one person;
- (B) a one-bedroom or larger unit for a family consisting of two persons;
- (C) a two-bedroom or larger unit for a family consisting of three or four persons; and
- (D) a three-bedroom or larger unit for a family consisting of more than four persons.

(2) FAMILY means one or more individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption.

(3) LIF DWELLING UNIT means lower income family dwelling unit.

(4) LIF RENTAL RATE means an amount equal to or less than 30 percent of the tenant's gross annual family income divided by 12, except that in no event shall the LIF rental rate be less than the fair market rental for existing housing for the Dallas Primary Statistical Area established by the Secretary of Housing and Urban Development periodically but not less than annually, adjusted to be effective on October 1 of each year, and published in the Federal Register as required by Section 8(c)(1) of the United States Housing Act of 1937, as amended [42 U.S.C.A. § 1437f, Subsection (c)(1)].

(5) LOWER INCOME FAMILY means a family whose income does not exceed 80 percent of the medial income for the Dallas Primary Statistical Area, as determined by the Secretary of Housing and Urban Development, with adjustments for smaller and larger families in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended [42 U.S.C.A. § 1437a, Subsection (b)(2)].

(6) LOWER INCOME FAMILY ("LIF") DWELLING UNIT means a dwelling unit of adequate size:

(A) leased or offered for lease to a lower income family for an amount equal to or less than the utility-adjusted LIF rental rate¹; or

(B) determined by the appropriate federal or state governmental authority to satisfy all necessary criteria for lower (or very-low) income family occupancy to qualify a project for federal or state tax relief or other housing or financial assistance under a program established by and administered in accordance with federal or state law for the purpose of aiding lower (or very-low) income families in obtaining a decent place to live.

(7) UTILITY-ADJUSTED LIF RENTAL RATE means the LIF rental rate minus a 10 percent adjustment for utilities, or, in other words, 90 percent of the LIF rental rate.

(b) Two hundred LIF dwelling units must be provided in this district. One hundred of the units must be leased or offered for lease before a building permit may be issued that would authorize the construction of more than 1,168 dwelling units (total) in this district. The remaining 100 units must be leased or offered for lease before a building permit may be issued that would authorize the construction of more than 2,337 dwelling units (total) in this district.

(c) Each owner providing LIF dwelling units for purposes of this section must enter into a housing agreement approved by the director of housing and neighborhood services. Each approved housing agreement must:

(1) contain a covenant running with the land stating that the property involved must be used to provide a stated number of LIF dwelling units;

(2) expressly provide that it may be enforced by the city;

(3) be approved as to form by the city attorney; and

(4) be filed by the owner in the deed records of Dallas County, Texas.

(d) Each owner of property subject to a recorded housing agreement shall submit an annual report to the director of housing and neighborhood services demonstrating continued compliance with the

¹ The utility-adjusted rental rate incorporates a deduction for the reasonable cost of utilities. Accordingly, it should be understood that this rate does not include utilities or telephone.

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agreement and this article. All annual reports shall be due on June 30 of each year. Each annual report must include the following:

- (1) A list of the LIF dwelling units currently leased including the names and family incomes of the tenants.
- (2) A list of the LIF dwelling units currently offered for lease.
- (3) The total number of dwelling units (LIF or otherwise) currently offered for lease.
- (4) A list of all lower income families currently seeking to lease one or more of the LIF dwelling units.
- (5) Any other reasonable and pertinent information the director determines to be necessary to demonstrate compliance with the recorded housing agreement and this article.

(e) A recorded housing agreement may be terminated or amended to reduce the number of LIF dwelling units on one building site if a corresponding number of LIF dwelling units are provided on one or more other building sites in this district in accordance with this section. An instrument terminating or amending a recorded housing agreement must be:

- (1) approved by the director of housing and neighborhood services as to compliance with this article;
- (2) approved as to form by the city attorney; and
- (3) filed by the owner in the deed records of Dallas County, Texas.

The director shall not approve a termination or amendment that would cause the total number of LIF dwelling units to be reduced below the number required under this section, or that would otherwise cause this article to be violated.

(f) No owner who is not a party to a recorded housing agreement shall be liable for the failure of another owner to comply with that agreement.

(g) The director of housing and neighborhood services shall randomly, regularly, and periodically select a sample of families occupying LIF dwelling units for the purpose of income verification. Any information received pursuant to this subsection shall remain confidential and shall be used only for the purpose of verifying income in order to determine eligibility for occupation of the LIF dwelling units. All prospective tenants of an LIF dwelling unit must agree to provide or to allow the director to obtain sufficient information to enable income verification as contemplated in this subsection as a condition to leasing the unit. A person commits an offense if he or she, with the intent to lease or occupy an LIF dwelling unit, misrepresents the family income of its tenant or prospective tenant to the lessor or the city with knowledge of its falsity. A person who commits the offense described in the preceding sentence shall be guilty of a separate offense for each day or portion of a day that the unit is leased or occupied based on the misrepresentation.

(h) An LIF dwelling unit originally leased to a qualified applicant shall automatically lose its status as an LIF dwelling unit if the tenant no longer qualifies as a lower income family at the end of the primary term of the lease. When this occurs, the next vacated dwelling unit must be offered for lease as an LIF dwelling unit until the required number of LIF dwelling units are provided.

(i) The board of adjustment may grant a special exception to authorize a reduction in the number of LIF dwelling units required under Subsection (b) of this section if the board finds, after a

public hearing, that:

- (1) the units have remained vacant for six months or more; and
- (2) the owner has made good faith efforts to lease the units to lower income families during the period of vacancy.

In granting a special exception under this subsection, the board shall establish a termination date for the special exception, which shall be not later than one year after the date of the board's decision. This provision does not preclude the granting of additional special exceptions establishing new termination dates in accordance with this subsection. (Ord. Nos. 21508; 24826; 26102)

SEC. 51P-305.121. SIGNS.

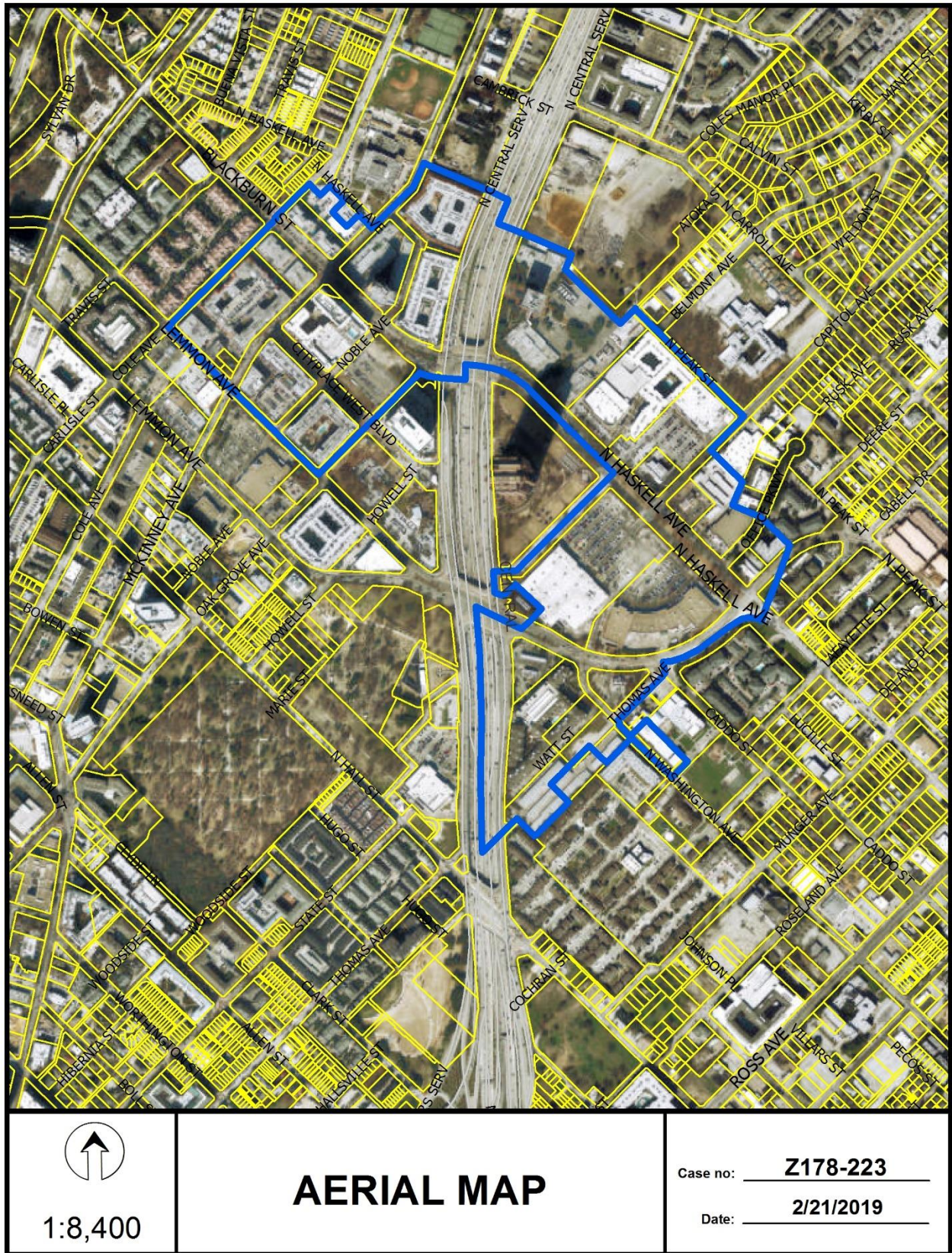
Signs located in the West and East Mixed Use Subzones must meet the requirements for business zoning districts contained in the Dallas Development Code, as amended. Signs located in the West and East Residential Subzones must meet the requirements for non-business zoning districts contained in the Dallas Development Code, as amended. (Ord. Nos. 21508; 24826)

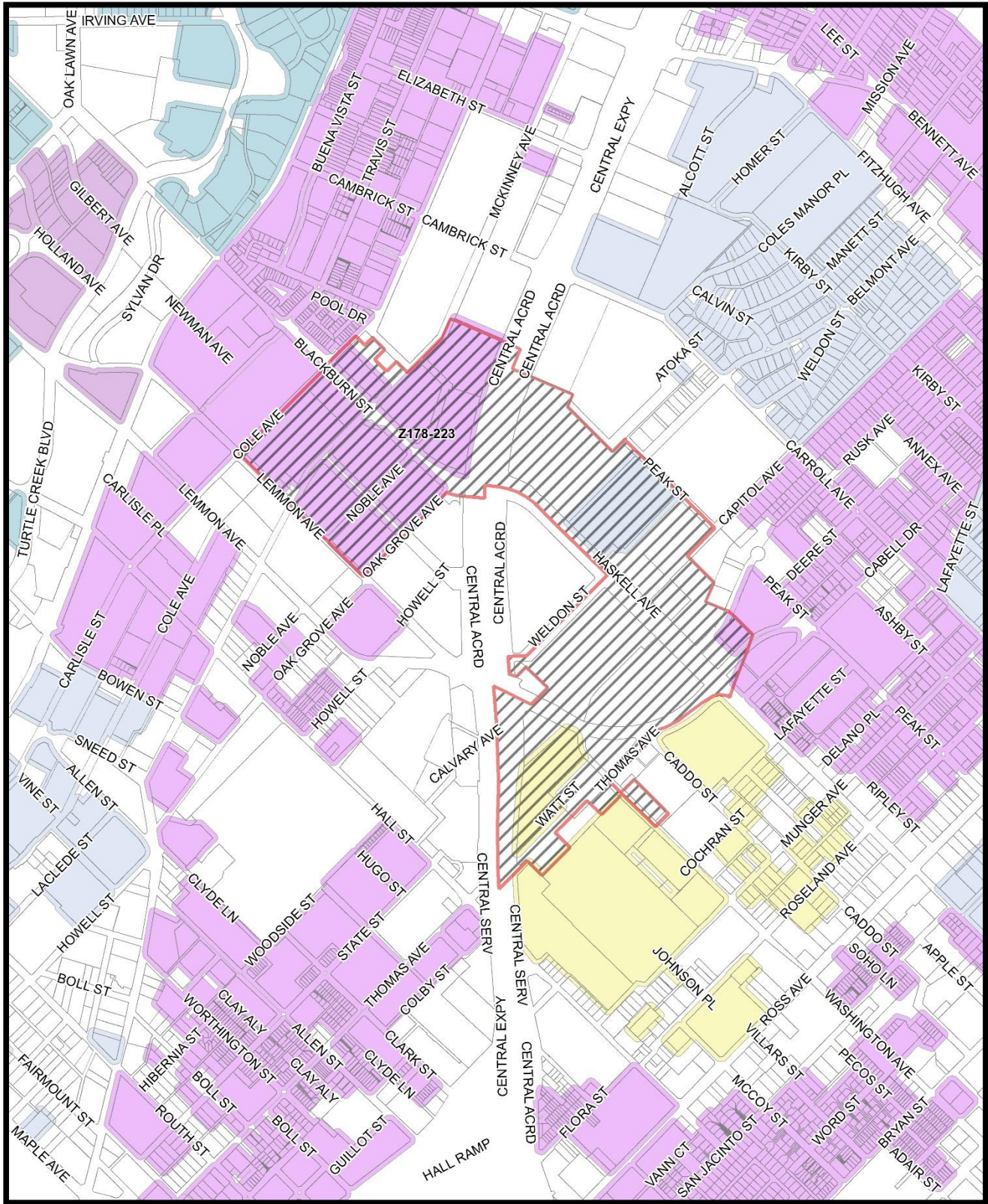
SEC. 51P-305.122. GENERAL REQUIREMENTS.

- (a) Development of all property in this district must comply with all applicable federal and state laws and regulations and with all applicable ordinances, rules, and regulations of the city.
- (b) 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. 21508; 24102; 24826; 26102)

SEC. 51P-305.123. COMPLIANCE WITH CONDITIONS.

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. 24102; 24826; 26102)





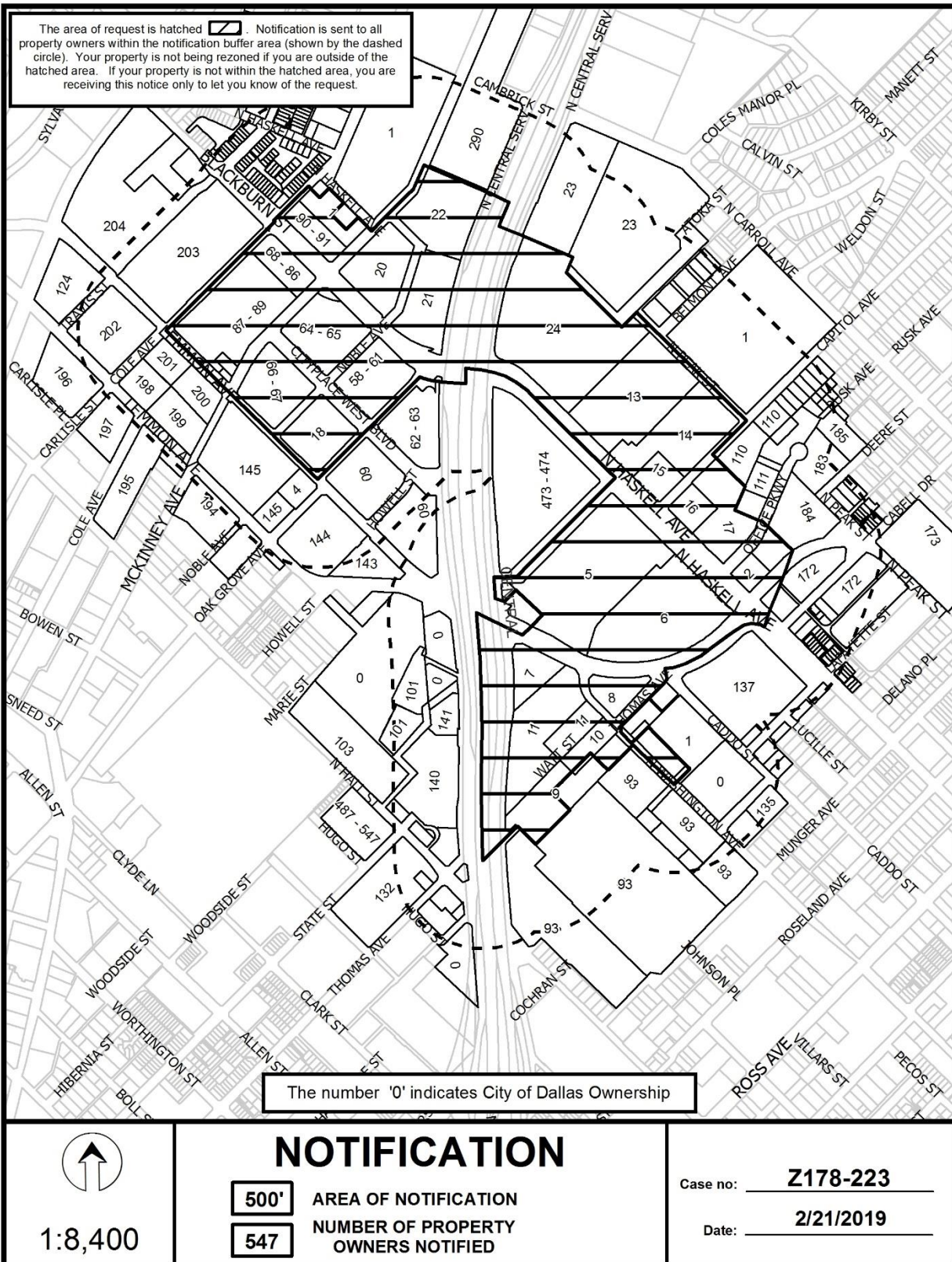
MVACCluster  A  B  C  D  E  F  G  H  I  NA



1:10,000

Market Value Analysis

Printed Date: 2/21/2019



02/21/2019

Notification List of Property Owners***Z178-223******547 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2211 CADD ST	Dallas ISD
2	4106 OFFICE PKWY	GRAND SKY VENTURES LLC
3	3128 LEMMON AVE	BLACKBURN CTRL HLDG LP
4	3605 MCKINNEY AVE	MESSINA MARIO L
5	2417 N HASKELL AVE	DAYTON HUDSON CORP
6	2415 N HASKELL AVE	KIR CITYPLACE MARKET L P
7	2503 LEMMON AVE	SEJ ASSET MGMT & INVESTMENT COMPANY
8	2404 N WASHINGTON AVE	TACO BELL OF AMERICA INC
9	2320 N CENTRAL EXPY	PS LPT PROPERTIES INVESTORS
10	2301 N WASHINGTON AVE	TEXAS UTILITIES ELECTRIC COMPANY
11	2403 N WASHINGTON AVE	DALLAS CITYPLACE MF PARTNERS LLC
12	4100 LEMMON AVE	OAK CREEK PARTNERS LTD
13	2660 N HASKELL AVE	GATEWAY CITYVILLE INC
14	2600 N HASKELL AVE	KROGER TEXAS LP
15	2500 N HASKELL AVE	SCHMIDT 1980 DECEDENTS TRUST
16	2428 N HASKELL AVE	WHATABURGER INC
17	2420 N HASKELL AVE	SHURGARD FREMONT PTNRH
18	2901 W CITY PLACE BLVD	BRYSON NOBLE LLC
19	3700 MCKINNEY AVE	BLACKBURN CENTRAL
20	3000 BLACKBURN ST	MEPT MONDRIAN CITYPLACE LLC
21	2990 BLACKBURN ST	SVF BLACKBURN DALLAS CORP
22	3930 MCKINNEY AVE	CRITERION MCKINNEY NOBEL APTS LP
23	999 N CARROLL AVE	TC CENTRAL ASSOCIATES LLC
24	3972 N CENTRAL EXPY	URBAN SMART GROWTH LP
25	11111 COLE AVE	CITY PLACE - DALLAS TIF 920
26	4108 OFFICE PKWY	GARBUS GREGORY

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4108 OFFICE PKWY	ALBERTO GEOFFREY
28	4108 OFFICE PKWY	SENR CHARLES DAVID & JANE MARIE
29	4108 OFFICE PKWY	AF CASTLE ROCK LLC
30	4108 OFFICE PKWY	NGUYEN NAM X
31	4108 OFFICE PKWY	POZO JOSE MANUEL
32	4108 OFFICE PKWY	KANE EDWARD CHARLES
33	4108 OFFICE PKWY	ALBORZ KIARASH
34	4108 OFFICE PKWY	JUSTUS JASON & MONICA
35	4108 OFFICE PKWY	DORMAN ROBERT PHILIP
36	4108 OFFICE PKWY	BRECHT THOMAS
37	4108 OFFICE PKWY	WONG JAMES C &
38	4108 OFFICE PKWY	GUTIERREZ ALEXANDER
39	4108 OFFICE PKWY	HACKETT MICHAEL
40	4108 OFFICE PKWY	SERGEY'S TRUST
41	4108 OFFICE PKWY	WILLBERG NATALIE R.
42	4108 OFFICE PKWY	SEPID LLC
43	4108 OFFICE PKWY	MODJBAFAN JAVAD
44	4108 OFFICE PKWY	STOCK IAN
45	4108 OFFICE PKWY	RODRIGUEZ ISSAC L
46	4108 OFFICE PKWY	POITEVENT JOHN
47	4108 OFFICE PKWY	POTTS ZACHARY A
48	4108 OFFICE PKWY	SHINE THEODIS JR
49	4108 OFFICE PKWY	TANGELLAMUDI DHURVA TEJA
50	4108 OFFICE PKWY	GRAY HEATHER &
51	4108 OFFICE PKWY	BELL CORAL ALICE
52	4108 OFFICE PKWY	ROSS STEPHENIE SHAE
53	4108 OFFICE PKWY	YASIN PETRA
54	4108 OFFICE PKWY	CHOULRAMOUNTRY PHONEPHASITH
55	4108 OFFICE PKWY	PJ COASTAL PROPERTIES LLC
56	4108 OFFICE PKWY	BILLS CHRISTOPHER & TONYA
57	4108 OFFICE PKWY	CASTLE CARY A

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2901 BLACKBURN	CITYPLACE HOTEL REALTY LP
59	2901 BLACKBURN	FC 2901 BLACKBURN LLC
60	2889 W CITYPLACE BLVD	BLACKBURN CENTRAL
61	2901 BLACKBURN	7B SOUTH RETAIL PARTNERS LP
62	2801 N CENTRAL EXPY	SBR REAL ESTATE HOLDINGS LP
63	2801 N CENTRAL EXPY	TOWER WEST PARTNERS LP
64	3700 MCKINNEY AVE	FC 3700 MCKINNEY OWNER LLC
65	3700 MCKINNEY AVE	3700 MCKINNEY LTD
66	3636 MCKINNEY AVE	CPI POLLACK WEST VILLAGE 3636 OWNER LP
67	3600 MCKINNEY AVE	3600 MCKINNEY LTD PS
68	3699 MCKINNEY AVE	WEST VILLAGE 2004 PO LTD
69	3699 MCKINNEY AVE	WILLIAMSON ANA
70	3699 MCKINNEY AVE	KAPORIS HELEN
71	3699 MCKINNEY AVE	WILLIAMSON ANA R
72	3699 MCKINNEY AVE	SAVAGE TAMARA ANN
73	3699 MCKINNEY AVE	JONES MIRANDA
74	3699 MCKINNEY AVE	GROUND'S GAVIN ANTHONY &
75	3699 MCKINNEY AVE	SHERWOOD STEVEN TRUST
76	3699 MCKINNEY AVE	BRADSHAW RACHEL
77	3699 MCKINNEY AVE	SCHULZE MARK
78	3699 MCKINNEY AVE	JOHNSON GLENN
79	3699 MCKINNEY AVE	LIVINGSTON WILLIAM C &
80	3699 MCKINNEY AVE	LEMMA YONATAN SOLOMON
81	3699 MCKINNEY AVE	PHILZACH LLC
82	3699 MCKINNEY AVE	REBELLO EUPHRASON G
83	3699 MCKINNEY AVE	YOUNG FREDERICK C
84	3699 MCKINNEY AVE	KHEMCHANDANI RAJESH RATAN
85	3699 MCKINNEY AVE	ALIBHAI HUSEIN F
86	3699 MCKINNEY AVE	SHAH SUMMIT J &
87	3699 MCKINNEY AVE	3700 COLE AVE LLC
88	3699 MCKINNEY AVE	SOUTH ALLEY LOFT LLC

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	3699 MCKINNEY AVE	MILLER ANGELA AMHADI
90	3839 MCKINNEY AVE	CPI POLLACK WEST VILLAGE 3839 OWNER LP
91	3839 MCKINNEY AVE	WVII LP
92	2107 N CENTRAL EXPY	CLEAR CHANNEL OUTDOOR INC
93	3535 MUNGER AVE	DALLAS HOUSING AUTHORITY
94	2014 CADDO ST	4 GOLDEN PROPERTIES LLC
95	2004 CADDO ST	RAGAN BRIAN R
96	2000 CADDO ST	RANSOM BILLIE DEWEY III
97	2013 LUCILLE ST	TING SIMON & SING TOH
98	2014 LUCILLE ST	MORRIS BRENDA LIFE ESTATE
99	2100 CADDO ST	ALCALA LUIS
100	2226 N WASHINGTON AVE	TEXAS STATE OF
101	3400 CAMPBELL ST	TEMPLE EMANUEL CONGREGATION
102	2700 LEMMON AVE	TEMPLE EMANU EL
103	2400 N HALL ST	CALVARY HILL CEMETERY
104	3420 OAK GROVE AVE	ANTONETTI & VEGA LTD LP
105	2120 N HASKELL AVE	BELLAMY JOHN H
106	2116 N HASKELL AVE	MEARA JAMES F JR
107	4312 DEERE ST	JOHNSON JUSTIN M
108	4310 DEERE ST	LIES SHELBY R
109	4304 DEERE ST	BSISO MAHER
110	4306 CAPITOL AVE	DALLAS COUNTY ASSN FOR
111	4225 OFFICE PKWY	HOZZZ VENTURES LLC
112	4241 OFFICE PKWY	DALLAS CO ASSN FOR
113	4141 OFFICE PKWY	4141 OFFICE PARKWAY LLC
114	4334 RUSK AVE	VASQUEZ RUBEN
115	4406 CAPITOL AVE	DALLAS SUNDOWN PROPERTY
116	4402 CAPITOL AVE	KARGER REAL PROPERTIES LLC
117	4330 CAPITOL AVE	IPENEMA INVESTMENTS LTF
118	4326 CAPITOL AVE	MORRIS DAVID M &
119	4322 CAPITOL AVE	MORRIS DAVID M

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	4318 CAPITOL AVE	MALDANADO AUGUSTIN & ANA
121	4314 CAPITOL AVE	HOUGHTELING THOMAS W
122	3103 LEMMON AVE	AJM LEMMON LLC
123	3210 N HASKELL AVE	COLE FLOYD O JR
124	3535 TRAVIS ST	KATY TRAIL PLACE INC
125	4301 BELMONT AVE	BELMONT OFFICES LLC
126	4311 BELMONT AVE	MARCELOREED PROPERTIES LLC
127	4319 BELMONT AVE	BELMONT STUDIOS LLC
128	4325 BELMONT AVE	OWEN MALLOY INVESTMENTS LLC
129	4329 BELMONT AVE	BRAYNE VENTURES LLC
130	4331 BELMONT AVE	PARK JONAS J
131	4405 BELMONT AVE	REDTAIL COMMERCIAL LLC
132	3108 STATE ST	3010 STATE ST LP
133	3209 THOMAS AVE	RAR2-3209 THOMAS AVE LLC
134	3200 THOMAS AVE	THOMAS LP
135	1913 CADDO ST	HOUSING AUTHORITY OF THE
136	1950 N WASHINGTON AVE	CHURCH OF THE INCARNATION
137	2101 N HASKELL AVE	CARLETON CITYPLACE
138	2200 N CENTRAL EXPY	WAL MART STORES TEXAS LP
139	2404 N HALL ST	ANN & STEVE KIM LLC
140	2305 N CENTRAL EXPY	WALMART REAL ESTATE
141	2400 N CENTRAL EXPY	WALMART REAL ESTATE BUSINESS TRUST
142	2500 N HALL ST	SWAIN BEVERLY TONEY GST NONEXEMPT TRUST
143	2727 E LEMMON AVE	HC 2727 E LEMMON AVENUE LLC
144	3515 HOWELL ST	NORTHWESTERN MUTUAL LIFE
145	3524 MCKINNEY AVE	PAN COASTAL LIMITED PS
146	4106 LAFAYETTE ST	SIEKER JUSTIN D
147	4108 LAFAYETTE ST	WISSNER ROSS H
148	4110 LAFAYETTE ST	SAFFIAN JONATHAN D
149	4112 LAFAYETTE ST	WATSON JAMES W
150	2016 N HASKELL AVE	NAJJAR ELIAS

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	2018 N HASKELL AVE	CROCKETT MATTHEW
152	2020 N HASKELL AVE	TODD JOHN M & ABBIE N
153	2112 N HASKELL AVE	BRITTINGHAM JEREMIAH D &
154	2110 N HASKELL AVE	ELLIS CHRISTOPHER AARON
155	4125 LAFAYETTE ST	HAINES LESLIE
156	4123 LAFAYETTE ST	HOPFINGER KATHERINE CECILIA
157	2108 N HASKELL AVE	FLANAGAN THOMAS E
158	2106 N HASKELL AVE	PATEL SNEHA
159	2104 N HASKELL AVE	BASS JASON ALLEN
160	4119 LAFAYETTE ST	WHITELEY SHAUN ARTHUR
161	4117 LAFAYETTE ST	PANKRATZ CARL WESTON III
162	2102 N HASKELL AVE	CONNOLLY CORY J
163	4115 LAFAYETTE ST	PILLAIPAKKAM PREETHI
164	4105 LAFAYETTE ST	HOUSER KIRK S
165	4107 LAFAYETTE ST	LU XING ER
166	4109 LAFAYETTE ST	HENVEY JOHN S
167	4111 LAFAYETTE ST	HAMED ADAM O
168	4113 LAFAYETTE ST	DICK KARLA R
169	4204 CABELL DR	LING ALEXANDER G &
170	4202 CABELL DR	RODRIGUEZ NICHOLAS K &
171	4200 CABELL DR	SIEKS KEITH
172	4203 LAFAYETTE ST	FRONTLINE PARK GATES LP
173	2110 PEAK ST	BEL LOFT ROW LLC
174	2200 N PEAK ST	FUKUDA YOSUKE
175	2202 N PEAK ST	DAO TRANG THUY
176	2204 N PEAK ST	OXFORD IKE & SARA ABRAHAM OXFORD
177	2206 N PEAK ST	MARTS JACK P & MARY E
178	4307 CABELL DR	KEELER MARGO PERSON
179	4305 CABELL DR	ROSEN MATT
180	4303 CABELL DR	MARION KENNETH &
181	4301 CABELL DR	MCCALLON DARREN M

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	4309 CABELL DR	BAUMANN JAMES J
183	4242 OFFICE PKWY	DALLAS SERVICES
184	4144 OFFICE PKWY	CARLETON CITYPLACE II LTD
185	4319 DEERE ST	CENTRAL DALLAS COMMUNITY
186	2322 RUSK PL	OLIVEIRA PETERSON S
187	2325 RUSK PL	JOHNSON ANTHONY W
188	2323 RUSK PL	DREXLER LAUREN MICHELE
189	2318 RUSK CT	COBURN KYLE ANDREW
190	2320 RUSK CT	NWAMADI FERDIE JAY
191	2319 RUSK CT	KERR LISA G
192	2321 RUSK CT	HUTCHISON CHASE A
193	3411 OAK GROVE AVE	LG LEMMON OAK GROVE LLC
194	3418 MCKINNEY AVE	WALGREEN CO
195	3402 COLE AVE	POST APARTMENT HOMES LP
196	3223 LEMMON AVE	POST KATY TRAIL LLC
197	3400 CARLISLE ST	HC CARLISLE BUILDING LLC
198	3130 LEMMON AVE	LEMMON & COLE PARTNERS LP
199	3501 MCKINNEY AVE	3501 MCKINNEY LTD
200	3133 LEMMON AVE	RP TOWN & COUNTRY SC &
201	3522 COLE AVE	RP TOWN & COUNTRY SC
202	3530 TRAVIS ST	CONNELL RIVIERA LLC
203	3711 COLE AVE	LG CITYPLACE LP
204	3377 BLACKBURN ST	TC BLACKBURN
205	3201 HASKELL AVE	BLVD BLDRS/VALENCIA LP
206	3810 TRAVIS ST	SANDERS ANGELA L
207	3808 TRAVIS ST	BARNETT ROBERT TRACY
208	3806 TRAVIS ST	METZLER JONATHAN
209	3804 TRAVIS ST	MCKENDRY PATRICIA & MATTHEW
210	3802 TRAVIS ST	CURLEY BRINDA HOLT
211	3224 BLACKBURN DR	DELPINO CARLOS M & DEBORAH A
212	3222 BLACKBURN DR	DOUD BRIAN &

02/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	3220 BLACKBURN DR	BARRETT JOHN & LISA
214	3218 BLACKBURN DR	MORTENSON TIMOTHY & KATHLEEN
215	3216 BLACKBURN DR	DUNN JOHN R
216	3214 BLACKBURN DR	TURNBULL JULIE & DERRICK J
217	3212 BLACKBURN DR	LATHAM VAN & LYNN
218	3210 BLACKBURN DR	FL DALLAS LLC
219	3208 BLACKBURN DR	KUMAR RAJESWARI V
220	3206 BLACKBURN DR	EDGERTON JAMES & LINDA L
221	3223 POOL DR	HOA OF VALENCIA TOWNHOMES
222	3839 COLE AVE	WOOMING GEORGE
223	3837 COLE AVE	KOBETT PATRICK
224	3835 COLE AVE	HARRIS DARRIUN & KRISTINA HARRIS
225	3833 COLE AVE	BOATNER PRENTIS LEE III
226	3831 COLE AVE	HOFF NANCY A
227	3829 COLE AVE	PARKER RONALD C
228	3825 COLE AVE	OZBILEK LEVENT & ZEYNEP BURCU
229	3823 COLE AVE	MINARYJOLANDAN MAJID &
230	3821 COLE AVE	DEHAAN KAMERON
231	3819 COLE AVE	DOAN DUC H
232	3817 COLE AVE	BRYANT DAVID B
233	3815 COLE AVE	CHRISTOPHERSON AARON M
234	3811 COLE AVE	DOAN DUC
235	3815 HASKELL DR	PRITCHARD JEFFREY M &
236	3817 HASKELL DR	CULLEN JOHN M & CONSTANCE L
237	3819 HASKELL DR	WEIDE MARK
238	3821 HASKELL DR	WALLACE CHRIS
239	3823 HASKELL DR	HAUSER THOMAS M JR
240	3825 HASKELL DR	BALL JOHN G
241	3820 HASKELL CT	VICK MICHAEL M & GRETCHEN G P
242	3818 HASKELL CT	CONNERS CHRISTOPHER
243	3816 HASKELL CT	MAH JEFFERY

02/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	3814 HASKELL CT	TRUST PAM
245	3812 HASKELL CT	ETHRIDGE JACOB J & AMANDA B
246	3812 TRAVIS ST	SMITH TOBIAS
247	3814 TRAVIS ST	KAMINSKI ANDRZEJ S
248	3816 TRAVIS ST	ASINOF PAULA
249	3818 TRAVIS ST	RICHARDSON MARK D
250	3820 TRAVIS ST	HEPFER MAXINE
251	3822 TRAVIS ST	ABERNETHY JULIE
252	3824 TRAVIS ST	MASON ASHLEY L
253	3231 HASKELL AVE	OZBILEK LEVENT & ZEYNEP B
254	3227 HASKELL AVE	VELING MARIA C
255	3223 HASKELL AVE	BOLDRICK DAVID B & SUSAN B
256	3219 HASKELL AVE	MESCIOGLU KUTLAY
257	3215 HASKELL AVE	HAMMETT DENNIS R
258	3230 BLACKBURN DR	MAZUR ORLY & LEONARD
259	3232 BLACKBURN DR	ROY IAN & BEVERLY DIANE
260	3234 BLACKBURN DR	FARROW PAUL
261	3900 TRAVIS ST	SHRI SONYA LIMITED PS
262	3902 TRAVIS ST	NIDUMOLU VIJAY
263	3904 TRAVIS ST	BLANKENSHIP MONICA L & LARRY D
264	3238 N HASKELL AVE	OCONNOR JESSICA L
265	3234 N HASKELL AVE	ARBOUR PAOLA M
266	3230 N HASKELL AVE	RAUPERS GREGORY D
267	3906 TRAVIS ST	NIREN LESLIE
268	3908 TRAVIS ST	BONDS DOROTHEA
269	3910 TRAVIS ST	POURCHOT GEORGIA BELL
270	3250 N HASKELL AVE	KAVANAGH MARK ANTHONY
271	3246 N HASKELL AVE	MAGSTADT BRYAN MICHAEL &
272	3242 N HASKELL AVE	HUGHES DOUGLAS E & STEFANIE N
273	3912 TRAVIS ST	WILLIAMS GARY REVOCABLE TRUST THE
274	3914 TRAVIS ST	MURAKAMI CAROL S

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
275	3262 N HASKELL AVE	SHAKOURIAN NIKKI
276	3258 N HASKELL AVE	NYSEWANDER BEN
277	3254 N HASKELL AVE	WOODARD RACHEL
278	3803 TRAVIS ST	HENRY LAUREY
279	3805 TRAVIS ST	BERRY ROBERT E &
280	3807 TRAVIS ST	STAIGER GARY
281	3809 TRAVIS ST	DO TUAN & THUY LAM
282	3811 TRAVIS ST	QUDAH FAIGA J
283	3817 TRAVIS ST	CORREA ANDRES & CLAUDIA VARGAS
284	3819 TRAVIS ST	MAGNESS SUE ANN
285	3821 TRAVIS ST	KENNEDY LESLIE A
286	3823 TRAVIS ST	BERMAN GEORGE &
287	3825 TRAVIS ST	BREVELLE JOHNALAINE ALMARIA
288	3827 TRAVIS ST	DEAN GAIL L SURVIVORS TRUST
289	3300 BLACKBURN ST	PORTOBELLO LTD
290	3966 MCKINNEY AVE	CHURCH OF INCARNATION
291	3919 COLE AVE	ROBEY SCOTT
292	3919 COLE AVE	COLE AVE 3919 102 LAND TR
293	3919 COLE AVE	BOGARD KERRY BRYAN
294	3919 COLE AVE	GORDON LAINEY ELIZABETH
295	3919 COLE AVE	CARMICHAEL WILLIAM JAMES JR
296	3919 COLE AVE	MOUTON ANDREW JAMES
297	3311 BLACKBURN ST	GEOFFRION TRACY R
298	3311 BLACKBURN ST	CHANDY AMY
299	3311 BLACKBURN ST	THI DIEP KIEU T
300	3311 BLACKBURN ST	SYAU SHENGYAU &
301	3311 BLACKBURN ST	SULIT MARIO A
302	3311 BLACKBURN ST	KATEB MEDHI
303	3311 BLACKBURN ST	TRAN JOHN
304	3311 BLACKBURN ST	DUNN CHANELLE L
305	3311 BLACKBURN ST	BARLOW ERIN MARIE

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
306	3311 BLACKBURN ST	BREUNER PEYTON ALEXIS
307	3311 BLACKBURN ST	BOYLE JAMILA J
308	3311 BLACKBURN ST	YU KEVIN K
309	3311 BLACKBURN ST	DANE EUGENE
310	3311 BLACKBURN ST	COOKE CARRIE A
311	3311 BLACKBURN ST	PANDYA AMIT & REEMA SHAH
312	3311 BLACKBURN ST	NUNEZ CARLOS A
313	3311 BLACKBURN ST	WILSON DEBORAH &
314	3311 BLACKBURN ST	WEBB RONALD J
315	3311 BLACKBURN ST	SMITH BRADFORD W
316	3311 BLACKBURN ST	CASH ERIN TIFFANY
317	3311 BLACKBURN ST	TRINH FAMILY LIVING TRUST
318	3311 BLACKBURN ST	BRESLIN ALYSON L
319	3311 BLACKBURN ST	MEADOR KIRSTEN M
320	3311 BLACKBURN ST	ELLIS RYAN WINSTON
321	3311 BLACKBURN ST	TCHEN DEXTER & GRACE CHENG
322	3311 BLACKBURN ST	BUKOLT MARK & CAROLINE
323	3311 BLACKBURN ST	JI XIUMING
324	3311 BLACKBURN ST	SNYDER ANA
325	3311 BLACKBURN ST	DOTRINH FAMILY TRUST
326	3311 BLACKBURN ST	MOTLAGH AL &
327	3311 BLACKBURN ST	ROBERTS DIANA
328	3311 BLACKBURN ST	RUNNELS CASEY
329	3311 BLACKBURN ST	TORRES DULCE
330	3311 BLACKBURN ST	NGO HONGVIEN
331	3311 BLACKBURN ST	CULPEPPER SUSAN
332	3311 BLACKBURN ST	GREEN PHILLIP WISTER
333	3311 BLACKBURN ST	TORRES DULCE M
334	3311 BLACKBURN ST	HERNANDEZ DANIELLE
335	3311 BLACKBURN ST	J & J LEE COMPANY LLC
336	3311 BLACKBURN ST	HABERER STEFAN M & ELIZABETH

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<i>Label #</i>	<i>Address</i>	<i>Owner</i>
337	3311 BLACKBURN ST	NOLAN LEAH S & CLAYTON E
338	3311 BLACKBURN ST	MAYBEN MICHAEL PAUL
339	3311 BLACKBURN ST	WONG DEBBY HOI YEE
340	3311 BLACKBURN ST	SPENSIERI AUTUMN &
341	3311 BLACKBURN ST	LAROCCA ASHLEY
342	3311 BLACKBURN ST	GUEST KIM
343	3311 BLACKBURN ST	FRANK ROBERT EDWARD
344	3311 BLACKBURN ST	REYES GARY & FAITH
345	3311 BLACKBURN ST	MCKINLEY SHARON RUTH
346	3311 BLACKBURN ST	KROCHESKI MATTHEW J
347	3311 BLACKBURN ST	FOLEY NICHOLAS & MANJULA
348	3311 BLACKBURN ST	GAMINI ARSHIN &
349	3311 BLACKBURN ST	HERRERA MARIA S
350	3311 BLACKBURN ST	TIMMS RYAN
351	3311 BLACKBURN ST	GARRIGUES LINDA JEAN
352	3915 COLE AVE	UNIVERSITY CONSTRUCTION
353	3915 COLE AVE	DOYLE ROBERT
354	3915 COLE AVE	COLE FLOYD
355	4302 DEERE ST	WALTERS RUPERT MATTHEW
356	4302 DEERE ST	KLOMPUS NANCY
357	4302 DEERE ST	STEWART JORDAN P
358	3303 BLACKBURN ST	PELLETIER BRENT A & MARY A
359	3303 BLACKBURN ST	STRADTMAN CAROL C
360	3303 BLACKBURN ST	ABBOTT LUIS
361	3303 BLACKBURN ST	RANDALL WESLEY SPENCER & ANGELA M
362	3303 BLACKBURN ST	THOMAS ATTICUS H &
363	3303 BLACKBURN ST	DEAN GLENN MITCHELL JR
364	3303 BLACKBURN ST	JOHNSON CAMERON T & JAMIRA V
365	3303 BLACKBURN ST	DIETZ MARGARET M
366	3303 BLACKBURN ST	GREEN WILLIAM H & SUE ANN
367	3303 BLACKBURN ST	LEOPOLDI ROBERT & DEBRA

02/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
368	3303 BLACKBURN ST	RODRIGUEZ MARIA E F
369	3303 BLACKBURN ST	KURIVILLA MERIN ELIZABETH
370	3303 BLACKBURN ST	NORRIS ELIZABETH KOBE
371	3303 BLACKBURN ST	WHEELER JOHN T
372	3303 BLACKBURN ST	ALBRITTON JANE DEHART &
373	3303 BLACKBURN ST	MULLEN JOHN M & JANE A
374	3303 BLACKBURN ST	ESTES STEVEN E &
375	3303 BLACKBURN ST	BHA LLC
376	3303 BLACKBURN ST	MOU JAMES & PAMELA
377	3303 BLACKBURN ST	PELFREY PATRIZIA
378	3303 BLACKBURN ST	MORVAY LEON C & GAIL R
379	3303 BLACKBURN ST	KEGLEVIC PAUL & KAREN
380	3303 BLACKBURN ST	TOUCHSTONE SCOTT MICHAEL
381	3303 BLACKBURN ST	SCOTT CAROL
382	3303 BLACKBURN ST	BAUDENDISTEL MICHAEL
383	3303 BLACKBURN ST	FARRAR DIANE E &
384	3303 BLACKBURN ST	BROWN DAVID & ANGIE
385	3303 BLACKBURN ST	ANDREI SILVIU & ANAMARIA
386	3901 COLE AVE	MELENDEZ MYRNA GEORGINA
387	3901 COLE AVE	HANSON KURT & PATRICA
388	3901 COLE AVE	TUCKER THOMAS A
389	3901 COLE AVE	FERGUSON ELIZABETH
390	3901 COLE AVE	ROWLAND COLIN
391	3901 COLE AVE	ROWLAND COLIN
392	3901 COLE AVE	BREWER EMILY M
393	3901 COLE AVE	SOKOLOVIC BENJAMIN S
394	3901 TRAVIS ST	SIERS SCOTT A
395	3901 TRAVIS ST	GARCIA RYAN
396	3901 TRAVIS ST	HENNINGSSEN JOSEPH H JR
397	3901 TRAVIS ST	GILLETTE KRISTINE
398	3901 TRAVIS ST	JEON TINA

02/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
399	3901 TRAVIS ST	KISSANE ERIN
400	3901 TRAVIS ST	WEINBERG ELANDRA B
401	3901 TRAVIS ST	GILG TERRANCE L
402	3901 TRAVIS ST	TSAI ROGER W & MARGARET S C
403	3901 TRAVIS ST	MCMANUS SEAN
404	3901 TRAVIS ST	BAKER JONATHAN A
405	3901 TRAVIS ST	GAMPPER CLOYD JOSEPH
406	3901 TRAVIS ST	CCCC PROPERTY MGMT LLC
407	3901 TRAVIS ST	SULLIVAN JOHN P REVOCABLE TRUST
408	3901 TRAVIS ST	DOTLINK LLC
409	3901 TRAVIS ST	SHERIDAN THOMAS M
410	3901 TRAVIS ST	SHADLE KATHERINE A &
411	3901 TRAVIS ST	FRIEDMAN JASON
412	3901 TRAVIS ST	CAMERON AMANDA
413	3901 TRAVIS ST	CUARTELON ADELE S
414	3901 TRAVIS ST	WEEDMAN JONATHAN
415	3901 TRAVIS ST	TSAI TAI CHUN
416	3901 TRAVIS ST	WRIGHT KYLIE N
417	3901 TRAVIS ST	THOMAS DARIUS & FALLYN
418	3901 TRAVIS ST	HALAYDA STEPHEN J
419	3901 TRAVIS ST	PLEITEZ CLAUDIA
420	3901 TRAVIS ST	CCCC PPTY MGMT LLC
421	3901 TRAVIS ST	SENROR CHARLES DAVID & JANE ALLEN
422	3901 TRAVIS ST	ROUSSON GEORGE & BEATA
423	3901 TRAVIS ST	WOOD CHARLES MARK
424	3901 TRAVIS ST	MCALEAVEY DAVID J
425	3901 TRAVIS ST	REYES JOSHUA P
426	3901 TRAVIS ST	FULLER WILLIAM T
427	3901 TRAVIS ST	JOHNSON CARRIE L
428	3901 TRAVIS ST	SMITH SCOTT N & ALYSSA L
429	3901 TRAVIS ST	MELCHER MARIAH B

02/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
430	3901 TRAVIS ST	LUPTON CHAD ARTHUR &
431	3901 TRAVIS ST	COWICK JEFFERY DUANE & CARMEN
432	3901 TRAVIS ST	BURNLEY ROBERT
433	3901 TRAVIS ST	KAISER KASS
434	3901 TRAVIS ST	WESTBROOK ASHLY
435	3901 TRAVIS ST	BITENCOURT NICOLE
436	3901 TRAVIS ST	MICHAEL RACHEL L
437	3901 TRAVIS ST	SANCHEZ VICTOR G
438	3901 TRAVIS ST	IVCHENKO NATALIA A
439	3901 TRAVIS ST	CHEN SHYHDAH &
440	3901 TRAVIS ST	GOMEZ MARK D
441	3901 TRAVIS ST	MUNS CHRISTINE AMANDA
442	3901 TRAVIS ST	FACCA THOMAS PAUL &
443	3901 TRAVIS ST	MILLER LINDSEY R
444	3901 TRAVIS ST	LOVATO CHRISTOPHER J
445	3901 TRAVIS ST	BEARIST GROUP LLC
446	3901 TRAVIS ST	TATUM JOHN & MARGARET
447	3901 TRAVIS ST	MARTIN COLE R &
448	3901 TRAVIS ST	BUIE THOMAS M & CAROLINE P
449	3922 TRAVIS ST	FLAD JORDAN ELIZABETH
450	3922 TRAVIS ST	PATEL RAJAN P
451	3922 TRAVIS ST	STAFIRA JOHN
452	3922 TRAVIS ST	MURREY MATTHEW LYNN & HEATHER FOX
453	3922 TRAVIS ST	BURNS NICHOLS L
454	3922 TRAVIS ST	WIGGS BRUCE
455	3920 TRAVIS ST	KIM ERNEST YOON
456	3920 TRAVIS ST	CASSADY KAREN
457	3920 TRAVIS ST	BOYD TRACY J
458	3920 TRAVIS ST	CORPACO 1 LP
459	3920 TRAVIS ST	WENNING CONNOR
460	3920 TRAVIS ST	DAVIS LANE C & VIVIAN O

02/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
461	3920 TRAVIS ST	WINSTON NANCY A
462	3920 TRAVIS ST	GLENNON JASON NICHOLAS
463	3920 TRAVIS ST	FIROOZBAKHT BOBACK F
464	3920 TRAVIS ST	RODRIGUEZ HILDA M
465	3920 TRAVIS ST	MOUSEL MICHAEL A
466	3922 TRAVIS ST	SCHOENFELD BRENDA
467	3922 TRAVIS ST	JAMES RICHARD D & RONALD S
468	3920 TRAVIS ST	GLENN GAYLE
469	3920 TRAVIS ST	KING CLAUDINE
470	3920 TRAVIS ST	FARVARDIN ANOOSH
471	3920 TRAVIS ST	WILCHER JACQUELINE K
472	3920 TRAVIS ST	HOMSEY ANNA L
473	2711 N HASKELL AVE	UPTOWN CITYPLACE LLC
474	2711 N HASKELL AVE	UPTOWN TRS LLC
475	3907 COLE AVE	HAMM PHILIP
476	3907 COLE AVE	ANDERL RICHARD M
477	3907 COLE AVE	SUTHERLAND SCOTT R &
478	3907 COLE AVE	HAEGELE JOSHUA S & SARAH J SPECK
479	3907 COLE AVE	SEARFOSS RALPH
480	3907 COLE AVE	CULBERTSON DAVID EVAN
481	3907 COLE AVE	STHRC REAL ESTATE TRUST
482	3907 COLE AVE	REINHEIMER MARK &
483	3907 COLE AVE	ABATE MATTHEW & ESTHER
484	3907 COLE AVE	SHAH JHEEL H
485	3907 COLE AVE	MASEK GEORGE E &
486	3907 COLE AVE	FENNEMA RICHARD E & MARIA E
487	3205 STATE ST	ABISLEIMAN RABIH N
488	3205 STATE ST	CUADROS ALEJANDRO
489	3205 STATE ST	UPTON MICHAEL
490	3205 STATE ST	BAKER DANIEL W
491	3205 STATE ST	BATES BRIAN THOMAS

02/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
492	3205 STATE ST	ORDONEZSANCHEZ JOSE CAMILO
493	3205 STATE ST	POWELL JEFFREY A & MELISSA P
494	3205 STATE ST	PATEL REKHABEN J & JITENDRA C
495	3205 STATE ST	GHATTAS PAUL JOHN
496	3205 STATE ST	SINGH GURPAL GILL &
497	3205 STATE ST	MITCHELL JOHN ANTHONY
498	2411 HALL ST	CROCKETT BRANDEN
499	2411 HALL ST	HAMMOND JEFFREY M
500	2411 HALL ST	MORIGI MICHAEL D
501	2411 HALL ST	LEUNG DAN & OLGA
502	2411 HALL ST	MACKENZIE KEVIN & TARA LIVING TRUST
503	2411 HALL ST	HARDESTY BRADLEY & STUTEE AMIN
504	2411 HALL ST	PHILLIPS CHAD D
505	2411 HALL ST	KELFER ADAM M
506	2411 HALL ST	HART COLBY RYAN VANOSSENBRUGGEN
507	2411 HALL ST	JUAREZ JORDAN
508	2411 HALL ST	COOK JOSHUA
509	2411 HALL ST	JOHNSON MATTHEW L
510	2411 HALL ST	CARRILLO MIGUEL
511	2411 HALL ST	CHANG JEREMY
512	2411 HALL ST	GRIFFITH MATTHEW
513	2411 HALL ST	COHEN GARY R
514	2411 HALL ST	HAUSMAN AARON &
515	2411 HALL ST	MILLER ROBERT DON
516	2411 HALL ST	KIRCHHOFF SCOTT
517	2411 HALL ST	IP AARON
518	2411 HALL ST	HOKE RICHARD STUART JR
519	2411 HALL ST	MCVEY JOHN
520	2411 HALL ST	SINGERLE BRIAN
521	2411 HALL ST	RIEMAN JAY J & ANNE M
522	2411 HALL ST	DUGONI BRIAN W

02/21/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
523	2411 HALL ST	TENNISON TAYLOR EATON
524	2411 HALL ST	ONEIL JAMES & MARGOT
525	2411 HALL ST	WASSEM DANIEL R
526	2411 HALL ST	GREER GERALD KEITH JR
527	2411 HALL ST	HANEY JOEY III & JORDAN
528	2411 HALL ST	MICHNA MAGDA
529	2411 HALL ST	LISTROM STEPHEN J
530	2411 HALL ST	TREVINO DEAVON R
531	2411 HALL ST	BARSOTTI MARGARET I
532	2411 HALL ST	FULLER STEWART D
533	2411 HALL ST	CARTER JOHN A JR
534	2411 HALL ST	SALEHOUN DARIUS TRUST
535	2411 HALL ST	SELBO CHRISTOPHER S
536	2411 HALL ST	REILLY WILLIAM & MARCIA
537	2420 HUGO ST	KEAY STUART E
538	2420 HUGO ST	GUSTAFSON RICARD B &
539	2420 HUGO ST	OHANESSIAN SEEREL S &
540	2420 HUGO ST	ZELLERS KEVIN
541	2420 HUGO ST	BOTTENFIELD JASON LIVING TRUST THE
542	2420 HUGO ST	HITE CURTIS A
543	2420 HUGO ST	SHETTY ASHVAT SHIVARAM
544	2420 HUGO ST	MCCRADY RICK
545	2420 HUGO ST	JACKSON RACHEL ANNE
546	2420 HUGO ST	LITTLE BIG WINGS LLC
547	2420 HUGO ST	MANDERS TRACY M

FILE NUMBER: Z189-171(CY) **DATE FILED:** January 18, 2019**LOCATION:** Northwest corner of Rylie Road and Tufts Road**COUNCIL DISTRICT:** 8 **MAPSCO:** 69 G**SIZE OF REQUEST:** Approx. 31.5 acres **CENSUS TRACT:** 116.02

APPLICANT/OWNER: A+ Charter Schools Inc.**REPRESENTATIVE:** Audra Buckley, Permitted Development**REQUEST:** An application for an amendment to Specific Use Permit No. 1339 for an open enrollment charter school on property zoned an R-7.5(A) Single Family District.**SUMMARY:** The purpose of this request is to allow for the following changes at the existing open enrollment charter school [A+ Charter School]: 1) the demolition of some of the existing buildings to be replaced with new buildings and additional parking spaces; 2) the renovation and expansion of an existing football field to include a track, lighting, and new bleachers; and 3) the replacement of an existing baseball field with a new practice football field. With the proposed modifications, the overall building area will be reduced by approximately 9,477 square feet for a total of 72,816 square feet. No increase in the number of classrooms is proposed.**STAFF RECOMMENDATION:** Hold under advisement until April 18, 2019**PRIOR CPC ACTION:** On March 21, 2019, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The area of request is zoned R-7.5(A) Single Family District and is currently developed with an open-enrollment charter school use [A+ Charter School]. According to the Dallas Central Appraisal District, the school was built in 1954.
- Specific Use Permit No. 1339 for an open-enrollment charter school, was approved by City Council on August 8, 1997.
- On October 25, 2006, City Council approved an amendment to SUP No. 1339 to increase the number of classrooms from 18 to 41.
- On August 8, 2012, City Council approved an amendment to SUP No. 1339 to increase the number of classrooms from 41 to 60 and require the open-enrollment charter school to be subject to a traffic management plan.
- SUP No. 1339 expires on August 8, 2022.

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

1. **Z145-196** On August 12, 2015, the City Council approved SUP No. 2088 for a vehicle display sales and service use on property located on the east line of Cade Road, south of C.F. Hawn Freeway, north of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Required ROW
Rylie Road	Residential collector	60 ft.	60 ft.
Tufts Road	Minor arterial	60 ft.	50 ft.
Cade Road	Minor arterial	60 ft.	50 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department reviewed the revised Traffic Management Plan and is requesting revisions prior to recommending approval of the TMP.

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:

NEIGHBORHOOD PLUS

Policy 4.2 SUPPORT AND LEVERAGE EMERGING SCHOOL QUALITY AND SCHOOL CHOICE PROGRAMS.

Action 4.2.2 Engage DISD and charter school organizations in the super-neighborhood structure to support neighborhood based education improvement efforts through school choice programs.

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District with SUP No. 1339	Open-enrollment charter school
North	IM-D-1 Industrial Manufacturing District with D-1 Liquor Control Overlay, R-7.5(A) Single Family District, CS-D-1 Commercial Service District with D-1 Liquor Control Overlay and SUP No. 777, Subdistrict 2 within PD No. 535 with D-1 Liquor Control Overlay	Vacant industrial building, single family, machine or welding shop, office.
East	R-7.5(A) Single Family District with SUP No. 2100	Single family, vacant church, cemetery
South	R-7.5(A) Single Family District	Single family.
West	R-7.5(A) Single Family District	Single family, undeveloped land.

Land Use Compatibility:

The approximate 31.5-acre site is zoned R-7.5(A) Single Family District with Specific Use Permit No. 1339 and is currently developed with an open-enrollment charter school use with an enrollment of 817 students in grades Pre-K through 6th grade.

Specific Use Permit No. 1339 was approved by City Council on August 8, 1997, for a ten-year period with eligibility for automatic renewals for additional ten-year periods. There have been two subsequent amendments to the SUP.

The first amendment was approved on October 2006 for a ten-year period with eligibility for automatic renewals for additional ten-year periods [Expiration date: October 25, 2016]. This amendment revised the allowed use from public or private school to an open-enrollment charter school, amended the number of classrooms to increase them from 18 to 41, and the landscape regulations to require compliance with Article X of the Dallas Development Code, as amended.

The second amendment was approved on August 2012 for a ten-year period with eligibility for automatic renewals for additional ten-year periods [Expiration date: August 8, 2022]. With this amendment, the number of classrooms was increased from 41 to 60 and additional conditions for off-street parking and for the traffic management plan were incorporated.

The purpose of this current request is to amend the SUP to allow for 1) the demolition of some of the existing buildings to be replaced with new buildings and additional parking spaces; 2) the renovation and expansion of an existing football field to include a track, new lighting fixtures, and new bleachers; and 3) the replacement of an existing baseball field with a new practice football field. No increase in the number of classrooms is being proposed.

Single family uses are concentrated primarily to the southwest and to the south of the area of request. A public school [Nancy Moseley Elementary School] is located to the southeast, across Rylie Road.

Uses to the east and across Tufts Road include a cemetery, a vacant church building, and additional single family uses. Located to the north of the area of request there is a mix of a vacant industrial building, a single family use, and machine or welding shop uses.

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

From all the proposed changes, and due to the close proximity of residential uses, staff considered the renovation and expansion of the existing athletic fields as those with more potential impact on the surrounding areas.

The proposed renovations include the replacement of existing lighting fixtures that initially were proposed to be 90 feet. Since the site is located in an R-7.5(A) District, structures are not subject to the residential proximity slope (RPS) height restrictions. Therefore, a one-to-three slope, similar to RPS, was utilized by staff as a tool to evaluate the impact of the proposed light poles height on the adjacent residential uses. Out of the four proposed light poles, only one of them, located on the west side of the football field, would encroach into the one-to-three slope originated from a residential property line to the south of the area of request. With a distance of 200 feet from the residential property, the light pole would need to be restricted to a maximum of 67 feet in height, 23 feet shorter than the initially proposed 90-foot poles in order to comply with

the hypothetical RPS. Understanding the need to provide for enhanced illumination for the athletic fields, staff recommended limiting the height of the light poles to 80 feet, to which the applicant agreed. At that height, the encroachment of that one light pole into the three-to-one slope will be 13 feet.

It is important to note that since an open-enrollment charter school is categorized as an institutional use, and the athletic fields are accessory to the school use, they are not subject to the maximum district height of 30 feet ¹. Therefore, with the inclusion of this provision, the SUP would still be consistent with the height regulations of the underlying zoning district.

Additional lighting conditions recommended by staff and which the applicant was amenable to, are the requirement for the outdoor lighting to be directed down and away from adjacent properties and requiring lights to be turned off no later than 9:00 p.m. on four out of the seven days of the week and no later than 10:00 p.m. on the remaining days. These hours are consistent with the proposed hours of operation of the athletic fields.

Lastly, a condition to regulate the use of amplified sound speakers was also included. This provision requires the amplified sound speakers to be used only during games and practice games and to prohibit its use between 9:00 p.m. and 7:00 a.m. of any day of the week.

Staff also recommends maintaining the current expiration date [August 8, 2022] to allow for the evaluation of the impact of the proposed modifications on the surrounding areas within the next few years. This will also provide for the opportunity to reevaluate the use, with the opportunity to improve land use compatibility if additional or modified conditions are needed.

With the inclusion of the above mentioned conditions into the SUP ordinance, staff recommends approval of the applicant's request for an amendment to Specific Use Permit No. 1339 for an open enrollment charter school. The proposed request should not adversely impact the surrounding area.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A)	Min. 25'	5'	1 dwelling unit / 7,500 sf	30'	45%	-	Single Family.

¹ Reference Section 51A-4.408(a)(1) of the Dallas Development Code.

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 “F” MVA Cluster to the east, south and west, and to a “G” MVA Cluster to the north across Cade Road.

Parking:

The existing SUP conditions require that parking must be provided as shown on the site plan.

According to the applicant, out of the existing 60 classrooms, 46 are for elementary [Pre-K through fifth (5th) grade] and 14 are for middle school [sixth (6th) grade]. Based on those numbers, a total of 118 off-street parking spaces are required² as depicted on the site plan, a total of 340 parking spaces are being provided. This amount includes 112 new parking spaces proposed as part of the renovations.

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

² Elementary school: 1.5 spaces x 46 classrooms = 69
Middle school: 3.5 spaces x 14 classrooms = 49
Total = 118 spaces

LIST OF BOARD MEMBERS

A+ Charter Schools Inc.

- Theda Marie Green President
- Ernest Charles Crowley Member
- Charles Oliver Vice President
- Linda Davis Secretary
- Diana Cruz Member
- Jeanne Campbell Member
- Karen Belknap Member / Founder
- Dr. Brenton White Chief Administrative Officer

AMENDED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
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 August 8, 2022 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. ATHLETIC FIELDS:
 - A. Hours of operation. The athletic fields shown on the site plan may not operate between 9:00 p.m. and 7:00 a.m. Saturday through Tuesday and between 10:00 p.m. and 7:00 a.m. Wednesday through Friday.
 - B. Lighting:
 - i. Light poles for the athletic fields may not exceed 80 feet in height.
 - ii. All outdoor lighting must be directed down and away from adjoining properties.
 - iii. All outdoor lighting must be turned off not later than 9:00 p.m. Saturday through Tuesday and no later than 10:00 p.m. Wednesday through Friday.
 - C. Amplified sound speakers. Amplified sound speakers for the athletic fields may only be used during games and practice games and may not be used between 9:00 p.m. and 7:00 a.m. of any day of the week.
5. [4] CLASSROOMS: The maximum number of classrooms is 60.
6. [5] LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
- [6.] LOADING AND UNLOADING: Passenger loading and unloading must be provided in the location shown on the attached site plan and in accordance with the traffic management plan.

7. ~~[7]~~ PARKING: Parking must be located as shown on the attached site plan.

8. ~~[8]~~ TRAFFIC MANAGEMENT PLAN:

A. In general. The operation of an open-enrollment charter school must comply with the attached traffic management plan.

B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

C. Traffic study.

i. The property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2014. After the initial traffic study, the property owner or operator shall submit updates of the traffic study to the director by November 1 of each even-numbered year.

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

- a. Ingress and egress points;
- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

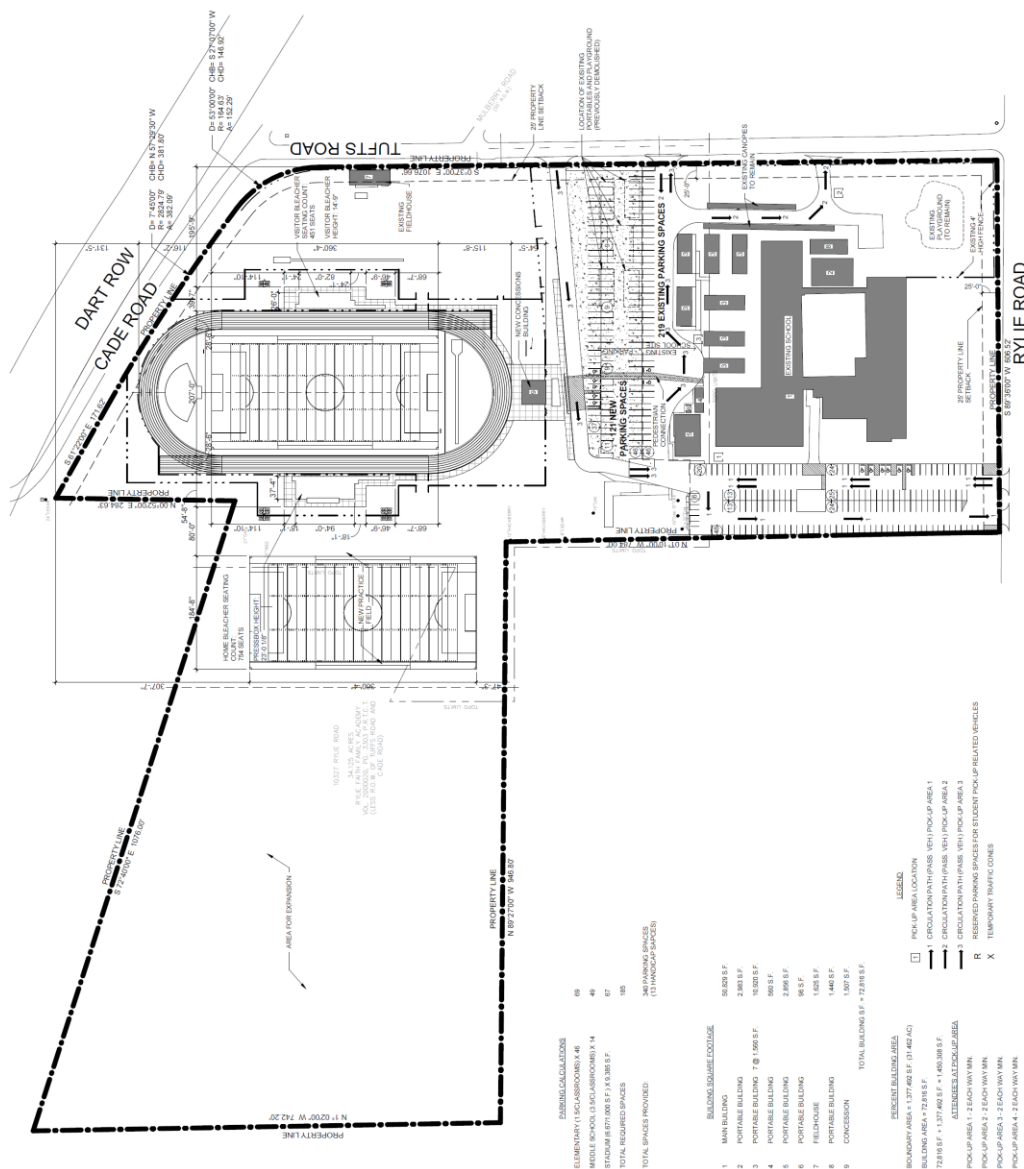
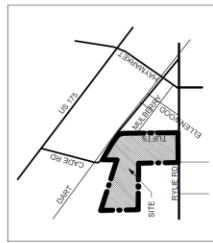
iii. Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

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

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

D. Amendment process.

- i. A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.
 - ii. The city plan commission shall authorize changes in the traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.
- 9. [9] MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
- 10. [40] 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.



1 SUP 1339 SITE PLAN

REVISED TRAFFIC MANAGEMENT PLAN



Technical Memorandum

To: Mr. Tony Valdez — A+ Charter Schools, INC
From: DeShazo Group, Inc.
Date: January 17, 2019
Re: Traffic Management Plan Update for A+ Charter
DeShazo Project Number 18153

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm based in Dallas, Texas, providing licensed engineers and planners skilled in the field of traffic and transportation engineering. DeShazo's services were retained A+ Charter to provide a traffic management plan (TMP) for A+ Charter located at 10327 Rylie Road in Dallas, Texas.

The school is currently in operation at the subject site with an enrollment of 817 students in grades Pre-K through 6th and has an enrollment capacity of 1500 students.

The school site is zoned R-7.5(A) (Single Family) and will be undergoing construction of a track and field directly north of the school buildings. As part of the approval process, submittal of a TMP to the City of Dallas is required as a record of the preferred strategies to be used by the school to ensure overall traffic safety and efficiency. This TMP is intended to assess existing and anticipated traffic conditions at the school during the morning drop-off and afternoon pick-up peak periods on the basis of satisfying these objectives. By consent of the TMP, the school agrees to be held self-accountable for the enforcement of the strategies presented herein until and unless the City of Dallas deems further measures are necessary. (NOTE: In this report, the term "parent" refers to any individual who is involved in the drop-off or pick-up of one or more students at the school.)

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of other modes of travel—including pedestrian traffic—will also inherently improve and the operational impact on the public street system should also be minimized. **This plan, however, should not be considered a comprehensive set of instructions to ensure adequate safety; it should be used as a tool to facilitate a safer and more efficient environment.**

Z189-171

DeShazo Group, Inc.
January 17, 2019

School Operational Characteristics

As required by the City of Dallas, DeShazo observed on-site traffic on four different occasions at the following times.

- Friday, December 14, 2018, during student dismissal
- Monday, December 17, 2018, during student dismissal
- Tuesday, December 18, 2018, during student arrival
- Tuesday, November 18, 2018, during student dismissal

Field observations indicate that current practices during the morning drop-off and afternoon pick-up periods do not present a significant obstruction to vehicular traffic. Arrival of vehicles in the morning is also notably more sporadic than any traffic generated during the afternoon pick-up period. In general, vehicular traffic near the vicinity of the school operates without any evident traffic delay or congestion. **Table 1** summarizes the school's operational characteristics assumed in this analysis.

Table 1. School Operational Characteristics

	Existing Conditions	Proposed Conditions
Enrollment (by grade)	Pre-K – 85 students Kindergarten – 107 students 1 st Grade – 94 students 2 nd Grade – 81 students 3 rd Grade – 104 Students 4 th Grade – 104 Students 5 th Grade – 116 Students 6 th Grade – 126 Students <i>Total: 817 students</i>	 <i>Total: 850 students</i>
Daily Start/End Schedule	All Grades: >Start: 7:40 AM >End: 3:20 PM	No significant changes
Approximate Percentage of Students Travelling by Mode Other Than Drop-off/Pick-up	By Walking: \cong 1%	No significant changes

NOTE #1: To the highest degree practical, the accounts of “existing conditions” presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s)/conditions and from personal interviews of school representatives. The analyses and recommendations presented in this report for “proposed” or “future” conditions were based upon evaluations of “existing conditions” and may be supplemented by DeShazo’s professional judgment and experience. “Proposed”/“Future” conditions are intended to reflect the anticipated day-to-day conditions at full occupancy.

NOTE #2: Occasional functions or other events may be held at the school, which generate traffic outside of the traditional peak drop-off and pick-up periods. While some of the measures presented in this report may be applicable in such cases, traffic characteristics other than those directly associated with the primary drop-off and pick-up periods are not the subject of this analysis.

EXISTING TRAFFIC CONDITIONS

Site Access and Circulation

The school currently has one point of ingress and one point of egress for the parking lot on Rylie Road. In addition, there are three access points for the parking lot on Tufts Road. The northernmost access point serves as a point of ingress, the middle access point serves as both a point of ingress and egress, and the southernmost access point serves as a point of egress.

Student Loading

Morning Drop-Off

During the morning drop-off period all students, regardless of grade, are dropped-off in either parking lot.

As previously mentioned, arrival of vehicles in the morning is notably more sporadic than afternoon. Observations found a total of 43 vehicles queued in the parking lot to the west of the school with a spillover of two vehicles on Rylie Road and 20 vehicles queued in the parking lot to the north of the school during the peak drop-off time.

Afternoon Pick-Up

During the afternoon pick-up period parents picking up students in Pre-K through 2nd grade either form a double queue in the parking lot to the west of the school or park on either side of Rylie Road and walk in to pick-up students. Observations found a total of 43 vehicles double queued in the parking lot while 34 vehicles were either in a single queue upon entering the double queue or parked on Rylie Road during the peak pick-up time. According to the City of Dallas, the queue on the Rylie Road need to be contained inside the school.

Parents picking up students in 3rd and 4th grade proceed to the parking lot to the north of the school in a single queue upon arriving to the loading area. Observations found a total of 40 vehicles queued in the parking lot during the peak pick-up time.

5th and 6th graders are picked-up at the old church, owned by the school, on the east side of Tufts Road adjacent to the school. These students are directed by five school staff members and a crossing guard from the school to this site during dismissal to be picked-up by their parents. Queueing operations here are also well enforced by school staff. Observations indicated a total of 16 vehicles double queued in the parking lot with a spillover of 21 vehicles on Mulberry Street during the peak pick-up time. According to the City of Dallas Traffic management plan Guidelines, all traffic should be contained inside the school

property. The measures need to be taken for proper traffic management for loading and unloading during pickup/drop-off period-

1. All traffic will enter either from the driveway on Rylie road or from the northern driveway on Tufts Road during drop-off during morning and drop-off at designated locations.
2. During afternoon dismissal, all traffic must enter from the northern most driveway on Tufts Road and make a double queue. The required queue length for the afternoon dismissal is 3178 ft and the provided space is about 3678 ft.
3. The Pk-2 passenger vehicles will move towards the driveway and make a double queue on both of the driveways and exit from the Rylie Road.
4. The 3-4th grades pickup will be on the north side of the school and will exit from the middle driveway on the Tufts road
5. The 5-6th grades will be picked-up on the eastern side of the school and will exit on the southernmost driveway on Tufts Road.
6. All movement will be controlled by school staff.

Vehicular Queue Lengths

A+ Charter should accommodate all morning arrival traffic operations in accordance with **Exhibit 1**. All afternoon dismissal traffic operations should be in accordance with **Exhibits 2**, depending on the students' grade. School staff should try to maximize efficiency of student loading operations at all times. Maximum accumulation of vehicles is subject to both the rate of arrival traffic and the rate at which the school staff is able to load/unload students into their corresponding cars; any delay or inadequacy in the loading/unloading operations results in unwarranted accumulation of traffic.

RECOMMENDATIONS

The school administration should continue to implement an active management of student loading to expedite queueing operations and reduce the maximum accumulation of traffic. Queue pick-up participation is a challenge that schools face constantly. Despite the anticipated practices and operational characteristics at A+ Charter, full cooperation of all school staff members, students and parents is crucial for the success of the systematic queue. Proper training of school staff on the duties and expectations pertaining to this plan is recommended. Sufficient communication at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. DeShazo recommends consideration of the following recommendations to optimize queue operations:

Traffic Queue Operations

- Implementation of an "Advance Passenger Identification System" to expedite queue operations. This system uses hangtags displayed through the windshield of arriving vehicles to identify arriving vehicles with the name(s) of corresponding student(s).
- Use of apps or software (e.g., Driveline Dispatch®) to expedite queue operations. This software efficiently displays family names of upcoming vehicles on indoor screens and provides students and school staff with a chart of vehicles approaching the loading zone.

*DeShazo Group, Inc.
January 17, 2019*

- Staff participating in student drop-off/pick-up operations should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages "STOP" and "SLOW". Optional additional equipment for staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to gain the attention of motorists.
- Morning arrival and afternoon dismissal traffic operations should be managed in accordance with the traffic circulation, loading zones, and on-street parking depicted in **Exhibit 1** and **Exhibit 2**. These plans include the recommended configuration of temporary traffic control devices (such as traffic cones, etc.) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff shall be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.
- Parents should refrain from parking on Street.
- **Parents should not arrive more than 30 minutes prior to the student's dismissal time.**

Student Safety

- Student safety should remain paramount at all times. School administration should continuously remind students, parents and staff of their expectations relative to this traffic management plan throughout the school year.
- School administration should review traffic operations and address any problems concerning this traffic management plan and identify solutions in the interest of student safety.
- In accordance with the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle during the time a school zone is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

SUMMARY

This TMP should be used by A+ Charter to provide safe and efficient transportation of students, staff, and faculty to and from the site. The plan was developed with the intent of optimizing safety and efficiency and the goal of accommodating vehicular traffic generated by the school within the site at peak traffic periods. School administration should review details of this TMP on a regular basis to confirm its effectiveness.

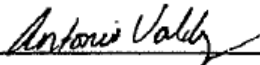
END OF MEMO

SCHOOL REVIEW AND COMMITMENT

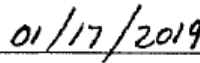
This plan was developed for A+ Charter with the intent of optimizing safety and efficiency related to vehicular traffic generated by the School during peak traffic periods. A concerted effort and full participation by the School administration, staff, students and parents are essential to maintain safe and efficient traffic operations.

The School has reviewed the Traffic Management Plan and is in support of the strategies presented herein.

The School is committed to continually reviewing and assessing the effectiveness of the TMP and if warranted, will implement changes in the Interest of increasing safety, efficiency and minimizing impacts on the surrounded community.



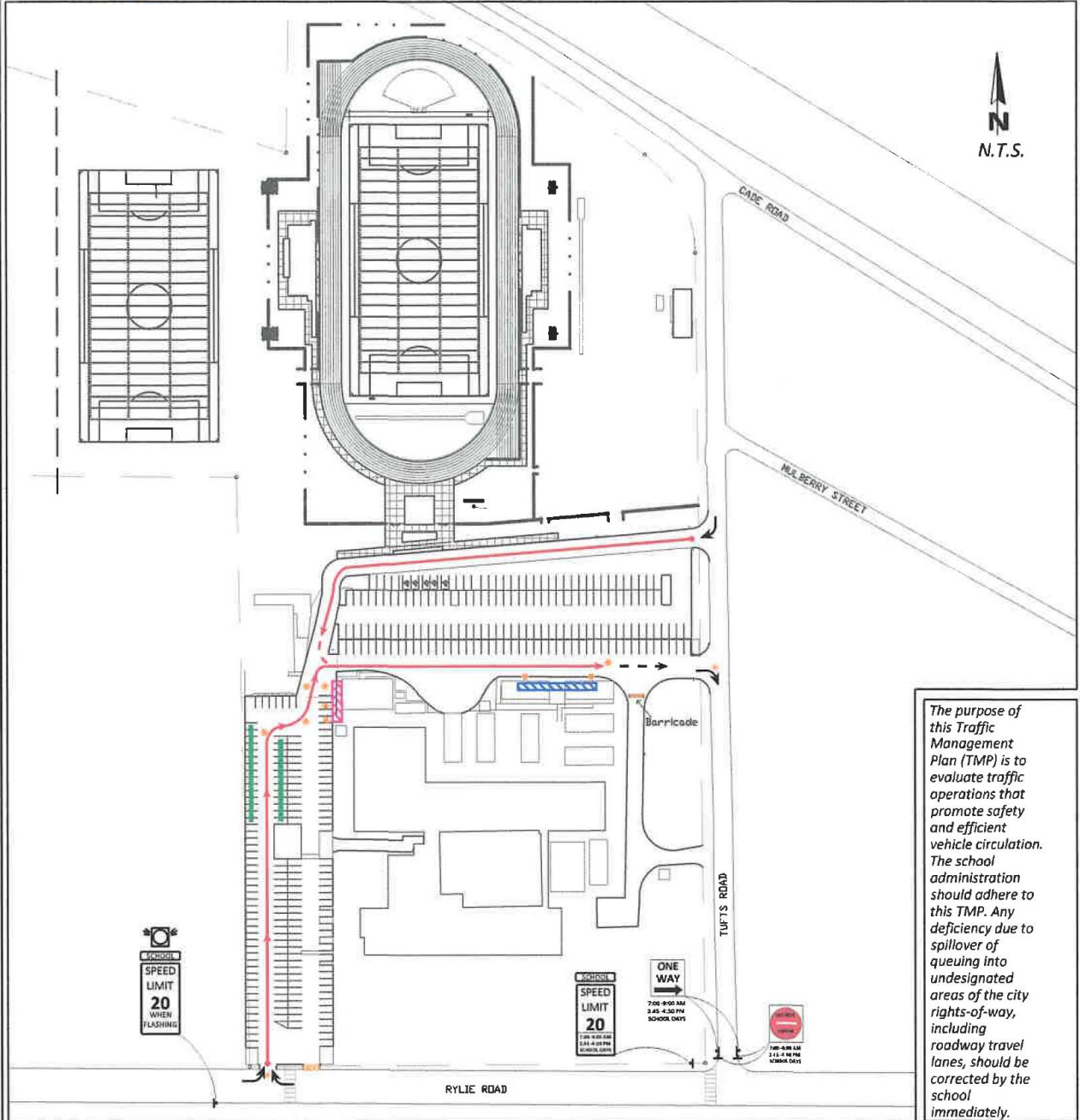
Tony Valdez, Director of Maintenance
A+ Charter



Date



DeShazo Group, Inc. Job No. 18153 Exhibit Created on 12-16-2018



The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

Legend

- - On-Site Vehicle Queue → - Outbound Route
- Vehicle Loading Zone ✱ - School Staff
- Parent Parking ✱ - Off-Duty Deputy Officer
- ↩ - Inbound/Outbound

Student Grade	Student Enrollment	Start/End Schedule	Travel Modes	Vehicular Traffic Demand Queue Summary
Pre-K	85	7:40 AM - 3:20 PM	Parent Pick-Up: 99% Walking: 1%	Provided: 1,482 LF (74 veh) Required: 1,300 LF (65 veh) Surplus: 182 LF (9 veh)
K	107			
1	94			
2	81			

Total: 817 Students

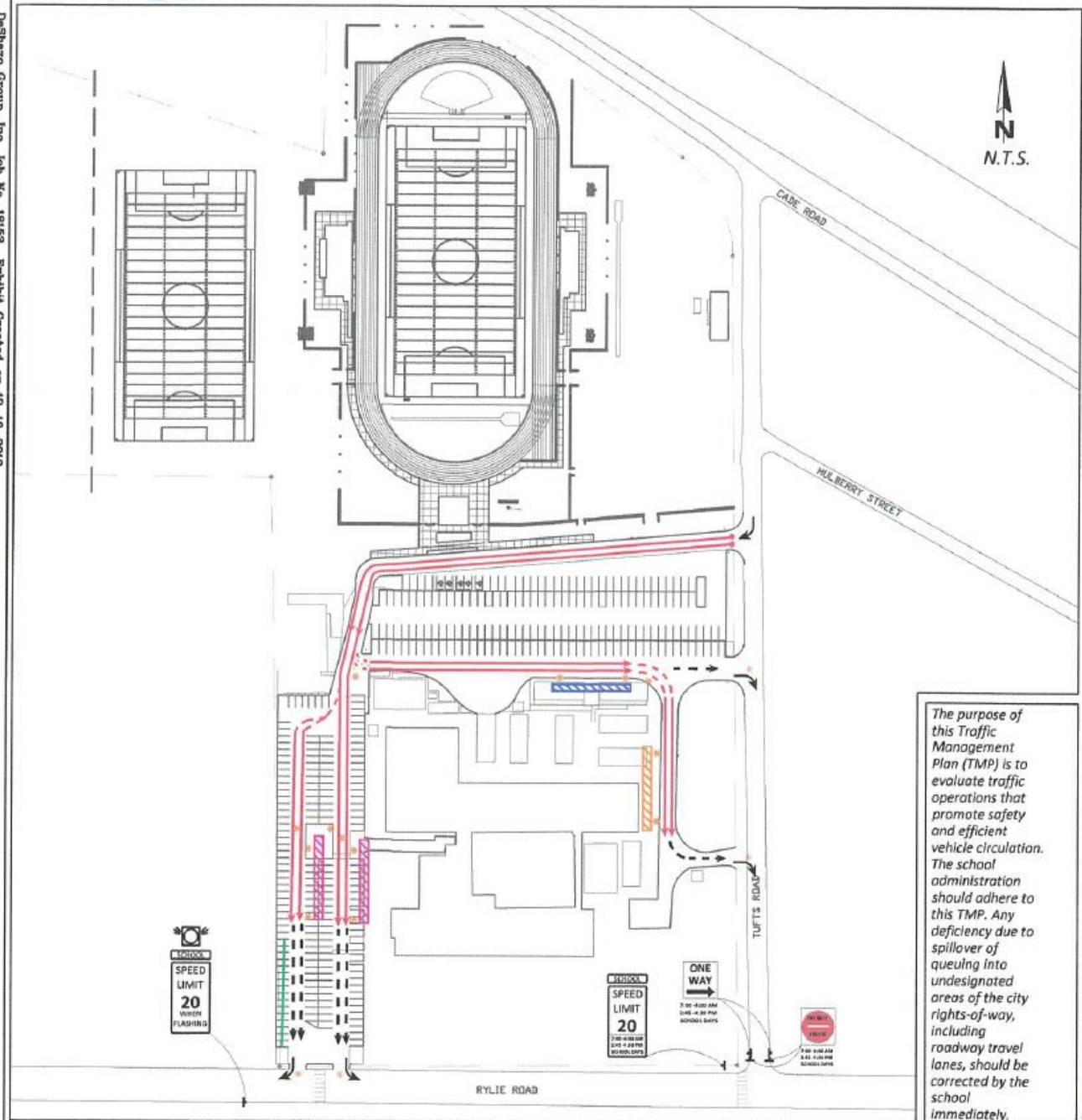
EXHIBIT 1
Traffic Management Plan - Morning Arrival

 A+ Charter
10327 Rylie Road, Dallas, Texas

 DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740



DeShazo Group, Inc. Job No. 18153 Exhibit Created on 12-18-2018



The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. The school administration should adhere to this TMP. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

Legend

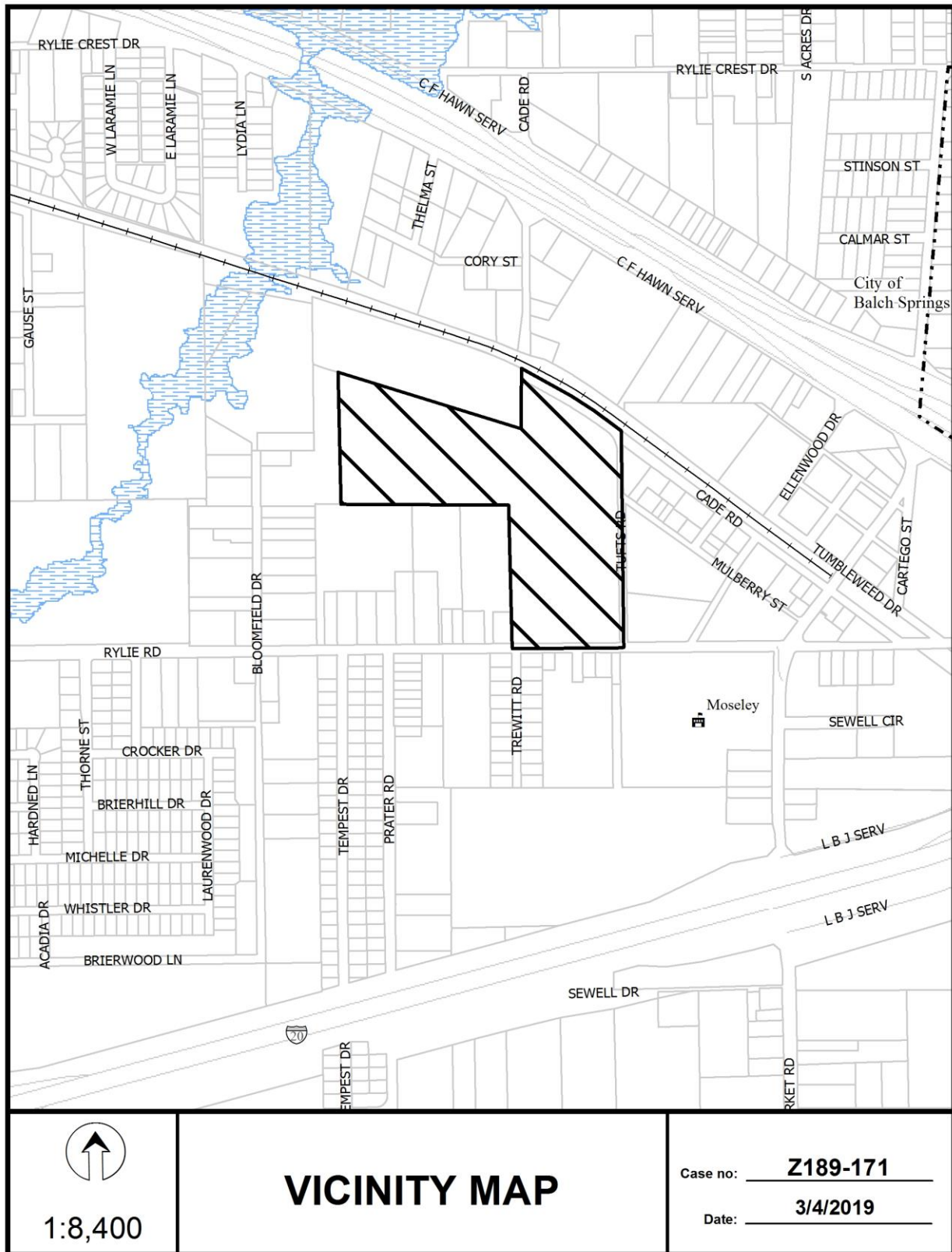
- - On-Site Vehicle Queue → - Outbound Route
- → → - Vehicle Loading Zone ✱ - School Staff
- - Parent Parking ✱ - Off-Duty Deputy Officer
- ⊕ - Traffic Cones ↻ - Inbound/Outbound

Student Grade	Student Enrollment	Start/End Schedule	Travel Modes	Vehicular Traffic Demand Queue Summary
Pre-K	85	7:40 AM - 3:20 PM	Parent Pick-Up: 99% Walking: 1%	Provided: 3,678 LF (156 veh) Required: 3,178 LF (135 veh) Surplus: 500 LF (21 veh)
K	107			
1	94			
2	81			

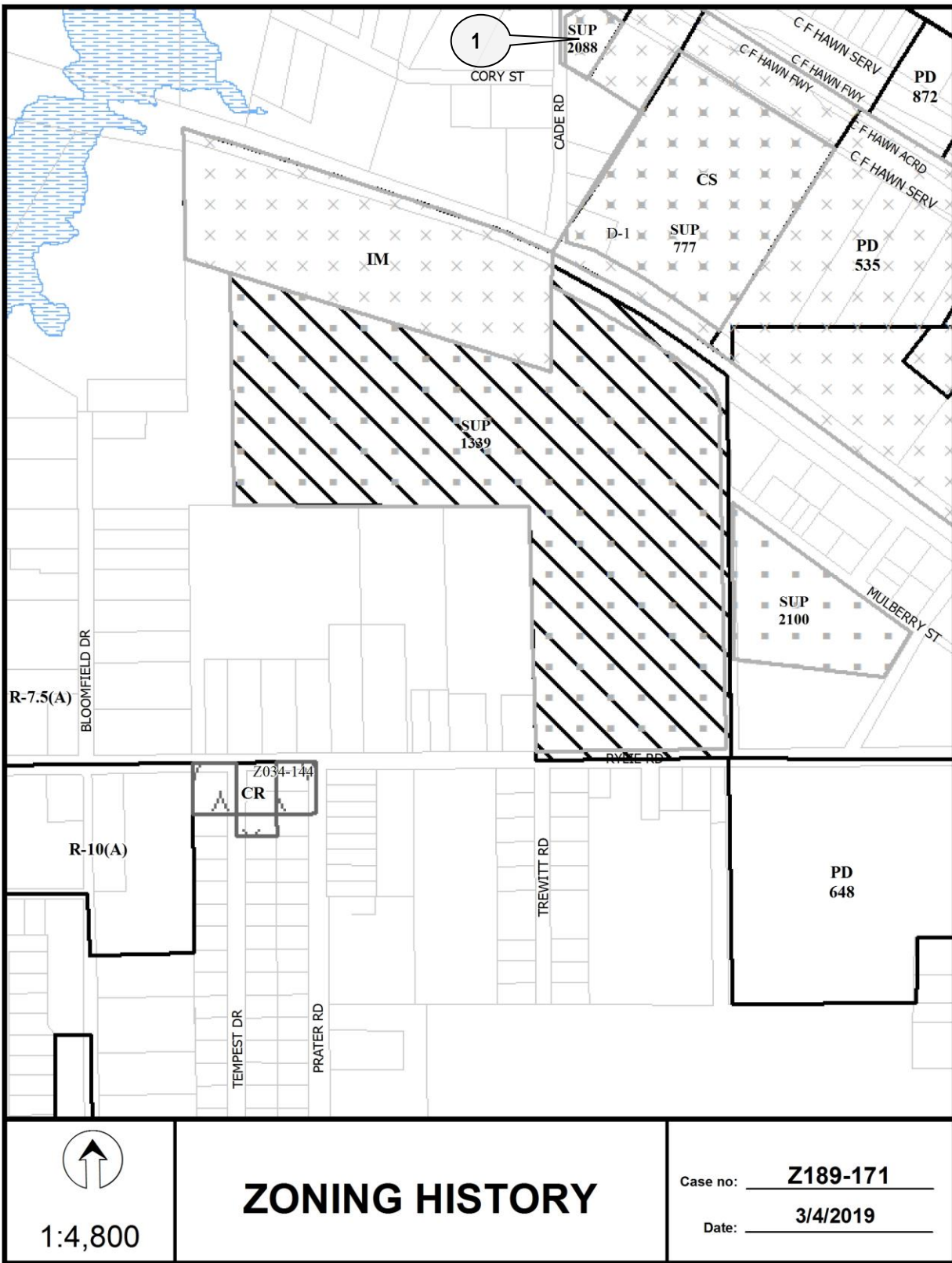
Total: 817 Students

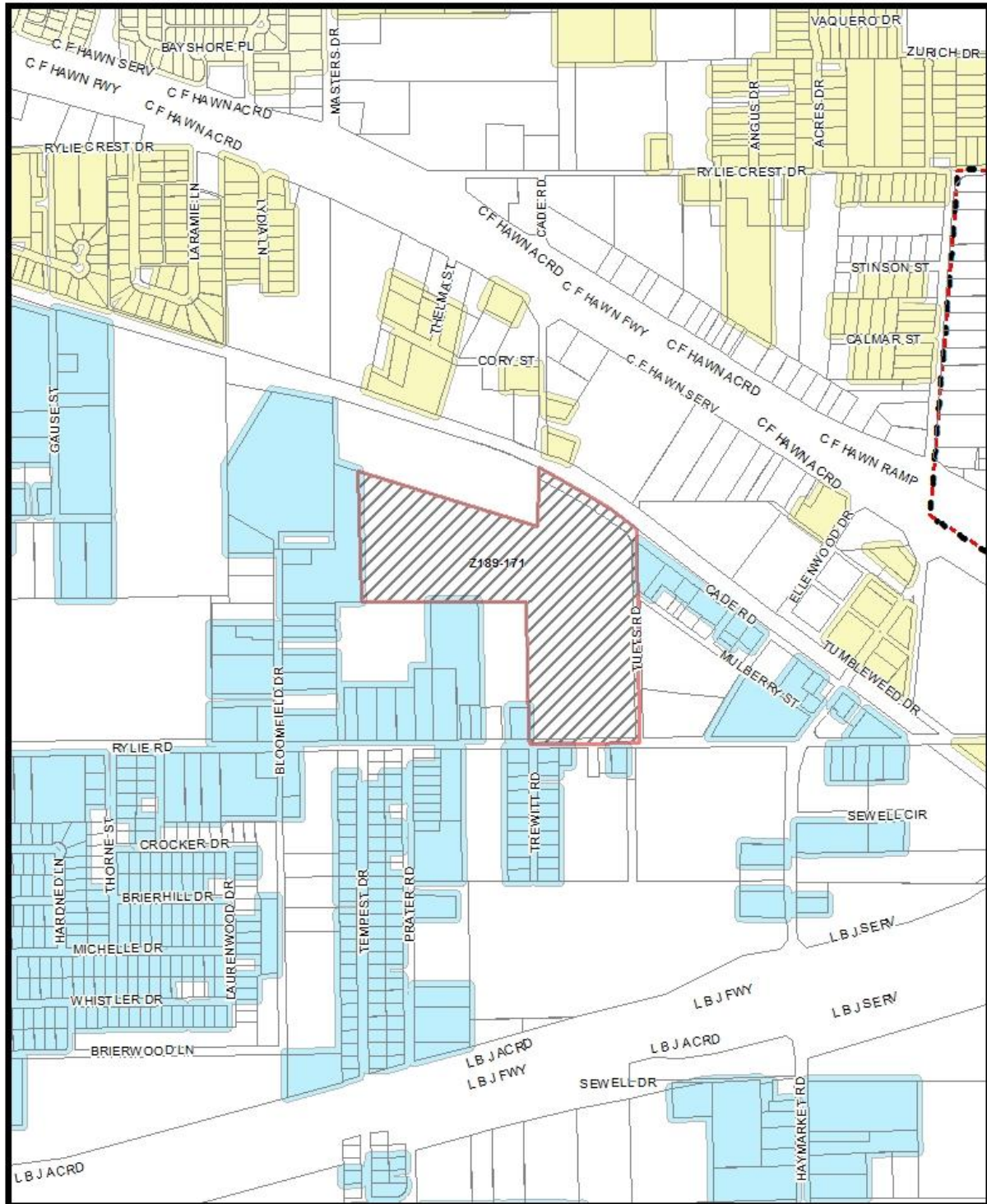
**EXHIBIT
2**
Traffic Management Plan - Afternoon Dismissal
 A+ Charter
 10327 Rylye Road, Dallas, Texas

 DeShazo Group, Inc.
 Texas Registered Engineering Firm F-3199
 400 S. Houston St. Suite 330
 Dallas, Texas 75202
 (214) 748.6740







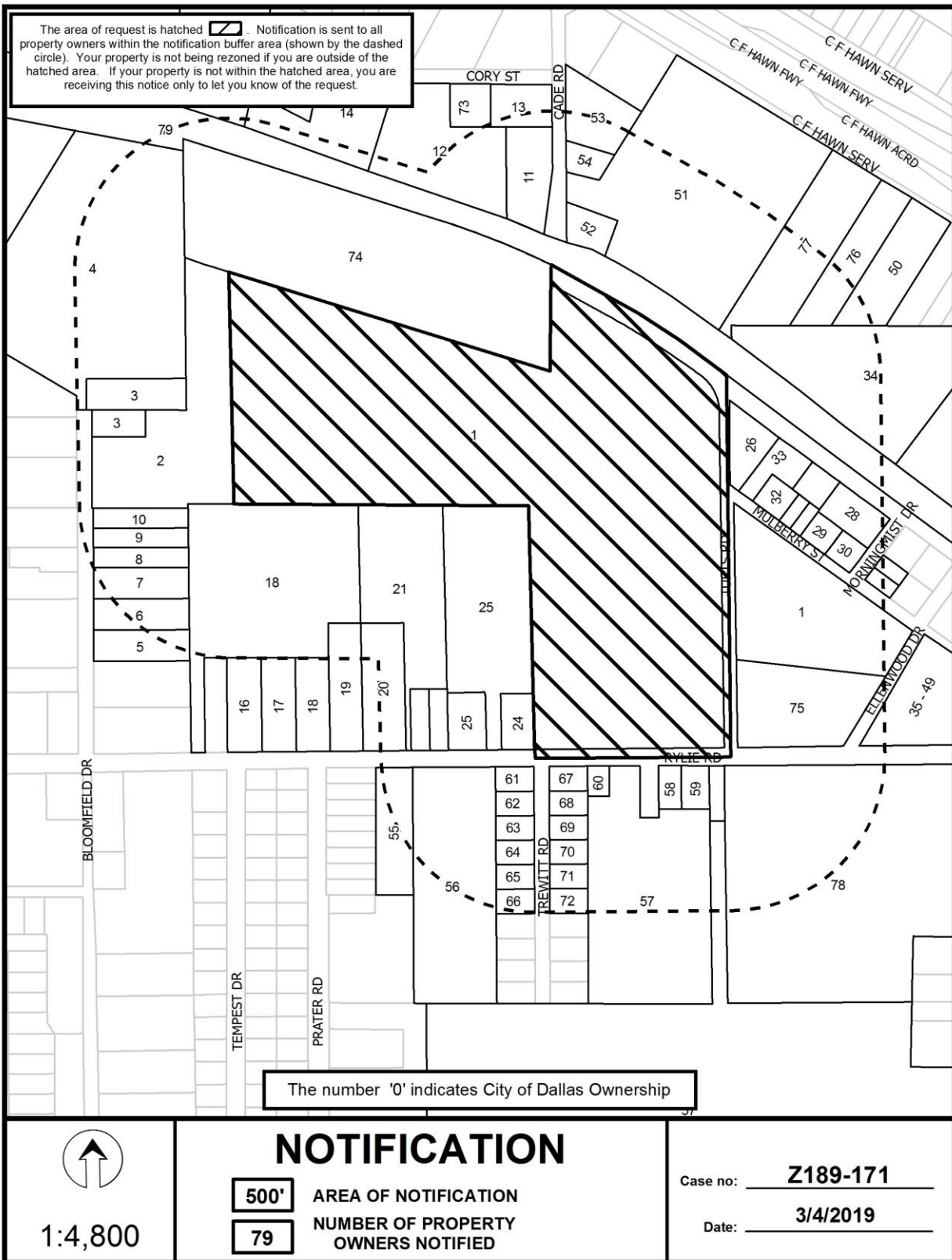


MVA Cluster A B C D E F G H I NA

1:8,400

Market Value Analysis

Printed Date: 3/4/2019



03/04/2019

Notification List of Property Owners***Z189-171******79 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1000 ELLENWOOD DR	A+ CHARTER SCHOOLS INC
2	1120 BLOOMFIELD DR	HERNANDEZ ANDRES
3	1106 BLOOMFIELD DR	FUENTES ABELINA O & ERNESTO M
4	1015 BLOOMFIELD DR	FUENTES ERNESTO &
5	1212 BLOOMFIELD DR	SHORT DAN EST OF
6	1206 BLOOMFIELD DR	SOUTHALL FLAVAL MILDRED
7	1150 BLOOMFIELD DR	AVILA ERNESTO RODRIGUEZ &
8	1142 BLOOMFIELD DR	AVILA ERNESTO RODRIGUEZ & CLAUDIA G RODRIGUEZ
9	1138 BLOOMFIELD DR	AVILA ERNESTO RODRIGUEZ &
10	1134 BLOOMFIELD DR	FUENTES ISMAEL
11	1015 CADE RD	FUENTES ROBERTO AVINA
12	10402 CORY ST	VALLE JORGE A & MATILDE
13	1009 CADE RD	HERNANDEZ ALBERTO
14	10316 CORY ST	COLUNGA EDMUNDO
15	10296 C F HAWN FWY	ALRABRIEH GHANEM ALI
16	10121 RYLIE RD	HENDERSON LYNDELL
17	10141 RYLIE RD	PEMBERTON PAUL EDWARD
18	10151 RYLIE RD	CISNEROS INMAR A &
19	10225 RYLIE RD	PARADA JOSE RENATO &
20	10231 RYLIE RD	JOVE FRANCISCO &
21	10233 RYLIE RD	JONES JAMES EARL EST OF
22	10235 RYLIE RD	GOSS JAMES & MICHELLE G
23	10239 RYLIE RD	MALDONADO BLAS &
24	10249 RYLIE RD	SANCHEZ JOSE SANTOS
25	10245 RYLIE RD	A+ CHARTER SCHOOLS
26	10600 CADE RD	KHAKI INVESTMENTS LLC

03/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10707 MULBERRY ST	HERRON CYNTHIA RENEE
28	10620 CADE RD	KHALIL NADIR
29	10615 MULBERRY ST	BUTLER TREVELYAN A
30	1207 MORNINGMIST DR	ARGUELLO LUIS CARLOS G &
31	10801 MULBERRY ST	BARRON JUAN &
32	10801 MULBERRY ST	DIAZ SARAH
33	10606 CADE RD	SHUBERT GLENNA F GENTHNER &
34	10818 C F HAWN FWY	OMEGA INDUSTRIES INC
35	1221 HAYMARKET RD	SANCHEZ LEONEL TRUSTEE
36	10850 MULBERRY ST	GARCIA VIRGINIA
37	10850 MULBERRY ST	DIMENSIONS INVESTMENT GROUP
38	10850 MULBERRY ST	RAMIREZ MARIA D SALAZAR
39	10850 MULBERRY ST	PIEDRA FERNANDO
40	10850 MULBERRY ST	SOTO LITZY B
41	10850 MULBERRY ST	HUFFMAN JESSE
42	10850 MULBERRY ST	MURILLO LETICIA
43	10850 MULBERRY ST	DIAZ LIBORIO
44	10850 MULBERRY ST	MARTINEZ CRYSTAL
45	10850 MULBERRY ST	CABALLERO DANIEL
46	10850 MULBERRY ST	LOLLAR JESSEY
47	10850 MULBERRY ST	TREJO, JOSE
48	10850 MULBERRY ST	NAJERA JAIME
49	10850 MULBERRY ST	CALZADA LIZETH
50	10718 C F HAWN FWY	FARAHMAND FARZAD
51	10560 C F HAWN FWY	BLUMAC LTD
52	1030 CADE RD	GARDNER MARK ROBERT
53	10516 C F HAWN FWY	VALDEZ JOHNNY
54	1022 CADE RD	SANCHEZ PATRICIO MENDOZA &
55	10232 RYLIE RD	RODRIGUEZ JOSE
56	10240 RYLIE RD	RYLIE CHURCH OF CHRIST
57	10328 RYLIE RD	LIBERTY BANKER LIFE INSURANCE CO

03/04/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10330 RYLIE RD	PARADA KEVIN JOEL &
59	10334 RYLIE RD	BUENO SERGIO
60	10314 RYLIE RD	MILLER LISA GAIL
61	1301 TREWITT RD	MACKENZIE SUE PROPERTIES
62	1305 TREWITT RD	GUAJARDO YOLANDA
63	1309 TREWITT RD	GOMEZ GABRIEL & MAURA
64	1315 TREWITT RD	OGAZ FRANCISCO J & THELMA
65	1319 TREWITT RD	PULIDO JAVIER & MARIA
66	1323 TREWITT RD	JUAREZ MATIAS & BEATRIZ PESINA CRUZ
67	1300 TREWITT RD	MORA JOSE ALFREDO TIRADO &
68	1304 TREWITT RD	DE LEON JUAN &
69	1308 TREWITT RD	RESENDIZ MARIA & FIDEL ROJO
70	1312 TREWITT RD	CARRALES RAMIRO
71	1318 TREWITT RD	DELEON E JAIME
72	1322 TREWITT RD	MARTINEZ MARIA ISABEL &
73	10436 CORY ST	DELEON JUAN JR
74	1033 CADE RD	BUILDERS CONCRETE
75	10410 RYLIE RD	RILEY CEMETERY ASSOC
76	10704 C F HAWN FWY	PROFICIENT CONCRETE LLC
77	10580 C F HAWN FWY	RUIBAL FARMS LP
78	10400 RYLIE RD	Dallas ISD
79	401 S BUCKNER BLVD	DART

CITY PLAN COMMISSION**THURSDAY, APRIL 4, 2019****Planner: Carolina Yumet**

FILE NUMBER: Z189-125(CY) **DATE FILED:** November 6, 2018
LOCATION: Northwest corner of East Side Avenue and South Collet Avenue
COUNCIL DISTRICT: 2 **MAPSCO:** 46 G
SIZE OF REQUEST: Approx. 0.23 acres **CENSUS TRACT:** 24.00

OWNER/APPLICANT: Ana Ortiz

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for a Planned Development District for Mixed Use District uses on property zoned an MF-2(A) Multifamily District.

SUMMARY: The purpose of the request is to create a new Planned Development District to allow for the development of a mixed-use project with ground-floor retail uses and two upper stories consisting of a maximum of three multifamily units.

STAFF RECOMMENDATION: **Denial.**

PRIOR CPC ACTION: On March 7, 2019, the City Plan Commission held this item under advisement.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped but according to Building Inspections' records, it was developed with a multifamily use until 1994 when a demolition permit was issued and completed.
- The applicant proposes to redevelop the site with a three-story structure containing ground-floor retail uses and three dwelling units in the upper floors.
- The proposed Planned Development District would allow for MU-1 Mixed-Use District uses and will be subject to a Development Plan.

Zoning History: There has been one zoning change in the vicinity during the last five years.

- 1. Z178-186** On April 25, 2018, City Council approved a Demolition Delay Overlay for nearby properties to the west of 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
South Collett Avenue	Major Arterial	50 feet
East Side Avenue	Minor Arterial	60 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

LAND USE ELEMENT

GOAL 1.1 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 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY.

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	MF-2(A) Multifamily District	Undeveloped land
North	CR Community Retail District	Office, retail and personal service
East	D(A) Duplex District	Single family, duplex
South	MF-2(A) Multifamily District	Multifamily, single family
West	CR Community Retail District	Undeveloped land, multifamily, catering service

Land Use Compatibility:

The approximate 0.23-acre site is zoned MF-2(A) Multifamily District and is currently undeveloped but according to Building Inspections' records, it was developed with a multifamily use until 1994 when a demolition permit was issued and completed.

Uses surrounding the area of request, include primarily single family and multifamily uses directly to the southwest of the site and to the south across East Side Avenue. Additional single family uses, and duplex uses are found to the east in a D(A) Duplex district located across South Munger Boulevard.

Retail and personal service uses, and a multifamily use are found to the north and west of the area of request in a CR Community Retail District that extends on both sides of Columbia Avenue, approximately from its intersection with South Munger Boulevard to its intersection with South Prairie Avenue.

The purpose of the request is to create a new Planned Development District for MU-1 Mixed Use District uses to allow for the development of a mixed-use project with ground-floor retail uses and two upper stories containing a maximum of three multifamily units.

While there are retail uses in close proximity to the area of request, the proposed zoning change to a Mixed Use District is not consistent with the area that is largely developed with residential uses. Furthermore, the applicant proposes to reduce the required setback in the MU-1 District from 20 feet when adjacent to residential districts (including MF-(A) districts), to 15 feet, and to not apply the residential proximity slope required for structures over 26 feet in height.

The residential proximity slope is defined as a plane projected upward and outward from every site of origination. A site of origination for the residential proximity slope is defined in the Dallas Development Code, as any property in a) an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-1(SAH), MF-2, MF-2(A) OR MF-2(SAH) district or b) an identifiable portion of a planned development or conservation district, which portion is restricted to residential uses not exceeding 36 feet in height.

With the proposed three-story building, and a maximum height allowed of 36 feet, the RPS should be applied from the adjacent lot in an MF-2(A) District that abuts the area of request along the southwest boundary, and that is currently developed with a two story multifamily use.

Since the RPS originated from the MF-2(A) District to the southwest projects at a 45 degree angle [1:1 slope]; it would require that structures in the MU-1 District be set back a minimum of 26 feet from the site of origination before the height can start exceeding 26 feet. Furthermore, the increase in height at that point, would have to be gradual and at a 1:1 ratio until the projection of the RPS terminates at 50 feet from the site of origination.

However, RPS only applies when the zoning district or Planned Development regulations specify that the RPS applies and in this case, the proposed conditions do not specify this requirement.

While the applicant proposes to prohibit certain uses allowed in the MU-1 District in order to minimize the impact on the surrounding areas, staff's recommendation of denial is primarily based on the proposed development standards not being protective of the existing residential uses found in close proximity to the site.

The proposed zoning change in a single tract of land amidst the existing residential neighborhood that surrounds the Community Retail District along Columbia Avenue, is

not consistent with the area containing primarily low and medium density residential development. Mixed Use districts are intended to promote the development of urban neighborhoods where a mix of uses are developed as a single project. A broader view of the zoning and land use of this area clearly indicates that the area is envisioned to be preserved as a residential neighborhood.

Land Use Comparison:

The table below includes a comparison between the uses allowed in the existing zoning, the proposed Planned Development District, and the MU-1 Mixed Use District as a reference:

USE	MF-2(A) Multifamily	PROPOSED PDD	MU-1 Mixed Use
AGRICULTURAL USES	CROP PRODUCTION	CROP PRODUCTION	CROP PRODUCTION
COMMERCIAL AND BUSINESS SERV.	NONE PERMITTED	CATERING SERVICE	CATERING SERVICE
			CUSTOM BUSINESS SERVICES
			ELECTRONICS SERVICE CENTER
			LABOR HALL (SUP)
			MEDICAL OR SCIENTIFIC LABORATORY(SUP)
INDUSTRIAL USES	GAS DRILLING AND PRODUCTION (SUP)	NONE PERMITTED	GAS DRILLING AND PRODUCTION (SUP)
	TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)		TEMPORARY CONCRETE OR ASPHALT BATCHING PLANT (By Special authorization of the BO)
INSTITUTIONAL AND COMMUNITY SERVICE USES	ADULT DAY CARE FACILITY (SUP)		ADULT DAY CARE FACILITY
	CEMETERY OR MAUSOLEUM (SUP)	CEMETERY OR MAUSOLEUM (SUP)	CEMETERY OR MAUSOLEUM (SUP)
	CHILD-CARE FACILITY (SUP)	CHILD-CARE FACILITY	CHILD-CARE FACILITY
	CHURCH	CHURCH	CHURCH
	COLLEGE, UNIVERSITY OR SEMINARY (SUP)		COLLEGE, UNIVERSITY OR SEMINARY
	COMMUNITY SERVICE CENTER (SUP)	COMMUNITY SERVICE CENTER (SUP)	COMMUNITY SERVICE CENTER (SUP)
	CONVALESCENT AND NURSING HOMES, HOSPICE CAR, AND RELATED INSTITUTIONS (RAR)	CONVALESCENT AND NURSING HOMES, HOSPICE CAR, AND RELATED INSTITUTIONS (RAR)	CONVALESCENT AND NURSING HOMES, HOSPICE CAR, AND RELATED INSTITUTIONS (RAR)
	CONVENT OR MONASTERY		CONVENT OR MONASTERY
	FOSTER HOME	FOSTER HOME	FOSTER HOME
	HOSPITAL (SUP)		HOSPITAL (SUP)
	LIBRARY, ART GALLERY OR MUSEUM (SUP)		LIBRARY, ART GALLERY OR MUSEUM
			OPEN-ENROLLMENT CHARTER SCHOOL OR PRIVATE SCHOOL (SUP)
	PUBLIC OR PRIVATE SCHOOL (SUP)		PUBLIC SCHOOL OTHER THAN AN OPEN-ENROLLMENT CHARTER SCHOOL (RAR)
LODGING USES		NONE PERMITTED	EXTENDED STAY HOTEL OR MOTEL (SUP)
			HOTEL OR MOTEL (RAR or SUP)
	LODGING OR BOARDING HOUSE		

USE	MF-2(A) Multifamily	PROPOSED PDD	MU-1 Mixed Use
MISCELLANEOUS USES			ATTACHED NON-PREMISE SIGN (SUP)
	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)	CARNIVAL OR CIRCUS (TEMPORARY) (By special authorization of the BO)
	TEMPORARY CONSTRUCTION OR SALES OFFICE	TEMPORARY CONSTRUCTION OR SALES OFFICE	TEMPORARY CONSTRUCTION OR SALES OFFICE
OFFICE USES	NONE PERMITTED	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW	FINANCIAL INSTITUTION WITHOUT DRIVE-IN WINDOW
			FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW (DIR)
		MEDICAL OR AMBULATORY SURGICAL CENTER	MEDICAL OR AMBULATORY SURGICAL CENTER
		OFFICE	OFFICE
RECREATION USES	COUNTRY CLUB WITH PRIVATE MEMBERSHIP (RAR)		COUNTRY CLUB WITH PRIVATE MEMBERSHIP
	PRIVATE RECREATION CENTER, CLUB OR AREA (SUP)	PRIVATE RECREATION CENTER, CLUB OR AREA	PRIVATE RECREATION CENTER, CLUB OR AREA
	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	PUBLIC PARK, PLAYGROUND OR GOLF COURSE	PUBLIC PARK, PLAYGROUND OR GOLF COURSE
RESIDENTIAL USES	COLLEGE DORMITORY, FRATERNITY OR SORORITY HOUSE		COLLEGE DORMITORY, FRATERNITY OR SORORITY HOUSE
	DUPLEX	DUPLEX	DUPLEX
	GROUP RESIDENTIAL FACILITY	GROUP RESIDENTIAL FACILITY	GROUP RESIDENTIAL FACILITY
	HANDICAPPED GROUP DWELLING UNIT	HANDICAPPED GROUP DWELLING UNIT	HANDICAPPED GROUP DWELLING UNIT
	MULTIFAMILY	MULTIFAMILY	MULTIFAMILY
	RESIDENTIAL HOTEL	RESIDENTIAL HOTEL	RESIDENTIAL HOTEL
	RETIREMENT HOUSING	RETIREMENT HOUSING	RETIREMENT HOUSING
	SINGLE FAMILY DWELLING	SINGLE FAMILY	SINGLE FAMILY
RETAIL AND PERSONAL SERVICE USES	NONE PERMITTED		ALCOHOLIC BEVERAGE ESTABLISHMENT
		ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)	ANIMAL SHELTER OR CLINIC WITHOUT OUTSIDE RUNS (RAR)
			AUTO SERVICE CENTER (RAR)
			BUSINESS SCHOOL
			CAR WASH (RAR)
			COMMERCIAL AMUSEMENT (INSIDE) (SUP)
			COMMERCIAL AMUSEMENT (OUTSIDE) (SUP)
			COMMERCIAL PARKING LOT OR GARAGE (RAR)
		DRY CLEANING OR LAUNDRY STORE	DRY CLEANING OR LAUNDRY STORE
			FURNITURE STORE
		GENERAL MERCHANDISE OR FOOD STORE 3,500 SQUARE FEET OR LESS	GENERAL MERCHANDISE OR FOOD STORE 3,500 SQUARE FEET OR LESS
			GENERAL MERCHANDISE OR FOOD STORE GREATER THAN 3,500 SQUARE FEET
			GENERAL MERCHANDISE OR FOOD STORE 100,000 SQUARE FEET OR MORE (SUP)

USE	MF-2(A) Multifamily	PROPOSED PDD	MU-1 Mixed Use
RETAIL AND PERSONAL SERVICE USES	NONE PERMITTED		MORTUARY, FUNERAL HOME OR COMMERCIAL WEDDING CHAPEL
			MOTOR VEHICLE FUELING STATION
		NURSERY, GARDEN SHOP OR PLANT SALES.	NURSERY, GARDEN SHOP OR PLANT SALES.
			PARAPHERNALIA SHOP (SUP)
		PERSONAL SERVICE USES	PERSONAL SERVICE USES
			RESTAURANT WITHOUT DRIVE-IN OR DRIVE-THROUGH SERVICE (RAR)
			RESTAURANT WITH DRIVE-IN OR DRIVE-THROUGH SERVICE (DIR)
			SWAP OR BUY SHOP (SUP)
			TEMPORARY RETAIL USE
			THEATER
TRANSPORTATION USES	TRANSIT PASSENGER SHELTER	TRANSIT PASSENGER SHELTER	TRANSIT PASSENGER SHELTER
	TRANSIT PASSENGER STATION OR TRANSFER CENTER (SUP)	TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)	TRANSIT PASSENGER STATION OR TRANSFER CENTER (By SUP or City Council Resolution)
UTILITY AND PUBLIC SERVICE USES			COMMERCIAL RADIO OR TELEVISION TRANSMITTING STATION
	ELECTRICAL SUBSTATION (SUP)		ELECTRICAL SUBSTATION
	LOCAL UTILITIES (SUP or RAR may be required)	LOCAL UTILITIES (SUP or RAR may be required)	LOCAL UTILITIES (SUP or RAR may be required)
	POLICE OR FIRE STATION (SUP)	POLICE OR FIRE STATION	POLICE OR FIRE STATION
		POST OFFICE	POST OFFICE
	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)	RADIO, TELEVISION, OR MICROWAVE TOWER (SUP)
	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	TOWER/ANTENNA FOR CELLULAR COMMUNICATION	TOWER/ANTENNA FOR CELLULAR COMMUNICATION
	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)	UTILITY OR GOVERNMENT INSTALLATION OTHER THAN LISTED (SUP)
WHOLESALE, DISTRIBUTION AND STORAGE USES			MINI-WAREHOUSE (SUP)
			RECYCLING BUY-BACK CENTER
			RECYCLING COLLECTION CENTER
	RECYCLING DROP-OFF CONTAINER	RECYCLING DROP-OFF CONTAINER	RECYCLING DROP-OFF CONTAINER
	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION	RECYCLING DROP-OFF FOR SPECIAL OCCASION COLLECTION

Development Standards:

The table below identifies the development standards of the existing MF-2(A) Multifamily District, the proposed Planned Development District, and the MU-1 Mixed use District which is the base of the proposed district.

DISTRICT	SETBACKS			Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side	Rear					
Existing MF-2(A) Multifamily	15'	No min for SFD, 5' for Duplex, 10' other	No min for SFD, 10' for duplex, 15' other	No maximum	36'	60% for res. Uses, 50% for non-res.	Residential Proximity Slope	Single Family, Duplex and Multifamily Dwelling uses
Proposed PD No.____	15' and 20'	15' for non-residential uses when adjacent to residential	20' when adjacent to residential. No min. other	Maximum 3 units in a MUP (13 u/acre)	36'	80%	-	MU-1 uses with restrictions.
Reference MU-1	15' and Urban setback for struct. above 45 feet	20' when adjacent to residential. No min. other	20' when adjacent to residential. No min. other	15 u/acre (No MUP), 20 u/acre (MUP 2 cat), 25 u/acre (MUP 3 cat)	80' (no MUP), 90' (MUP no retail), 120' (MUP w/retail)	80%	Residential proximity Slope, Visual Intrusion	Office, retail and personal service, lodging, residential.

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 southwest, south and east, and an "H" MVA Cluster further south.

Parking:

Off-street parking is proposed to be provided according to the Dallas Development Code, as amended. As depicted in the proposed development plan, for the proposed 3,037.5 square feet of retail space, and the proposed three one-bedroom units, a total of 18 spaces will be required¹ and provided.

The applicant proposes to provide five off-street parking spaces on site and to provide the additional 13 spaces via remote parking agreement. According to the applicant, ten of those remote parking spaces will be provided on a currently undeveloped lot located to the west of the area of request across the alley and that is approximately within the maximum walking distance of 300 feet allowed per code to provide for more than 50 percent of the required parking [Sec. 51A-4.324(b)(3)(A)]. The additional three spaces

¹ Approximately 3,037.5 sf of retail floor area / 200 = 15.2 ~ 15 off-street parking spaces.
Three one-bedroom units @ 1 space per bedroom = 3 off-street parking spaces
Total = 18 off-street parking spaces

will also be provided via remote parking agreement on a lot located to the west of the site and currently developed with retail and office uses.

While the remote parking is proposed to be within walking distance, parking along the adjacent residential streets, particularly East Side Avenue, may occur due to the proposed retail uses encroaching into the multifamily district.

Landscaping:

At the time of development, and as specified in the proposed PD conditions, landscaping will be provided in accordance with Article X of the Dallas Development Code, as amended.

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 East Side Avenue and South Collett Avenue. The size of PD ____ is approximately 0.23 acres.

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

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

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

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

SEC. 51P- ____ .104. EXHIBIT.

The following exhibit is incorporated into this article:

(1) Exhibit ____A: development plan.

SEC. 51P- ____ .106. 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- ____ .107. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted are those main uses permitted in the MU-1 Mixed Use District, subject to the same conditions applicable in the MU-1 Mixed Use

District, as set out in Chapter 51A. For example, a use permitted in the MU-1 Mixed Use 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 MU-1 Mixed Use District is subject to DIR in this district; etc.

(b) The following uses are prohibited:

- Adult day care facility
- Alcoholic beverage establishments.
- Attached non-premise sign
- Auto service center.
- Business school.
- Car wash.
- College dormitory, fraternity, or sorority house.
- College, university or seminary.
- Commercial radio or television transmitting station.
- Commercial amusement (inside)
- Commercial amusement (outside).
- Commercial parking lot or garage.
- Convent or monastery
- Country club with private membership.
- Custom Business Services.
- Electrical substation.
- Electronics service center.
- Extended stay hotel or motel.
- Financial institution with drive-in window.
- Furniture store.
- Gas drilling and production.
- General merchandise or food store greater than 3,500 square feet.
- General merchandise or food store 100,000 square feet or more.
- Hospital.
- Hotel or motel.
- Labor Hall.
- Library, art gallery or museum.
- Medical or scientific laboratory.
- Mini-warehouse.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Open-enrollment charter school or private school.
- Paraphernalia shop.
- Public school other than an open-enrollment charter school.
- Recycling buy-back center.
- Recycling collection center.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive through service.
- Swap or buy shop
- Temporary concrete or asphalt batching plant.

- Temporary retail use.
- Theater

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

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

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

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

(a) Except as provided in this section, the yard, lot, and space regulations for the MU-1 Mixed Use District apply.

(b) Front yard. Minimum front yard on Collett Avenue is 20 feet. Minimum front yard on East Side Avenue is 15 feet.

(c) Side yard. Minimum side yard setback for non-residential structures is 15 feet when adjacent to a residential use.

(b) Density. Maximum number of dwelling units in a Mixed Use Project is 3.

(c) Floor area ratio. Maximum floor area ratio is 1.0.

(d) Height. Maximum structure height is 36 feet.

(e) Lot size. No minimum lot size.

(f) Stories. Maximum number of stories above grade is 3.

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

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

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

See Article VI.

SEC. 51P-____.112. LANDSCAPING.

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

SEC. 51P-____.113. SIGNS.

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

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

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

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

- (a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.
- (b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

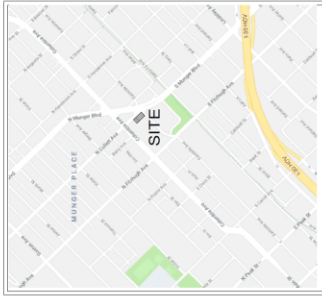
PROPOSED DEVELOPMENT PLAN

4951 EAST SIDE AVE.
CITY OF DALLAS, TEXAS

Baldwin
Associates

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

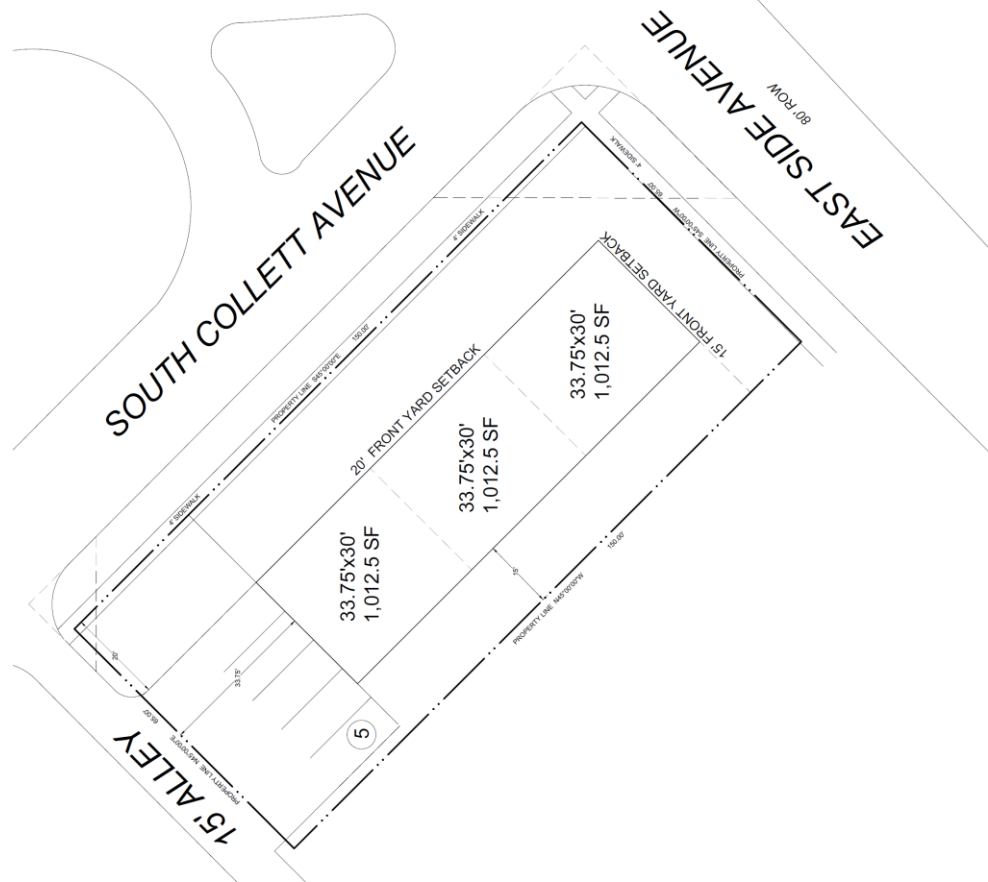
02/26/2019
PROJECT NUMBER
CASE NUMBER

VICINITY MAP
NTS

SITE DATA TABLE
PLANNED DEVELOPMENT DISTRICT
4951 EAST SIDE AVENUE

TOTAL SITE AREA	50.88 AC	GROUND FLOOR RETAIL	0.33%
LAND USE		UPPER FLOORS MULTIFAMILY	
TOTAL FLOOR AREA (SF)	9,111		
		SETBACKS	
FRONT SETBACK: EAST SIDE	15 FT	RAIN	PROVIDED
FRONT SETBACK: COLLECT	20 FT	15 FT	15 FT
FRONT SETBACK: INTERIOR (RES. ADJ.)	15 FT	20 FT	20 FT
SIDE SETBACK: ALLEY	NONE		33 FT
		BULK STANDARDS	
		MAX. HEIGHT	PROVIDED
		20 W/17.2' CATEGORIES	
DWELLING UNIT DENSITY	0.4	FLOOR AREA RATIO: RETAIL	0.3
FLOOR AREA RATIO: RESIDENTIAL	1.8	FLOOR AREA RATIO: RESIDENTIAL	0.6
TOTAL FLOOR AREA RATIO	1.0	TOTAL FLOOR AREA RATIO	0.9
BUILDING HEIGHT	120 FT	BUILDING HEIGHT	36 FT
BUILDINGS/FLOORS	3	BUILDINGS/FLOORS	3
CUT COVERAGE	86%	CUT COVERAGE	36%
		PARKING (REMOVED)	
		PROVIDED	
PARKING RETAIL (1,200)	15.20	RECO.	5.0N SITE
PARKING RESIDENTIAL (1 BEDROOM)	3		3 REMOTE

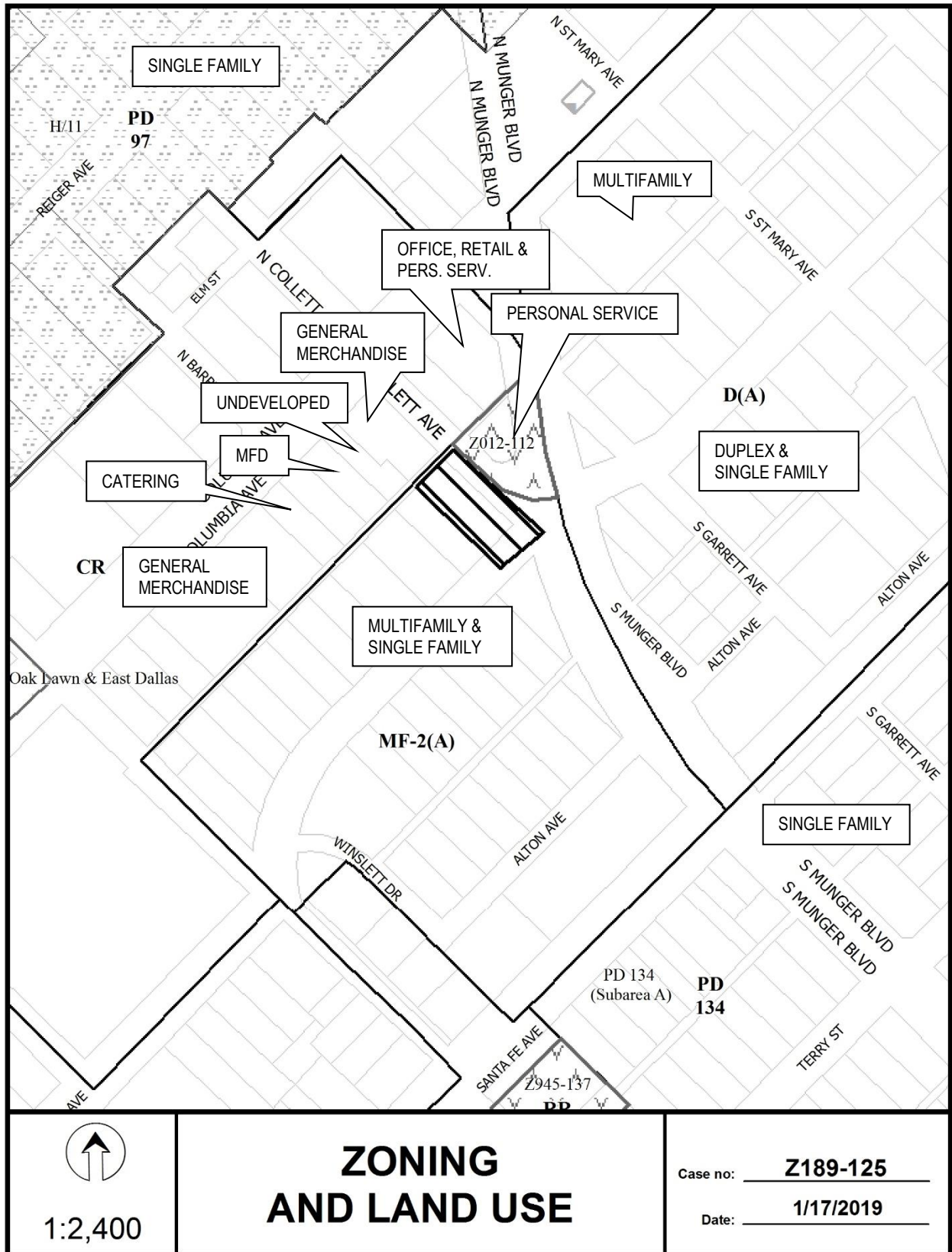
Z189-125

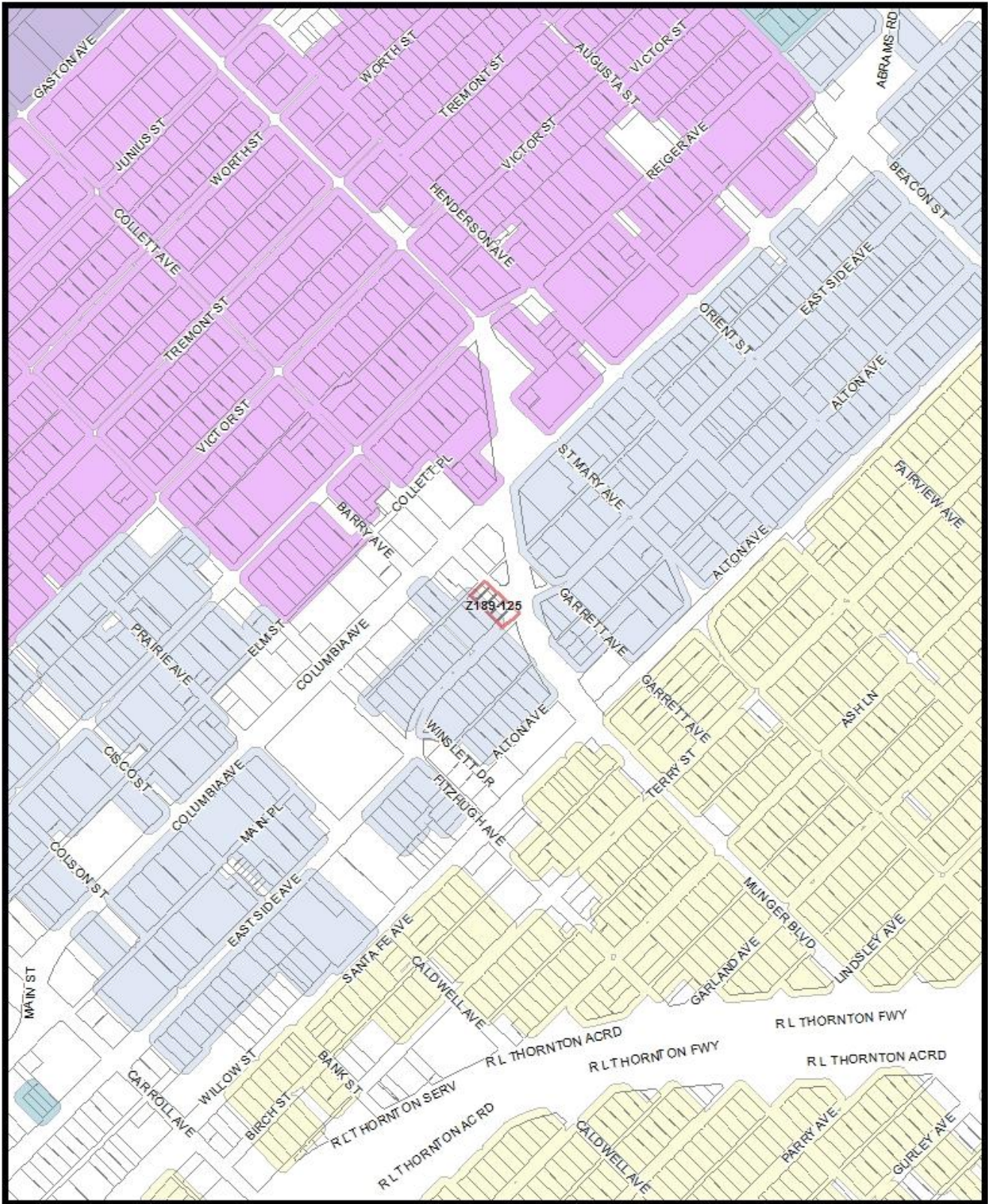


SITE PLAN
SCALE: 1" = 10'-0"









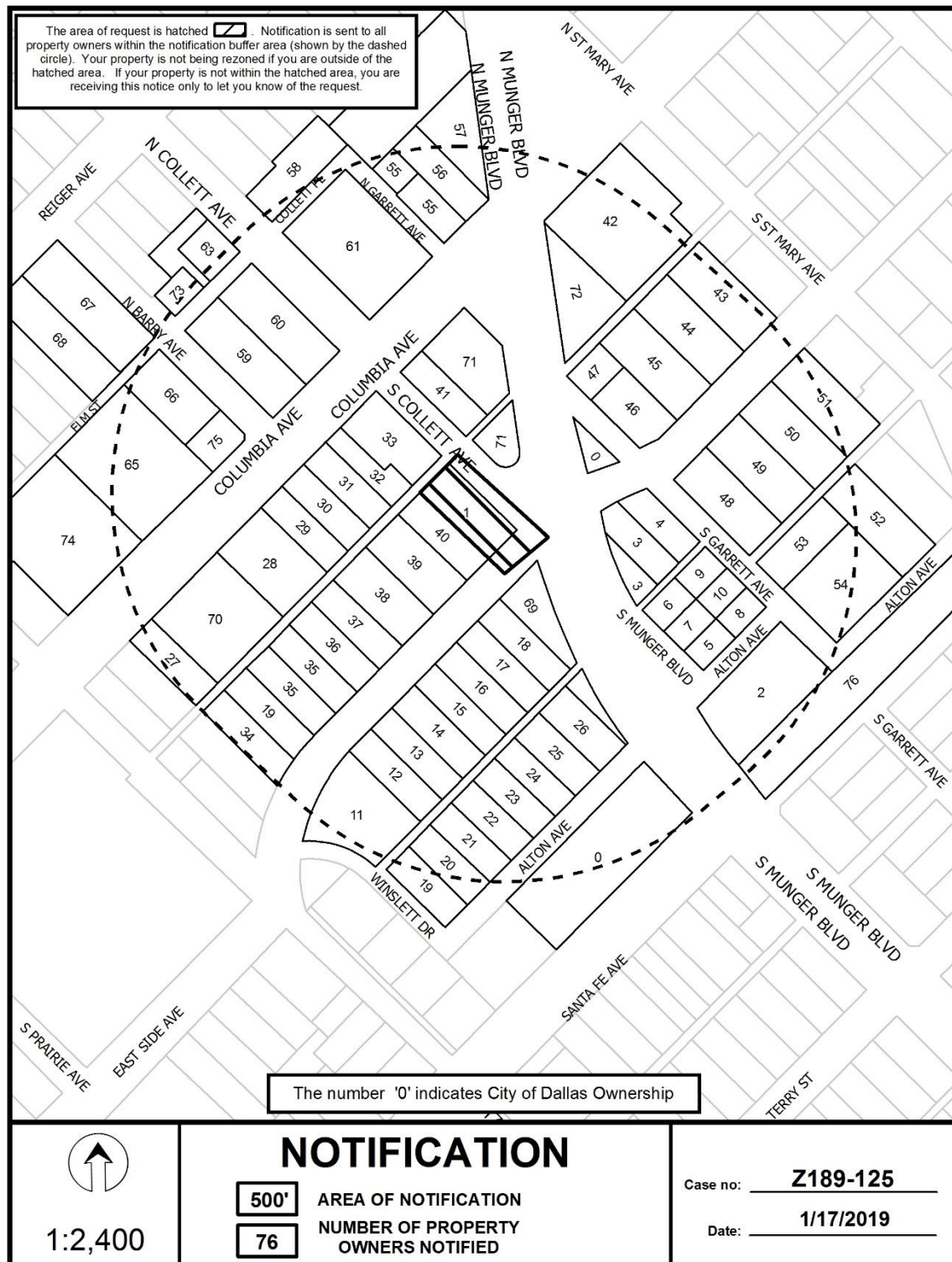
MVA Cluster  A  B  C  D  E  F  G  H  I  NA



1:6,000

Market Value Analysis

Printed Date: 1/25/2019



01/17/2019

Notification List of Property Owners***Z189-125******76 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4951 EAST SIDE AVE	ORTIZ ANA A
2	4960 ALTON AVE	WILLOW PARTNERS LP
3	5004 EAST SIDE AVE	BAHR REBECCA
4	5010 EAST SIDE AVE	EMILIANO LUDIVINA R &
5	222 S MUNGER BLVD	CHATTO DEE A
6	214 S MUNGER BLVD	SAUCEDA EPIFANIO
7	218 S MUNGER BLVD	MENDEZ JOSE A
8	221 S GARRETT AVE	PENDERGRASS FLETCHER
9	211 S GARRETT AVE	LOPEZ CORONADO MARTHA ALICIA
10	217 S GARRETT AVE	SOTO ESTEBAN
11	4910 EAST SIDE AVE	AKIYAMA MITSURU
12	4918 EAST SIDE AVE	IEFFEL INVESTMENTS CAPITAL LLC
13	4922 EAST SIDE AVE	WBL EAST SIDE INVESTMENT GROUP LLC
14	4926 EAST SIDE AVE	CHONG UI CHIN
15	4932 EAST SIDE AVE	GONZALEZ MARIO &
16	4936 EAST SIDE AVE	SANDOVAL SERGIO CUELLAR
17	4940 EAST SIDE AVE	LATIMER ROY ARTHUR
18	4944 EAST SIDE AVE	VERA HECTOR MANUEL
19	4911 ALTON AVE	DREAM DALLAS LLC
20	4917 ALTON AVE	BEESELY JOHN
21	4921 ALTON AVE	BEESELY JOHN & VUOKKO
22	4925 ALTON AVE	AC ANGELES TRUST
23	4929 ALTON AVE	DONNA GROUP
24	4933 ALTON AVE	SALYARDS CHARLES R
25	4937 ALTON AVE	MCDUGAL LEON C
26	4939 ALTON AVE	CORONADO EDUARDO & ELDA LAURA SIFUENTES

01/17/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4910 COLUMBIA AVE	TESSA INVESTMENTS INC
28	4924 COLUMBIA AVE	LIEV LISA
29	4932 COLUMBIA AVE	FAZ RUBEN
30	4936 COLUMBIA AVE	FAZ REALTY INC
31	4944 COLUMBIA AVE	FAZ RUBEN
32	4946 COLUMBIA AVE	ORTIZ ANA A
33	4950 COLUMBIA AVE	NIGAR CORPORATION
34	4909 EAST SIDE AVE	EAST SIDE INVESTMENTS LP
35	4917 EAST SIDE AVE	5927 LINDELL LLC
36	4925 EAST SIDE AVE	STREETER LENE
37	4929 EAST SIDE AVE	STERLING LENE &
38	4933 EAST SIDE AVE	STERLING JONATHAN
39	4941 EAST SIDE AVE	ARELLANO ARMANDO &
40	4947 EAST SIDE AVE	CALVILLO MARIA JUANA LOPEZ
41	5002 COLUMBIA AVE	4304 LIVE OAK LP
42	5114 COLUMBIA AVE	TANHA ENTERPRISES LLC
43	5121 EAST SIDE AVE	ESCAMILLA CONSUELO VERONICA
44	5113 EAST SIDE AVE	TALAVERA RAFAEL & DIANA M
45	5111 EAST SIDE AVE	EAST SIDE LIFESTYLES LLC
46	5103 EAST SIDE AVE	AGUILAR JOSEPHINE &
47	116 S GARRETT AVE	AGUILAR JOSEPHINE & JOSE RAMON
48	5100 EAST SIDE AVE	OLVERA JUAN M
49	5106 EAST SIDE AVE	GAMEZ NOE C & CELIA P
50	5112 EAST SIDE AVE	GAMEZ NOE C
51	5118 EAST SIDE AVE	HARMON CHRISTINA
52	5113 SANTA FE AVE	FAZ MARIANO
53	302 S GARRETT AVE	PINTER JAN JOSEPH
54	318 S GARRETT AVE	CANTU JESSY YESENIA
55	5101 COLUMBIA AVE	ABBA INVESTMENT GROUP LLC
56	5107 COLUMBIA AVE	INCEPTION PPTIES LLC
57	100 MUNGER AVE	HENLEY GEOFF & HUDSON

01/17/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	200 N COLLETT AVE	EQUITY TRUST COMPANY
59	4937 COLUMBIA AVE	CROW STEPHEN LEE
60	4941 COLUMBIA AVE	MARIN JOSE O & ENRIQUETA N
61	5005 COLUMBIA AVE	MUNGER SQUARE LTD
62	207 N COLLETT AVE	MARIN JOSE O & ENRIQUETA N
63	201 N COLLETT AVE	CARRILLO MORAIMA
64	225 MUNGER AVE	225 MUNGER LLC
65	4923 COLUMBIA AVE	VAQUERO COLUMBIA AVE PARTNERS LLC
66	111 N BARRY AVE	KALYANGEL PROPERTY MANAGEMENT LLC
67	4932 REIGER AVE	BITTON TALIA
68	4926 REIGER AVE	FOUR OF THE KIND LLC
69	200 S MUNGER BLVD	VERA ROSALVA
70	4916 COLUMBIA AVE	WASH EXPRESS INC
71	101 S MUNGER BLVD	INTERPROPERTIES GROUP INC
72	5108 COLUMBIA AVE	MURILLO MARTA
73	200 N BARRY AVE	MARIN JOSE O
74	4909 COLUMBIA AVE	AUTOZONE INC
75	4933 COLUMBIA AVE	FONBERG MITCHELL I &
76	401 S BUCKNER BLVD	DART

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.

PRIOR CPC ACTION: **Due to a notification error, this case is returning to the City Plan Commission. There are no changes to the request.** On March 7, 2019, the City Plan Commission recommended approval of the request. The SUP period was reduced to a 15-year term with one 15-year automatic renewal. On February 21, 2019, the City Plan Commission held this case under advisement to allow further clarification on the parking credit for office uses.

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 and an office use.
 - 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 a reduced parking ratio for office uses. The Dallas Development Code requires a ratio of one space per 333 square feet of floor area; the original office area which obtained deltas had 128,962 square feet of floor area and required 387 parking spaces. The difference after the credit of 73 spaces is applied equals 314 parking spaces. This is a ratio of one space per 410 square feet of floor area for an office use. A parking analysis was provided supporting a reduced ratio of one space per 418 square feet of floor area for an office use and found appropriate by the Engineering Division.

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**

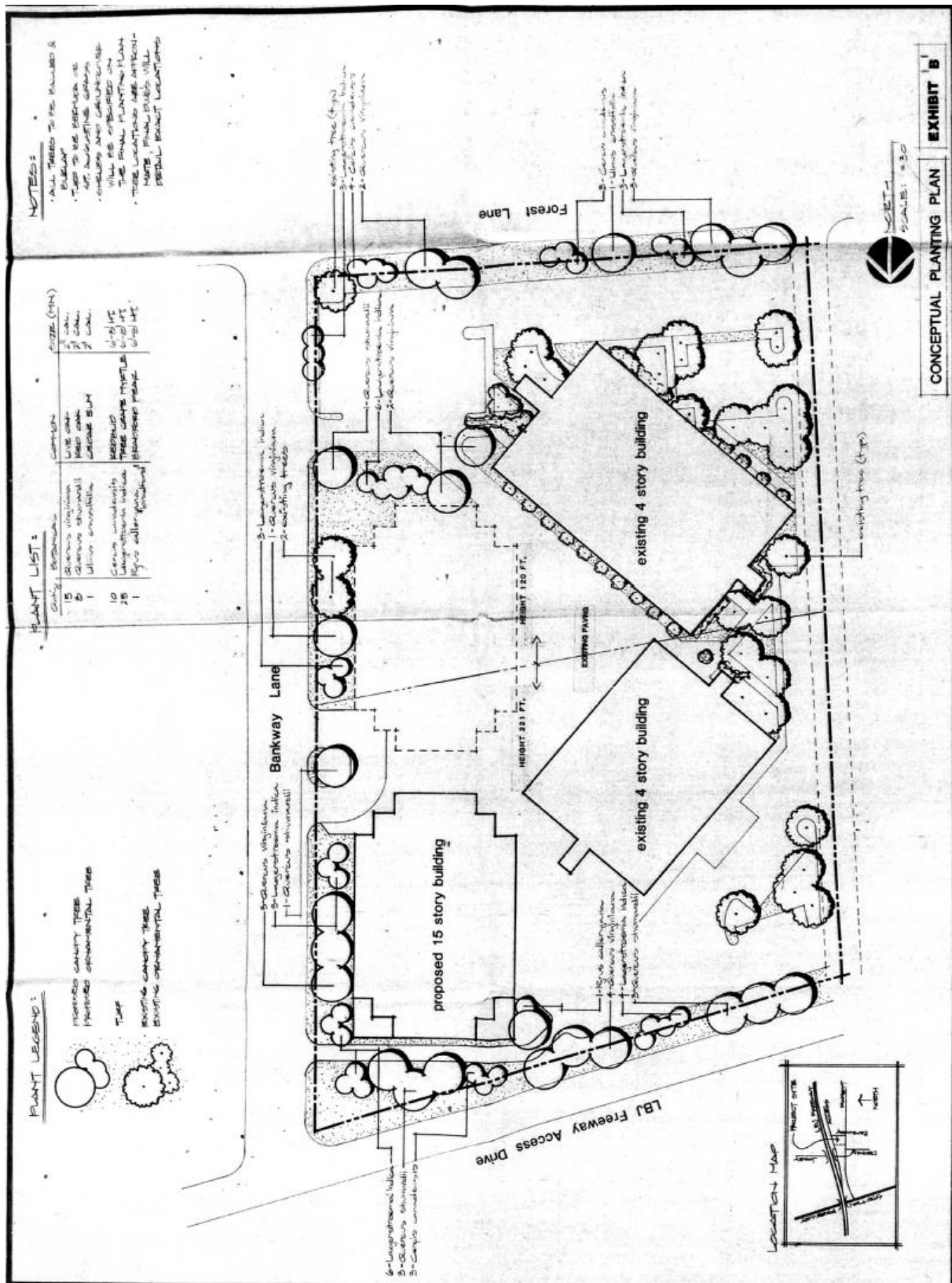
For purposes of these restrictions, all definitions of the Dallas Development Code, as amended, are incorporated into this document, as if recited verbatim herein.

- (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 A



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. In this division, BROADCASTING OR RECORDING STUDIO means a facility for broadcasting live or prerecorded programs by radio or television;

(1) recording records, tapes, or video tapes by digital, electronic, or other suitable media; and

(2) recording, programming, and receiving radio or television signals.

(a) A broadcasting or 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. Minimum front yard is 10 feet.

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

(a) Except as provided in this section, consult the use regulation in Division [51A-4.200](#) for the specific off-street-parking and loading requirements for each use.

- (b) The entire property is considered one lot for parking purposes.

(c) An art gallery, broadcasting or recording studio, handcrafted art work studio, or instructional arts studio require a minimum of one space per 500 square feet.

(d) 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%

(d) For an office use, the required parking shall be provided at a ratio of one space per 418 square feet of floor area.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

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.

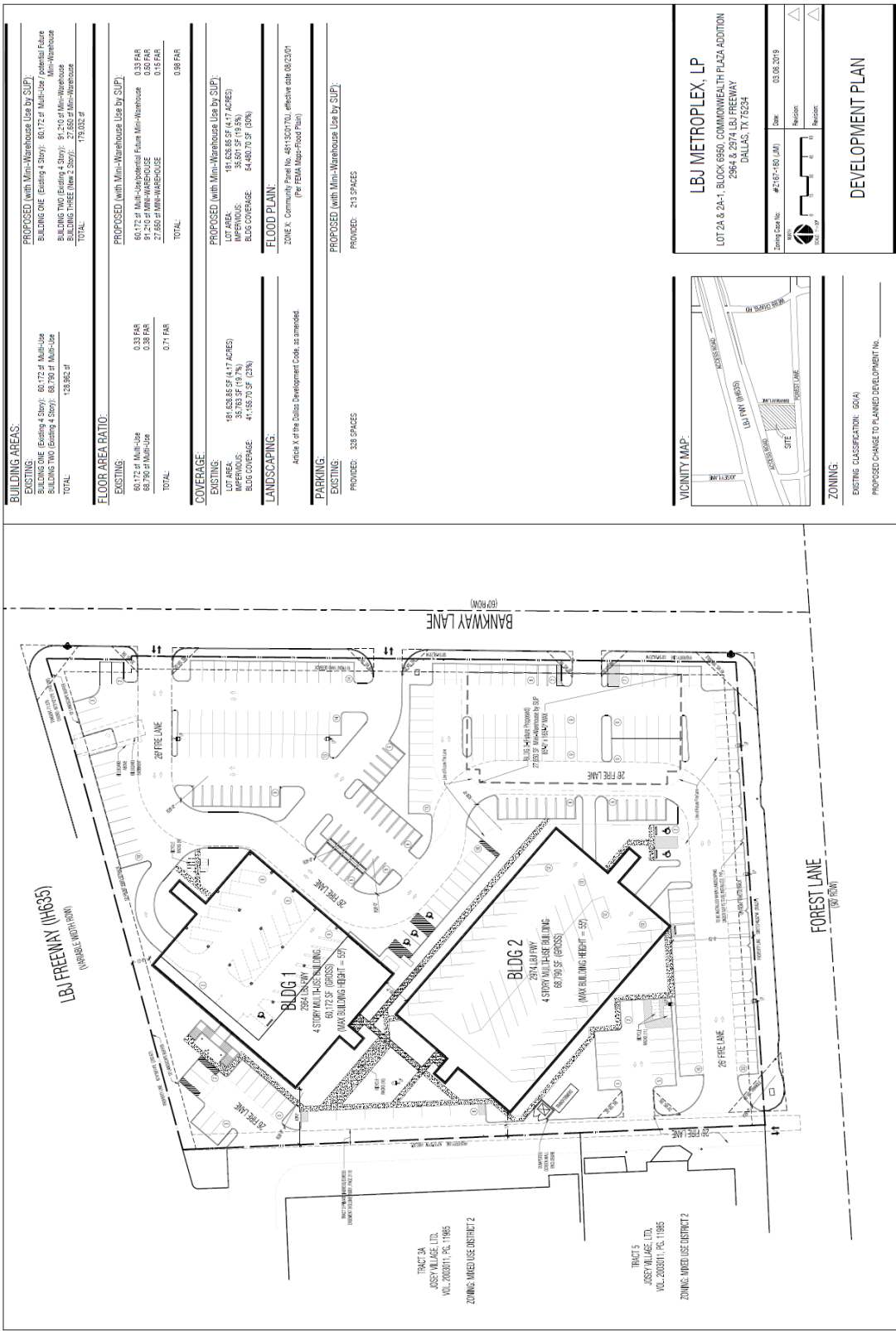
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .114. COMPLIANCE WITH CONDITIONS.

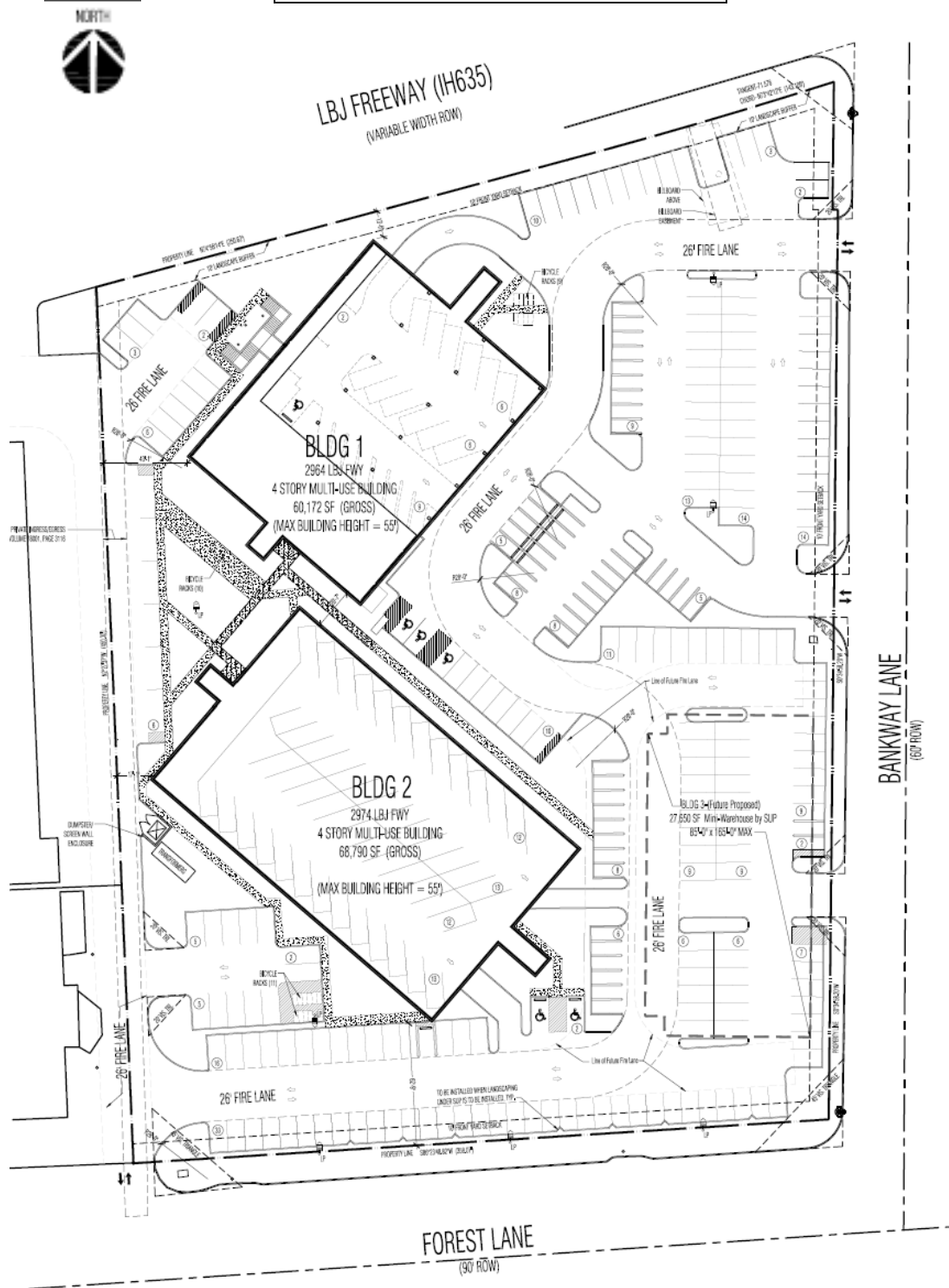
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(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.

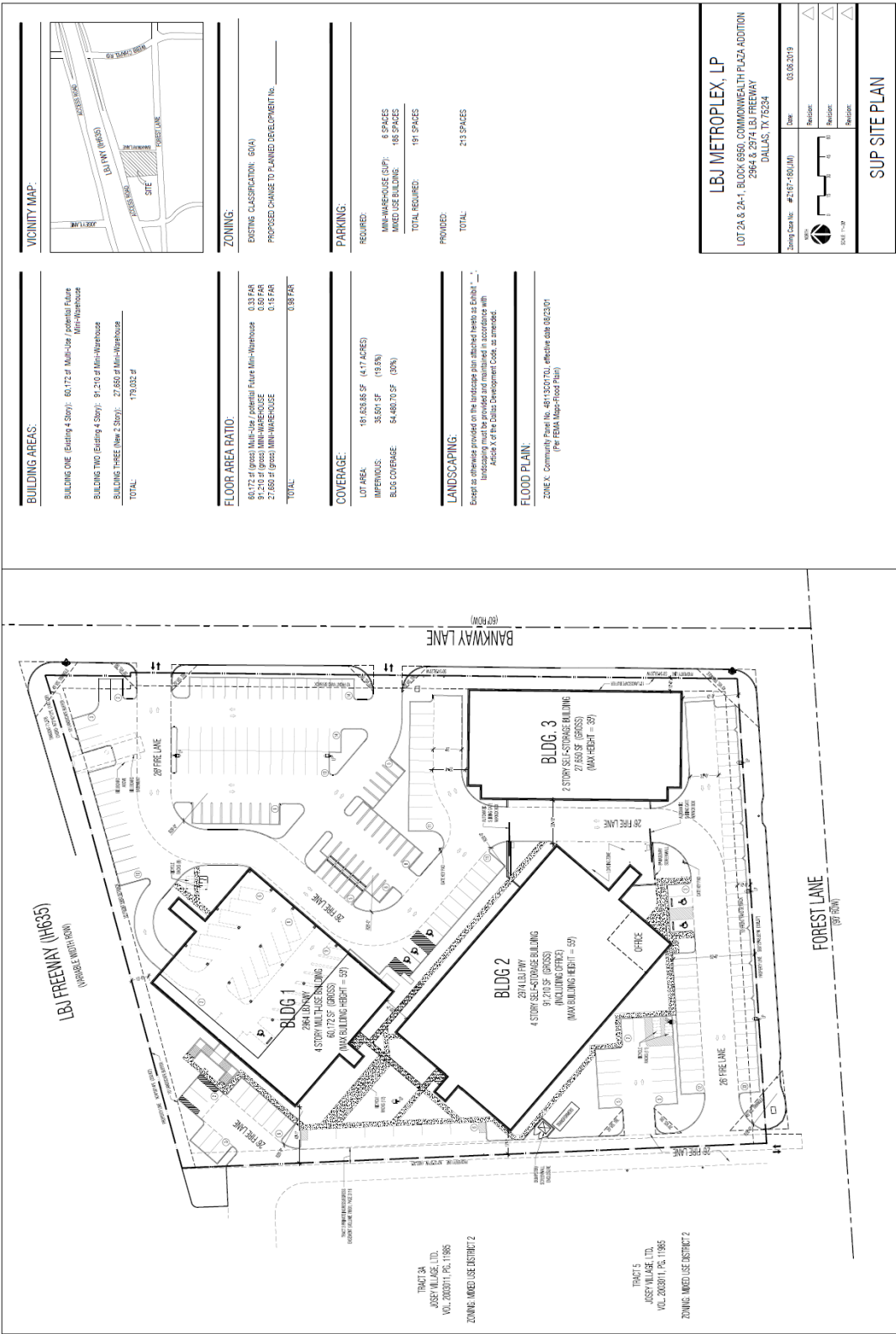
B. Exterior Material Requirements

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 with a similar appearance to stone, 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.

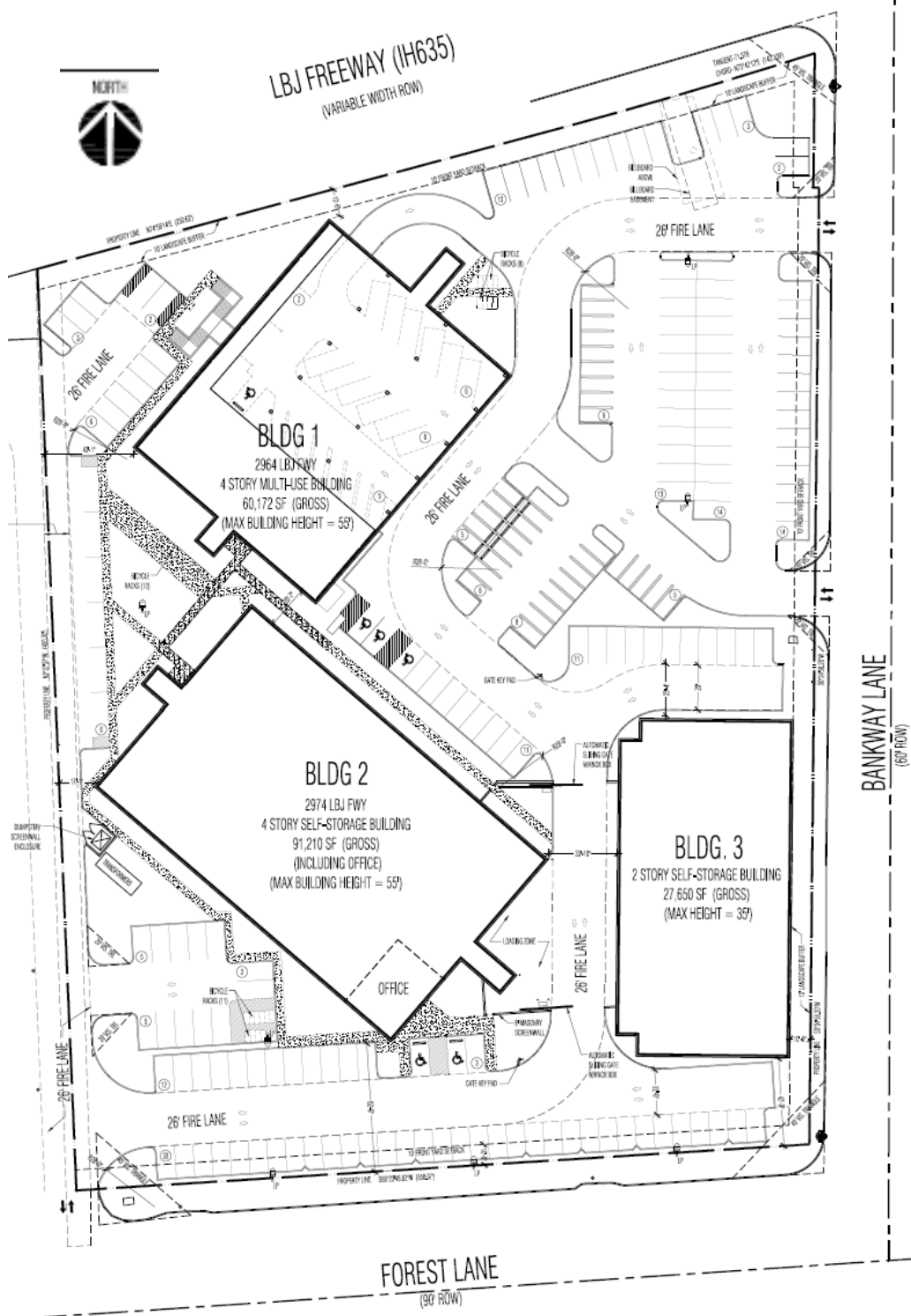
7. SCREENING WALL REQUIREMENTS:

- 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, cementitious siding, split-faced concrete masonry unit, three-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 four continuous feet without a depth articulation of twelve 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.

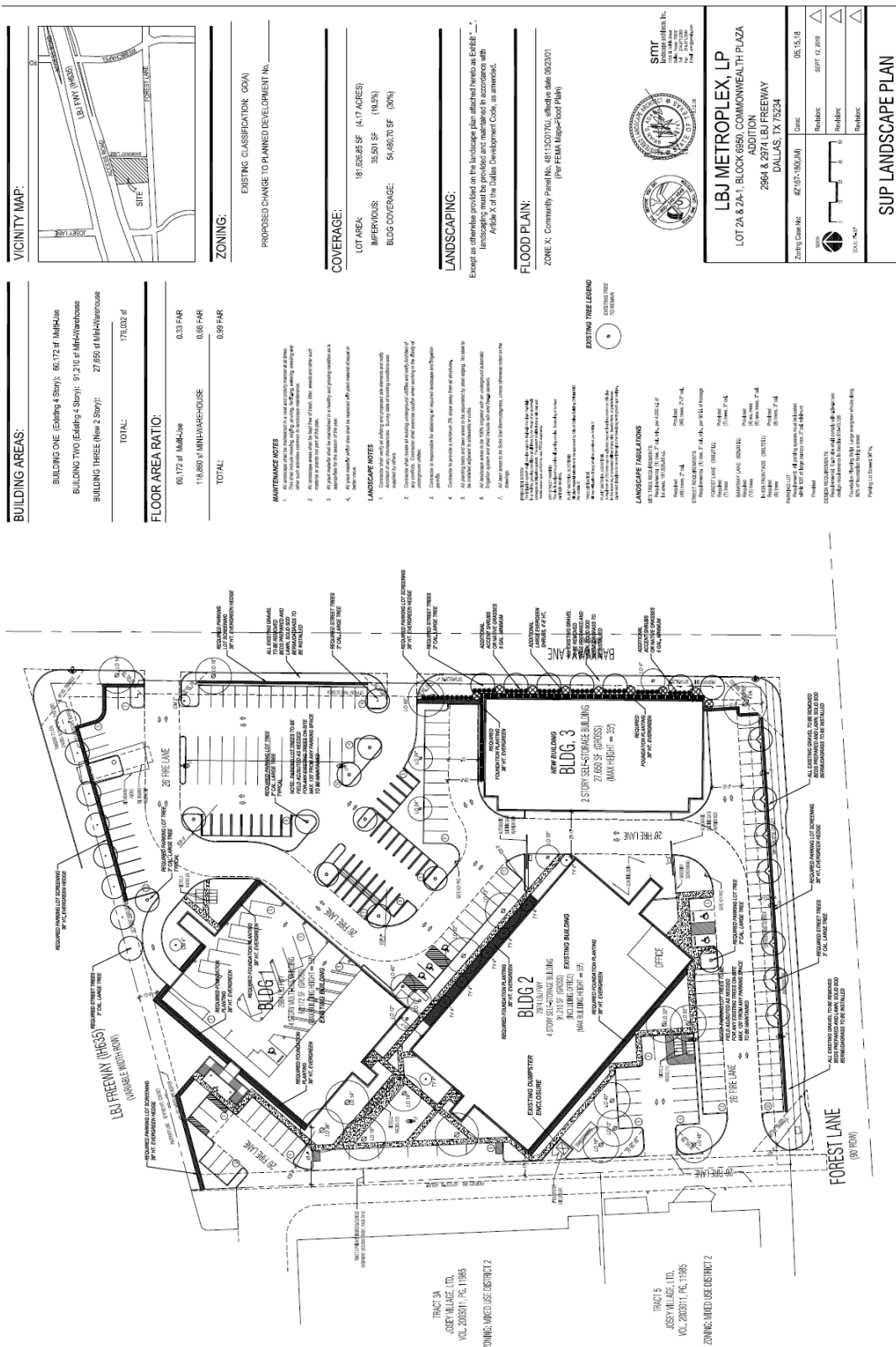
Proposed SUP Site Plan



Enlarged SUP Site Plan



Proposed SUP Landscape Plan

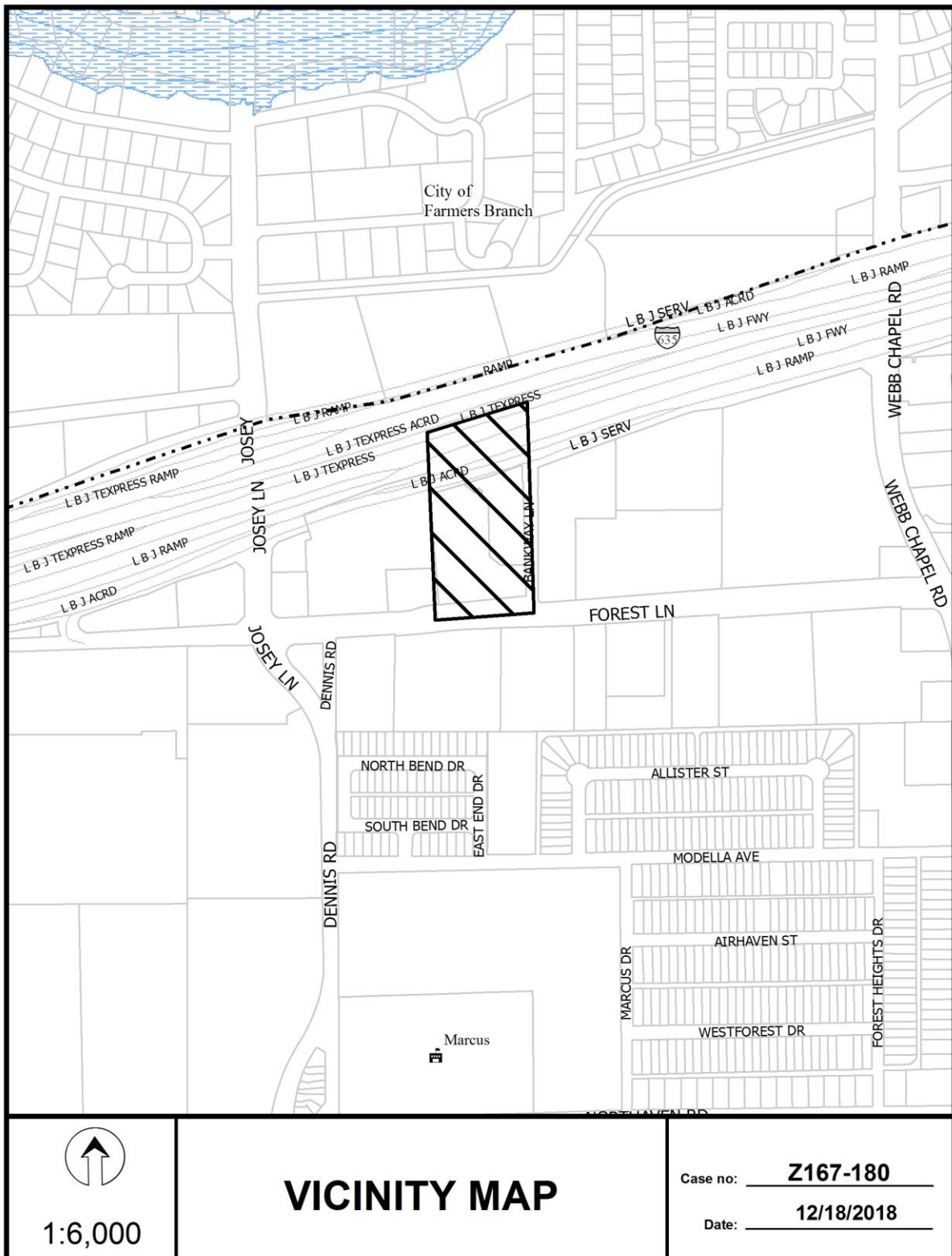


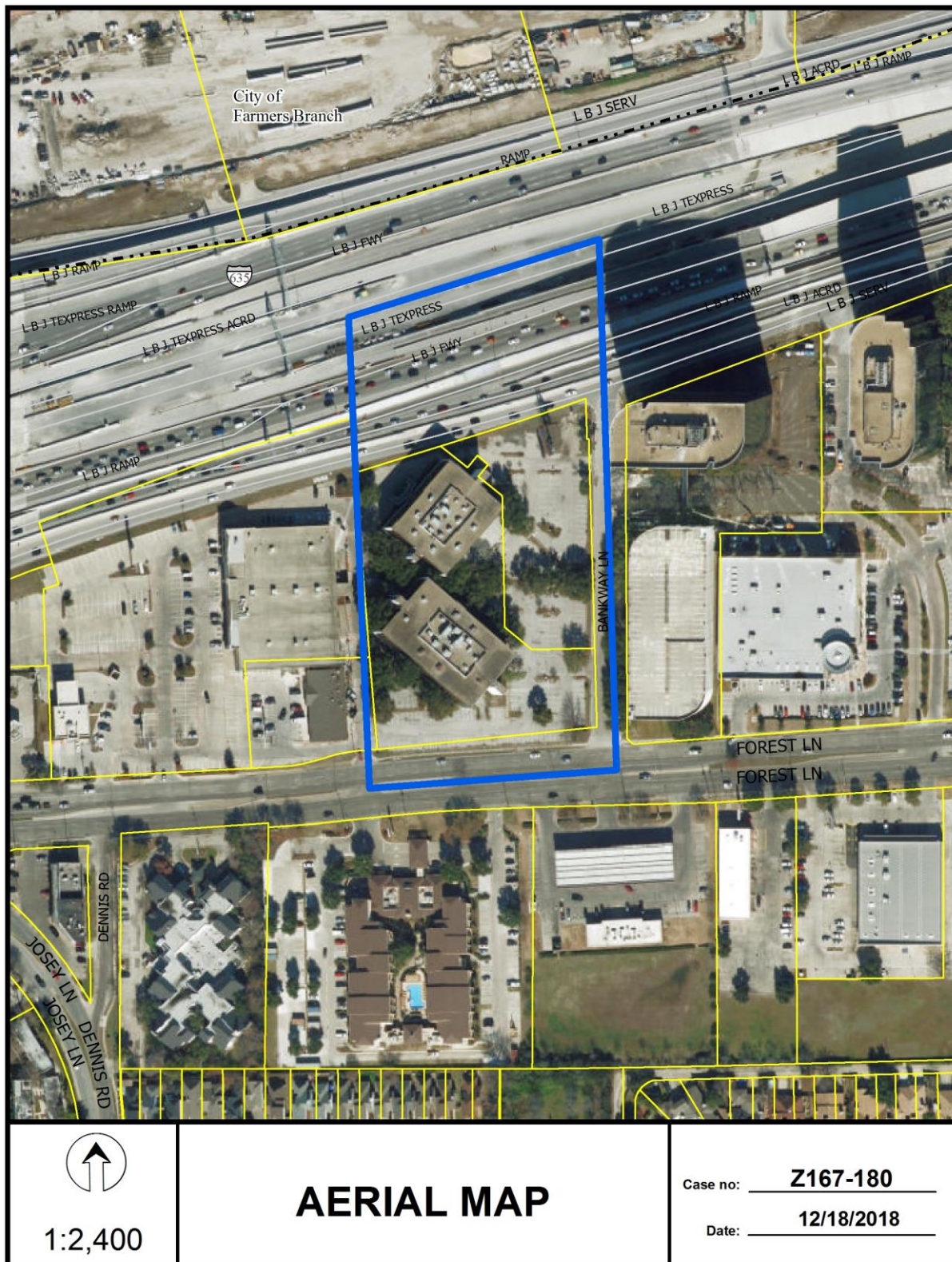


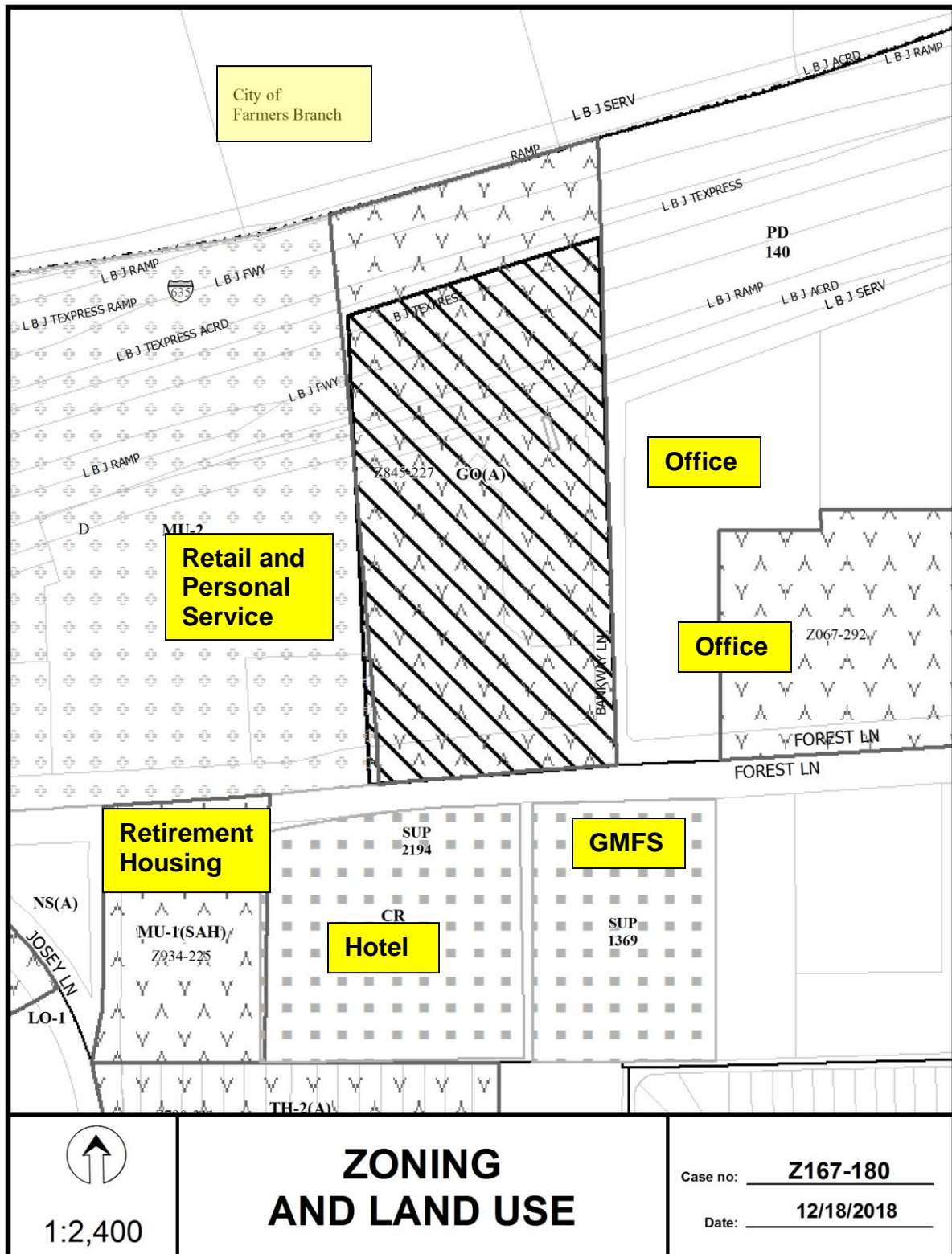


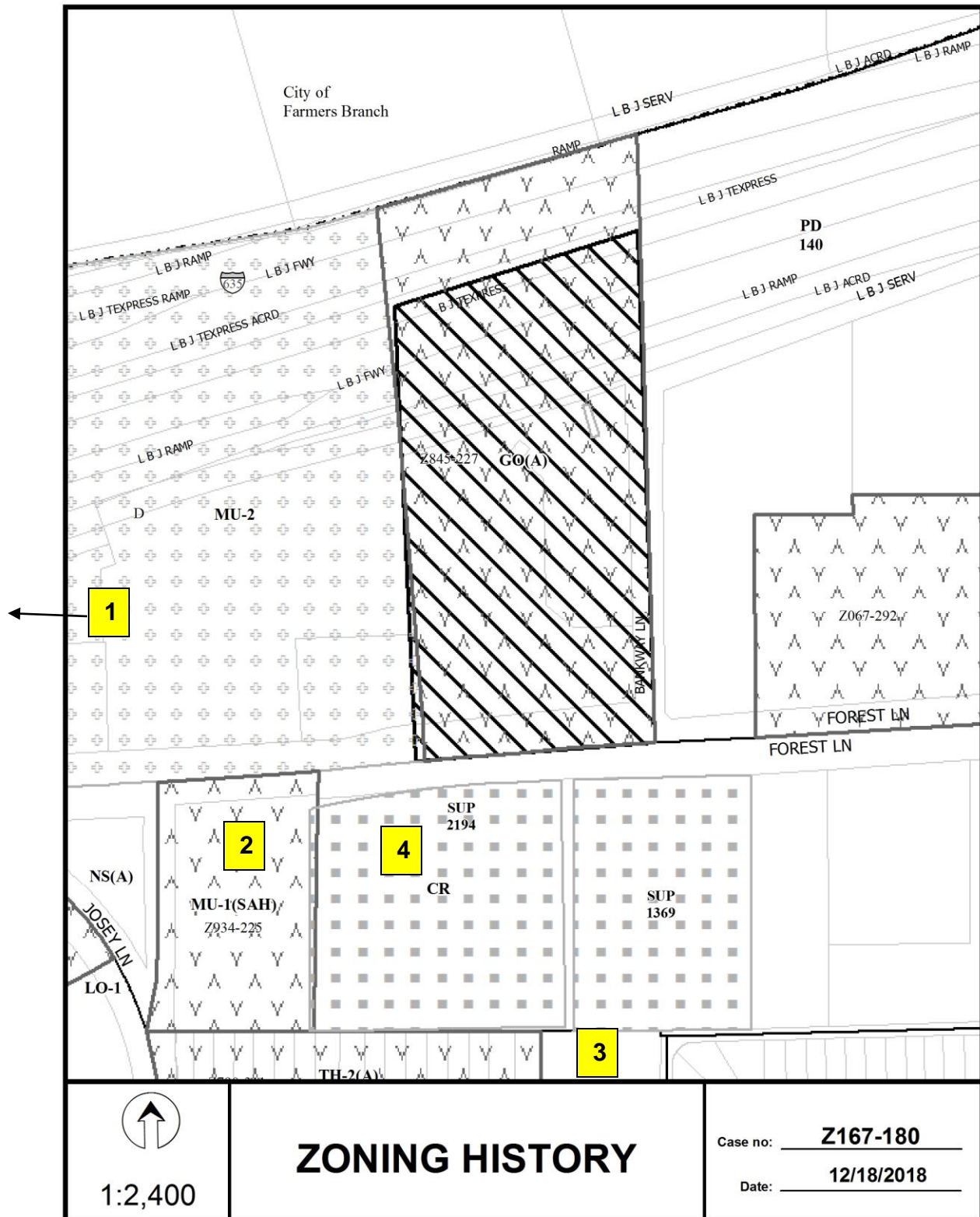
Zoning Case No:	#Z167-180(JM)	Date:	12.18.2018
 			

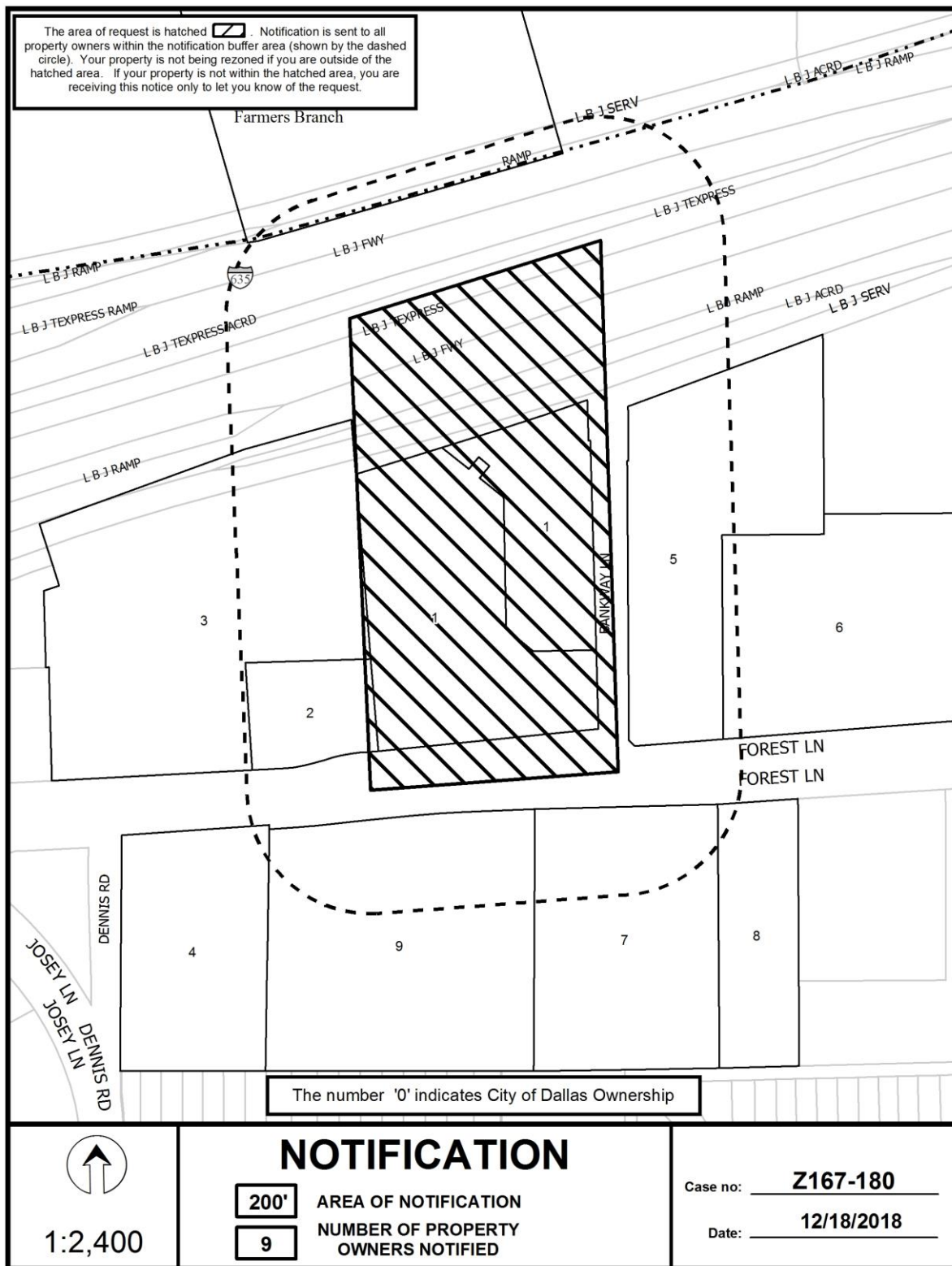
SUP ELEVATION PLAN











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

Planner: Sarah May**FILE NUMBER:** Z189-177(SM) **DATE FILED:** September 28, 2018**LOCATION:** West line of Bonnie View Road, north of Morrell Avenue**COUNCIL DISTRICT:** 4 **MAPSCO:** 55 G**SIZE OF REQUEST:** Approx. 21.481 acres **CENSUS TRACT:** 89.00**APPLICANT/OWNER:** Dallas ISD**REPRESENTATIVE:** Rob Baldwin, Baldwin Associates

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school on property zoned R-5(A) Single Family District, TH-3(A) Townhouse District, and MF-2(A) Multifamily District.

SUMMARY: The applicant [Dallas ISD] proposes to construct additions to the existing Franklin D. Roosevelt High School that will range from one-story to three-stories and a reconfiguration of courtyards. The additions will increase the homeroom classrooms by 14 to a total of 44. The applicant also proposes to reduce the off-street parking requirements for the school from nine and one-half spaces per classroom to six spaces per classroom based on enrollment patterns.

STAFF RECOMMENDATION: Approval, subject to a development plan, landscape plan, traffic management plan, and staff's recommended conditions.

BACKGROUND INFORMATION:

- According to Dallas Central Appraisal District records, the site was developed with a public school use, Franklin D. Roosevelt High School, in 1963.
- Between 1972 and 1979, the school expanded south to the north line of Morrell Avenue, where a surface parking lot exists, according to aerial photography.
- In the summer of 1978, two permits were issued for additions to the school for the existing metal building on the south end of the school and the two-story masonry wing near the east parking lot.
- On October 15, 1980, the school completed permits to expand into the south line of Warsaw Street, where the athletic fields exist.

Zoning History: There has been one zoning case in the area within the last five years.

1. **Z167-197:** On May 10, 2017, the City Council approved an MF-1(A) Multifamily District on property zoned an R-5(A) Single Family District, on the west side of Bonnie View Road, south of E. 11th Street.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Bonnie View Road	Local	Varies
Morrell Avenue	Collector	Varies
Hutchins Road	Local	50 feet
Warsaw Street	Local	35 feet

Traffic: The Engineering Division of the Sustainable Development and Construction Department recommends approval of the parking reduction request and the proposed traffic management 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:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

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

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries and schools. Encourage the development of these facilities in priority Area Plans.

NEIGHBORHOOD PLUS

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

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	MF-2(A)	Public School
North	R-5(A)	Single Family, Undeveloped
East	TH-3(A)	Single Family
South	TH-3(A), NO(A), MF-2(A)	Single Family, Salon, Undeveloped
West	CR-D, R-5(A)	Undeveloped, Single Family

Land Use Compatibility:

Surrounding land uses consist of a mix of single family uses and undeveloped land to the north, single family to the northeast and southeast, a salon directly to the south, and undeveloped land with some single family uses to the southwest and west.

The school has been serving the community for 56 years. The use continues to be compatible with surrounding residential, institutional, and retail uses.

Parking:

The Dallas Development Code derives the off-street parking requirement for a school using the following criteria: 1) the number of classrooms and 2) the grade level of the school's students (e.g., elementary, middle or high school). The Dallas Development Code requirement for off-street parking for a high school is nine and one-half spaces for each high school classroom.

The applicant proposes to reduce the minimum parking requirement from nine and one-half spaces per high school classroom to six spaces per high school classroom. The purpose of this parking reduction request is 1) to accommodate the proposed 14-classroom increase without providing an expansive compact car parking lot or paving additional parking and 2) to build in a small amount of flexibility should future enrollment require a school expansion causing the parking spaces required to increase or if parking spaces are eliminated for some unforeseen reason.

The existing 30-classroom high school required 285 parking spaces and 295 parking spaces were provided. The proposed expansion of the school to 44 classrooms would require 418 spaces per the Dallas Development Code and the applicant proposes to add five additional spaces on site for a total of 300 spaces provided.

Since the applicant has not provided a parking demand study to justify the requested parking reduction, staff cannot support the applicant's requested parking reduction.

Landscaping:

The applicant proposes a landscape plan for the proposed public school use which generally complies with Article X. Section 51A-10.22 allows an artificial lot delineation since the site is over two acres around the school building and the proposed expansion areas. This artificial lot delineation would exclude the athletic areas that front on Warsaw Road and the southern parking lot areas. The proposed plan decreases the number of required street trees from one tree per 40 linear feet of street frontage to one tree per 50 linear feet and to allow the trees that exist within the flood plain to count towards site tree requirements. Staff supports the request because this reduction allows the site to avoid planting new trees in the existing flood plain zone on the property that crosses Bonnie View Road on the north.

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 abuts an “H” MVA cluster to the north and south and an “I” MVA cluster abuts the site to the east.

List of DISD Trustees

Dallas Independent School District

Board of Trustees

Dan Micciche

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Proposed Planned Development District

ARTICLE ____.

PD ____.

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

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

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

PD ____ is established on property located on the west side of Bonnie View Road and the north side of Morrell Avenue. The size of PD ____ is approximately 20.6 acres.

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

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.
- (c) This district is considered to be a residential zoning district.

SEC. 51P- ____ .104. EXHIBITS.

The following exhibits are incorporated into this article:

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

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

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

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

SEC. 51P- _____.106. MAIN USES PERMITTED.

(a) Except as provided, the only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily 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 MF-2(A) Multifamily District is subject to DIR in this district; etc.

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

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

SEC. 51P- _____.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.)

The yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

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

Staff recommended:

Since the applicant has not provided a parking demand study to justify the requested parking reduction, staff cannot support the applicant's requested parking reduction.

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

Applicant requested:

(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 a public school other than an open enrolment charter school, six off-street parking spaces are required for each high school classroom. Parking may be located within a required front yard.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.111. LANDSCAPING.

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

(b) For a public school other than an open enrolment charter school, landscaping must be provided as shown on the landscape plan (Exhibit ____B). If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

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

SEC. 51P--_____.112. TRAFFIC MANAGEMENT PLAN.

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

(b) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2022. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1 of each even-numbered year.

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

(A) ingress and egress points;

(B) queue lengths;

of students;

(C) number and location of personnel assisting with loading and unloading

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

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

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

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

(c) Amendment process.

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

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

SEC. 51P- ____ .113. SIGNS.

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

SEC. 51P- ____ .114. FENCING.

(a) Except as provided in this section, fencing must be provided in accordance with 51A-4.602(a).

(b) For a public school other than an open enrollment charter school and when located less than five feet from the front lot line, maximum fence height in a required front yard is six feet for each fence panel with less than 50 percent open surface area.

(c) For a public school other than an open enrollment charter school, existing barbed wire along Morrell Avenue must be removed prior to the issuance of a certificate of occupancy that increases the number of classrooms.

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

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

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

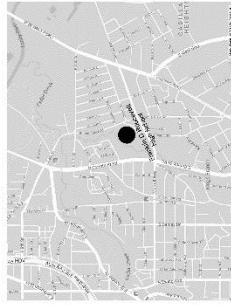
SEC. 51P- ____ .116. COMPLIANCE WITH CONDITIONS.

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

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

Proposed Development Plan

SITE SUMMARY	
OWNER:	DALLAS INDEPENDENT SCHOOL DISTRICT
ADDRESS:	3700 ROSS AVE DALLAS, TX 75204
LOT AREA:	20.6 ACRES
LOT COVERAGE:	13.7%
AVERAGE ELEVATION:	FFE=446.04'-
HIGHEST POINT OF BUILDING FROM AVERAGE GRADE:	54 FT
BUILDING AREA:	
EXISTING	83,888 SF
NEW	83,888 SF
TOTAL:	128,448 SF
CLASSROOM:	
EXISTING	80 CLASSROOMS
NEW	14 CLASSROOMS
TOTAL:	44 CLASSROOMS
PARKING:	
TOTAL REQUIRED	284 SPOTS
TOTAL PROVIDED	320 SPOTS

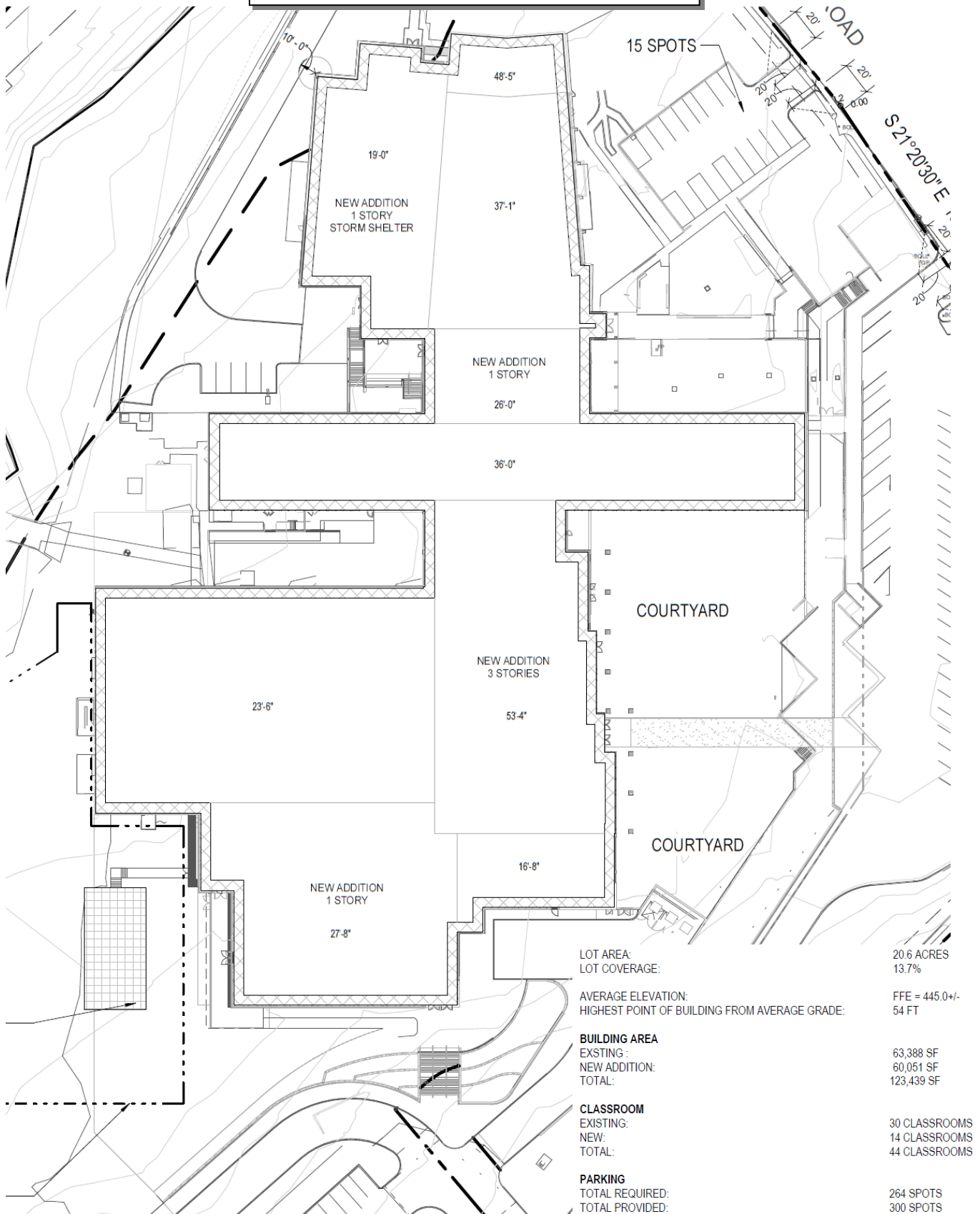


VICINITY MAP

LINE	BEARING	DISTANCE
1	S 74° 59' 29" E	13.77'
2	S 70° 01' 34" E	44.12'
3	N 11° 45' 35" W	64.05'
4	N 22° 31' 42" W	106.97'
5	N 29° 05' 08" E	18.50'
6	S 20° 17' 23" W	50.02'
7	S 65° 12' 13" W	52.10'
8	N 25° 22' 05" W	77.69'
9	S 24° 08' 00" E	168.55'
10	S 76° 05' 13" W	46.73'
11	N 17° 21' 38" W	105.00'
12	S 59° 03' 52" W	155.29'
13	S 34° 31' 59" E	93.32'
14	S 28° 23' 22" E	50.52'
15	N 24° 15' 43" E	80.53'
16	S 65° 07' 35" E	118.83'
17	S 61° 21' 31" W	10.55'
18	S 61° 40' 21" E	10.33'



Proposed Enlarged Development Plan



Proposed Landscape Plan

PLANT SCHEDULE

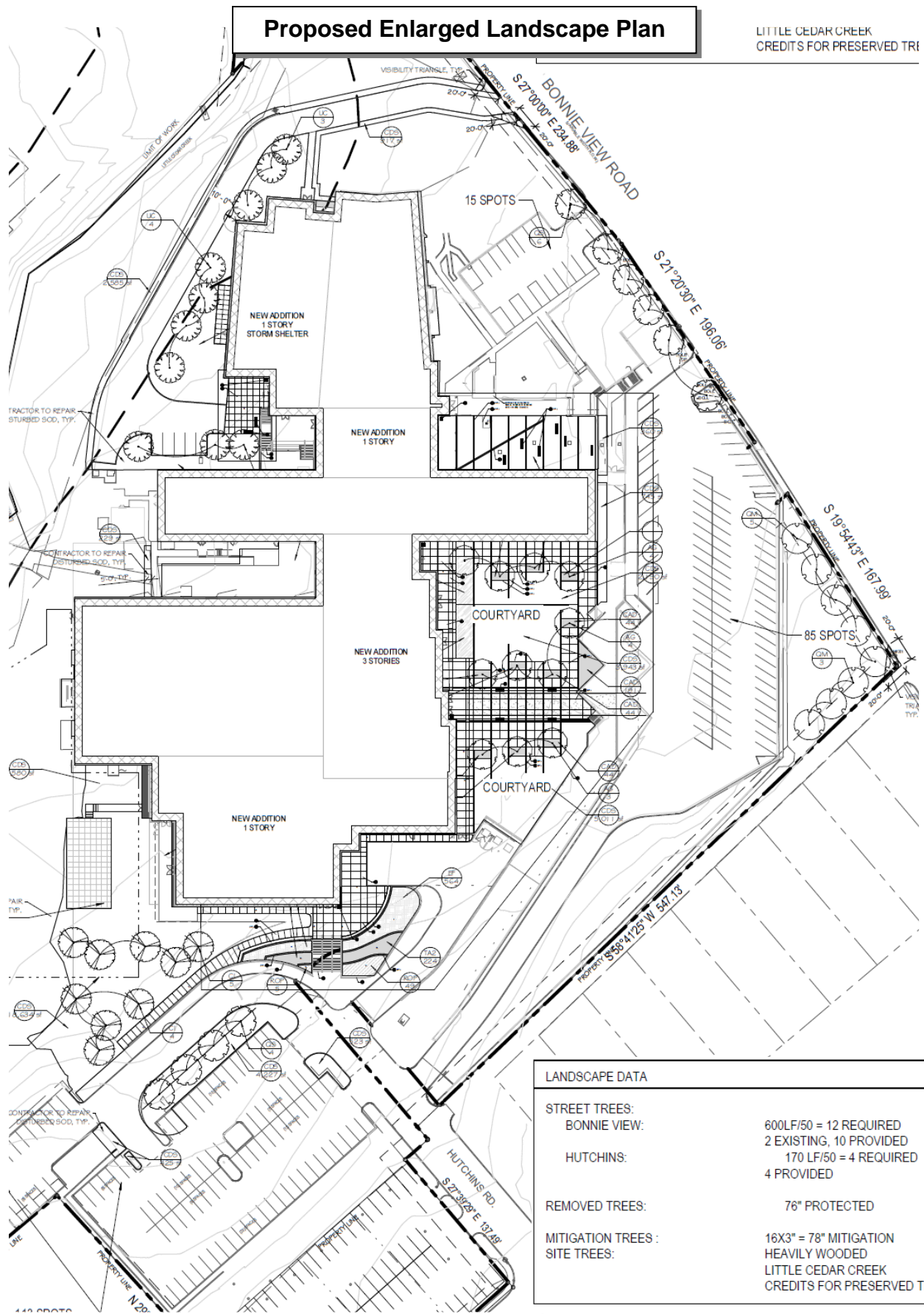
TREE	BOTANICAL COMMON NAME
AG	ARGENTAEANUM
CI	QUERCUS ILICINOSA
GM	QUERCUS GRACILIS
GS	QUERCUS GRACILIS
LC	QUERCUS GRACILIS
LD	QUERCUS GRACILIS
RF	QUERCUS GRACILIS
RP	QUERCUS GRACILIS
TA2	QUERCUS GRACILIS
TA3	QUERCUS GRACILIS
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TA98	QUERCUS GRACILIS
TA99	QUERCUS GRACILIS
TA100	QUERCUS GRACILIS

ALTERNATE TREE SELECTION

TREE	BOTANICAL COMMON NAME
AG	ARGENTAEANUM
CI	QUERCUS ILICINOSA
GM	QUERCUS GRACILIS
GS	QUERCUS GRACILIS
LC	QUERCUS GRACILIS
LD	QUERCUS GRACILIS
RF	QUERCUS GRACILIS
RP	QUERCUS GRACILIS
TA2	QUERCUS GRACILIS
TA3	QUERCUS GRACILIS
TA4	QUERCUS GRACILIS
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TA96	QUERCUS GRACILIS
TA97	QUERCUS GRACILIS
TA98	QUERCUS GRACILIS
TA99	QUERCUS GRACILIS
TA100	QUERCUS GRACILIS

LANDSCAPE DATA
STREET TREES:
BONNIE VIEW:
HUTCHINS:
REMOVED TREES:
MITIGATION TREES:
SITE TREES:





Proposed Traffic Management Plan

March 7, 2019

PK# 3837-17.034

Z189-177

TRAFFIC MANAGEMENT PLAN

Project:

DISD Franklin D. Roosevelt High School
In Dallas, Texas

Prepared for:

City of Dallas

On behalf of:

Dallas Independent School District

Prepared by:

Steve E. Stoner

Steve E. Stoner, P.E., PTOE



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TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

March 7, 2019



TRAFFIC MANAGEMENT PLAN
DISD Franklin D. Roosevelt High School
Dallas, Texas

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<i>TMP Objectives</i>	2
<i>Methodology</i>	3
<i>Expectations</i>	4
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Exhibits

Proposed Site Plan

Exhibit 1. Recommendations/Projected Conditions

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INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by on behalf of **Dallas Independent School District (DISD)** to prepare a Traffic Management Plan (TMP) for Franklin D. Roosevelt High School (the "School") located at 525 Bonnie View Road in Dallas, Texas. This TMP is site-specific and relates to the peak traffic activity associated with school traffic at the site.

DISD is seeking to create a Planned Development District for the site from the City of Dallas (the "Approving Agency") to facilitate proposed site improvements. Submittal of a TMP, prepared by a registered professional engineer experienced and skilled in the field of traffic/transportation engineering, is one of the requirements of Approving Agency's application process. This TMP was prepared by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, and other fields.

Project Description

The site currently consists of an existing public high school. Current enrollment is summarized below in **Table 1**.

Table 1. Current Enrollment

LEVEL	STUDENTS ENROLLED
9 th Grade	249
10 th Grade	193
11 th Grade	152
12 th Grade	132
CURRENT TOTAL	726
PROJECTED TOTAL	800

*Enrollment data provided by DISD.

Proposed site improvements include replacing portions of the building with new construction and other renovations. Site improvements are anticipated to be completed by 2021.

Access to the campus is provided on Bonnie View Road and Morrell Avenue. A separate portion of the campus containing athletic facilities (track and tennis courts) is located north of the main campus with access on Warsaw Street. (No changes are proposed to the north part of the campus, therefore it is not considered in this analysis).

High pedestrian traffic was observed to be present at the intersection of Morrell Avenue and Bonnie View Road. The crosswalks at the intersection were observed to be heavily utilized. An adjacent traffic signal is located at the intersection of S Corinth Street Road and Morrell Avenue. School related delays and pedestrian activity were observed to be minimal at the signalized intersection.

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A proposed site plan for Franklin D. Roosevelt High School (prepared by Stantec Architecture, Inc.) is provided at the end of this report.

NOTE: Pacheco Koch was and is not involved with site selection, site design, nor the operations for this project.

TMP Objectives

A Traffic Management Plan (TMP) is a site- or area-specific plan of recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for a planned event. The "Objectives" of a TMP are to:

1. Provide a safe environment for all Users on site and the travelling public in the vicinity of the site during the Event times;
2. Minimize (and maintain within reasonable levels) travel delays and traffic congestion on site and in the vicinity of the site during the Event;
3. Ensure reasonable access and circulation is maintained on the public street system in the vicinity of the site during the Event;
4. Provide appropriate information to the travelling public in the vicinity of the site to allow for proper awareness of anticipated traffic conditions during the Event; and,
5. Promote reasonable strategies to manage travel demand to and from the site, including use of alternative modes of travel (such as walk, bike, bus, transit, etc.), when practical.

NOTE: It is generally recommended that all applicable crosswalks and barrier free ramps comply with current ADA Accessibility requirements. All city approved pavement markings, traffic signs, and school zones are recommended to provide hardware that meets city's current standards.

DEFINITIONS:

"Event" – a planned event(s), recurring or non-recurring, for which this TMP is being prepared (i.e., "school day")

"School" (a.k.a., "Event Organizer") – the person, group, or organization responsible for the Event

"TMP Manager" – a person or persons designated by the School to implement the TMP (also see additional tasks in the Expectations section)

"Users" – guests/patrons attending the Event

"Analyst" – the person(s) preparing the TMP for the School

"Approving Agency" – the municipality or government agency requiring the Traffic Management Plan

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"Traffic Department" – the department of the public agency responsible for traffic operations for a given right-of-way

"Site" – the property at which the Event is located (generally assumed to be occupied by the School)

"TMP Strategies" – actions recommended by the Analyst to be undertaken before, during, or after the Event in order to manage traffic on or off site

DISCLAIMERS:

A TMP should be developed by, or in concert with, an individual familiar with the general characteristics of the Event and the associated traffic/transportation needs. For this study, PK worked with School representatives to develop the proposed recommendations.

Recommended TMP Strategies should be based upon applicable engineering principles of traffic safety and traffic operations.

Any recommended TMP Strategies involving traffic control devices in the public right-of-way (including installation or removal of signs, pavement markings, etc.) are subject to the approval of, and must be implemented under direction of, the Traffic Department.

No private individual should perform, or attempt to perform, any act of traffic control within public right-of-way; only deputized officers of the law or other authorized representatives of the Traffic Department may manipulate traffic conditions within the public right-of-way.

Pacheco Koch was not involved with site selection, site design, or the current operations for this project. Pacheco Koch is not responsible for the *implementation* of the recommended TMP Strategies contained in this study.

Methodology

When feasible, the Analyst should conduct first-hand observations of existing event to develop an understanding of site-specific traffic/transportation characteristics, such as: drop-off/pick-up frequency, parking needs, alternative travel mode use, safety issues, queuing, traffic congestion, site access, current traffic management strategies in use, etc. When it is not feasible to conduct such observations, interviews with staff or personnel familiar with those items is desirable. When neither option is available, the Analyst may be required to rely upon published information and/or professional judgment and experience.

Once the base information is assembled, the Analyst should estimate the projected traffic/transportation characteristics generated by the proposed Event. Next, the Analyst should inventory the attributes and resources of the subject site and determine how the site can best accommodate those projected conditions. Based upon that assessment, the recommended TMP Strategies shall be developed to optimally achieve the basic TMP Objectives. The recommended

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TMP Strategies should be reviewed by the School (ideally, the TMP Manager) for refinement and approval before formal submittal to the Approving Agency.

Expectations

NOTE TO SCHOOL: By submittal of a TMP to the Approving Agency, the School is implicitly agreeing to implement, maintain, and comply with the recommended actions presented herein subject to acceptance by Approving Agency and any associated conditions Approving Agency may impose. It is also inferred that the School agrees to be self-accountable for these actions until and unless Approving Agency deems further measures are appropriate or the TMP is no longer required.

Recommended TMP Strategies may include one-time measures (such as traffic signs, pavement markings, circulation on-site, etc.) to be implemented before the Event and/or ongoing actions to be performed before, during, or after the Event. Recommended TMP Strategies involving on-site measures or actions are generally considered to be the responsibility of the School.

To ensure appropriate compliance and consistent implementation of the TMP, it is recommended that the School appoint a TMP "Manager". In general, a Manager should be a qualified and capable individual or group of individuals assigned to take responsibility of the TMP and be accountable for successful implementation in order to achieve the Objectives described earlier (see "TMP Objectives"). Other specific duties of the Manager include:

- Monitor effectiveness of TMP strategies and make prudent adjustments, as needed, to more effectively accomplish the TMP Objectives
- Maintain an awareness of readily-available alternative transportation modes serving the site and facilitate and promote their use during the Event when practical
- Serve as a liaison to the Approving Agency(-ies), when needed
- When applicable, provide training and direction to other personnel assigned to implement the TMP measures
- Provide instruction to Users on how to comply with the intent of the TMP

Recommended TMP Strategies were developed specifically for the period(s) of peak traffic demand and are depicted in the respective exhibits. For periods of less intense traffic demand, recommended TMP Strategies may be utilized, in part or in whole, as needed to realize the TMP Objectives.

Changes to TMP

Informal changes to any recommended TMP Strategies presented herein to improve efficiency or effectiveness may be implemented at the discretion of the School if those changes are prudent and do not compromise the TMP Objectives. It is recommended that changes implemented under such circumstances be documented and retained by the School for future reference or upon request. At the discretion of the Approving Agency, submittal of a formally revised TMP

March 7, 2019



report/document or a validation study may be required on a predetermined or as-needed basis.

TRAFFIC MANAGEMENT PLAN

NOTE: Recommended TMP Strategies contained herein are based upon the best data, site-specific information, and analytical processes readily available at the time of the study. However, some specific quantities related to traffic congestion at peak periods (e.g., duration, length of queue, etc.) may be estimated values. Actual quantities may vary due to unknown or unquantifiable variables and other operational factors that may occur. In the event that actual, future conditions generate undue burden on Users and/or the travelling public, modifications to the TMP should be considered. (See preceding NOTE for guidance on implementing changes to the TMP.) However, in extreme conditions, TMP actions may not be capable of mitigating all traffic conditions, and it may be incumbent on the School to consider operational, institutional, or other long-term changes to address issues on a more permanent basis.

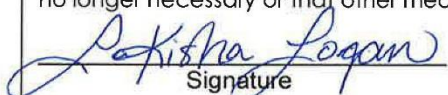
Graphical summaries of recommendations and proposed conditions are depicted in **Exhibit 1**. A summary of specific recommendations is provided below:

1. Convert existing, unused parking lot fronting Morrell Avenue to a designated parent waiting/loading area. [Intent: To provide off-street location for parents to stand/park during afternoon pick-up periods in lieu of standing/parking on adjacent streets.]
2. Utilize existing parking lot aisles for designated parent waiting/loading area. [Intent: To provide off-street location for parents to stand/park during afternoon pick-up periods in lieu of standing/parking on adjacent streets.]
3. Utilize proposed bus loop (as shown on proposed site plan) for all school bus loading/unloading.
4. Install marked crosswalks on internal roadways to improve pedestrian safety.
5. Relocate location of school zone and signs.

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**Acknowledgement Statement****REVIEW AND COMMITMENT**

This school traffic management plan (TMP) for Franklin D. Roosevelt High School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals. By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.


Signature

3-8-2019
Date







Name: Lakisha Logan

Title: Principal

END OF MEMO



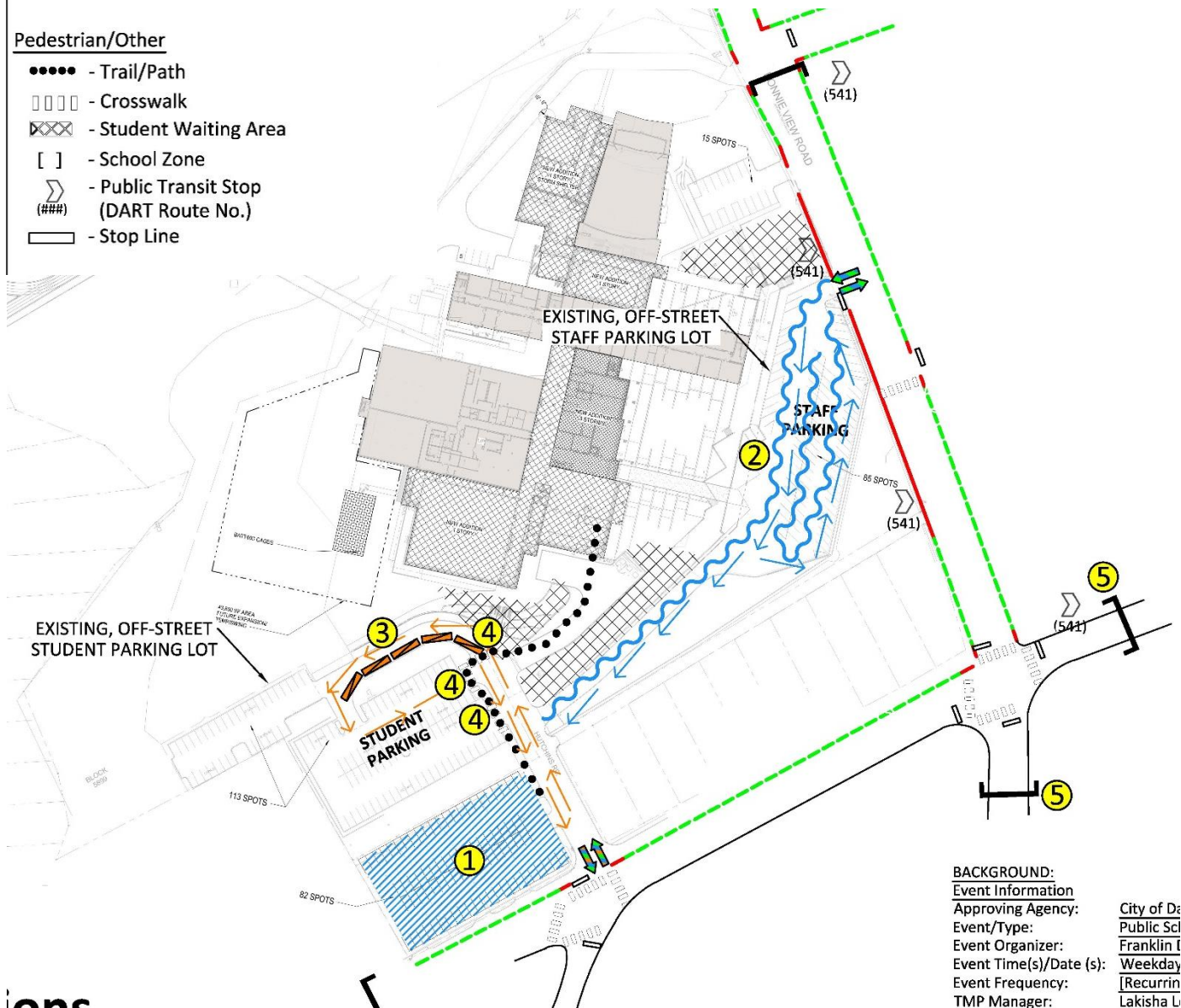
Queuing/Loading

-  - Parent Waiting and Loading Area
-  - Queue Area (Unmanaged)
-  - Circulation/Flow
-  - Access Point
-  - School Bus Loading/Unloading
-  - School Bus Access Point

Pedestrian/Other

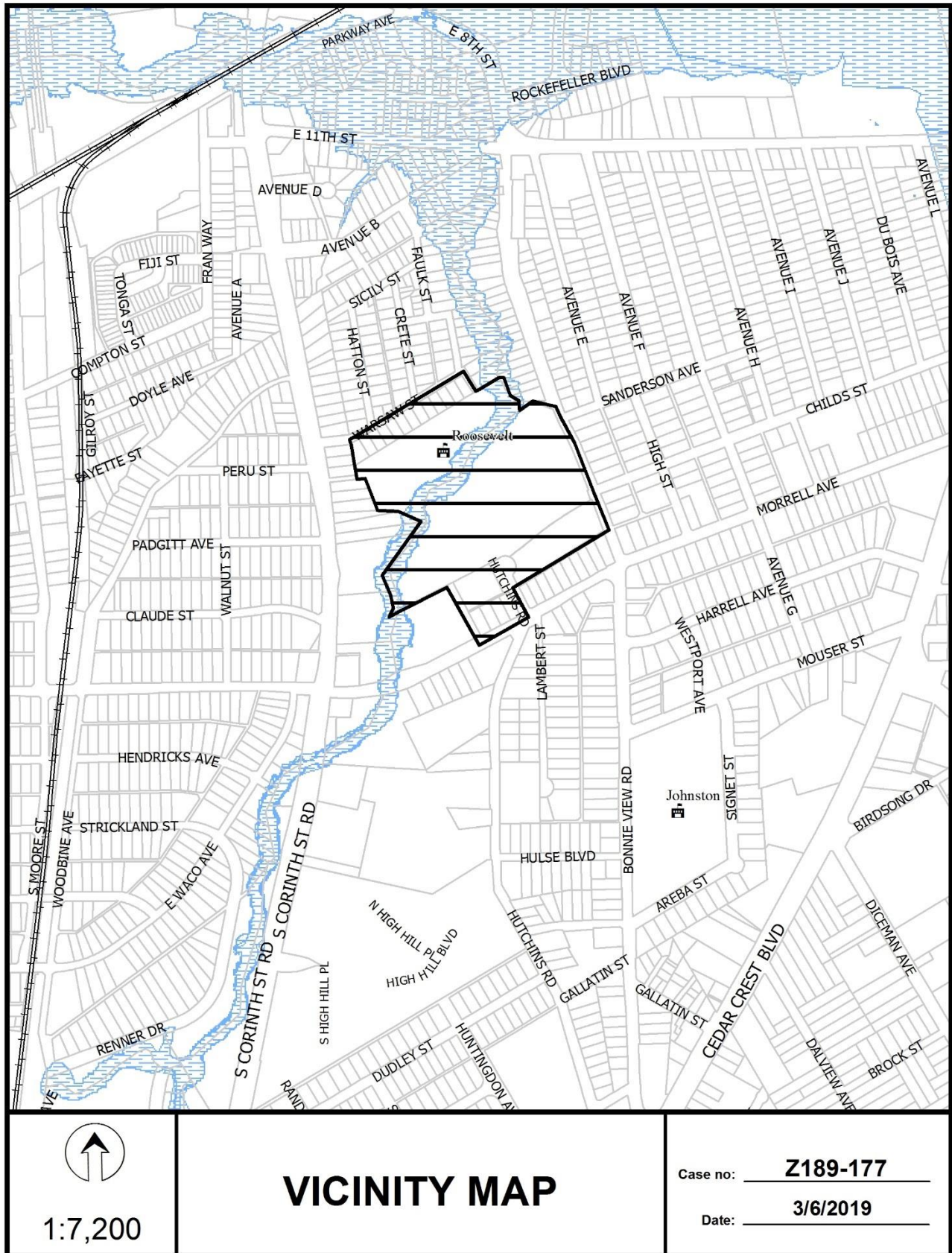
- - Trail/Path
- - Crosswalk
- ▣▣▣▣ - Student Waiting Area
- [] - School Zone
- (###) - Public Transit Stop
(DART Route No.)
- ▬ - Stop Line

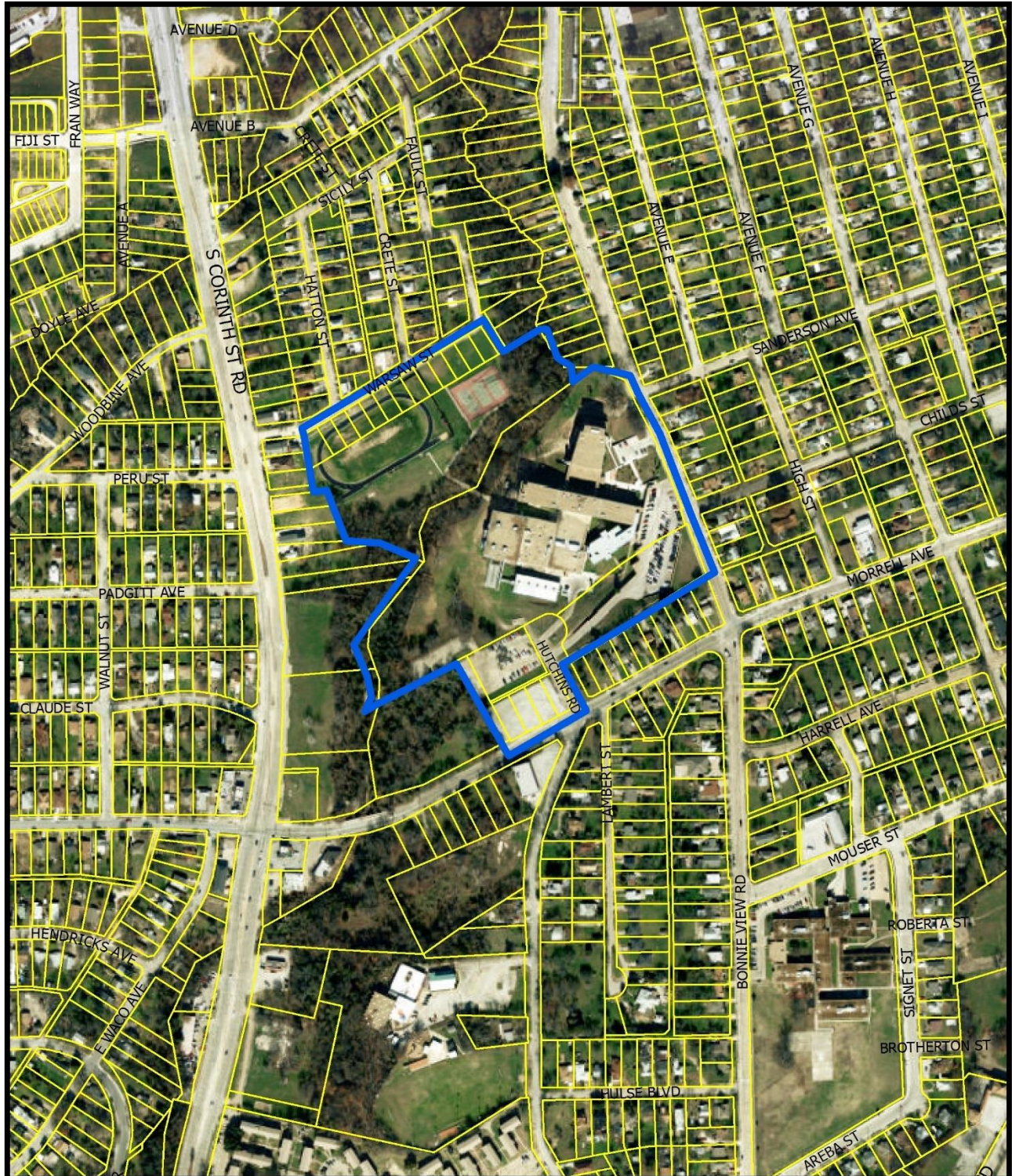
Proposed Enlarged Traffic Management Circulation Plan



RECOMMENDATIONS

- ① Convert Unused Parking Lot to Parent Waiting/Loading Area
- ② Utilize for Staff Parking Lot for Parent Pick-Up. Traffic Flow for Parent Pick-Up is to Operate Counter-Clockwise within Staff Parking Lot.
- ③ Utilize Proposed Bus Loading Area
- ④ Install Crosswalk
- ⑤ Relocate Location of School Zone and Signs



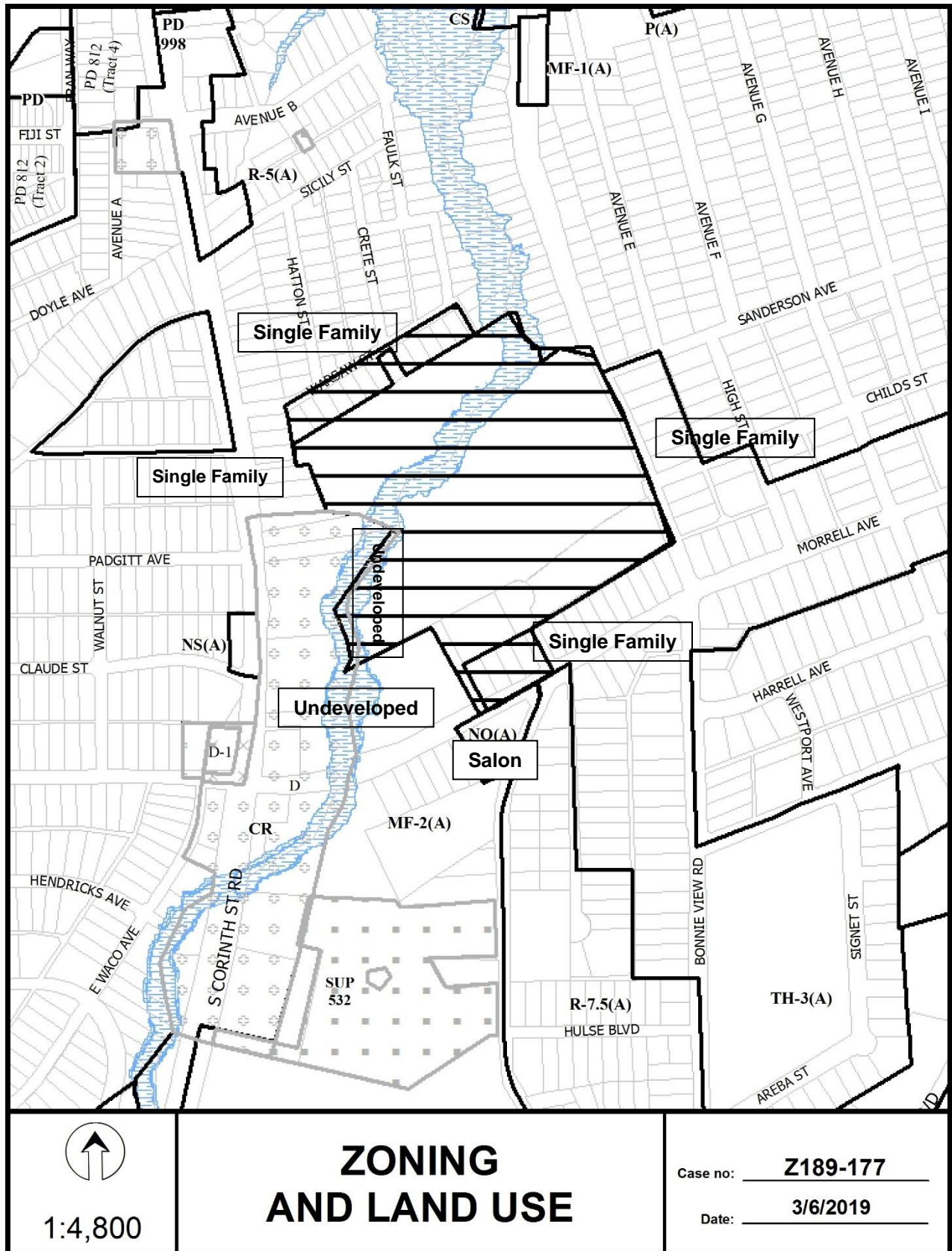


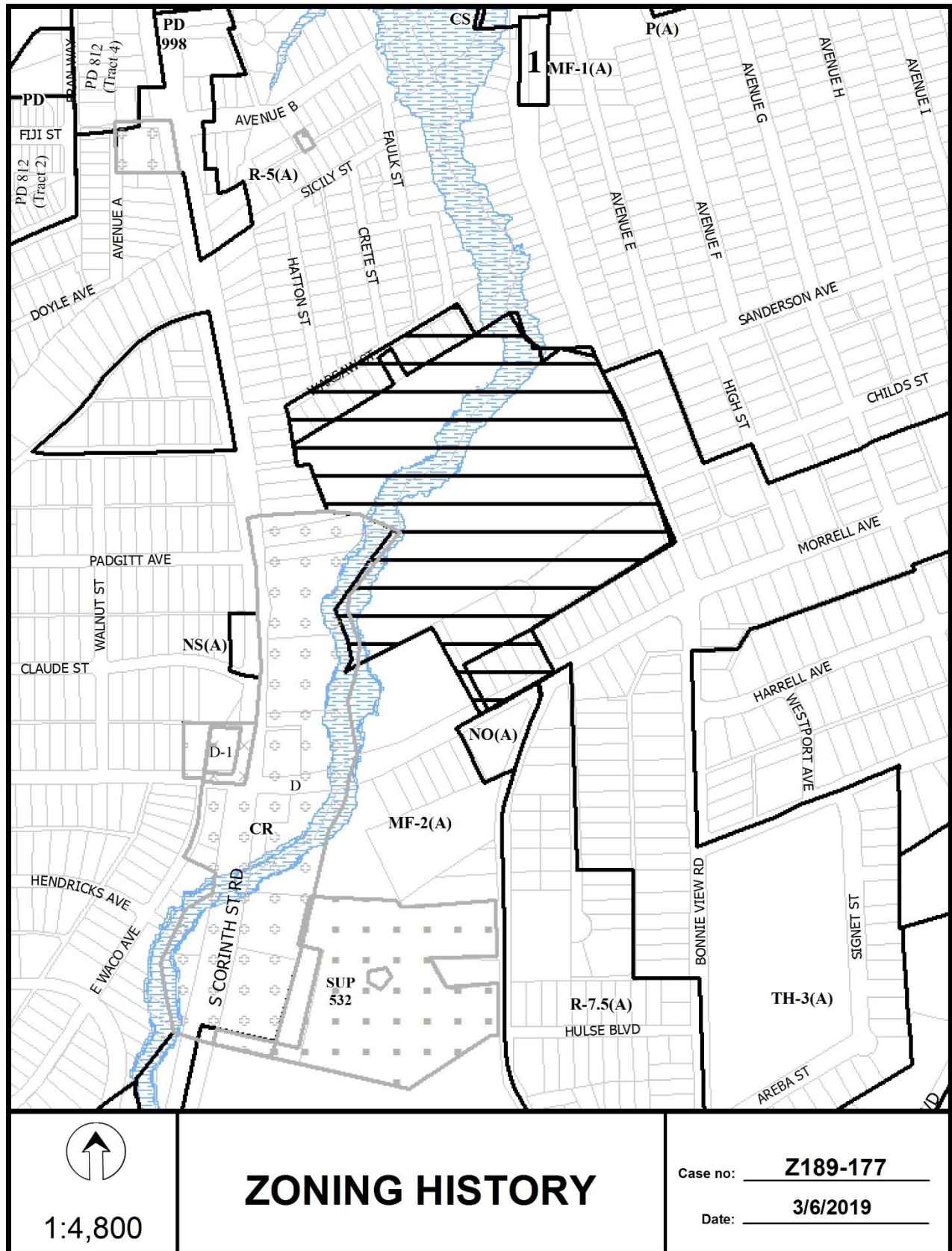
1:4,800

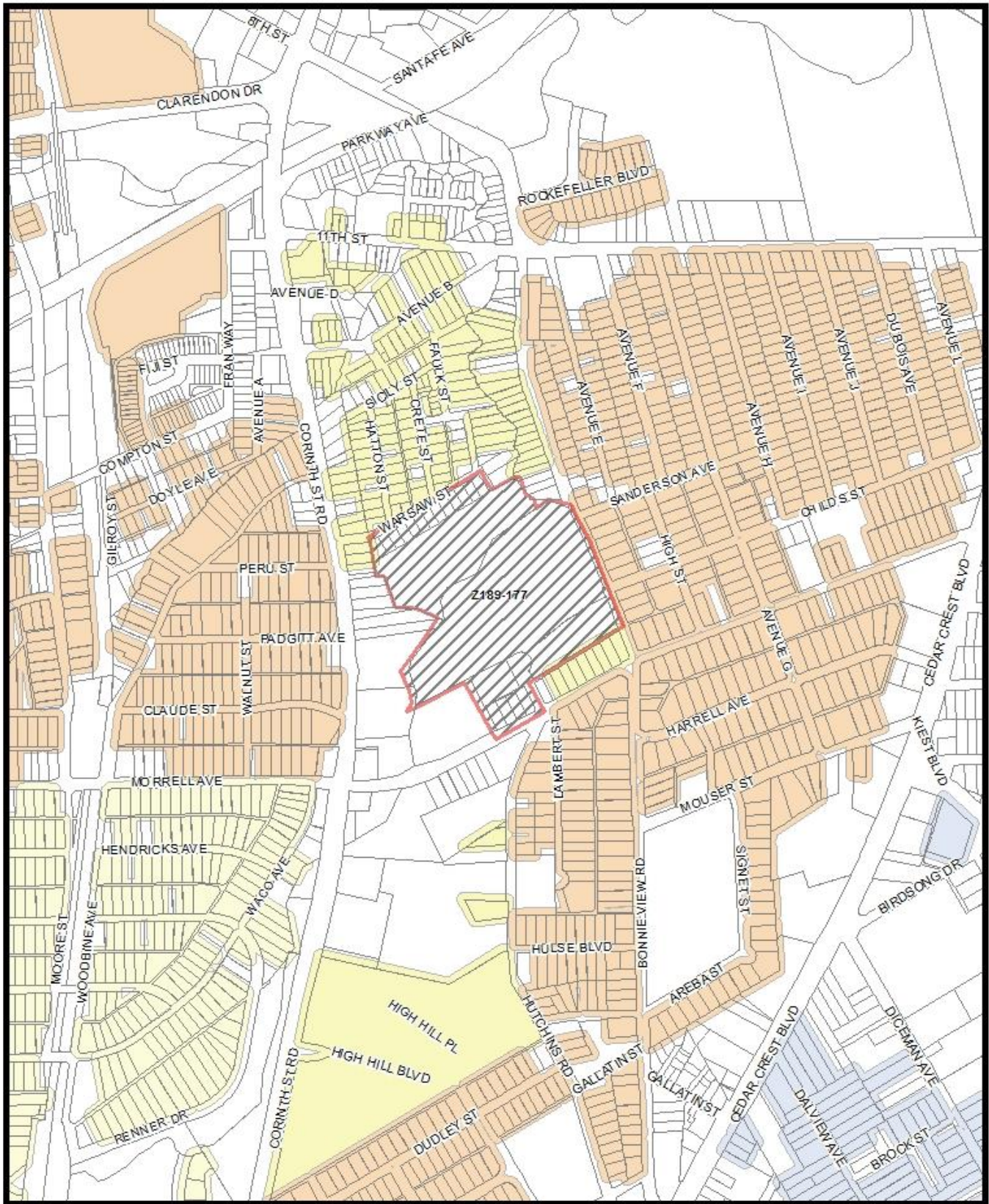
AERIAL MAP

Case no: **Z189-177**

Date: **3/6/2019**





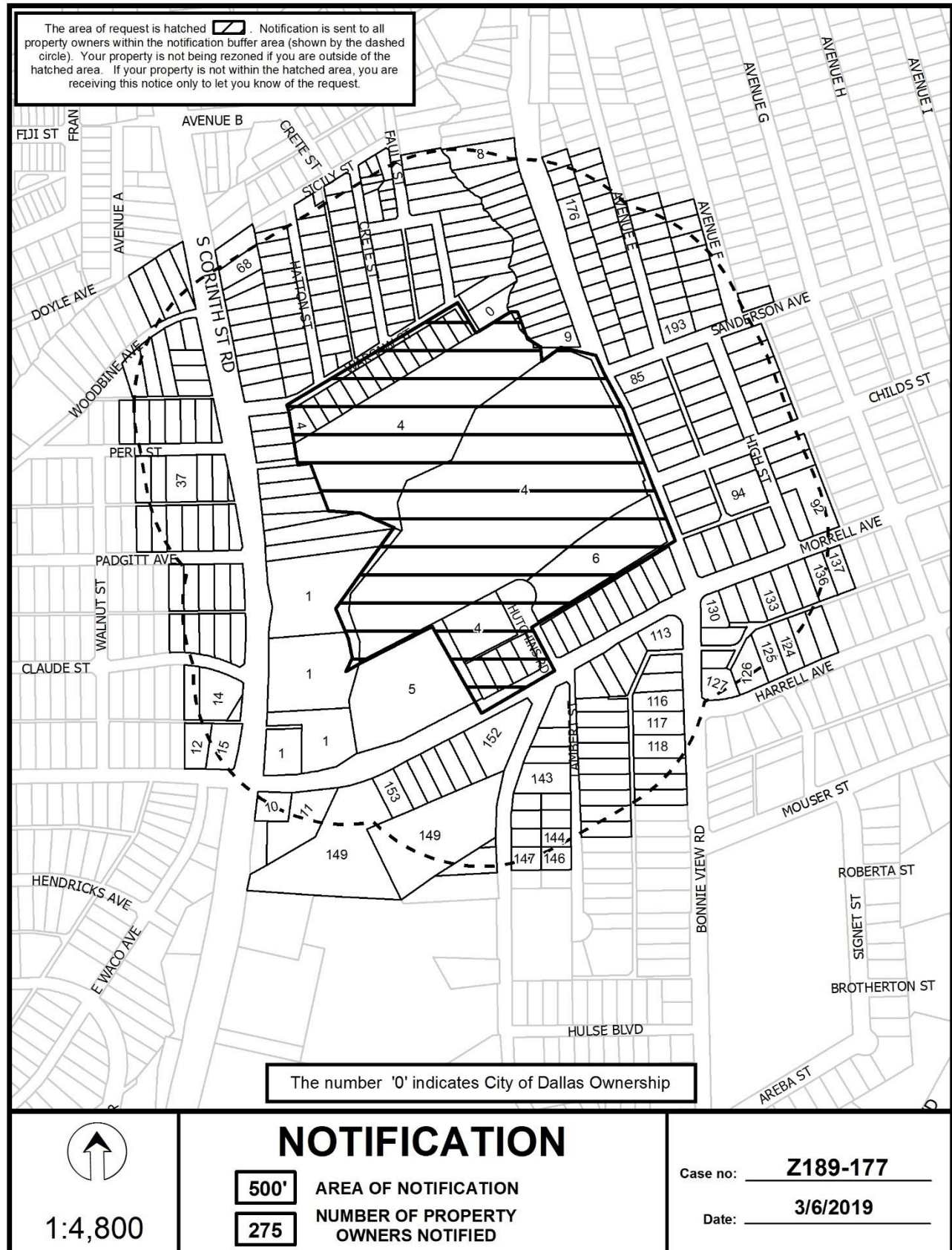


MVAC Cluster A B C D E F G H I NA

 1:7,200

Market Value Analysis

Printed Date: 3/6/2019



03/06/2019

Notification List of Property Owners***Z189-177******275 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	818 S CORINTH ST RD	GREATER NEW VISION
2	662 S CORINTH ST RD	ROARK HUGH W ET AL
3	658 S CORINTH ST RD	ROARK HUGH W
4	525 BONNIE VIEW RD	Dallas ISD
5	1735 MORRELL AVE	TEX REAL EST ACQUISITION
6	1901 MORRELL AVE	Dallas ISD
7	439 BONNIE VIEW RD	RONE CONSTRUCTION SERVICE
8	349 BONNIE VIEW RD	ADIA PARTNERSHIP LLC
9	447 BONNIE VIEW RD	NEARER TO NATURE LLC
10	900 S CORINTH ST RD	LOPEZ ANDRES &
11	1622 MORRELL AVE	JJ PROPERTIES INC
12	1523 MORRELL AVE	GONZALES JOHN S
13	1522 CLAUDE ST	SNEED SIDNEY LADWAN
14	1530 CLAUDE ST	JONES MARY LOIS
15	829 S CORINTH ST RD	AL ROUSAN & WARED CORP
16	1519 CLAUDE ST	WATSON IMA JEAN
17	1523 CLAUDE ST	RAMIREZ JESUS L &
18	1527 CLAUDE ST	GRIFFIN DORA LEE
19	1531 CLAUDE ST	HERNANDEZ TIMOTEO L
20	1535 CLAUDE ST	MARTINEZBUSTOS MARIA DEL R &
21	1518 PADGITT AVE	DAVIS STEVENSON & STELLA
22	1522 PADGITT AVE	CALZADA VICTOR
23	1526 PADGITT AVE	CORONA PLACIDO & JAMI D
24	1530 PADGITT AVE	ROPER JESSICA R
25	1534 PADGITT AVE	KNOX WILLIAM T
26	515 WOODBINE AVE	KELLEY MANDELL

03/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	507 WOODBINE AVE	MAGDALENO HERIBERTO &
28	1511 PADGITT AVE	RICHARD VEOTIS JAMES
29	1515 PADGITT AVE	GRIFFIN LAJON OKEITH &
30	1519 PADGITT AVE	TOLBERT GEORGE
31	1523 PADGITT AVE	WILLIAMS RICHARD R
32	1527 PADGITT AVE	DEZHAM MOHAMMAD HOSSAIN
33	1531 PADGITT AVE	BROWN CLARICE
34	1535 PADGITT AVE	BROWN GILL
35	1510 PERU ST	ABOR ALENE W
36	1514 PERU ST	SPENCER DOZIE
37	1518 PERU ST	JONES JULIUS LEE EST OF
38	1526 PERU ST	BEASLEY SANDRA J CHILDS
39	1530 PERU ST	ALADE MARIA JEIME
40	621 S CORINTH ST RD	CROFFORD ANNE LANE
41	1507 PERU ST	TRIPLE VVV LLC
42	1511 PERU ST	CHAVEZ YSMAEL DEJESUS
43	1515 PERU ST	LEVERSON JARVIS
44	1519 PERU ST	ACEVEDO JESUS &
45	1523 PERU ST	GONZALEZ MODESTO & JAROIN M
46	1527 PERU ST	EDWARDS LARRY W & ALICE
47	1531 PERU ST	PANTOJA FERMIN FLORES
48	530 WOODBINE AVE	DALLAS CITY OF COUNTY OF
49	524 WOODBINE AVE	BRIGHT EDWIN B
50	520 WOODBINE AVE	HOLLINS ROBERT EST OF
51	619 S CORINTH ST RD	GEORGE ANNIE MAE
52	615 S CORINTH ST RD	HARRISON VIRGINIA RAY
53	611 S CORINTH ST RD	SHEILDS ISAIAH
54	518 WOODBINE AVE	NEW BEGINNING FREEDOM BAPTIST CHURCH
55	654 S CORINTH ST RD	GOER EMMA
56	650 S CORINTH ST RD	AGUILAR JESUS JR
57	646 S CORINTH ST RD	AGUILAR HENRY

03/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	638 S CORINTH ST RD	AGUILAR JANELLE ANISSA
59	630 S CORINTH ST RD	AGILAR JESSE P JR
60	622 S CORINTH ST RD	ORTEGA SANTIAGO &
61	618 S CORINTH ST RD	AGUILAR JESUS P &
62	614 S CORINTH ST RD	WALKER CHRIS D
63	610 S CORINTH ST RD	HEATH HELLENE
64	606 S CORINTH ST RD	LEWIS CHARLES E
65	602 S CORINTH ST RD	RANGEL EFRAIN JIMENEZ
66	600 S CORINTH ST RD	JIMENEZ EFRAIN RANGEL
67	518 S CORINTH ST RD	JONES EVERETT
68	514 S CORINTH ST RD	J EDWARD LEE MINISTRIES INC
69	438 AVE F	MILLER LEE ELLA
70	502 HIGH ST	LOPEZ MARCELO GARCIA &
71	506 HIGH ST	RANDOLPH TERRENCE D SR
72	510 HIGH ST	YOUNG ARNOLD L
73	514 HIGH ST	LIMONES SERGIO
74	518 HIGH ST	LEWIS DORIS L
75	522 HIGH ST	SANCHEZ ABELINO R &
76	503 HIGH ST	HERNANDEZ ABRAHAM
77	507 HIGH ST	GLOVER GREGORY
78	511 HIGH ST	BRICKMAN THOMAS
79	515 HIGH ST	KNOW VEST INC
80	519 HIGH ST	WATSONTILLIS LINDA GAYLE
81	526 BONNIE VIEW RD	DIAZ PEDRO &
82	516 BONNIE VIEW RD	HART ARMELIA ANN
83	510 BONNIE VIEW RD	KINDER DOROTHY
84	520 BONNIE VIEW RD	SORIA PEDRO
85	502 BONNIE VIEW RD	GOLDEN GATE FUNERAL HOME
86	504 BONNIE VIEW RD	ROMERO MARIA C
87	602 BONNIE VIEW RD	TOWNSEND RICHARD M EST OF
88	606 BONNIE VIEW RD	SOTELO NANCY M

03/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	603 HIGH ST	RODRIGUEZ FRANCISCO JAVIER
90	602 HIGH ST	MARTINEZ YADIRA YAHAIRA & JUAN C SALVADOR
91	606 HIGH ST	RIOS JEREMIAS A
92	2111 MORRELL AVE	FREE CHURCH OF GOD
93	2103 MORRELL AVE	SMITH BESSIE F ET AL
94	611 HIGH ST	HOGG IMOGENE
95	2003 MORRELL AVE	BROOKS DALE &
96	2005 MORRELL AVE	JONES CHRISTINE
97	2011 MORRELL AVE	CARTER CLIFFORD
98	2017 MORRELL AVE	LEONARD BERNICE
99	2023 MORRELL AVE	RODRIGUEZ ERNESTO & VERONICA VEGA
100	610 BONNIE VIEW RD	RIOS GERMAN
101	902 LAMBERT ST	BRYANT LEE A
102	838 LAMBERT ST	JAIME JOSE &
103	834 LAMBERT ST	WILLIAMS SAMUEL IRELAND
104	830 LAMBERT ST	WALLACE LILLIAN
105	826 LAMBERT ST	BREWER LAQUONDA
106	822 LAMBERT ST	RAMIREZ FRANCISCA M & LUIS LEDEZMA
107	818 LAMBERT ST	NUNN GEORGE L &
108	814 LAMBERT ST	WALKER CLYDIA M
109	810 LAMBERT ST	HUGULEY WILLIAM C & DIANA B
110	1902 MORRELL AVE	PADILLA ERIC &
111	1906 MORRELL AVE	EDWARDS HELENA ANN
112	1908 MORRELL AVE	JOHN DSILVA LLC
113	707 BONNIE VIEW RD	MCKINNEY IVA D
114	715 BONNIE VIEW RD	LOVE WILLIE FLORENCE &
115	719 BONNIE VIEW RD	ROLLINS DEVELOPMENT GROUP INC
116	723 BONNIE VIEW RD	MOSS MARSHEL K
117	803 BONNIE VIEW RD	WILKS CATHY J &
118	807 BONNIE VIEW RD	WALKER ALBERT
119	811 BONNIE VIEW RD	ESTEVANE LUZ IVON &

03/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	815 BONNIE VIEW RD	BUSTAMANTE VINCENTE
121	819 BONNIE VIEW RD	SMITH CHERYL
122	2113 HARRELL AVE	GILES MELVIN D
123	2107 HARRELL AVE	SINGHAL VAIBHAV
124	2103 HARRELL AVE	JEFFERSON WILLIE SUE EST OF
125	2023 HARRELL AVE	REED J W
126	2015 HARRELL AVE	RICHARDSON JUDGE III
127	722 BONNIE VIEW RD	SMITH REVOCABLE LIVING TRUST THE
128	718 BONNIE VIEW RD	LANGDON CHARLES III &
129	710 BONNIE VIEW RD	LANGDON CHARLES
130	2002 MORRELL AVE	JOHNSON CARL E
131	2006 MORRELL AVE	JOHNSON CARL &
132	2010 MORRELL AVE	JAMES CLARESE
133	2014 MORRELL AVE	TURNER JUNELLA
134	2022 MORRELL AVE	FULLER REGINALD D & TERESA D
135	2026 MORRELL AVE	RODRIGUEZ ERNESTO &
136	2102 MORRELL AVE	RODRIGUEZ ERNESTO &
137	2108 MORRELL AVE	RODRIGUEZ ALMA Y
138	835 LAMBERT ST	BURLESON EVA
139	832 HUTCHINS RD	MALAC LTD
140	836 HUTCHINS RD	SPRINGFUL PROPERTIES LLC
141	839 LAMBERT ST	WATSON AZALIA Z
142	827 LAMBERT ST	RIVERS LOLA B
143	831 LAMBERT ST	ANDERSON HENRY
144	903 LAMBERT ST	WALKER CLYDIA
145	821 LAMBERT ST	MARTINEZ PILAR &
146	911 LAMBERT ST	TERRELL VALLIE MAY EST OF
147	910 HUTCHINS RD	UPSHAW MARY L
148	902 HUTCHINS RD	COLUNGA TEODULO
149	833 HUTCHINS RD	BRISTOW ANNEMARIE
150	907 HUTCHINS RD	LAWRENCE ISIAH W

03/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	1 HUTCHINS RD	WILLIS DARLENE
152	807 HUTCHINS RD	BREN AARON &
153	1714 MORRELL AVE	BRISTOW ANNMARIE
154	1718 MORRELL AVE	BRISTOW ANNEMARIE
155	1722 MORRELL AVE	ALFARO VICTOR FRANK
156	1726 MORRELL AVE	RATCLIFF JOHN W
157	1901 MORRELL AVE	Dallas ISD
158	1905 MORRELL AVE	MANJREKAR ASHISH
159	1909 MORRELL AVE	ZUNIGA ALBERTO & ANA
160	1915 MORRELL AVE	PASAY LLC
161	1919 MORRELL AVE	TIDWELL SHIRLEY
162	1921 MORRELL AVE	QUEST IRA INC
163	1927 MORRELL AVE	CARTER BILLIE J
164	1931 MORRELL AVE	ADAMS FADELL EST OF
165	1935 MORRELL AVE	WRIGHT EDNA R
166	1939 MORRELL AVE	LOERA CIPRIANO &
167	446 BONNIE VIEW RD	TAI WILLIAM KOK FAI
168	440 BONNIE VIEW RD	SORTO ROLANDO
169	438 BONNIE VIEW RD	PRIEGOMARTINEZ FREDDY
170	434 BONNIE VIEW RD	NEARER TO NATURE LLC
171	428 BONNIE VIEW RD	HOLMES TALMADGE
172	426 BONNIE VIEW RD	DALLAS CITY OF COUNTY OF
173	422 BONNIE VIEW RD	ALVARADO FELIX SOTO &
174	418 BONNIE VIEW RD	STEWART ESTHER M
175	412 BONNIE VIEW RD	CARRERA JOSE L R
176	410 BONNIE VIEW RD	TUBBS JO
177	400 BONNIE VIEW RD	PALOMARES HECTOR DON J &
178	350 BONNIE VIEW RD	DANIELS OLIVIA J
179	344 BONNIE VIEW RD	APARICIO EFREN ET AL
180	351 AVE E	MARTINEZMORUA VICTOR &
181	355 AVE E	PEARCE EDWARD L

03/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	403 AVE E	PALOMARES HECTOR &
183	409 AVE E	LEWIS ESTER F
184	411 AVE E	LEE ANNIE BERNICE
185	415 AVE E	CONTRERAS SALVADOR
186	419 AVE E	ZIMMERMAN CHARLES
187	423 AVE E	MO & ASSOCIATES LLC
188	427 AVE E	SOUTER JAMES M
189	431 AVE E	MORENO OSCAR CESAR &
190	435 AVE E	MARTINEZ AURELIO
191	439 AVE E	DALLAS SKYFALL LLC SERIES 439
192	445 AVE E	BROWN C B
193	444 AVE E	NEAL A C
194	438 AVE E	NEAL MAGGIE
195	434 AVE E	INVESTALL INC
196	430 AVE E	HUERTA VALENTINA
197	426 AVE E	LAGOW DEV PROJECT LLC
198	422 AVE E	CASTILLO GUADALUPE
199	418 AVE E	RAMIREZ ISIDORO
200	414 AVE E	CREDIT FINANCIAL CORP
201	410 AVE E	SOLORZANO DIANA EVELIN
202	411 AVE F	SMITHHAWKINS SHIRLEY
203	419 AVE F	SANDOVAL ANTONIO &
204	423 AVE F	MANZUR NAGYB
205	427 AVE F	BURTON DOLORES JANICE
206	431 AVE F	THOMAS ELLA
207	435 AVE F	NGUYEN BUU T &
208	439 AVE F	WEBBER JOHN L & LILLIE M
209	403 BONNIE VIEW RD	CASTANEDA MARIA E
210	405 BONNIE VIEW RD	NEARER TO NATURE LLC
211	409 BONNIE VIEW RD	CASTRO JOSE S SR
212	411 BONNIE VIEW RD	LAZARO NICOLE &

03/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	415 BONNIE VIEW RD	MALDONADO FLORENCIA
214	421 BONNIE VIEW RD	SOTO FELIX & MA DE JESUS
215	423 BONNIE VIEW RD	MURRAGARRA JOSE
216	427 BONNIE VIEW RD	LASARO HILDA
217	431 BONNIE VIEW RD	ALVAREZ JORGE
218	435 BONNIE VIEW RD	ALVAREZ JORGE
219	508 FAULK ST	MATTHEWS BEVERLY A
220	512 FAULK ST	WASHINGTON WILLIE
221	516 FAULK ST	THOMAS JOE
222	520 FAULK ST	HAWKINS FREDDIE HENDERSON
223	524 FAULK ST	HOOD GEORGE
224	528 FAULK ST	HOOD GEORGE
225	532 FAULK ST	BUSTAMANTE OSWALDO
226	536 FAULK ST	MAGALLANES MARIA C
227	548 FAULK ST	PETRASH TIMOTHY LUKAS
228	1702 SICILY ST	BAGSBY MAGGIE
229	515 FAULK ST	MASTERS HAZEL &
230	1706 SICILY ST	MARTINEZ MARIA E
231	506 CRETE ST	RUIZ DANIELA LOPEZ
232	519 FAULK ST	DYSON PAULA ET AL &
233	517 FAULK ST	MASTERS HAZEL EST OF &
234	521 FAULK ST	BURELL LOUISE
235	510 CRETE ST	VILLARREAL JUAN G &
236	531 FAULK ST	DUNNAHUE T I
237	533 FAULK ST	MCELROY JOSEPH III TR
238	541 FAULK ST	GERARDO LORENZO &
239	545 FAULK ST	GERARDO BALTAZAR
240	542 CRETE ST	GARCIA CENOBIA
241	538 CRETE ST	GARCIA CENOBIA EST OF
242	534 CRETE ST	GERARDO BALTASAR
243	530 CRETE ST	JOHNSON DOROTHY

03/06/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
244	522 CRETE ST	BENTON HERBERT JR & ERMA
245	1632 SICILY ST	MIXON DOLORES &
246	507 CRETE ST	VILLARREAL JUAN &
247	511 CRETE ST	GARCIA RODOLFO
248	515 CRETE ST	JACKSON WILLIAM
249	519 CRETE ST	TINOCO ESTHER
250	523 CRETE ST	HOWARD KATIE MARIE
251	527 CRETE ST	MACIAS IRMALINDA & ROSENDO
252	531 CRETE ST	NEBLETT SANDY ET AL
253	539 CRETE ST	HOPPS ETHEL SIMS
254	543 CRETE ST	DUENAS OTILIO
255	1627 WARSAW ST	LEWIS JOHN ARVIE
256	542 HATTON ST	ELIZALDE CIEL
257	538 HATTON ST	PATINO MANUEL
258	530 HATTON ST	PARADA JOSE C & MARIA
259	526 HATTON ST	JOHNSON LILLIAN LOIS
260	522 HATTON ST	WASHINGTON LILLIAN L
261	514 HATTON ST	WEST RHONDA
262	510 HATTON ST	MORENO AGUSTINA &
263	506 HATTON ST	MARTINEZ ANGELICA M &
264	502 HATTON ST	MARTINEZ ANGELICA
265	509 HATTON ST	LAZO CRUZ MONTIEL
266	513 HATTON ST	LAZO CRUZ &
267	517 HATTON ST	LAZO MARTIN & JUANA B
268	521 HATTON ST	SUASTE VICTOR & ANGELICA
269	525 HATTON ST	GUANDIQUE DANIEL
270	529 HATTON ST	ELIZALDE PRINCE
271	533 HATTON ST	ELIZALDE JULIANA MRS
272	537 HATTON ST	ELIZALDE JULIANA
273	541 HATTON ST	HOLLIE ANDRIA
274	545 HATTON ST	COX CHARLES WILMER
275	503 WOODBINE AVE	COUNTY OF DALLAS

Planner: Sarah May

FILE NUMBER: Z189-189(SM)

DATE FILED: February 4, 2019

LOCATION: North Line of Commerce Street, west of Sylvan Avenue

COUNCIL DISTRICT: 6

MAPSCO: 44 P

SIZE OF REQUEST: Approx. 0.64 acres

CENSUS TRACT: 43.00

OWNER/APPLICANT: Listocon Group, LLC

REPRESENTATIVE: Ida Rodriquez

REQUEST: An application for the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District.

SUMMARY: The applicant proposes to continue the operation of a concrete batch plant on the property.

STAFF RECOMMENDATION: Approval for a period to expire on December 10, 2019, subject to conditions.

BACKGROUND:

- The request site is currently developed with an existing concrete batch plant.
- The applicant received a Certificate of Occupancy (CO) for a machinery, heavy equipment, or truck sales or service use in 1997. The applicant received an Air Quality Permit from the Texas Commission on Environmental Quality in 2006. A CO for an office was issued in 2007.
- On April 28, 2010, City Council approved SUP No. 1804 for a concrete batch plant for a five-year period and a one three-year automatic renewal.
- On August 22, 2018, City Council renewed SUP No. 1804 for a one-year period.

Zoning History: There have been four zoning cases in the area within the last five years.

1. **Z178-159:** On August 22, 2018, City Council renewed SUP No. 1804 for a concrete batch plant for a one-year period.
2. **Z134-327:** On December 10, 2014, City Council approved the renewal and amendment of Specific Use Permit No. 1752 for an industrial (outside) use limited to a concrete batch plant for a five-year period.
3. **Z134-145:** On September 10, 2014, City Council approved Planned Development District No 922 for certain Residential and Utility and public service uses on property zoned a TH-3(A) Townhouse District, an MF-2(A) Multifamily District, an MF-4(A) Multiple Family District, and a CS Commercial Service District.
4. **Z134-286:** On February 25, 2015, City Council approved Planned Development District No. 933 for certain Residential and Utility and public service uses on property zoned an IR Industrial Research District and an R-7.5(A) Single Family District.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Dimension; ROW
Commerce Street	Collector	Standard-4 lanes-undivided; 60 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will significantly impact the surrounding street system. Specifically, the district engineer stated the following:

It has been documented that the sheer volume of concrete trucks in this area, damages the pavement, creates debris on the road, creates dust clouds, creates sight distance issues for the public, and repeatedly the concrete truck drivers park on unapproved surfaces on either side of West Commerce Street. Concrete batch plants in this area of West Commerce are no longer a benefit to the public safety and welfare for the citizens of Dallas and are now a traffic safety concern. Although, the concrete batch plant are not the owners of the trucks in some cases, they are still the cause for the trucks to be there and have a responsibility to ensure that the trucks loading/unloading at their business follow the ordinances of the City while conducting business.

Comprehensive Plan:

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

The applicant's request is not consistent with the goals and policies of the comprehensive plan; however, a short time period can be supported to allow the existing industrial use to continue to support the surrounding construction activities in the vicinity as the area transitions.

STAFF ANALYSIS:

Surrounding Land Uses:

Direction	Zoning	Land Use
Site	IR, SUP No. 1804	Concrete batch plant
North	IR, TH-3(A)	Railroad, Single family
East	IR, SUP No. 1752	Concrete batch plant
South	IR, PDD Nos. 935 & 922	Commercial parking lot or garage, Single family and multifamily
West	IR	Office/showroom/warehouse

Land Use Compatibility:

The site is developed with an existing concrete batch plant. The applicant requests to renew the existing SUP to permit the continued operation of this use. The dominate land use within the immediate area is industrial (with screening of outside operations) and scattered office uses to the west, on both sides of Commerce Street. However, residential areas are located near the site: one existing residential area is north of the site, approximately 350 feet, and is buffered from the site by rail right-of-way, and another is planned to be located approximately 300 feet south of the site and is buffered from the site by IR Industrial Research District zoned property. The creation of PDD No. 922 brought residential zoning approximately 100 feet closer to the request site since the original SUP was first approved.

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

Although there is a concrete batch plant adjacent to the site that has an existing SUP that is scheduled to expire on December 10, 2019, the site is in a strategic location for major development/redevelopment efforts near downtown and along the Trinity River Corridor. Additionally, the fencing that contains the aggregates for the site is also in disrepair, allowing the concrete batch plant aggregates to spill onto the adjacent City-owned property to the east. Finally, the public infrastructure within Commerce Street rapidly degrades as the large concrete trucks use it for access. Therefore, although staff considered a recommendation of denial, staff ultimately recommends approval to extend the operation of the existing SUP until December 10, 2019, at which time both concrete batch plants on Commerce Street will cease operations simultaneously.

Parking:

Parking for the use is one space per 600 square feet of floor area. The existing office is comprised of 872 square feet of floor area, requiring two parking spaces. The applicant is providing five parking spaces.

Landscaping:

The applicant is providing vegetative screening along the perimeter on West Commerce Avenue.

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 on the north line of the abutting railroad right-of-way and an “H” MVA cluster to the south.

PROPOSED AMENDMENTS TO SUP No. 1804

1. USE: The only use authorized by this specific use permit is an industrial (outside) not potentially incompatible use limited to a concrete batch plant.

2. SITE AND LANDSCAPE PLAN: Use and development of the Property must comply with the attached site and landscape plan.

Staff recommended:

3. <u>TIME LIMIT</u> : This specific use permit expires on (December 10, 2019) [August, 22, 2019].
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Applicant requested:

3. <u>TIME LIMIT</u> : This specific use permit expires on (one year from the passage of this ordinance) [August, 22, 2019].
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4. LANDSCAPING: Landscaping must be provided as shown on the attached site and landscape plan.

5. DUST CONTROL:

(A) The following conditions must be met on an ongoing basis:

(1) Trucks must be loaded through a discharge equipped with a water ring that eliminates visible dust emissions.

(2) All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.

(3) The area between the sand/aggregate stockpiles and conveyor charge hopper used for vehicle traffic must be paved, watered, and swept as necessary to achieve maximum control of dust emissions. Other areas used for vehicle traffic must be watered as necessary to eliminate dust emissions.

(4) During operations, all stockpiles must be sprinkled with water or chemicals as necessary to eliminate visible dust emissions.

(5) The cement storage silos and cement weigh hopper must be vented to a fabric filter to eliminate visible dust emissions.

(6) During operations, the conveyor charge hopper must have a water spray sufficient to eliminate visible dust emissions.

(7) To avoid overloading, a mechanism must be installed on each cement storage silo to warn operator that the silo is full.

(8) Spillage of cement must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and/or vehicle traffic are minimized.

(B) A written ground and soot control plan incorporating existing and proposed infrastructure must be delivered to the director of environmental and health services and the director of sustainable development and construction by June 28, 2010.

6. FLOOR AREA: The maximum floor area is 872 square feet in the location shown on the attached site and landscape plan.

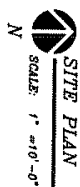
7. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site and landscape plan. No other ingress or egress is permitted.

8. PARKING: A minimum of two off-street parking spaces must be provided in the locations shown on the attached site and landscape plan.

9. STOCKPILE HEIGHT: Maximum stockpile height for materials in the sand/gravel stockpile area shown on the attached site and landscaping plan is ten feet.

10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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



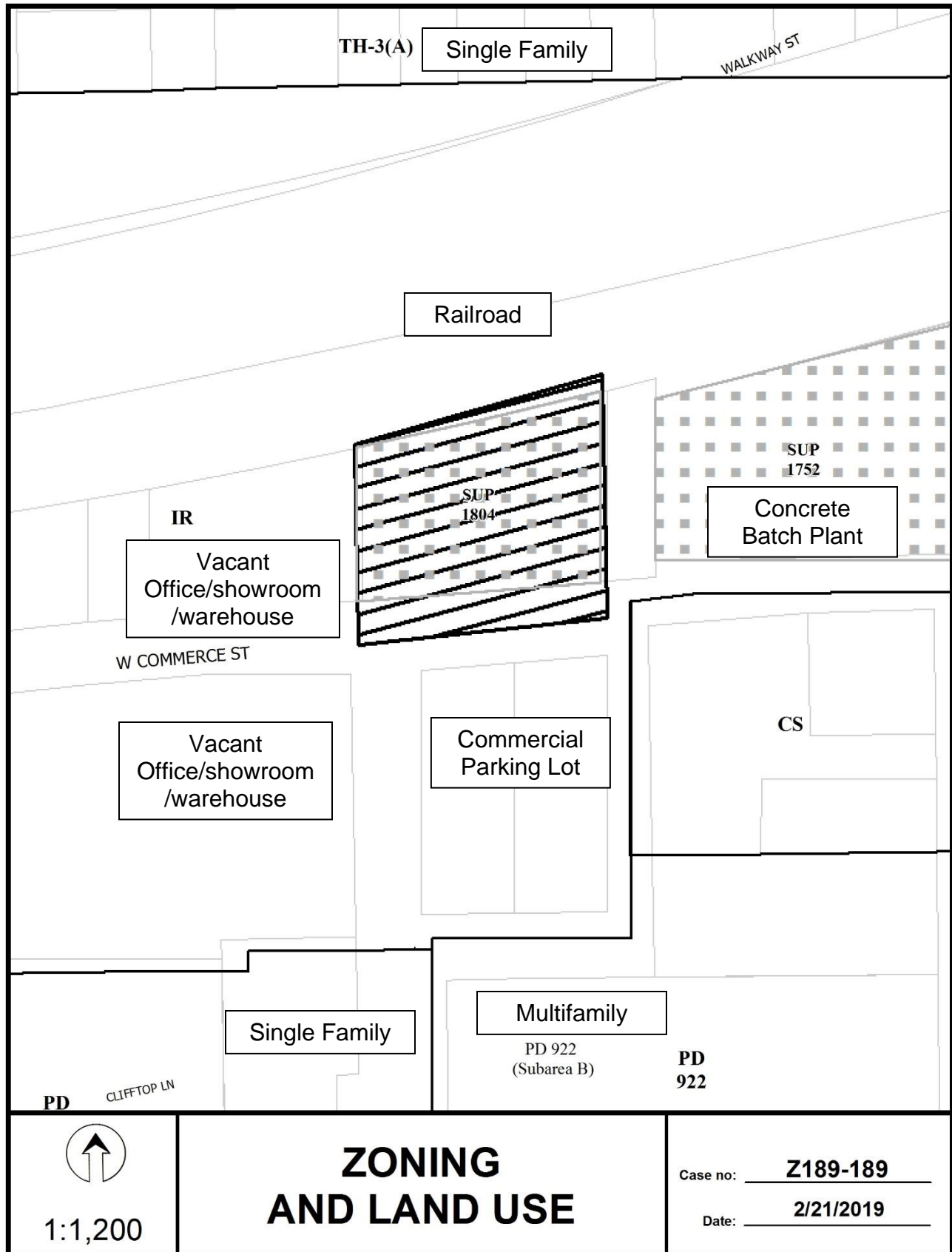
14-8

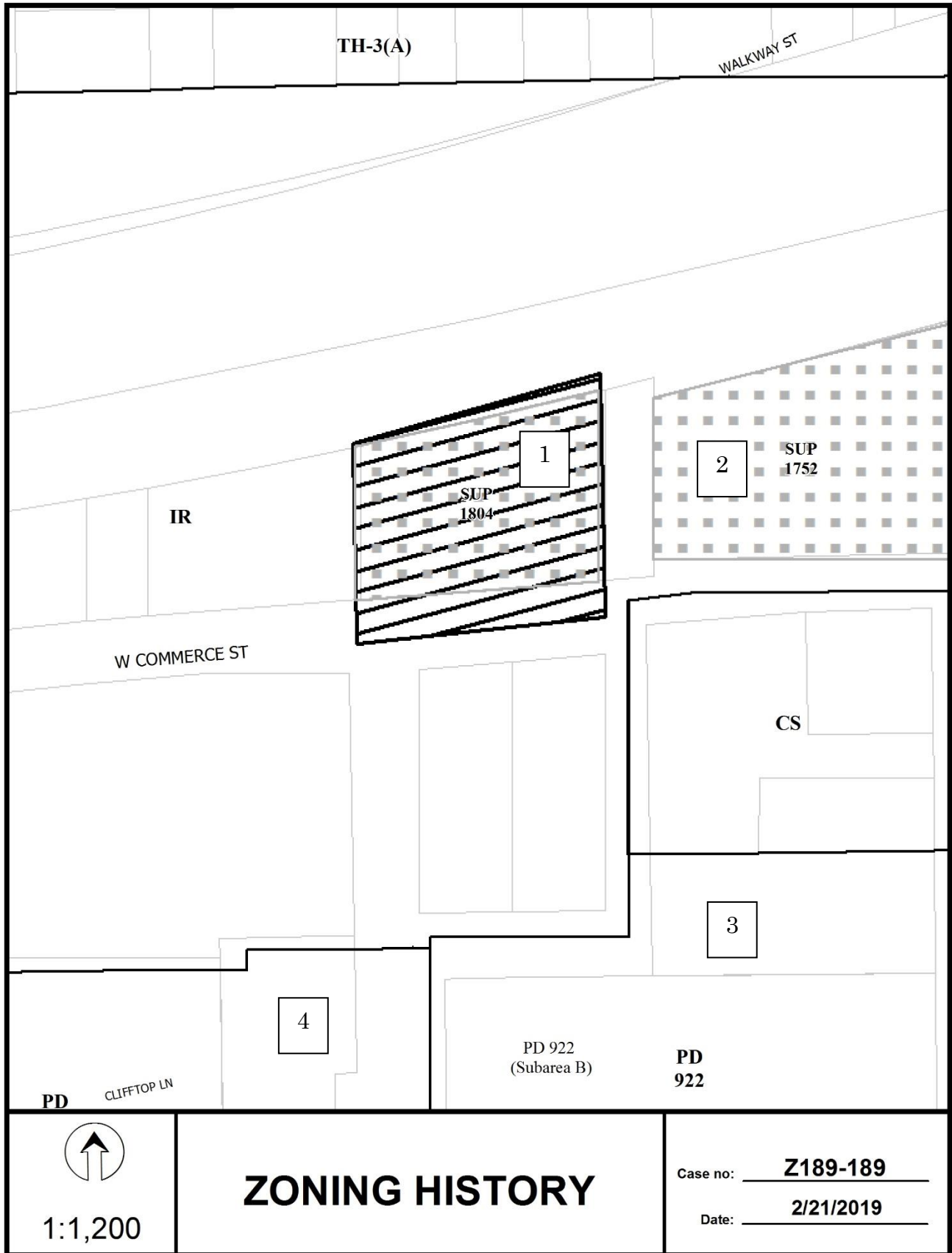
VICINITY MAP

Case no: **Z189-189**

Date: **2/21/2019**





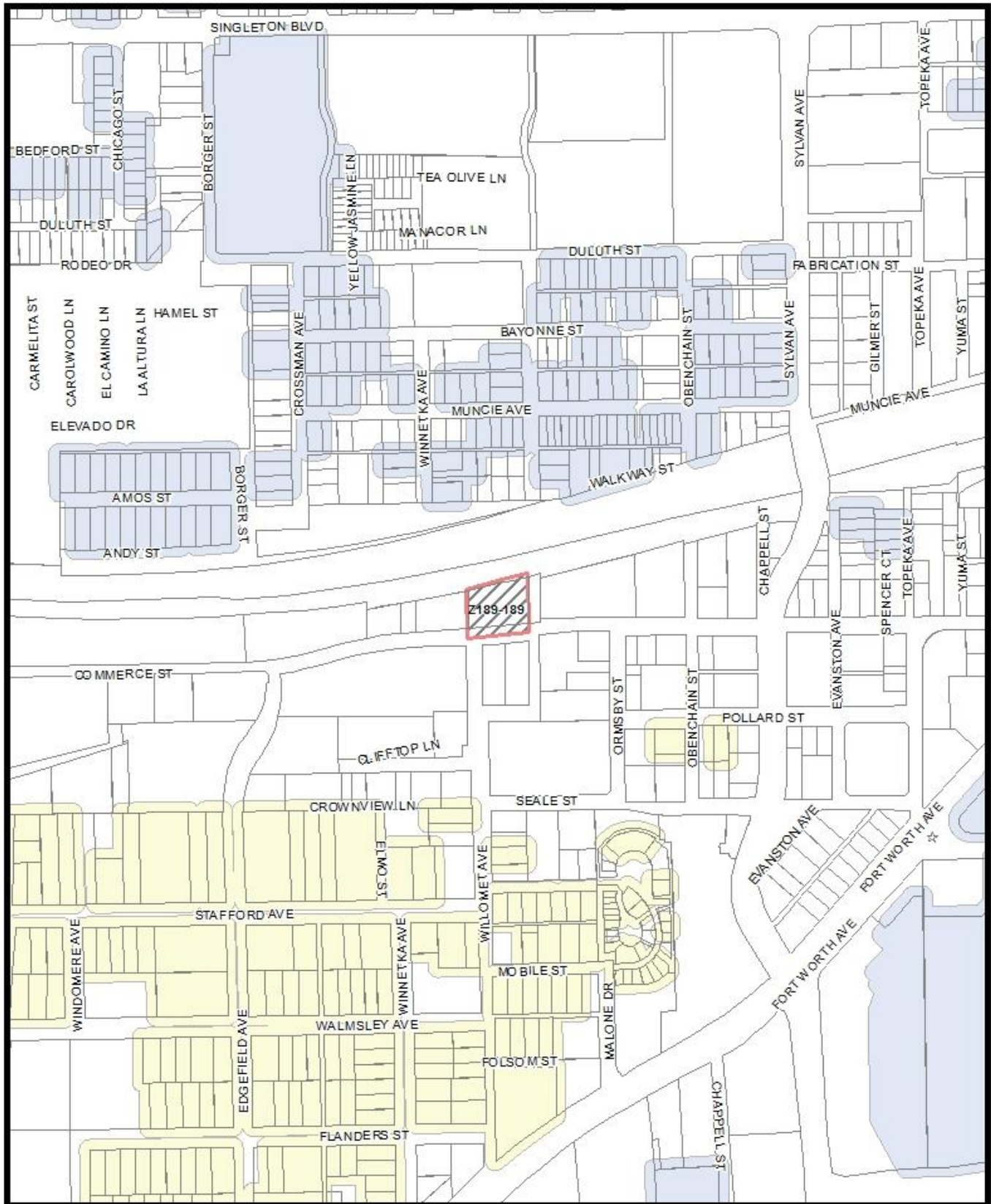


ZONING HISTORY

Case no: **Z189-189**

Date: **2/21/2019**

Z189-189(SM)



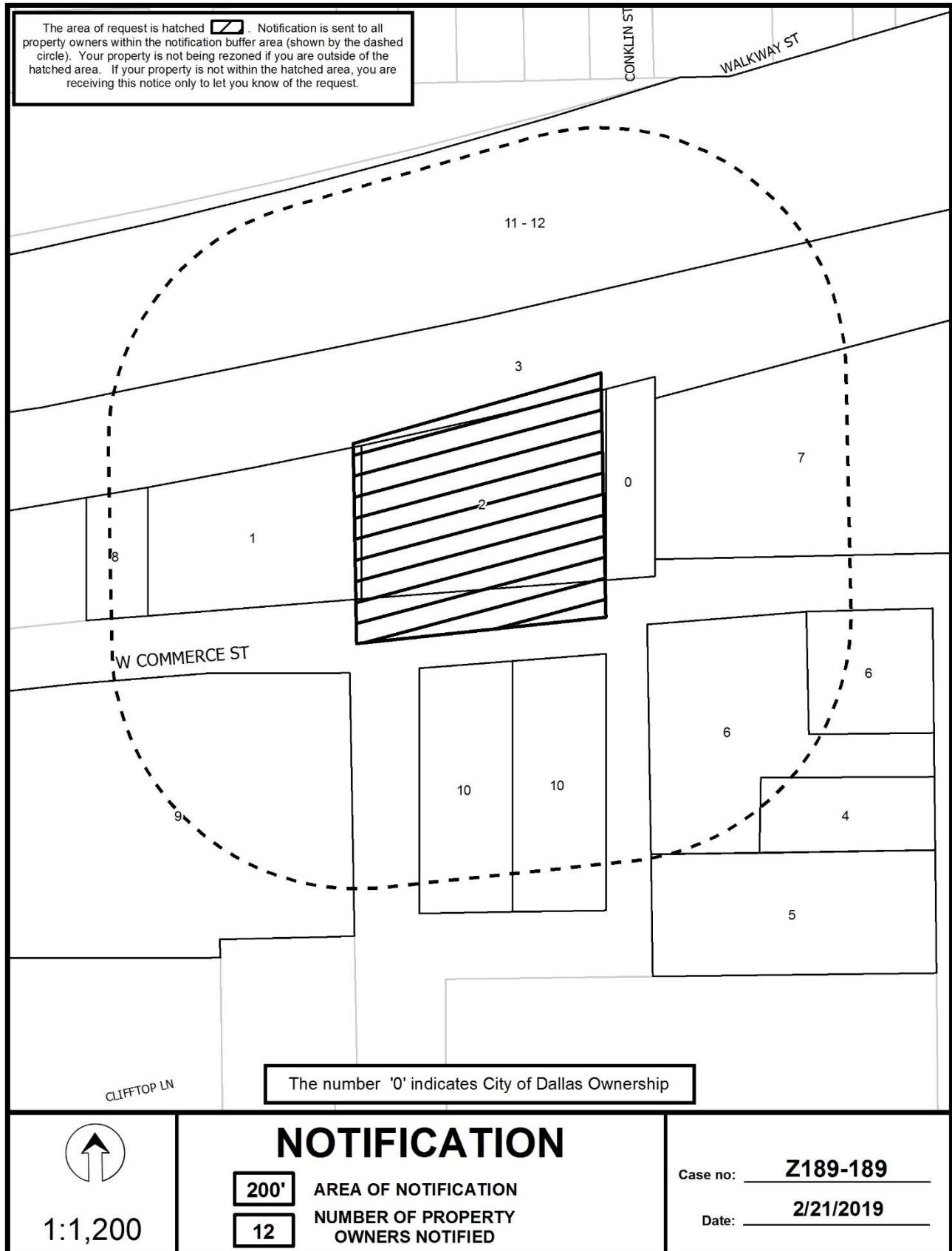
MVACluster A B C D E F G H I NA



1:4,800

Market Value Analysis

Printed Date: 2/21/2019



Z189-189(SM)

02/21/2019

Notification List of Property Owners

Z189-189

12 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1107 W COMMERCE ST	HMK LTD
2	1025 W COMMERCE ST	LISTOCON GROUP LLC
3	2300 AL LIPSCOMB WAY	BNSF RAILWAY
4	2207 ORMSBY ST	WADE TRANSMISSION & GEAR
5	2203 ORMSBY ST	CLAY ARTHUR DEVELOPMENT GROUP THE &
6	1002 W COMMERCE ST	MARTINEZ JAIME
7	1001 W COMMERCE ST	MARTINEZ DIONICIO JR
8	1201 W COMMERCE ST	1201 W COMMERCE LLC
9	1220 W COMMERCE ST	WILLIEJAXON LLC
10	1032 W COMMERCE ST	HUERTA AGUSTO
11	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
12	9999 NO NAME ST	UNION PACIFIC RR CO

Planner: Jennifer Muñoz

FILE NUMBER:	Z189-145(JM)	DATE FILED:	November 30, 2018
LOCATION:	Northwest corner of Cedar Springs Road and Maple Avenue		
COUNCIL DISTRICT:	14	MAPSCO:	7 J
SIZE OF REQUEST:	± 1.0 acres	CENSUS TRACT:	18.00

APPLICANT/OWNER: GPIF 2401 CS LLC**REPRESENTATIVE:** Rob Baldwin, Baldwin and Associates**REQUEST:** 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.**SUMMARY:** The purpose of this request is to add floor area by enclosing an existing porte cochere at the corner of Cedar Springs Road and Maple Avenue to allow for a restaurant to occupy a new suite.**STAFF RECOMMENDATION:** Approval, subject to a revised development plan and 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_cont.html#a830

BACKGROUND INFORMATION:

- On February 8, 1985, the City Council approved Planned Development District No. 193, the Oak Lawn Special Purpose District. The PD is comprised of approximately 2,593 acres, and provides standards to promote and protect the health, safety, welfare, convenience, and enjoyment of the public, and in part, to achieve the objectives outlined in the PD.
- The one-acre property was developed in 1987 with a seven-story office building containing approximately 191,957 square feet of office space and five levels of structured parking (according to DCAD). The corner of the property at Maple Avenue and Cedar Springs Road contains the porte cochere and drives proposed to be enclosed.
- The request will allow for the existing property to add floor area by enclosing the existing porte cochere to allow for a restaurant use to occupy a new suite. The exterior of the building will provide for outdoor seating areas for office tenants and visitors of the restaurant.
- The applicant proposes to create a Planned Development Subdistrict (PDS) to allow for the following modifications from the existing LC Light Commercial District standards: (1) To allow encroachments into the required front yard setback for awnings, canopies, landscape walls and planter boxes up to four-feet in height, light standards, and stairs, steps, and handrails; (2) To increase the maximum allowable floor area from 4.0:1 to 4.1:1; and, (3) To provide a shared parking chart.

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

1. **Z178-333:** On January 9, 2019, the City Council approved Planned Development Subdistrict No. 146 for nonresidential uses on property zoned an O-2 Office Subdistrict, an LC Light Commercial Subdistrict, and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on the west line of Cedar Springs Road, the northeast line of Bookhout Street, and the southwest line of Maple Avenue.
2. **Z167-134 & Z189-151:** On May 10, 2017, City Council approved 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, on property located on the south corner of Fairmount Street and Carlisle Street. On February 21, 2019, the City

Plan Commission recommended approval of an amendment to PDS No. 131. *The case was withdrawn.*

3. **Z145-241:** An application for a Planned Development Subdistrict for LC Subdistrict uses on property zoned a GR Subdistrict within PD No. 193, the Oak Lawn Special Purpose District, located on the east corner of Fairmount Street and Carlisle Street. *The case was automatically terminated due to inactivity on October 22, 2015.*
4. **Z145-190:** An application for a Planned Development Subdistrict for mixed uses on property zoned a GR Subdistrict within PD No. 193, the Oak Lawn Special Purpose District, located on the southwest corner of Fairmount Street and Cedar Springs Road. *The case was withdrawn.*

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Cedar Springs Road	Minor Arterial	80 feet	80 feet
Maple Avenue	Community Collector	70 feet	70 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; however, the one-way double-entry driveway proposed along Cedar Springs should be removed. The driveway forces the sidewalk to enter the private property which creates a pedestrian hazard.

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 5.1 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.

NEIGHBORHOOD PLUS PLAN

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

Area Plans:

The Oak Lawn Special Purpose District and the Oak Lawn Plan include the following objectives:

- (1) To achieve buildings more urban in form.

The building will add FAR and remove a double-driveway porte cochere, making the building more urban and the streetscape more pedestrian friendly and walkable.

- (2) To promote and protect an attractive street level pedestrian environment with continuous street frontage activities in retail areas.

The property is located within a Light Commercial Subdistrict, yet the existing structure contains only office uses. Adding the proposed restaurant use at the street level will contribute to the street frontage environment in this retail area.

- (3) To encourage the placement of off-street parking underground or within buildings similar in appearance to non-parking buildings.

This request will remove driveways and a porte cochere while maintaining structured parking.

- (4) To promote development appropriate to the character of nearby neighborhood uses by imposing standards sensitive to scale and adjacency issues.

The area consists of a mix of retail zoning districts including LC, HC, GR, and multiple PD Subdistricts. The proposed PDS will maintain the LC Subdistrict standards while mildly increasing the FAR, allowing encroachments into the setback to produce a more urban form, and provide shared parking.

- (5) To use existing zoned development densities as a base from which to plan, while providing bonuses to encourage residential development in commercial areas.

The request does not contain a residential component; therefore, no additional density is requested. Additionally, an increase in FAR is requested to allow the addition of a restaurant, which will add to the commercial nature of the area.

- (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.

The requests to increase the FAR, allow encroachments into the setback to produce a more urban form, and provide shared parking are minimal in nature. The purpose of allowing a PDS is to ensure flexibility in site design/development. The project generally complies with the standards for the LC Subdistrict.

- (7) To promote landscape/streetscape quality and appearance.

Removing the existing driveways and porte cochere to allow a restaurant use at street level will add to the overall streetscape by activating the ground level of the office structure.

Surrounding Land Uses:

Area	Zone within PD No. 193	Use
Site	LC Light Commercial	Office Building
North	LC Light Commercial and GR General Retail	Personal service, Commercial parking lot, Restaurant, and Office
East	GR General Retail	Financial institution w/ DT
South	LC Light Commercial and HC Heavy Commercial	Financial institution w/ DT, Restaurant, and Personal service
West	HC Heavy Commercial and LC Light Commercial w/H/75 Mayor Thomas Bradford House	Restaurant, Office, and Hotel

Land Use Compatibility:

The one-acre property was developed in 1987 with a seven-story office building containing approximately 191,957 square feet of office space and five levels of structured parking (according to DCAD). The corner of the property at Maple Avenue and Cedar Springs Road contains the porte cochere and drives proposed to be enclosed. The request will allow the existing property to add floor area by enclosing the existing porte cochere to allow a restaurant use to occupy a new suite. The exterior of the building will provide outdoor seating areas for office tenants and visitors of the restaurant.

Surrounding land uses consist of personal service, a commercial parking lot, restaurant, and office uses to the north; a financial institution with drive-through to the east; a financial institution with drive-through, restaurant, and personal service uses to the south; and, restaurant, office, and hotel uses to the west.

The applicant proposes to create a PD Subdistrict (PDS) to allow for the following modifications from the existing LC Light Commercial District standards: (1) To allow encroachments into the required front yard setback for awnings, canopies, landscape walls and planter boxes up to four-feet in height, light standards, and stairs, steps, and handrails; (2) To increase the maximum allowable floor area from 4.0:1 to 4.1:1; and, (3) To provide a shared parking chart.

Staff supports the request, subject to removing the proposed one-way, double-entry driveway along Cedar Springs Road. The driveway forces the sidewalk to enter the private property which creates a pedestrian hazard.

Development Standards:

DISTRICT	SETBACKS		FAR	Height	Lot Coverage	PRIMARY Uses
	Front	Side/Rear				
Existing: PD No. 193, LC Light Commercial Subdistrict	25'	5-10' 10-25'	4:1	240'	40% nonres. 60% res.	LC Subdistrict uses related to drive-in or curbside service eating places, used car lots, repair garages, amusements, warehouses, and repair and service uses such as custom woodworking shops, upholstery shops, commercial amusements, and plumbing shops.
Proposed: PDS for LC Light Commercial Subdistrict uses	25' with encroachments	5-10' 10-25'	4:1.1	240'	40% nonres. 60% res.	LC Subdistrict uses related to drive-in or curbside service eating places, used car lots, repair garages, amusements, warehouses, and repair and service uses such as custom woodworking shops, upholstery shops, commercial amusements, and plumbing shops.

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 located within an MVA cluster, surrounding properties are sporadically categorized as being within an "E" MVA cluster to the west, north, and east and within a "C" MVA cluster further to the west.

Parking:

Parking will be in accordance with the parking regulations of Part I of PD No. 193, with the addition of allowing shared parking.

The shared parking concept was originally developed by the Urban Land Institute (ULI). The concept acknowledges the efficiencies of actual, 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. The calculation of shared parking demand applies an hourly profile to each land use. Hourly rates are obtained from reliable resources, such as published manuals or actual observed data. After calculating hourly parking demand for each land use based on its respective hourly adjustment, totals for all land uses are tabulated to identify the overall, cumulative parking demand by hour on a typical weekday or weekend. 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.

A shared parking analysis was approved by the Engineering Division. Use of the ULI shared parking model is recommended for the site.

Landscaping:

Landscaping will be in accordance with the landscape regulations of Part I of PD No. 193.

List of Officers

GPIF 2401 CS LLC

GPIF 2401 CS Manager, General Partner

John Goff, Manager

Joseph F. Pitchford, Managing Director

Jason Anderson, Executive officer

Conrad Suszynski, Executive officer

Suzanne Stevens, Executive officer

Proposed PDS Conditions

Division S-____. PD Subdistrict ____.

SEC. S-____.____. LEGISLATIVE HISTORY.

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

SEC. S-____.102. PROPERTY LOCATION AND SIZE.

PD Subdistrict ____ is established on property located at the north corner of Cedar Springs Road and Maple Avenue. The size of PD Subdistrict ____ is 1.0 acres.

SEC. S-____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51 and Part I of this article apply to this division. If there is a conflict, this division controls. If there is a conflict between Chapter 51 and Part I of this article, Part I of this article controls.

(b) In this division, SUBDISTRICT means a subdistrict of PD 193.

(c) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51.

(d) This subdistrict is considered to be a nonresidential zoning district.

SEC. S-____.104. EXHIBITS.

The following exhibit is incorporated into this division:

- (1) Exhibit S-____A: development plan.
- (2) Exhibit S-____B: shared parking chart.

SEC. S-____.105. DEVELOPMENT PLAN.

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

SEC. S-____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the LC Light Commercial District, subject to the same conditions applicable in the LC Light Commercial District, as set out in Chapter 51A. For example, a use permitted in the LC Light Commercial 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 LC Light Commercial District is subject to DIR in this district; etc.

SEC. S-____.107. ACCESSORY USES.

As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51P-193.108. For more information regarding accessory uses, consult Section 51P-193.108.

SEC. S-____.108. YARD, LOT, AND SPACE REGULATIONS.

(a) Except as provided in this section, the yard, lot, and space regulations for the LC Light Commercial District apply.

(b) Front yard. The following items may encroach into the required front yard and need not be shown on a development plan.

- (1) Awnings and canopies.
- (2) Landscape walls and planter boxes less than four feet in height.
- (3) Light standards.
- (4) Stairs, steps, and handrails.

(c) Floor area ratio. Maximum floor area ratio is 4.1.

SEC. S-____.109. OFF-STREET PARKING AND LOADING.

(a) Except as provided, consult Part I of this article for the specific off-street parking and loading requirements for each use.

(b) For a development containing more than one use, required off-street parking may be reduced in accordance with the following:

(1) Uses sharing parking must have either mutually exclusive or compatibly overlapping hours of operation. The building official shall determine whether the hours of operation are compatibly overlapping on a case-by-case basis through the use of the ULI Shared Parking Model (latest edition).

(2) The building official shall use the ULI Shared Parking Model, assuming the national averages provided in the accompanying manual. Modification of the weekday or weekend employee/customer or resident/visitor parking ratios, captive market percentages for visitors and employees, drive percentages for visitors and employees, monthly or time of day adjustment factors, or any other model assumptions are permitted only through the parking special exception process.

(3) The building official is expressly authorized to apply the reductions of Part I of PD No. 193, prior to running the ULI Shared Parking Model.

SEC. S-____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. S-____.111. LANDSCAPING.

- (a) Landscaping must be provided in accordance with Part I.
- (b) 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. ADDITIONAL PROVISIONS.

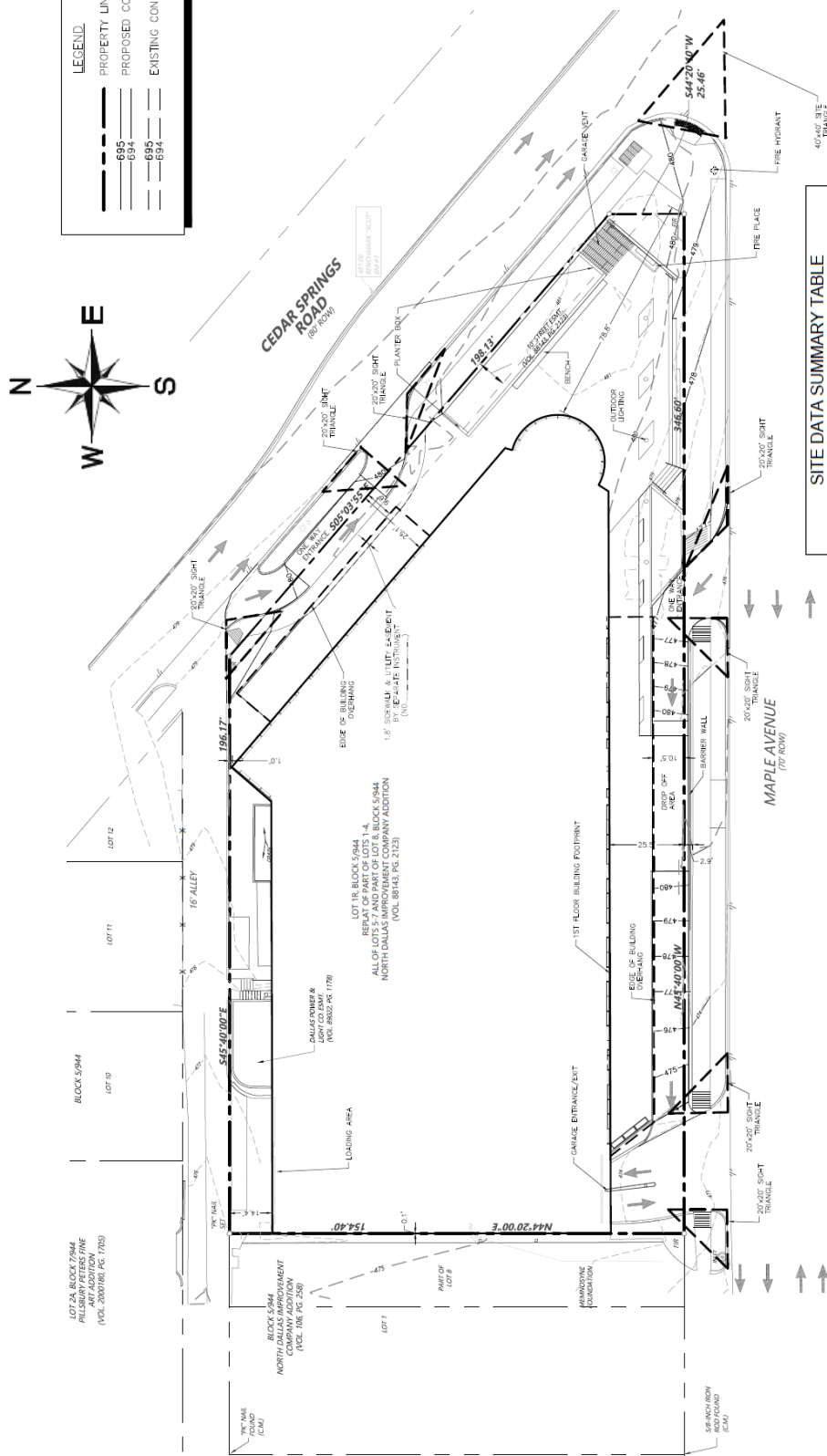
- (a) The Property must be properly maintained in a state of good repair and neat appearance.
- (b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.
- (c) Development and use of the Property must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

SEC. S-____.114. COMPLIANCE WITH CONDITIONS.

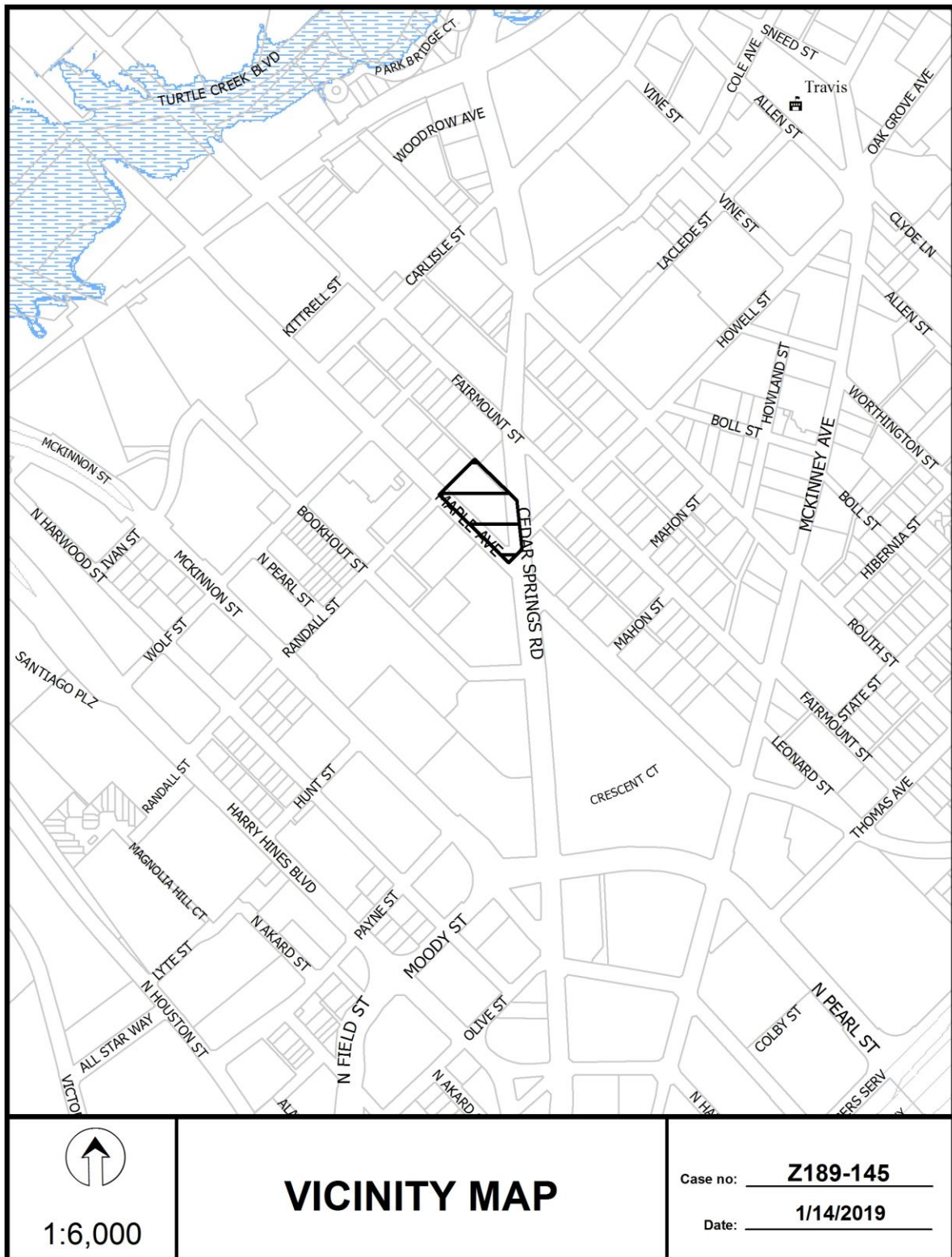
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the city.

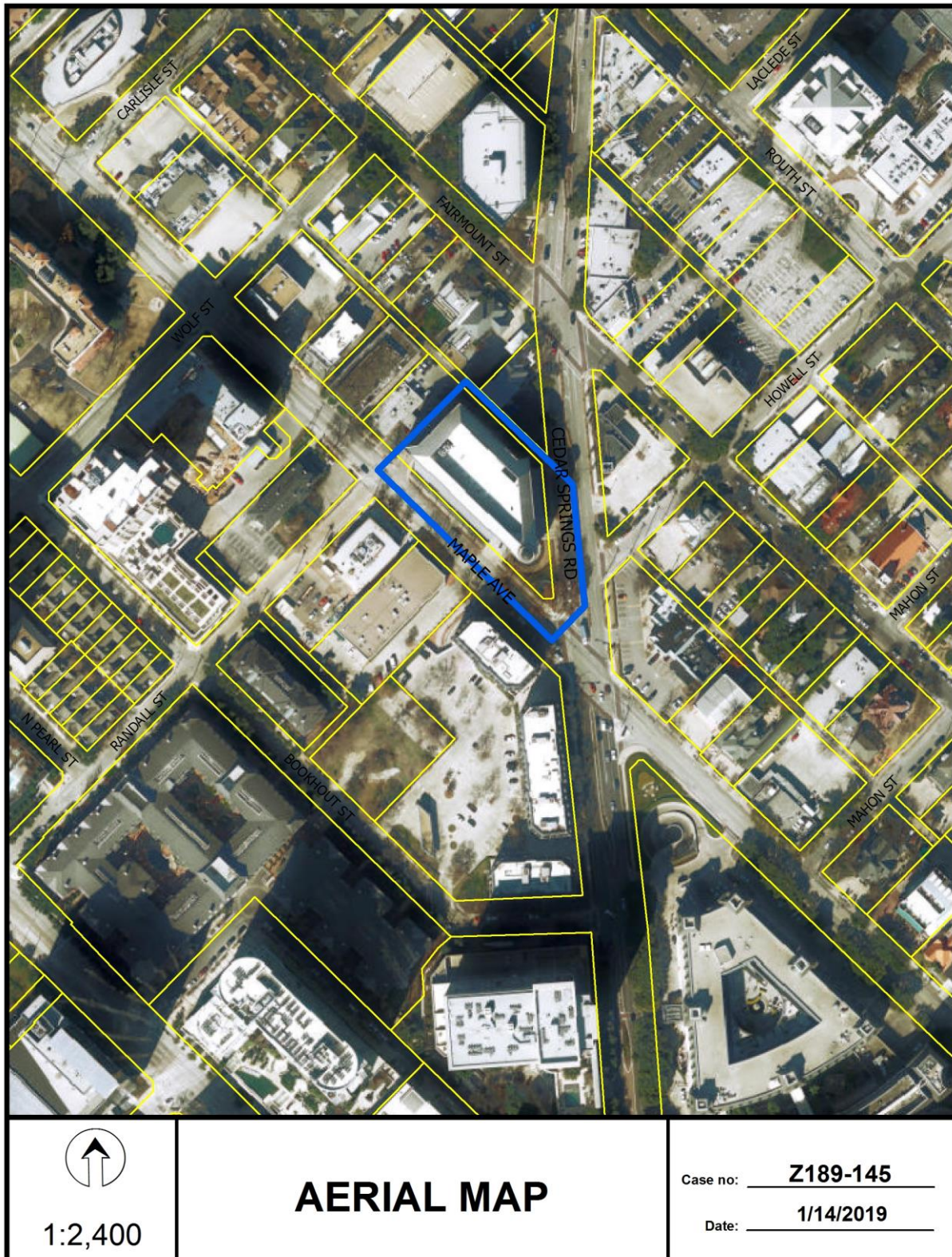
(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been full compliance with this division, the Dallas Development Code, the construction codes, and all other ordinances,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

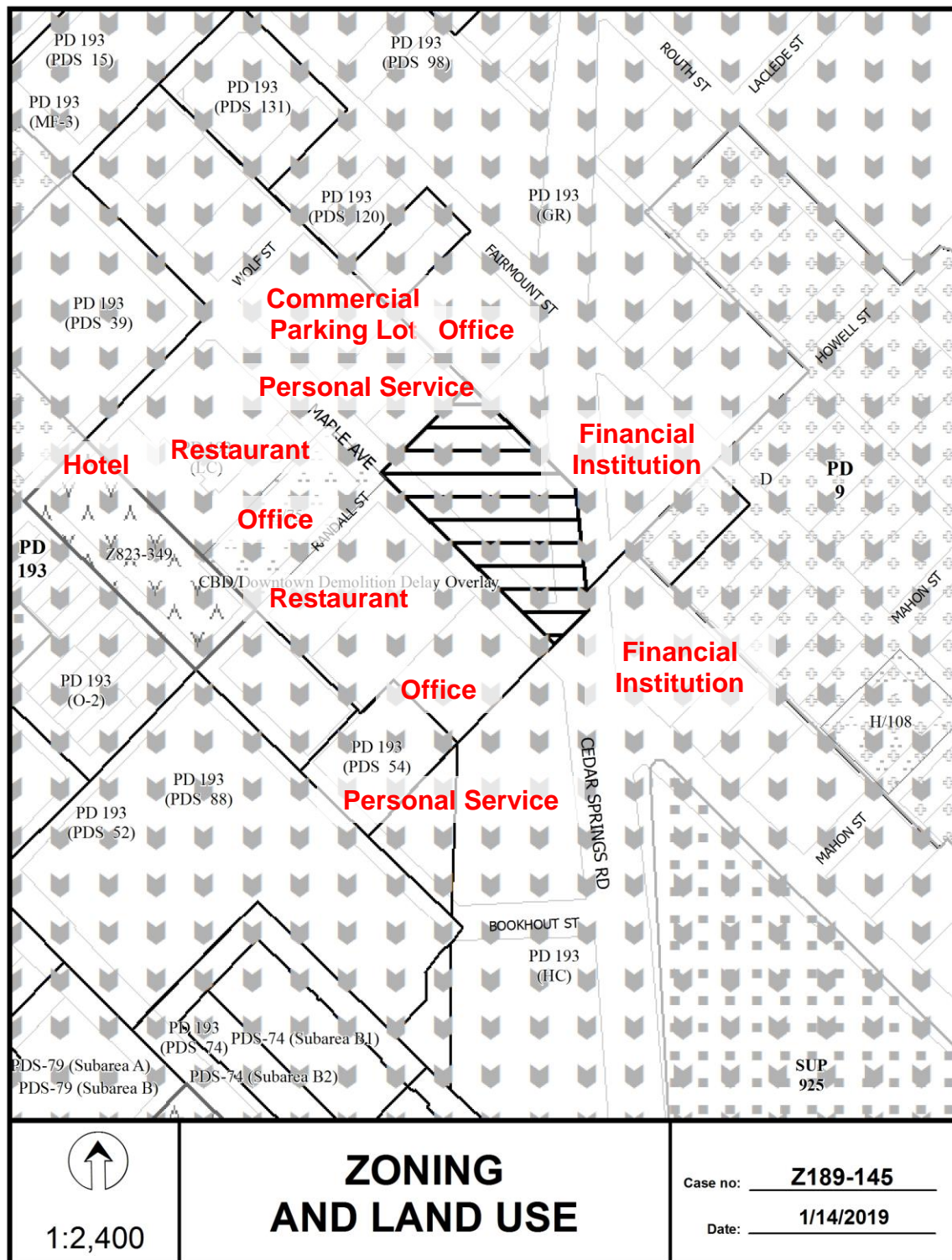
Proposed Development Plan

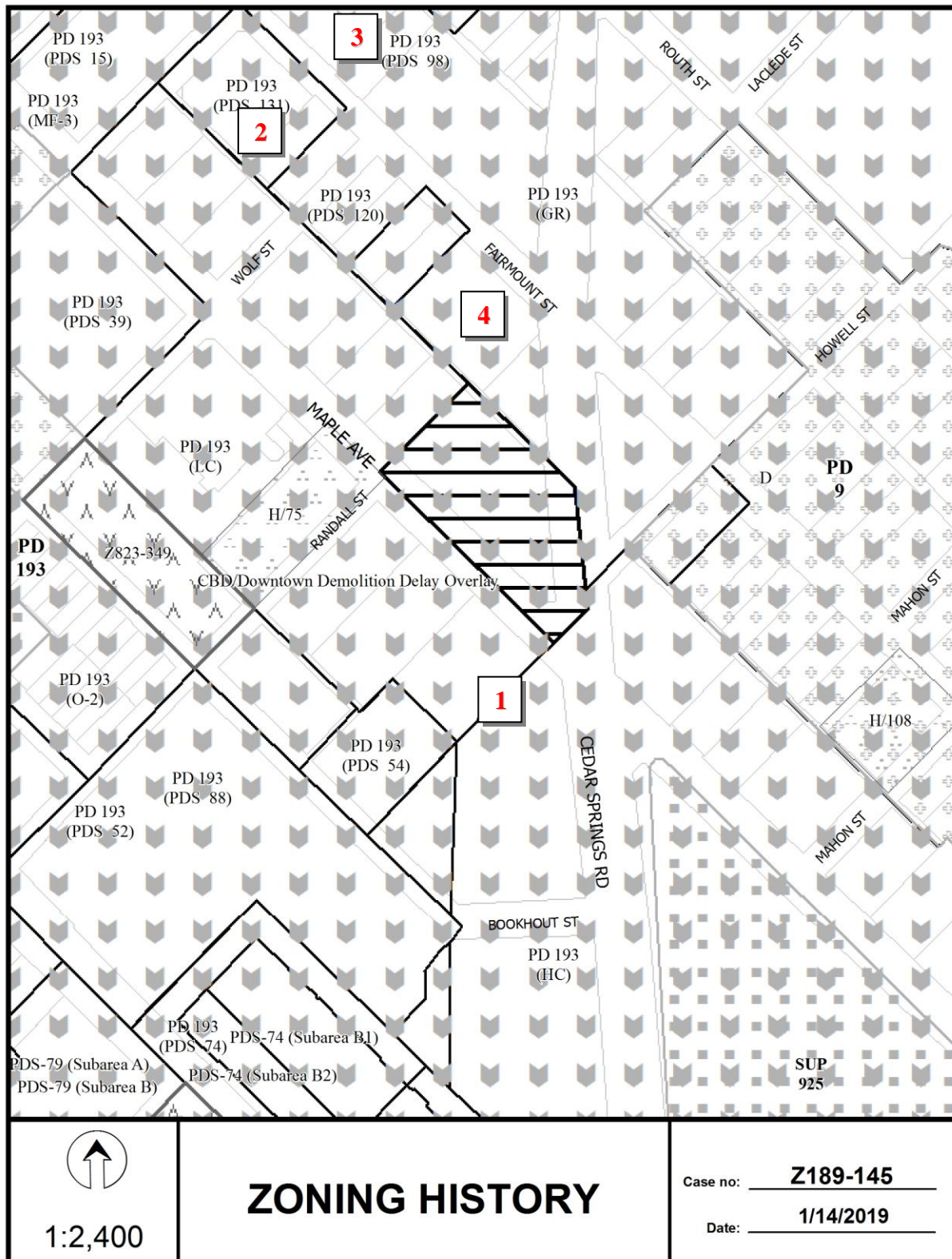


SITE DATA SUMMARY TABLE			
LOT			1R
EXISTING ZONING			MU-20193 GR
PROPOSED ZONING			P10 SUBDISTRICT
PROPOSED USE			OFFICE / RESTAURANT
LOT AREA (ACRES)			1.005
LOT AREA (SQUARE FEET)			43,817
BUILDING FOOTPRINT AREA (SQUARE FEET)			27688
BUILDING HEIGHT (# STORIES)			8-STORIES
BUILDING HEIGHT (FEET=DISTANCE TO TALLEST BUILDING ELEMENT)			120'
LOT COVERAGE (PERCENT=X/XX%)			63%
FLOOR AREA (SQUARE FEET)			174,095
RESTAURANT (SQUARE FEET)			9,818
FLOOR RATIO (RATIO=X/XX:1)			3.9732:1
REQUIRED PARKING (# SPACES)			X
PROVIDED PARKING (# SPACES)			458
FRONT YARD SET BACKS			
--- MARLE AVE			NONE REQUIRED
--- CEDAR SPRINGS			NONE REQUIRED
NOTE: HANDCAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS			

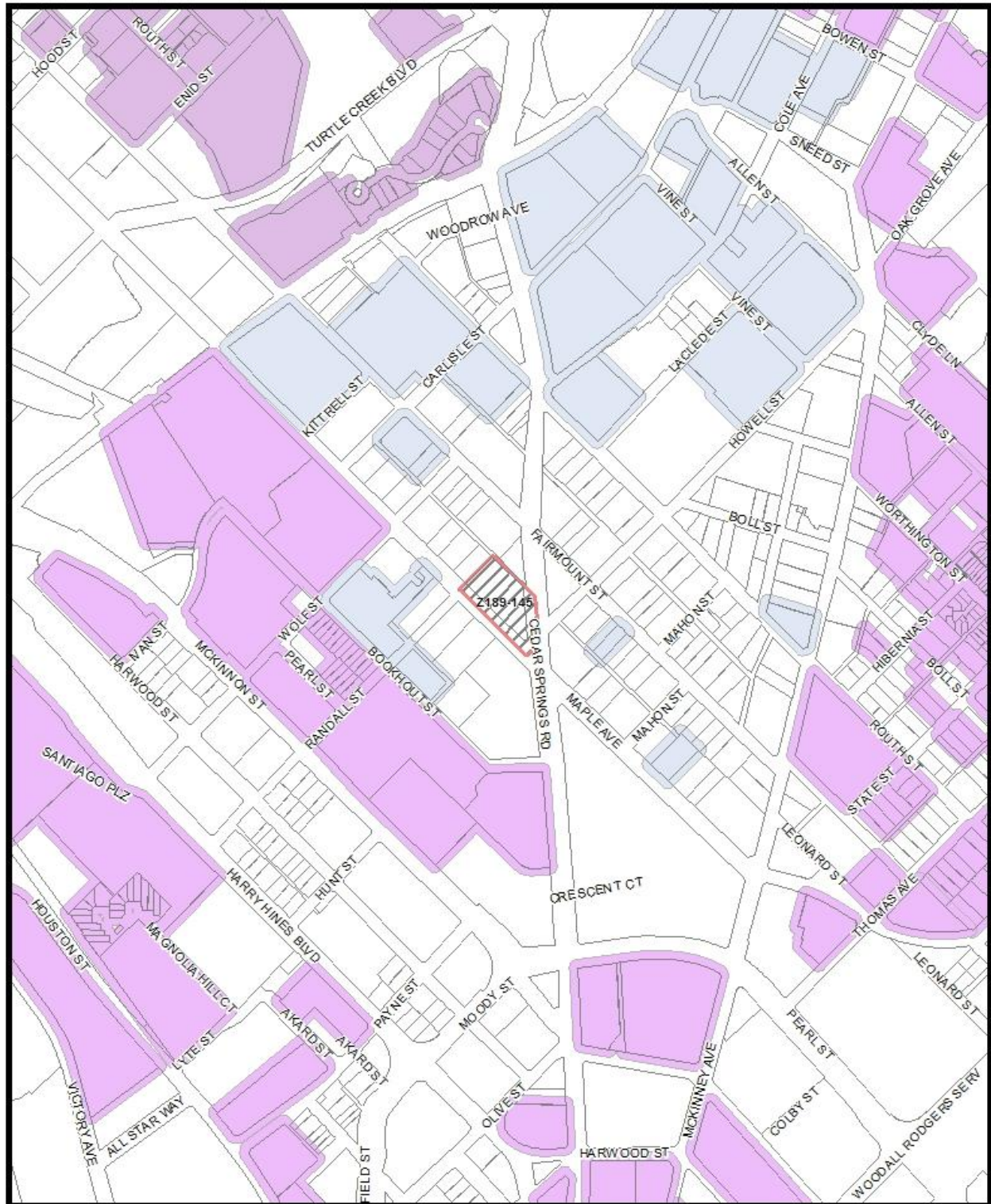








Z189-145(JM)



MVACluster A B C D E F G H I NA



1:6,000

Market Value Analysis

Printed Date: 1/25/2019



01/14/2019

Notification List of Property Owners***Z189-145******98 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2401 CEDAR SPRINGS RD	GPIF 2401 CS LLC
2	2817 MAPLE AVE	MAPLE AVENUE HOLDINGS LLC
3	2905 MAPLE AVE	2905 MAPLE LLC
4	2425 CEDAR SPRINGS RD	MARLETT CHRISTOPHER A &
5	2912 MAPLE AVE	2912 MAPLE LLC
6	2917 FAIRMOUNT ST	MIRAMAR FAIRMOUNT PARTNERS LLC
7	2926 MAPLE AVE	SHIELDS LTD PS
8	2925 FAIRMOUNT ST	2925 FAIRMOUNT LP
9	3000 MAPLE AVE	GREENWAY 3000 MAPLE LTD
10	3008 MAPLE AVE	MAPLE TREE PARTNERS LTD
11	3001 FAIRMOUNT ST	FRENCH JAMES F &
12	3005 FAIRMOUNT ST	ALAMO MANHATTAN HOTEL I LLC
13	2902 MAPLE AVE	2902 MAPLE LP
14	3001 MAPLE AVE	KENSINGTON MAPLE LLC
15	2501 CEDAR SPRINGS RD	GH CEDAR SPRINGS INC
16	2521 CEDAR SPRINGS RD	THORNTON LAURIE L &
17	2535 CEDAR SPRINGS RD	SPURGIN ROBERT B
18	3004 FAIRMOUNT ST	ALAMO MANHATTAN FAIRMOUNT LLC
19	2603 FAIRMOUNT ST	2603 FAIRMOUNT INVESTORS
20	2611 FAIRMOUNT ST	DIKE DAVID FINE ART LLC
21	2701 FAIRMOUNT ST	MAPLE MARKETING CORP
22	2628 MAPLE AVE	GREENWAY MAPLE LP
23	2711 FAIRMOUNT ST	STRICKLAND PETER R LF EST
24	2715 FAIRMOUNT ST	KORNYE GEORGE W
25	2719 FAIRMOUNT ST	SHAW EVAN L
26	2723 FAIRMOUNT ST	SHAW EVAN LANE

01/14/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2408 CEDAR SPRINGS RD	GREENWAY MAPLE LP
28	2812 FAIRMOUNT ST	GREENWAY CEDAR SPRINGS LP
29	2722 FAIRMOUNT ST	2718 FAIRMOUNT LP
30	2708 FAIRMOUNT ST	VICEROY FAIRMOUNT LP
31	2727 ROUTH ST	2727 PARTNERSHIP LP
32	2723 ROUTH ST	PEGASUS FOUNDATION THE
33	2700 FAIRMOUNT ST	FAIRMOUNT CHURCH LLC
34	2706 FAIRMOUNT ST	FAIRMOUNT OFFICE LLC
35	2840 BOOKHOUT ST	IC DEVELOPMENT XV LP
36	2305 CEDAR SPRINGS RD	GPI CEDAR MAPLE LP
37	2215 CEDAR SPRINGS RD	ASHTON UPTOWN LP
38	2820 MCKINNON ST	WINDSOR AT TRIANON LP
39	2915 BOOKHOUT ST	MORGAN T S
40	2911 BOOKHOUT ST	2911 BOOKHOUT LLC
41	2909 BOOKHOUT ST	MCNULTY DIANE S
42	2907 BOOKHOUT ST	GATTMAN CHRISTOPHER JONATHAN
43	2905 BOOKHOUT ST	SASO DAN &
44	2903 BOOKHOUT ST	BALDWIN LAURA C
45	2901 BOOKHOUT ST	EPPIG STEPHEN & GLORIA
46	2826 BOOKHOUT ST	WINDSOR AT TRIANON LP
47	2811 MAPLE AVE	GPIF 2811 MAPLE LLC
48	2927 MAPLE AVE	CWI DALLAS HOTEL LP
49	2927 MAPLE AVE	DFW DALLAS HOTEL LP
50	2913 FAIRMOUNT ST	2913 FAIRMOUNT LLC
51	2906 MAPLE AVE	2906 MAPLE AVE LLC
52	100 CRESCENT CT	CRESCENT TC INVESTORS LP
53	2610 MAPLE AVE	2620 MAPLE AVENUE LLC
54	2300 WOLF ST	MORRISON SEAN J
55	2300 WOLF ST	BOWDON KENNETH & BOBBEYE
56	2300 WOLF ST	MAPLE WOLF STONELEIGH LLC
57	2300 WOLF ST	BROWN JOSHUA M & INETTE S

01/14/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2300 WOLF ST	NICKERSON STEVEN CASH &
59	2300 WOLF ST	NICKERSON STEVEN CASH &
60	2300 WOLF ST	MICKEY DAWN
61	2300 WOLF ST	LOMA VIVIENDA TEXAS INC
62	2300 WOLF ST	NINE ACM EXCLUSIVE LLC
63	2300 WOLF ST	SANDERS GEORGE O
64	2300 WOLF ST	PETERSON GALE & ALLAN
65	2300 WOLF ST	MWS FINISHED UNITS LLC
66	2300 WOLF ST	CORBELLINI LIVING TRUST
67	2300 WOLF ST	GOSS TIM K &
68	2300 WOLF ST	HINOJOSA ELIU M
69	2300 WOLF ST	GEORGE WILLIAM WILEY
70	2300 WOLF ST	GOTTLIEB PETER R &
71	2300 WOLF ST	HARRIS LARRY & RACHEL
72	2300 WOLF ST	PALACIOS ANTONIO &
73	2300 WOLF ST	ELLENBOGEN PAUL H &
74	2300 WOLF ST	KALEV BARBARA
75	2300 WOLF ST	HOLLY MARIA ELENA
76	2300 WOLF ST	WOJNAR MGMT TRUST &
77	2300 WOLF ST	COLE THOMAS B
78	2300 WOLF ST	REDFIELD VANCE & SUSAN
79	2300 WOLF ST	ZOLLARS ROBERT & MARY CATHERINE
80	2300 WOLF ST	BORICUA ENTERPRISES LP
81	2300 WOLF ST	BENSYL WILLIAM R &
82	2300 WOLF ST	BHARGAVA PANKAJ RAJ & LORI ANNETTE
83	2300 WOLF ST	TANENBAUM RICHARD I & GLENNA G
84	2300 WOLF ST	STONER SUSAN K & EUGENE C JR
85	2300 WOLF ST	230019A WOLF STREET
86	2300 WOLF ST	DANDRIDGE WILLIAM W &
87	2300 WOLF ST	EAST JOHN WAYNE DR
88	2300 WOLF ST	EAST JOHN WAYNE

Z189-145(JM)

01/14/2019

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	2300 WOLF ST	ETTER TODD F
90	2300 WOLF ST	MICKEY DAWN
91	2300 WOLF ST	MASSAD GENE F & BARBARA J
92	2300 WOLF ST	GREER CHARLES SCOTT & LINDA L
93	2300 WOLF ST	MONTGOMERY WILLIAM A &
94	2300 WOLF ST	CARLISLE RICHARD P &
95	2300 WOLF ST	REGARD BETTY S
96	2300 WOLF ST	REDFIELD VANCE & SUSAN
97	2300 WOLF ST	KUNKLE DAVID &
98	2300 WOLF ST	CARTER LINDA JO

FILE NUMBER: Z189-149(JM)

DATE FILED: December 11, 2018

LOCATION: East of Harry Hines Boulevard, at the terminus of Mail Avenue, to the southeast

COUNCIL DISTRICT: 2

MAPSCO: H 6

SIZE OF REQUEST: ±0.378 acres

CENSUS TRACT: 4.06

APPLICANT: Kaminski Development Corp.

OWNER: Maria Strattin

REPRESENTATIVE: Rob Baldwin, Baldwin and Associates

REQUEST: An application for an MF-2(A) Multifamily District on property zoned a CS Commercial Service District.

SUMMARY: The purpose of the request is to allow for the development of townhouses.

STAFF RECOMMENDATION: Denial.

BACKGROUND INFORMATION:

- The subject site contains 0.378 acres. The existing zoning is a CS Commercial Service District.
- The purpose of the request is to allow for the development of townhouses. Adjacent properties to the east and south, as well as across Mail Avenue to the northeast contain single family uses within a MF-2(A) Multifamily District.
- The earliest historic aerials with a clear view of the property show the lots being used for vehicle storage since 2001.

Zoning History: There have not been any zoning requests in the surrounding area in the past five years:

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Mail Avenue	Local	50 feet	50 feet

Traffic:

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

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 comply with the goals and policies outlined in the *forwardDallas! Comprehensive Plan*.

Surrounding Land Uses:

	Zoning	Land Use
Site	CS Commercial Service	Undeveloped/vehicle storage
North	CS Commercial Service, MF-2(A) Multifamily, and CS w/SUP No. 588	Single family and office

East	CS Commercial Service and MF-2(A) Multifamily	Single family
South	CS Commercial Service	Furniture store and auto related uses
West	CS Commercial Service	Auto related uses and retail

Land Use Compatibility:

The subject site contains 0.378 acres. The existing zoning is a CS Commercial Service District. The purpose of the request is to allow for the development of townhouses. Surrounding land uses include single family and office to the north; single family to the east; a furniture store and auto related uses to the south; and, auto related and retail uses to the west.

Adjacent properties to the south and across Mail Avenue to the northeast contain single family uses within a MF-2(A) Multifamily District. However, the CS District includes adjacent properties to the east, southwest, northeast, and across Mail Avenue to the north and northwest. The property is a part of a tract of CS District zoned parcels extending into what has developed into a single family neighborhood in an MF-2(A) District. Rezoning this parcel would create an alternating pattern of CS and MF-2(A) District zoning along Mail Avenue and would greatly impact the CS District properties adjacent to the site due to residential adjacency standards for additional setbacks. While the eastern adjacent property contains a single family use, that is no longer an allowable land use in the existing CS zoning district.

The earliest historic aerials with a clear view of the property show the lots being used for vehicle storage since 2001. City records indicate there are no Certificates of Occupancy on record for the subject 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. The subject site is mostly uncategorized, with a small portion of the property located in Category H. Adjacent properties to the east are also within Category H.

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: CS	15' 0'	20' adj. to res. (not including A(A)) 0' all others	45'	80%	RPS Visual Intrusion	Commercial and business service, institutional and community service, office, retail and personal service, transportation, utility and public service, and wholesale, distribution and storage uses.
Proposed: MF-2(A)	15'	0' for SF 5-15' Others	36'	60%	RPS 15' spacing between each group of 8 SF units	Residential and institutional and community service uses.

Overall, the most significant changes in development rights would include changing to primarily residential land uses and decreasing both the maximum allowable height and lot coverage requirements.

The following chart indicates where there is a proposed change in the use regulations. All uses being maintained are not shown.

<u>Land Use Comparison:</u>		<u>Proposed</u>	<u>Existing</u>
<u>Use</u>		<u>MF-2(A)</u>	<u>CS</u>
Building repair and maintenance shop.			RAR
Bus or rail transit vehicle maintenance or storage facility.			RAR
Catering service.			X
Commercial bus station and terminal.			Check use.
Commercial cleaning or laundry plant.			RAR
Custom business services.			X
Custom woodworking, furniture construction, or repair.			X
Electronics service center.			X
Job or lithographic printing.			RAR
Labor hall.			SUP
Machine or welding shop.			RAR
Machinery, heavy equipment, or truck sales and services.			RAR

<u>Land Use Comparison:</u>	<u>Proposed</u>	<u>Existing</u>
<u>Use</u>	<u>MF-2(A)</u>	<u>CS</u>
Medical or scientific laboratory.		X
Technical school.		X
Tool or equipment rental.		X
Vehicle or engine repair or maintenance.		RAR
Industrial (inside) for light manufacturing.		X
Adult day care facility.	SUP	X
Child-care facility.	SUP	X
College, university, or seminary.	SUP	X
Convalescent and nursing homes, hospice care, and related institutions.	RAR	
Foster home.	X	
Hospital.	SUP	RAR
Library, art gallery, or museum.	SUP	
Open-enrollment charter school or private school.	SUP	SUP
Public school other than open-enrollment charter school.	SUP	RAR
Extended stay hotel or motel.		SUP
Hotel or motel.		RAR or SUP
Overnight general purpose shelter.		Check use.
Attached non-premise sign.		SUP
Alternative financial establishment.		SUP
Financial institution without drive-in window.		X
Financial institution with drive-in window.		RAR
Medical clinic or ambulatory surgical center.		X
Office.		X
Country club with private membership.	RAR	X
Private recreation center, club, or area.	SUP	X
Duplex.	X	
Group residential facility.	Check use.	
Handicapped group dwelling unit.	Check use.	
Multifamily.	X	
Residential hotel.	X	
Retirement housing.	X	
Single family.	X	

<u>Land Use Comparison:</u>	<u>Proposed</u>	<u>Existing</u>
<u>Use</u>	<u>MF-2(A)</u>	<u>CS</u>
Alcoholic beverage establishments.		Check use.
Ambulance service.		RAR
Animal shelter or clinic without outside runs.		RAR
Animal shelter or clinic with outside run.		Check use.
Auto service center.		RAR
Business school.		X
Car wash.		RAR
Commercial amusement (inside).		Check use.
Commercial amusement (outside).		DIR
Commercial motor vehicle parking.		Check use.
Commercial parking lot or garage.		RAR
Convenience store with drive-through.		SUP
Drive-in theater.		SUP
Dry cleaning or laundry store.		X
Furniture store.		X
General merchandise or food store 3,500 square feet or less.		X
General merchandise or food store greater than 3,500 square feet.		X
General merchandise or food store 100,000 square feet or more.		SUP
Home improvement center, lumber, brick or building materials sales yard.		RAR
Household equipment and appliance repair.		X
Liquefied natural gas fueling station.		SUP
Liquor store.		X
Mortuary, funeral home, or commercial wedding chapel.		X
Motor vehicle fueling station.		X
Nursery, garden shop, or plant sales.		X
Paraphernalia shop.		SUP
Outside sales.		SUP
Pawn shop.		X
Personal service uses.		X
Restaurant without drive-in or drive-thru service.		RAR
Restaurant with drive-in or drive-through service.		DIR
Swap or buy shop.		SUP
Taxidermist.		X

<u>Land Use Comparison:</u>	<u>Proposed</u>	<u>Existing</u>
<u>Use</u>	<u>MF-2(A)</u>	<u>CS</u>
Temporary retail use.		X
Theater.		X
Truck stop.		SUP
Vehicle display, sales, and service.		RAR
Commercial bus station and terminal.		DIR
Heliport.		SUP
Helistop.		SUP
Railroad passenger station.		SUP
Transit passenger station or transfer center.	SUP	Check use.
Commercial radio or television transmitting station.		X
Electrical substation.	SUP	X
Local utilities.		SUP or RAR
Police or fire station.	SUP	X
Post office.		X
Radio, television, or microwave tower.	SUP	RAR
Auto auction.		SUP
Building mover's temporary storage yard.		SUP
Contractor's maintenance yard.		RAR
Freight terminal.		RAR
Manufactured building sales lot.		RAR
Mini-warehouse.		X
Office showroom/warehouse.		X
Outside storage.		RAR
Petroleum product storage and wholesale.		SUP
Recycling buy-back center.		Check use.
Recycling collection center.		Check use.
Sand, gravel, or earth sales and storage.		SUP
Trade center.		X
Vehicle storage lot.		SUP
Warehouse.		RAR
<i>X indicates permitted by right.</i> <i>SUP indicates permitted with a Specific Use Permit.</i> <i>RAR indicates permitted, but subject to Residential Adjacency Review.</i> <i>Check use indicates special provisions in Sec.51A-4.200.</i> <i>CBO indicates by authorization of the Chief Building Official.</i>		
Alternating color pattern indicates a new category of uses as separated in the Dallas Development Code.		

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A townhouse development is classified as a single family use and requires two parking spaces per dwelling unit when located in an MF-2(A) Multifamily District.

Landscaping:

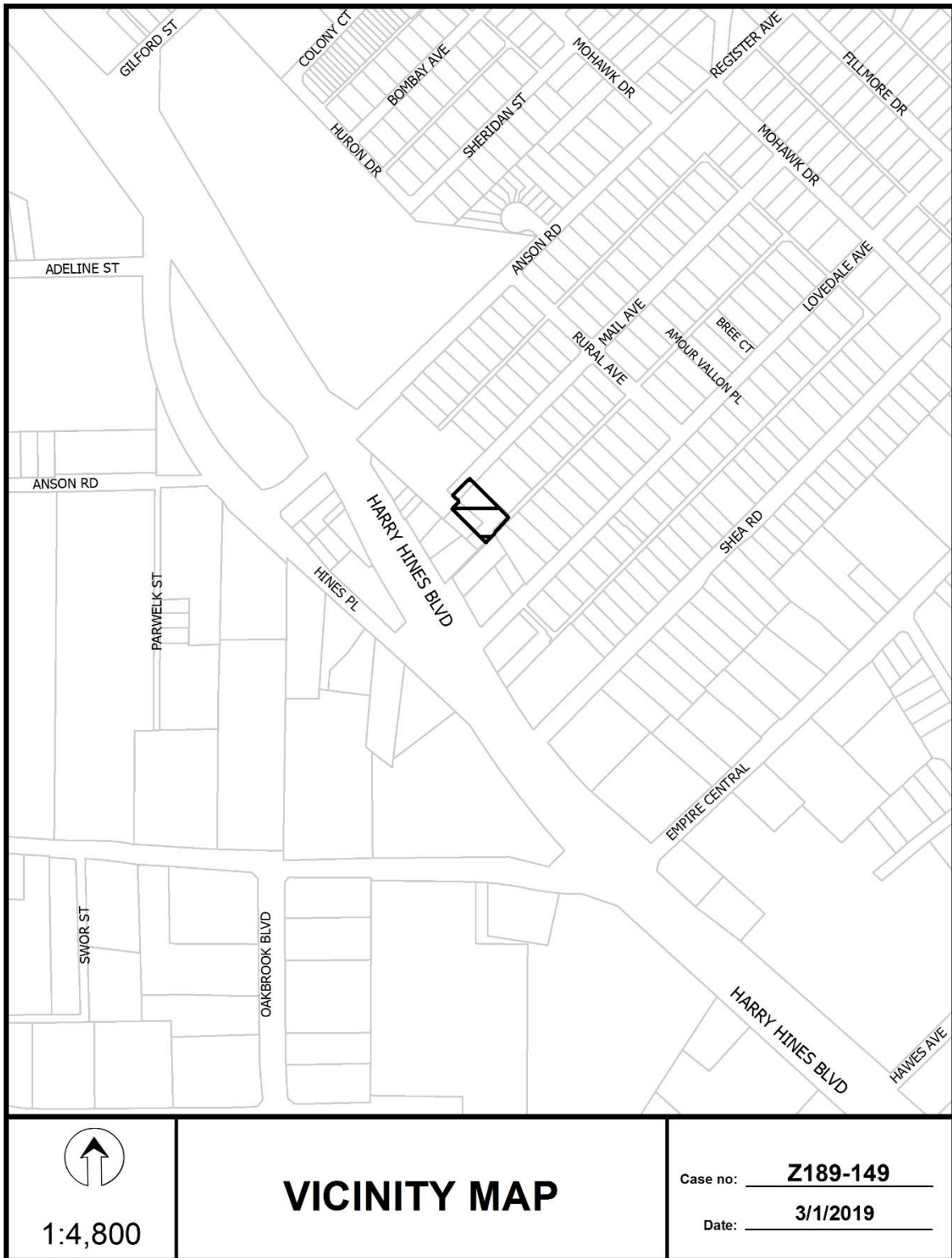
Landscaping must be provided in accordance with the landscaping requirements in Article X, as amended.

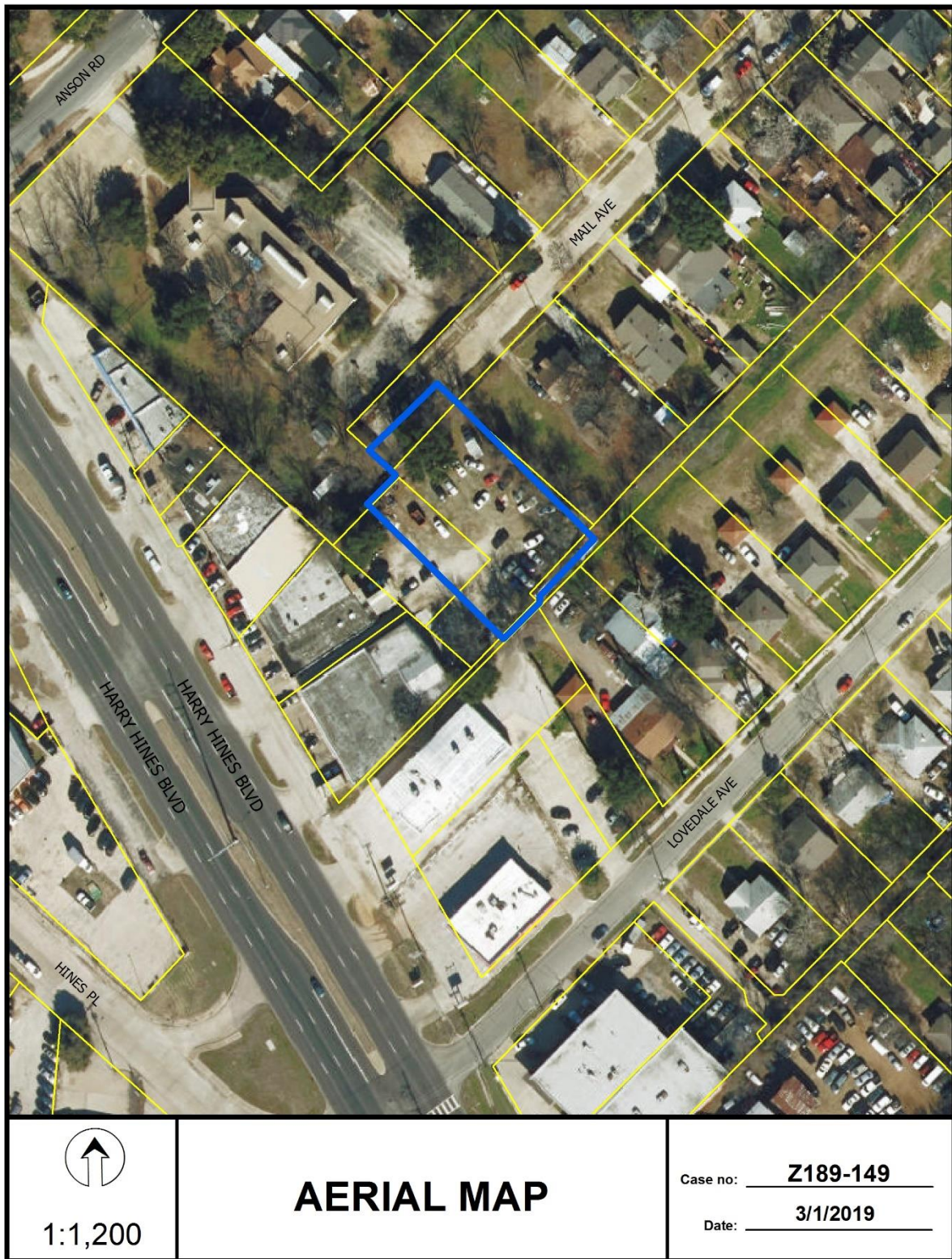
List of Officers

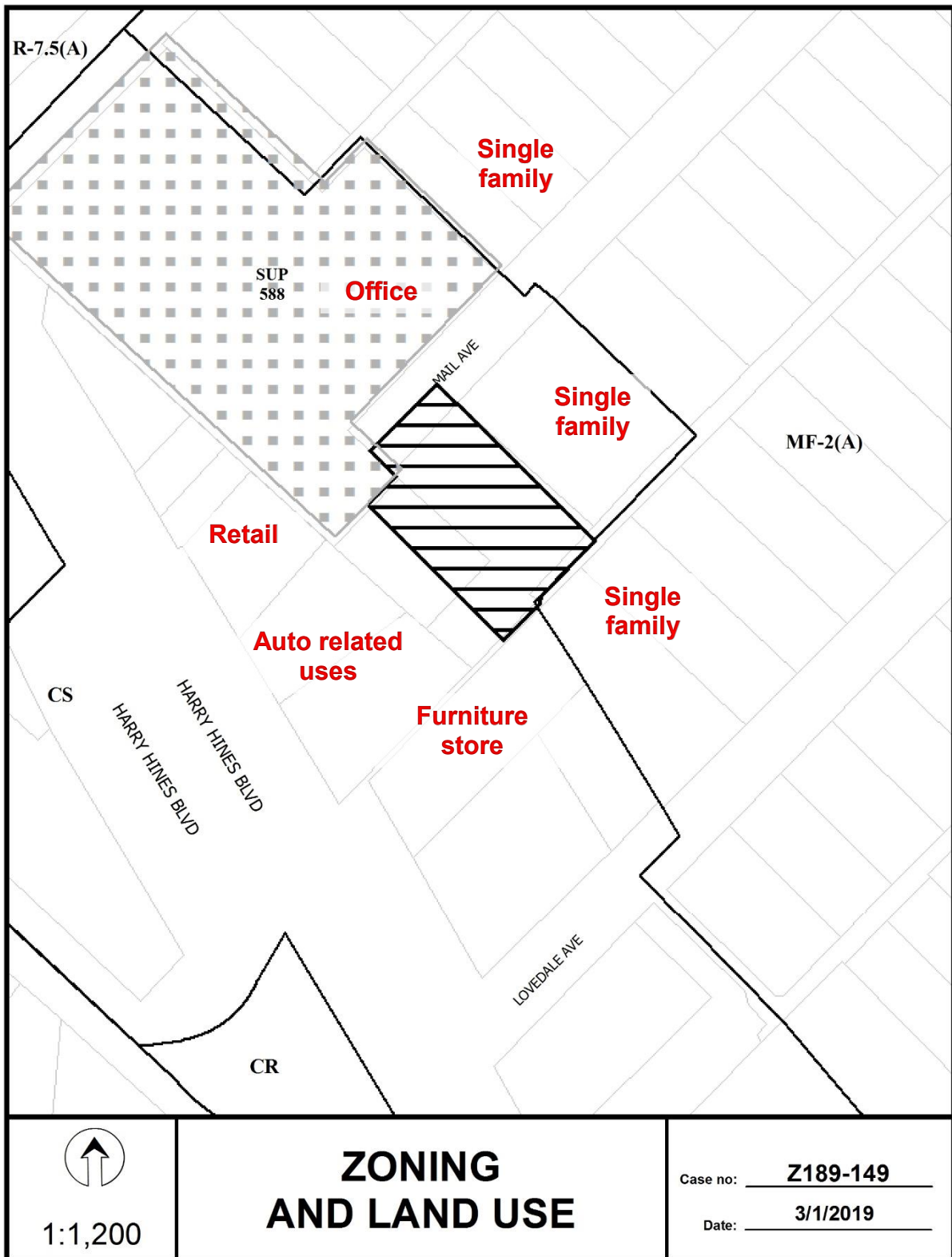
Kaminski Development Corp, LLC

Bruce Kaminski, sole member and manager

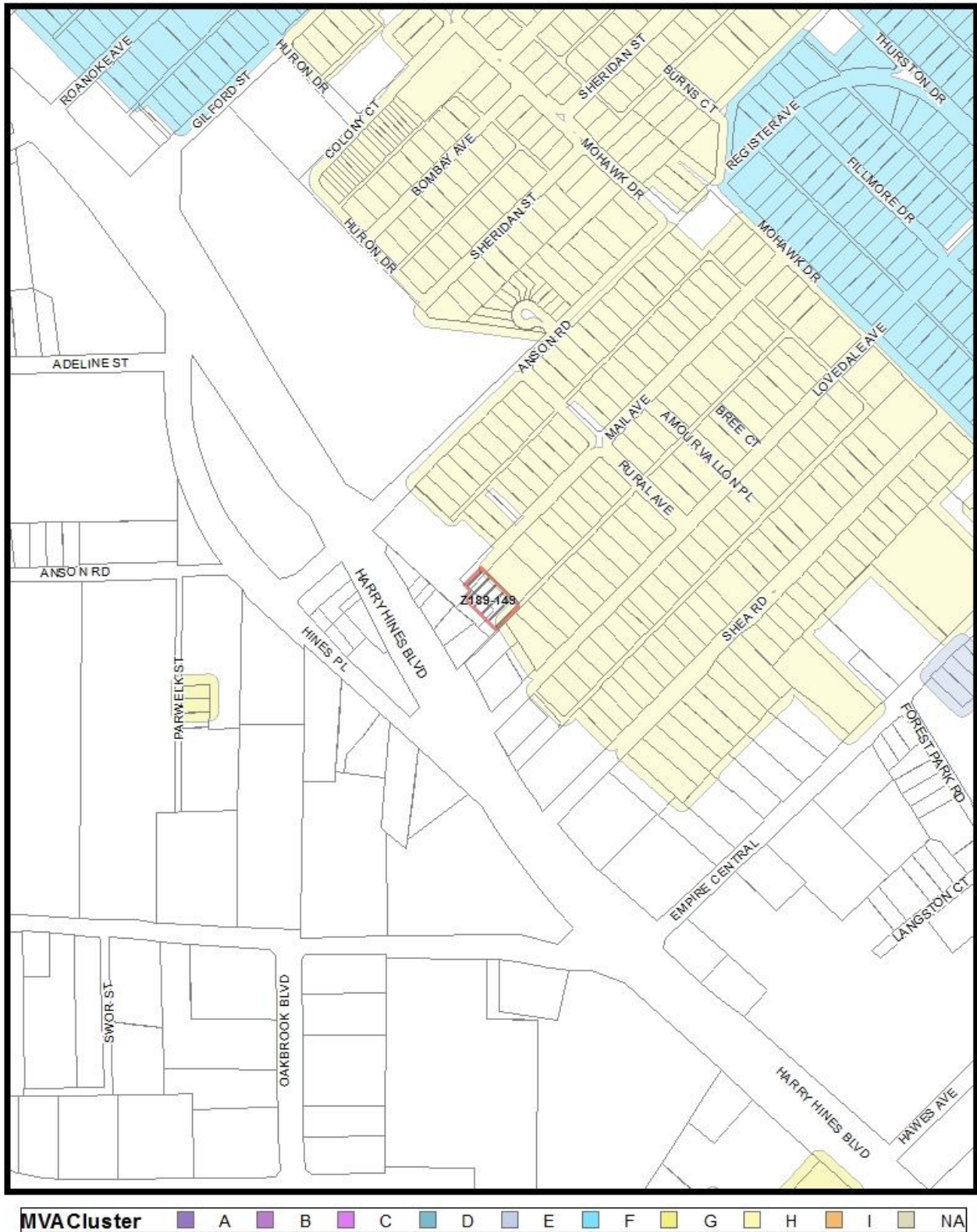
Z189-149







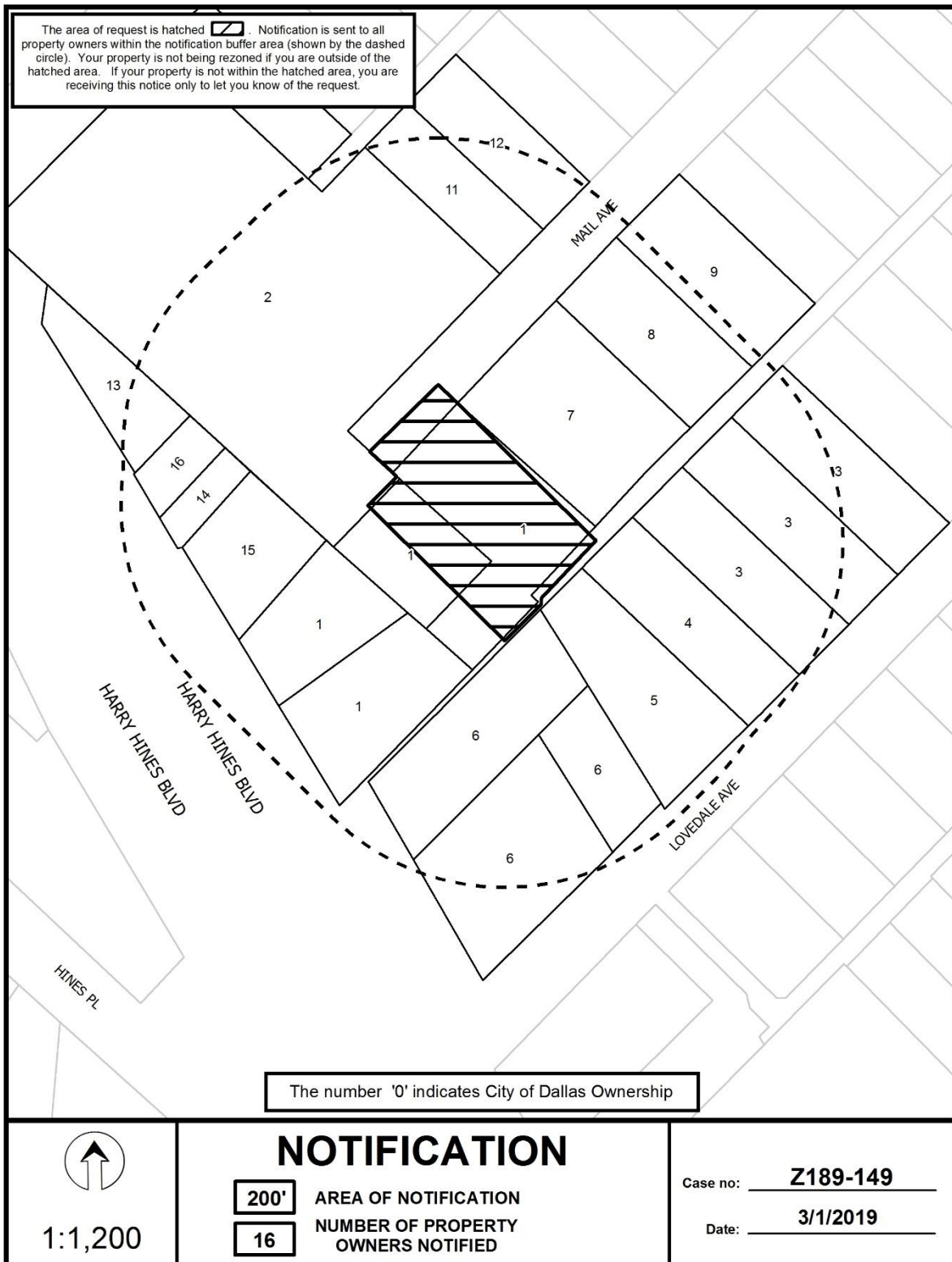
Z189-149(JM)



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Market Value Analysis

Printed Date: 3/1/2019



03/01/2019

Notification List of Property Owners

Z189-149

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7318 HARRY HINES BLVD	STRATTIN MARIA C
2	2114 ANSON RD	PTS EQUITY INC
3	2137 LOVEDALE AVE	LOVEDALE II LTD
4	2125 LOVEDALE AVE	ACEVEDO GERONIMO &
5	2121 LOVEDALE AVE	VIELMA HECTOR J JR
6	2119 LOVEDALE AVE	MIDBELT PROPERTIES LP
7	2130 MAIL AVE	RUBIO GEORGE ETAL
8	2134 MAIL AVE	QUEZADA FERNANDO
9	2142 MAIL AVE	BUENO ARTURO P
10	2130 ANSON RD	ARGUETA TELMA
11	2135 MAIL AVE	LOPEZ JUAN &
12	2139 MAIL AVE	UNITED CARPET DISTR INC
13	7412 HARRY HINES BLVD	KANG SOOK HEE &
14	7406 HARRY HINES BLVD	RUBIN CANDACE
15	7400 HARRY HINES BLVD	RAOUFPOUR SAADAT K
16	7408 HARRY HINES BLVD	RUBIN CANDACE

Memorandum



CITY OF DALLAS

DATE April 4, 2019

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT **City Plan Commission Authorized Hearing**

Commissioners Carpenter, Ridley, and MacGregor request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned IR Industrial Research in an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/ south intersecting the terminus of Bedford Street and Duluth Street on the west, and containing approximately 9.26 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

A handwritten signature in black ink that reads "Donna P. Moorman". The signature is fluid and cursive.

Donna Moorman, Chief Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE March 7, 2019

TO Kris Sweckard, Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for an Authorized Hearing

We respectfully request that the following item be placed on the City Plan Commission Agenda and advertised as required by Section 51A-4.701(a)(1) of the City of Dallas Development Code.

Consideration of authorizing a public hearing to determine the proper zoning on property zoned IR Industrial Research in an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/south intersecting the terminus of Bedford Street and Duluth Street on the west, and containing approximately 9.26 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. Attached is a location map for your review.

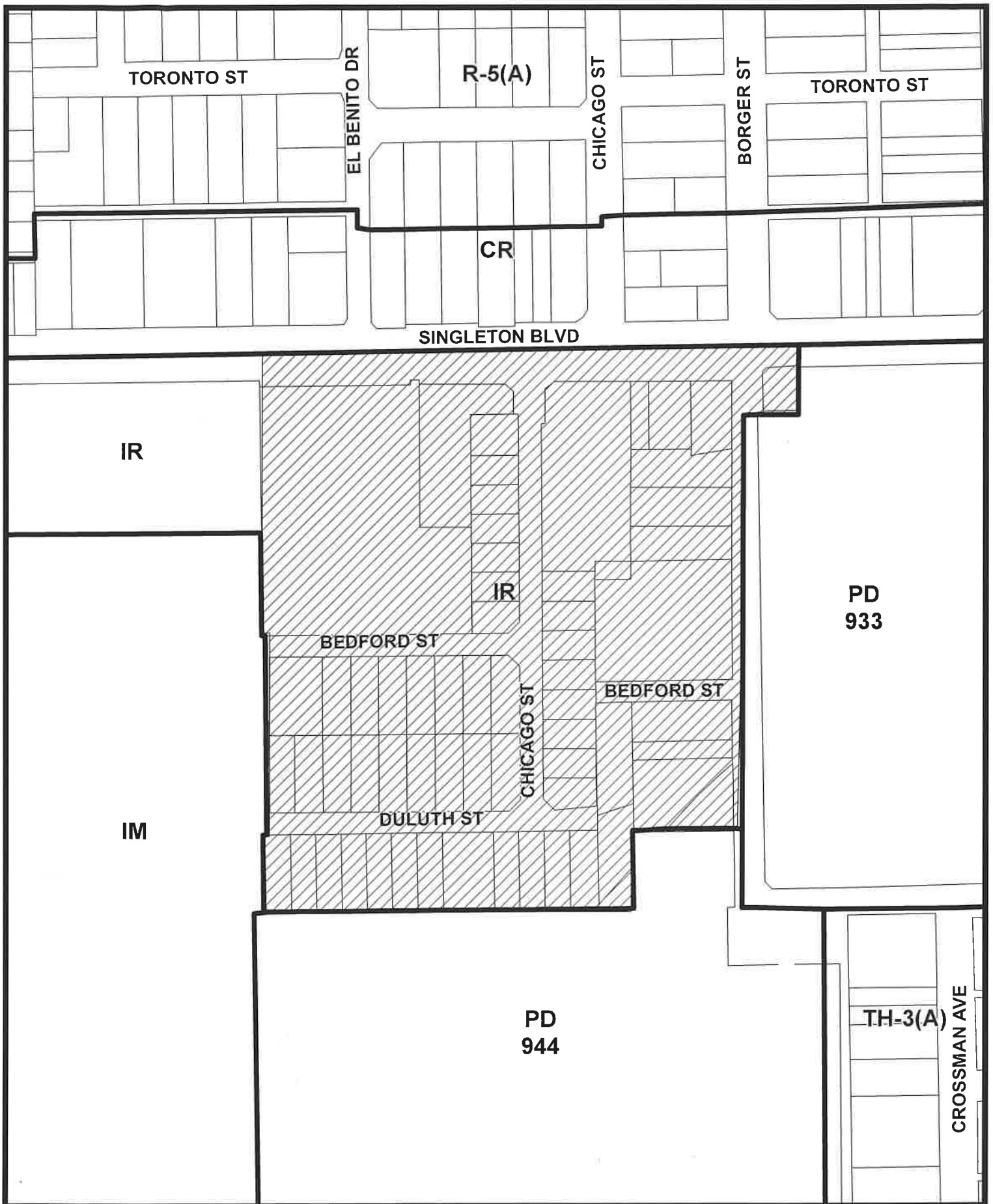
Thank you for your attention to this matter.

Deborah Carpenter, Commissioner, District 6

Commissioner

Commissioner

c: Neva Dean, Assistant Director, Sustainable Development and Construction

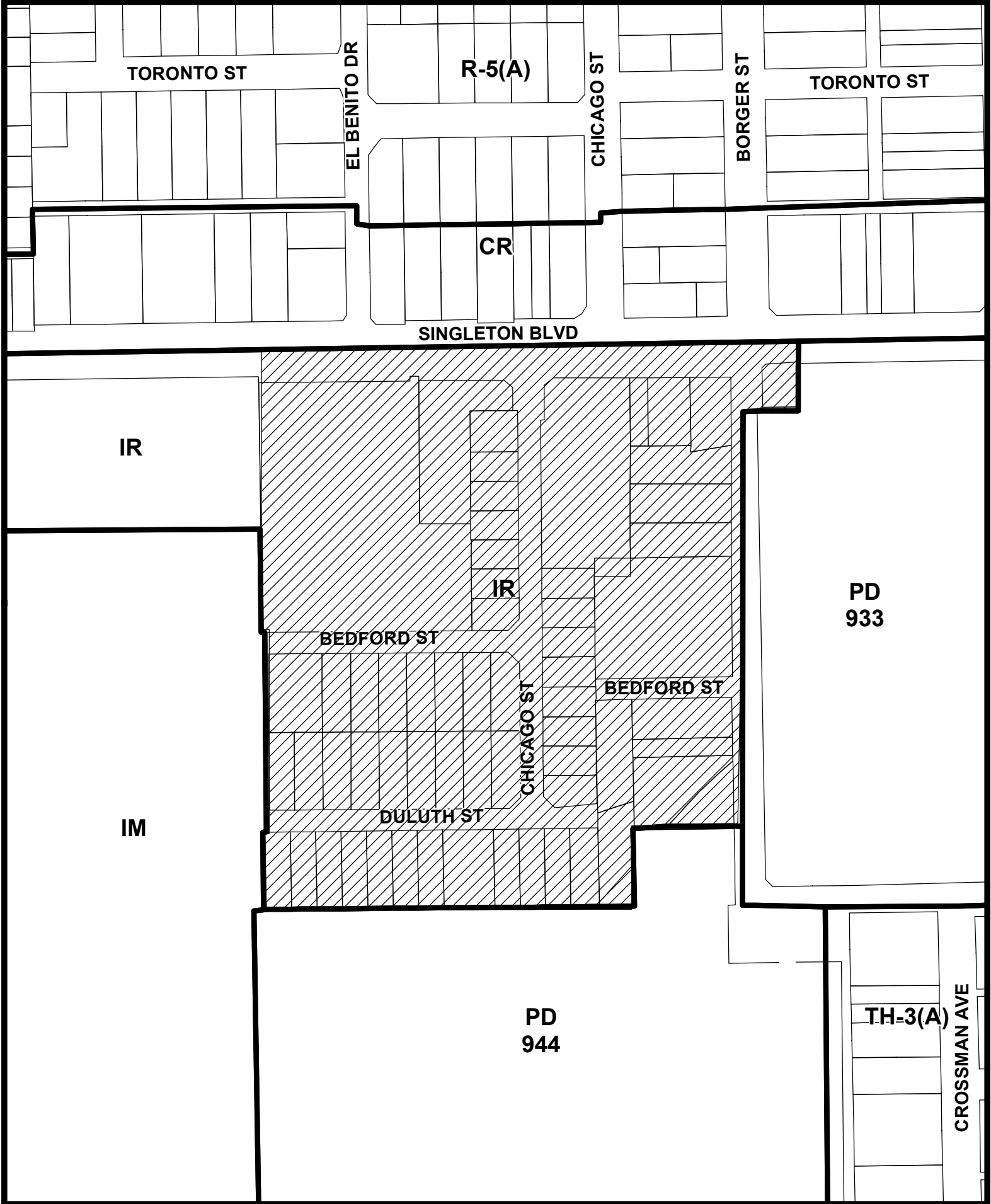


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Authorized Hearing Request Area

Date: March 7, 2019

Printed Date: 3/7/2019



1:2,000

Authorized Hearing Request Area
Date: March 7, 2019

Printed Date: 3/7/2019

Memorandum



CITY OF DALLAS

DATE April 4, 2019

TO Gloria Tarpley, Chair and
City Plan Commissioners

SUBJECT **City Plan Commission Authorized Hearing**

Commissioners MacGregor, Schultz, and Carpenter request that the City Plan Commission authorize a public hearing to determine the proper zoning on property zoned MF-2(A) Multifamily in an area generally bounded by Franklin Street on the west, the alley north of Kingston Street on the north, a line running north/south west of the alley west of Hampton Road on the east, and Brandon Street on the south, and containing approximately 10.37 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. Attached is a location map for your review.

This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

A handwritten signature in dark ink, reading "Donna P. Moorman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Donna Moorman, Chief Planner
Current Planning Division
Sustainable Development and Construction Department

Memorandum



CITY OF DALLAS

DATE March 7, 2019

TO Kris Sweckard, Director
Department of Sustainable Development and Construction

SUBJECT Request for Agenda Item for Authorized Hearing

We respectfully request that the following item be placed on the City Plan Commission agenda and advertised as required by Section 51A-4.701(a)(1) of the City of Dallas Development Code.

Consideration of authorizing a public hearing to determine the proper zoning on property zoned MF-2(A) Multifamily in an area generally bounded by Franklin Street on the west, the alley north of Kingston Street on the north, a line running north/south west of the alley west of Hampton Road on the east, and Brandon Street on the south, and containing approximately 10.37 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. A map of the area to be considered is attached.

Thank you for your attention to this matter.


Enrique MacGregor, Commissioner, District 1


Commissioner


Commissioner

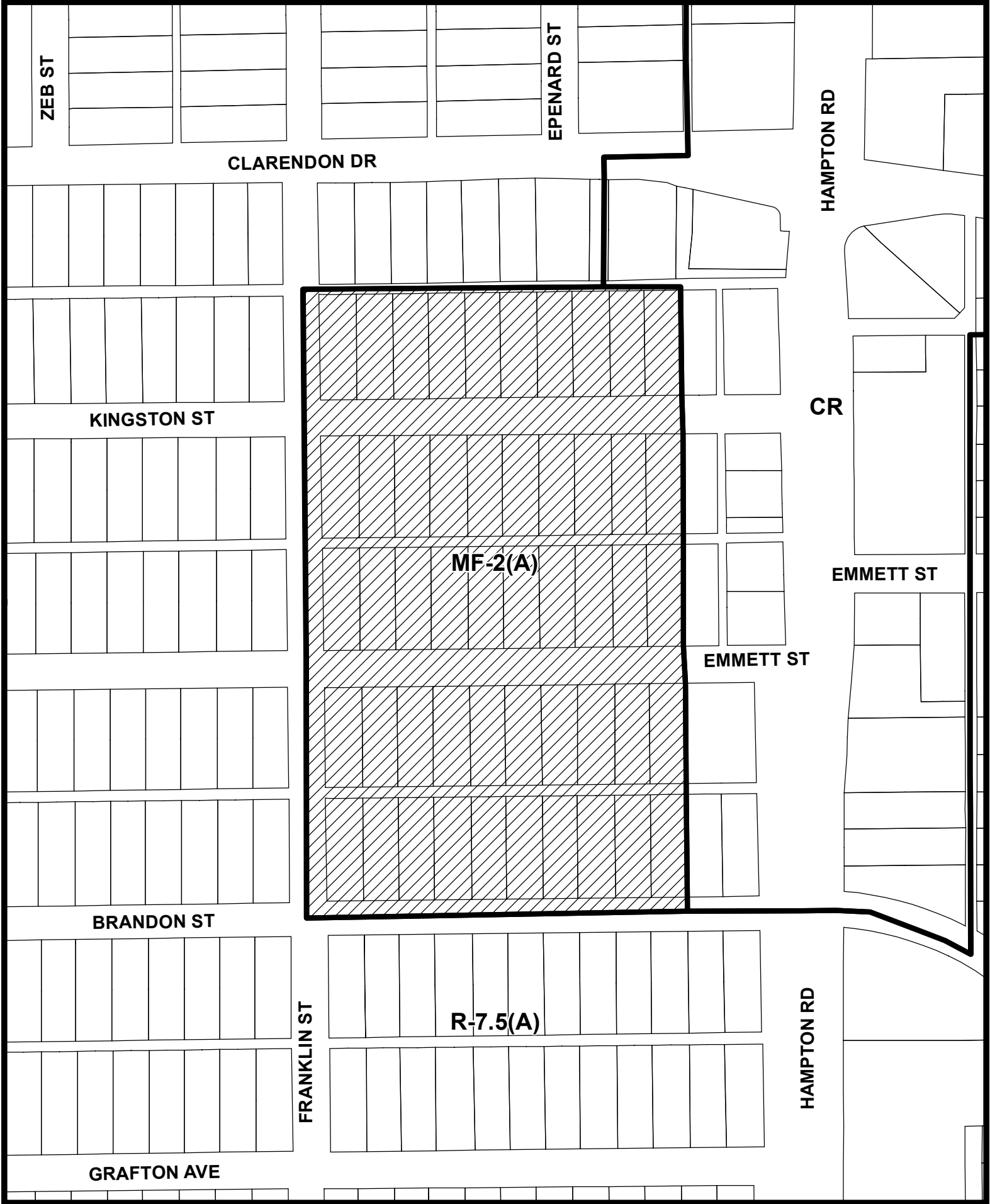
c: Neva Dean, Assistant Director, Sustainable Development and Construction



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Authorized Hearing Request Area
Date: March 7, 2019

Printed Date: 3/7/2019



1:2,000

Authorized Hearing Request Area
Date: March 7, 2019

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