CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, November 4,
2021 AGENDA

BRIEFINGS*:	(Videoconference/6ES)	10:30 a.m.
PUBLIC HEARING**:	(Videoconference/6ES)	1:30 p.m.

* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.
** The City Plan Commission meetings will be held by videoconference and in Room 6ES, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure, should contact the Department of Planning and Urban Design at 214-670-4209 by **5:00 p.m. on Tuesday, November 2, 2021,** or register online at: https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or Channel 99 and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall. The following videoconference link is available to the public to listen to the meeting, WebEx link below:

https://bit.ly/CPC110421.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

Location for in-person attendance: 1500 MARILLA STREET, DALLAS, TEXAS, 75201, ROOM 6ES, 6TH FLOOR OF THE DALLAS CITY HALL
(facing Young Street, between Akard Street and Ervay Street)

Julia Ryan, AICP, Interim Director, Department of Planning & Urban Design
Andreea Udrea, PhD, AICP, Interim Assistant Director, Zoning, Department of Planning & Urban Design

BRIEFINGS:
Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
Development Plans
Consideration of Appointments to CPC Committees
2022 City Plan Commission Calendar
Minutes

ACTION ITEMS:

Subdivision Docket — Planner: Sharmila Shrestha

Consent Items:

(1) **S212-003** (CC District 7)
An application to create one 6.5540-acre lot, one 14.6618-acre lot, and one 18.5156-acre lot from a 39.7314-acre tract of land in City Block 5800 on property located on Lawnview Avenue, north of Forney Road.
Owner: Ernest A. Labarba, ET. AL.
Surveyor: Kimley Horn and Associates, Inc.
Application Filed: October 6, 2021
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S212-004** (CC District 6)
An application to replat a 23.3510-acre tract of land containing part of Lot 1, all of Lot 2 in City Block 4/6512, and part of abandoned Malibu Drive to create one 9.5026-acre lot and one 13.6071-acre lot on property located between Goodnight Lane and Stemmons Freeway/ Interstate Highway No. 35E, south of Southwell Road.
Owner: Malibu Industrial, LP
Surveyor: Kimley Horn and Associates, Inc.
Application Filed: October 6, 2021
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S212-005** (CC District 8)
An application to replat a 2.0-acre tract of land containing all of Lot 17 in City Block 7618 to create one 0.408-acre lot and one 1.592-acre lot on property located on Marigold Drive, north of Cherry Valley Boulevard.
Owners: Johnnie Lee Gatheright & Willie Jean Gatheright
Surveyor: PJB Surveying, LLC
Application Filed: October 7, 2021
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(4) **S212-006**
(CC District 11)

An application to replat a 20.623-acre tract of land containing part of Lot 3 and part of Lot 3A in City Block A/7409 to create one 4.265-acre lot, one 4.753-acre lot, one 8.770-acre lot, and to dedicate a right-of-way on property located on Montfort Drive, north of Interstate Highway 635.
Owner: Dallas-Montfort Property, LLC
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: October 7, 2021
Zoning: RR, PD 887 (Subdistrict 1A, Tract 1) (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(5) **S212-007**
(CC District 2)

An application to replat a 0.9785-acre tract of land containing part of City Block 15/646 to create one lot on property located on Peak Street, Between Ross Avenue and San Jacinto Street.
Owner: 7-Eleven, Inc.
Surveyor: Urban Structure
Application Filed: October 8, 2021
Zoning: PD 298 (Subarea 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(6) **S212-008**
(CC District 6)

An application to create one 1.301-acre lot from a tract of land in City Bock 7192 on property located at the terminus of Blackhawk Drive (A.K.A. Black Hawk Street), west of Chalk Hill Road.
Owner: Prim Turnpike West, LLC
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: October 7, 2021
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S212-009**
(CC District 2)

An application to create one 2.502-acre lot from a tract of land in City Block 801 on property located on East Side Avenue, northwest of Santa Fe Avenue.
Owner: Willow Partners, LP
Surveyor: MMA, Inc.
Application Filed: October 7, 2021
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(8) **S212-011**
(CC District 2)

An application to replat a 1.409-acre tract of land containing all of Lots 1 through 5, part of Lot 6, a portion of an abandoned alley, and a tract of land in City Block 810 to create one lot on property between Commerce Street and Exposition Avenue, west of R L Thornton Freeway/ Interstate Highway No. 30.
Owner: 3900 Commerce 1996, LTD
Surveyor: Urban Structure
Application Filed: October 8, 2021
Zoning: PD 269 (Tract A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

(9) **S212-013**
(CC District 6)

An application to replat a 2.047-acre tract of land containing all of Lots 41 through 47, 50, 51, 52A in City Block 7257; all of Lots 60, 61, 62A, and 63A in City Block 1/7257; and abandoned Bedford Street to create one lot on property located on Borger Street, south of Singleton Boulevard.
Owner: Singleton Trinity Groves, LP
Surveyor: Winkelmann & Associates, Inc.
Application Filed: October 8, 2021
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(10) **S212-001**
(CC District 4)

An application to replat a 24.011-acre tract of land containing all of lots within City Blocks 1/5888 ¼, 2/5888 ½, 3/5888 ¾, City Blocks 1/5906 through 4/5906, City Block 1/6641, and City Block 14/6641; part of abandoned Cadillac Drive, Roberta Street, Mildred Street, Chrysler Drive, Spivey Street, and a 15-foot alley to create one lot on property bounded by Kiest Boulevard, Cedar Crest Boulevard, Morrell Avenue, and Packard Street, northwest of McGowan Street.
Owner: City of Dallas
Surveyor: Lim & Associates, Inc.
Application Filed: October 6, 2021
Zoning: CR, IR, R-5(A), TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

(11) **S212-002** (CC District 4) An application to replat a 0.875-acre tract of land containing all of Lots 7, 8, 9, 10, and 11 in City Block 13/6641 to create one lot on property located on Packard Street, south of Morrell Avenue.
Owner: City of Dallas
Surveyor: Lim & Associates, Inc.
Application Filed: October 6, 2021
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M201-034
Hannah Carrasco
(CC District 8)
An application for a minor amendment to an existing site plan for Specific Use Permit No. 666 on property zoned R-7.5(A) Single Family District, at the northwest corner of Bonnie View Road and East Wintergreen Road.
Staff Recommendation: **Approval.**
Applicant: Dallas Community College District
Representative: Bill Dahlstrom/Jackson Walker LLP

M201-038
Hannah Carrasco
(CC District 1)
An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 409 with H/144 Sunset High School Historic Overlay, at the northeast and northwest corners of North Oak Cliff Boulevard and West Tenth Street.
Staff Recommendation: **Approval.**
Applicant: Dallas Independent School District
Representative: Robert Baldwin, Baldwin Associates

M201-046
Athena Seaton
(CC District 11)
An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development No. 272, on the west line of Preston Road, south of Belt Line Road.
Staff Recommendation: **Approval.**
Applicant: Chick-fil-A Inc.
Representative: Gabriela Mosquera, Interplan LLC.

Miscellaneous Items – Under Advisement:

D201-003
Ryan Mulkey
(CC District 13)
An application for a development plan for a multifamily use on property zoned Subarea B within Planned Development District No. 15, on the north line of West Northwest Parkway, east of Preston Road.
Staff Recommendation: **Approval.**
Applicant: Hanover Company
Representative: Judd Mullinix, Kimley-Horn & Associates
UA From: October 7, 2021.

Certificates of Appropriateness for Signs:

West End Historic Sign District:

2108250025
Jason Pool
(CC District 14)

An application for a Certificate of Appropriateness by Logan Elmore of Technology Media Group, for a 16.66 sq. ft. neon illuminated attached sign at 311 North Market Street (east elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Logan Elmore, Technology Media Group
Owner: West End Office Properties

2108270011
Jason Pool
(CC District 14)

An application for a Certificate of Appropriateness by Logan Elmore of Technology Media Group, for a 21.44 sq. ft. neon illuminated attached sign at 208 North Market Street (west elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Logan Elmore, Technology Media Group
Owner: Koelbel and Company

Deep Ellum/Near East Side Historic Sign District:

2108250027
Jason Pool
(CC District 2)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 300 sq. ft. LED illuminated attached sign at 333 1st Street (southeast elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Bobby Nichols, Chandler Signs, Inc.
Owner: 333 1st, Inc.

Farmer's Market Special Provision Sign District:

2109160012
Jason Pool
(CC District 2)

An application for a Certificate of Appropriateness by Amanda Mittag of Barnett Signs Inc., for a 133.5 sq. ft. LED illuminated attached sign at 835 South Good Latimer Expressway (northwest elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Amanda Mittag, Barnett Signs Inc.
Owner: Pure Market Apts., LLC.

2109160013
Jason Pool
(CC District 2)

An application for a Certificate of Appropriateness by Amanda Mittag of Barnett Signs Inc., for a 69.6 sq. ft. LED illuminated attached sign at 835 South Good Latimer Expressway (southeast elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Amanda Mittag, Barnett Signs Inc.
Owner: Pure Market Apts., LLC.

Zoning Cases – Consent:

1. **Z201-335(RM)**
Ryan Mulkey
(CC District 14)

An application for a new subarea on property zoned Subarea 10 Tract 1 and Subarea 11 Tracts 2 and 3 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast line of Live Oak Street, between North Hall Street and Floride Street.
Staff Recommendation: **Approval**, subject to revised conditions and revised use chart (Exhibit 298E).
Applicant: 3310 Live Oak LLC
Representative: Suzan Kedron, Jackson Walker LLP

2. **Z201-336(LG)**
La'Kisha Girder
(CC District 6)

An application for an IR Industrial Research District on property zoned MU-3 Mixed Use District, on the south line of Lyndon B Johnson Service Road, west of Newberry Street.
Staff Recommendation: **Approval.**
Applicant: LD Folsom Land LLC
Representative: Danielle Mathews & Karl Crawley, MASTERPLAN

3. **Z201-341(LG)**
La'Kisha Girder
(CC District 6)

An application for an R-5(A) Single Family District on property zoned CR Community Retail District, on the south line of Canada Drive, west of Canada Place.
Staff Recommendation: **Approval.**
Applicant: Divino Homes LLC
Representative: Audra Buckley, Permitted Development

4. **Z201-285(CT)**
Carlos Talison
(CC District 6)

An application for a new tract within Planned Development District No. 508 Tract 7, on the west line of North Hampton Road, north of Bickers Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, development plan for the new tract, and revised conditions.
Applicant: Dallas Housing Authority
Representative: Karl A. Crawley, MASTERPLAN

5. **Z201-300(OA)**
Oscar Aguilera
(CC District 3)

An application for a MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the west line of South Cockrell Hill Road, north of West Red Bird Lane.
Staff Recommendation: **Approval.**
Applicant/Representative: Ramon Aranda

Zoning Cases – Individual:

6. **Z201-291(OA)**
Oscar Aguilera
(CC District 11)

An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NO(A) Neighborhood Office District, on the south line of Lyndon B Johnson Freeway, west of Hillcrest Road.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: RD Investment Properties, LLC
Representative: Suzan Kedron, Jackson Walker LLP

7. **Z190-169(AU)**
Andreea Udrea
(CC District 6)

An application for a new subdistrict on property zoned Subdistrict 1A and 1B within Planned Development District No. 714, West Commerce Street/Fort Worth Avenue Special Purpose District, generally on both sides of Main Street, between Herbert Street and Sylvan Avenue, north of West Commerce Street, west of Guest Street and east of Beaver Street, and at the terminus of Yuma Street, Topeka Avenue, and Evanston Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan, a revised Exhibit 714F, and staff's recommended conditions.
Applicant: PSW Real Estate
Representative: Angela Hunt, Munsch Hardt

Zoning Cases – Under Advisement:

8. **Z201-319(MP)**
Michael Pepe
(CC District 4)

An application for an amendment to Tract IV within Planned Development District No. 812, on the east line of Fran Way, between East 11th Street and Avenue B.
Staff Recommendation: **Approval**, subject to a revised development/landscape plan and staff's recommended conditions.
Applicant: SDC Mixed Development, LLC
Representative: Suzan Kedron, Jackson Walker LLP
UA From: October 21, 2021.

9. **Z201-189(CT)**
Carlos Talison
(CC District 10)

An application for a Planned Development District for a public school other than an open enrollment charter school use and R-7.5(A) Single Family District uses on property zoned a R-7.5(A) Single Family District, on the north line of Walnut Hill Lane, between Ferndale Road and Lynbrook Drive.
Staff Recommendation: **Approval**, subject to a development plan, a traffic management plan, and conditions.
Applicant: Richardson Independent School District
Representative: Karl Crawley, MASTERPLAN
UA From: October 21, 2021.

10. **Z201-320(CT)** Carlos Talison (CC District 3)

An application for the termination of deed restrictions [Z834-127] on property zoned Planned Development District No. 1036, on the north line of Ridge Center Drive, west of Cedar Ridge Drive.
Staff Recommendation: **Approval.**
Applicant: JPI Real Estate Acquisition, LLC
Representative: David Martin, Winstead PC
UA From: October 21, 2021.

11. **Z201-171(RM)** Ryan Mulkey (CC District 5)

An application for 1) a new Planned Development Subdistrict for LI Light Industrial District uses; and 2) a Specific Use Permit for a commercial motor vehicle parking use on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the east line of San Marino Avenue, south of Turin Drive.
Staff Recommendation: **Approval** of a new Planned Development Subdistrict for LI Light Industrial District uses, subject to revised conditions; and 2) **approval** of the Specific Use Permit for a two-year period, subject to a site plan and conditions.
Applicant: Richard Jessup, Jessup Charitable Remainder Trust
Representative: Jokabet Anaya
UA From: October 21, 2021.

12. **Z201-239(RM)** Ryan Mulkey (CC District 8)

An application for 1) a CS Commercial Service District on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, partially within D-1 Liquor Control Overlay, and an R-7.5(A) Single Family District; and 2) the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District on the southwest line of C.F. Hawn Frontage Road, east of Dowdy Ferry Road.
Staff Recommendation: **Approval** of the portion of the area of request currently zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay; and **denial** of the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District.
Applicant: JMV Transport Corp.
Representative: Peter Kavanagh, Zone Systems, Inc.
UA From: October 7, 2021.

13. **Z201-279(RM)** Ryan Mulkey (CC District 9)

An application for 1) a Planned Development District for R-10(A) Single Family District uses, a child-care facility, and a private school use; and 2) the termination of Specific Use Permit No. 1642 for a child-care facility on property zoned an R-10(A) Single Family District with consideration for an amendment to Specific Use Permit No. 1642 for a child-care facility and a proposed private school use, at the southeast corner of Diceman Drive and Old Gate Lane.
Staff Recommendation: **Approval** of a Planned Development District for R-10(A) Single Family District uses, subject to conditions; and **approval** of an amendment to Specific Use Permit No. 1642 for a child-care facility and a proposed private school use, subject to a site plan, a traffic management plan, and staff's recommended conditions.
Applicant: Brytar Companies
Representative: Rob Baldwin, Baldwin Associates
UA From: September 2, 2021 and October 7, 2021.

14. **Z201-304(RM)** Ryan Mulkey (CC District 6)

An application for an NS(A) Neighborhood Service District on property zoned an R-5(A) Single Family District, on the west line of Chalk Hill Road, south of Butternut Street.
Staff Recommendation: **Approval.**
Applicant: Jesse Cardoza
Representative: Luis Perez
UA From: October 7, 2021.

15. **Z201-282(KC)** Karina Castillo (CC District 6)

An application for the renewal of Specific Use Permit No. 1750 for a commercial motor vehicle parking use on property zoned CS Commercial Service District, at the northwest corner of Chalk Hill Road and Fitchburg Street.
Staff Recommendation: **Approval** for a five-year period, subject to staff's recommended conditions.
Applicant: Gamaliel Albarran
Representative: Michael R. Coker
UA From: September 2, 2021 and September 23, 2021.

16. **Z201-308(KC)** Karina Castillo (CC District 6)

An application for a Specific Use Permit for a retirement housing on property zoned Tract 12 – Area 1 [Mixed Use (MU-1) Tract] within Planned Development District No. 508 (the West Dallas Planned Development District), at the southeast corner of North Westmoreland Road and Bickers Street.
Staff Recommendation: **Approval** for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to the site plan and conditions.
Applicant: Hampton Supportive Housing, Inc.
Representative: Peter Kavanagh, Zone Systems, Inc.
UA From: October 7, 2021.

Other Matters:

Consideration of Appointments to CPC Committees

2022 City Plan Commission Calendar
UA From: September 23, 2021 and October 21, 2021.

Minutes: October 21, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 4, 2021

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, November 4, 2021, via videoconference and in Room 6ES, 6th Floor of City Hall, 1500 Marilla Street, Dallas, TX 75201, at 8:30 a.m., to consider (1) **DCA201-008** - Consideration of amending the Dallas Development Code Chapter 51A-4.1100 Mixed-Income Housing, to support and align with the One Dallas Options Program within the City of Dallas Comprehensive Housing Policy. The public may attend the meeting via the videoconference link: https://bit.ly/ZOAC-110421.

Tuesday, November 9, 2021

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, November 9, 2021, at 9:00 a.m., in Room 5BN at City Hall and by video conference via link below, to consider: (1) **2110140015** - An application for a Certificate of Appropriateness by Amanda Mittag of Barentt Signs Inc, for a 96.9-square-foot illuminated attached sign at 611 W Jefferson (south elevation) in the Jefferson Area Special Purpose District; (2) **2110150003** - An application for a Certificate of Appropriateness by Amanda Mittag of Barentt Signs Inc, for a 76-square-foot illuminated attached sign at 3000 Main (north elevation) in the Deep Ellum/Near East Side SPSD; (3) **2110150004** - An application for a Certificate of Appropriateness by Amanda Mittag of Barentt Signs Inc, for a 76-square-foot illuminated attached sign at 3000 Main (west elevation) in the Deep Ellum/Near East Side SPSD; (4) **2110150006** - An application for a Certificate of Appropriateness by Janet Glasscock of Brazo Sign Company, for a 70.04-square-foot illuminated attached sign at 1900 Cedar Springs (west elevation) in the Downtown SPSD; (5) **2110150007** - An application for a Certificate of Appropriateness by Janet Glasscock of Brazo Sign Company, for a 67.98-square-foot illuminated attached sign at 1900 Cedar Springs (west elevation) in the Downtown SPSD; and (6) **2110150008** - An application for a Certificate of Appropriateness by Janet Glasscock of Brazo Sign Company, for a 84.79-square-foot illuminated attached sign at 1900 Cedar Springs (north elevation) in the Downtown SPSD. The public may attend the meeting at the videoconference link: https://bit.ly/SSDAC110921

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]

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

FILE NUMBER: S212-003 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Lawnview Avenue, north of Forney Road

DATE FILED: October 6, 2021 **ZONING:** LI

CITY COUNCIL DISTRICT: 7 **SIZE OF REQUEST:** 39.7314-acres **MAPSCO:** 47K

OWNER: Ernest A. Labarba, ET. AL.

REQUEST: An application to create one 6.5540-acre lot, one 14.6618-acre lot, and one 18.5156-acre lot from a 39.7314-acre tract of land in City Block 5800 on property located on Lawnview Avenue, north of Forney Road.

SUBDIVISION HISTORY:

1. S201-523 was a request east of the present request to replat a 0.686-acre tract of land containing all of Lots 1, 2, 3, and part of Lots 18 and 19 in City Block 1/6130 to create one lot on property located on Lawnview Avenue at Forney Road, north corner. The request was approved on December 3, 2020 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 Development Services, 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.*51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9*

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.*51A 8.611(c)*

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division 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 Military Parkway. Section 51A 8.602(c).

16. Determine the 100-year water surface elevation across this addition.

17. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V*

18. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V*

19. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.

20. Show natural channel set back from the crest of the natural channel.

21. Set floodway monument markers and provide documentation.

22. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

23. On the final plat, show how all adjoining right-of-way was created.

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

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

26. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

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.

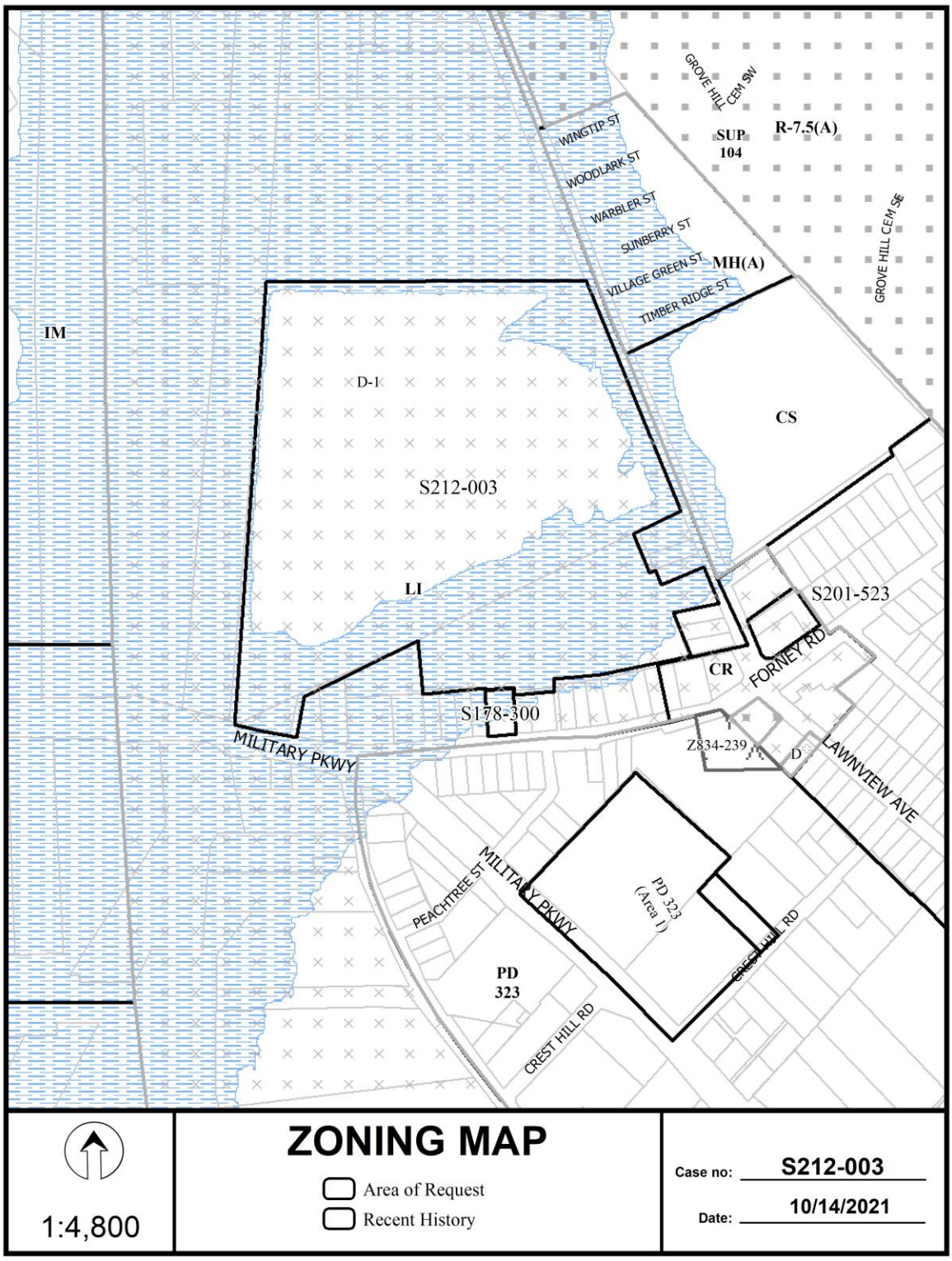
28. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

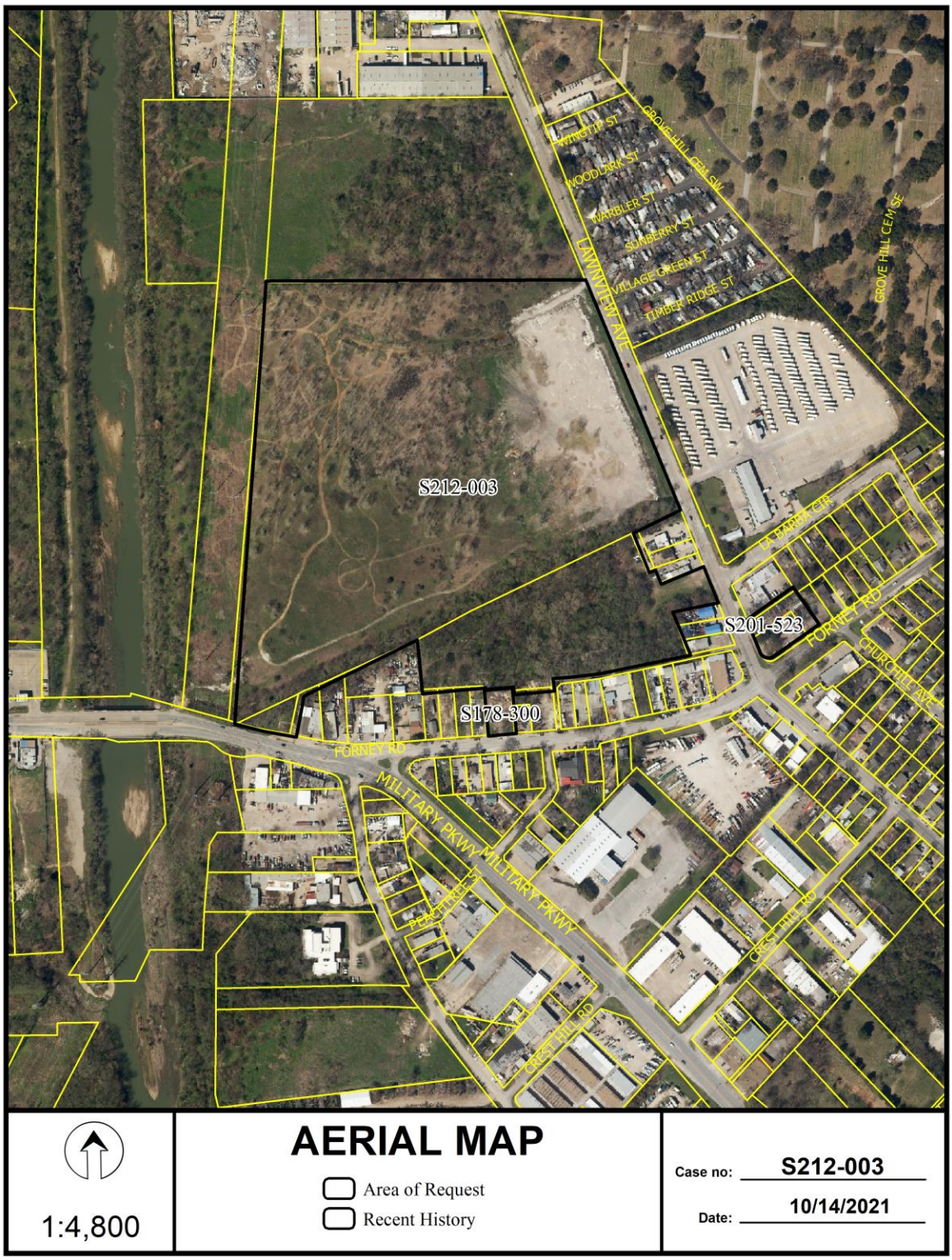
29. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

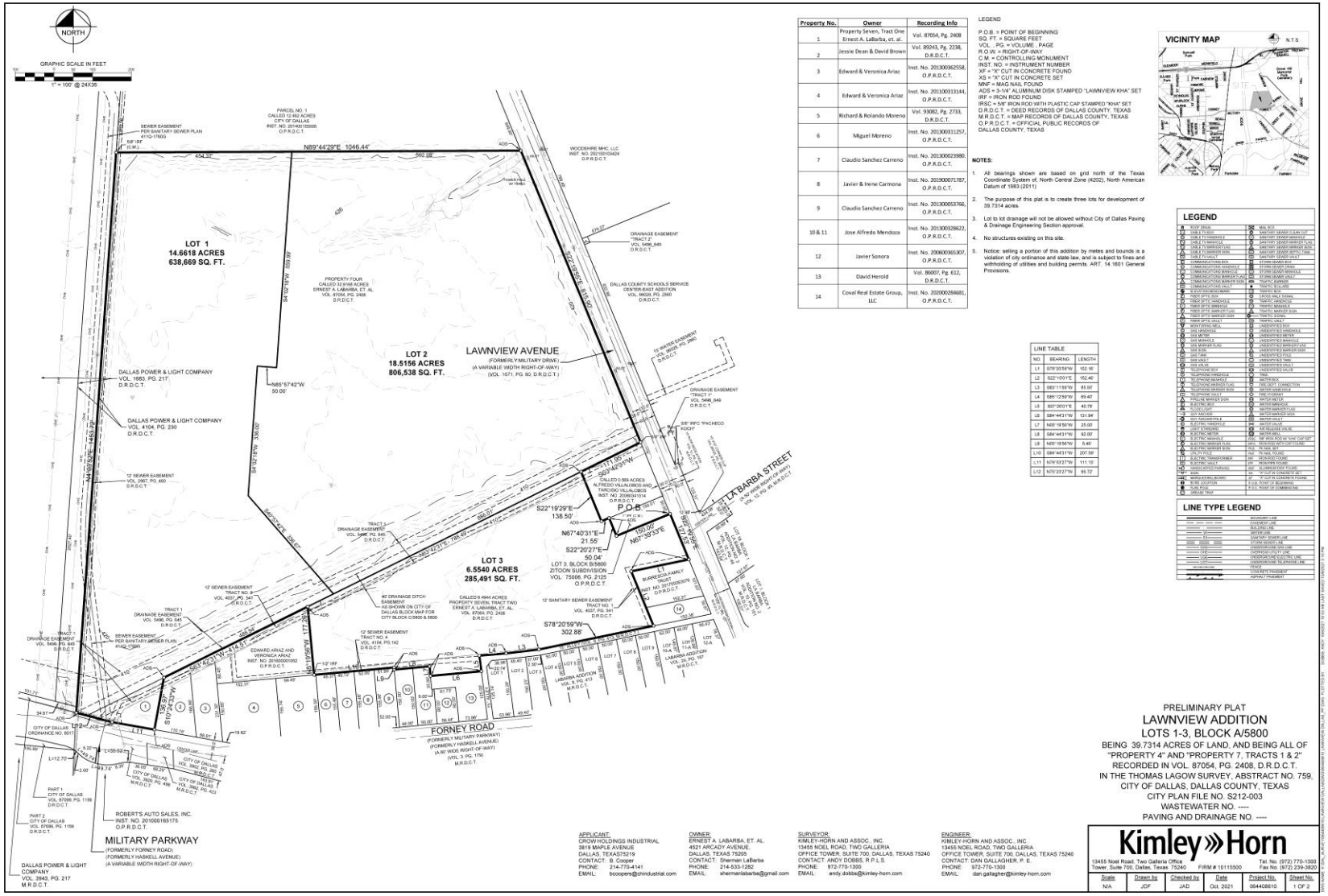
30. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

31. On the final plat, change “La Barba Street” to “La Barba Circle (F.K.A. La Barba Street)”. Section 51A-8.403(a)(1)(A)(xii)

32. On the final plat, identify the property as Lots 1, 2, and 3 in City Block K/5800. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


GROVE HILL CEM SW
SUP 104
R-7.5(A)
WINGTIP ST
WOODLARK ST
WARBLER ST
SUNBERRY ST
VILLAGE GREEN ST
TIMBER RIDGE ST
MH(A)
GROVE HILL CEM SE
IM
D-1
CS
S212-003
LI
S201-523
CR
FORNEY RD
S178-300
MILITARY PKWY
Z834-239
D
LAWNVIEW AVE
PEACHTREE ST
MILITARY PKWY
PD 323 (Area 1)
CREST HILL RD
PD 323
CREST HILL RD
ZONING MAP
Area of Request
Recent History
1:4,800
Case no: S212-003
Date: 10/14/2021


S212-003
S201-523
S178-300
LAWWVIEW AVE
GROVE HILL CEM SW
GROVE HILL CEM SE
WOODLARK ST
WARBLER ST
SOMERRY ST
VILLAGE GREEN ST
TIMBER RIDGE ST
LA BARRE TER
FORNEY RD
CHURCHILL AVE
MILITARY PKWY
PEACHTREE DR
CREST HILL RD
1:4,800
AERIAL MAP
Area of Request
Recent History
Case no: S212-003
Date: 10/14/2021


NORTH
GRAPHIC SCALE IN FEET
1" = 100' @ 24X36
LOT 1
14.6618 ACRES
638,669 SQ. FT.
LOT 2
18.5156 ACRES
806,538 SQ. FT.
LOT 3
6.5540 ACRES
285,491 SQ. FT.
LAWNVIEW AVENUE
(FORMERLY MILITARY DRIVE)
(A VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 1671, PG. 60, D.R.D.C.T.)
S. LA BARBA STREET
(A 100' WIDE RIGHT-OF-WAY)
(VOL. 23, PG. 85, M.R.D.C.T.)
FORNEY ROAD
(FORMERLY MILITARY PARKWAY)
(FORMERLY HASKELL AVENUE)
(A 80' WIDE RIGHT-OF-WAY)
(VOL. 3, PG. 179)
M.R.D.C.T.
MILITARY PARKWAY
(FORMERLY FORNEY ROAD)
(FORMERLY HASKELL AVENUE)
(A VARIABLE WIDTH RIGHT-OF-WAY)
P.O.B.
N89°44'29"E 1046.44'
S22°19'29"E 1145.00'
S78°20'59"W 302.88'
N44°05'52"E 1463.70'
S44°05'52"W 1463.70'
N45°57'42"W 50.00'
S22°19'29"E 138.50'
N67°40'31"E 21.55'
S22°20'27"E 50.04'
N67°39'33"E 150.00'
S22°20'27"E 165.00'
N67°39'33"W 150.00'
S22°20'27"W 165.00

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, ERNEST A. LABARBA, ET AL., is the sole owner of a tract of land situated in the THOMAS LAGOW Survey, Abstract No. 759, City of Dallas, Dallas County, Texas and being all of a called 0.604 acre tract of land described as "Property Seven - Tract One" in Special Warranty Deed to ERNEST A. LABARBA, ET AL., recorded in Volume 87064, Page 2408, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a "T" pipe found in the west right-of-way line of Lawnview Avenue (a variable width right-of-way) for the southeast corner of Lot 2, Block A/5800 of Lawnview Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 2126, Deed Records, Dallas County, Texas, said point being the northeast corner of said Tract Two;

THENCE with the west right-of-way line of Lawnview Avenue, with a south and east line of said Tract Two, the north and west line of a tract of land described in Special Warranty Deed to Barracuda Rental Trust, recorded in Instrument No. 20170025307, Official Public Records, Dallas County, Texas, the following courses and distances:

South 73°20'59" West, a distance of 153.14 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;

South 22°15'01" East, a distance of 152.46 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the southeast corner of said Tract Two, the common north corner of Lot 2R, Block A/5800 of Lawnview Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 87, Page 413, Map Records, Dallas County, Texas;

THENCE with the south line of said Tract Two and the north and west line of said Lot 2R, the following courses and distances:

South 89°11'59" West, a distance of 85.50 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;

South 00°12'59" West, a distance of 60.46 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northwest corner of Lot 2R, Block A/5800 of said Lawnview Addition, the common northeast corner of Lot 1, Block A/5800 of said Lawnview Addition;

South 01°25'01" East, a distance of 40.79 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northwest corner of a tract of land described in Warranty Deed with Vendors Lien to Deed Harvest, as recorded in Volume 98007, Page 612, Deed Records, Dallas County, Texas;

THENCE with the south line of said Tract Two and the north and west line of said 0.569 acre tract, the following courses and distances:

South 89°11'59" West, a distance of 35.00 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;

North 01°25'01" West, a distance of 41.66 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;

North 01°09'56" West, a distance of 60.46 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northwest corner of said Tract Two and the southwest corner of a tract of land described as "Special Warranty - Tract 5" in Deed to Edward and Veronica Arias, recorded in Instrument No. 20180020052 of said Official Public Records;

THENCE departing said north line of the Richard and Roberto Moreno tract, with the west line of said Tract Two and the east line of said Edward and Veronica Arias tract, North 01°09'56" West, a distance of 177.29 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northwest corner of said Tract Two and the northeast corner of said Edward and Veronica Arias tract, and in the south line of said Property Four;

THENCE with the south lines of said Property Four, the east and south line of said Edward and Veronica Arias tract, the north and west line of a tract of land described in General Warrant Deed to Edward and Veronica Arias, recorded in with Vendor's Lien to Jowen Dean and David Brown, recorded in Volume 83043, Page 2238 of said Deed Records, the following courses and distances:

South 63°42'31" West, a distance of 414.01 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the north corner of said Tract One and the southwest corner of said Tract Two, the southeast corner of said Property Four, the southwest corner of said Edward and Veronica Arias tract, and in the north right-of-way line of Military Parkway (a variable width right-of-way);

South 26°43'33" West, a distance of 136.67 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the southeast corner of said Tract One and the southwest corner of said Edward and Veronica Arias tract, the common north corner of said Property Four and Property Five, the following courses and distances:

THENCE departing said north line of Military Parkway, the south line of said Tract One and south line of said Property Four, the following courses and distances:

North 79°29'27" West, a distance of 111.15 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;

North 75°29'27" West, a distance of 85.72 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the southwest corner of said Tract One and the southeast corner of a tract of land described in Deed to Dallas Power and Light Company, recorded in Volume 67043, Page 200, Deed Records;

THENCE departing said south line of Property Four, with the west line of said Tract One and the east line of said Dallas Power and Light Company tract, North 43°29'32" East, a distance of 1,483.72 feet to a 5/8" iron rod found for the northwest corner of said Tract One and the southwest corner of a called 1.87 acres tract of land described in Special Warranty Deed to the City of Dallas, recorded in Instrument No. 201400253000, Official Public Records, Dallas County, Texas;

THENCE with the west line of said 1.87 acres tract and the west line of said Property Four and Property Five, the following courses and distances:

North 01°25'01" West, a distance of 1,150.00 feet to a 5/8" iron rod found for the northwest corner of said 1.87 acres tract and the southwest corner of said 0.569 acre tract;

North 01°09'56" West, a distance of 60.46 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northwest corner of said 0.569 acre tract and the southwest corner of said 0.604 acre tract;

North 01°25'01" West, a distance of 41.66 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for corner;

North 35°09'56" West, a distance of 35.00 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northwest corner of said 0.604 acre tract and the southwest corner of Lot 3, Block A/5800 of said Lawnview Addition;

THENCE with the north line of said 0.604 acre tract and the south line of said Lot 3, North 89°11'59" East, a distance of 215.56 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northeast corner of said Lot 3;

THENCE departing said north line of the 0.604 acre tract, with the west line of said Lot 3 and a west line of said 6.4644 acre tract, North 01°48'01" East, a distance of 21.55 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the northwest corner of said Lot 3;

THENCE departing said north line of the 0.569 acre tract, with the west line of said Lot 3 and a west line of said 6.4644 acre tract, South 89°11'59" West, a distance of 50.00 feet to a 3 1/4" aluminum disk stamped LAWNVIEW KHA" set for the southwest corner of said Lot 3;

THENCE departing said west line of Lot 3, with the west line of said 6.4644 acre tract, North 01°48'01" East, a distance of 1,150.00 feet to the **POINT OF BEGINNING** and containing 39.7314 acres or 1,730,699 square feet of land.

Basis of bearings based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **ERNEST A. LABARBA, ET. AL.** acting by and through their duly authorized agent, Sherman LaBarba, does hereby adopt this plat designating the herein described property as **LAWNVIEW ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be approved by the City Council of the City of Dallas. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements; and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to or from and upon the said easements for the purpose of reading meters and any maintenance or service required or utilizing the easement for the purposes stated above.

Water mains, fire hydrants and also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, flex hydrants, water services and other appurtenances as may be required. The sole responsibility for maintenance of the easement strips and improvements therein shall be determined by their location as indicated.

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

WITNESS, my hand at Dallas, Texas this the ___ day of _____, 2021.

By: _____
Name: Sherman LaBarba, an individual, as agent for Earnest A. LaBarba et. al.

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Sherman LaBarba, an individual, as agent for Earnest A. LaBarba et. al. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated on the behalf of said limited liability companies.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of _____, 2021.

_____
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Andy J. Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that the plat was prepared under my direct supervision from recorded documentation, evidence collected on the ground during field operations and other reliable measurements. The purpose of this plat is to create one lot from platted and unplatted land. To the best of my knowledge and belief, this plat is true and correct and was prepared in accordance with the platting rules and regulations of the City of Dallas Development Code (Ordinance no. 32405, as amended), and Texas Local Government Code, Chapter 212. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document unless it bears the seal of a Texas Registered Professional Land Surveyor. The Texas Board of Professional Land Surveying, Rules of Practice and Procedure, Sec. 5.14(4),(5) & (6), and that the original drawing for the accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 20__.

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

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

_____
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

_____
Notary Public in and for the State of Texas

CITY CERTIFICATION

_____ Approval
Chairman / Planning and Zoning Commission

_____ Date
Attest

ATTEST:

_____
Signature

_____ Date
Name & Title

PRELIMINARY PLAT
LAWNVIEW ADDITION
LOTS 1-3, BLOCK A/5800
BEING 39.7314 ACRES OF LAND, AND BEING ALL OF
"PROPERTY 4" AND "PROPERTY 7, TRACTS 1 & 2"
RECORDED IN VOL. 87064, PG. 2408, D.R.D.C.T.
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-003
WASTEWATER NO. ----
PAVING AND DRAINAGE NO. ----

APPLICANT:
BARRACUDA RENTAL INDUSTRIAL
3910 MAPLE AVENUE
DALLAS, TEXAS 75219
CONTACT: Matthew Hall
PHONE: 214-770-4141
EMAIL: bassgee@hotmail.com

OWNER:
E. LABARBA, ET. AL.
4621 ARCADY AVENUE
DALLAS, TEXAS 75205
CONTACT: Sherman LaBarba
PHONE: 214-333-1202
EMAIL: shermanlabarba@gmail.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: Andy Dobbs, R.P.L.S.
PHONE: 972-770-1300
EMAIL: andy.dobbs@kimley-horn.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: Dan Gallagher, P.E.
PHONE: 972-770-1300
EMAIL: dan.gallagher@kimley-horn.com

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JVP	JMO	Oct. 2021	064496913	1 OF 2

DWG NAME: K:\DAL_SURVEY\064496913\LAWNVIEW DALLAS\DWG\064496913 LAWNVIEW DALLAS_PP.DWG PLOTTED BY: BOBBIE, ANDY 10/8/2021 10:50 AM LAST SAVED 10/8/2021 5:11 PM

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

FILE NUMBER: S212-004 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: between Goodnight Lane and Stemmons Freeway/ Interstate Highway No. 35E, south of Southwell Road

DATE FILED: October 6, 2021 **ZONING:** IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 23.3510-acres **MAPSCO:** 22M

OWNER: Malibu Industrial, LP

REQUEST: An application to replat a 23.3510-acre tract of land containing part of Lot 1, all of Lot 2 in City Block 4/6512, and part of abandoned Malibu Drive to create one 9.5026-acre lot and one 13.6071-acre lot on property located between Goodnight Lane and Stemmons Freeway/ Interstate Highway No. 35E, south of Southwell Road.

SUBDIVISION HISTORY:

1. S201-747 was a request located on the present request to replat a 23.3510-acre tract of land containing part of Lot 1 and all of Lot 2 in City Block 4/6512 to create one 9.2749-acre lot and one 14.0761-acre lot on Property located on Goodnight Lane, south of Southwell Road. The request was withdrawn on September 22, 2021.

2. S190-184 was a request east of present request to replat a 4.933-acre tract of land containing part of Block 2/6512 to create one 4.666-acre lot and one 0.267-acre lot on property located on Southwell Road, east of Stemmons Freeway/ Interstate Highway No. 35E. The request was approved on August 6, 2020 but has not been recorded.

3. S190-094 was a request south of present request to create three lots ranging in size from 1.9431-acre to 5.8742-acres from a 14.0044-acre tract of land in City Block 6512 on property located on Walnut Hill Lane at North Stemmons Freeway / Interstate Highway No. 35E, northwest corner. The request was approved on March 5, 2020 but has not been recorded.

4. S189-137 was a request northwest of present request to create a 3.362-acre lot from part of Tracts 1 and 2 in City Block 6538 on property located on Goodnight Lane at Merrell Road, northwest corner. The request was approved on March 21, 2019 but has not been recorded.

5. S189-006 was a request east of the present request on the same property as the present request to replat a 4.9298-acre tract of land containing part of City Block 2/6512 to create one lot on property located on Southwell Road at Interstate Highway No. 35, southeast corner. The request was approved on November 1, 2018 and withdrawn on July 14, 2020.

6. S167-111 was a request south of present request to create three lots ranging in size from 1.9431-acre to 5.8742-acres from a 14.0044-acre tract of land in City Block 6512 on property located on Walnut Hill Lane at North Stemmons Freeway / Interstate Highway No. 35E, northwest corner. The request was withdrawn prior to public hearing.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the IR Industrial/Research 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 Development Services, 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is two.
12. Submit a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.*51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9*

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.*51A 8.611(c)*

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Southwell Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Goodnight Lane and Southwell Road. Section 51A 8.602(d)(1).

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Southwell Road and Stemmons Freeway/ Interstate Highway No. 35E Service Road. Section 51A 8.602(d)(1).

18. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances with the area of corner clip. Section 51A 8.602(d)(1).

19. Provide Right–Of-Way, design, and construction for a deceleration/acceleration Lane if the Traffic Impact Study (TIS) justifies this need.

20. On the final plat, add the note: "TxDOT approval may be required for any driveway modifications or new access.

21. Determine the 100-year water surface elevation across this addition.

22. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

23. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

24. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.

25. Show natural channel set back from the crest of the natural channel.

26. Set floodway monument markers and provide documentation.

27. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

28. On the final plat, show how all adjoining right-of-way was created.

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

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

31. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.

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

33. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

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.

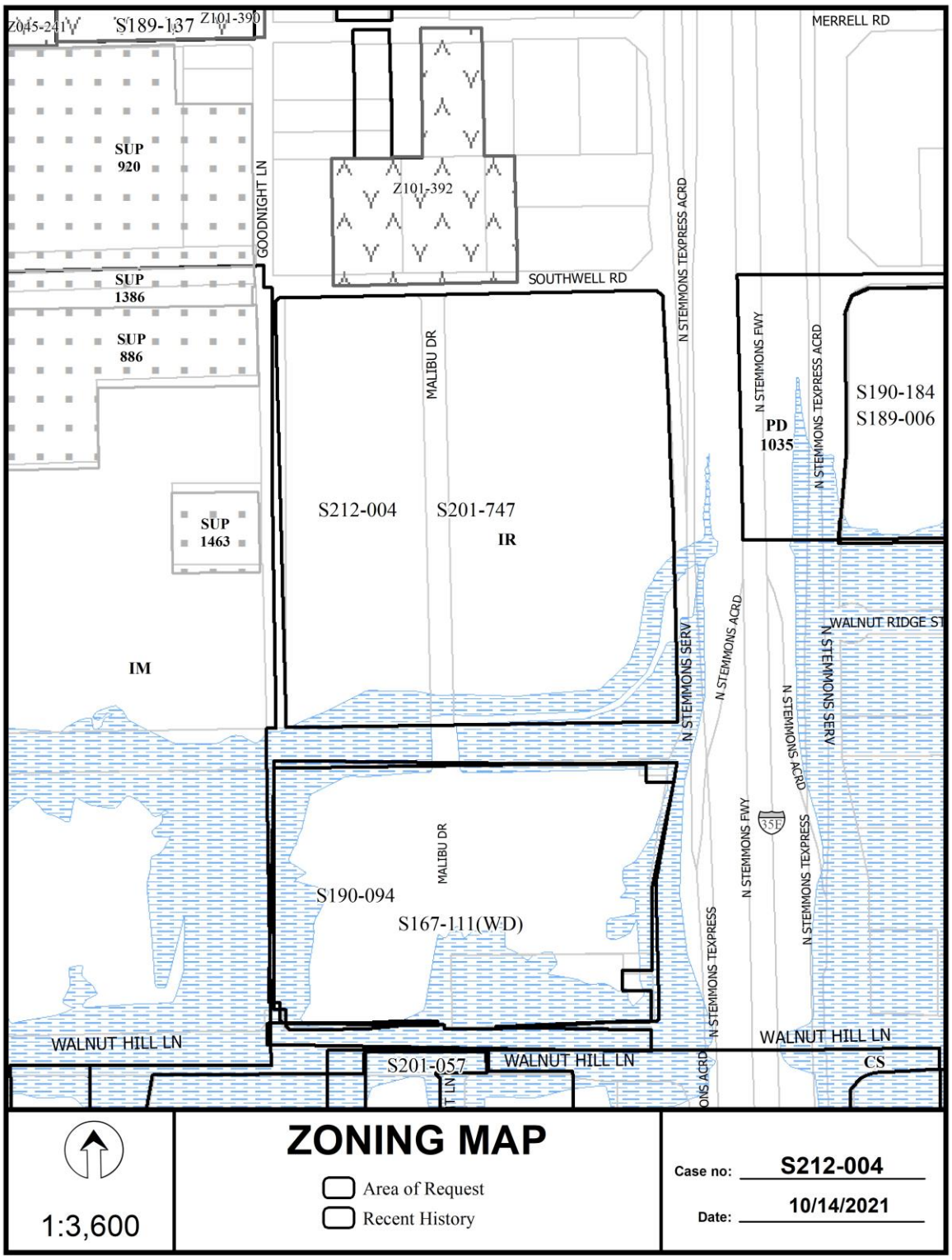
35. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

36. 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.

37. Prior to the final plat, contact Real Estate to discuss fence encroachment along Stemmons Freeway/ Interstate Highway No. 35E and for processing of the abandonment of Malibu Drive and note on the plat as "Abandonment authorized by Ordinance No_____, recorded as Instrument Nos. _____. Utility easements retained."

38. On the final plat, change "Stemmons Freeway/ Interstate Highway No. 35" to "Stemmons Freeway/ Interstate Highway No. 35E". Section 51A-8.403(a)(1)(A)(xii)

39. On the final plat, identify the property as Lots 1A and 1B in City Block 4/6512. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


Z045-241
S189-137
Z101-390
MERRELL RD
SUP 920
GOODNIGHT LN
Z101-392
SUP 1386
SUP 886
SOUTHWELL RD
N STEMMONS TEXPRESS ACRD
MALIBU DR
N STEMMONS FWY
PD 1035
S190-184
S189-006
SUP 1463
S212-004
S201-747
IR
IM
WALNUT RIDGE ST
N STEMMONS SERV
N STEMMONS ACRD
S190-094
S167-111(WD)
351
WALNUT HILL LN
S201-057
CS
ZONING MAP
1:3,600
Area of Request
Recent History
Case no: S212-004
Date: 10/14/2021

S189-137
S167-181
MERRELL RD
SOUTHWELL RD
GOODNIGHT LN
MALIBU DR
N STEMMONS FWY
N STEMMONS EXPRESS ACRD
S190-184
S189-006
S212-004
S201-747
WALNUT RIDGE CT
S190-094
S167-111(WD)
WALNUT HILL LN
S201-057
35E
1:3,600
AERIAL MAP
Area of Request
Recent History
Case no: S212-004
Date: 10/14/2021

GENERAL NOTES:

1. Bearings are based on State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 (2011).
2. The coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
3. Lot to lot drainage will not be allowed without City of Dallas paving and drainage engineering approval.
4. The purpose of this plat is to create two lots for development from 23.3510 acres of land.
5. All existing buildings to be removed.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0470K, for Dallas County, Texas and Incorporated Areas, dated July 7, 2014, this property is:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone X (shaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain but with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (base Flood Elevations determined)"

It is possible that buildings constructed within the flood plain may be flooded and that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement does not create liability on the part of the surveyor.

OWNER/APPLICANT
MALIBU INDUSTRIAL LP
5001 LBJ FREEWAY
DALLAS, TEXAS 75275
PHONE 214-691-8341

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO LINCOLN CENTRE OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
CONTACT: ANDY COBBS
PHONE 972-770-1300

ENGINEER
KIMLEY-HORN AND ASSOCIATES
13455 NOEL ROAD
TWO LINCOLN CENTRE OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
CONTACT: DAN GALLAGHER P.E.
PHONE 972-770-1300

LEGEND

VOL.	VOLUME
PG.	PAGE
PRC	POINT FOR CORNER
INST NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

LINE TYPE LEGEND

PRELIMINARY PLAT
LOTS 1A & 2A, BLOCK 4/6512
CORE35 LOGISTICS CENTER 5

BEING A REPLAT OF PART OF LOT 1 AND ALL OF LOT 2, MALIBU GRAND PRIX ADDITION
BEING ALL OF A 1.3822 ACRE RIGHT-OF-WAY ABANDONMENT ORDINANCE NO. _____, INST. NO. _____
FOR A TOTAL 23.3510 ACRES OUT OF THE EDWARD HUNT SURVEY, ABSTRACT NO. 580
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-004
WASTEWATER NO. ____
PAVING AND DRAINAGE NO. ____

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
13455 Noel Road, Two Lincoln Centre, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1"=60'	JVP	JMO	Oct. 2021	064496903	1 OF 2

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, MALIBU INDUSTRIAL, LP, is the sole owner of a tract of land situated in the Edward W. Hunt Survey, Abstract No. 590, City of Dallas, Dallas County, Texas, and being all of Lot 1 and Lot 2, Block 4/6512 of Core35 Logistics Center 5, an addition to the City of Dallas, Texas according to the plat recorded in Vol. 98215, Page 1, Deed Records, Dallas County, Texas, and all of Lot 3 of said Malibu Grand Prix Addition, an addition to the City of Dallas, Texas according to the plat recorded in Vol. 83001, Page 1, Deed Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210212, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210213, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210214, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210215, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210216, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210217, Official Public Records, Dallas County, Texas, and being all of Lot 2 and Lot 3, Block 1/3822 of Malibu Grand Prix Addition, an addition to the City of Dallas, Texas according to the plat recorded in Vol. 83001, Page 1, Deed Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210218, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210219, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210220, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210221, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210222, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210223, Official Public Records, Dallas County, Texas, and being all of Lot 1 and Lot 2, Block 2/3822 of Malibu Grand Prix Addition, an addition to the City of Dallas, Texas according to the plat recorded in Vol. 83001, Page 1, Deed Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210224, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210225, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No. 20120210226, Official Public Records, Dallas County, Texas, and being all of a tract of land described in Deed to Malibu Industrial, LP recorded in Instrument No.

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

FILE NUMBER: S212-005 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Marigold Drive, north of Cherry Valley Boulevard

DATE FILED: October 7, 2021 **ZONING:** CS

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 2.0-acres **MAPSCO:** 76A

OWNERS: Johnnie Lee Gatheright & Willie Jean Gatheright

REQUEST: An application to replat a 2.0-acre tract of land containing all of Lot 17 in City Block 7618 to create one 0.408-acre lot and one 1.592-acre lot on property located on Marigold Drive, north of Cherry Valley Boulevard.

SUBDIVISION HISTORY:

1. S201-615 was a request northeast of the present request to replat a 180.0041-acre tract of land containing all of Lots 1 through 8 in City Block 37/7618, all of Lot 1 in City Block A/8290, all of Lot 1 in City Block A/8312, and a tract of land in City Blocks A/8290, 83123,A/8312, 8289, 8290, and to dedicate a public right-of-way, to create 6 lots ranging in size from 2.4002 acre to 64.0132 acre on property located on Cedardale Road at Honeysuckle Lane, south of Interstate Highway No. 20. The request was approved on April 8, 2021 but has not been recorded.

2. S178-150 was a request west of the present request to replat a 1.725-acre tract of land containing part of Lot 2 in City Block 7618 to create one lot on property located on Lancaster Road at Cherry Valley Boulevard, south of Lyndon B. Johnson/Interstate Highway 20. The request was approved on April 5, 2018 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the CS Commercial Service 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 Development Services, 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.

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

12. Submit a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.*51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9*

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.*51A 8.611(c)*

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Marigold Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

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

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

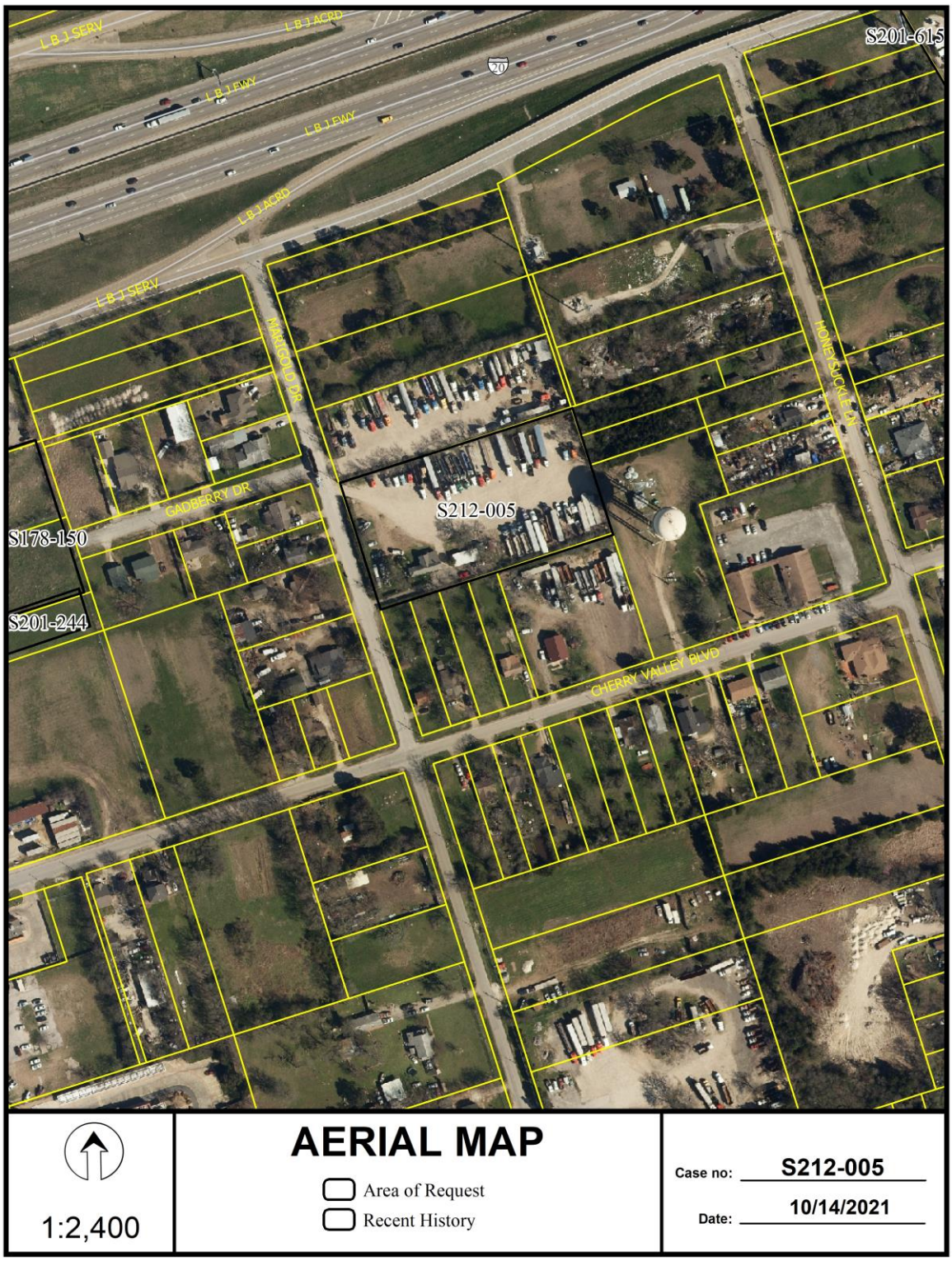
18. On the final plat, need new/different plat name.

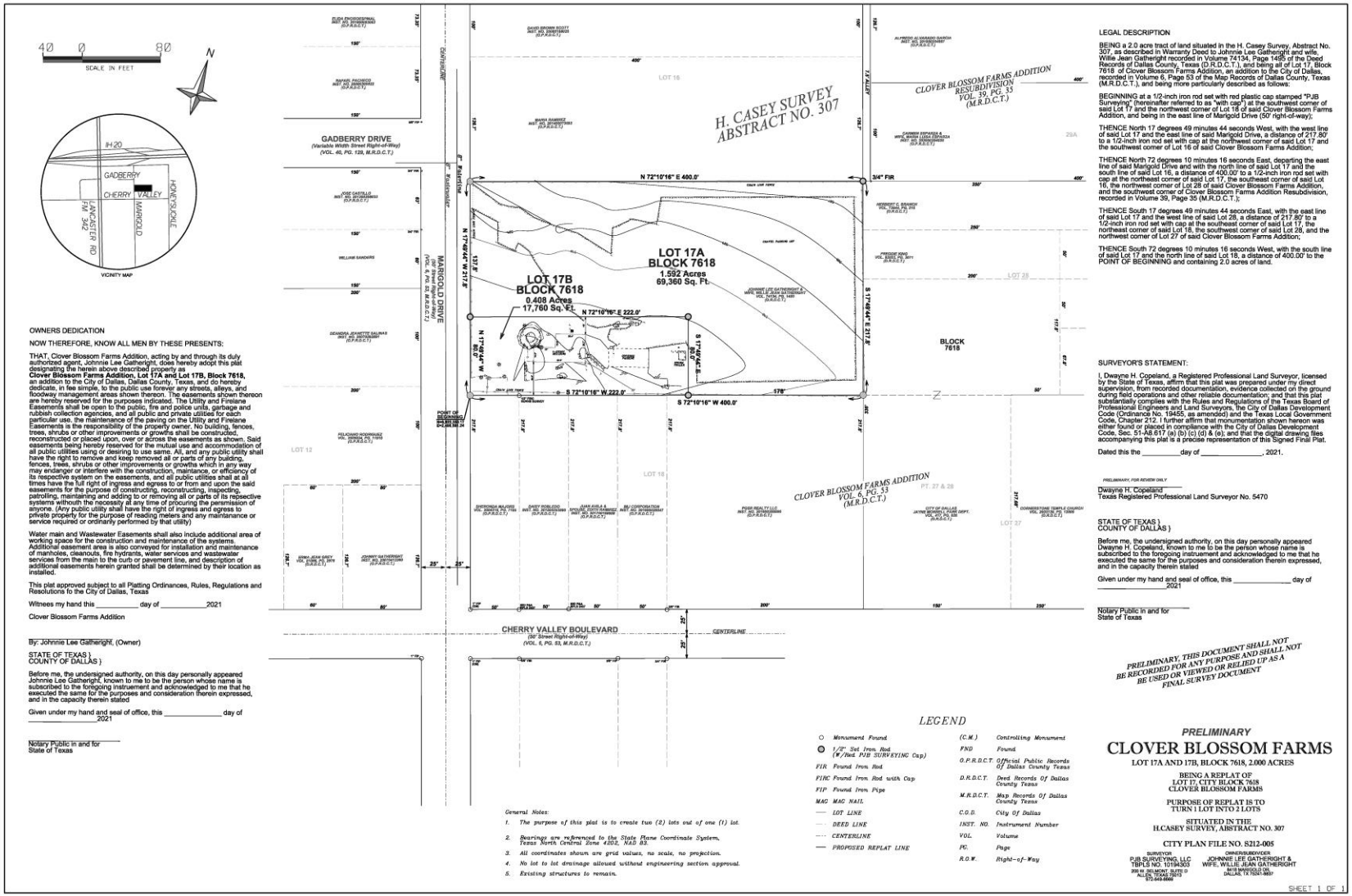
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

20. On the final plat, identify the property as Lots 17A and 17B in City Block 7618. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

L B J SERV
L B J ACRD
CR
L B J FWY
L B J FWY
L B J ACRD
L B J SERV
LI
S201-615
MARIGOLD DR
HONEYSUCKLE LN
GADBERRY DR
S178-150
S212-005
SUP
270
S201-244
CS
CHERRY VALLEY BLVD
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S212-005
Date: 10/14/2021


L B J SERV
L B J ACRD
L B J FWY
L B J FWY
L B J ACRD
L B J SERV
20
S201-61.5
MARIGOLD DR
HONEYSUCKLE LN
GADBERRY DR
S212-005
S178-150
S201-244
CHERRY VALLEY BLVD
AERIAL MAP
Area of Request
Recent History
1:2,400
Case no: S212-005
Date: 10/14/2021



OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Clover Blossom Farms Addition, acting by and through its duly authorized agent, Johnnie Lee Gatheright, does hereby adopt this plat designating the herein above described property as **Clover Blossom Farms Addition, Lot 17A and Lot 17B, Block 7618,** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The Utility and Firelane Easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use, the maintenance of the paving on the Utility and Firelane Easements is the responsibility of the property owner. No building, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintance, or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its repsective systems withouth the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility)

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

This plat approved subject to all Platting Ordinances, Rules, Regulations and Resolutions fo the City of Dallas, Texas

Witness my hand this _____ day of _____2021

Clover Blossom Farms Addition

By: Johnnie Lee Gatheright, (Owner)

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Johnnie Lee Gatheright, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____2021

_____
Notary Public in and for
State of Texas

LEGAL DESCRIPTION

BEING a 2.0 acre tract of land situated in the H. Casey Survey, Abstract No. 307, as described in Warranty Deed to Johnnie Lee Gatheright and wife, Willie Jean Gatheright recorded in Volume 74134, Page 1495 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of Lot 17, Block 7618 of Clover Blossom Farms Addition, an addition to the City of Dallas, recorded in Volume 6, Page 53 of the Map Records of Dallas County, Texas (M.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod set with red plastic cap stamped "PJB Surveying" (hereinafter referred to as "with cap") at the southwest corner of said Lot 17 and the northwest corner of Lot 18 of said Clover Blossom Farms Addition, and being in the east line of Marigold Drive (50' right-of-way);

THENCE North 17 degrees 49 minutes 44 seconds West, with the west line of said Lot 17 and the east line of said Marigold Drive, a distance of 217.80' to a 1/2-inch iron rod set with cap at the northwest corner of said Lot 17 and the southwest corner of Lot 16 of said Clover Blossom Farms Addition;

THENCE North 72 degrees 10 minutes 16 seconds East, departing the east line of said Marigold Drive and with the north line of said Lot 17 and the south line of said Lot 16, a distance of 400.00' to a 1/2-inch iron rod set with cap at the northeast corner of said Lot 17, the southeast corner of said Lot 16, the northwest corner of Lot 28 of said Clover Blossom Farms Addition, and the southwest corner of Clover Blossom Farms Addition Resubdivision, recorded in Volume 39, Page 35 (M.R.D.C.T.);

THENCE South 17 degrees 49 minutes 44 seconds East, with the east line of said Lot 17 and the west line of said Lot 28, a distance of 217.80' to a 1/2-inch iron rod set with cap at the southeast corner of said Lot 17, the northeast corner of said Lot 18, the southwest corner of said Lot 28, and the northwest corner of Lot 27 of said Clover Blossom Farms Addition;

THENCE South 72 degrees 10 minutes 16 seconds West, with the south line of said Lot 17 and the north line of said Lot 18, a distance of 400.00' to the POINT OF BEGINNING and containing 2.0 acres of land.

SURVEYOR'S STATEMENT:

I, Dwayne H. Copeland, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51-A8.617 (a) (b) (c) (d) & (e); and that the digital drawing files accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____day of _____, 2021.

PRELIMINARY, FOR REVIEW ONLY
_____
Dwayne H. Copeland
Texas Registered Professional Land Surveyor No. 5470

STATE OF TEXAS }
COUNTY OF DALLAS }

Before me, the undersigned authority, on this day personally appeared Dwayne H. Copeland, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated

Given under my hand and seal of office, this _____ day of _____2021

_____
Notary Public in and for
State of Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UP AS A FINAL SURVEY DOCUMENT

LEGEND

○	Monument Found	(C.M.)	Controlling Monument
●	1/2" Set Iron Rod (W./Red PJB SURVEYING Cap)	FND	Found
FIR	Found Iron Rod	O.P.R.D.C.T.	Official Public Records Of Dallas County Texas
FIRC	Found Iron Rod with Cap	D.R.D.C.T.	Deed Records Of Dallas County Texas
FIP	Found Iron Pipe	M.R.D.C.T.	Map Records Of Dallas County Texas
MAC	MAC NAIL	C.O.D.	City Of Dallas
——	LOT LINE	INST. NO.	Instrument Number
·····	DEED LINE	VOL.	Volume
----	CENTERLINE	PG.	Page
——	PROPOSED REPLAT LINE	R.O.W.	Right-of-Way

General Notes:

1. The purpose of this plat is to create two (2) lots out of one (1) lot.
2. Bearings are referenced to the State Plane Coordinate System, Texas North Central Zone 4202, NAD 83.
3. All coordinates shown are grid values, no scale, no projection.
4. No lot to lot drainage allowed without engineering section approval.
5. Existing structures to remain.

PRELIMINARY

CLOVER BLOSSOM FARMS

LOT 17A AND 17B, BLOCK 7618, 2.000 ACRES

BEING A REPLAT OF
LOT 17, CITY BLOCK 7618
CLOVER BLOSSOM FARMS

PURPOSE OF REPLAT IS TO
TURN 1 LOT INTO 2 LOTS

SITUATED IN THE
H.CASEY SURVEY, ABSTRACT NO. 307

CITY PLAN FILE NO. S212-005

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE G
ALLEN, TEXAS 75013
972-948-6866

OWNER/SUBDIVIDER
JOHNNIE LEE GATHERIGHT &
WIFE, WILLIE JEAN GATHERIGHT
8419 MARIGOLD DR.
DALLAS, TX 75241-3837

SHEET 1 OF 1

SHEET IM.dgn DeFault 10/8/2021 10:37:41 AM

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

FILE NUMBER: S212-006 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Montfort Drive, north of Interstate Highway 635

DATE FILED: October 7, 2021 **ZONING:** PD 887 (Subdistrict 1A, Tract 1) (Subdistrict 2), RR

PD LINK: http://www.dallascityattorney.com/51P/Articles/PDF/Article%20887.pdf

CITY COUNCIL DISTRICT: 11 **SIZE OF REQUEST:** 20.623-acres **MAPSCO:** 15N

OWNER: Dallas-Montfort Property, LLC

REQUEST: An application to replat a 20.623-acre tract of land containing part of Lot 3 and part of Lot 3A in City Block A/7409 to create one 4.265-acre lot, one 4.753-acre lot, one 8.770-acre lot, and to dedicate a right-of-way on property located on Montfort Drive, north of Interstate Highway 635.

SUBDIVISION HISTORY:

1. S178-305 was a request east of the present request to replat a 22.514-acre tract of land containing all of Lot 2 in City Block A/7409 and part of City Block 7409 to create four lots ranging in size from 2.652-acre to 6.821-acre on property located on Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Preston Road/State Highway No. 289. The request was approved on September 20, 2018 but has not been recorded.

2. S178-305R was a request east of the present request to revise a previously approved plat (S178-305) to create 8 lots ranging in size from 0.929-acre to 3.444-acre from a 22.514-acre tract of land in City Block A/7409 on property located on Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Preston Road. The request was approved on May 16, 2019 but has not been recorded.

3. S178-040 was a request east of the present request to replat a 22.514-acre tract of land containing part of Lot 2 in City Block A/7409 to create four lots ranging in size from 2.707-acre to 6.821-acre on property located on Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Preston Road. The request was withdrawn on December 4, 2017.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 887 (Subdistrict 1A, Tract 1) (Subdistrict 2) and the RR Regional Retail 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 Development Services, 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.*51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9*

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.*51A 8.611(c)*

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Montfort Drive. Section 51A 8.602(c)

16. On the final plat, dedicate 34.5 feet of right-of-way (via fee simple) from the established center line of Peterson Lane. Section 51A 8.602(c)

17. On the final plat, dedicate a minimum 25-foot by 25-foot corner clip (via fee simple or Street easement) at the intersection of Montfort Drive and Interstate Highway 635. Section 51A 8.602(d)(1).

18. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances with the area of corner clip. Section 51A 8.602(d)(1).

19. On the final plat, add the note: "TxDOT approval may be required for any driveway modifications or new access.

20. On the final plat, dedicate the full 69 feet of right-of-way (via fee simple) for FN8 and FN5. Section 51A 8.602(c)

21. On the final plat, dedicate the full 62 feet of right-of-way (via fee simple) for James Temple Drive. Section 51A 8.602(c)

22. All thoroughfare right-of-way and corner clips need to be coordinated and approved by Transportation Department. Section 51A-8.602 (c)

23. The final plat must comply with Form Districts Article XIII set forth by City Code Section 51A-13.

24. On the final plat, show how all adjoining right-of-way was created.

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

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

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

28. On the final plat, need different addition name. Platting Guidelines

29. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

30. 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.

31. Water and wastewater main improvement are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

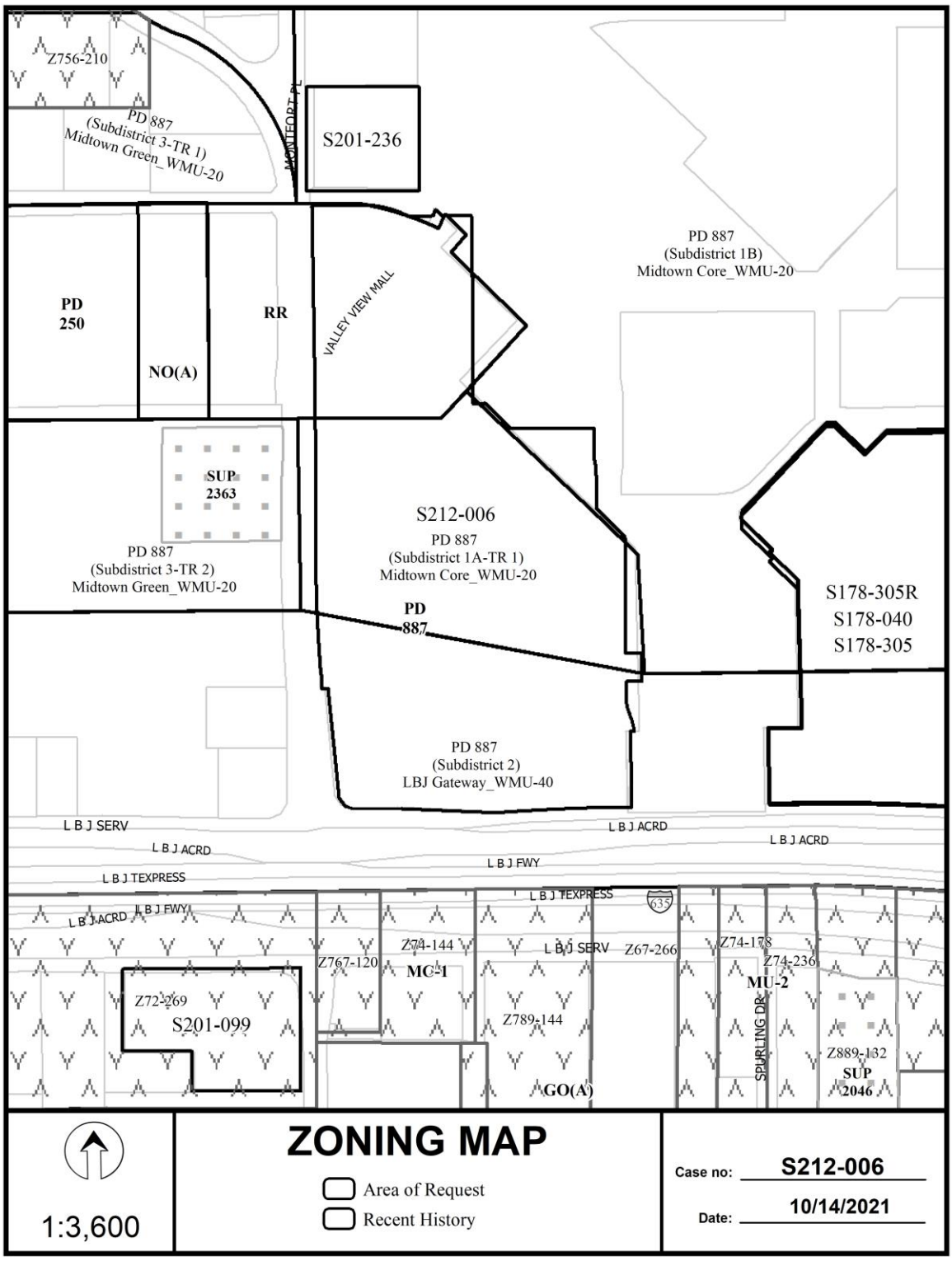
32. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

33. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

34. Prior to the final plat, contact the Addressing section for help selecting appropriate names for the new streets. Section 51A-8.403(a)(1)(A)(xiv), Section 51A-8.506(e)

35. On the final plat, change “James Temple (Type A)” to “James Temple Drive”. Section 51A-8.403. (a)(1)(A)(xii)

36. On the final plat, identify the property as Lots 3F, 3G, and 3H in City Block A/7409. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


Z756-210
PD 887
(Subdistrict 3-TR 1)
Midtown Green_WMU-20
MONTFORT PL
S201-236
PD 887
(Subdistrict 1B)
Midtown Core_WMU-20
PD
250
NO(A)
RR
VALLEY VIEW MALL
SUP
2363
S212-006
PD 887
(Subdistrict 1A-TR 1)
Midtown Core_WMU-20
PD 887
(Subdistrict 3-TR 2)
Midtown Green_WMU-20
PD
887
S178-305R
S178-040
S178-305
PD 887
(Subdistrict 2)
LBJ Gateway_WMU-40
L B J SERV
L B J ACRD
L B J FWY
L B J TEXPRESS
635
Z74-144
Z67-266
Z74-178
Z74-236
Z767-120
MC-1
MU-2
Z72-269
S201-099
Z789-144
SPURLING DR
Z889-162
SUP
2046
GO(A)
ZONING MAP
Area of Request
Recent History
1:3,600
Case no: S212-006
Date: 10/14/2021

S201-236
MONTFORT PL
VALLEY VIEW MALL
PETERSON LN
JAMES TEMPLE DR
S212-006
S178-305R
S178-040
S178-305
L B J SERV
L B J ACRD
L B J TEXPRESS
L B J FWY
635
GOLDWAITE DR
S201-099
1:3,600
AERIAL MAP
Area of Request
Recent History
Case no: S212-006
Date: 10/14/2021

MONTFORT DRIVE
(VARIABLE WIDTH R.O.W.)
INTERSTATE HIGHWAY 635
(LYNDON B. JOHNSON FREEWAY)
(VARIABLE WIDTH R.O.W.)
POINT OF BEGINNING
LOT 1, BLOCK A/7409
DALLAS MIDTOWN PARK
8.770 ACRES
(382,025 SF)
FN8 (TYPE A)
FN5 (TYPE A)
LOT 2, BLOCK A/7409
DALLAS MIDTOWN PARK
(7.782 ACRES)
(339,033 SF)
LOT 3, BLOCK A/7409
DALLAS MIDTOWN PARK
(4.265 ACRES)
(185,788 SF)
LOT 4, A/7020
TARGET NORTH ADDITION
(VOL. 71015, PG. 912)
(D.R.D.C.T.)
LOT 1-D, A/7020
TARGET NORTH ADDITION
(VOL. 80124, PG. 2105)
(D.R.D.C.T.)
LOT 3, A/7020
TARGET NORTH ADDITION
(VOL. 71015, PG. 912)
(D.R.D.C.T.)
LOT 2, A/7020
TARGET NORTH ADDITION
(VOL. 71015, PG. 912)
(D.R.D.C.T.)
PART OF LOT 3A, BLOCK A/7409
VALLEY VIEW CENTER ADDITION
(VOL. 73174, PG. 1879)
(D.R.D.C.T.)
PART OF LOT 3, BLOCK A/7409
VALLEY VIEW CENTER
(VOL. 73174, PG. 1879)
(D.R.D.C.T.)
PART OF BLOCK A/7409
VALLEY VIEW CENTER ADDITION
(INST. NO. 201500221237)
(O.P.R.D.C.T.)
TRACT 7
DALLAS-MONTFORT LOT
PROPERTY
(INST. NO. 20200225442)
(O.R.D.C.T.)
DALLAS-MONTFORT PROPERTY, LLC
(INST. NO. 20190031138725)
(O.P.R.D.C.T.)
MATCH LINE (SEE SHEET 2)
N 00°08'02" W 157.68'
N 04°46'12" W 35.00'
S 85°13'48" W 14.10'
N 05°31'44" W 268.87'
S 87°17'24" W 245.11'
S 01°32'29" E 186.22'
S 86°31'38" W 68.41'
S 00°33'30" E 288.40'
N 00°33'30" W 354.99'
N 00°33'30" W 356.17'
S 89°26'30" E 784.15'
S 89°26'30" E 690.00'
N 89°26'30" W 882.91'
N 00°33'30" W 38.75'
S 00°33'30" E 73.25'
N 01°33'54" W 183.44'
S 01°33'54" E 183.44'
L=175.00'
L=117.13'
L=305.39'
L=152.32'
L=132.32'
L=41.52'
L=41.69'
L=252.78'
L=121.91'
L=37.58'
L=37.58'
L=37.58

S212-006

City Plan Commission Date: 11/4/2021

4(h)

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, Dallas–Montfort Property, LLC are the owners of a 20.623 acre tract of land situated in the Hiram Wilburn Survey, Abstract No. 1567, Dallas County, Texas; said tract being part of Lot 3, Block A/7409, Valley View Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 72178, Page 1879 of the Deed Records of Dallas County Texas and part of Lot 3A, Block A/7409 of Valley View Center Addition Phase I, an addition to the City of Dallas according the plat recorded in Instrument No. 201500221237 of Official Public Records of Dallas County Texas; said tract also being part of that tract of land described in Special Warranty Deed to Dallas–Montfort Property, LLC, recorded in Instrument No. 201900338275 of said Official Public Records and being part that certain tract of land described in Special Warranty Deed to Dallas–Montfort Property, LLC, recorded in Instrument No. 202100205412 of said Official Public Records; said 20.623 acre tract being more particularly described as follows:

BEGINNING, at 3–inch aluminum disk stamped "VVM–RPLS 1890" found in the north end of a right–of–way corner clip at the intersection of the north line of Interstate 635 (a variable width right–of–way) and the east right–of–way line of Montfort Drive (a variable width right–of–way); said point being a southwest corner of said Lot 3A, Block A/7409;

THENCE, in a northerly direction, along the said east line of Montfort Drive and the west line of said Lot 3A, Block A/7409, the following eight (8) calls:

North 36 degrees, 24 minutes, 24 seconds West, a distance of 26.91 feet to a point for corner;

North 05 degrees, 31 minutes, 44 seconds West, a distance of 268.87 feet to a point for corner;

South 85 degrees, 13 minutes, 48 seconds West, a distance of 14.10 feet to a point for corner;

North 04 degrees, 46 minutes, 12 seconds West, a distance of 35.00 feet to a point for corner; said point being the beginning of a curve to the right;

Along said curve, having a central angle of 04 degrees, 38 minutes, 10 seconds, a radius of 3,695.56 feet, a chord bearing and distance of North 02 degrees, 27 minutes, 07 seconds West, 298.95 feet, an arc distance of 299.03 feet to a point at the end of said curve;

North 00 degrees, 08 minutes, 02 seconds West, a distance of 157.68 feet to a point for corner; said point being the beginning of a curve to the left;

Along said curve, having a central angle of 00 degrees, 43 minutes, 00 seconds, a radius of 1,5925.46 feet, a chord bearing and distance of North 00 degrees, 29 minutes, 32 seconds West, 199.20 feet, an arc distance of 199.20 feet to a point at the end of said curve;

North 00 degrees, 51 minutes, 02 seconds West, a distance of 496.55 feet to a point for corner;

THENCE, departing the said east line of Montfort Drive and along the north line of said Lot 3A, Block A/7409 and the south line of said Lot 3, Block A/7409, the following three (3) calls:

North 89 degrees, 13 minutes, 01 seconds East, a distance of 107.40 feet to a point for corner; Said point being the beginning of a non–tangent curve to the right;

Along said curve, having a central angle of 22 degrees, 08 minutes, 00 seconds, a radius of 300.00 feet, a chord bearing and distance of South 79 degrees, 47 minutes, 09 seconds East, 115.17 feet, an arc distance of 115.89 feet to a point at the end of said curve;

South 68 degrees, 43 minutes, 34 seconds East, a distance of 21.16 feet to a point for corner;

THENCE, North 89 degrees, 26 minutes, 30 seconds East, departing the said north line of Lot 3A, Block A/7409 and into, over and across said Lot 3, Block A/7409, a distance of 56.03 feet to a point for corner; Said point being the beginning of a non–tangent curve to the right;

THENCE, in a northerly direction along a northerly line of said Lot 3A, Block A/7409 and a southerly line of said Lot 3, Block A/7409, along said curve, having a central angle of 01 degrees, 55 minutes, 09 seconds, a radius of 518.50 feet, a chord bearing and distance of North 18 degrees, 13 minutes, 13 seconds East, 17.37 feet, an arc distance of 17.37 feet to a point at the end of said curve;

THENCE, South 46 degrees, 35 minutes, 34 seconds East, continuing along the said northerly line of Lot 3A, Block A/7409 and the southerly line of Lot 3, Block A/7409, a distance of 23.89 feet to a point for corner;

THENCE, departing the said northerly line of Lot 3A, Block A/7409 and the said southerly line of Lot 3, Block A/7409 and into, over and across the said Lot 3, Block A/7409 and Lot 3A, Block A/7409, the following three (3) calls:

North 89 degrees, 26 minutes, 30 seconds East, a distance of 71.37 feet to a point for corner;

South 00 degrees, 33 minutes, 30 seconds East, a distance of 461.61 feet to a point for corner;

North 89 degrees, 26 minutes, 30 seconds East, a distance of 27.59 feet to a point for corner; said point being a point along a northeast line of said Lot 3A, Block A/7409 and a southwest line of said Lot 3, Block A/7409;

THENCE, South 46 degrees, 35 minutes, 34 seconds East, along the said northeast line of Lot 3A, Block A/7409 and the said southwest line of Lot 3, Block A/7409, a distance of 89.31 feet to a point for corner;

THENCE, departing the said northeast line of Lot 3A, Block A/7409 and the said southwest line of Lot 3, Block A/7409 and into, over and across the said Lot 3, Block A/7409, the following six (6) calls:

North 89 degrees, 26 minutes, 30 seconds East, a distance of 203.11 feet to a point for corner;

South 00 degrees, 33 minutes, 30 seconds East, a distance of 73.21 feet to a point for corner; said point being the beginning of a curve to the left;

Along said curve, having a central angle of 07 degrees, 44 minutes, 49 seconds, a radius of 50.00 feet, a chord bearing and distance of South 04 degrees, 25 minutes, 54 seconds East, 6.76 feet, an arc distance of 6.76 feet to a point at the end of said curve;

South 08 degrees, 18 minutes, 19 seconds East, a distance of 30.32 feet to a point for corner; said point being the beginning of a curve to the right;

Along said curve, having a central angle of 07 degrees, 44 minutes, 49 seconds, a radius of 50.00 feet, a chord bearing and distance of South 04 degrees, 25 minutes, 54 seconds East, 6.76 feet, an arc distance of 6.76 feet to a point at the end of said curve;

South 00 degrees, 33 minutes, 30 seconds East, a distance of 83.99 feet to a point for corner; said point being a point along the said northeast line of Lot 3A, Block A/7409 and the said southwest line of Lot 3, Block A/7409;

THENCE, South 46 degrees, 35 minutes, 34 seconds East, along the said northeast line of Lot 3A, Block A/7409 and the said southwest line of Lot 3, Block A/7409, a distance of 95.87 feet to a point for corner;

THENCE, departing the said northeast line of Lot 3A, Block A/7409 and the said southwest line of Lot 3, Block A/7409 and into, over and across the said Lot 3, Block A/7409, the following two (2) calls:

South 00 degrees, 33 minutes, 30 seconds East, a distance of 288.40 feet to a point for corner;

North 89 degrees, 26 minutes, 30 seconds East, a distance of 36.44 feet to a point for corner; said point being along the east line of said Lot 3A, Block A/7409 and the west line of said Lot 3, Block A/7409;

THENCE, South 01 degrees, 35 minutes, 34 seconds East, along the said east line of Lot 3A, Block A/7409 and the said west line of Lot 3, Block A/7409, a distance of 69.01 feet to a point for corner;

THENCE, departing the said east line of Lot 3A, Block A/7409 and the said west line of Lot 3, Block A/7409 and into, over and across the said Lot 3A, Block A/7409, the following four (4) calls:

South 89 degrees, 26 minutes, 30 seconds West, a distance of 37.68 feet to a point for corner;

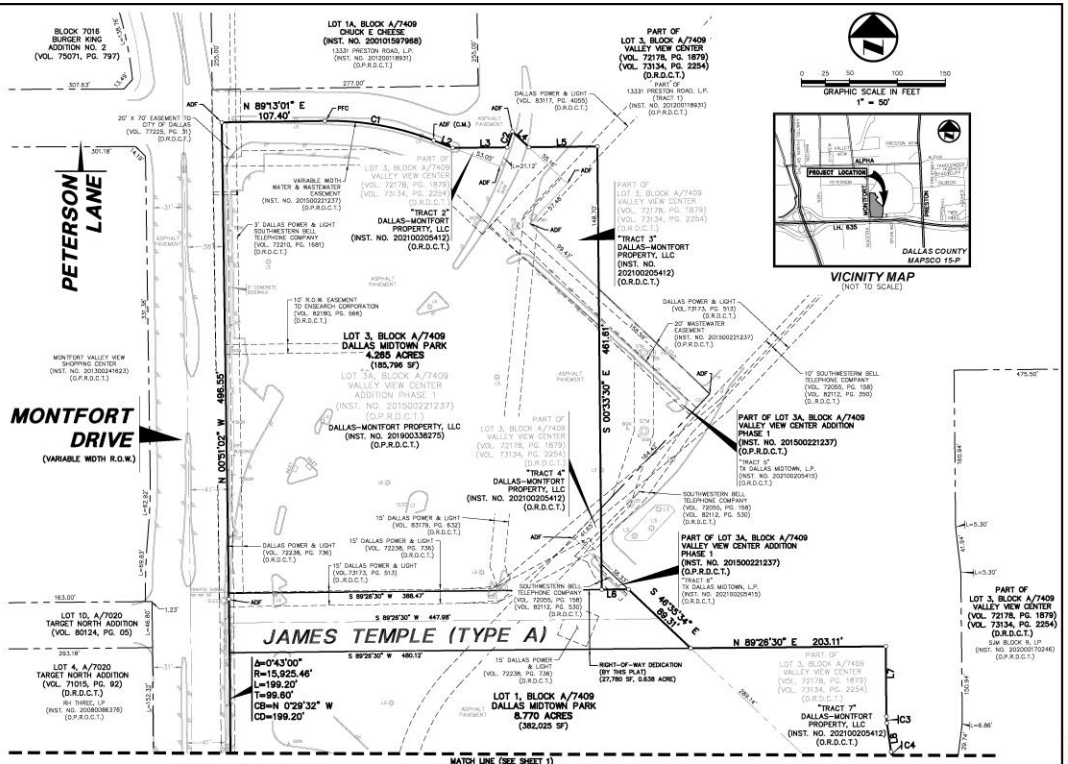
South 00 degrees, 33 minutes, 30 seconds East, a distance of 42.73 feet to a point for corner; said point being the beginning of a curve to the left;

Along said curve, having a central angle of 22 degrees, 57 minutes, 43 seconds, a radius of 95.50 feet, a chord bearing and distance of South 12 degrees, 02 minutes, 21 seconds East, 38.02 feet, an arc distance of 38.27 feet to a point at the end of said curve; said point being the beginning of a reverse curve to the right;

Along said curve, having a central angle of 15 degrees, 18 minutes, 38 seconds, a radius of 164.50 feet, a chord bearing and distance of South 15 degrees, 51 minutes, 54 seconds East, 43.83 feet, an arc distance of 43.96 feet to a point at the end of said curve; said point being along a south line of said Lot 3A, Block A/7409 and a north line of said Lot 3, Block A/7409;

THENCE, South 88 degrees, 24 minutes, 26 seconds West along the said south of Lot 3A, Block A/7409 and the said north line of Lot 3, Block A/7409, a distance of 11.17 feet to a point for corner;

THENCE, South 01 degrees, 32 minutes, 29 seconds East, continuing along the said east line of Lot 3A, Block A/7409 and the said west line of Lot 3, Block A/7409, a distance of 186.22 feet to an aluminum disk found, said point being in the said north right–of–way line of Interstate Highway 635, for the southeast corner of said Lot 3A, Block A/7409;



CONTINUING OWNER'S CERTIFICATE

THENCE, along the said north right–of–way line of Interstate Highway 635 and the south line of Lot 3A, Block A/7409, the following five (5) calls:

South 88 degrees, 31 minutes, 38 seconds West, a distance of 68.41 feet to a point for corner; said point being the beginning of a non–tangent curve to the left;

Along said curve, having a central angle of 02 degrees, 35 minutes, 15 seconds, a radius of 5594.16 feet, a chord bearing and distance of South 87 degrees, 13 minutes, 58 seconds West, 252.61 feet, an arc distance of 252.63 feet to a point at the end of said curve;

North 87 degrees, 17 minutes, 24 seconds West, a distance of 245.11 feet to a point for corner; said point being the beginning of a non–tangent curve to the right;

Along said curve, having a central angle of 01 degrees, 11 minutes, 47 seconds, a radius of 5538.81 feet, a chord bearing and distance of South 89 degrees, 02 minutes, 19 seconds West, 115.66 feet, an arc distance of 115.66 feet to a point at the end of said curve;

North 71 degrees, 55 minutes, 35 seconds West, a distance of 24.50 feet to a point for corner; the POINT OF BEGINNING;

CONTAINING: 898,326 square feet or 20.623 acres of land, more or less.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	22°08'00"	300.00'	115.89'	58.68'	S 79°47'09" E	115.17'
C2	1°59'06"	518.50'	17.37'	8.68'	N 18°13'13" E	17.37'
C3	7°44'49"	50.00'	6.76'	3.39'	S 4°25'54" E	6.76'
C4	7°44'49"	50.00'	6.76'	3.39'	S 4°25'54" E	6.76'
C5	22°57'43"	95.50'	38.27'	19.40'	S 12°02'21" E	38.02'
C6	15°18'38"	164.50'	43.96'	22.11'	S 15°51'54" E	43.83'
C7	20°23'06"	143.83'	51.18'	25.86'	N 11°45'28" W	50.91'
C8	21°23'33"	156.17'	58.31'	29.50'	N 11°15'16" W	57.97'
C9	20°23'06"	115.50'	41.09'	20.77'	N 11°45'28" W	40.88'
C10	21°23'33"	184.50'	68.89'	34.85'	N 11°15'16" W	68.49'

LEGEND

- DOLLARD
- CLEANOUT
- GRATE INLET
- GAS METER
- GUY ANCHOR
- HAND HOLE ELECTRIC
- LIGHT STANDARD
- MONITORING WELL
- POWER POLE
- PP W/ LIGHT
- PP W/ GUY ANCHOR
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGN
- STORM SEWER MANHOLE
- TELEPHONE MANHOLE
- FIRE DEPT. CONN.
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- PFC POINT FOR CORNER
- (C.M.) CONTROLLING MONUMENT
- PNF PK–NAIL FOUND 3–INCH ALUMINUM DISK STAMPED ADF "VICTORY NORTH ADDITION BLOCK A/7277 HALEY ASSOC"
- (C.M.) CONTROLLING MONUMENT
- (O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- (O.R.D.C.T.) OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS
- (D.R.D.C.T.) DEED RECORDS OF DALLAS COUNTY, TEXAS
- VOL. VOLUME PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- PROPERTY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD UTILITY LINE
- ROAD CENTERLINE

AREA TABLE

LOT	SQFT	ACRES
1	382,025	8.770
2	207,033	4.753
3	185,796	4.265
R.O.W.	123,472	2.835
TOTAL	898,326	20.623

SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972–235–3031
CONTACT: KYLE C. HARRIS

OWNER:
DALLAS–MONTFORT PROPERTY, LLC
2902 CORPORATE PLACE
CHANHASSEN, MN, 55317
PH: 952–229–7742
CONTACT: ERIC PADGET

PRELIMINARY PLAT

DALLAS MIDTOWN PARK

LOTS 1-3, BLOCK A/7409

PART OF LOT 3A, BLOCK A/7409
VALLEY VIEW CENTER ADDITION PHASE I
HIRAM WILBURN SURVEY, ABSTRACT NO. 1567
CITY OF DALLAS, DALLAS COUNTY
CITY PLAN FILE NO. S212–006
ENGINEERING PLAN NO. 311T–
SHEET 2 OF 2

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10006000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	1"=50'	OCT. 2021	3374–18.411

PRELIMINARY PLAT – LOTS 1-3, BLOCK A/7409, DALLAS MIDTOWN PARK

LICENSING
LICENSED: 11/4/2021 11:01 AM
M:\Civil\3374-18.411\Civil\SURVEY\ 2D\ 3374-18.411PP.DWG

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

FILE NUMBER: S212-007 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Peak Street, Between Ross Avenue and San Jacinto Street

DATE FILED: October 8, 2021 **ZONING:** PD 298 (Subarea 1)

PD LINK: http://www.dallascityattorney.com/51P/Articles/PDF/Article%20298.pdf

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 0.9785-acre **MAPSCO:** 45D

OWNER: 7-Eleven, Inc.

REQUEST: An application to replat a 0.9785-acre tract of land containing part of City Block 15/646 to create one lot on property located on Peak Street, Between Ross Avenue and San Jacinto Street.

SUBDIVISION HISTORY:

1. S201-669 was a request north of the present request to replat a 0.265-acre tract of land containing all of Lot 7 and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at Ashby Street, northwest corner. The request was approved on June 3, 2021 and but has not been recorded.

2. S190-170 was a request northwest of the present request to replat a 0.409-acre tract of land containing all of Lots 8 and 9 in City Block 3/649 to create one lot on property located on Ross Avenue at Peak Street, west corner. The request was approved on July 23, 2020 but has not been recorded.

3. S190-132 was a request east of the present request to replat a 0.550-acre tract of land containing part of Lots 3, 4, and 5 in City Block 2/715 to create one lot on property located on Scurry Street at Burlew Street, south corner. The request was approved on June 4, 2020 but has not been recorded.

4. S190-118 was a request east of the present request to replat a 0.440-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 4/714 to create one lot on property located on Scurry Street at Burlew Street west corner. The request was approved on April 9, 2020 but has not been approved.

5. S189-274 was a request east of the present request to replat a 0.523-acre tract of land containing all of Lots and 2 in City Block 3/713 to create one lot on property located on Carroll Avenue at Scurry Street, west corner. The request was approved on August 15, 2019 but has not been recorded.

6. S189-002 was a request north of the present request to replat a 2.551-acre tract of land containing part of Lots 1 through 6, all of Lot 7 in City Block 16/647, and tract of land from Block 16/647, and a portion of an abandoned alley, to create

one lot on property located on Peak Street, between Ross Avenue and San Jacinto Street. The request was approved on November 1, 2018 but has not been recorded.

7. S178-151 was a request west of the present request to replat a 0.139-acre tract of land containing part of Lots 17 and 18 in City Block 3/649 to create one lot on property located on Roseland Avenue at Ripley Street, east corner. The request was approved on April 5, 2018 and recorded on August 8, 2019.

8. S178-091 was a request north of the present request to replat a 0.370-acre tract of land containing all of Lots 8, 9 and part of Lot 10 in City Block 2/650 to create one 0.066-acre lot, and one 0.304-acre lot on property located on Roseland Avenue at Ashby Street, south corner. The request was approved on February 15, 2018 but has not been recorded. S178-091A was recorded on November 26, 2019.

9. S167-290 was a request north of the present request to create a 15-lot shared access development along with 4 common areas from a 0.935-acre tract of land in City Block 488 1/2 on property located at Browder Street and Belleview Street Extension, east corner. The request has been withdrawn.

10. S167-269 was a request north of the present request to replat a 1.15-acre tract of land containing part of Lots 1, 2, and 3 in City Block 1/650 to create one lot on property located at 1705 Ross Avenue between Ashby Street and Carroll Avenue. The request has been withdrawn.

11. S167-105R was a request south of the present request to replat a 2.046-acre tract of land containing all of Lots 25 through 30, all of Lots 46 through 48, all of Lots 43A and 43B in City Block14/717; and part of an abandoned 20-foot alley to create one lot on property located on McKell Street between Bryan Street and San Jacinto Street. The request was approved on September 7, 2017 and was recorded on September 8, 2020.

12. S167-018 was a request north of the present request to replat a 0.5049-acre tract of land containing all of Lots 7 and 8 in City Block 15/646 and a portion of a 15-foot alley into one lot on property located on San Jacinto Street between Peak Street and Haskell Avenue. The request was approved on December 1, 2016 and recorded on October 28, 2019.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 298 (Subarea 1); 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 Development Services, 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.*51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9*
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.*51A 8.611(c)*
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Ross Avenue and Peak Street. Section 51A 8.602(d)(1).

16. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or Street easement) at the intersection of San Jacinto Street and Peak Street. Section 51A 8.602(d)(1).

17. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances with the area of corner clip. Section 51A 8.602(d)(1).

18. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. *51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study*

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

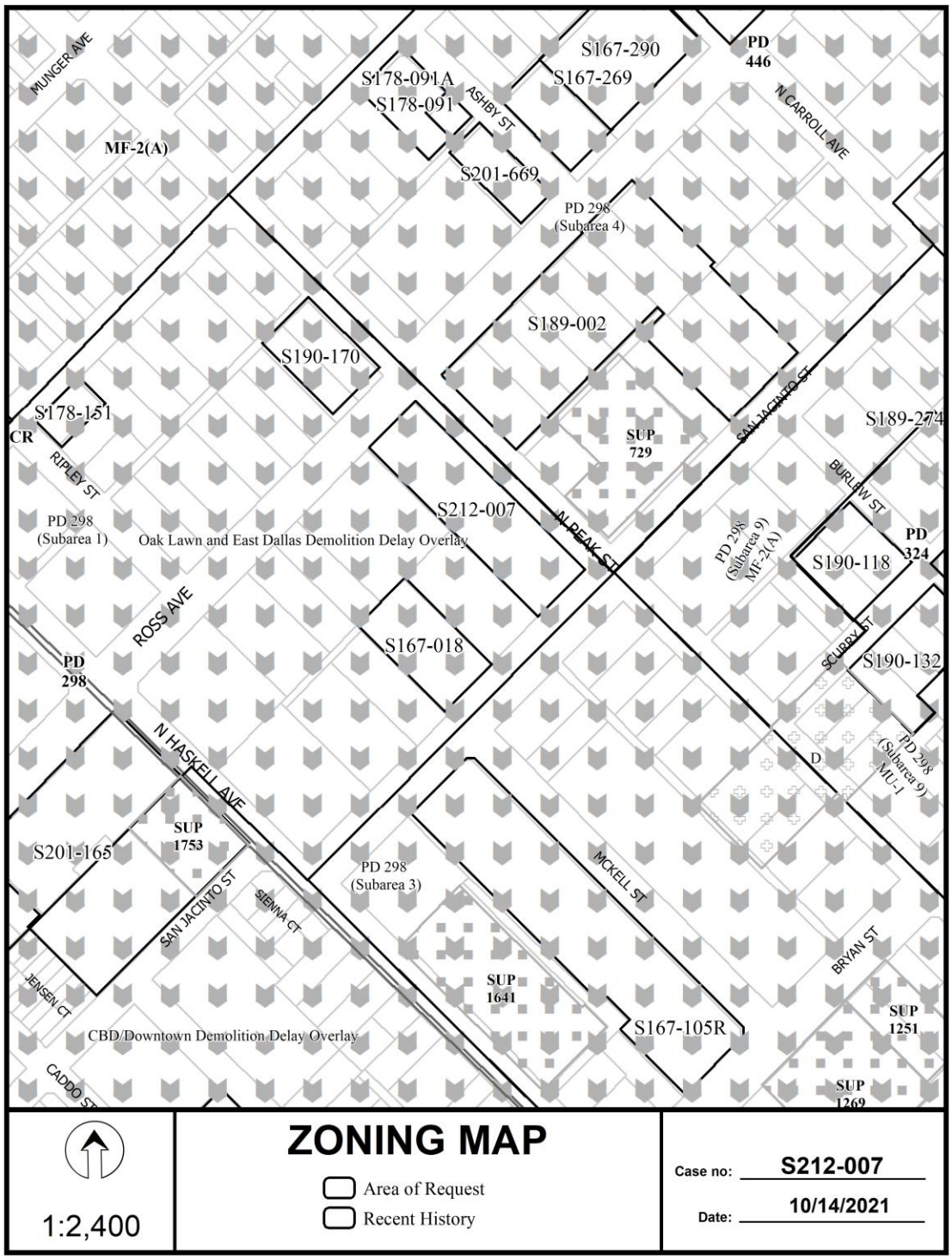
20. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

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 and wastewater 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. Prior to the final plat, provide documentation of the former street name of Peak Street. Section 51A-8.403. (a)(1)(A)(xii)

24. On the final plat, identify the property as Lot 10 in City Block 15/646. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


MUNGER AVE
MF-2(A)
S178-091A
S178-091
ASHBY ST
S167-290
S167-269
PD 446
N CARROLL AVE
S201-669
PD 298 (Subarea 4)
S189-002
S190-170
S178-151
CR
RIPLEY ST
SUP 729
SAN JACINTO ST
S189-274
BURLEW ST
PD 298 (Subarea 1)
Oak Lawn and East Dallas Demolition Delay Overlay
S212-007
ALPEAK CT
PD 298 (Subarea 9) MF-2(A)
S190-118
PD 324
ROSS AVE
S167-018
SCURRY ST
S190-132
PD 298
N HASKELL AVE
D
PD 298 (Subarea 9) MU-1
SUP 1753
S201-165
PD 298 (Subarea 3)
MCKELL ST
SAN JACINTO ST
SIENNA CT
BRYAN ST
JENSEN CT
SUP 1641
SUP 1251
S167-105R
CBD/Downtown Demolition Delay Overlay
CADDO ST
SUP 1269
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S212-007
Date: 10/14/2021

AERIAL MAP

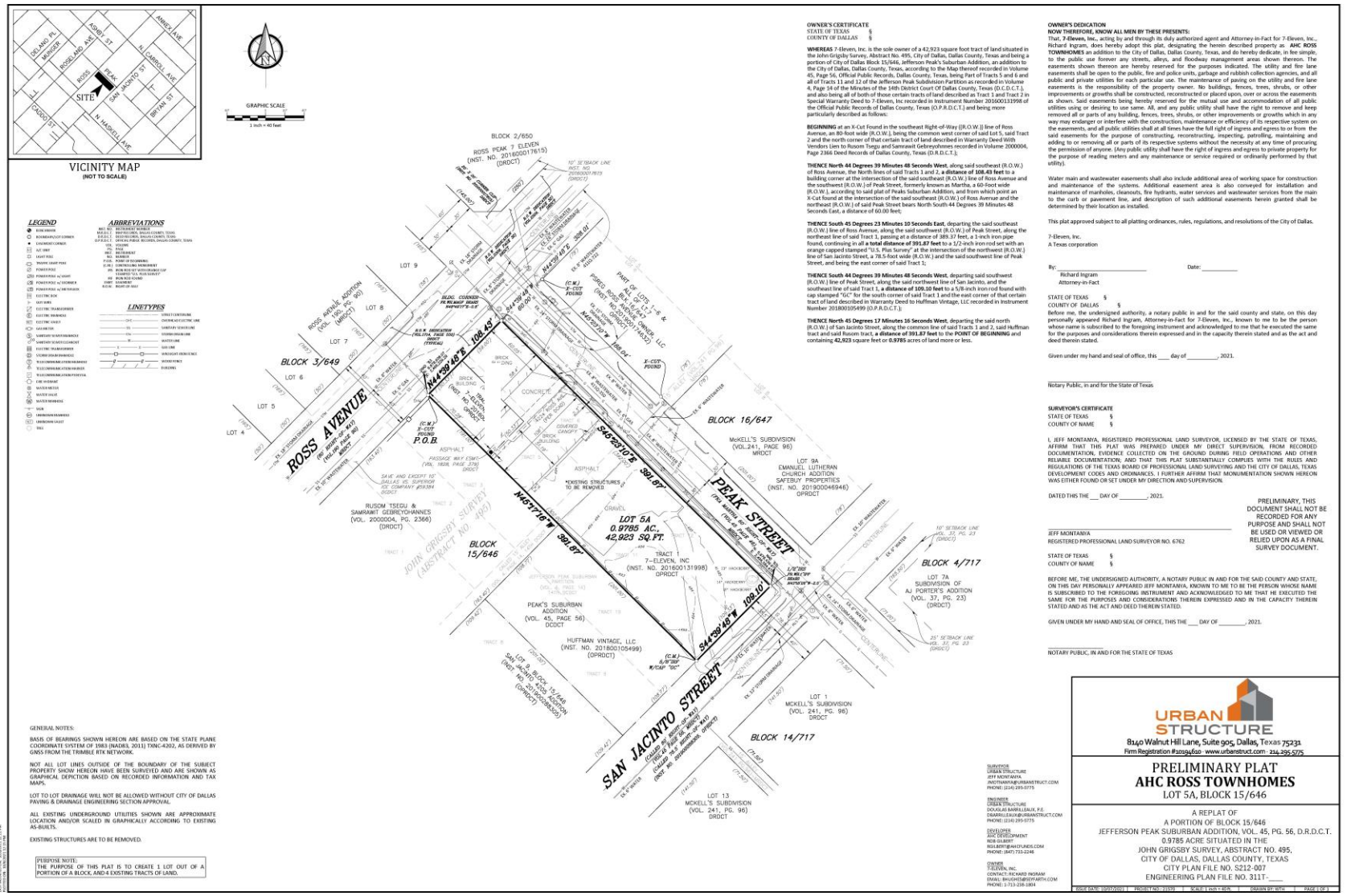
1:2,400

Area of Request

Recent History

Case no: S212-007

Date: 10/14/2021



GENERAL NOTES:

BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83, 2011) TXNC-4202, AS DERIVED BY GNSS FROM THE TRIMBLE RTK NETWORK.

NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.

LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.

ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATION AND/OR SCALED IN GRAPHICALLY ACCORDING TO EXISTING AS-BUILTS.

EXISTING STRUCTURES ARE TO BE REMOVED.

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF A PORTION OF A BLOCK, AND 4 EXISTING TRACTS OF LAND.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS 7-Eleven, Inc. is the sole owner of a 42,923 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a portion of City of Dallas Block 15/646, Jefferson Peak's Suburban Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 45, Page 56, Official Public Records, Dallas County, Texas, being Part of Tracts 5 and 6 and all of Tracts 11 and 12 of the Jefferson Peak Subdivision Partition as recorded in Volume 4, Page 14 of the Minutes of the 14th District Court Of Dallas County, Texas (D.C.D.C.T.), and also being all of both of those certain tracts of land described as Tract 1 and Tract 2 in Special Warranty Deed to 7-Eleven, Inc recorded in Instrument Number 201600131998 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an X-Cut found in the southeast flight-of-Way (R.O.W.) line of Ross Avenue, an 80-foot wide (R.O.W.), being the common west corner of said Lot 5, said Tract 2 and the north corner of that certain tract of land described in Warranty Deed With Vendors Lien to Rusom Tsegu and Samrawit Gebreyohnnes recorded in Volume 2000004, Page 2366 Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 44 Degrees 39 Minutes 48 Seconds West, along said southeast (R.O.W.) of Ross Avenue, the North lines of said Tracts 1 and 2, **a distance of 108.43 feet** to a building corner at the intersection of the said southeast (R.O.W.) line of Ross Avenue and the southwest (R.O.W.) of Peak Street, formerly known as Martha, a 60-Foot wide (R.O.W.), according to said plat of Peaks Suburban Addition, and from which point an X-Cut found at the intersection of the said southeast (R.O.W.) of Ross Avenue and the northeast (R.O.W.) of said Peak Street bears North South 44 Degrees 39 Minutes 48 Seconds East, a distance of 60.00 feet;

THENCE South 45 Degrees 23 Minutes 10 Seconds East, departing the said southeast (R.O.W.) line of Ross Avenue, along the said southwest (R.O.W.) of Peak Street, along the northeast line of said Tract 1, passing at a distance of 389.37 feet, a 1-inch iron pipe found, continuing in all **a total distance of 391.87 feet** to a 1/2-inch iron rod set with an orange capped stamped "U.S. Plus Survey" at the intersection of the northwest (R.O.W.) line of San Jacinto Street, a 78.5-foot wide (R.O.W.) and the said southwest line of Peak Street, and being the east corner of said Tract 1;

THENCE South 44 Degrees 39 Minutes 48 Seconds West, departing said southwest (R.O.W.) line of Peak Street, along the said northwest line of San Jacinto, and the southeast line of said Tract 1, **a distance of 109.10 feet** to a 5/8-inch iron rod found with cap stamped "GC" for the south corner of said Tract 1 and the east corner of that certain tract of land described in Warranty Deed to Huffman Vintage, LLC recorded in Instrument Number 201800105499 (O.P.R.D.C.T.);

THENCE North 45 Degrees 17 Minutes 16 Seconds West, departing the said north (R.O.W.) of San Jacinto Street, along the common line of said Tracts 1 and 2, said Huffman tract and said Rusom tract, **a distance of 391.87 feet** to the **POINT OF BEGINNING** and containing **42,923** square feet or **0.9785** acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **7-Eleven, Inc.,** acting by and through its duly authorized agent and Attorney-in-Fact for 7-Eleven, Inc., Richard Ingram, does hereby adopt this plat, designating the herein described property as **AHC ROSS TOWNHOMES** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

7-Eleven, Inc.
A Texas corporation

By: _____ Date: _____
Richard Ingram
Attorney-in-Fact

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Richard Ingram, Attorney-in-Fact for 7-Eleven, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ___ day of _____, 2021.

_____
Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF NAME §

I, JEFF MONTANYA, REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THE CITY OF DALLAS, TEXAS DEVELOPMENT CODES AND ORDINANCES. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR SET UNDER MY DIRECTION AND SUPERVISION.

DATED THIS THE ___ DAY OF _____, 2021.

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.

_____
JEFF MONTANYA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6762

STATE OF TEXAS §
COUNTY OF NAME §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JEFF MONTANYA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF _____, 2021.

_____
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

SURVEYOR
URBAN STRUCTURE
JEFF MONTANYA
JMONTANYA@URBANSTRUCT.COM
PHONE: (214) 295-5775

ENGINEER
URBAN STRUCTURE
DOUGLAS BARRILLEAUX, P.E.
DBARRILLEAUX@URBANSTRUCT.COM
PHONE: (214) 295-5775

DEVELOPER
AHC DEVELOPMENT
ROB GILBERT
RGILBERT@AHCFUNDS.COM
PHONE: (847) 733-2246

OWNER
7-ELEVEN, INC.
CONTACT: RICHARD INGRAM
EMAIL: BHUGHES@SPEARTH.COM
PHONE: 1-713-238-1804

URBAN STRUCTURE
8140 Walnut Hill Lane, Suite 905, Dallas, Texas 75231
Firm Registration #10194610 · www.urbanstruct.com · 214.295.5775

PRELIMINARY PLAT
AHC ROSS TOWNHOMES
LOT 5A, BLOCK 15/646

A REPLAT OF
A PORTION OF BLOCK 15/646
JEFFERSON PEAK SUBURBAN ADDITION, VOL. 45, PG. 56, D.R.D.C.T.
0.9785 ACRE SITUATED IN THE
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-007
ENGINEERING PLAN FILE NO. 311T-____

ISSUE DATE: 10/07/2021 | PROJECT NO: 21070 | SCALE: 1 inch = 40 ft. | DRAWN BY: WTH | PAGE 1 OF 1

S212-007

5(g)

City Plan Commission Date: 11/4/2021

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

FILE NUMBER: S212-008 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: terminus of Blackhawk Drive (A.K.A. Black Hawk Street), west of Chalk Hill Road

DATE FILED: October 7, 2021 **ZONING:** CR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 1.301-acre **MAPSCO:** 42U

OWNER: Prim Turnpike West, LLC

REQUEST: An application to create one 1.301-acre lot from a tract of land in City Bock 7192 on property located at the terminus of Blackhawk Drive (A.K.A. Black Hawk Street), west of Chalk Hill Road.

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 the CR Community Retail 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 Development Services, 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.*51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9*

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.*51A 8.611(c)*

14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, add the note: "TxDOT approval may be required for any driveway modifications or new access.

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

17. Provide 20-foot all weather pavement along the frontage of the site with Black Hawk Drive (A.K.A. Black Hawk Street).

18. On the final plat, show how all adjoining right-of-way was created.

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

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

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

22. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

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

24. Water and wastewater main improvement are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

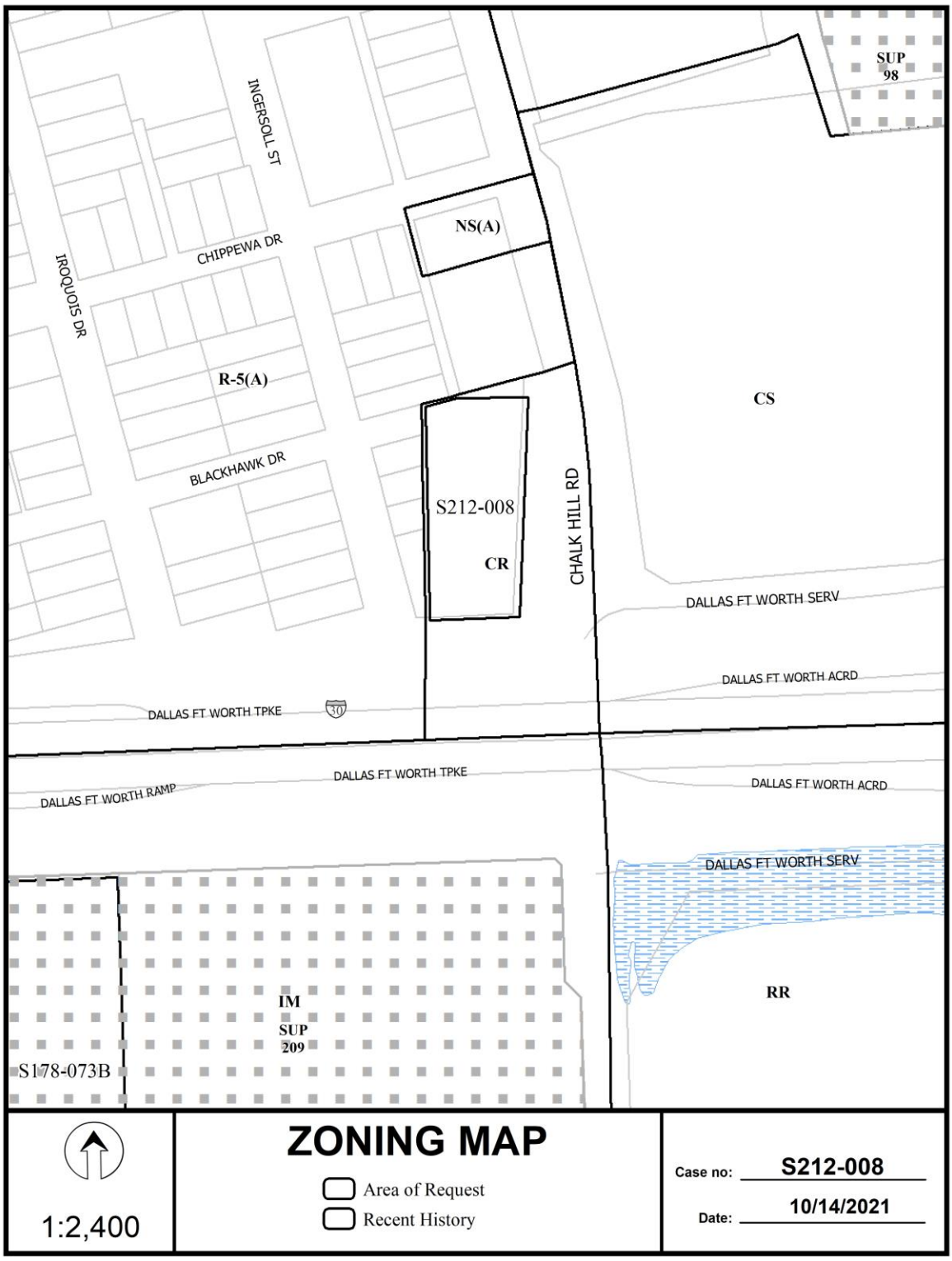
25. On the final plat, revise abandonment label to read as “Abandonment authorized by Ordinance No. 25811, recorded as Instrument No.(s) _____. Utility easements retained.”

26. On the final plat, change “Interstate Highway 30” to “Dallas-Fort Worth Turnpike /Interstate Highway No. 30”. Section 51A-8.403. (a)(1)(A)(xii)

27. On the final plat, change “Ingersoll Street” to “Ingersoll Street (Nuckie Street)” per Ordinance 5714. Section 51A-8.403. (a)(1)(A)(xii)

28. On the final plat, change “Blackhawk Street” to “Blackhawk Drive (A.K.A. Black Hawk Street)”. Section 51A-8.403. (a)(1)(A)(xii)

29. On the final plat, identify the property as Lot 5 in City Block J/7191. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


SUP 98
INGERSOLL ST
NS(A)
CHIPPEWA DR
IROQUOIS DR
R-5(A)
CS
BLACKHAWK DR
S212-008
CR
CHALK HILL RD
DALLAS FT WORTH SERV
DALLAS FT WORTH ACRD
DALLAS FT WORTH TPKE
30
DALLAS FT WORTH TPKE
DALLAS FT WORTH RAMP
DALLAS FT WORTH ACRD
DALLAS FT WORTH SERV
RR
IM
SUP 209
S178-073B
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S212-008
Date: 10/14/2021

AERIAL MAP

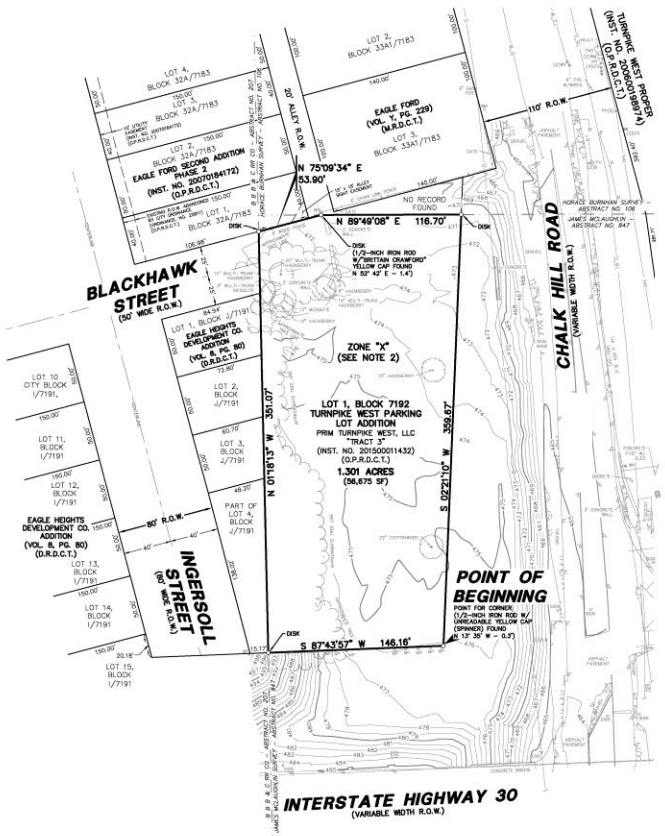
1:2,400

Area of Request

Recent History

Case no: S212-008

Date: 10/14/2021



OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, PRIM Turnpike West, LLC, is the owner of a 1.301 acre (56,675 square foot) tract of land situated in the James McLaughlin, Abstract No. 847, Dallas County, Texas; said tract being all of that certain tract of land descried as "Tract 3" in Special Warranty Deed to PRIM Turnpike West, LLC, recorded in Instrument No. 20150001011432, of the Official Public Records of Dallas County, Texas and being part of the City of Dallas Block 7192; said 1.301 acre (56,675 square foot) tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the west right-of-way line of Chalk Hill Road (a variable width right-of-way) and the north right-of-way line of Interstate Highway 30 (a variable width right-of-way); from said point a 1/2-inch iron rod (disturbed) with unreadable yellow cap found bears North 13 degrees, 35 minutes West, a distance of 0.3 feet;

THENCE, South 87 degrees, 43 minutes, 57 seconds West, departing the said west line of Chalk Hill Road and along the said north line of Interstate Highway 30, a distance of 146.16 feet to a 3-1/4 inch aluminum disk stamped "PACHECO KOCH T.W." set for corner; said point also being on the east line of Lot 4, Block J/7191 of Eagle Heights Development Co. Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 8, Page 80 of the Map Records of Dallas County, Texas;

THENCE, North 01 degrees, 18 minutes, 13 seconds West, departing the said north line of Interstate Highway 30 and along the east line of said Eagle Heights Development Co. Addition and the east right-of-way line of Blackhawk Street (a 50 foot wide right-of-way), a distance of 351.07 feet to a 3-1/4 inch aluminum disk stamped "PACHECO KOCH T.W." set for corner; said point also being the northeast corner of the terminus of said Blackhawk Street and on the south line of Lot 1, Block 33A/7183 of Eagle Ford Second Addition Phase 2, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 20070184172 of the said Official Public Records;

THENCE, North 75 degrees, 09 minutes, 34 seconds East, along the said south line of said Lot 1 and the south right-of-way line of a 20 feet wide alley, at a distance of 43.02 feet passing the west line of said alley, in all a distance of 53.90 feet to a 3-1/4 inch aluminum disk stamped "PACHECO KOCH T.W." set for corner; said point also being along the south line of a a 20 feet alley; from said point a 1/2-inch iron rod with yellow "BRITTAIN CRAWFORD" cap found bears North 52 degrees, 42 minutes East, a distance of 1.4 feet;

THENCE, North 89 degrees, 49 minutes, 08 seconds East, departing the said south line of a 20 feet alley, a distance of 116.70 feet to a 3-1/4 inch aluminum disk stamped "PACHECO KOCH T.W." set for corner; said point also being on the said west right-of-way line of Chalk Hill Road;

THENCE, South 02 degrees, 21 minutes, 10 seconds West, along the said west line of Chalk Hill Road, a distance of 359.67 feet to the POINT OF BEGINNING;

CONTAINING: 56,675 square feet or 1.301 acres of land, more or less.

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2021.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 10/5/21.

Luis M. Gonzalez
Registered Professional Land Surveyor
No. 6793
lgonzalez@pkce.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Luis M. Gonzalez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS my hand at Dallas, Texas, this the _____ day of _____, 2021.

By: _____
Ken Newman

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared Ken Newman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

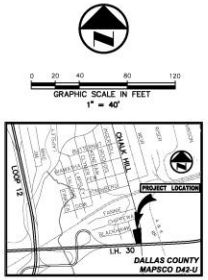
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

_____
Notary Public in and for the State of Texas

GENERAL NOTES

1. Bearing system for this survey is based on the North American Datum of 1983 (2011), Texas State Plane Coordinate System, North Central Texas, Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0320 J, Community-Panel No. 480171 0320 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said map. Relevant zones are defined on said map as follows:

   Zone "X" – Other Areas: Areas determined to be outside 500-year floodplain.
3. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
4. The purpose of this plat is to create one lot from undeveloped land.
5. The surveyor did not observe any structures on the subject property at the time of the survey.



VICINITY MAP
(NOT TO SCALE)

0 20 40 80 120
GRAPHIC SCALE IN FEET
1" = 40'

LEGEND

○	BLUE PAINT MARK
CON	CONDUIT
E(B)	ELECTRIC BOX
FH	FIRE HYDRANT
GA	GUY ANCHOR
HH	HAND HOLE ELECTRIC
IRC	IRRIGATION CONTROL VALVE
MP	METAL POST
PP	POWER POLE
PPLT	POWER POLE W/ ARM (LENGTH IN FEET)
TSR	TRAFFIC SIGN
UG	UG GAS MARKER
V	VAULT (TYPE UNKNOWN)
WM	WATER METER
WV	WATER VALVE
WP	WOOD POST
DISK	3-1/4 INCH ALUMINUM DISK STAMPED "PACHECO KOCH T.W." SET
	PROPERTY LINE
	EASEMENT LINE
	SURVEY ABSTRACT LINE
X	FENCE
OHL	OVERHEAD UTILITY LINE
G	GUARD RAIL
G	UNDERGROUND GAS LINE
	STORM DRAIN LINE
W	WATER LINE
S	SANITARY SEWER LINE
613	EXIST CONTOUR
(D.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
(M.R.D.C.T.)	MAP RECORDS OF DALLAS COUNTY, TEXAS
(D.R.D.C.T.)	DEED RECORDS OF DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 10/5/21.

PRELIMINARY PLAT

LOT 1, BLOCK 7192 TURNPIKE WEST PARKING LOT

ALL OF
TRACT 3, PRIM TURNPIKE WEST LLC
JAMES MCLAUGHLIN SURVEY, ABSTRACT NO. 847
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-008
ENGINEERING PLAN NO. _____

SURVEYOR:
PACHECO KOCH, LLC
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: LUIS M. GONZALEZ

DEVELOPER:
HOLT LUNSFORD COMMERCIAL
5950 BERKSHIRE LANE, SUITE 900
DALLAS, TEXAS 75225
PH: (972) 241-8300
CONTACT: KEN NEWMAN

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10006000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=40'	OCT. 2021	3602-21.516

PRELIMINARY PLAT - LOT 1, BLOCK 7192 TURNPIKE WEST PARKING LOT

LGONZALEZ
10/5/2021 3:51 PM
M:\LMG\3602-21.516\DWG\SURVEY CSD 2018\3602-21.516PP.DWG

S212-008

6(f)

City Plan Commission Date: 11/4/2021

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

FILE NUMBER: S212-009 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: East Side Avenue, northwest of Santa Fe Avenue

DATE FILED: October 7, 2021 **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 2.502-acres **MAPSCO:** 46F

OWNER: Willow Partners, LP

REQUEST: An application to create one 2.502-acre lot from a tract of land in City Block 801 on property located on East Side Avenue, northwest of Santa Fe Avenue.

SUBDIVISION HISTORY:

1. S178-235 was a request northwest of the present request to create 5 lots ranging in size from 1410 square feet to 2147 square feet from a tract of land in City Block 801-1/2 on property located on Prairie Avenue at East Side Avenue, east of Main Place. The request was administratively approved on July 2, 2018 and recorded on August 9, 2021.

2. S178-059 was a request east of the present request to create one 1.167-acre lot from a tract of land containing part of City Block 801 on property located on Fitzhugh Avenue at Santa Fe Avenue, west corner. The request was approved on January 4, 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."

There is no established lot pattern within the immediate vicinity of the request. (*please refer to the existing area analysis map)*

The request lies in an MF-2(A) Multifamily District which has a minimum lot area requirement of 1,000 square feet for a single-family structure and 3,000 square feet for a duplex structure. Minimum lot area requirement for a multifamily structure depends on the number of proposed bedrooms. The request is to create one 2.502-acre lot from a tract of land.

Staff has determined that the request complies with the zoning requirements of the MF-2(A) Multifamily District and is in compliance with Section 51A-8.503; 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 Development Services, 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.*51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9*
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.*51A 8.611(c)*
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. *Per DWU FLOODPLAIN MANAGEMENT Department recommendation*

16. On the final plat, show how all adjoining right-of-way was created.

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

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

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

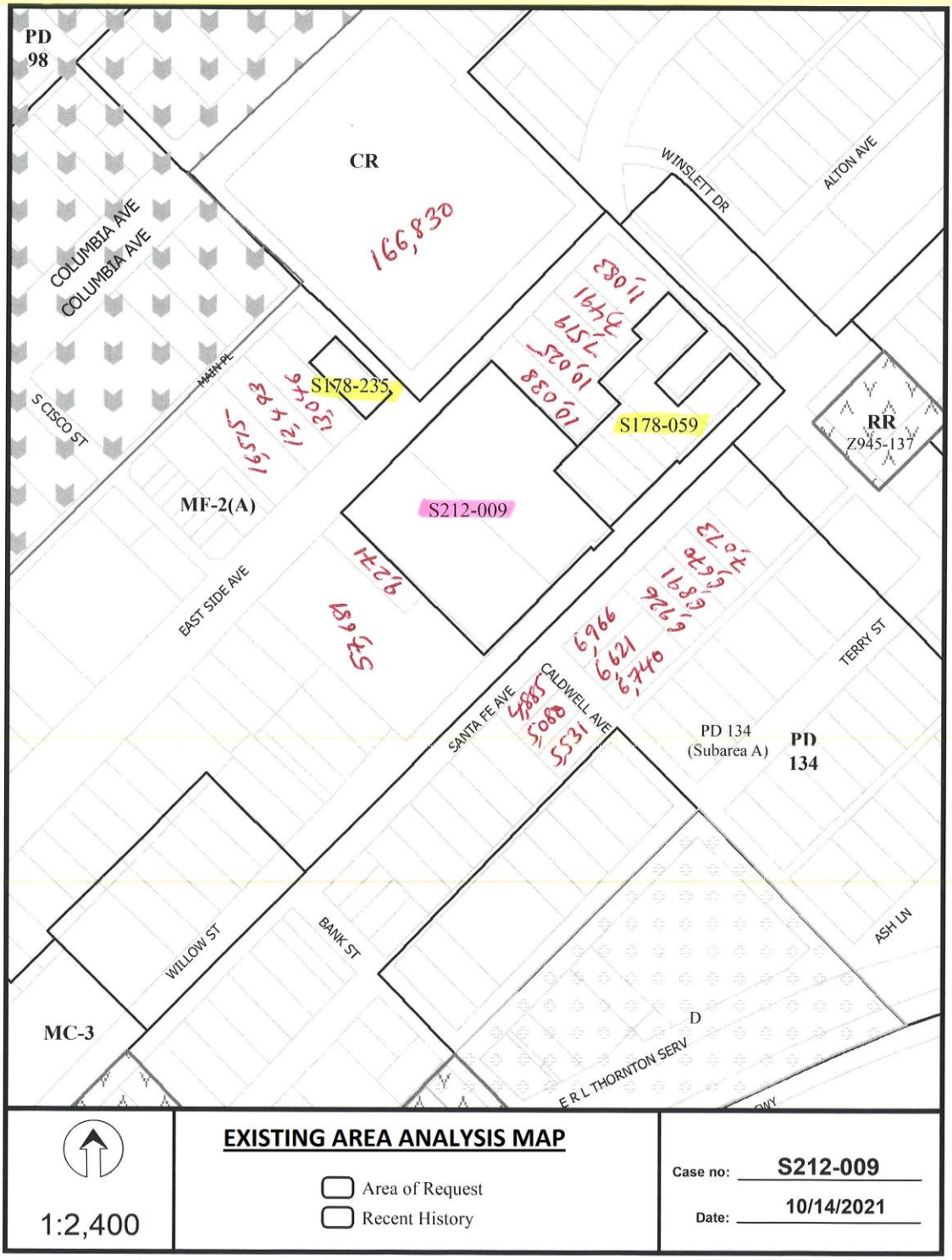
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

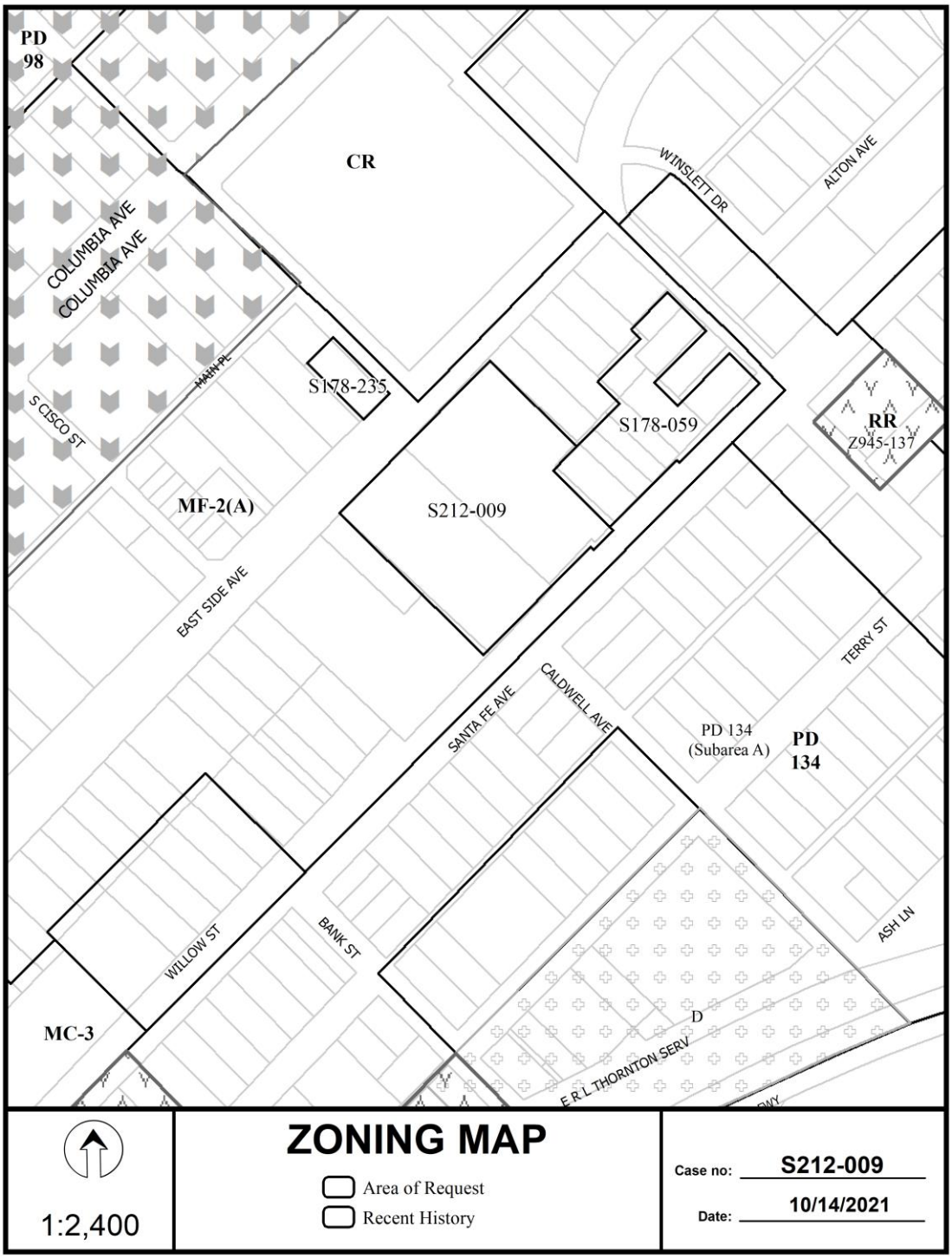
21. On the final plat, change "Caldwell" to "Caldwell Avenue". Section 51A-8.403. (a)(1)(A)(xii)

22. On the final plat, change all instances of "Ave" to "Avenue". Section 51A-8.403. (a)(1)(A)(xii)

23. On the final plat, identify the property as Lot 2 in City Block D/801. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET




PD
98
CR
WINSLETT DR
ALTON AVE
COLUMBIA AVE
COLUMBIA AVE
MAIN PL
S CISCO ST
S178-235
S178-059
RR
Z945-137
MF-2(A)
S212-009
EAST SIDE AVE
TERRY ST
SANTA FE AVE
CALDWELL AVE
PD 134
(Subarea A)
PD
134
WILLOW ST
BANK ST
ASH LN
MC-3
D
E R L THORNTON SERV
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S212-009
Date: 10/14/2021

1:2,400

AERIAL MAP

Area of Request

Recent History

Case no: S212-009

Date: 10/14/2021

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS
GENERAL NOTES
SURVEYOR'S CERTIFICATE
PRELIMINARY
OWNER'S DEDICATION
WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.
By
STATE OF _____
COUNTY OF _____
Notary Public in and for the State of _____
My commission expires _____
VICINITY MAP
NO SCALE
SITE
LEGEND/ABBREVIATIONS
5/8" CAPPED IRON ROD SET STAMPED "KIVA EAST" UNLESS OTHERWISE NOTED)
CRS
CIRF
CAPPED IRON ROD FOUND
DIRF
DEED RECORDS DALLAS COUNTY, TEXAS
DRDCT
MAP RECORDS DALLAS COUNTY, TEXAS
MRDCT
OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
OPRDCT
VOLUME
VOL.
PAGE
PG.
UTILITY EASEMENT
UE
BUILDING LINE
BL
DRAINAGE EASEMENT
DE
SANITARY SEWER EASEMENT
SSE
POINT OF BEGINNING
POB
FOUND
FND.
IRON ROD FOUND
IRF
MINIMUM FINISHED FLOOR ELEVATION
MFF
FEMA ELEVATION CERTIFICATE NOT REQUIRED
*
CLERK'S INSTRUMENT NUMBER
CIN
CONTROLLING MONUMENT
CM
STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, (4202) NAD 83 (2011) EPOCH 2010.00 ON GRID COORDINATE VALUES, THIS PLAT IS ON SURFACE VALUES AND NO PROJECTION
NAD83 (2011)
PRELIMINARY PLAT
KIVA EAST ADDITION
LOT 1, CITY BLOCK 801
AN ADDITION TO THE CITY OF DALLAS
DALLAS COUNTY, TEXAS
BEING ALL OF TRACT 35 AND ALL OF A 1,362± ACRE TRACT, CITY BLOCK 801 SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-009
ENGINEERING NO. _____
OCTOBER 2021
SURVEYOR/ENGINEER:
DEVELOPER:
KIVA EAST, L.L.C.
4144 N. CENTRAL EXPWY, STE 1150
DALLAS, TEXAS 75204
OWNER:
WILLOW PARTNERS, LP
4144 N. CENTRAL EXPWY, STE 1150
DALLAS, TEXAS 75204
mlma
SHEET 1 OF 1

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

FILE NUMBER: S212-011 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: between Commerce Street and Exposition Avenue, west of R L Thornton Freeway/ Interstate Highway No. 30

DATE FILED: October 8, 2021 **ZONING:** PD 269 (Tract A)

PD LINK: http://www.dallascityattorney.com/51P/Articles/PDF/Article%20269.pdf

CITY COUNCIL DISTRICT: 2 **SIZE OF REQUEST:** 1.409-acres **MAPSCO:** 46K

OWNER: 3900 Commerce 1996, LTD

REQUEST: An application to replat a 1.409-acre tract of land containing all of Lots 1 through 5, part of Lot 6, a portion of an abandoned alley, and a tract of land in City Block 810 to create one lot on property between Commerce Street and Exposition Avenue, west of R L Thornton Freeway/ Interstate Highway No. 30.

SUBDIVISION HISTORY:

1. S189-256 was a request north of the present request to create one 1.3226-acre lot from a tract of land in City Block 8/815 on property located on Willow Street at Commerce Street, northeast corner. The request was approved on August 1, 2019 but has not been recorded.

2. S189-065 was a request southwest of the present request to create one, 0.638-acre lot from a tract of land in City Block 6/813 on property located between First Avenue and Exposition Avenue, north of Interstate 30. The request was approved on December 13, 2019 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 269 (Tract 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 Development Services, 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.*51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9*

13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.*51A 8.611(c)*

14. Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval (Note must be on Plat).*51A 8.611(e)*

15. On the final plat, dedicate a minimum 3-foot by 3-foot corner clip (via fee simple or Street easement) at the intersection of Exposition Avenue and R L Thornton Frontage Road. Section 51A 8.602(d)(1).

16. On the final plat, dedicate a minimum 3-foot by 3-foot corner clip (via fee simple or Street easement) at the intersection of Commerce Street and R L Thornton Frontage Road. Section 51A 8.602(d)(1).

17. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances with the area of corner clip. Section 51A 8.602(d)(1).

18. On the final plat, add the note: "TxDOT approval may be required for any driveway modifications or new access.

19. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. *Per DWU FLOODPLAIN MANAGEMENT Department recommendation*

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

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

22. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

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

24. Water and wastewater main improvement are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

25. 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.

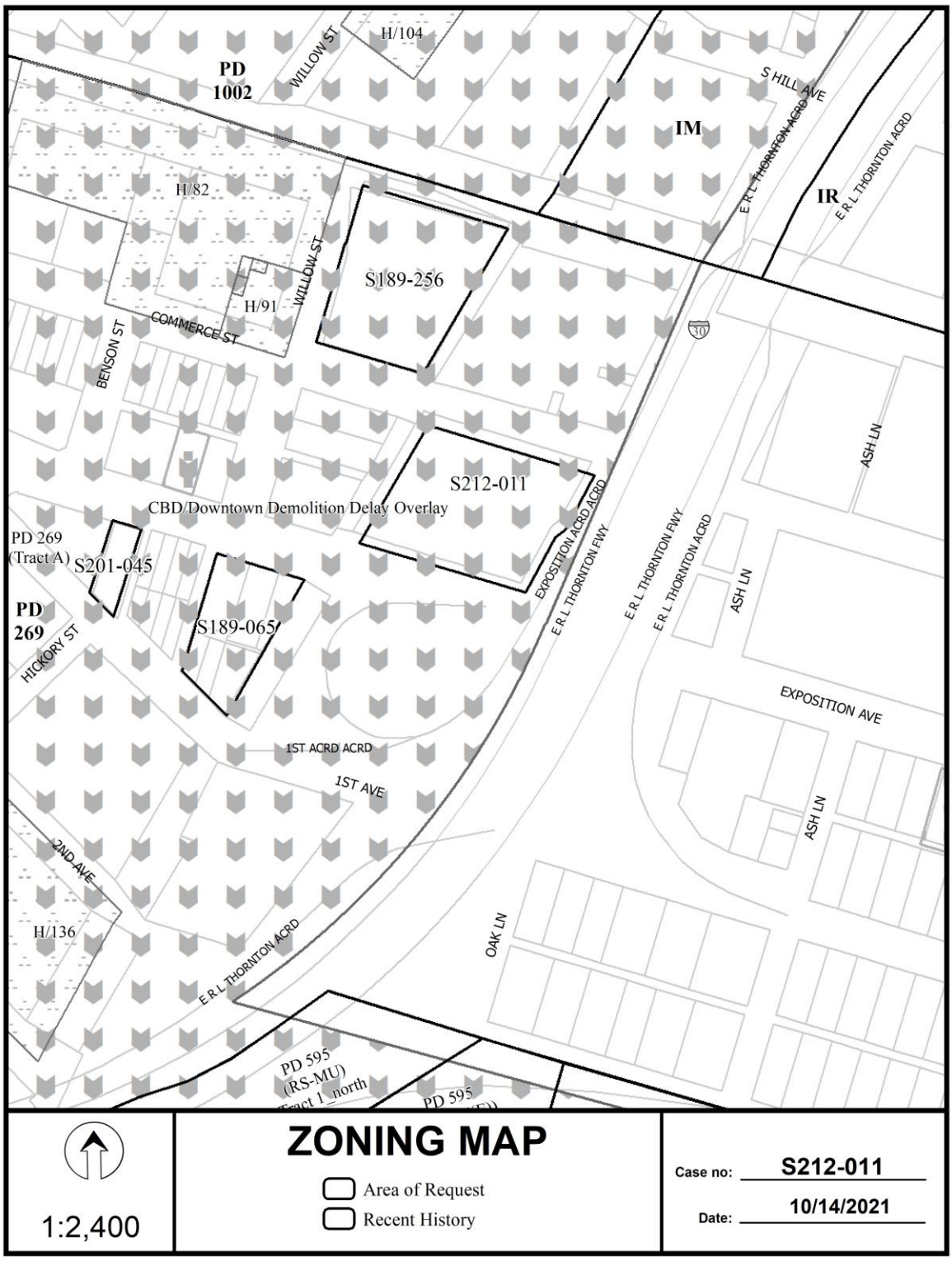
26. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

27. On the final plat, use standard abandonment language regarding portion of 16.5 feet alley abandonment as "Abandonment authorized by Ordinance No. _____, recorded as Instrument No.(s)_____. Utility Easements retained."

28. Prior to the final plat submittal, contact Real Estate regarding Tree Grates in right-of-way on Exposition Avenue.

29. On the final plat, change "R L Thornton Freeway (State Hwy I-30)" to "R L Thornton Freeway/ Interstate Highway No. 30". Section 51A-8.403. (a)(1)(A)(xii)

30. On the final plat, identify the property as Lot 1A in City Block 810. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


PD 1002
WILLOW ST
H/104
S HILL AVE
IM
E R L THORNTON ACRD
IR
E R L THORNTON ACRD
H/82
WILLOW ST
S189-256
H/91
COMMERCE ST
BENSON ST
S212-011
CBD/Downtown Demolition Delay Overlay
PD 269 (Tract A)
S201-045
PD 269
S189-065
HICKORY ST
EXPOSITION ACRD ACRD
E R L THORNTON FWY
E R L THORNTON FWY
E R L THORNTON ACRD
ASH LN
ASH LN
EXPOSITION AVE
ASH LN
1ST ACRD ACRD
1ST AVE
2ND AVE
H/136
E R L THORNTON ACRD
OAK LN
PD 595 (RS-MU)
PD 595
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S212-011
Date: 10/14/2021

AERIAL MAP

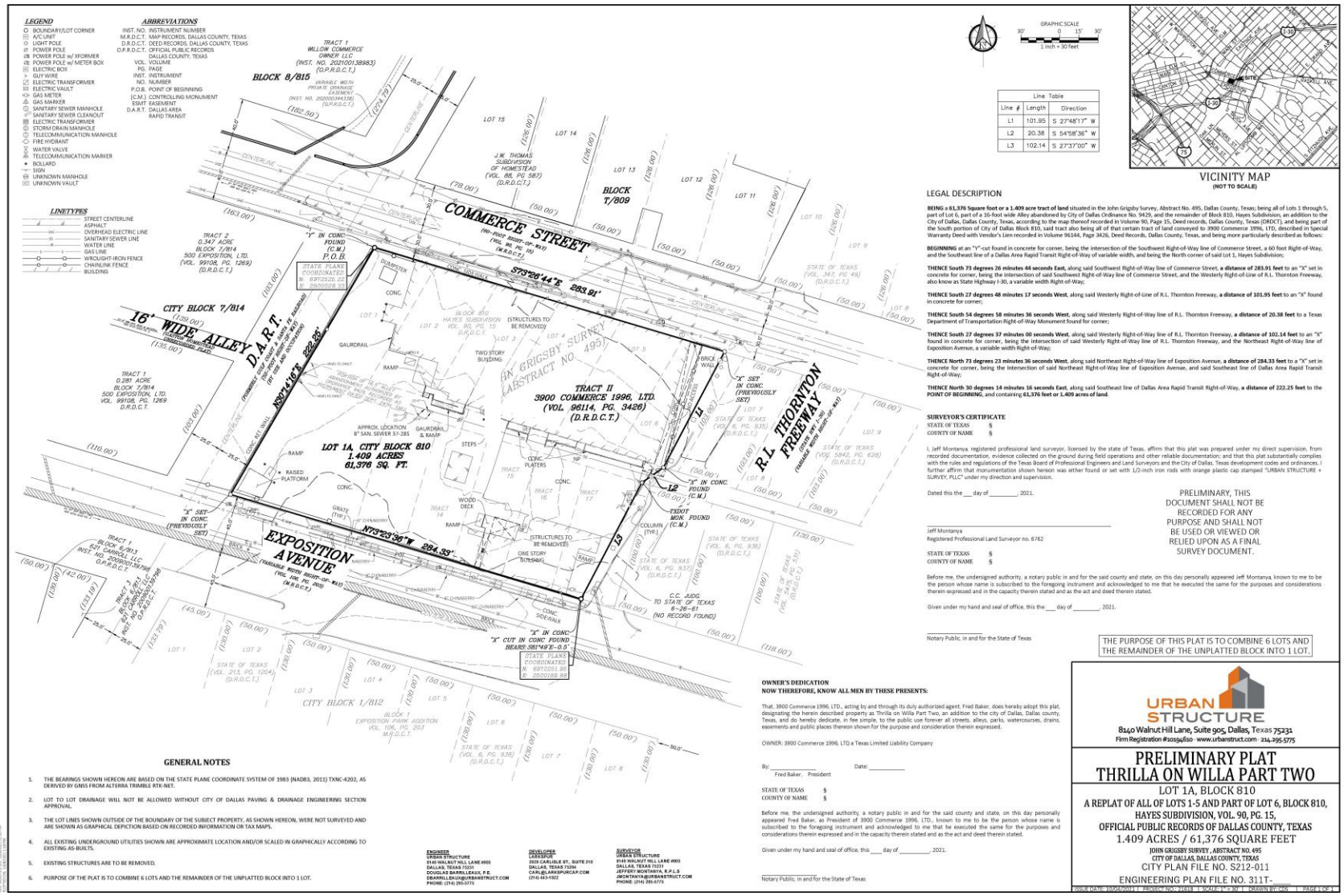
1:2,400

Area of Request

Recent History

Case no: S212-011

Date: 10/14/2021



GENERAL NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83, 2011) TXNC-4202, AS DERIVED BY GNSS FROM ALTERRA TRIMBLE RTK-NET.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
3. THE LOT LINES SHOWN OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY, AS SHOWN HEREON, WERE NOT SURVEYED AND ARE SHOWN AS GRAPHICAL DEFICTION BASED ON RECORDED INFORMATION OR TAX MAPS.
4. ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATION AND/OR SCALED IN GRAPHICALLY ACCORDING TO EXISTING AS-BUILTS.
5. EXISTING STRUCTURES ARE TO BE REMOVED.
6. PURPOSE OF THE PLAT IS TO COMBINE 6 LOTS AND THE REMAINDER OF THE UNPLATTED BLOCK INTO 1 LOT.

ENGINEER
URBAN STRUCTURE
8140 WALNUT HILL LANE #805
DALLAS, TEXAS 75231
DOUGLAS BARRILLEAUX, P.E.
DBARRILLEAUX@URBANSTRUCT.COM
PHONE: (214) 295-5775

DEVELOPER
LARKSPUR
2626 CARLISLE ST., SUITE 210
DALLAS, TEXAS 75204
CARL@LARKSPURCAP.COM
(214) 443-1922

SURVEYOR
URBAN STRUCTURE
8140 WALNUT HILL LANE #805
DALLAS, TEXAS 75231
JEFFERY MONTANYA, R.P.L.S
JMONTANYA@URBANSTRUCT.COM
PHONE: (214) 295-5775

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, 3900 Commerce 1996, LTD., acting by and through its duly authorized agent, Fred Baker, does hereby adopt this plat, designating the herein described property as Thrilla on Willa Part Two, an addition to the city of Dallas, Dallas county, Texas, and do hereby dedicate, in fee simple, to the public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

OWNER: 3900 Commerce 1996, LTD a Texas Limited Liability Company

By: _____ Date: _____
Fred Baker, President

STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Fred Baker, as President of 3900 Commerce 1996, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ___ day of _____, 2021.

_____
Notary Public, in and for the State of Texas

LEGAL DESCRIPTION

BEING a 61,376 Square foot or a 1.409 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; being all of Lots 1 through 5, part of Lot 6, part of a 16-foot wide Alley abandoned by City of Dallas Ordinance No. 9429, and the remainder of Block 810, Hayes Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 90, Page 15, Deed records, Dallas County, Texas (DRDCT), and being part of the South portion of City of Dallas Block 810, said tract also being all of that certain tract of land conveyed to 3900 Commerce 1996, LTD, described in Special Warranty Deed with Vendor's Lien recorded in Volume 96144, Page 3426, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at an "Y"-cut found in concrete for corner, being the intersection of the Southwest Right-of-Way line of Commerce Street, a 60 foot Right-of-Way, and the Southeast line of a Dallas Area Rapid Transit Right-of-Way of variable width, and being the North corner of said Lot 1, Hayes Subdivision;

THENCE South 73 degrees 26 minutes 44 seconds East, along said Southwest Right-of-Way line of Commerce Street, **a distance of 283.91 feet** to an "X" set in concrete for corner, being the intersection of said Southwest Right-of-Way line of Commerce Street, and the Westerly Right-of-Line of R.L. Thornton Freeway, also know as State Highway I-30, a variable width Right-of-Way;

THENCE South 27 degrees 48 minutes 17 seconds West, along said Westerly Right-of-Line of R.L. Thornton Freeway, **a distance of 101.95 feet** to an "X" found in concrete for corner;

THENCE South 54 degrees 58 minutes 36 seconds West, along said Westerly Right-of-Way line of R.L. Thornton Freeway, **a distance of 20.38 feet** to a Texas Department of Transportation Right-of-Way Monument found for corner;

THENCE South 27 degrees 37 minutes 00 seconds West, along said Westerly Right-of-Way line of R.L. Thornton Freeway, **a distance of 102.14 feet** to an "X" found in concrete for corner, being the intersection of said Westerly Right-of-Way line of R.L. Thornton Freeway, and the Northeast Right-of-Line of Exposition Avenue, a variable width Right-of-Way;

THENCE North 73 degrees 23 minutes 36 seconds West, along said Northeast Right-of-Way line of Exposition Avenue, **a distance of 284.33 feet** to a "X" set in concrete for corner, being the intersection of said Northeast Right-of-Way line of Exposition Avenue and said Southeast line of Dallas Area Rapid Transit Right-of-Way;

THENCE North 30 degrees 14 minutes 16 seconds East, along said Southeast line of Dallas Area Rapid Transit Right-of-Way, **a distance of 222.25 feet** to the **POINT OF BEGINNING**, and containing **61,376 feet or 1.409 acres of land**.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF NAME §

I, Jeff Montanya, registered professional land surveyor, licensed by the state of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Engineers and Land Surveyors and the City of Dallas. Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set with 1/2-inch iron rods with orange plastic cap stamped "URBAN STRUCTURE + SURVEY, PLLC" under my direction and supervision.

Dated this the ___ day of _____, 2021.

_____
Jeff Montanya
Registered Professional Land Surveyor no. 6762

STATE OF TEXAS §
COUNTY OF NAME §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Jeff Montanya, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ___ day of _____, 2021.

_____
Notary Public, in and for the State of Texas

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.

THE PURPOSE OF THIS PLAT IS TO COMBINE 6 LOTS AND THE REMAINDER OF THE UNPLATTED BLOCK INTO 1 LOT.

URBAN STRUCTURE
8140 Walnut Hill Lane, Suite 905, Dallas, Texas 75231
Firm Registration #10194650 · www.urbanstruct.com · 214.295.5775

PRELIMINARY PLAT
THRILLA ON WILLA PART TWO

LOT 1A, BLOCK 810
A REPLAT OF ALL OF LOTS 1-5 AND PART OF LOT 6, BLOCK 810, HAYES SUBDIVISION, VOL. 90, PG. 15, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
1.409 ACRES / 61,376 SQUARE FEET
JOHN GRIGSBY SURVEY , ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-011
ENGINEERING PLAN FILE NO. 311T-____

ISSUE DATE: 10/26/2021 | PROJECT NO.: 21018 | SCALE: 1" = 30' | DRAWN BY: CRR | PAGE 1 OF 1

S212-011

8(f)

City Plan Commission Date: 11/4/2021

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

FILE NUMBER: S212-013 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Borger Street, south of Singleton Boulevard

DATE FILED: October 8, 2021 **ZONING:** IR

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 2.047-acres **MAPSCO:** 44P

OWNER: Singleton Trinity Groves, LP

REQUEST: An application to replat a 2.047-acre tract of land containing all of Lots 41 through 47, 50, 51, 52A in City Block 7257; all of Lots 60, 61, 62A, and 63A in City Block 1/7257; and abandoned Bedford Street to create one lot on property located on Borger Street, south of Singleton Boulevard.

SUBDIVISION HISTORY:

1. S201-760 was a request southwest of the present request to replat a 30.685-acre tract of land containing part of Lot 4, all of Lots 5 through 9 in City Block 5/7252, all of Lots 1 through 12 in City Block 6/7252, all of Lots 2 through 6 and all of Lots 10 through 12 in City Block 7/7252, a tract of land in City Block 7254, and portion of abandoned Muncie Avenue and Bayonne Street to create one lot on property located on Singleton Boulevard, east of Vilbig Road. The request was approved on October 7, 2021 but has not been recorded.

2. S201-730 was a request southeast of the present request to replat a 0.345-acre tract of land containing all of Lots 6, 7, and 8 in City Block 10/7265 to create three 3,753-square foot lots and one 3,785-square foot lot on property located on Muncie Avenue, west of North Winnetka Avenue. The request was denied on September 2, 2021.

3. S189-135 was a request southwest of the present request to replat a 2.265-acre tract of land containing all of Lots 1 through 4 in City Block 12/7265, all of Lots 1 through 12 in City Block 9/7265, part of abandoned Winnetka Avenue, and part of an abandoned alley to create a 27-lot shared access development with lots ranging in size from 2,071 square feet to 7,449 square feet on property located between Duluth Street and Bayonne Street, west of Conklin Street. The request was approved on March 21, 2019 and recorded on April 2, 2021.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the IR Industrial/Research 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 Development Services, 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section *51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9*

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

14. Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval (Note must be on Plat). Section *51A 8.611(e)*

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple) from the established center line of Borger Street. Section 51A 8.602(c).

16. On the final plat, show how all adjoining right-of-way was created.

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

18. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.

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

20. On the final plat, need new/different addition name. Plat name can not start with a number. Platting Guidelines

21. Prior to the final plat, provide 8.5 inch by 11 inch survey drawing signed, dated, and sealed depicting distance between south property line and existing building by southwest corner.

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 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.

24. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment.

25. On the final plat, show Bedford Street abandonment as “Abandonment authorized by Ordinance No. 30548, recorded as Instrument No. 201700321869. Utility Easements retained.”

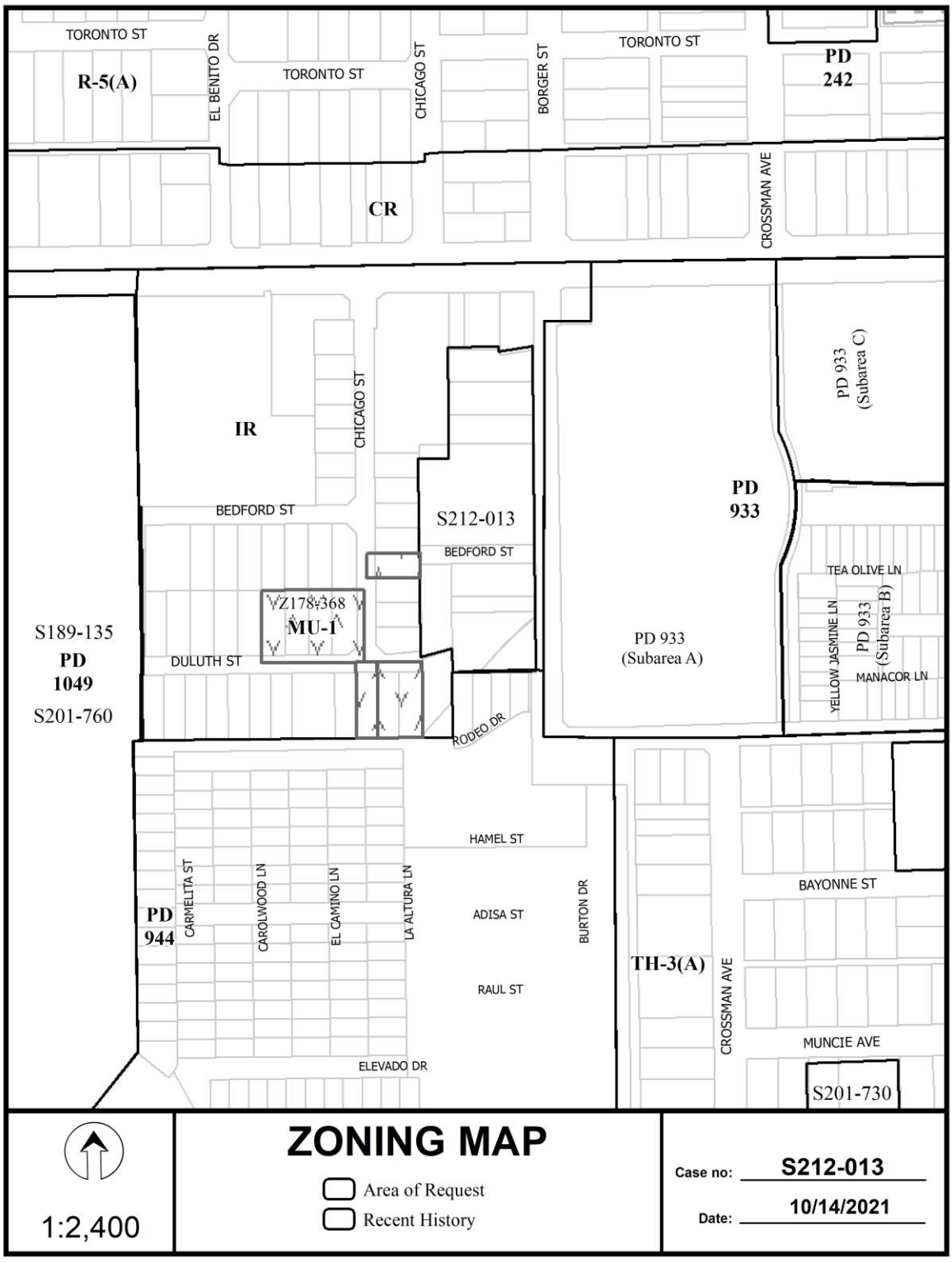
26. Prior to the final plat submittal, contact Real Estate regarding Tree Grates in right-of-way on Exposition Avenue.

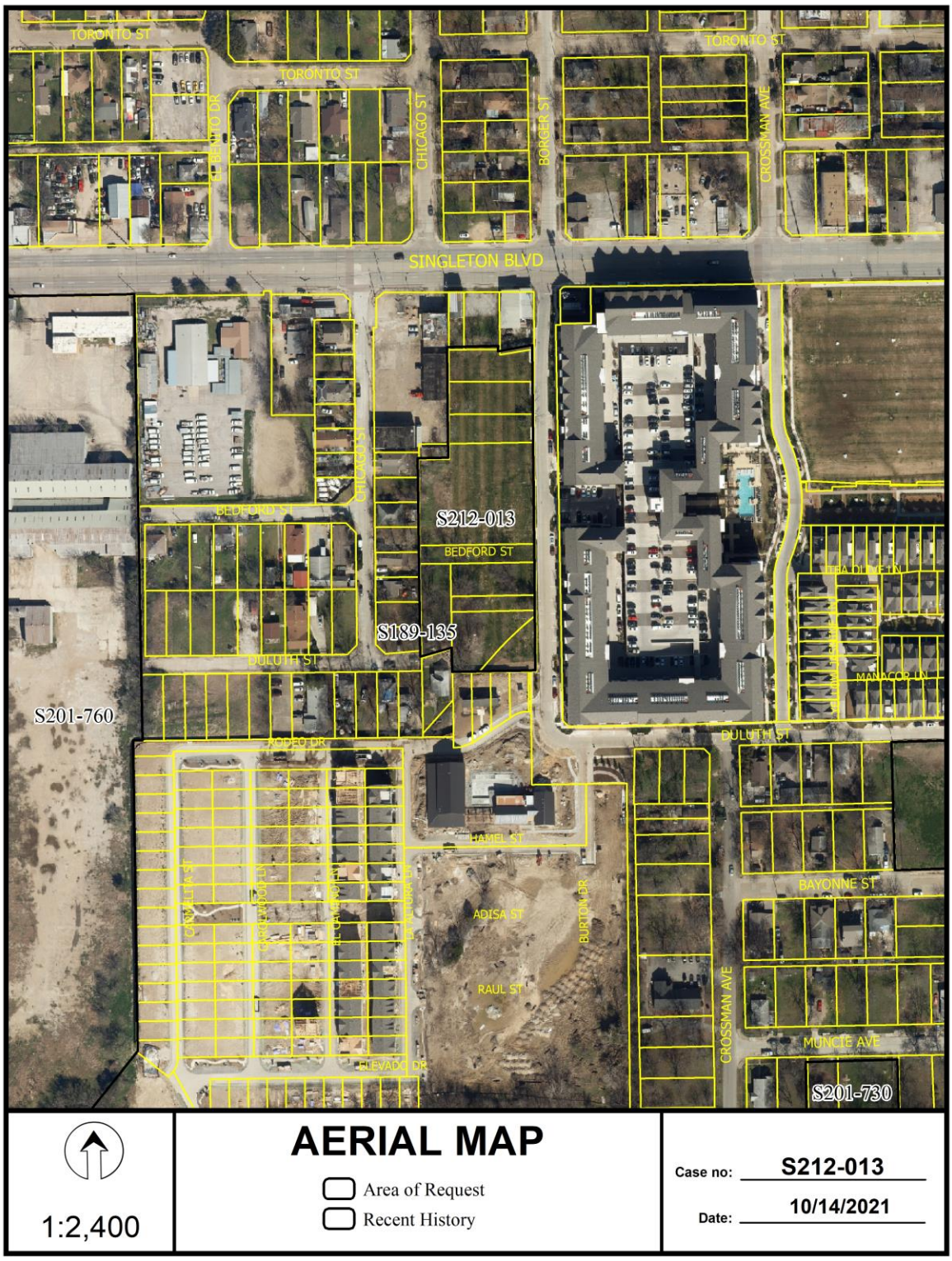
27. On the final plat, change “Singleton Boulevard” to “Singleton Boulevard (F.K.A. Eagle Ford Road)” per Dallas County Commissioners’ Court Order 9256. Section 51A-8.403. (a)(1)(A)(xii)

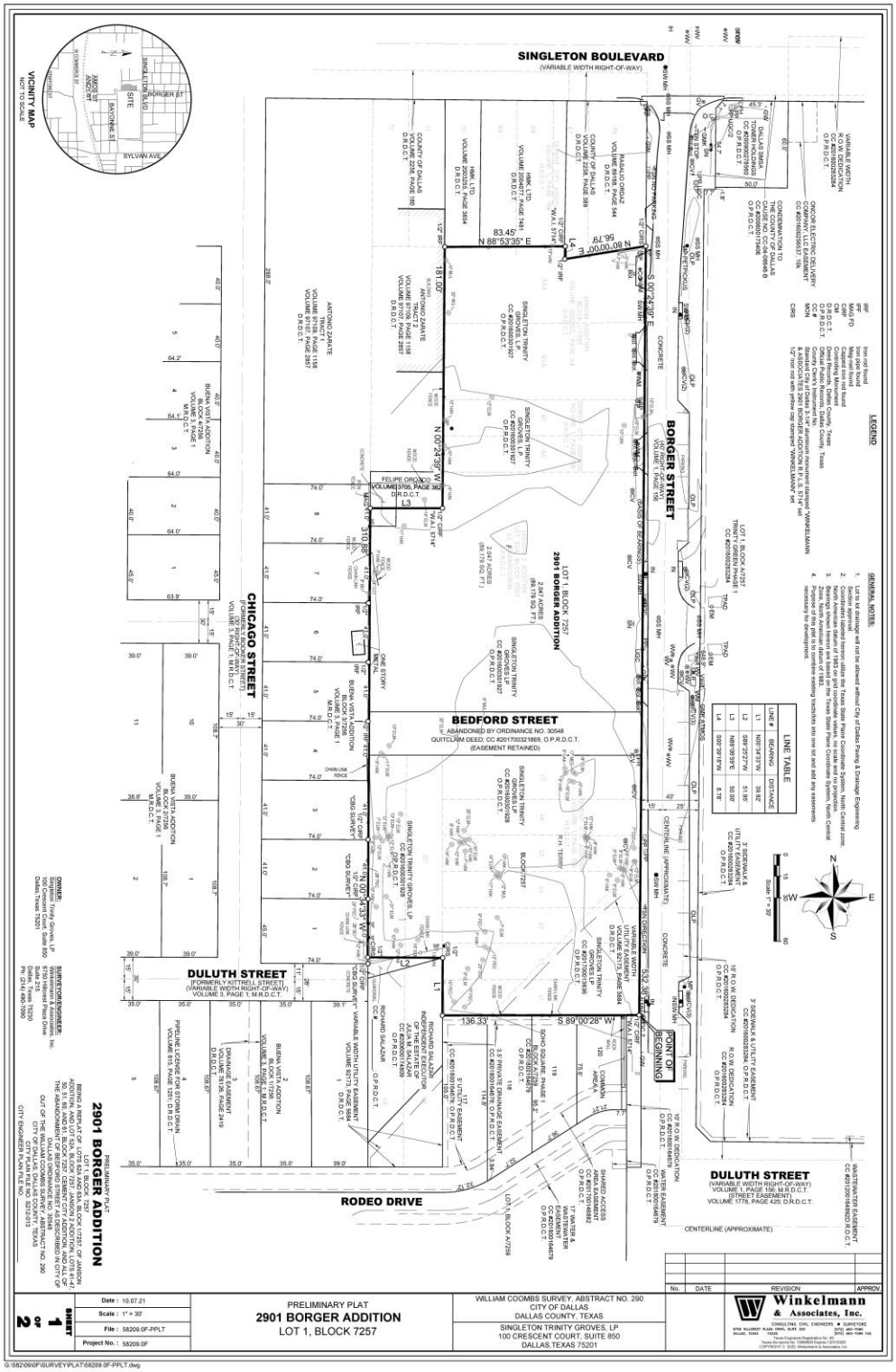
28. On the final plat, change “Borger Street” to “Borger Street (F.K.A. Cement City Avenue)”. Section 51A-8.403. (a)(1)(A)(xii)

29. On the final plat, add a label for “Bedford Street (F.K.A. Pate Street)” west of Chicago Street. Section 51A-8.403. (a)(1)(A)(xii)

30. On the final plat, identify the property as Lot 41A in City Block 7257. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


TORONTO ST
R-5(A)
EL BENITO DR
TORONTO ST
CHICAGO ST
BORGER ST
TORONTO ST
PD 242
CR
CROSSMAN AVE
IR
CHICAGO ST
PD 933 (Subarea C)
PD 933
BEDFORD ST
S212-013
BEDFORD ST
TEA OLIVE LN
Z178-368
MU-1
S189-135
PD 1049
S201-760
DULUTH ST
PD 933 (Subarea A)
YELLOW JASMINE LN
PD 933 (Subarea B)
MANACOR LN
RODEO DR
HAMEL ST
BAYONNE ST
PD 944
CARMELITA ST
CAROLWOOD LN
EL CAMINO LN
LA ALTURA LN
ADISA ST
BURTON DR
TH-3(A)
RAUL ST
CROSSMAN AVE
MUNCIE AVE
ELEVADO DR
S201-730
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S212-013
Date: 10/14/2021


TORONTO ST
TORONTO ST
TORONTO ST
CHICAGO ST
BORGER ST
CROSSMAN AVE
SINGLETON BLVD
BEDFORD ST
S212-013
BEDFORD ST
S189-135
DULUTH ST
S201-760
RODEO DR
HAMEL ST
ADISA ST
RAUL ST
BURTON DR
BAYONNE ST
DULUTH ST
CROSSMAN AVE
MUNCIE AVE
S201-730
ELEVADO DR
1:2,400
AERIAL MAP
Area of Request
Recent History
Case no: S212-013
Date: 10/14/2021


SINGLETON BOULEVARD
(VARIABLE WIDTH RIGHT-OF-WAY)
BORGER STREET
(60' RIGHT-OF-WAY)
VOLUME 1, PAGE 156
BEDFORD STREET
(F. ABANDONED BY ORDINANCE NO. 30548
QUITCLAIM DEED; CC #201703321869, O.P.R.D.C.T.
(EASEMENT RETAINED)
CHICAGO STREET
(FORMERLY ROGERS STREET)
(VARIABLE WIDTH RIGHT-OF-WAY)
VOLUME 3, PAGE 1, M.R.D.C.T.
DULUTH STREET
(FORMERLY KITTRELL STREET)
(VARIABLE WIDTH RIGHT-OF-WAY)
VOLUME 3, PAGE 1, M.R.D.C.T.
DULUTH STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
VOLUME 1, PAGE 156, M.R.D.C.T.
(STREET EASEMENT)
VOLUME 1778, PAGE 425, D.R.D.C.T.
RODEO DRIVE
CENTERLINE (APPROXIMATE)
2901 BORGER ADDITION
LOT 1, BLOCK 7257
(94,179 SQ. FT.)
POINT OF BEGINNING
VICINITY MAP
NOT TO SCALE
SITE
BORGER ST
SINGLETON BLVD
SKYLINE ST
SYLVAN AVE
AMOS ST
LEGEND
GENERAL NOTES
LINE TABLE
LINE # BEARING DISTANCE
L1 N89°34'51"W 181.00'
L2 S89°25'27"W 51.95'
L3 N89°36'58"E 56.00'
L4 S89°36'18"W 8.18'
OWNER
Singleton Trinity Groves, LP
100 Crescent Court, Suite 850
Dallas, Texas 75201
SURVEYOR/ENGINEER
Winkelmann & Associates, Inc.
8750 Hillcrest Plaza Drive, Suite 220
Dallas, Texas 75230
Ph: (214) 460-1060
PRELIMINARY PLAT
2901 BORGER ADDITION
LOT 1, BLOCK 7257
BEING A REPLAT OF LOTS 5A AND 5B-A, BLOCK 1/7257, OF JANSON SQUARE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND ALL OF THE ABANDONMENT OF BEDFORD STREET, AS DESCRIBED IN CITY OF DALLAS ORDINANCE NO. 30548
OUT OF THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 121S-013
CITY ENGINEER PLAN FILE NO. ____
Date : 10.07.21
Scale : 1" = 30'
File : 58209.0F-PPLT
Project No. : 58209.0F
SHEET 1 OF 2
PRELIMINARY PLAT
2901 BORGER ADDITION
LOT 1, BLOCK 7257
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS
DALLAS COUNTY, TEXAS
SINGLETON TRINITY GROVES, LP
100 CRESCENT COURT, SUITE 850
DALLAS,TEXAS 75201
No. DATE REVISION APPROV.
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ● SURVEYORS
8750 HILLCREST PLAZA DRIVE, SUITE 220
DALLAS, TEXAS 75230 (972) 460-1060
Texas Engineers Registration No. 3199
Texas Surveyors No. 100806-00 Expires 12/31/2022
COPYRIGHT © 2020, Winkelmann & Associates, Inc.
G:\58Z\090F\SURVEY\PLAT\58209.0F-PPLT.dwg

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Singleton Trinity Groves, LP, are the sole owners of a tract of land situated in the WILLIAM COOMBS SURVEY, Abstract No. 290, City of Dallas, Dallas County, Texas, and being all of Lot 1, Block 7257 of Singleton Trinity Groves, LP, as recorded in County Clerk's Instrument No. 20150201047, Official Public Records, Dallas County, Texas, and being all of Lots 1 through 10, Block 7257, Cement City Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2, Page 1, Map Records, Dallas County, Texas, and being all of Lots 1 through 10, Block 7257, of Jarmon Addition, an addition to the City of Dallas, Dallas County, Texas, and being all of Lot A, Block 7257, of Jarmon Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 72021, Jarmon 2 Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 2001250, Page 2, Deed Records, Dallas County, Texas, and being all of Lots 1 through 10, Block 7257, of Bedford Street as described in City of Dallas Ordinance No. 30548 (Quitclaim Deed recorded in County Clerk's Instrument No. 20150201047, Official Public Records, Dallas County, Texas), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WA A L 5714" set for the Southwest corner of Lot 41, Block 7257, of said Cement City Addition on the West right of way of Bonger Street, a 50-foot right-of-way, said point being the Southeast corner of said Singleton Trinity Groves, LP tract (CC# 20150201047), said point being the Southeast corner of said 10-foot right-of-way dedication per plat of Elmo Square, Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 20180251648(7), Official Public Records, Dallas County, Texas;

THENCE South 89 deg 31 min 28 sec West, departing the West right-of-way of said Bonger Street, along the South line of said Lot 41, Block 7257 and the Easterly North line of Block A/7258, of said Elmo Square, Phase 1, a distance of 140.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WA A L 5714" set for the Southwest corner of said Lot 41, Block 7257, and the Easterly North line of Block A/7258, of said Elmo Square, Phase 1, on the East line of a tract of land described in document to Richard Stalazar, as Trustee as Mentioned of File as recorded in County Clerks Instrument No. 20080074606, Official Public Records, Dallas County, Texas (prior deed recorded in Volume 2005, Page 385, Deed Records, Dallas County, Texas);

THENCE North 00 deg 34 min 30 sec West, along the East line of said Richard Stalazar tract and the West lines of said Lot 41, Block 7257, and the East line of said Block A/7258, a distance of 140.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WA A L 5714" found for the Northwest corner of said Lot 41, Block 7257, and the Northeast corner of said Block A/7258, on the South line of said Singleton Trinity Groves, LP tract (CC# 20150201047), said point being the Southwest corner of said Richard Stalazar tract and the North line of said Singleton Trinity Groves, LP tract (CC# 20150201047), on the East line of said Lot 6, said point being the Southwest corner of said 10-foot right-of-way dedication per plat of Elmo Square, Phase 1, as described in document to Felipe Chozzo as recorded in Volume 3125, Page 302, Deed Records, Dallas County, Texas;

THENCE North 89 deg 31 min 27 sec West, along the North line of said Richard Stalazar tract and the South line of said Singleton Trinity Groves, LP tract (CC# 20150201047), a distance of 51.91 feet to a 1/2-inch iron rod with red plastic cap stamped "WA A L 5714" found for corner;

THENCE North 00 deg 34 min 30 sec West, along the West line of said Singleton Trinity Groves, LP tract (CC# 20150201047), and the East line of Lot 1, Block A/7258, of Blanco Villa Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 81169, Page 1150, Deed Records, Dallas County, Texas, and the Northerly West line of said Singleton Trinity Groves, LP tract (CC# 20150201047), and the East lines of Lot 1, Block A/7258, of Blanco Villa Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 3, Page 1, Map Records, Dallas County, Texas, and the East line

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

FILE NUMBER: S212-001 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: bounded by Kiest Boulevard, Cedar Crest Boulevard, Morrell Avenue, and Packard Street, northwest of McGowan Street

DATE FILED: October 6, 2021 **ZONING:** CR, IR, R-5(A), TH-3(A)

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 24.011-acres **MAPSCO:** 55H

OWNER: City of Dallas

REQUEST: An application to replat a 24.011-acre tract of land containing all of lots within City Blocks 1/5888 ¼, 2/5888 ½, 3/5888 ¾, City Blocks 1/5906 through 4/5906, City Block 1/6641, and City Block 14/6641; part of abandoned Cadillac Drive, Roberta Street, Mildred Street, Chrysler Drive, Spivey Street, and a 15-foot alley to create one lot on property bounded by Kiest Boulevard, Cedar Crest Boulevard, Morrell Avenue, and Packard Street, northwest of McGowan Street.

SUBDIVISION HISTORY:

1. S213-002 is a request northeast of the present request to replat a 0.875-acre tract of land containing all of Lots 7, 8, 9, 10, and 11 in City Block 13/6641 to create one lot on property located on Packard Street, south of Morrell Avenue. The request is scheduled for November 4, 2021 City Plan Commission hearing.

2. S201-580 was a request north of the present request to replat a 1.1709-acre tract of land containing all of Lots K through S in City Block 1/5907 to create one lot on property located on Cedar Crest Boulevard, north of Morrell Avenue. The request was approved on March 4, 2021 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On October 20, 2021, 30 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 one 24.011-acre lot and the proposed land use is City Park. It is a policy of the city that any institutional uses or recreational uses generally require greater land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of the CR Community Retail District, IR Industrial/Research District, R-5(A) Single Family District, and TH-3(A) Townhomes 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.*51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9*
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.*51A 8.611(c)*
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division 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 Kiest Boulevard. Section 51A 8.602(c).

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Morrell Avenue, Packard Street, and Birdsong Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Morrell Avenue and Packard Street. Section 51A 8.602(d)(1).

18. A larger corner clip may be requested during engineering plan review to accommodate an adequate turning radius, or to maintain public appurtenances with the area of corner clip. Section 51A 8.602(d)(1).

19. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

20. Show correct recording information for subject property.

21. On the final plat, show how all adjoining right-of-way was created.

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

23. On the final plat, all utility easement abandonments must be shown with recording information.

24. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.

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

26. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

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. 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.

30. On the final plat, show close and vacates as “Close and vacate authorized by Ordinance No. _____, recorded as Instrument No._____ .”

31. On the final plat, change “E Kiest Boulevard” to “Kiest Boulevard”. Section 51A-8.403 (a) (1) (A) (xii)

32. On the final plat, change “Packard Street” to “Packard Street (A.K.A. Packard Avenue)”. Section 51A-8.403 (a) (1) (A) (xii)

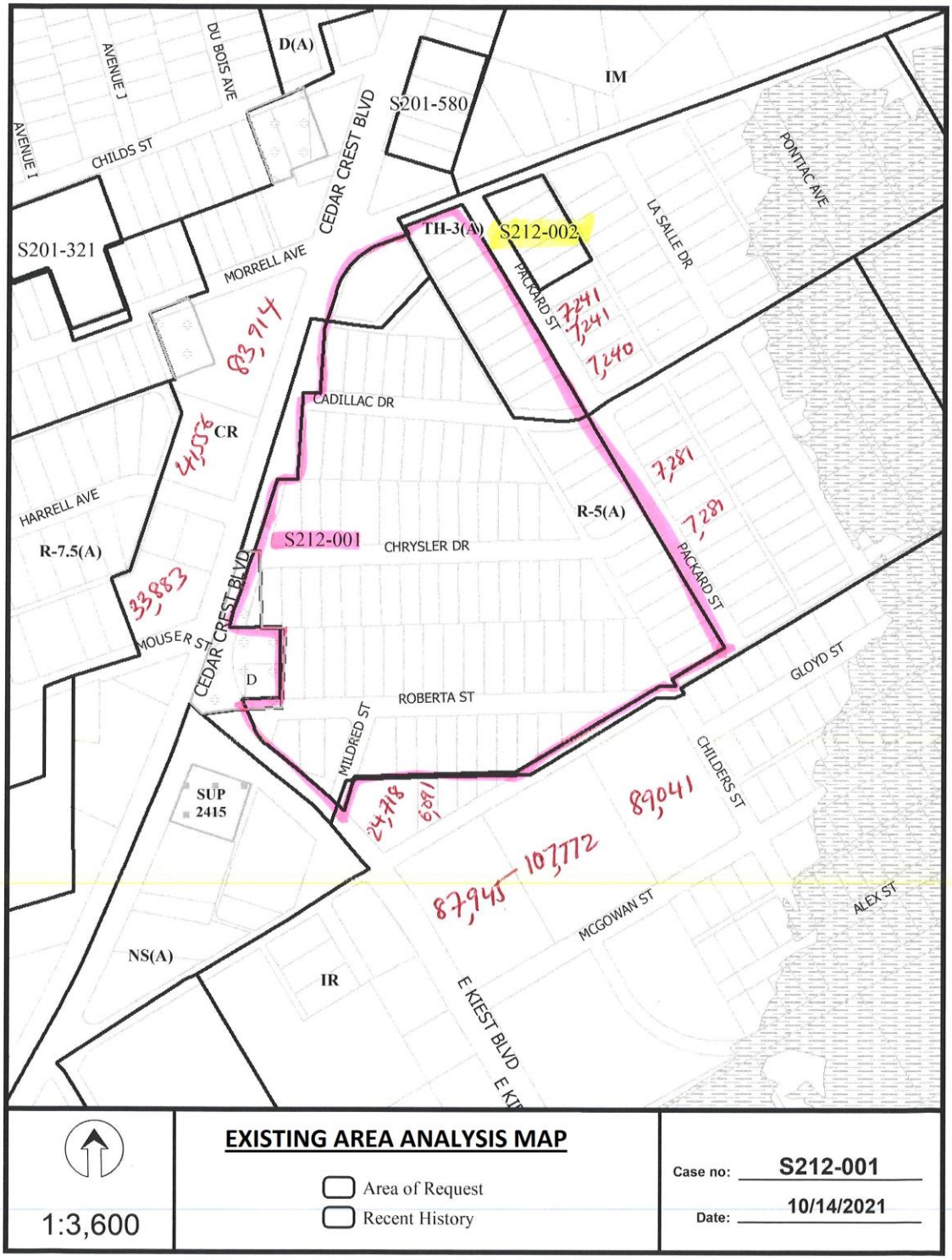
33. On the final plat, add a label for “Gloyd Street”. Section 51A-8.403 (a) (1) (A) (xii)

34. On the final plat, show and label “Harrell Avenue” and “Mouser Street”. Section 51A-8.403 (a) (1) (A) (xii)

35. Prior to the final plat submittal, provide documentation of “Spivey Street”. Section 51A-8.403 (a) (1) (A) (xii)

36. On the final plat, identify the property as Lot 3A City Block 1/5888. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET



1:3,600

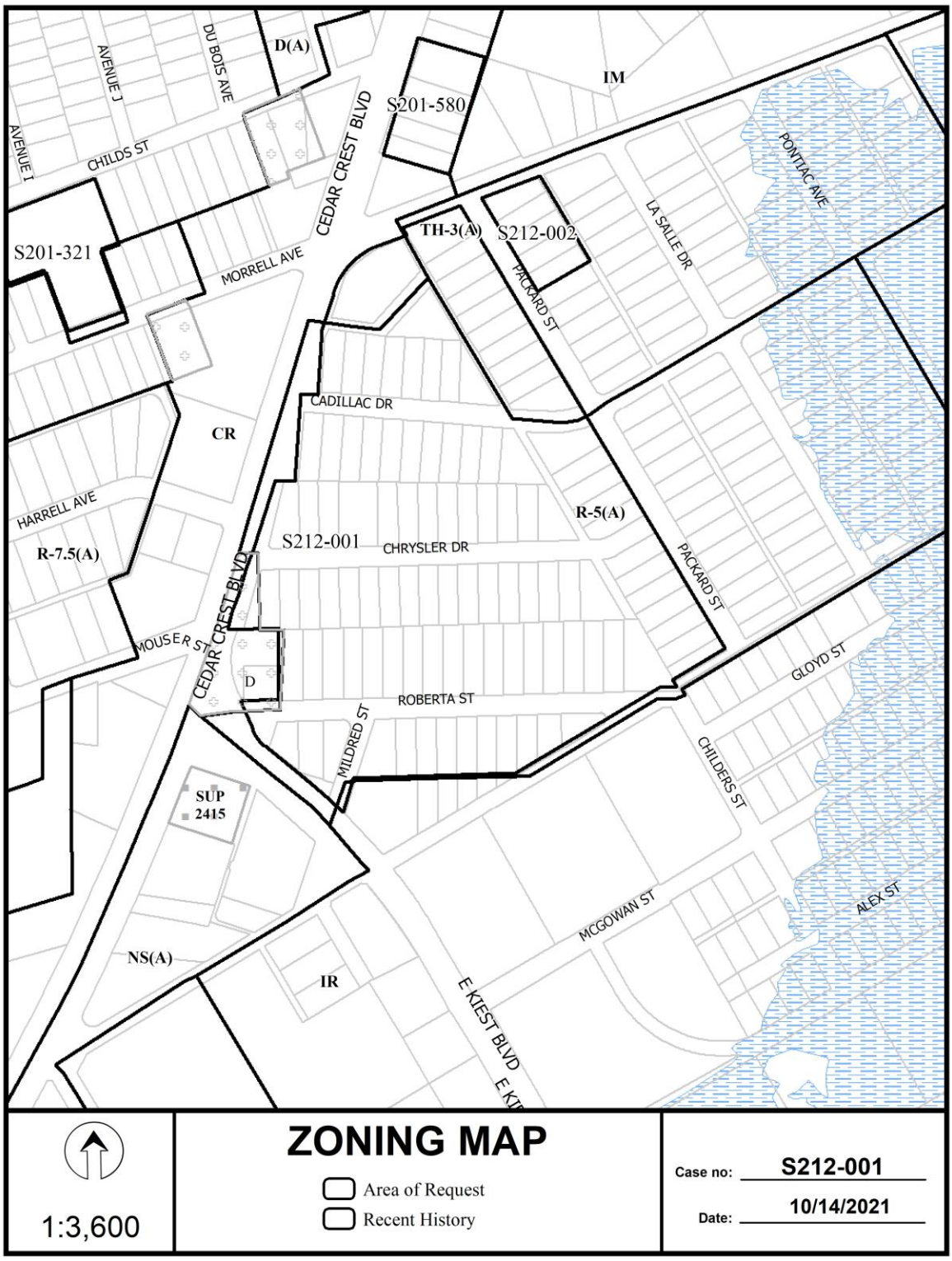
EXISTING AREA ANALYSIS MAP

Area of Request

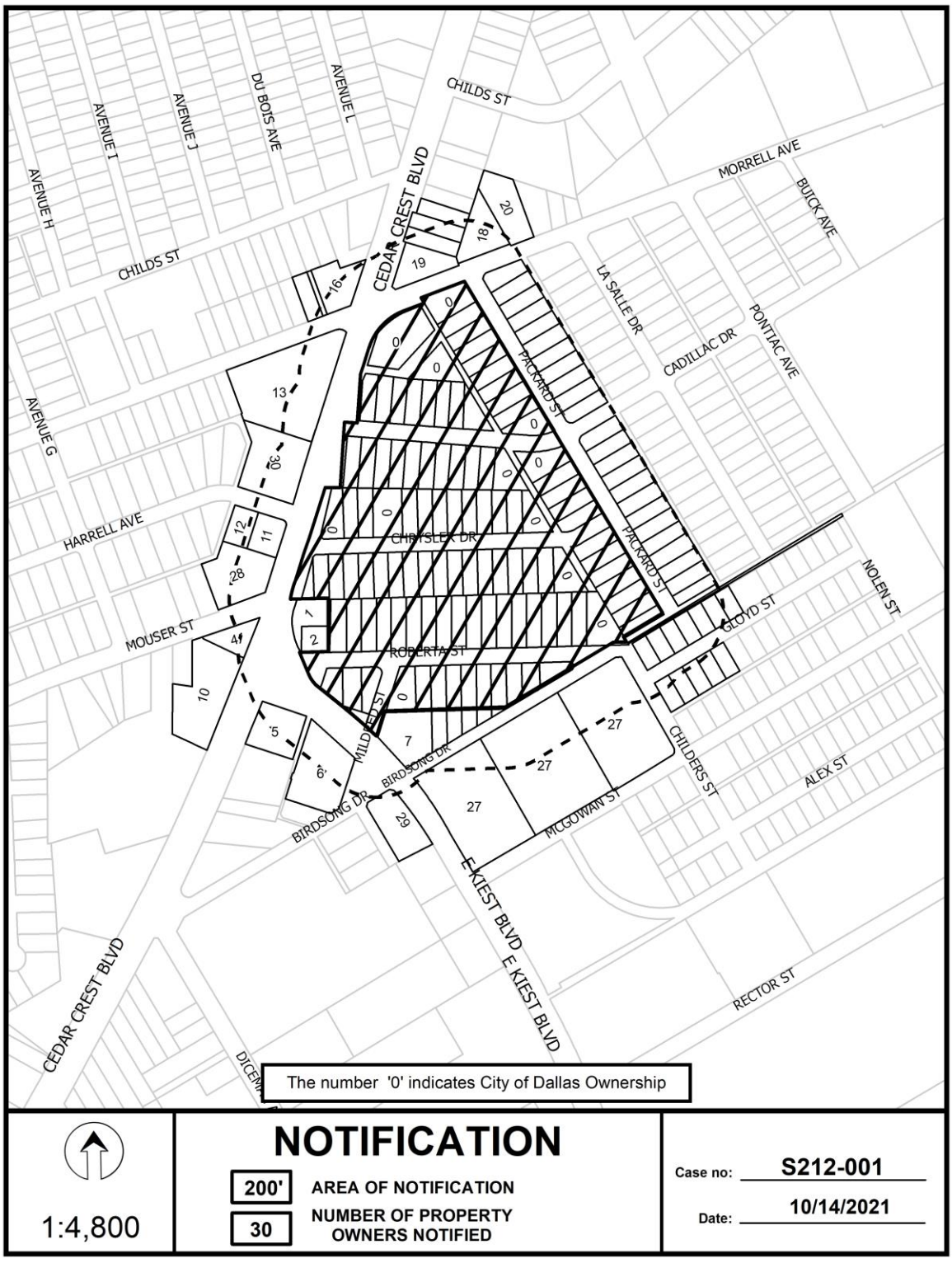
Recent History

Case no: S212-001

Date: 10/14/2021


AVENUE J
DU BOIS AVE
D(A)
AVENUE I
CHILDS ST
S201-580
IM
CEDAR CREST BLVD
PONTIAC AVE
TH-3(A)
S212-002
LA SALLE DR
S201-321
MORRELL AVE
PACKARD ST
CADILLAC DR
CR
HARRELL AVE
R-5(A)
S212-001
CHRYSLER DR
R-7.5(A)
PACKARD ST
MOUSER ST
CEDAR CREST BLVD
D
GLOYD ST
ROBERTA ST
MILDRED ST
CHILDERS ST
SUP
2415
MCGOWAN ST
ALEX ST
NS(A)
IR
E KIEST BLVD
1:3,600
ZONING MAP
Area of Request
Recent History
Case no: S212-001
Date: 10/14/2021

S201-580
S201-321
S212-002
S212-001
CEDAR CREST BLVD
MORRELL AVE
CHILDS ST
AVENUE J
AVENUE I
DUBOIS AVE
BUICK AVE
PONTIAC AVE
LA SALLE DR
PACKARD ST
CADILLAC DR
CHRYSLER DR
HARRELL AVE
MOUSER ST
ROBERTA ST
GLOYD ST
CHILDERS ST
MILDRED ST
BIRDSONG DR
MCGOWAN ST
ALEX ST
EXCEL
1:3,600
AERIAL MAP
Area of Request
Recent History
Case no: S212-001
Date: 10/14/2021


CHILDS ST
AVENUE I
AVENUE J
DU BOIS AVE
AVENUE L
AVENUE H
CHILDS ST
CEDAR CREST BLVD
MORRELL AVE
BUICK AVE
LA SALLE DR
CADILLAC DR
PONTIAC AVE
PACKARD ST
AVENUE G
HARRELL AVE
CHRYSLER DR
MOUSER ST
ROBERTA ST
GLOYD ST
NOLEN ST
MILDRED ST
BIRDSONG DR
CHILDERS ST
ALEX ST
MCGOWAN ST
E KIEST BLVD
RECTOR ST
CEDAR CREST BLVD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
30
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: S212-001
Date: 10/14/2021

10/13/2021

Notification List of Property Owners

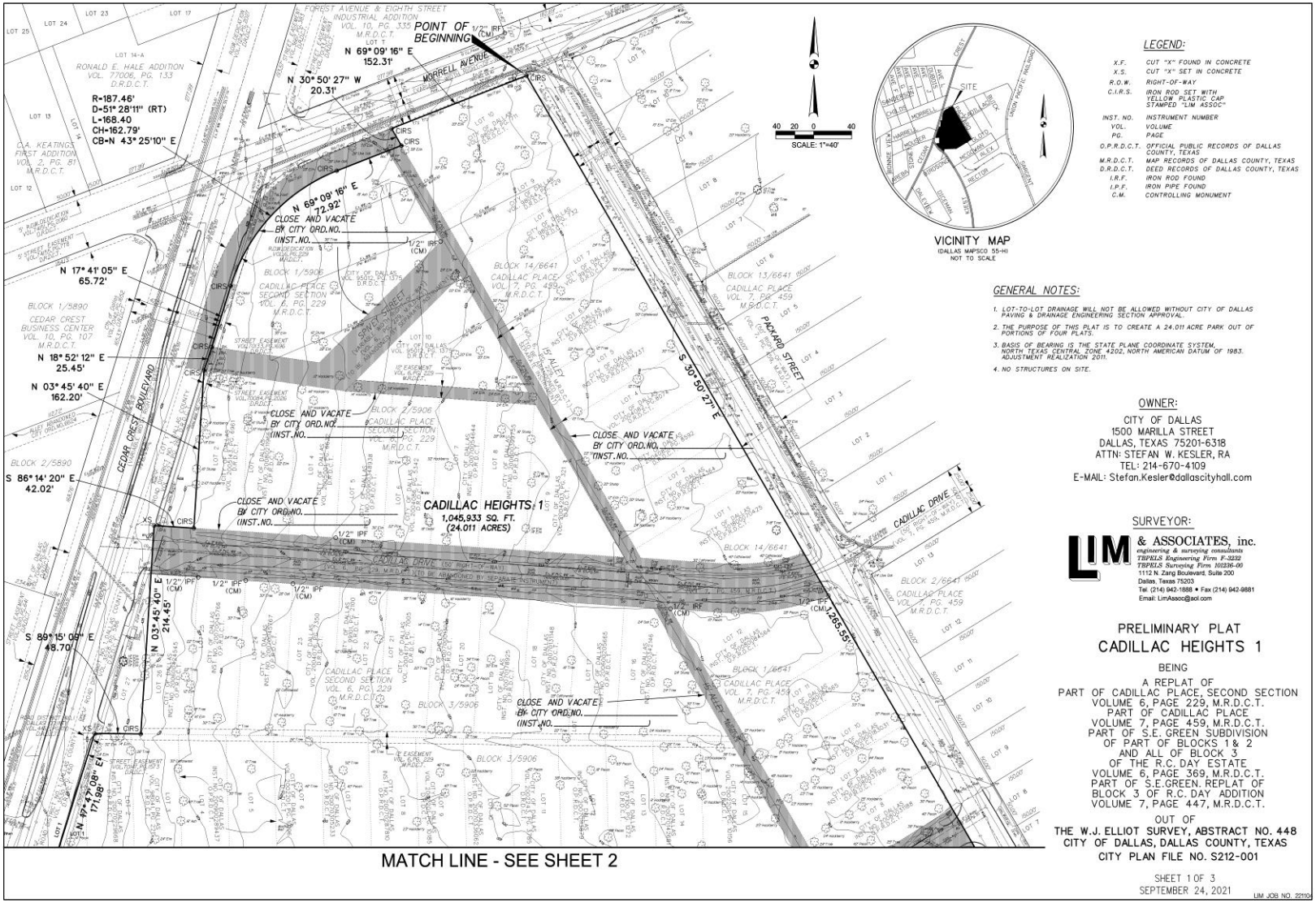
S212-001

30 Property Owners Notified

Label #	*Address*		*Owner*
1	2722	CEDAR CREST BLVD	Y & F PROPERTIES LLC
2	2710	CEDAR CREST BLVD	WEBB TOMMY
3	1015	MILDRED ST	GILLIAM MARK D
4	2697	CEDAR CREST BLVD	WILHITE ELIZA
5	3801	E KIEST BLVD	A M A CORPORATION
6	3811	E KIEST BLVD	KIEST APTS LLC
7	3808	E KIEST BLVD	VALDEZ BRYAN
8	2707	BIRDSONG DR	MATTHEWS B B
9	2811	BIRDSONG DR	BILLINGS JEAN ANN
10	2683	CEDAR CREST BLVD	A M A CORPORATION
11	2743	CEDAR CREST BLVD	GRIFFIN RODNEY D
12	2238	HARRELL AVE	GRIFFIN RODNEY
13	2919	CEDAR CREST BLVD	FINKLESTEIN MAX J &
14	2519	MORRELL AVE	LEARY CURTIS ETAL
15	2521	MORRELL AVE	Taxpayer at
16	3009	CEDAR CREST BLVD	Taxpayer at
17	3030	CEDAR CREST BLVD	SMITH AARON
18	2629	MORRELL AVE	CHAPEL CREST BAPTIST
19	3024	CEDAR CREST BLVD	GNG PROPERTIES INC
20	2715	MORRELL AVE	CASSEL VANESSA D &
21	3044	CEDAR CREST BLVD	SMITH AARON JR
22	1006	PACKARD ST	RAMIREZ EDUARDO &
23	2915	GLOYD ST	HERNANDEZ ROGELIO GARCIA
24	2927	GLOYD ST	CROSSTIMBERS CAPITAL INC
25	2910	GLOYD ST	PUGA JULIAN JR
26	2914	GLOYD ST	BUENO ANTONIO JR &

10/13/2021

Label #	*Address*		*Owner*
27	1131	CHILDERS ST	FAUBION ASSOCIATES INC
28	2303	MOUSER ST	SOUTHERN CROWN INC
29	3707	E KIEST BLVD	STARLIN EDWINA C
30	2803	CEDAR CREST BLVD	Taxpayer at



LEGEND:

X.F.	CUT "X" FOUND IN CONCRETE
X.S.	CUT "X" SET IN CONCRETE
R.O.W.	RIGHT-OF-WAY
C.I.R.S.	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
C.M.	CONTROLLING MONUMENT

GENERAL NOTES:

1. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO CREATE A 24.011 ACRE PARK OUT OF PORTIONS OF FOUR PLATS.
3. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. NO STRUCTURES ON SITE.

OWNER:

CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201-6318
ATTN: STEFAN W. KESLER, RA
TEL: 214-670-4109
E-MAIL: Stefan.Kesler@dallascityhall.com

SURVEYOR:

LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPELS Engineering Firm F-3232
TBPELS Surveying Firm 100236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel: (214) 942-1888 • Fax (214) 942-9881
Email: LimAssoc@aol.com

PRELIMINARY PLAT
CADILLAC HEIGHTS 1

BEING
A REPLAT OF
PART OF CADILLAC PLACE, SECOND SECTION
VOLUME 6, PAGE 229, M.R.D.C.T.
PART OF CADILLAC PLACE
VOLUME 7, PAGE 459, M.R.D.C.T.
PART OF S.E. GREEN SUBDIVISION
OF PART OF BLOCKS 1 & 2
AND ALL OF BLOCK 3
OF THE R.C. DAY ESTATE
VOLUME 6, PAGE 369, M.R.D.C.T.
PART OF S.E.GREEN. REPLAT OF
BLOCK 3 OF R.C. DAY ADDITION
VOLUME 7, PAGE 447, M.R.D.C.T.

OUT OF
THE W.J. ELLIOT SURVEY, ABSTRACT NO. 448
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-001

SHEET 1 OF 3
SEPTEMBER 24, 2021
LIM JOB NO. 22110

S212-001

10(k)

City Plan Commission Date: 11/4/2021

PRELIMINARY PLAT

CADILLAC HEIGHTS 1

BEING

A REPLAT OF
PART OF CADILLAC PLACE, SECOND SECTION VOLUME 6, PAGE 229, M.R.D.C.T.
PART OF CADILLAC PLACE VOLUME 7, PAGE 459, M.R.D.C.T.
PART OF S.E. GREEN SUBDIVISION OF PART OF BLOCKS 1 & 2 AND ALL OF BLOCK 3 OF THE R.C. DAY ESTATE VOLUME 6, PAGE 369, M.R.D.C.T.
PART OF S.E. GREEN, REPLAT OF BLOCK 3, OF R.C. DAY ADDITION VOLUME 7, PAGE 447, M.R.D.C.T.

OUT OF

THE W.J. ELLIOT SURVEY, ABSTRACT NO. 448
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-001

OWNER:

CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201-6318
ATTN: STEFAN W. KESLER, RA
TEL: 214-670-4109
E-MAIL: Stefan.Kesler@dallascityhall.com

SURVEYOR:

LM & ASSOCIATES, inc.
engineering & surveying consultants
TBPE#312 Engineering Firm 100206-00
TBPLS#312 Surveying Firm 100206-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75208
Tel: (214) 942-1988 • Fax (214) 942-8881
Email: LmAssoc@att.com

SHEET 2 OF 3
SEPTEMBER 24, 2021

LM JOB NO. 20104

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS the CITY OF DALLAS is the Owner of the property situated in the City of Dallas, Dallas County, Texas, out of the W. J. Elliott Survey, Abstract No. 448, and being all of Block 1/5906, Lots 2 through 10, Block 2/5906, a part of Lots 1 and 2 and all of Lots 3 through 26, Block 3/5906, a part of Lot 1, and all of Lots 2 through 18, Block 4/5906, Cadillac Place, Second Section, an addition to the City of Dallas, Dallas County, Texas as recorded by plat in Volume 6, Page 229, Map Records, Dallas County, Texas (M.R.D.C.T.), also being all of Blocks 1/6641 and 14/6641, Cadillac Place, an addition to the City of Dallas, Dallas County, Texas as recorded by plat in Volume 7, Page 459, M.R.D.C.T., also being a part of Lots 1, 16 and 17 and all of Lot 18, Block 2/5888 1/2, and all of Lots 3 through 20, Block 1/5888 1/4, S. E. Green Subdivision of Part of Blocks 1 & 2 and all of Block 3 of the R. C. Day Estate, addition to the City of Dallas, Dallas County, Texas as recorded by plat in Volume 6, Page 369, M.R.D.C.T., also being all of Lots 1 through 10, Block 3/5888 3/4, S. E. Green Replat of Block 3 of the R. C. Day Addition, an addition to the City of Dallas, Dallas County, Texas as recorded by plat in Volume 7, Page 447, M.R.D.C.T., also being a portion of Cadillac Drive (Volume 6, Page 229, and Volume 7, Page 45, M.R.D.C.T.), a portion of Roberta Street (Volume 5, Page 333, M.R.D.C.T.), a portion of Mildred Street (Volume 5, Page 333, M.R.D.C.T.) and all of Spivey Street (Volume 6, Page 229, M.R.D.C.T.) and Chrysler Drive (Volume 6, Page 229 and Volume 7, Page 459, M.R.D.C.T.), also being a 15-foot alley in Blocks 1/5906, 2/5906, 3/5906 and 4 5906 (Volume 6, Page 229, M.R.D.C.T) and a portion of a 15-foot alley in block 2/5888 1/2 (Volume 6, Page 369, M.R.D.C.T.), said property also being those tracts of land conveyed to the City of Dallas by deeds recorded in Volume 95012, Page 1375, Volume 97043, Page 2324, Volume 97100, Page 1272, Volume 98041, Page 218, Volume 98041, Page 221, Volume 98054, Page 711, Volume 98054, Page 729, Volume 98054, Page 732, Volume 98182, Page 1837, Volume 99101, Page 2100, Volume 99101, Page 2106, Volume 2002201, Page 10156, Volume 2002201, Page 10185, Volume 2002201, Page 10196, Volume 2002243, Page 3785, Volume 2003143, Page 10626, Volume 2004045, Page 5908, Volume 2004061, Page 2898, Volume 2004063, Page 5258, Volume 2004076, Page 7350, Volume 2004082, Page 8074, Volume 2004085, Page 8592, Volume 2004086, Page 5343, Volume 2004102, Page 6156, Volume 2004114, Page 2309, Volume 2004133, Page 3798, Volume 2004171, Page 7005, Volume 2004182, Page 5827, Volume 2004188, Page 4724, Volume 2004200, Page 1403, Volume 2004203, Page 321, Volume 2004222, Page 1402, Volume 2004225, Page 14174, Volume 2005001, Page 6632, Volume 2005038, Page 1192, Volume 2005078, Page 5878, Volume 2005143, Page 6961, and Volume 2005155, Page 9389, Deed Records, Dallas County, Texas (D.R.D.C.T.), and said property also being those tracts of land conveyed to the City of Dallas by deeds recorded in Instrument Numbers 20080114204, 20060017523G, 20060017983B, 20060019423Y, 20060220565, 20060037709G, 20060039975S, 20060042454S, 20070001303, 20070045766, 20070045787, 20070054644, 20070113879, 20070119341, 20070131148, 20070132415, 20070138898, 20070142681, 20070142683, 20070152390, 20070158678, 20070162282, 20070175363, 20070178925, 20070225520, 20070229668, 20070248644, 20070248646, 20070287810, 20070305233, 20070336082, 20070342146, 20070346049, 20070372319, 20080023464, 20080031188, 20080037916, 20080054066, 20080056132, 20080057057, 20080058231, 20080084564, 20080084565, 20080116531, 20080164261, 20080178263, 20080200419, 20080209944, 20080211966, 20080216535, 20080279786, 20080301677, 20090057425, 20090157614, 20090183031, 20090196120, 20090289437, 20090348936, 20110015876, 20120038895, 20120038911, 20120038912, 20130022699, 20130023567, and 20180007425, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the northeasterly corner of Lot 10 of said Block 14/6641, said point also being the intersection of the southerly right-of-way line of Morrell Avenue (a variable width right-of-way) and the southwesterly right-of-way line of Packard Street (a 50-foot right-of-way) (Volume 7, Page 459, M.R.D.C.T.);

THENCE South 30°50'27" East, departing the southerly right-of-way line of said Morrell Avenue, along the southwesterly right-of-way line of said Packard Street and the northeasterly line of said Blocks 14/6641 and 1/6641, a distance of 1,265.55 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southeasterly corner of Lot 1 of said Block 1/6641, said point also being the intersection of the southwesterly right-of-way line of said Packard Avenue and the northerly line of a 20-foot wide Reservation (Volume 7, Page 459, M.R.D.C.T.);

THENCE South 59°07'41" West, departing the southwesterly right-of-way line of said Packard Avenue, along the northwesterly line of said 20-foot Reservation, a distance of 150.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southeasterly corner of said Lot 1, said point also being the northwesterly corner of said 20-foot Reservation, and said point also being in the northeasterly line of Lot 20 of said Block 1/5888 1/4;

THENCE South 30°50'27" East, along the northeasterly line of said Lot 20 and the southwesterly line of said 20-foot Reservation, a distance of 20.00 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southeasterly corner of said Lot 20, said point also being the southwesterly corner of said 20-foot Reservation, said point also being the northeasterly corner of a 10-foot Alley (Volume 7, Page 465, M.R.D.C.T.), and said point also being in the northerly right-of-way line of Roberta Street (a 50-foot right-of-way) (Volume 5, Page 333, M.R.D.C.T.);

THENCE South 88°08'25" West, along the southerly line of said Lot 20 and the northerly right-of-way line of said Roberta Street, a distance of 42.76 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point being on a projection of the northwesterly right-of-way line of Birdsong Drive (a 40-foot right-of-way) (Volume 5, Page 333, M.R.D.C.T.);

THENCE South 59°06'31" West, departing the southerly line of said Lot 20 and the northerly right-of-way line of said Roberta Street, along the projection of the northwesterly right-of-way line of said Birdsong Drive, at 153.66 feet, passing the intersection of the southerly right-of-way line of Roberta Street with the northwesterly right-of-way line of said Birdsong Drive, and continuing along the northerly right-of-way line of said Birdsong Drive, a total distance of 411.77 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point being the most southerly southeast corner of Lot 7 of said Block 3/5888 3/4, and said point also being the northeasterly corner of Lot 7-A of said Block 3/5888 3/4;

THENCE South 88°07'33" West, departing the northwesterly right-of-way line of said Birdsong Drive, along the southerly line of Lots 7 through 1 of said Block 3/5888 3/4, and along the northerly line of Lots 7A through 1A, a distance of 396.97 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southwesterly corner of Lot 1 of said Block 3/5888 3/4, said point also being the northwesterly corner of said Lot 1A, said point also being in the easterly right-of-way line of Mildred Street (a 50-foot right-of-way) (Volume 5, Page 333, M.R.D.C.T.);

THENCE South 17°20'40" West, along the easterly right-of-way line of said Mildred Street and the westerly line of said Lot 1A, a distance of 86.73 feet to a 1/2-inch iron rod found for corner, said point being the intersection of the easterly right-of-way line of said Mildred Street and the northeasterly right-of-way line of said Kiest Boulevard (a variable width right-of-way) (Volume 3521, Page 407, Volume 3517, Page 410, Volume 3535, Page 53, Volume 3536, Page 183, Volume 3536, Page 392, Volume 3537, Page 367, Volume 3541, Page 121, and Volume 3710, Page 2600, D.R.D.C.T.), and said point also being the beginning of a non-tangent circular curve to the left, having a radius of 1,482.40 feet and a chord that bears North 48°37'03" West, a distance of 132.64 feet;

THENCE Northwesterly, along the northeasterly right-of-way line of said Kiest Boulevard, along said curve to the left, through a central angle of 05°07'42", an arc distance of 132.69 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 51°10'55" West, continuing along the northeasterly right-of-way line of said Kiest Boulevard, a distance of 118.27 feet to a cut "X" set for corner, said point also being the beginning of a tangent circular curve to the right, having a radius of 100.00 feet and a chord that bears North 36°52'13" West, a distance of 49.44 feet;

THENCE Northwesterly, over and across said Kiest Boulevard, along said curve to the right, through a central angle of 28°37'22", an arc distance of 49.96 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 22°33'32" West, continuing over and across said Kiest Boulevard and said Roberta Street, a distance of 78.44 feet to a cut "X" set for corner, said point also being in the northerly right-of-way line of said Roberta Street and the southerly line of Lot 2 of said Block 1/5888 1/4;

THENCE North 88°08'25" East, along the common line of said Lot 2 and the northerly right-of-way line of said Roberta Street, a distance of 93.80 feet to a cut "X" set for the southeasterly corner of said Lot 2, said point also being the southwesterly corner of Lot 3 of said Block 1/5888 1/4;

THENCE North 00°00'51" West, departing the northerly right-of-way of said Roberta Street, along the common line of said Lots 2 and 3, at a distance of 87.82 feet passing the northeasterly corner of said Lot 2 and the southeasterly corner of Lot 1, Block 1/5888 1/4 of the R.C. Day Estate, an addition to the City of Dallas according to the plat recorded in Volume 5, Page 333, M.R.D.C.T., continuing along the common line of said Lots 1 and 3, a total distance of 175.62 feet to a 1/2-inch iron rod found for the northeasterly corner of said Lot 1, said point also being the northwesterly corner of said Lot 3, said point also being in the southerly line of Lot 3 of said Block 4/5906;

THENCE South 88°07'33" West, along the southerly line of Lots 3 through 1 of said Block 4/5906 and the northerly line of said Lot 1, Block 1/5888 1/4, a distance of 123.54 feet to a cut "X" set for corner in the easterly right-of-way line of Cedar Crest Boulevard (a variable width right-of-way) (Vol. 6, Page 229, M.R.D.C.T., Volume 3508, Page 60, Volume 3513, Page 158, Volume 3517, Page 452, Volume 3527, Page 262, Volume 3528, Page 586, Volume 3530, Page 450, and Volume 4462, Page 170, D.R.D.C.T.), said point also being the beginning of a non-tangent circular curve to the right, having a radius of 380.00 feet and a chord that bears North 13°54'01" East, a distance of 55.65 feet;

THENCE along the easterly right-of-way line of said Cedar Crest Boulevard the following courses and distances:

- Northerly, along said curve to the right, through a central angle of 08°23'55", an arc distance of 55.70 feet to a cut "X" set for corner;
- North 18°05'59" East, a distance of 34.12 feet to a cut "X" set for corner;
- North 17°33'15" East, a distance of 68.24 feet to a cut "X" set for corner;
- North 18°35'01" East, a distance of 53.39 feet to a cut "X" set for corner;
- North 17°47'08" East, a distance of 171.98 feet to a cut "X" set for corner;
- South 89°15'09" East, a distance of 48.70 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;
- North 03°45'40" East, a distance of 214.45 feet to a cut "X" set for corner;
- South 86°14'20" East, a distance of 42.02 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;
- North 03°45'40" East, a distance of 162.20 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;
- North 18°52'12" East, a distance of 25.45 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;
- North 17°41'05" East, a distance of 65.72 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point being the intersection of the easterly right-of-way line of said Cedar Crest Boulevard with the southerly right-of-way line of said Morrell Avenue, said point also being the beginning of a tangent circular curve to the right, having a radius of 187.46 feet and a chord that bears North 43°25'10" East, a distance of 162.79 feet;

THENCE Northeasterly, along said curve to the right, through a central angle of 51°28'11", an arc distance of 168.40 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE along the southerly line of said Morrell Avenue the following courses and distances:

- North 69°09'16" East, a distance of 72.92 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;
- North 30°50'27" West, a distance of 20.31 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;
- North 69°09'16" East, a distance of 152.31 feet to the POINT OF BEGINNING and containing 1,045,933 square feet or 24.011 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, acting through its duly authorized agent, _____ does hereby adopt this plat, designating the herein above described property as "CADILLAC HEIGHTS 1" an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anymore. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

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

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2021.

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.

_____
Daniel S. LIM
Texas Registered Professional Land Surveyor No. 5322

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

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

OWNER:
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201-6318
ATTN: STEFAN W. KESLER, RA
TEL: 214-670-4109
E-MAIL: Stefan.Kesler@dallascityhall.com

SURVEYOR:
LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPELS Engineering Firm F-3239
TBPELS Surveying Firm 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-9881
Email: LimAssoc@aol.com

PRELIMINARY PLAT
CADILLAC HEIGHTS 1

BEING
A REPLAT OF
PART OF CADILLAC PLACE, SECOND SECTION
VOLUME 6, PAGE 229, M.R.D.C.T.
PART OF CADILLAC PLACE
VOLUME 7, PAGE 459, M.R.D.C.T.
PART OF S.E. GREEN SUBDIVISION
OF PART OF BLOCKS 1 & 2
AND ALL OF BLOCK 3
OF THE R.C. DAY ESTATE
VOLUME 6, PAGE 369, M.R.D.C.T.
PART OF S.E.GREEN, REPLAT OF
BLOCK 3 OF R.C. DAY ADDITION
VOLUME 7, PAGE 447, M.R.D.C.T.
OUT OF
THE W.J. ELLIOT SURVEY, ABSTRACT NO. 448
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-001

SHEET 3 OF 3
SEPTEMBER 24, 2021

LIM JOB NO. 221104

S212-001

10(m)

City Plan Commission Date: 11/4/2021

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

FILE NUMBER: S212-002 **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Packard Street, south of Morrell Avenue

DATE FILED: October 6, 2021 **ZONING:** TH-3(A)

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 0.875-acre **MAPSCO:** 55H

OWNER: City of Dallas

REQUEST: An application to replat a 0.875-acre tract of land containing all of Lots 7, 8, 9, 10, and 11 in City Block 13/6641 to create one lot on property located on Packard Street, south of Morrell Avenue.

SUBDIVISION HISTORY:

1. S212-001 is a request southwest of the present request to replat a 24.011-acre tract of land containing all of lots within City Blocks 1/5888 ¼, 2/5888 ½, 3/5888 ¾, City Blocks 1/5906 through 4/5906, City Block 1/6641, and City Block 14/6641; part of abandoned Cadillac Drive, Roberta Street, Mildred Street, Chrysler Drive, Spivey Street, and a 15-foot alley to create one lot on property bounded by Kiest Boulevard, Cedar Crest Boulevard, Morrell Avenue, and Packard Street, northwest of McGowan Street. The request is scheduled for November 4, 2021 City Plan Commission hearing.

2. S201-580 was a request northwest of the present request to replat a 1.1709-acre tract of land containing all of Lots K through S in City Block 1/5907 to create one lot on property located on Cedar Crest Boulevard, north of Morrell Avenue. The request was approved on March 4, 2021 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On October 20, 2021, 9 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 one 0.875-acre lot and the proposed land use is City Park. It is a policy of the city that any institutional uses or recreational uses generally require greater land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of the TH-3(A) Townhomes 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, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 a 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/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.*51A- 8.102 (c); 8.601(b)(4),(5), (6),(7),(8),(9*
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff.*51A 8.611(c)*
14. Place a note on the final plat stating "Lot-to-lot drainage will not be allowed without proper City of Dallas Engineering Division approval." Section 51A-8.611(e).

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Morrell Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Packard Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(e).

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Morrell Avenue and Packard Street. Section 51A 8.602(d)(1).

18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Morrell Avenue & the alley. Section 51A-8.602(e)

19. On the final plat, show how all adjoining right-of-way was created.

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

21. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.

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

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

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

25. 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.

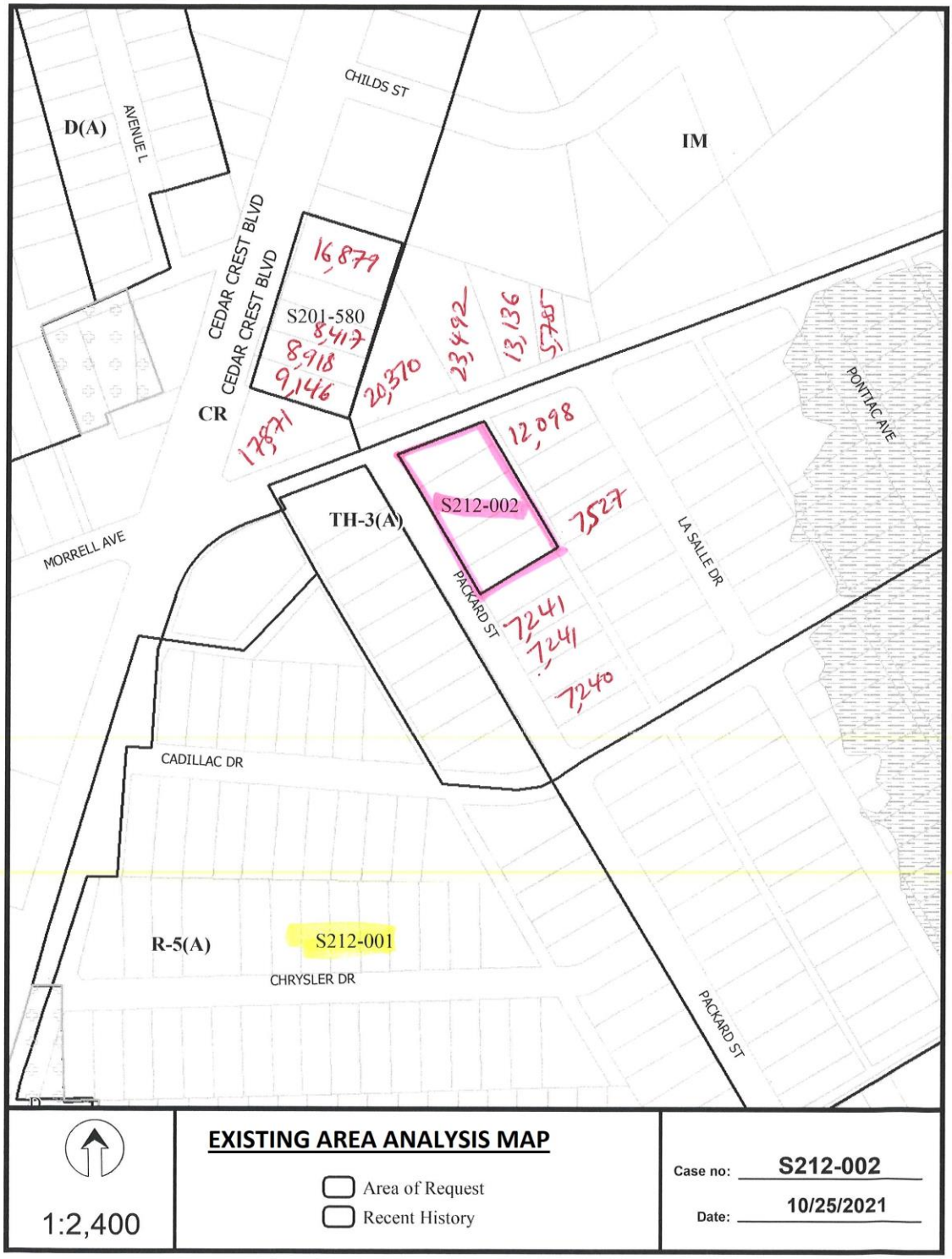
26. On the final plat, change “Packard Street” to “Packard Street (A.K.A. Packard Avenue)”. Section 51A-8.403 (a) (1) (A) (xii)

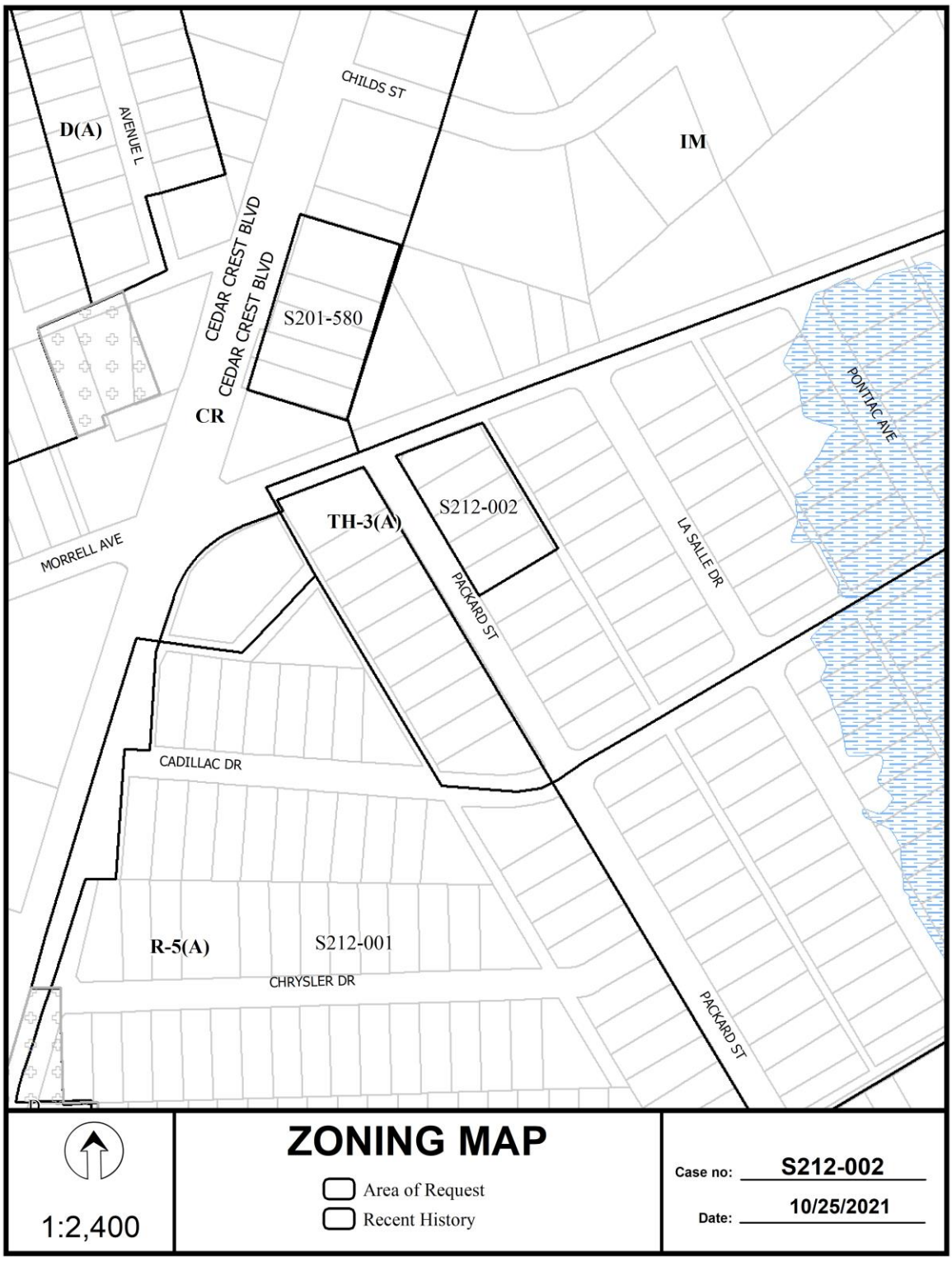
27. On the final plat, change “Lasalle Drive” to “Lasalle Drive (A.K.A. Lasalle Avenue)”. Section 51A-8.403 (a) (1) (A) (xii)

28. Prior to the final plat submittal, provide documentation of “Spivey Street”. Section 51A-8.403 (a) (1) (A) (xii)

29. On the final plat, identify the property as Lot 7A City Block 13/6641. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET




D(A)
AVENUE L
CHILDS ST
IM
CEDAR CREST BLVD
CEDAR CREST BLVD
S201-580
CR
PONTIAC AVE
S212-002
TH-3(A)
MORRELL AVE
PACKARD ST
LA SALLE DR
CADILLAC DR
R-5(A)
S212-001
CHRYSLER DR
PACKARD ST
ZONING MAP
Area of Request
Recent History
1:2,400
Case no: S212-002
Date: 10/25/2021

1:2,400

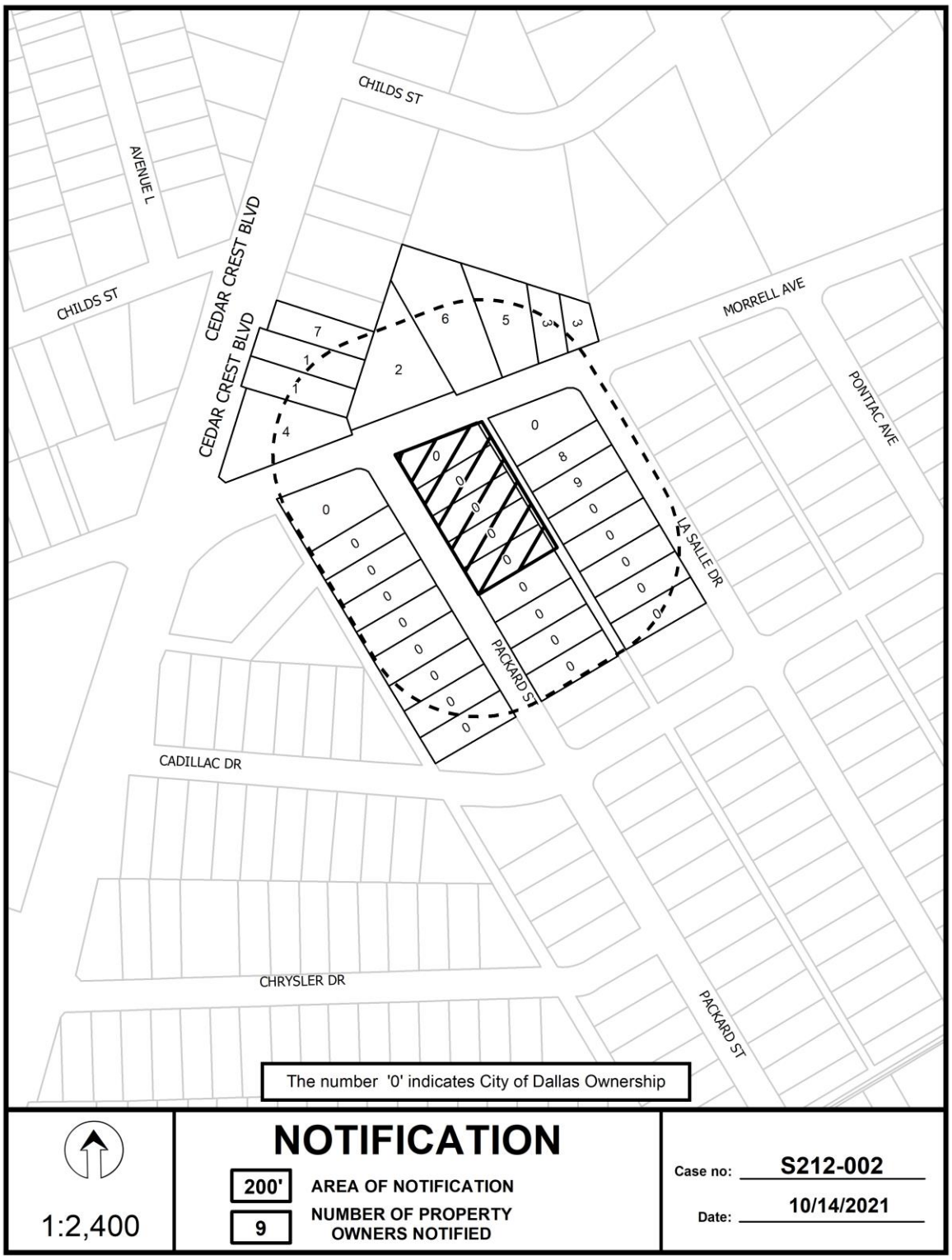
AERIAL MAP

Area of Request

Recent History

Case no: S212-002

Date: 10/14/2021


CHILDS ST
AVENUE L
CHILDS ST
CEDAR CREST BLVD
CEDAR CREST BLVD
MORRELL AVE
PONTIAC AVE
LA SALLE DR
PACKARD ST
CADILLAC DR
CHRYSLER DR
PACKARD ST
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
9
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: S212-002
Date: 10/14/2021

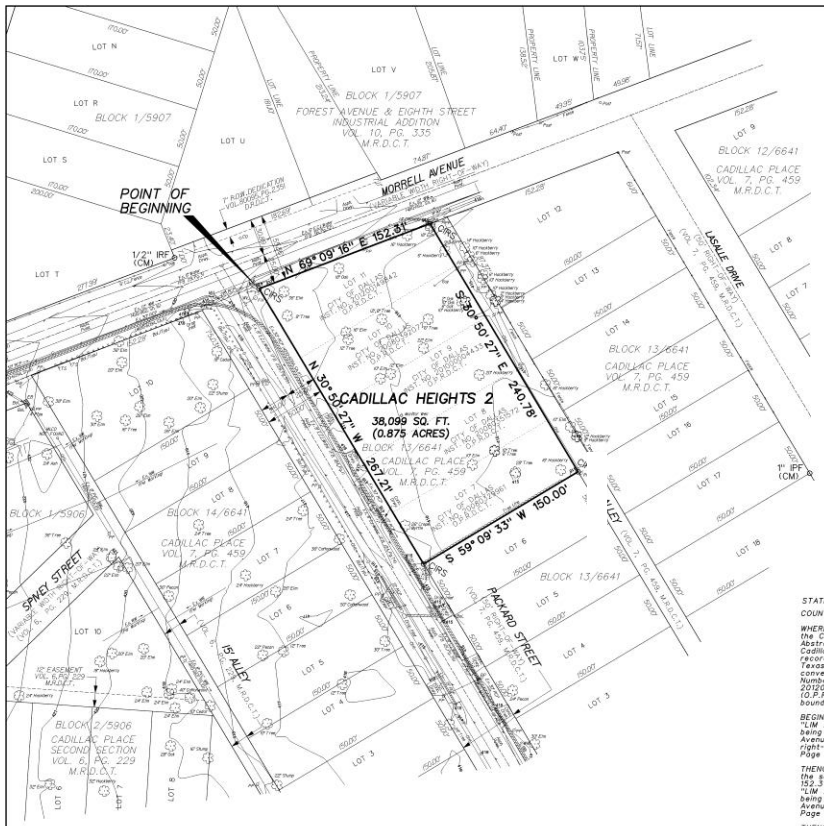
10/13/2021

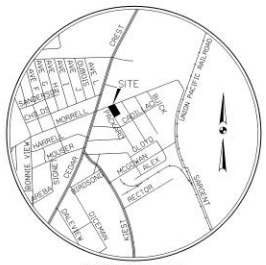
Notification List of Property Owners

S212-002

9 Property Owners Notified

Label #	*Address*		*Owner*
1	3030	CEDAR CREST BLVD	SMITH AARON
2	2629	MORRELL AVE	CHAPEL CREST BAPTIST
3	2721	MORRELL AVE	CHAMBERS JERRY B
4	3024	CEDAR CREST BLVD	GNG PROPERTIES INC
5	2717	MORRELL AVE	CASSEL VANESSA D
6	2715	MORRELL AVE	CASSEL VANESSA D &
7	3044	CEDAR CREST BLVD	SMITH AARON JR
8	705	LASALLE DR	DELEON MARGIE
9	709	LASALLE DR	PAYLESS 4 MORE LLC





VICINITY MAP
(DALLAS MAPSCO 55-H)
NOT TO SCALE

GENERAL NOTES:

1. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO CREATE A 0.875 ACRE PARK OUT OF FIVE LOTS.
3. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. NO STRUCTURES ON SITE.

LEGEND:

R.O.W.	RIGHT-OF-WAY
C.I.R.S.	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
C.M.	CONTROLLING MONUMENT

OWNER'S CERTIFICATE

STATE OF TEXAS I
COUNTY OF DALLAS I

WHEREAS the CITY OF DALLAS is the Owner of the property situated in the City of Dallas, Dallas County, Texas, out of the W. J Elliott Survey, Abstract No. 448, and being all of Lots 7,8,9,10 and 11, Block 13/6641; Cadillac Place, an addition to the City of Dallas, Dallas County, Texas as recorded by plat in Volume 7, Page 459, Map Records, Dallas County, Texas (M.R.D.C.T.), said property also being those tracts of land conveyed to the City of Dallas by deeds recorded in Instrument Numbers 20080329961, 20080315172, 20080392072, 201000004433, and 201200149842, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the northwesterly corner of said Lot 11, said point also being the intersection of the southerly right-of-way line of Morrell Avenue (a variable width right-of-way) and the northeasterly right-of-way line of Packard Street (a 50-foot right-of-way) (Volume 7, Page 459, M.R.D.C.T.);

THENCE North 69° 09'16" East, along the northerly line of said Lot 11 and the southerly right-of-way line of said Morrell Avenue, a distance of 152.31 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the northeasterly corner of said Lot 11, said point also being the intersection of the southerly right-of-way line of said Morrell Avenue and the southwesterly line of a 15-foot wide alley (Volume 7, Page 459, M.R.D.C.T.);

THENCE South 30° 50'27" East, departing the southerly right-of-way line of said Morrell Avenue, along the southwesterly line of said 15-foot alley and the northeasterly line of said Lots 11, 10, 9, 8 and 7, a distance of 240.78 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southeasterly corner of said Lot 7, said point also being the northeasterly corner of Lot 6 of said block 13/6641;

THENCE South 59°09'33" West, departing the southwesterly line of said 15-foot alley, along the common line of said Lots 6 and 7, a distance of 150.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the southwesterly corner of said Lot 7, said point also being the northeasterly corner of said Lot 6, and said point also being in the northeasterly right-of-way of said Packard Street;

THENCE North 30°50'27" West, along the northeasterly right-of-way line of said Packard Street and the southwesterly line of said Lots 7, 8, 9, 10 and 11, a distance of 267.21 feet to the POINT OF BEGINNING and containing 38,099 square feet or 0.875 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the City of Dallas, acting through its duly authorized agent, _____ does hereby adopt this plat, designating the herein above described property as "CADILLAC HEIGHTS 2" _____ an addition to the City of Dallas, Dallas County, Texas, and does hereby reserve, to the public use forever any streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anymore. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

By: _____
Name: _____
Title: _____

STATE OF TEXAS I
COUNTY OF DALLAS I

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

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

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2021.

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.

_____
Daniel S. LIM
Texas Registered Professional Land Surveyor No. 5322

STATE OF TEXAS I
COUNTY OF DALLAS I

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

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

OWNER:
CITY OF DALLAS
1500 MARILLA STREET
DALLAS, TEXAS 75201-6318
ATTN: STEFAN W. KESLER, RA
TEL: 214-670-4109
E-MAIL: Stefan.Kesler@dallascityhall.com

SURVEYOR:
LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPELS Engineering Firm F-3232
TBPELS Surveying Firm 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-9881
Email: LimAssoc@aol.com

PRELIMINARY PLAT
CADILLAC HEIGHTS 2

BEING
A REPLAT OF
PART OF CADILLAC PLACE
VOLUME 7, PAGE 459, M.R.D.C.T.
OUT OF
THE W.J. ELLIOT SURVEY, ABSTRACT NO. 448
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-002

SHEET 1 OF 1
SEPTEMBER 24, 2021

LIM JOB NO. 221104

S212-002

11(i)

City Plan Commission Date: 11/4/2021

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Hannah Carrasco

FILE NUMBER: M201-034 **DATE FILED:** May 21, 2021

LOCATION: Northwest corner of Bonnie View Road and East Wintergreen Road

COUNCIL DISTRICT: 8 **MAPSCO:** 76 Q

SIZE OF REQUEST: ± 301.96 acres **CENSUS TRACT:** 167.03

REPRESENTATIVE: Bill Dahlstrom/Jackson Walker LLP

OWNER/APPLICANT: Dallas Community College District

REQUEST: An application for a minor amendment to an existing SUP site plan for Specific Use Permit No. 666 on property zoned R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow minor modifications to the existing site plan primarily related to a building addition, driveway redesign, and parking. [Cedar Valley College Campus].

STAFF RECOMMENDATION: **Approval.**

BACKGROUND INFORMATION:

On January 6, 1982, the Dallas City Council established Specific Use Permit No. 666 by Ordinance No. 17252 for a college use.

REQUEST DETAILS:

The site is currently developed with 12 buildings and 1,254 parking spaces.

The applicant is requesting to amend the existing SUP site plan to account for a new building that will serve as an Early College Center. The area for the proposed building is currently undeveloped and in the middle of the campus. The proposed new building will encompass 50,670 square feet of the remaining allowable 109,432 square feet for future expansion.

Accompanying this proposed new building will be a re-designed driveway adjacent to the building and a reduction of 17 parking spaces, however, the number of provided parking on the proposed site plan table exceeds the minimum parking requirement. With the proposed building addition, the number of required parking is 1,202 spaces and the table on the site plan specifies 1,254 parking spaces to be provided.

Staff has determined that the proposed request meets the criteria for a SUP minor amendment and does not violate other applicable code requirements.

List of Officers

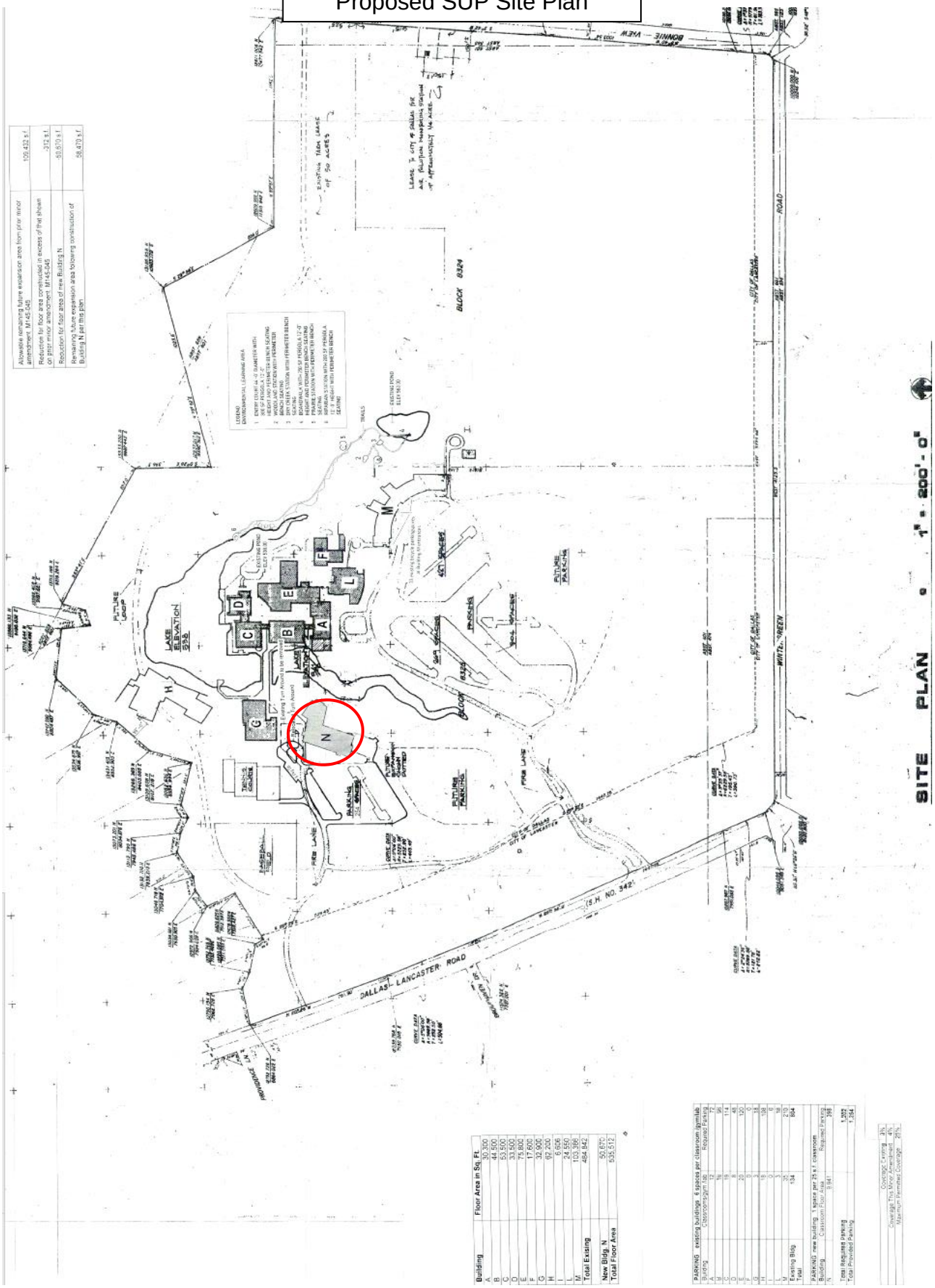
Board of Trustees

Monica Lira Bravo, Chair
Phillip J. Ritter, Vice Chair
JL Sonny Williams
Dorothy Zimmermann
Cliff Boyd
Diana Flores
Charletta Rogers Compton

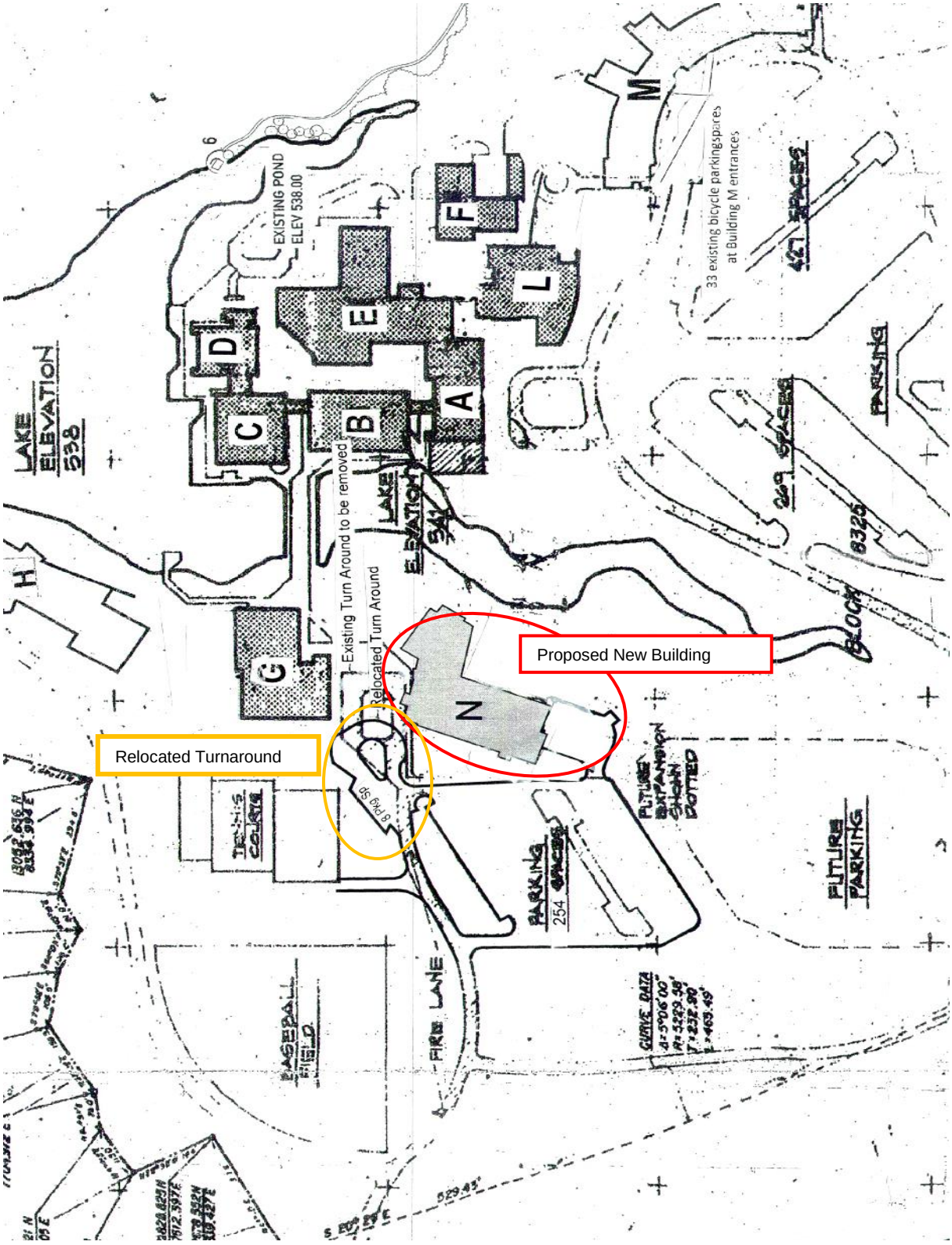
Officers

Dr. Joy May, Chancellor
Dr. Justin Lonnon, Executive Vice Chancellor of Operator
Dr. Shawnda Floyd, Provost
John Robertson, Chief Financial Officer
Robert Wendland, General Counsel
Dr. Joe Seabrooks, President Cedar Valley Campus

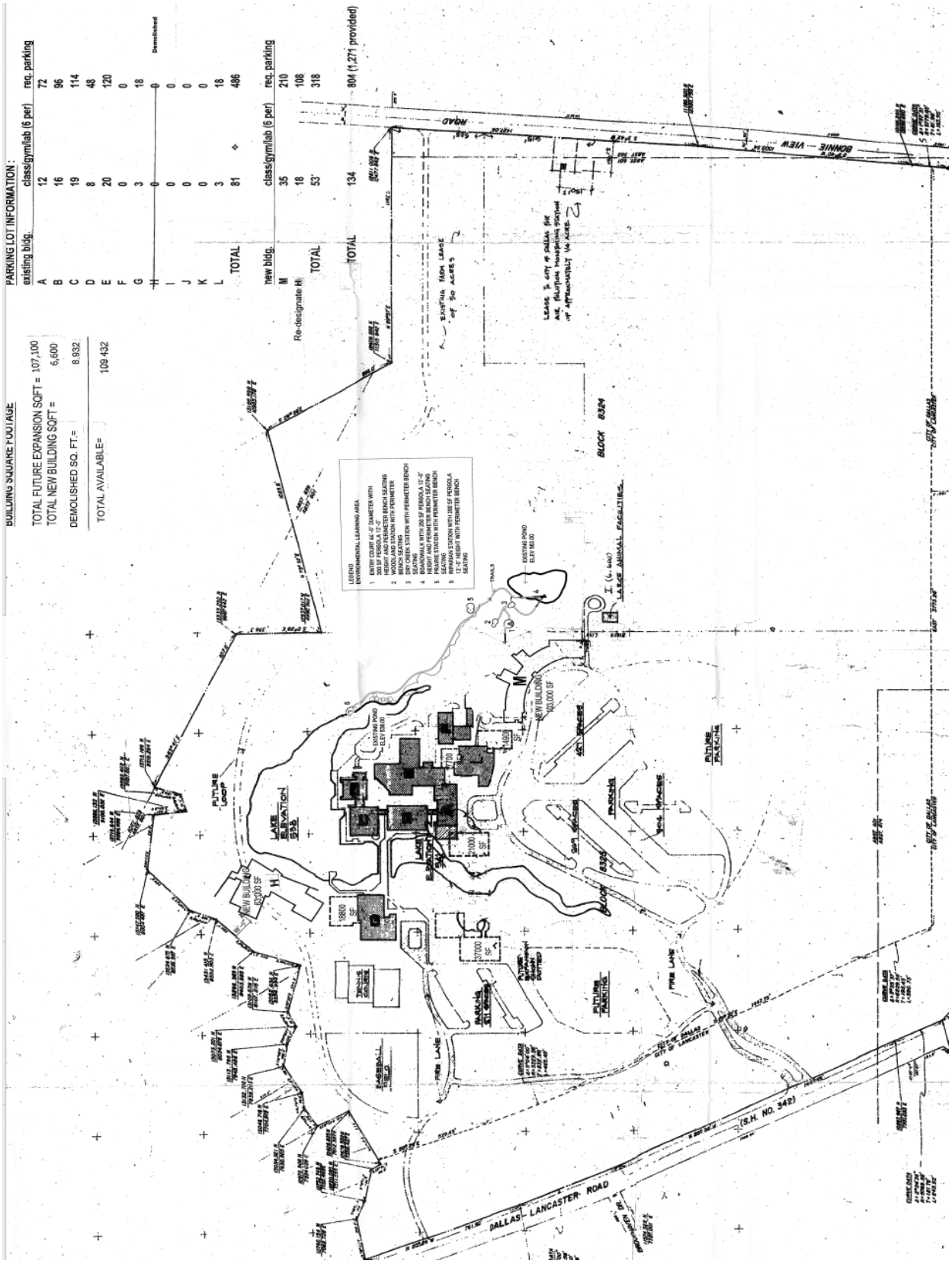
Proposed SUP Site Plan

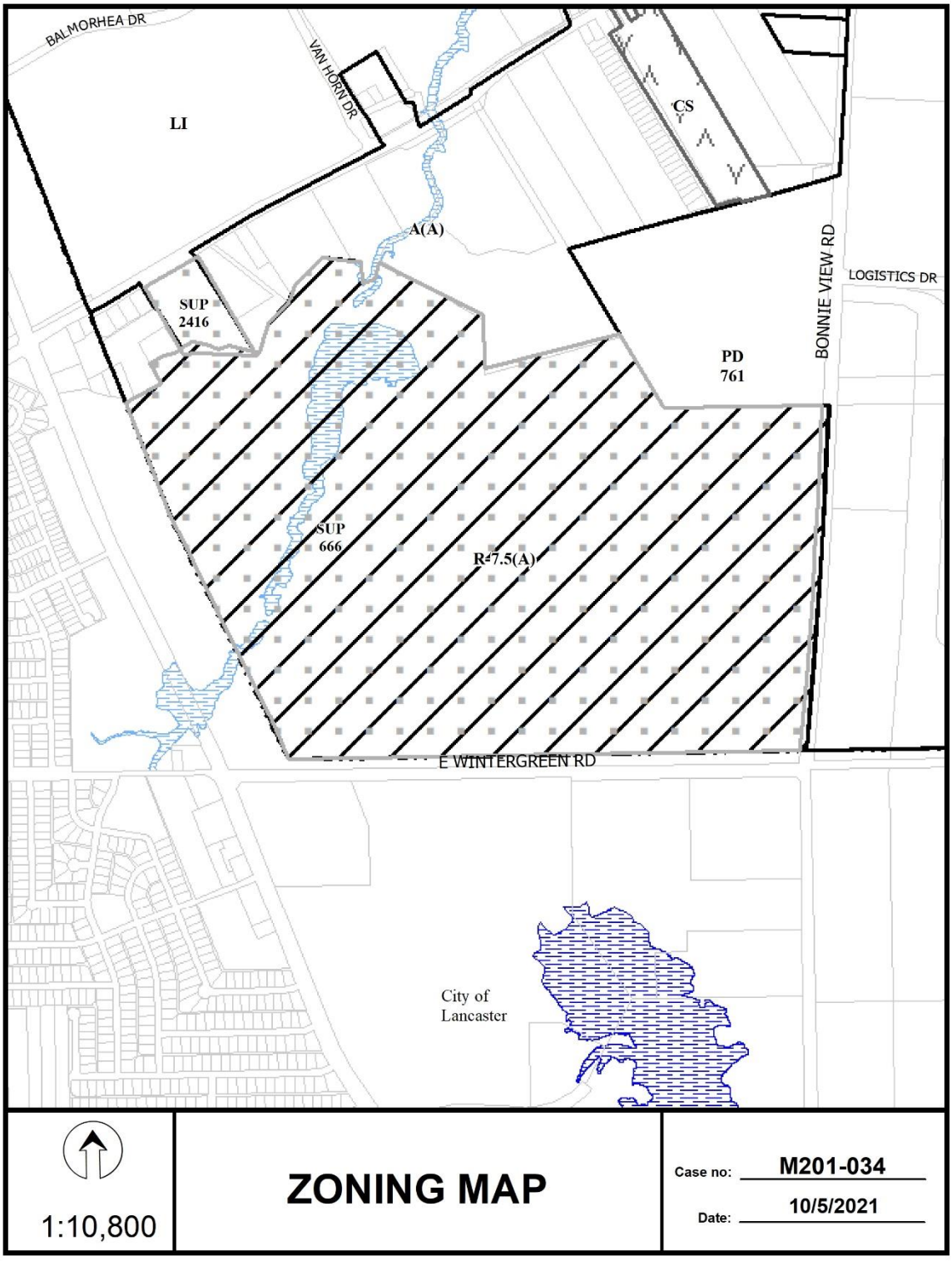


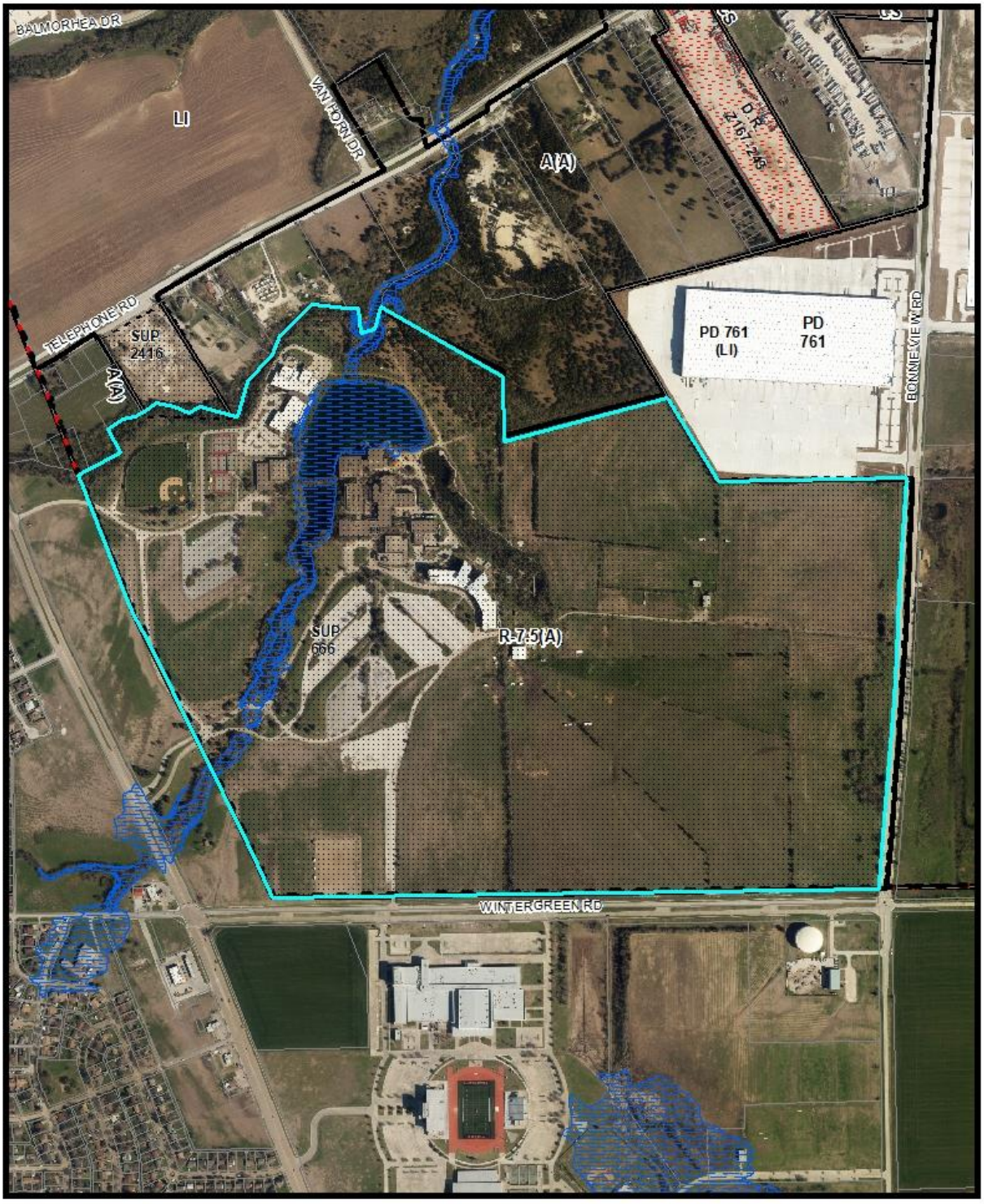
Proposed SUP Site Plan Enlarged



Existing SUP Site Plan



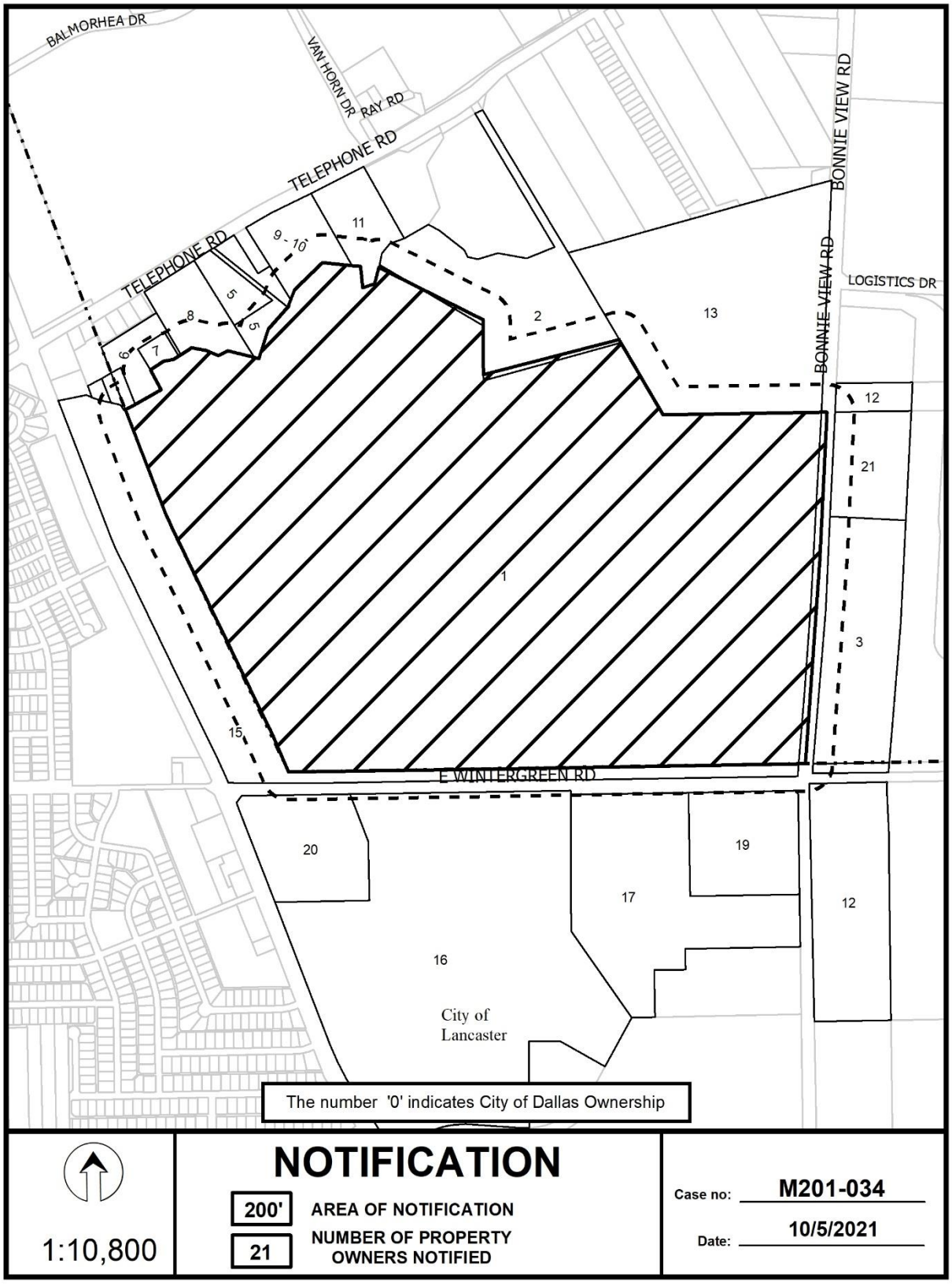

BALMORHEA DR
VAN HORN DR
LI
CS
A(A)
SUP 2416
BONNIE VIEW RD
LOGISTICS DR
PD 761
SUP 666
R-7.5(A)
E WINTERGREEN RD
City of Lancaster
1:10,800
ZONING MAP
Case no: M201-034
Date: 10/5/2021



1:8,900

Printed Date: 6/28/2021

Aerial Map


BALMORHEA DR
VAN HORN DR
RAY RD
TELEPHONE RD
TELEPHONE RD
BONNIE VIEW RD
BONNIE VIEW RD
LOGISTICS DR
E WINTERGREEN RD
City of Lancaster
The number '0' indicates City of Dallas Ownership
1:10,800
NOTIFICATION
200'
AREA OF NOTIFICATION
21
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: M201-034
Date: 10/5/2021

10/05/2021

Notification List of Property Owners

M201-034

21 Property Owners Notified

Label #	*Address*		*Owner*
1	10300	S LANCASTER RD	DALLAS COLLEGE
2	3510	TELEPHONE RD	ALLEN STEPHEN &
3	10301	BONNIE VIEW RD	I-20/I-45 DC LLC
4	3312	TELEPHONE RD	SNEED LORINE
5	3250	TELEPHONE RD	BLACKBURN DOBBIE
6	1001	RIDGEKAP DR	HORN MARGIE
7	1003	RIDGEKAP DR	HORN PETER
8	3360	TELEPHONE RD	HERNANDEZ ISAAC
9	3342	TELEPHONE RD	MAJORS JESSIE
10	3342	TELEPHONE RD	MAJORS JESSIE
11	3500	TELEPHONE RD	IMPERIAL INSTITUTE OF AMERICA THE
12	10250	BONNIE VIEW RD	DLH LOGISTICS LLC
13	10101	BONNIE VIEW RD	HALLE PROPERTIES LLC
14	341	TELEPHONE RD	HORN MARGIE R
15	3030	N DALLAS AVE	DALLAS COUNTY JUNIOR
16	200	E WINTERGREEN RD	LANCASTER I S D
17	1801	JEFFERSON ST	LANCASTER CITY OF
18	3100	N DALLAS AVE	MIDDLETON LETA MAE
19	1999	JEFFERSON ST	LANCASTER CITY OF
20	100	E WINTERGREEN RD	COFFMAN INVESTMENTS &
21	10500	BONNIE VIEW RD	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Hannah Carrasco

FILE NUMBER: M201-038 **DATE FILED:** June 14, 2021

LOCATION: Northeast and northwest corners of North Oak Cliff Boulevard and West Tenth Street

COUNCIL DISTRICT: 1 **MAPSCO:** 53 H

SIZE OF REQUEST: ± 0.414 acres **CENSUS TRACT:** 52.00

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

OWNER/APPLICANT: Dallas Independent School District

REQUEST: An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 409 with H/144 Sunset High School Historic Overlay

SUMMARY: The purpose of this request is to allow minor modifications to the existing development plan primarily related to a building addition, chiller equipment area redesign and portable buildings reconfiguration. [Sunset High School]

STAFF RECOMMENDATION: **Approval.**

PLANNED DEVELOPMENT DISTRICT No. 409
http://www.dallascityattorney.com/51P/Articles/PDF/Article%20409.pdf

PLANNED DEVELOPMENT DISTRICT No. 409 Exhibits:
http://www.dallascityattorney.com/51P/Exhibits/409A.pdf
http://www.dallascityattorney.com/51P/Exhibits/409B.pdf

BACKGROUND INFORMATION:

On January 25, 1995, the Dallas City Council established Planned Development District 409 for R-7.5(A) Single Family District uses and a public school use by Ordinance No. 22314.

SUMMARY:

The applicant is requesting to amend the existing development plan to account for a building addition that will contain a competition gym/storm shelter and fine arts classrooms. The subject property is zoned PD 409. In 2020, the PD was amended to include a building, portable classrooms, and 2,450-square-foot annex to the existing school on the Development Plan. Since the rezoning, the chiller equipment area for the school has been redesigned and has caused a shift in the configuration of the portable buildings near the baseball fields on the west side of the campus.

The athletic field was modified in the softball field orientation. The total building square footage remains the same.

Staff has determined that the proposed request meets the criteria for a development plan minor amendment and does not violate other applicable code requirements.

M201-038

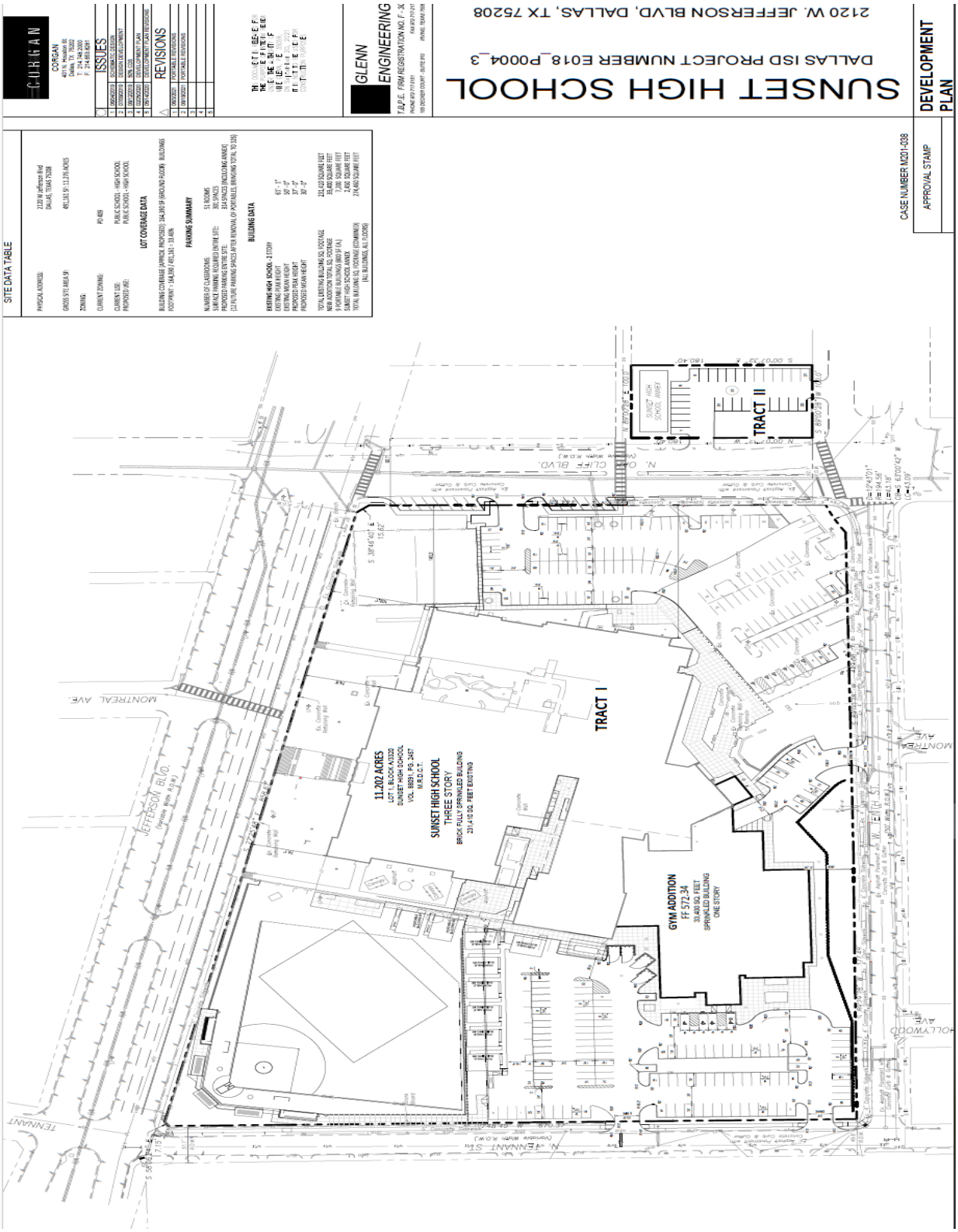
List of Officers

Dallas Independent School District

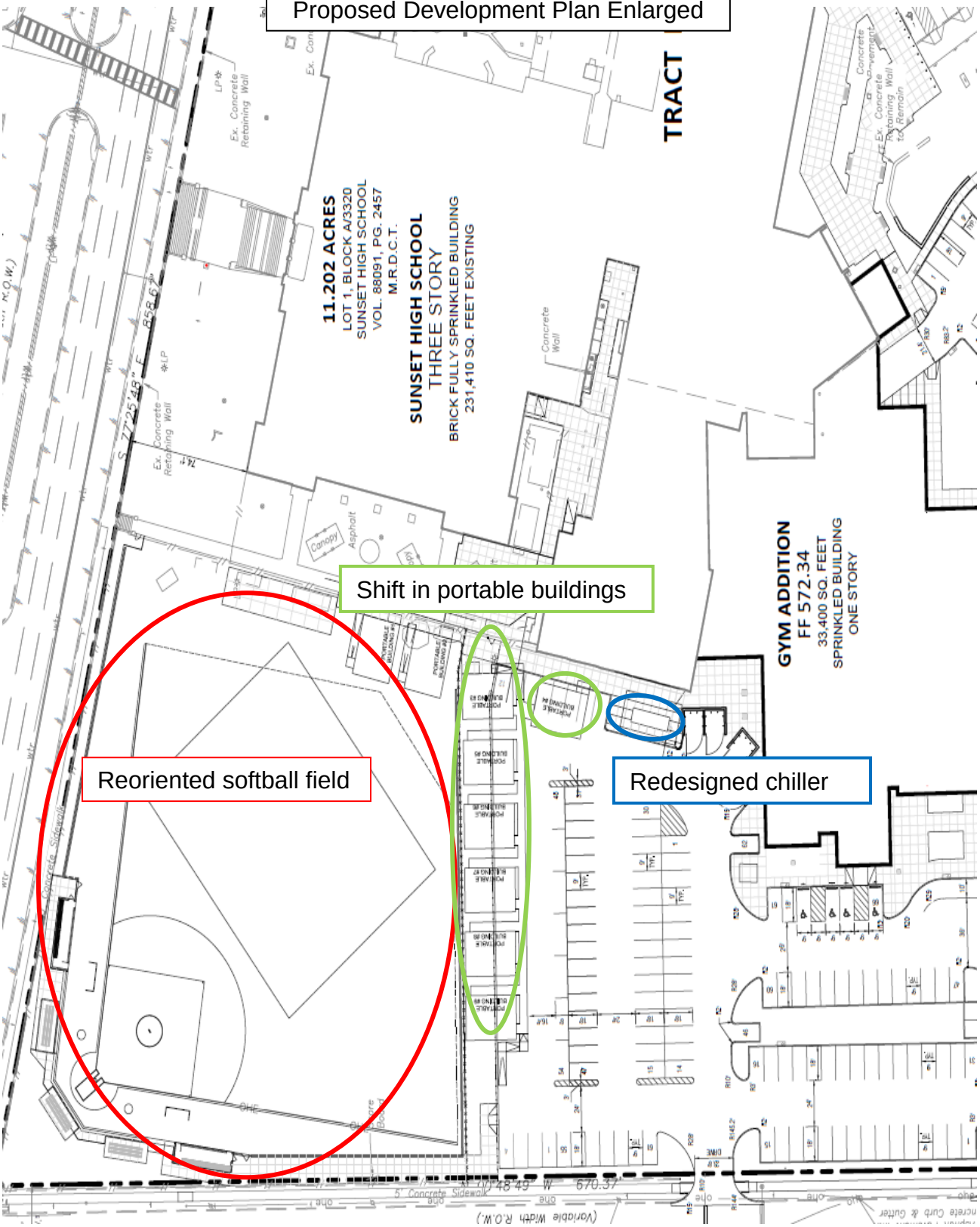
Board of Trustees

Edwin Flores
Dan Micciche
Joyce Foreman
Justin Henry
Dustin Marshall
Karla Garcia
Maxie Johnson
Ben Mackey
Joe Carreon

Proposed Development Plan

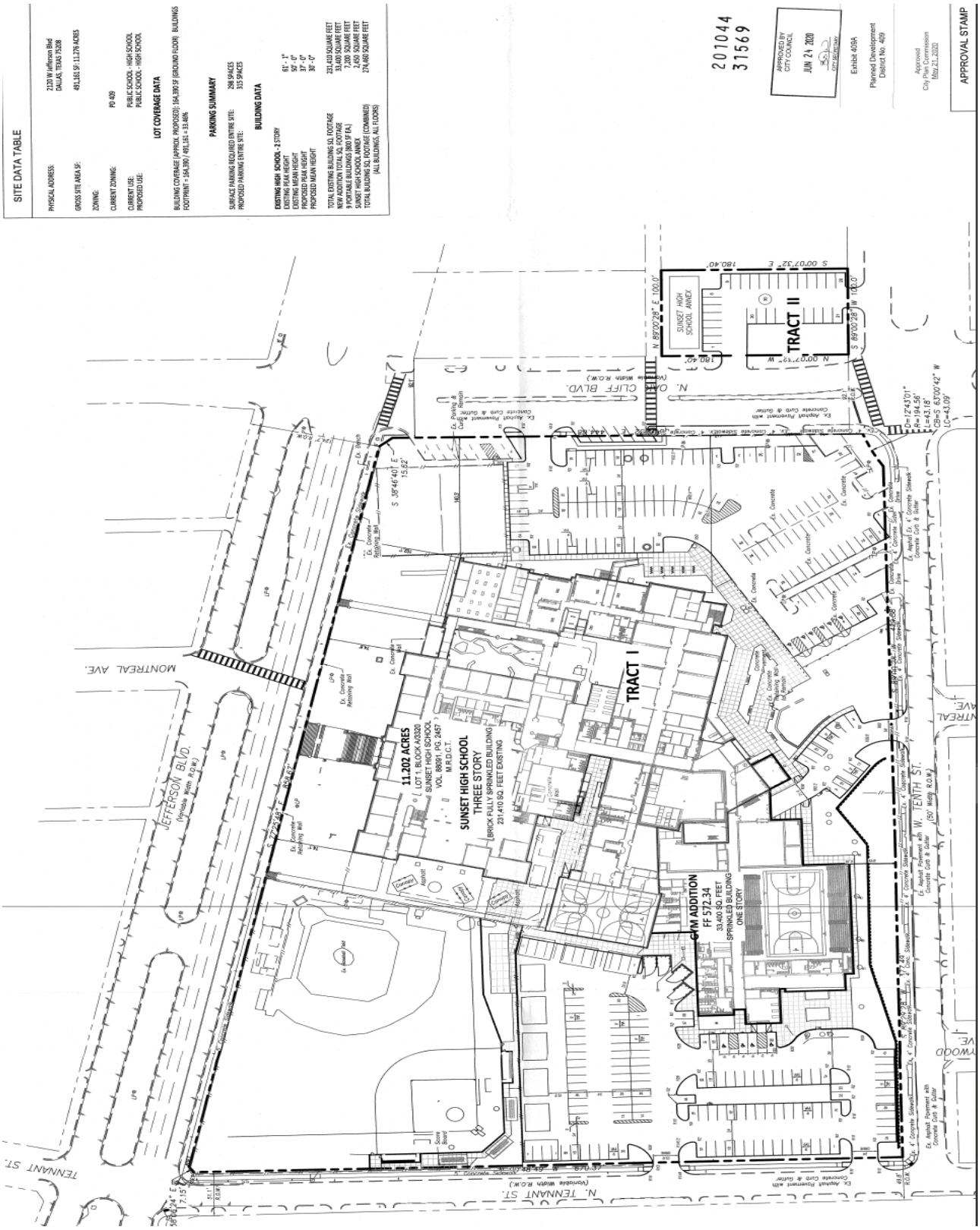


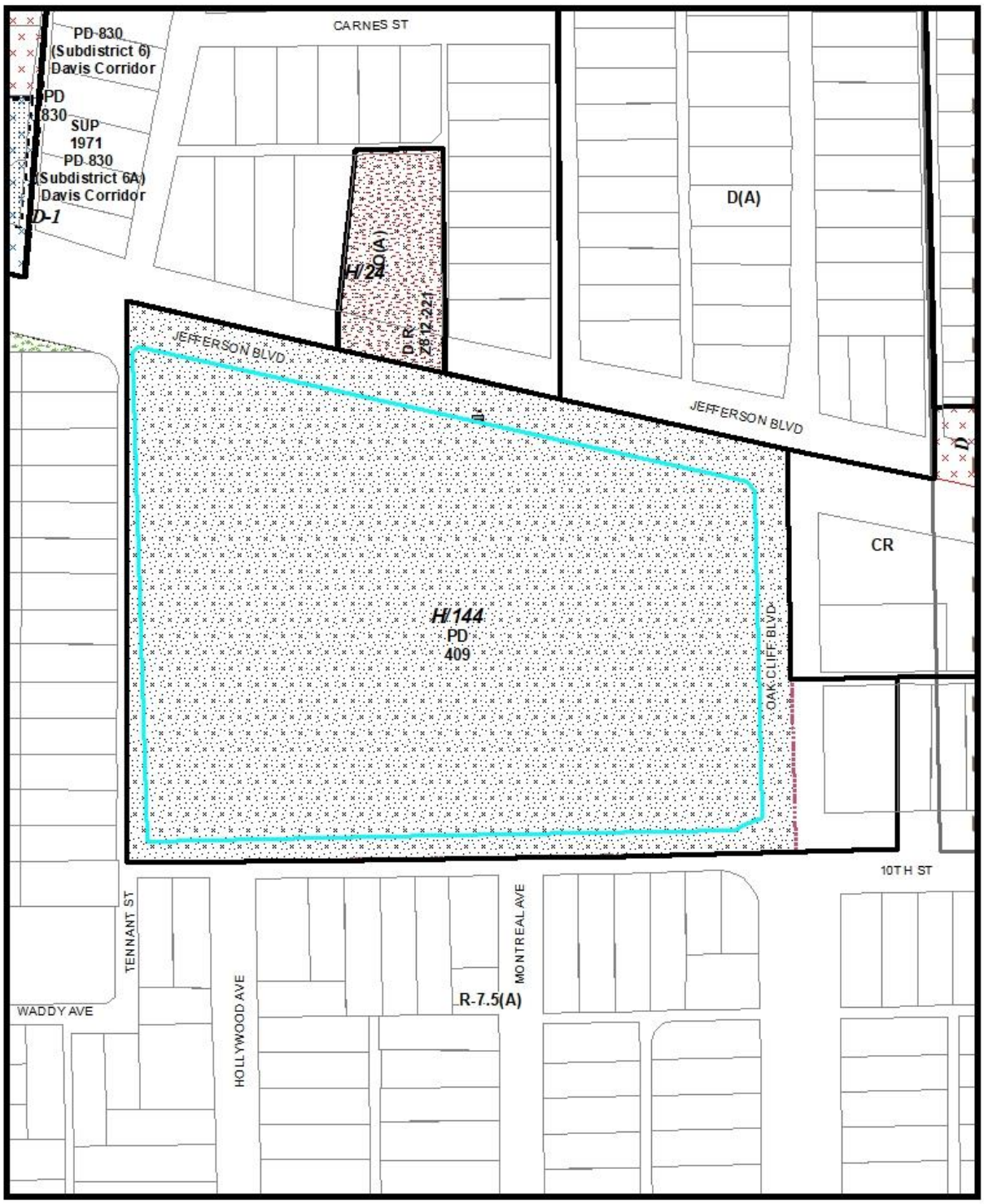
Proposed Development Plan Enlarged



M201-038

Existing Development Plan

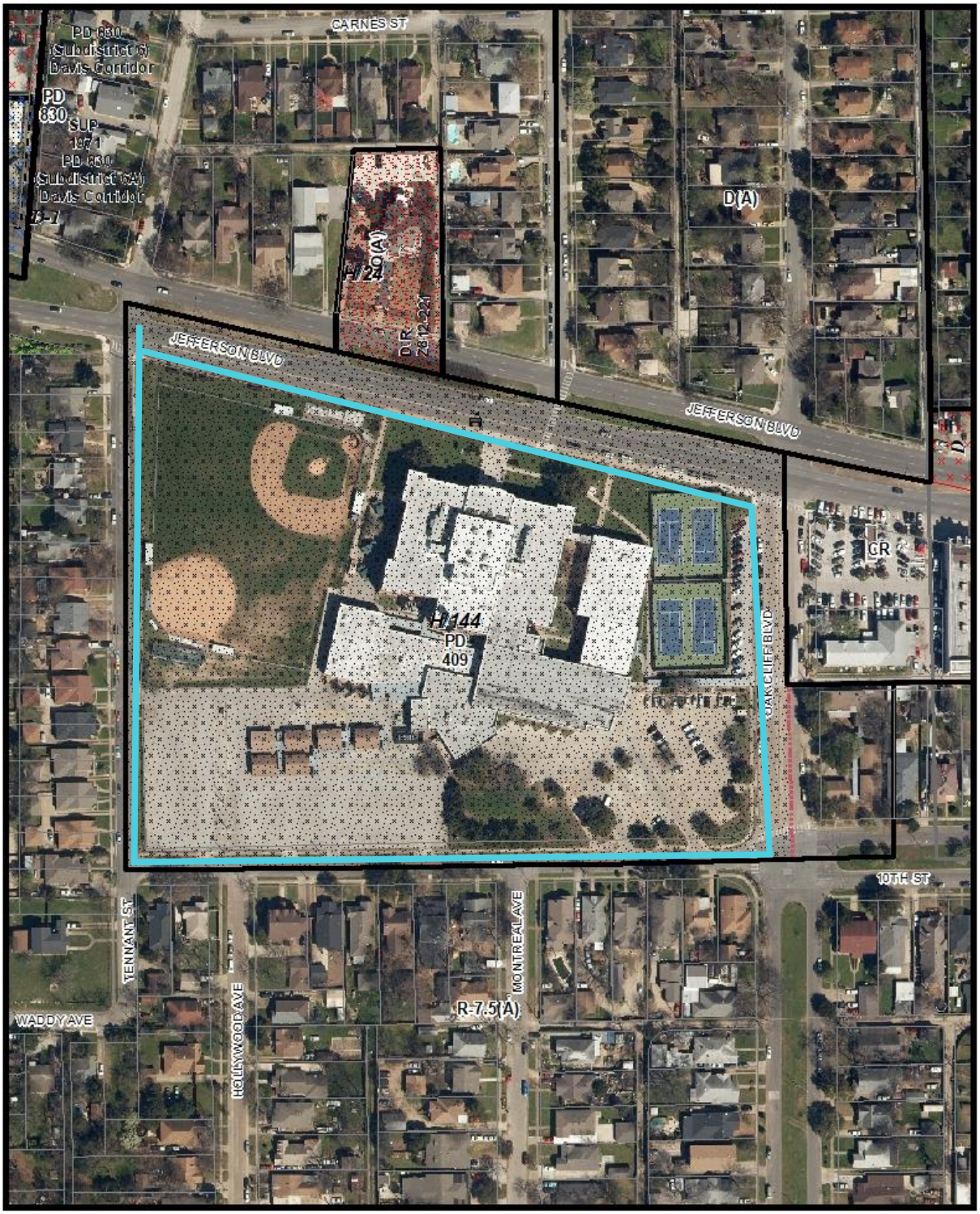




1:2,000

Zoning Map

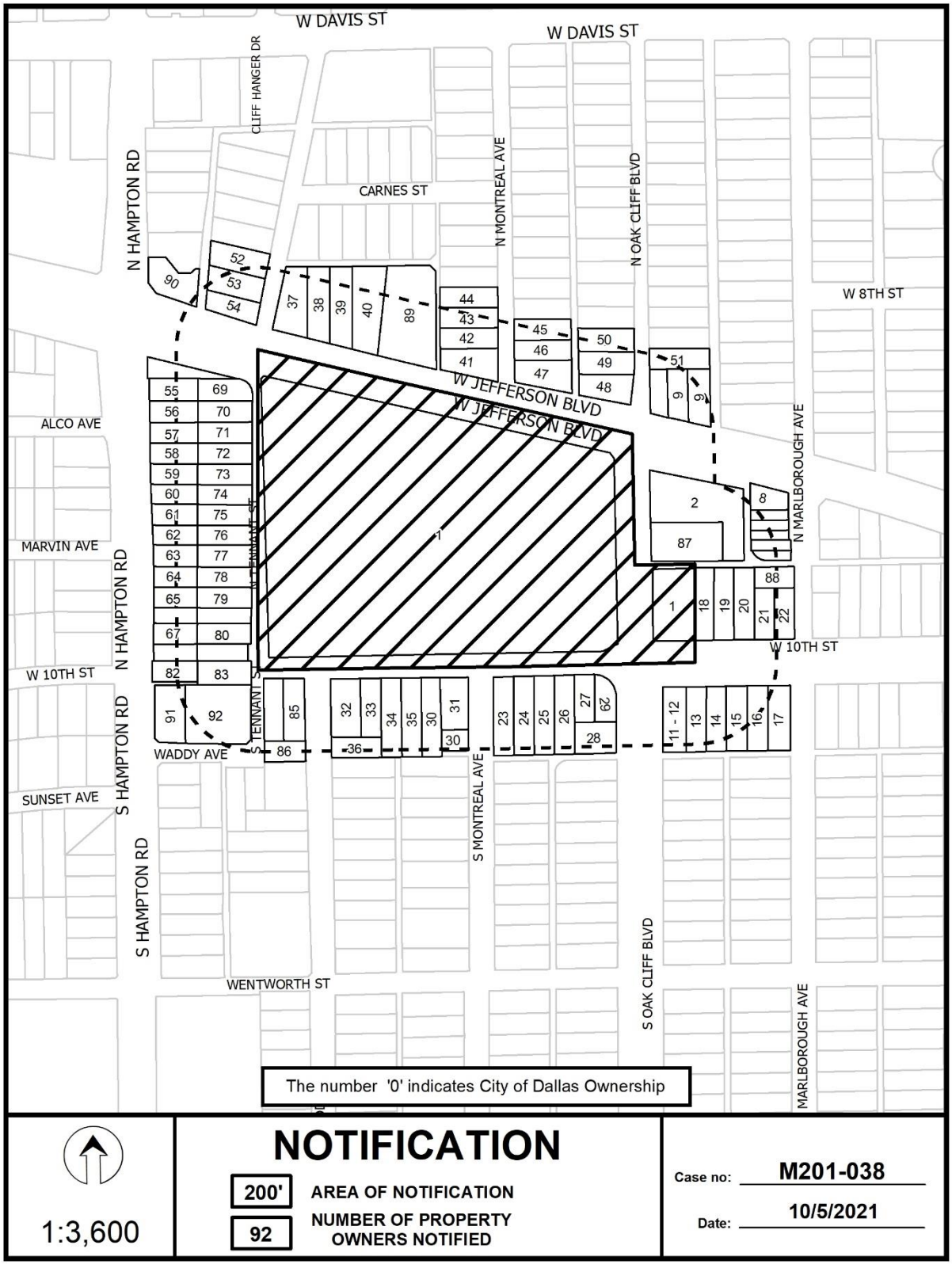
Printed Date: 7/27/2021



1:2,000

Printed Date: 7/27/2021

Aerial Map


W DAVIS ST
W DAVIS ST
CLIFF HANGER DR
N HAMPTON RD
CARNES ST
N MONTREAL AVE
N OAK CLIFF BLVD
W 8TH ST
W JEFFERSON BLVD
W JEFFERSON BLVD
ALCO AVE
MARVIN AVE
N HAMPTON RD
W TENNANT ST
N MARLBOROUGH AVE
W 10TH ST
W 10TH ST
S HAMPTON RD
S TENNANT
WADDY AVE
SUNSET AVE
S HAMPTON RD
S MONTREAL AVE
S OAK CLIFF BLVD
WENTWORTH ST
MARLBOROUGH AVE
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
92
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: M201-038
Date: 10/5/2021

10/05/2021

Notification List of Property Owners

M201-038

92 Property Owners Notified

Label #	*Address*		*Owner*
1	2120	W JEFFERSON BLVD	Dallas ISD
2	2010	W JEFFERSON BLVD	IGLESIA DEL DIOS VIVO
3	117	N MARLBOROUGH AVE	TENIENTE BRENDA
4	119	N MARLBOROUGH AVE	JC LEASING LLP
5	121	N MARLBOROUGH AVE	VLADIK ART
6	123	N MARLBOROUGH AVE	GUETA PPTIES LLC
7	125	N MARLBOROUGH AVE	GULF COAST BANK
8	127	N MARLBOROUGH AVE	HORRELLS CLEANERS LLC
9	2017	W JEFFERSON BLVD	NEW DIMENSION HOMES LLC
10	2031	W JEFFERSON BLVD	NEW DIMENSION HOMES LLC
11	2020	W 10TH ST	ESCOBAR JUAN P
12	2020	W 10TH ST	ESCOBAR JUAN P
13	2018	W 10TH ST	MARROQUIN JESUS S
14	2014	W 10TH ST	VARELAS DOMINGO & THERESA
15	2010	W 10TH ST	RUBIO PATRICIA & ANDREW
16	2006	W 10TH ST	SOSA JACOBA
17	2000	W 10TH ST	WILEY KELLY
18	2017	W 10TH ST	LINAREZ DANIEL & MARY L
19	2015	W 10TH ST	IGLESIA DD VIVO COLUMNA
20	2009	W 10TH ST	IGLESIA DEL DIOS VIVO
21	2007	W 10TH ST	GRIFFITH JACOB T &
22	2001	W 10TH ST	MUELLER ASHLEY
23	2120	W 10TH ST	SANCHEZ JULIUS O
24	2116	W 10TH ST	MARTINEZ MAUEL & MARIA S
25	2112	W 10TH ST	MARTINEZ MANUEL
26	2108	W 10TH ST	MARTINEZ MARIA

Label #	*Address*		*Owner*
27	2106	W 10TH ST	RAMIREZ MAGDALENO R &
28	111	S OAK CLIFF BLVD	MELVILLE RONNIE G
29	2100	W 10TH ST	BUTLER RAMONA
30	2204	W 10TH ST	THOMAS WAYNE E
31	2200	W 10TH ST	VANEGAS VILMA
32	2222	W 10TH ST	BABCOCK CHRISTOPHER &
33	2218	W 10TH ST	OKRZESIK ROBERT ALEX
34	2214	W 10TH ST	PATRICK MICHAEL WAYNE
35	2210	W 10TH ST	AMONETT MICHAEL
36	114	HOLLYWOOD AVE	ORTIZ MARIO REY &
37	2241	W JEFFERSON BLVD	LUGO DELIA M
38	2237	W JEFFERSON BLVD	CALMIA KATHY M & GARY H
39	2233	W JEFFERSON BLVD	COVARRUBIAS MARIA CARMEN
40	2227	W JEFFERSON BLVD	BISHOP MARY RHEA
41	305	N MONTREAL AVE	MORTENSEN VIBEKE MANTHEY
42	311	N MONTREAL AVE	REED JONATHAN ANDREW
43	315	N MONTREAL AVE	MILES JOHN P III &
44	401	N MONTREAL AVE	AMARO FRANCISCO SISUMBO &
45	310	N MONTREAL AVE	JENSEN ANNETTE L
46	304	N MONTREAL AVE	LOMAT INVESTMENTS INC
47	302	N MONTREAL AVE	TREVINO JUAN A
48	307	N OAK CLIFF BLVD	DAVIS RICHARD
49	311	N OAK CLIFF BLVD	BERRYMAN DAVID E &
50	315	N OAK CLIFF BLVD	THOMPSON JOYCE
51	308	N OAK CLIFF BLVD	GONZALEZ JORGE
52	411	N TENNANT ST	CHANDLER CATHY EST OF
53	407	N TENNANT ST	CASTILLO MARIA
54	403	N TENNANT ST	TIMMONS ERNEST LEE
55	302	N HAMPTON RD	CERVANTES RICHARD F
56	222	N HAMPTON RD	GREENFIELD VIRGINIA
57	218	N HAMPTON RD	FORTUNA EDMUNDO ANDRES II &

Label #	*Address*		*Owner*
58	214	N HAMPTON RD	SNELL NATHANIEL MURFREE &
59	210	N HAMPTON RD	210 N HAMPTON ROAD SERIES
60	206	N HAMPTON RD	RODRIQUEZ JOSE R
61	202	N HAMPTON RD	GONZALEZ JOSE M &
62	126	N HAMPTON RD	CARDENAS ABELARDO B
63	122	N HAMPTON RD	CANTRELL TIMOTHY
64	118	N HAMPTON RD	GILES BARRY
65	114	N HAMPTON RD	DELBOSQUE JUAN & MARIA
66	110	N HAMPTON RD	THOMAS JACK H
67	104	N HAMPTON RD	VARTENIAN ARAM & MEAGAN DYKES
68	102	N HAMPTON RD	RAMOS COURTNEY LIZETTE
69	331	N TENNANT ST	CERVANTES MARY F
70	327	N TENNANT ST	IBARRA KEZIA KEREN &
71	323	N TENNANT ST	HOLDER JESSE L
72	319	S TENNANT ST	CABAZOS AMELIA
73	315	N TENNANT ST	UGWU KENNETH
74	311	N TENNANT ST	ZEPPA AUBREY A &
75	305	N TENNANT ST	RAMLER ANDREW
76	303	S TENNANT ST	HALLUM GEORGE & MARIA D
77	223	S TENNANT ST	ROMERO CLAUDIA M
78	217	N TENNANT ST	RAMLER ANDREW
79	213	N TENNANT ST	HERRERA DAVID &
80	209	N TENNANT ST	RAMLER PAUL ARTHUR & JANET KAY
81	201	N TENNANT ST	RAMLER MICHAELLA
82	100	N HAMPTON RD	TREJO ELIZABETH &
83	101	S TENNANT ST	MARTINEZ ROLANDO &
84	2330	W 10TH ST	VASDEV AMAN
85	2302	W 10TH ST	ALONZO BRENDA
86	115	S HOLLYWOOD AVE	TOSTADO MARIA
87	120	N OAK CLIFF BLVD	IGLESIA DEL DIOS VIVO COLUMNA Y APOYO
88	111	N MARLBOROUGH AVE	BAHENA MANUELA M

10/05/2021

Label #	*Address*		*Owner*
89	2223	W JEFFERSON BLVD	CEDAR CREST LLC
90	408	N HAMPTON RD	LINE 5 HOLDINGS LP
91	2325	WADDY AVE	HAMM DONNA
92	105	S TENNANT ST	MASTERS AARON C & LEAH M

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Athena Seaton

FILE NUMBER: M201-046 **DATE FILED:** August 13, 2021

LOCATION: West line of Preston Road, south of Belt Line Road

COUNCIL DISTRICT: 11 **MAPSCO:** 15 B

SIZE OF REQUEST: 1.14 acres **CENSUS TRACT:** 136.22

APPLICANT/OWNER: Chick-fil-A Inc.

REPRESENTATIVE: Gabriela Mosquera, Interplan LLC.

REQUEST: An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 272.

SUMMARY: The purpose of this request is to allow for minor modifications to the existing development plan and landscape plan primarily related to the drive-thru lane, escape lane/bypass lane, menu board, and curbs. [Chick-fill-A]

STAFF RECOMMENDATION: **Approval.**

Planned Development District No. 272
http://www.dallascityattorney.com/51P/Articles/PDF/Article%20272.pdf

Planned Development District No. 272 Exhibits
http://www.dallascityattorney.com/51P/Exhibits/272A.pdf
http://www.dallascityattorney.com/51P/Exhibits/272B.pdf
http://www.dallascityattorney.com/51P/Exhibits/272C.pdf
http://www.dallascityattorney.com/51P/Exhibits/272D.pdf

BACKGROUND INFORMATION:

On February 10, 1993, the Dallas City Council established Planned Development district No. 272 by Ordinance No. 21560 for a development plan for each future phase on Tracts B, C, and D. A development plan governing the site were approved with the Planned Development District. Per the PD requirement, at the time of the submission of each development plan after July 29, 1987, a landscape plan for that portion of the Property must be submitted to the city plan commission for approval.

REQUEST DETAILS:

The applicant is requesting to amend the development plan with the following changes:

- Create a dual drive-thru modification for efficiency and match new business model,
- Modify parking layout
- Escape lane/bypass lane,
- Setup new menu board, and
- Remove curbs at the north side of the site.

The landscape plan also reflects these updates.

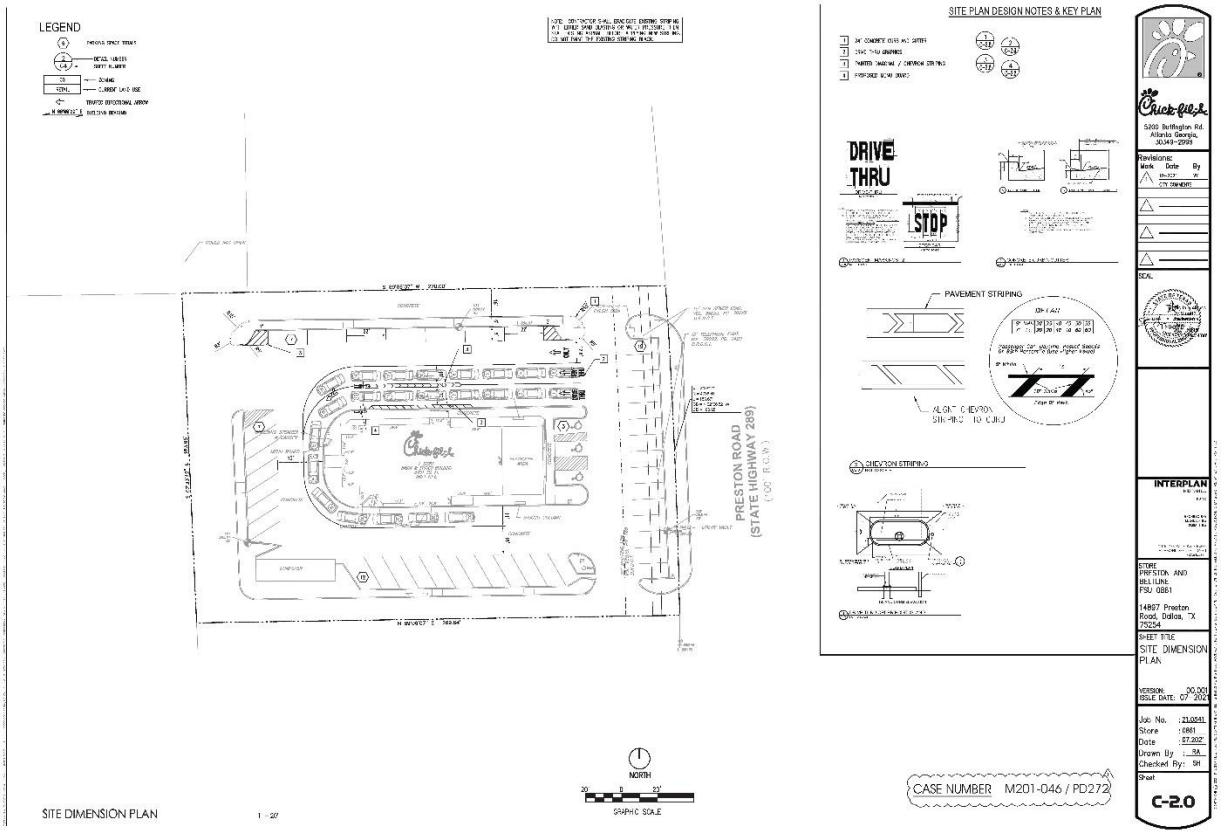
Staff has determined that the request meets the minor amendment criteria for a development plan and a landscape plan and does not violate other applicable code requirements.

List of Officers

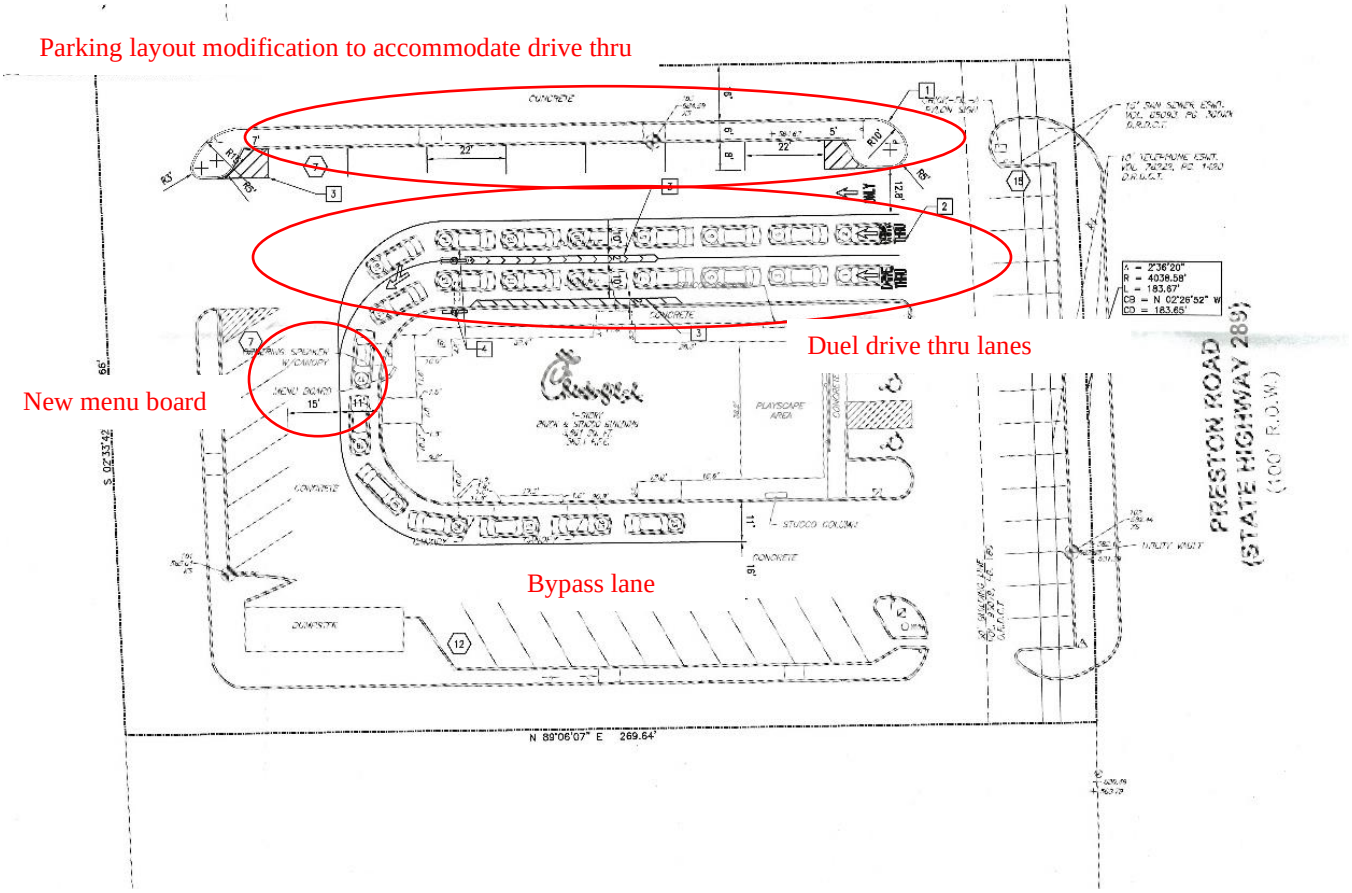
Applicant/Owner – Chick-fil-A, Inc.

Dan T. Cathy	Chairman, Chief Executive Officer, and Assistant Secretary
Timothy P. Tassopoulos	President, Chief Operating Officer
Donald M. Cathy	President, STC Brands
Trudy C. White	Vice President, Executive Office
Jonathan B. Bridges	Executive Vice President, Chief Marketing Officer
Andrew T. Cathy	Executive Vice President, Operations
Lynette E. Smith	Executive Vice President, Secretary, and General Counsel
Anita Costello	Executive Vice President, International
Susannah W. Frost	Executive Vice President, Restaurant Development
OnomeOkuma	Executive Vice President, Chief Digital Officer, Digital Transformation & Technology
D. Brent Ragsdale	Executive Vice President, Chief Financial Officer, Treasurer and Assistant Secretary
Clifford T. Robinson	Executive Vice President, Chief People Officer
Shane Benson	Senior Vice President, Field Operations – Regions
Robert P. Dugas	Senior Vice President, Supply Chain Procurement and CPO
William J. Dunphy, Jr.	Senior Vice President, Field Operations - Talent
Michael F. Erbrick	Senior Vice President, Customer Technology & Insights and CIO
David B. Farmer	Senior Vice President, Restaurant Experience
Michael A. Hazelton	Senior Vice President, Supply Chain Operations
Erwin C. Reid	Senior Vice President, International Restaurant Development
Joseph Saracino	Senior Vice President, Brand Strategy, Advertising & Media
Christopher Todd Sweatt	Senior Vice President, Field Operations & Services
Janet Bridges	Vice President, Treasury
Rodney Bullard	Vice President, Community Affairs
William F. Faulk	Vice President, Innovation & New Ventures
Wayne Hoover	Vice President, West Region
Kimberly Johnson	Vice President, Corporate Financial Services
Carrie Kurlander	Vice President, External Communications
Kelly D. Ludwick	Vice President, Labor & Employment and Litigation & Franchasing
Richard C. Matherne	Vice President, International
T. Mark Miller	Vice President, High Performance Leadership
Sandra T. Moody	Vice President, Enterprise Analytics & Risk Management
S. Tammy Pearson	Vice President & Assistant General Counsel
John Stephenson	Vice President, Strategic Partnerships & Special Projects
Elizabeth Wanamaker	Vice President, Talent Experience
Paul Wiley	Vice President, Restaurant Financial Services

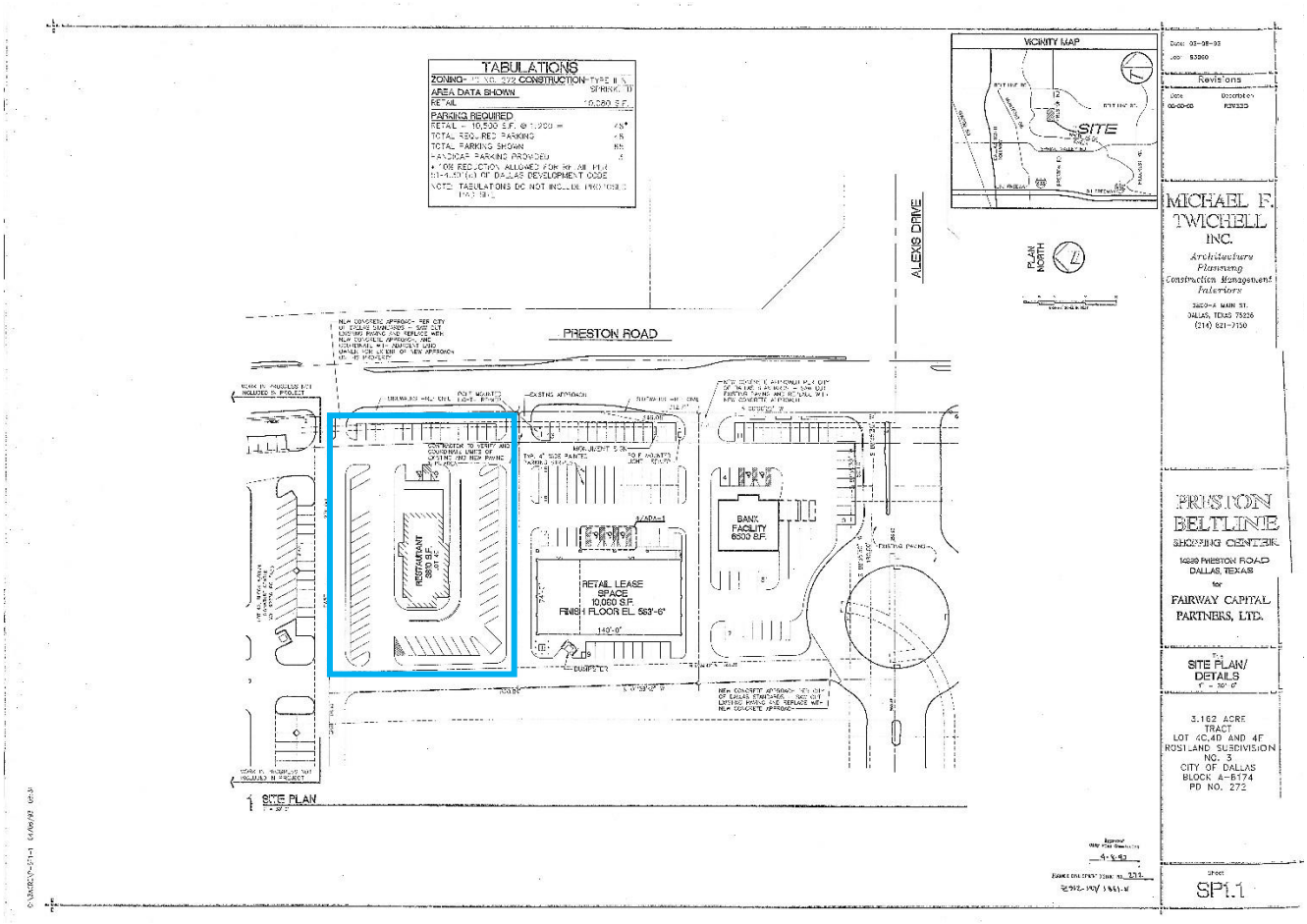
PROPOSED SITE PLAN



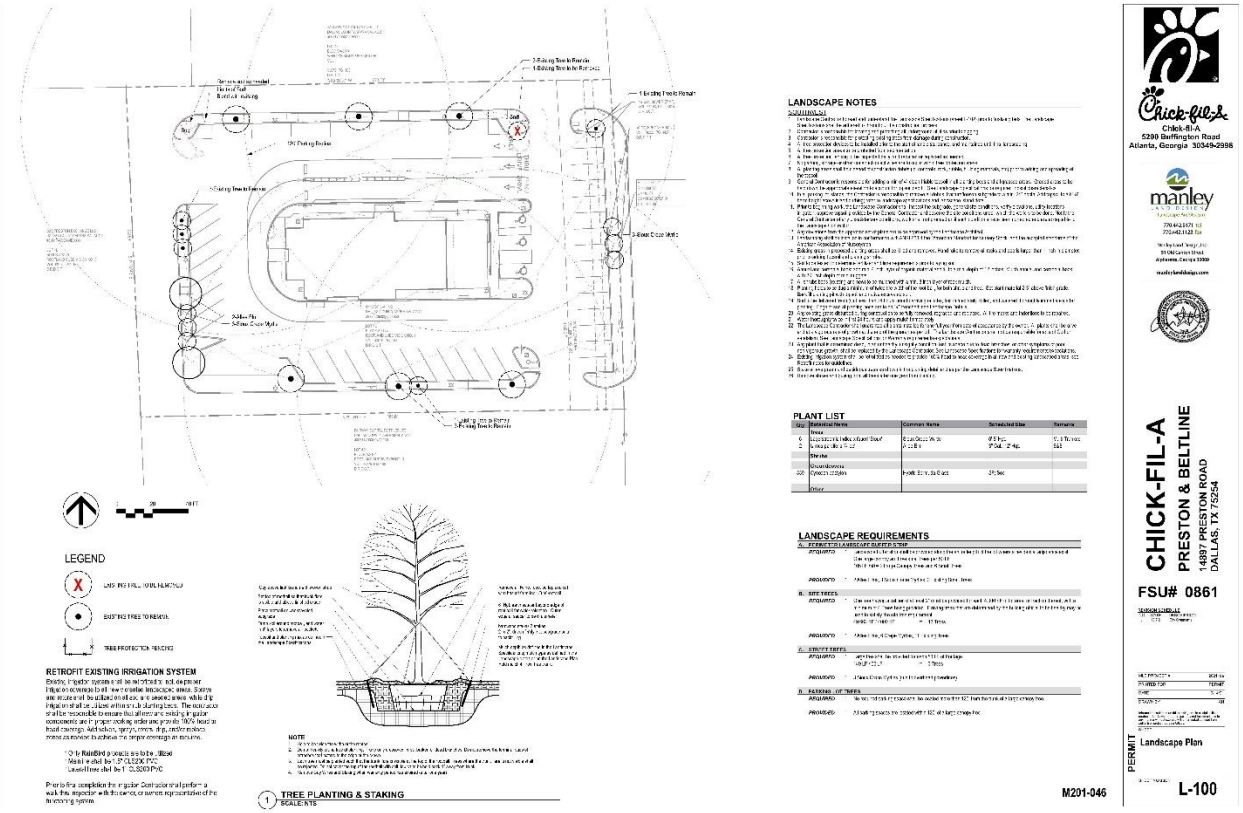
PROPOSED SITE PLAN (DETAILED)



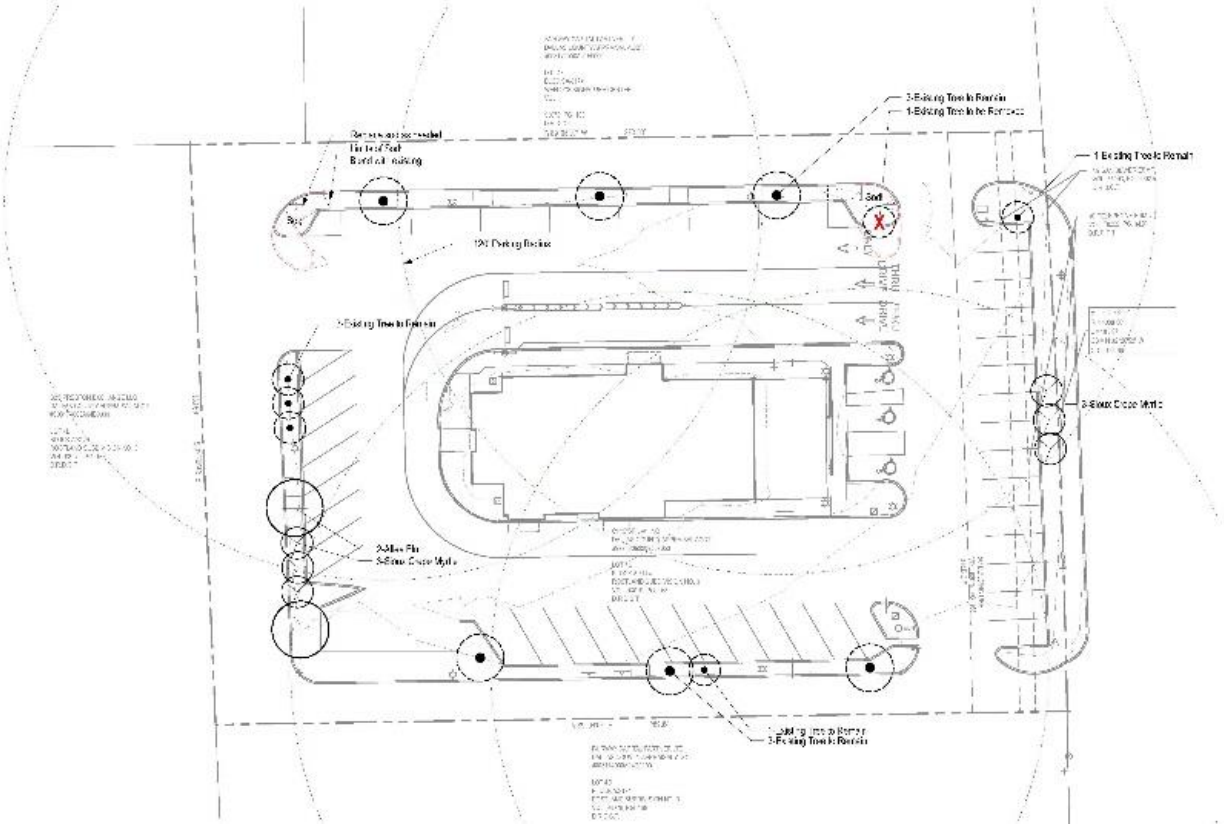
EXISTING SITE PLAN

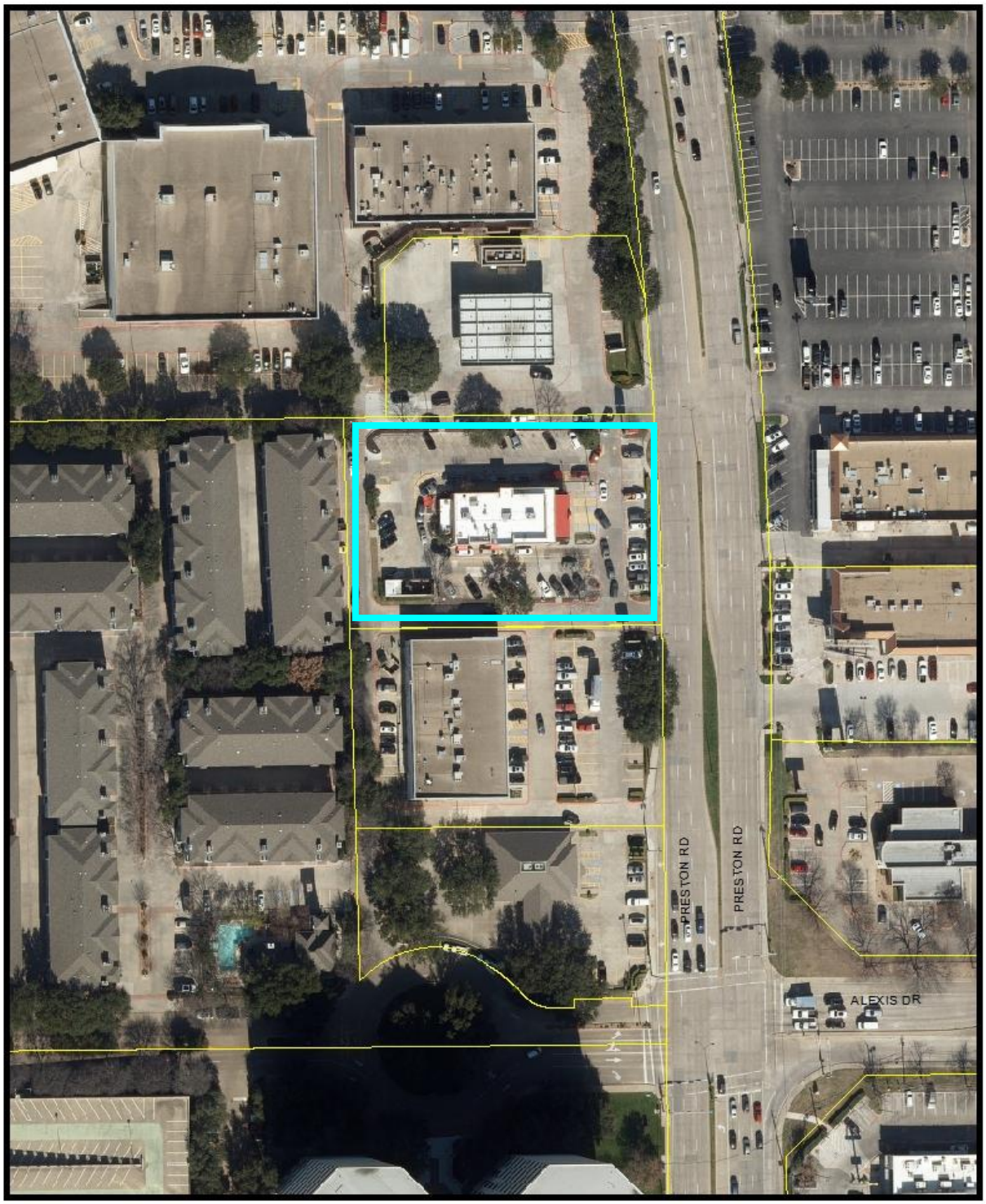


PROPOSED LANDSCAPE PLAN



PROPOSED LANDSCAPE PLAN (DETAILED)

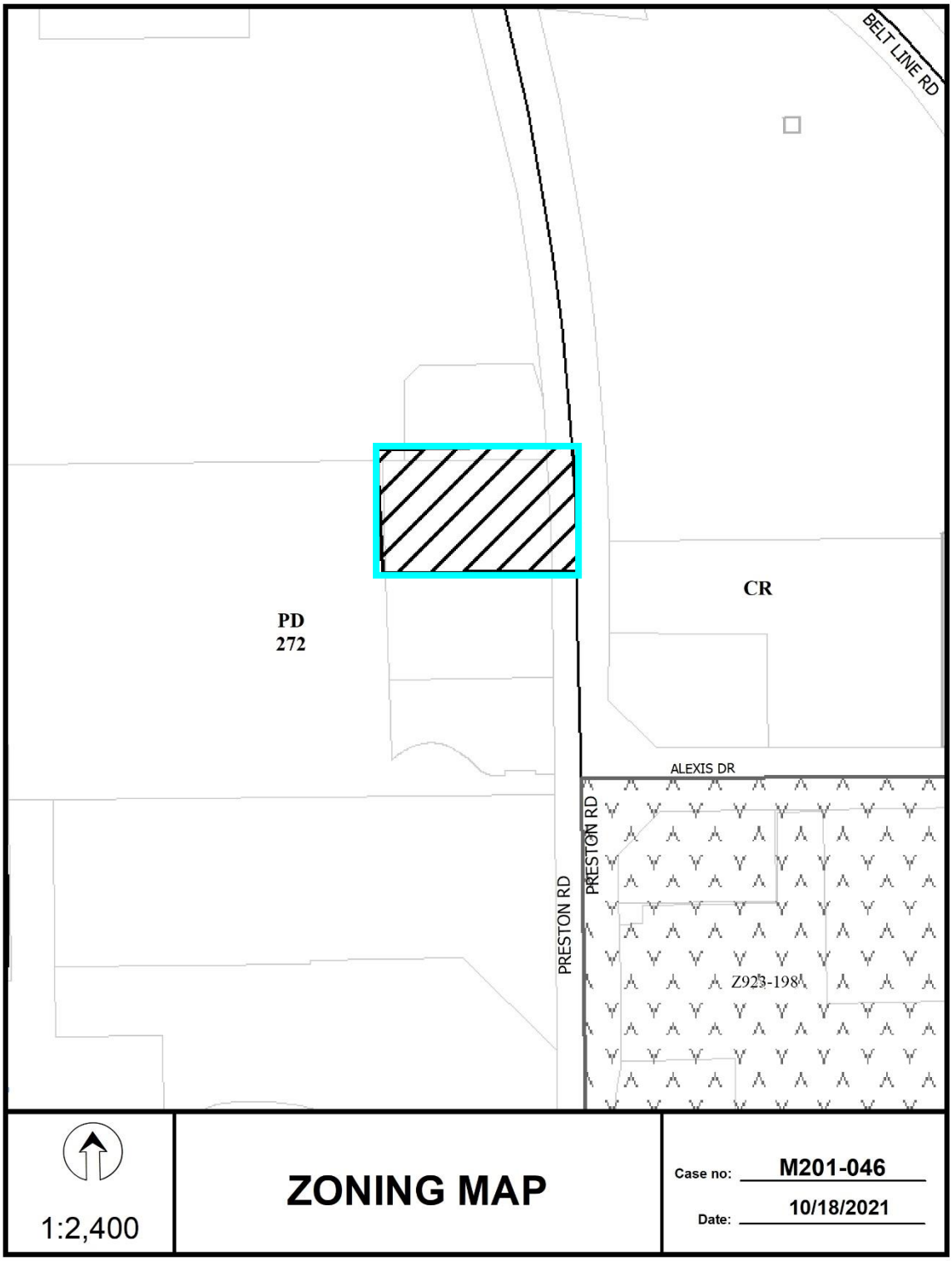


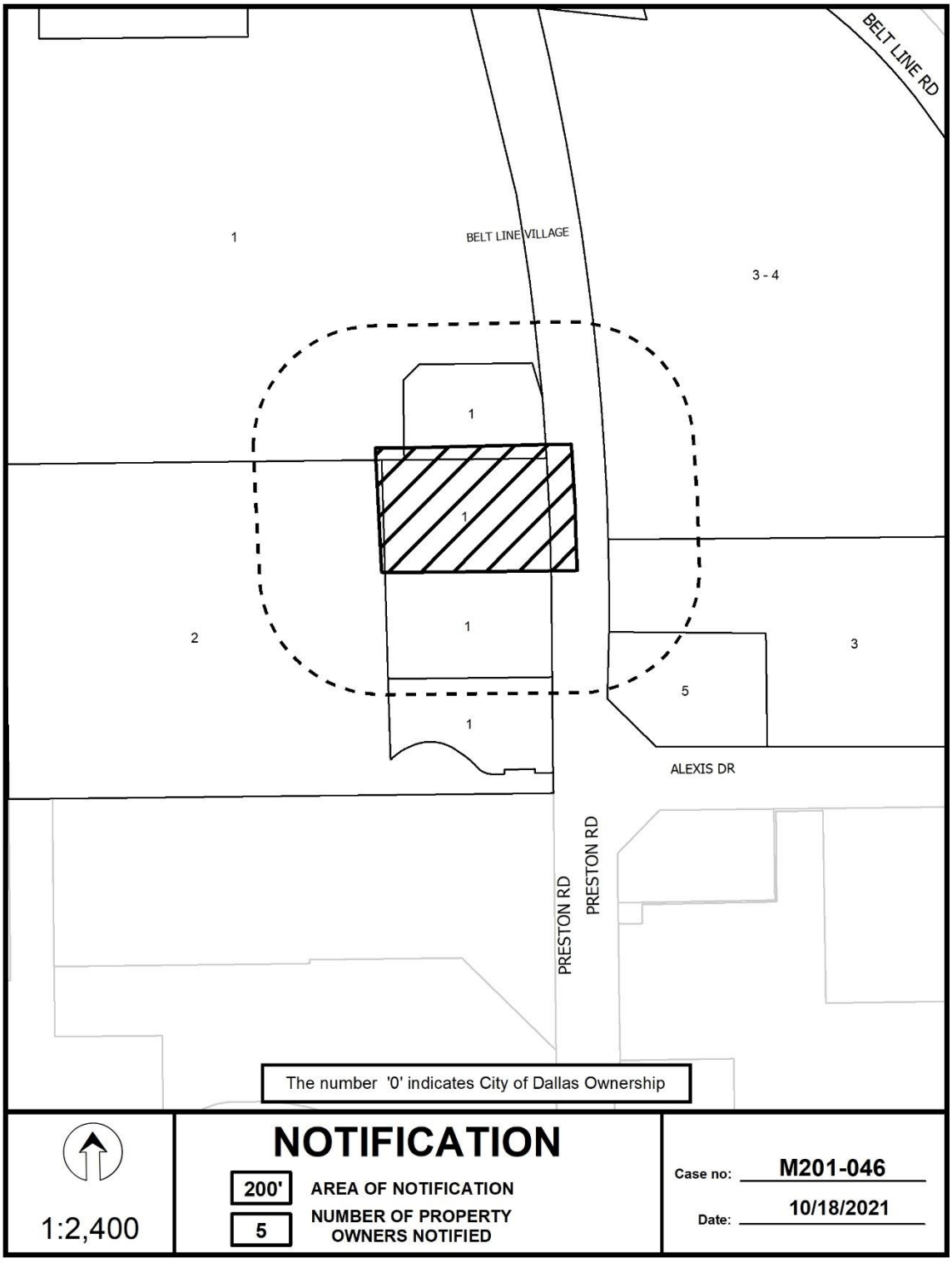


Printed Date: 10/18/2021

1:1,250

Aerial Map - M201-046


BELT LINE RD
PD
272
CR
ALEXIS DR
PRESTON RD
PRESTON RD
Z923-198
1:2,400
ZONING MAP
Case no: M201-046
Date: 10/18/2021


BELT LINE RD
BELT LINE VILLAGE
1
3 - 4
1
1
2
1
3
5
1
ALEXIS DR
PRESTON RD
PRESTON RD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
5
NUMBER OF PROPERTY OWNERS NOTIFIED
1:2,400
Case no: M201-046
Date: 10/18/2021

Notification List of Property Owners

M201-046

5 Property Owners Notified

Label #	*Address*		*Owner*
1	14999	PRESTON RD	FAIRWAY CAPITAL PTNR LTD
2	14827	PRESTON RD	S2S PRESTON EXCHANGE LLC
3	15030	PRESTON RD	NEW PEPPER SQUARE S/C PARTNERS LTD
4	6010	BELTLINE RD	FURRS CAFETERIA
5	14852	PRESTON RD	COMPASS BANK PLANO

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Ryan Mulkey

FILE NUMBER:	D201-003	**DATE FILED:**	March 2, 2021
LOCATION:	North line of West Northwest Parkway, east of Preston Road		
COUNCIL DISTRICT:	13	**MAPSCO:**	25 T
SIZE OF REQUEST:	Approx. 1.86 acres	**CENSUS TRACT:**	77.00

REPRESENTATIVE: Judd Mullinix, Kimley-Horn & Associates

OWNER: Preston Place Condo Association, Inc.

APPLICANT: Hanover Company

REQUEST: An application for a development plan for a multifamily use on property zoned Subarea B within Planned Development District No. 15.

STAFF RECOMMENDATION: **Approval.**

PRIOR CPC ACTION: On October 7, 2021, the City Plan Commission held this item under advisement until November 4, 2021.

PLANNED DEVELOPMENT DISTRICT NO. 15
http://www.dallascityattorney.com/51P/Articles/PDF/Article%2015.pdf

PD 15 EXHIBITS
http://www.dallascityattorney.com/51P/Exhibits/15A.pdf
http://www.dallascityattorney.com/51P/Exhibits/15B.pdf

BACKGROUND INFORMATION:

- On March 29, 1965, the City Council established Planned Development District No. 15 by Ordinance No. 10962. On June 6, 2019, the City Council established Subarea B within PD 15 by Ordinance No. 31312.
- The PD requires that a development plan be approved by the City Plan Commission prior to the issuance of any building permits.
- The request seeks approval of a development plan for a portion of Subarea B of the PD for high-rise style multifamily units and open space.

REQUEST DETAILS:

The development will consist of 212 dwelling units at a maximum height of 240 feet with a total floor area of 381,039 square feet. The site will include 342 structured parking spaces and 4 surface parking spaces, plus 70 bicycle parking spaces.

In addition to the standard regulations, developers can receive development bonuses to some regulations if certain enhanced urban design features are provided. Each enhanced feature earns the developer a certain number of points, and each bonus uses a certain number of points.

The table below outlines the enhanced urban design features proposed by the applicant, plus the development bonuses they can receive by providing these enhanced features. This information is also outlined on the applicant's proposed development plan.

Enhanced Urban Design Features			**Development Bonuses**		
PD Citation	**Description of Enhanced Feature**	**Points Earned**	**PD Citation**	**Description of Development Bonus**	**Points Used**
Sec. 51P-15.120(a)(1)(B)	One point, up to a maximum of five points, for each 2.5 percent of building site area of contiguous usable open space located adjacent to any interior north/south property line within Subarea B	5 points	Sec. 51P-15.120(a)(2)(C)	Increases of density in increments of five dwelling units per acre up to a maximum increase of 25 dwelling units per acre (1 point for each five dwelling units per acre increase up to the maximum)	5 points
Sec. 51P-15.120(a)(1)(E)	Two points total for tree planting that exceeds by at least 20% in quantity, or at least 20% of caliper inch size requirement; and three pedestrian amenities	2 points	Sec. 51P-15.120(a)(2)(A)	Elimination of the tower spacing and urban form setback requirements (2 points)	2 points

The table below outlines the standard regulations, as well as the bonus standards the applicant may achieve by providing enhanced features.

Regulation Type	Setback		Density	Height	Lot Coverage	Special Standards	Open Space
	Front	Side/ Rear					
Standard	70’	20’	90 du/ac	NS: 96’ SS: 240’	45%[1]	Proximity Slope U-form Setback[2] Tower Spacing[3]	25%[1]
Bonus	70’	20’	115 du/ac[4]	NS: 96’ SS: 240’	45%[1]	Proximity Slope[5]	25%[1]

NS: North section, means the area located between 240 feet of Northwest Highway and the north property line
SS: South section, means the area located within 240 feet of Northwest Highway

[1] Per Sec. 51P-110(e): For structures within 240 feet of Northwest Highway greater than 168 feet in height, maximum lot coverage is 45 percent, and 20 percent of the building site must be provided as open space in addition to the open space requirement in Sec. 51P-15.115. If a lot contains a structure that has increased height and decreased lot coverage, lot coverage for the entire building site is subject to the lowest of the lot coverage percentages used.
[2] Per Sec. 51P-15.110(a)(4): An additional 20-foot setback from Northwest Highway is required for that portion of a structure over 45 in height. An additional 20-foot setback from any interior property line that runs east/west is required for that portion of a structure over 45 feet in height.
[3] Per Sec. 51P-15.110(a)(5): Along the interior property lines that run north-south, an additional setback of one foot for each two feet in height above 45 feet is required for that portion of a structure over 45 feet in height, up to a total setback of 30 feet.
[4] Per Sec. 51P-15.120(a)(2)(C): This bonus allows increases of density in increments of five dwelling units per acre up to a maximum of 25 dwelling units per acre.
[5] Per Sec. 51P-15.120(a)(2)(A): This bonus allows the elimination of the tower spacing and urban form setback requirements.

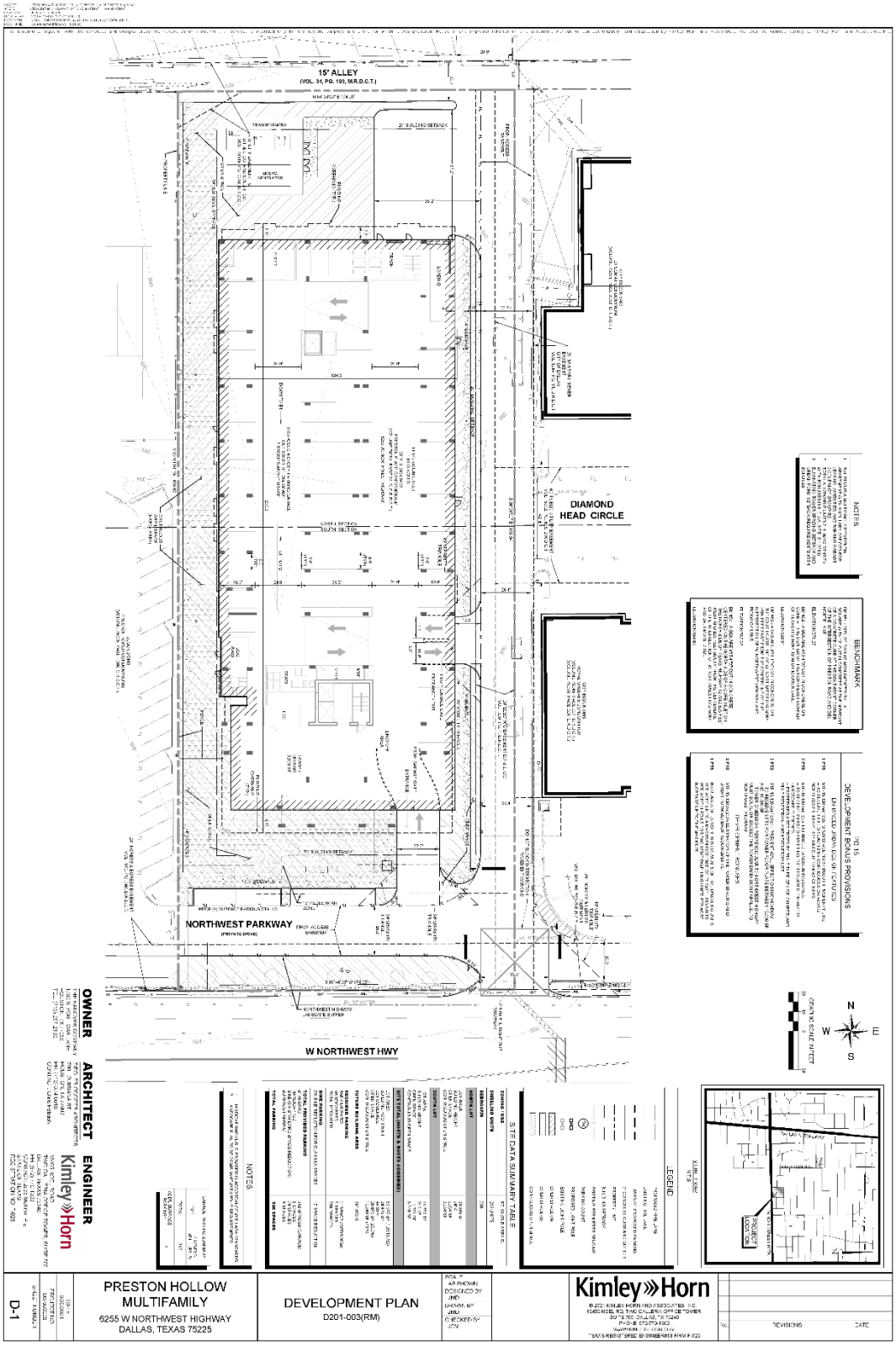
Upon reviewing the proposed development plan, staff has determined that the request complies with the requirements set forth by Planned Development District No. 15 and does not impact any other provisions of the ordinance permitting this use.

List of Partners/Principals/Officers

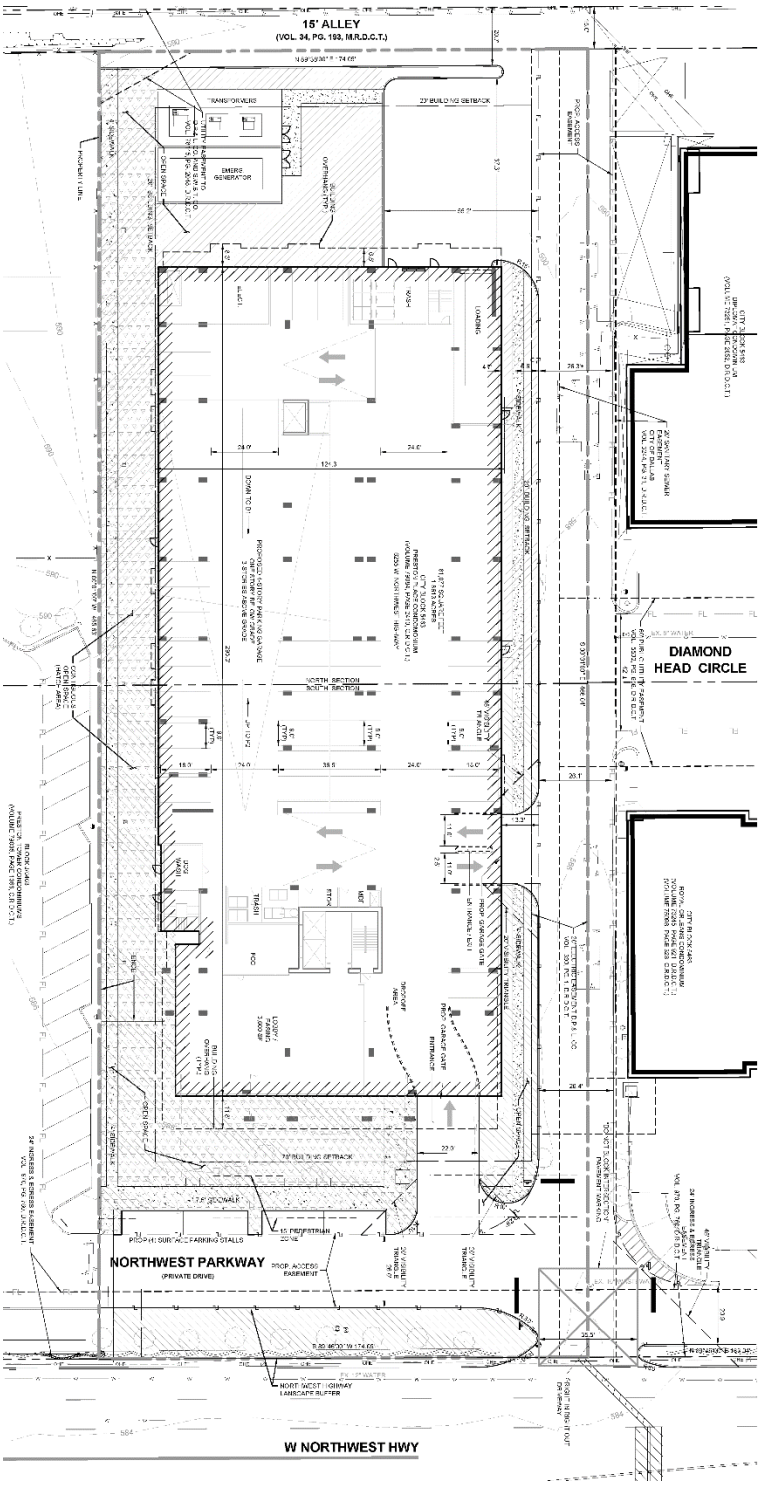
Preston Place Condominium Association

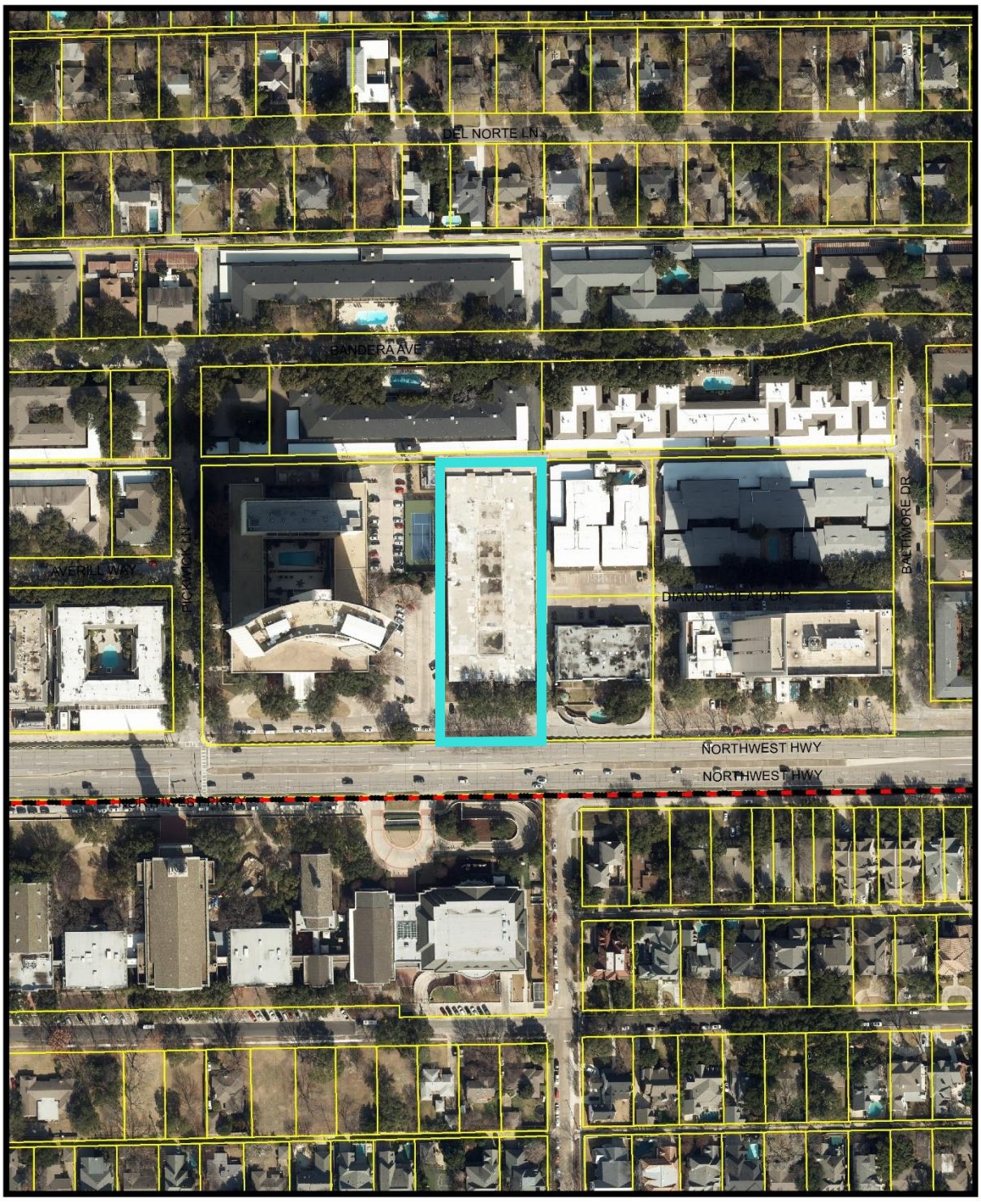
Arnold Spencer, President

PROPOSED DEVELOPMENT PLAN



PROPOSED DEVELOPMENT PLAN (ENLARGED)

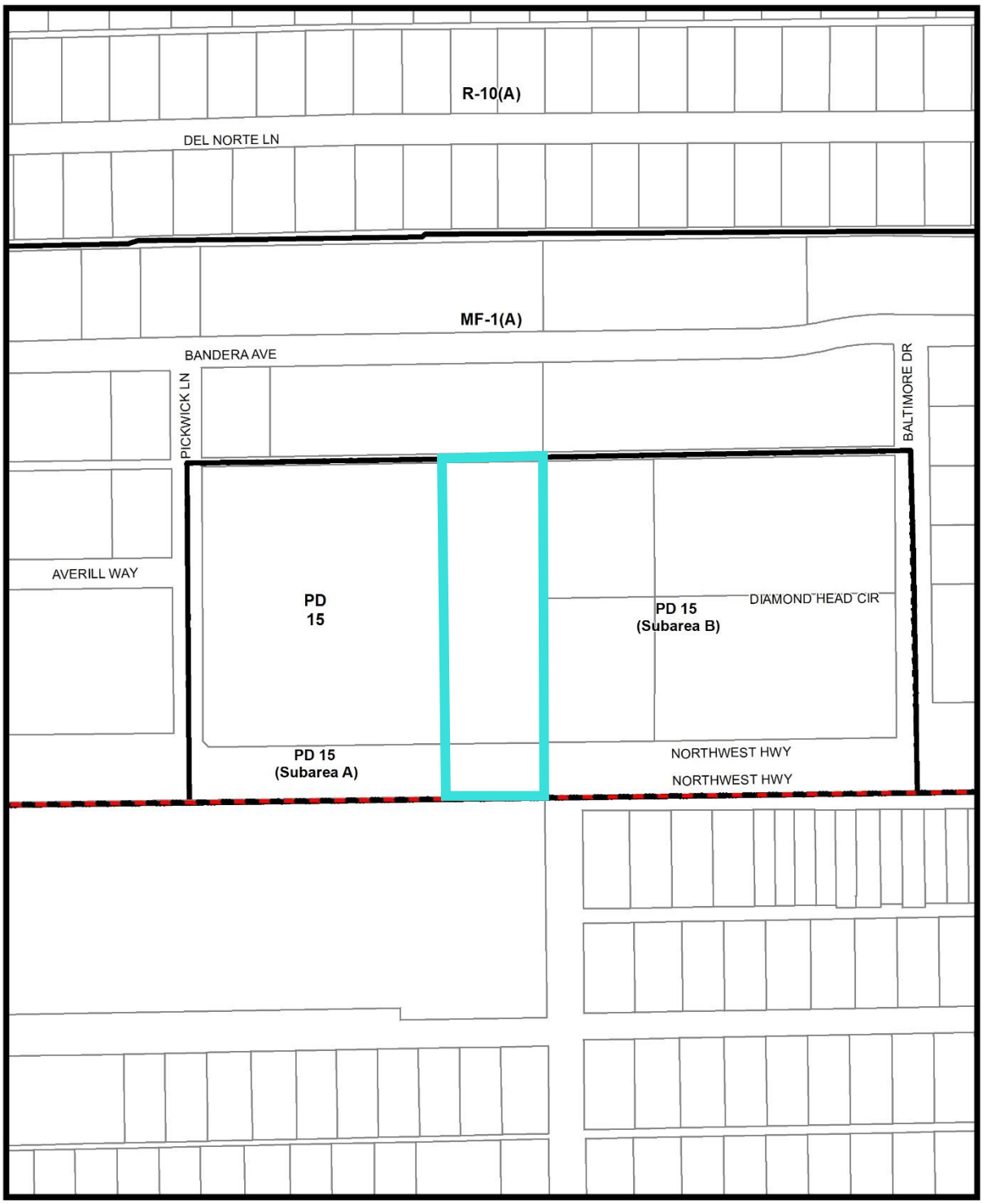




1:2,400

Printed Date: 9/27/2021

Aerial Map - D201-003



Printed Date: 9/27/2021

1:2,400

Zoning Map - D201-003

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Jason Pool

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)

WEST END HISTORIC SIGN DISTRICT

CASE NUMBER: 2108250025 **DATE FILED:** August 25, 2021

LOCATION: 311 N. Market, Ste. 100 (east elevation) **SIZE OF REQUEST:** 16.66 sf

COUNCIL DISTRICT: 14 **ZONING:** CA-1(A) / H/2 Overlay **MAPSCO:** 45 K

APPLICANT: Logan Elmore, Technology Media Group

OWNER: West End Office Properties

TENANT: 311 Kitchen & Cocktails, LLC

REQUEST: An application for a Certificate of Appropriateness for a 16.66 square foot neon-illuminated attached sign (east elevation).

SUMMARY: The applicant proposes a 16.66 square foot neon sign bearing the name "3 Eleven", with additional text stating, "Kitchen" and "Cocktails".

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located within the West End Historic Sign District and follows the regulations set forth by Sec 51A-7.1000 as last amended on September 27, 2017. (Specific sections listed below).
- The applicant proposes to install a 16.66 square foot neon sign bearing the name "3 Eleven", with additional text stating, "Kitchen" & "Cocktails" on the east elevation, facing N. Market Street. The proposed sign is a channeled, aluminum background, painted black, with white and green vinyl graphics, and exposed white neon illumination.
- The neon-illuminated sign will be flush-mounted directly to the brick, in the sign band area, centered above the first-floor windows and the storefront.
- The proposed sign will need to be reviewed by and obtain an additional CA by the Landmark Commission. An application was filed with Landmark on 10/19/2021. It is scheduled to be reviewed at the December 6th meeting.

Sec 51A-7.505(5)(B).

Factors the committee shall consider. In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign. After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

Sec 51A-7.1002 Purpose.

The purpose of this division is to regulate the construction of new signage and alterations made to existing signage with a view towards preserving the historic nature of this district. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to insure that new signage is of appropriate historical design and does not visually obscure significant architectural features of a building or the district in general.

This sign will need to be reviewed and obtain a Certificate of Appropriateness from the Landmark Commission.

Sec 51A-7.1003 Definitions.

(3) FLAT ATTACHED SIGN means an attached sign projecting four or less inches from a building.

(15) TYPE A FACADE means a facade with a total window area comprising between 30 and 50 percent (inclusive) of the total facade area.

(17) UPPER LEVEL SIGN means a sign wholly situated above the top of the first floor windows or, if there are no first floor windows, above a point 12 feet above grade.

The proposed sign is an Upper Level, Flat Attached sign on a Type A facade. The sign is proposed to project four inches from the building. It is located on the east façade, just above the top of the windows on the first floor, in the sign band area.

Sec 51A-7.1004 General Requirements for All Signs.

(a) Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of all signs in the West End Historic Sign District are as follows:

(1) No illuminated sign may contain flashing or moving elements or change its brightness, except as otherwise provided in this division.

(2) Except for a marquee sign or a sign constructed of fiberglass, no sign may be illuminated by fluorescent or back lighting. The use of indirect lighting is allowed.

(3) The use of neon and single incandescent bulbs is allowed.

(4) Except for a marquee sign, the use of plastic on the exterior of a sign is prohibited. For purposes of this provision, fiberglass is not considered to be plastic.

(5) The use of a fluorescent color on a sign is prohibited.

(6) No sign or part of a sign may move or rotate, with the exception of a wind device, the motion of which is not restricted.

(7) Except as provided in Sections 51A-7.1008 and 51A-7.1009, all signs must be premise signs or convey a noncommercial message.

(8) No sign may cover or obscure any portion of a major decorative cornice of a building.

(b) The following typestyles are suggested, but not required, for signs in this district: Americana Extra Bold, Aster Bold, Baskerville Bold, Bodoni Bold, Bookman Bold, Caslon No. 3, Cheltenham Bold, Copperplate Gothic 31, Craw Modern, Egyptian 505 Bold, Garamond Bold, Gothic 13, Goudy Extra Bold, Times Roman Bold.

The proposed premise sign is constructed entirely of metal, non-illuminated vinyl graphics, and white neon-illuminated text and borders. As previously stated, the sign will require approval by the Landmark Commission. The fonts consist of a custom script, a serif (Clarendon), and a modern sans serif font. None of the proposed fonts are in the suggested font list.

Sec 51A-7.1005 Attached Signs.

(a) Attached signs in general.

(1) Attached signs must be securely attached.

(3) Attached signs projecting horizontally more than 18 inches from a vertical building surface are prohibited.

(c) Flat attached signs on Type A facades.

(3) The maximum permitted effective area for all upper level flat attached signs combined on each Type A facade is 30 square feet.

(4) No upper level flat attached sign on a Type A facade may contain more than eight words. All words must:

(A) consist of characters eight inches or more in height; and

(B) read horizontally from left to right.

The proposed sign projects four inches from the building, is 16.66 square feet in effective area, and is the only sign located on this facade. The sign reads "3Eleven" "Kitchen" "Cocktails", horizontally from left to right. All words contain characters that are eight inches or more in height.

List of Officers
West End Office Properties
5944 Luther Ln, Ste: 1000
Dallas, TX 75225

Officer name: Kevan Dilbeck – Chief Operating Officer & General Counsel

List of Officers
311 Kitchen & Cocktails LLC
311 N Market Ste: 100
Dallas, TX 75202

Officer name: Imtiaz Hossain

SSDAC Action:

October 12, 2021

MOTION: It was moved to **approve** an application for a Certificate of Appropriateness for a 16.66 sf neon illuminated attached sign at 311 N. Market, Ste. 100 (east elevation).

Maker:	Hardin
Second:	Webster
Result:	Carried: 5 to 0

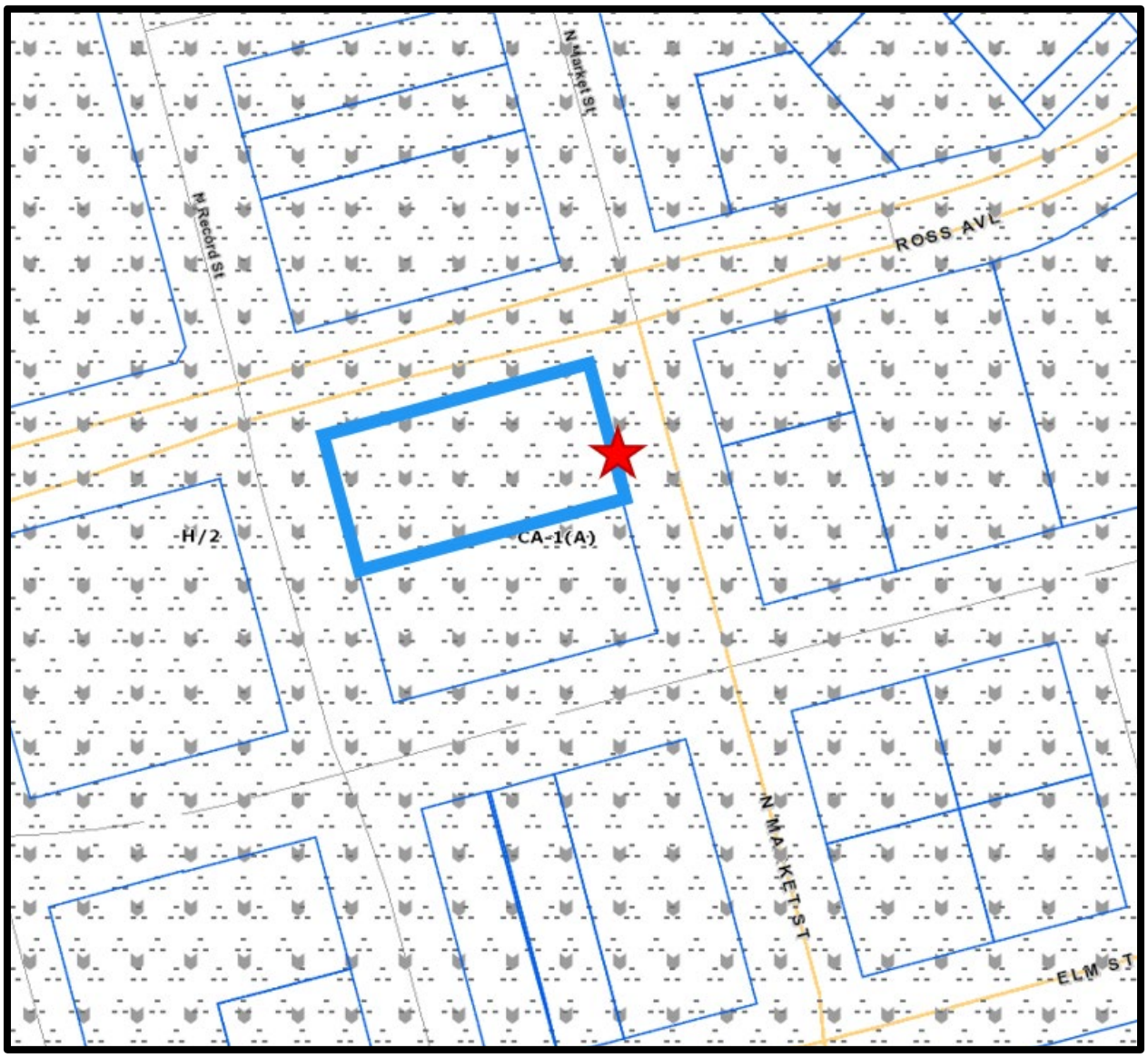
For:	5 – Peadon, Webster, Hardin, Haqq, and Dumas
Against:	0
Absent:	0
Conflict:	0

Speakers – none

Aerial Map

CA: 2108250025
311 N. Market Street, Ste: 100

Zoning Map



CA: 2108250025
311 N. Market Street, Ste: 100

Job 166979389-002 (2108250025)

Job Edit

Miscellaneous Transaction

Job 166979389-002 (2108250025)

Electrical Sign (ES) ATTACHED - E ELV (A) New Construction

Status: Paid Created By: JPOOL Date Created: Aug 25, 2021

Date Completed: Aug 25, 2021

Parent Job: 166979389-001 (2107261109)

Specific Location: 311 N MARKET - 16.66 SF NEON ILLUMINATED, FLAT ATTACHED SIGN ON TYPE A FACADE - EAST ELEVATION

Details

Customer

Elmore, Logan
1262 VICEROY DR
DALLAS, TX 75247
(214) 267-0535

Fee Amount

FeeType

Staff Email

Details

Customer: Elmore, Logan
1262 VICEROY DR
DALLAS, TX 75247 (214) 267-0535

Fees (EXT): 2108250025 SPSD Plan Review
$345.00 Adjusted:$0.00 Paid:$345.00 Owed:$0.00

Fees

Description / Posted Date	Amount	Tax	Total	Balance
SPSD Plan Review				
	$345.00	$0.00	$345.00	$0.00
Receipt Number: 684138 $345.00				
	($345.00)	$0.00	($345.00)	
				$0.00

Processes

Assigned To	Status	Outcome	Scheduled Start	Scheduled Completed	Actual Start	Actual Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Aug 25, 2021 14:08:10
Auto generated System Fee Collection						

WEST END SPSD

311 N MARKET Ste: 100

16.66 SF NEON ILLUMINATED, UPPER LEVEL FLAT ATTACHED SIGN ON A TYPE A FACADE LOCATED ON THE EAST ELEV. READING "3ELEVEN KITCHEN COCKTAILS"

*** SUBJECT TO FIELD ***
INSPECTOR APPROVAL

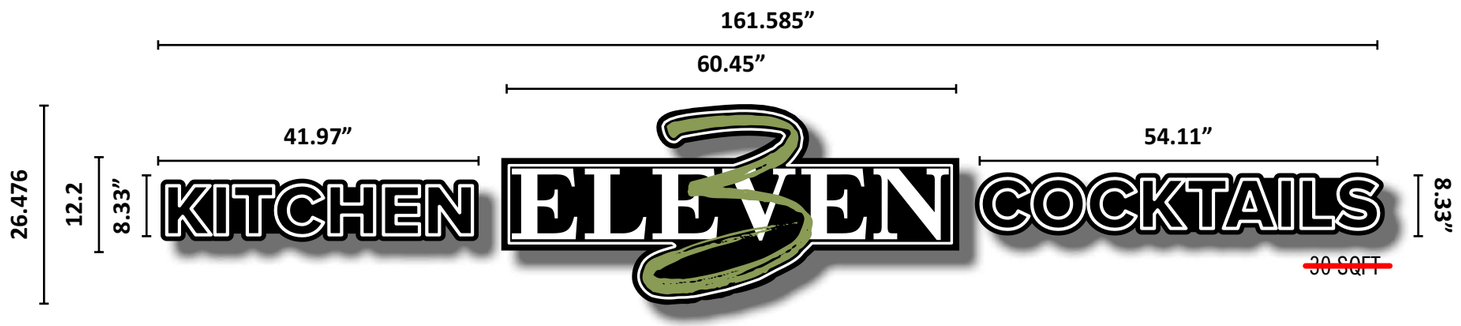
Sign Type: Open Faced Channel Shape Signs

Qty: 1

Fabrication:

Neon Lit Open Faced Channel Shape

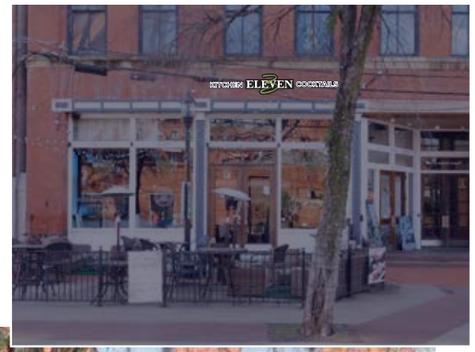
- .080 Aluminum Backer Painted Black, Router Cut (RMAT2696)
- 4/0 Printed White vinyl (RMAT5548)
- 4" Black Returns to Match the Backer
- White Neon
- Flush Mounted to Wall/Fascia

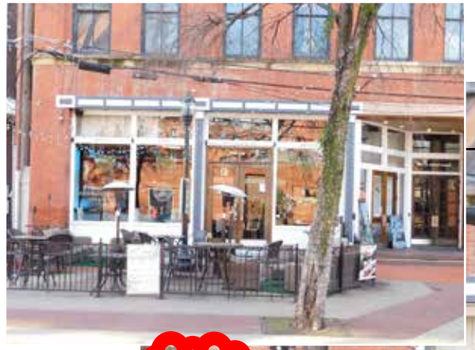


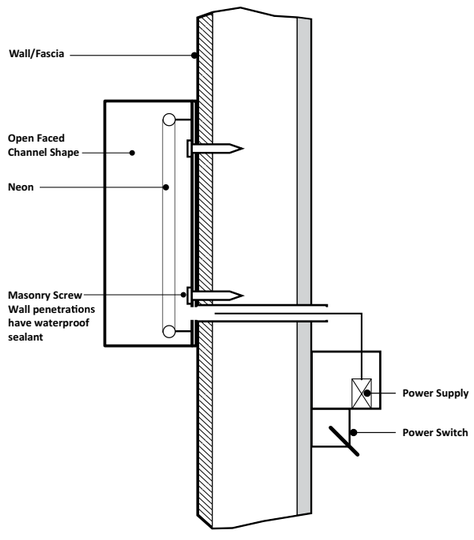
WEST END SPSD

311 N MARKET Ste: 100

16.66 SF NEON ILLUMINATED, UPPER LEVEL FLAT ATTACHED SIGN ON A TYPE A FACADE LOCATED ON THE EAST ELEV. READING "3ELEVEN KITCHEN COCKTAILS"







SIGN NOT PART OF THIS SCOPE

E Elevation

JOB INFORMA

Render: 69
Fab: 00000
PRJ: 00000

3 Eleven Kitche
311 N Market S
Dallas, TX 7520

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

CLIENT APPROVAL

Name: _____
Date: _____

TMG APPROVAL

Survey: _____
Production: _____

Render Date: 01/28/2020
Revision Date: 08/19/2021

Customer is responsible for clearly marking & verifying electricity and providing designated 120V electrical circuit within 6 feet of the sign installation area. TMG Signs is allowed to tie into the designated electrical within 6 feet of the sign. Certificate of Occupancy must match the name on the sign.

PLEASE NOTE: Renderings are for placement purposes ONLY. TMG tries to be as accurate as possible but actual placement may vary during install.

Technology Media Group **TSCL# 18750** UL **Certified# E470407**,
1262 Viceroy Dr. Dallas, TX, 75247

Regulated by The Texas Department of Licensing and Regulation,
P. O. Box 12157, Austin, Texas 78711,
1-800-803-9202, 512-463-6599; website:
www.tdlr.texas.gov

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The plans and specifications illustrated in this document are the exclusive property of Technology Media Group (TMG), created for the sole purpose of being used as a tool in helping our customers visualize the scope of a proposed project. Distribution or exhibition of these plans to any party outside of your company, or use of these plans to fabricate a product similar to the designs depicted, is expressly forbidden without written consent from TMG. In the event this should occur, TMG shall seek payment for the time and effort involved in the creation of these designs for your company.

TMG SiGNS design | build | install
1208 Viceroy Dr, Dallas, TX 75247
214-267-0535
TMGSigns.com

3 Eleven Property Owner Name, Tenant Name and List of officers

Property Owner Name: RM Crow,

West End Office Properties,
5944 Luther Lane Suite 1000
Dallas, TX 75225 (214) 369-6192
Tenant name and list of officers or partners for both tenant and owner:

Tenant Name
311 Kitchen & Cocktails LLC

Officer Name: Imtiaz Hossain

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Jason Pool

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)

WEST END HISTORIC SIGN DISTRICT

CASE NUMBER: 2108270011 **DATE FILED:** August 27, 2021

LOCATION: 208 N. Market, Ste. 100 (west elevation) **SIZE OF REQUEST:** 21.44 sf

COUNCIL DISTRICT: 14 **ZONING:** CA-1(A) / H/2 Overlay **MAPSCO:** 45 P

APPLICANT: Logan Elmore, Technology Media Group

OWNER: Koelbel and Company

TENANT: Chet's Tavern

REQUEST: An application for a Certificate of Appropriateness for a 21.44 square foot neon-illuminated attached sign (west elevation).

SUMMARY: The applicant proposes a 21.44 square foot neon sign bearing the name "Chet's", with additional text stating, "EST." & "2019".

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located within the West End Historic Sign District and follows the regulations set forth by Sec 51A-7.1000 as last amended on September 27, 2017. (Specific sections listed below).
- The applicant proposes to install a 21.44 square foot neon sign bearing the name "Chet's", with additional text stating, "EST." & "2019" on the west elevation facing N. Market Street. The proposed sign is channeled aluminum, painted black with white vinyl graphics, and an exposed green neon-illuminated border.
- The sign will be flush-mounted directly to the building and centered above the first-floor windows.
- The Landmark Commission approved CA201-659(LC) on October 6,2021.

Sec 51A-7.505(5)(B).

Factors the committee shall consider. In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign. After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

Sec 51A-7.1002 Purpose.

The purpose of this division is to regulate the construction of new signage and alterations made to existing signage with a view towards preserving the historic nature of this district. The general objectives of this division include those listed in Section 51A-7.101 as well as aesthetic considerations to insure that new signage is of appropriate historical design and does not visually obscure significant architectural features of a building or the district in general.

CA201-659(LC) was reviewed and approved by the Landmark Commission on October 6, 2021.

Sec 51A-7.1003 Definitions.

(3) FLAT ATTACHED SIGN means an attached sign projecting four or less inches from a building.

(15) TYPE A FACADE means a facade with a total window area comprising between 30 and 50 percent (inclusive) of the total facade area.

(17) UPPER LEVEL SIGN means a sign wholly situated above the top of the first floor windows or, if there are no first floor windows, above a point 12 feet above grade.

The proposed sign is an upper level, flat attached sign located on a Type A facade. The sign is proposed to project four inches from the building. It is located on the west façade, just above the top of the windows on the first floor in a sign band area.

Sec 51A-7.1004 General Requirements for All Signs.

(a) Pursuant to the authority of Section 51A-7.503 of this article, the rules relating to the erection of all signs in the West End Historic Sign District are as follows:

(1) No illuminated sign may contain flashing or moving elements or change its brightness, except as otherwise provided in this division.

(2) Except for a marquee sign or a sign constructed of fiberglass, no sign may be illuminated by fluorescent or back lighting. The use of indirect lighting is allowed.

(3) The use of neon and single incandescent bulbs is allowed.

(4) Except for a marquee sign, the use of plastic on the exterior of a sign is prohibited. For purposes of this provision, fiberglass is not considered to be plastic.

(5) The use of a fluorescent color on a sign is prohibited.

(6) No sign or part of a sign may move or rotate, with the exception of a wind device, the motion of which is not restricted.

(7) Except as provided in Sections 51A-7.1008 and 51A-7.1009, all signs must be premise signs or convey a noncommercial message.

(8) No sign may cover or obscure any portion of a major decorative cornice of a building.

(b) The following typestyles are suggested, but not required, for signs in this district: Americana Extra Bold, Aster Bold, Baskerville Bold, Bodoni Bold, Bookman Bold, Caslon No. 3, Cheltenham Bold, Copperplate Gothic 31, Craw Modern, Egyptian 505 Bold, Garamond Bold, Gothic 13, Goudy Extra Bold, Times Roman Bold.

The proposed premise sign is constructed entirely of metal, non-illuminated white vinyl graphics, and a green neon-illuminated border. As previously stated, the sign was reviewed and approved by the Landmark Commission. The fonts consist of a custom script and a serif (Clarendon) font. None of the proposed fonts are in the suggested font list.

Sec 51A-7.1005 Attached Signs.

(a) Attached signs in general.

(1) Attached signs must be securely attached.

(3) Attached signs projecting horizontally more than 18 inches from a vertical building surface are prohibited.

(c) Flat attached signs on Type A facades.

(3) The maximum permitted effective area for all upper level flat attached signs combined on each Type A facade is 30 square feet.

(4) No upper level flat attached sign on a Type A facade may contain more than eight words. All words must:

(A) consist of characters eight inches or more in height; and

(B) read horizontally from left to right.

The proposed sign projects four inches from the building, is 21.44 square feet in effective area, and is the only sign located on this facade. The sign is proposed to read "Chet's" "EST." "2019", horizontally from left to right. All words contain characters that are 8 inches or more in height.

List of Officers
Koelbel and Company
5291 E. Yale Avenue
Denver, CO 80222

Officer name: Taylor Cox – Director of Acquisitions

List of Officers
Chet's Tavern
208 N. Market Street, Ste: 100
Dallas, TX 75202

Officer name: Imtiaz Hossain

SSDAC Action:

October 12, 2021

MOTION: It was moved to **approve** an application for a Certificate of Appropriateness for a 21.44 sf neon illuminated attached sign at 208 N. Market, Ste. 100 (west elevation).

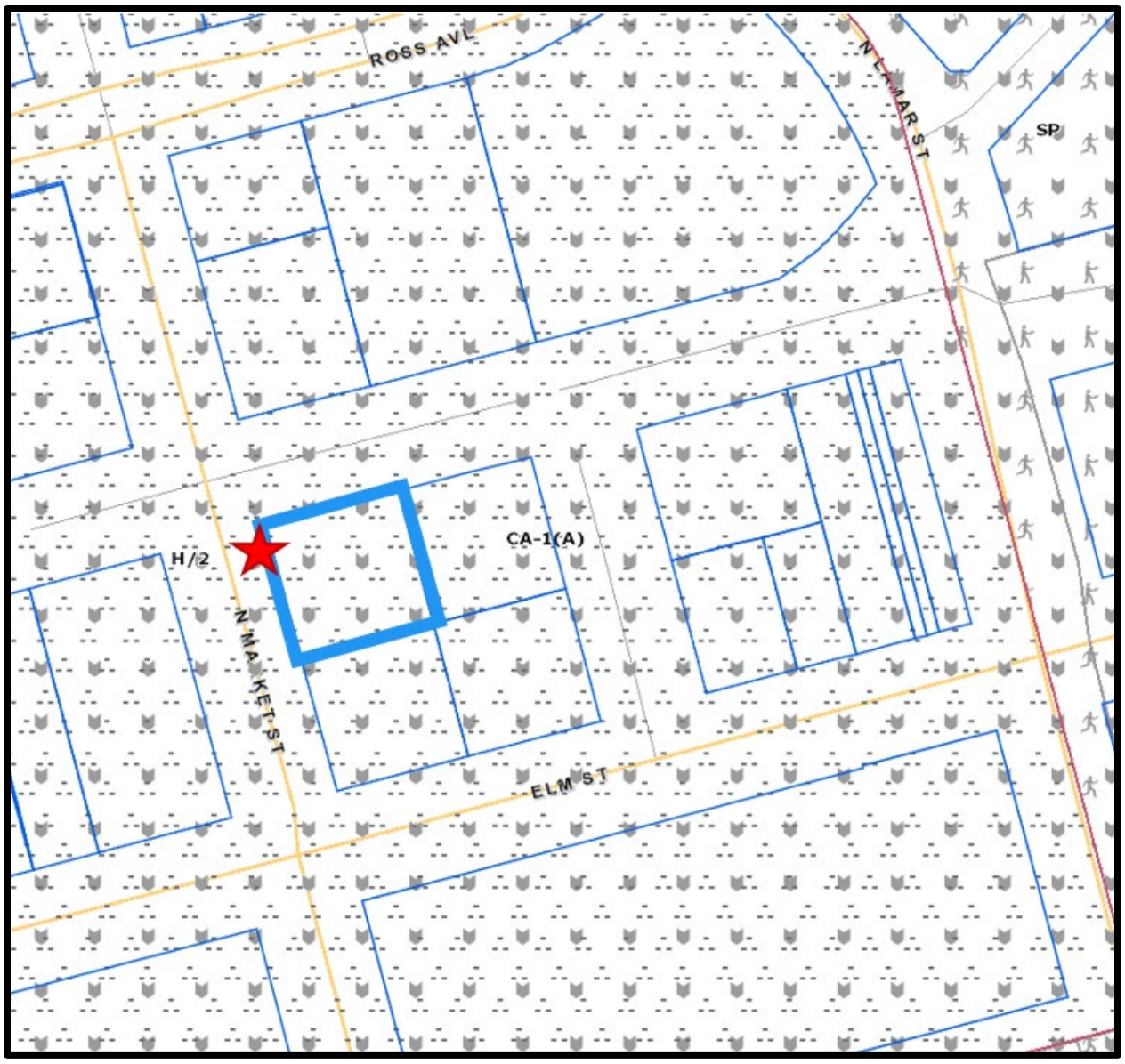
Maker:	Webster
Second:	Dumas
Result:	Carried: 5 to 0
	For: 5 – Peadon, Webster, Hardin, Haqq, and Dumas
	Against: 0
	Absent: 0
	Conflict: 0

Speakers – none

Aerial Map

CA: 2108270011
208 N. Market Street, Ste: 100

Zoning Map



CA: 2108270011
208 N. Market Street, Ste: 100

Job 166979512-002 (2108270011)

Job Edit

Miscellaneous Transaction

Job 166979512-002 (2108270011)

Electrical Sign (ES) ATTACHED - W ELV (A) New Construction

Status: Paid Created By: JPOOL Date Created: Aug 27, 2021

Date Completed: Aug 27, 2021

Parent Job: 166979512-001 (2107261112)

Specific Location: 208 N MARKET - 21.44 SF NEON ILLUMINATED, FLAT ATTACHED SIGN ON TYPE A FACADE - WEST ELEVATION

Details

Customer

Elmore, Logan
1262 VICEROY DR
DALLAS, TX 75247
(214) 267-0535

Fee Amount

FeeType

Staff Email

Details

Fees (EXT): 2108270011 5BN - Special Provision Sign District fee $345.00
Adjusted:$0.00 Paid:$345.00 Owed:$0.00

Customer: Elmore, Logan
1262 VICEROY DR
DALLAS, TX 75247 (214) 267-0535

Fees

Description / Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee	$345.00	$0.00	$345.00	$0.00
Receipt Number: 684853 $345.00	($345.00)	$0.00	($345.00)	
				$0.00

Processes

Assigned To	Status	Outcome	Scheduled Start	Scheduled Completed	Actual Start	Actual Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Aug 27, 2021 12:51:12
Auto generated System Fee Collection						

WEST END SPSD

208 N MARKET Ste: 100

21.44 SF NEON ILLUMINATED, UPPER LEVEL FLAT ATTACHED SIGN ON A TYPE A FACADE LOCATED ON THE WEST ELEV. READING "CHET'S EST. 2019"

*** SUBJECT TO FIELD ***
INSPECTOR APPROVAL

Sign Type: Open Faced Channel Shape

WEST END SPSD

208 N MARKET Ste: 100

96.5”

32”

8”

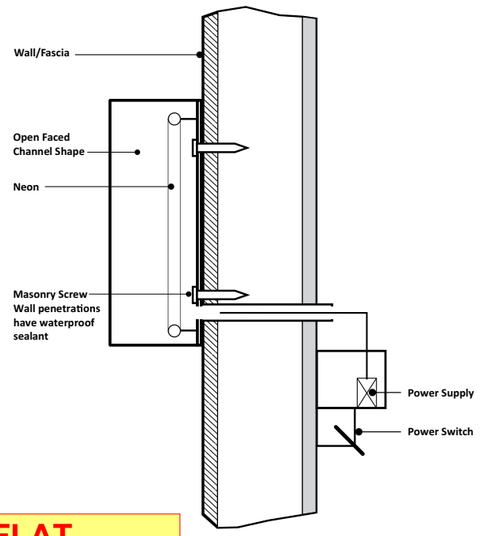
21.44 SQFT

Qty: 1

Fabrication:

Neon Lit Open Faced Channel Shape

- .080 Aluminum Backer Painted Black, Router Cut (RMAT2696)
- White vinyl (RMAT5548)
- 4” Black Returns to Match the Backer
- Green Neon
- Flush Mounted to Wall/Fascia



21.44 SF NEON ILLUMINATED, UPPER LEVEL FLAT ATTACHED SIGN ON A TYPE A FACADE LOCATED ON THE WEST ELEV. READING "CHET'S EST. 2019"

1008” (84’-0”)

WEST ELEVATION

11

JOB INFORMA

Render: 69

Fab: 00000

PRJ: 00000

Chet’s Irish Tav

208 N Market S

Dallas, TX 7520

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

CLIENT APPROVAL

Name: _____

Date: _____

TMG APPROVAL

Survey: _____

Production: _____

Render Date: 09/23/2019

Revision Date: 08/25/2021

Customer is responsible for clearly marking & verifying electricity and providing designated 120V electrical circuit within 6 feet of the sign installation area. TMG Signs is allowed to tie into the designated electrical within 6 feet of the sign. Certificate of Occupancy must match the name on the sign.

PLEASE NOTE: Renderings are for placement purposes ONLY. TMG tries to be as accurate as possible but actual placement may vary during install.

Technology Media Group **TSCL# 18750** **Certified# E470407**,
1262 Viceroy Dr. Dallas, TX, 75247

Regulated by The Texas Department of Licensing and Regulation,
P. O. Box 12157, Austin, Texas 78711,
1-800-803-9202, 512-463-6599; website:
www.tdlr.texas.gov

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The plans and specifications illustrated in this document are the exclusive property of Technology Media Group (TMG), created for the sole purpose of being used as a tool in helping our customers visualize the scope of a proposed project. Distribution or exhibition of these plans to any party outside of your company, or use of these plans to fabricate a product similar to the designs depicted, is expressly forbidden without written consent from TMG. In the event this should occur, TMG shall seek payment for the time and effort involved in the creation of these designs for your company.

TMG SiGNS design | build | install
1208 Viceroy Dr, Dallas, TX 75247
214-267-0535
TMGSigns.com

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Jason Pool

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)

DEEP ELLUM/NEAR EAST SIDE SIGN DISTRICT

CASE NUMBER: 2108250027 **DATE FILED:** August 26, 2021

LOCATION: 333 1st (southeast elevation) **SIZE OF REQUEST:** 300 sf

COUNCIL DISTRICT: 2 **ZONING:** PD 269 Tract A **MAPSCO:** 46 J

APPLICANT: Bobby Nichols, Chandler Signs, Inc.

OWNER: 333 1st, Inc.

TENANT: 333 1st – Individual Tenants TBD

REQUEST: An application for a Certificate of Appropriateness for a 300 square foot LED-illuminated attached sign (southeast elevation).

SUMMARY: The applicant proposes a 300 square foot LED-illuminated sign cabinet bearing individual tenant names and “333”.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located within the Deep Ellum/Near East Side Sign District and follows the regulations set forth by Sec 51A-7.1300 as last amended on March 25, 2020. (Specific sections listed below).
- The applicant proposes to install a 300 square foot LED-illuminated sign cabinet bearing "333" and the names of individual tenants (to be determined) on the southeast elevation of the building. The proposed sign cabinet is constructed of entirely of metal and LED lighting. The cabinet utilizes open face channel letters with individual LED bulbs to simulate incandescent lighting and a tenant portion consisting of a metal face and push-thru acrylic graphics. The tenant portion is both back-lit and front-lit with LED lighting. The front-lit portion is accomplished with LED gooseneck type fixtures mounted directly to the cabinet. The cabinet also contains accent LED-illuminated lighting designed to simulate exposed neon. No portion of this sign is designed to appear to be illuminated using back-lighting other than the tenant names themselves.
- The sign will be mounted flush against the wall with the top of the sign extending four feet above the top of the wall.

Sec 51A-7.505(5)(B).

Factors the committee shall consider. In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign. After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

Sec 51A-7.1305 Special Provisions for All Signs.

(a) Signs in this district are permitted to overhang the public right-of-way subject to city franchising requirements.
(b) Except for wallscape signs, painted applied signs, and district identifications signs, no sign may exceed 150 square feet unless it is located more than 65 feet above grade, at which point no sign may exceed 300 square feet.
(c) Except as otherwise provided in Subsections (d) and (e), the maximum effective area of all signs combined on a premise, not included A-frame signs, painted applied signs on certain facades, and district identification signs, is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise, not to exceed 1,200 square feet. Where a premise has only one facade facing an adjacent public right-of-way, the maximum effective area can be increase to 15 percent of that facade, not to exceed 500 square feet.
(d) n/a
(e) n/a

(f) Except for wallscape signs, all signs must be premise signs or convey a noncommercial message.
(g) n/a
(h) The use of neon or single incandescent bulbs is permitted.
(i) n/a
(j) No portions of a sign other than the words themselves may be illuminated by backlighting.
(k) n/a
(l) The following material are suggested, but not required, for signs in this district:
    (1) Metal.
    (2) Glass.
    (3) Wood.

The proposed premise sign is 300 square feet. It is the only sign on this premise and is located more than 65' above grade. The proposed sign occupies approximately 38% of the maximum effective area allowance for all signs on the premise. The proposed sign is a premise sign reading "333" with a portion of the sign dedicated to future tenant names. All lighting is LED and the words themselves are illuminated either internally and/or externally by LED fixtures. The tenant panels are metal faces with back-lit, push-thru acrylic text. Though not required, the applicant has designed the lighting of this sign to mimic the look of neon lighting and incandescent bulbs. The background on the sign is metal and will not illuminate. The proposed sign is constructed entirely of metal and plastic.

Sec 51A-7.1306 Special Provisions for Attached Signs.

The regulations relating to the erection of attached signs in this district are hereby expressly modified as follows:

(a) Attached signs in general.
    (1) No portion of an attached sign may be located:
        (A) More than 10 feet from the façade to which it is attached; or
        (B) Less than two feet from the back of a street curb.
    (2) Although not required, the use of three-dimensional projecting attached signs is encouraged.

The proposed sign projects four feet from the top of the façade to which it is attached.

List of Officers
333 1st LLC

- Tom August
- Evan August
- Jordan August

SSDAC Action:

October 12, 2021

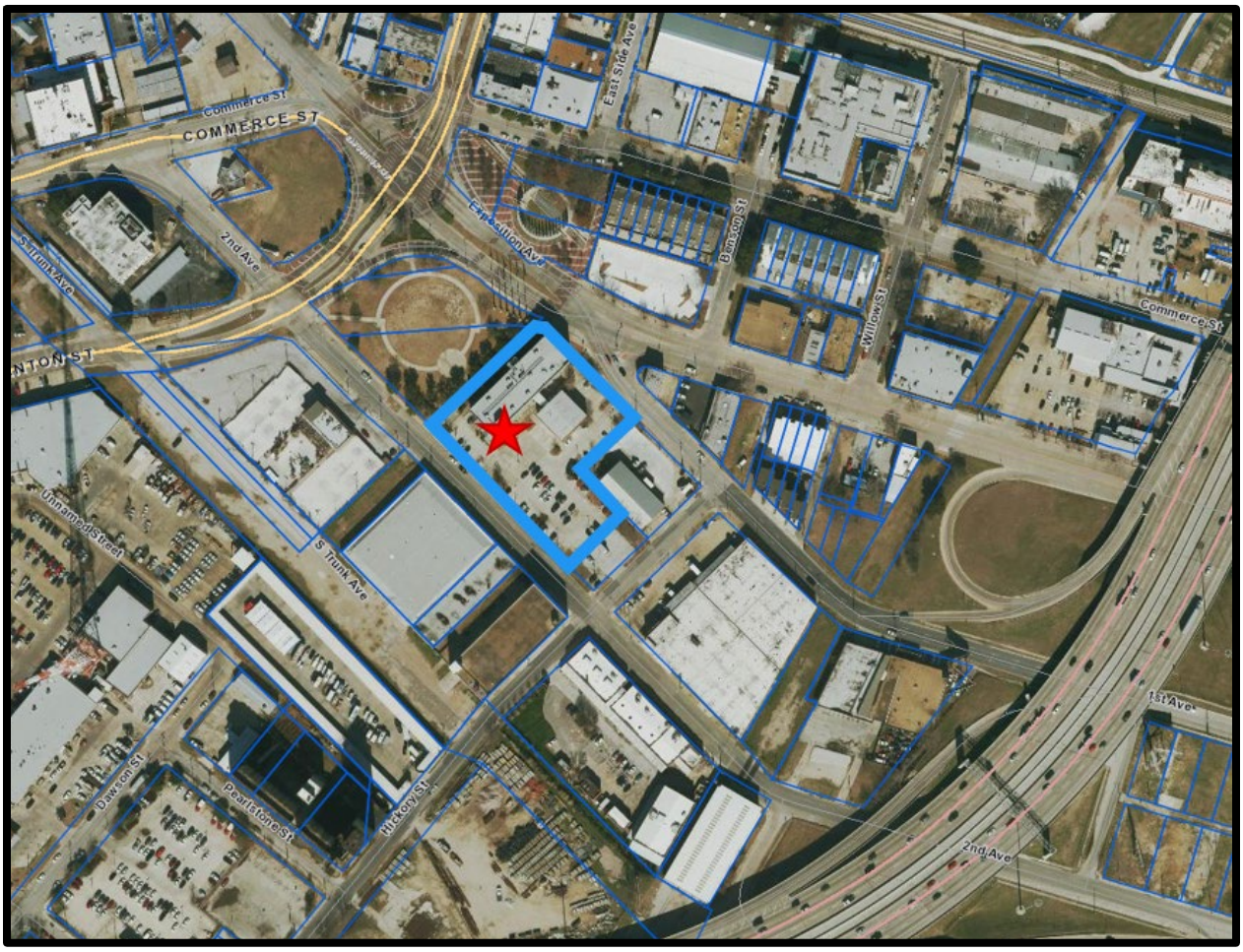
MOTION: It was moved to **approve** an application for a Certificate of Appropriateness for a 300 sf LED-illuminated attached sign at 333 1st street (southeast elevation).

Maker:	Haqq
Second:	Hardin
Result:	Carried: 5 to 0

For:	5 – Peadon, Webster, Hardin, Haqq, and Dumas
Against:	0
Absent:	0
Conflict:	0

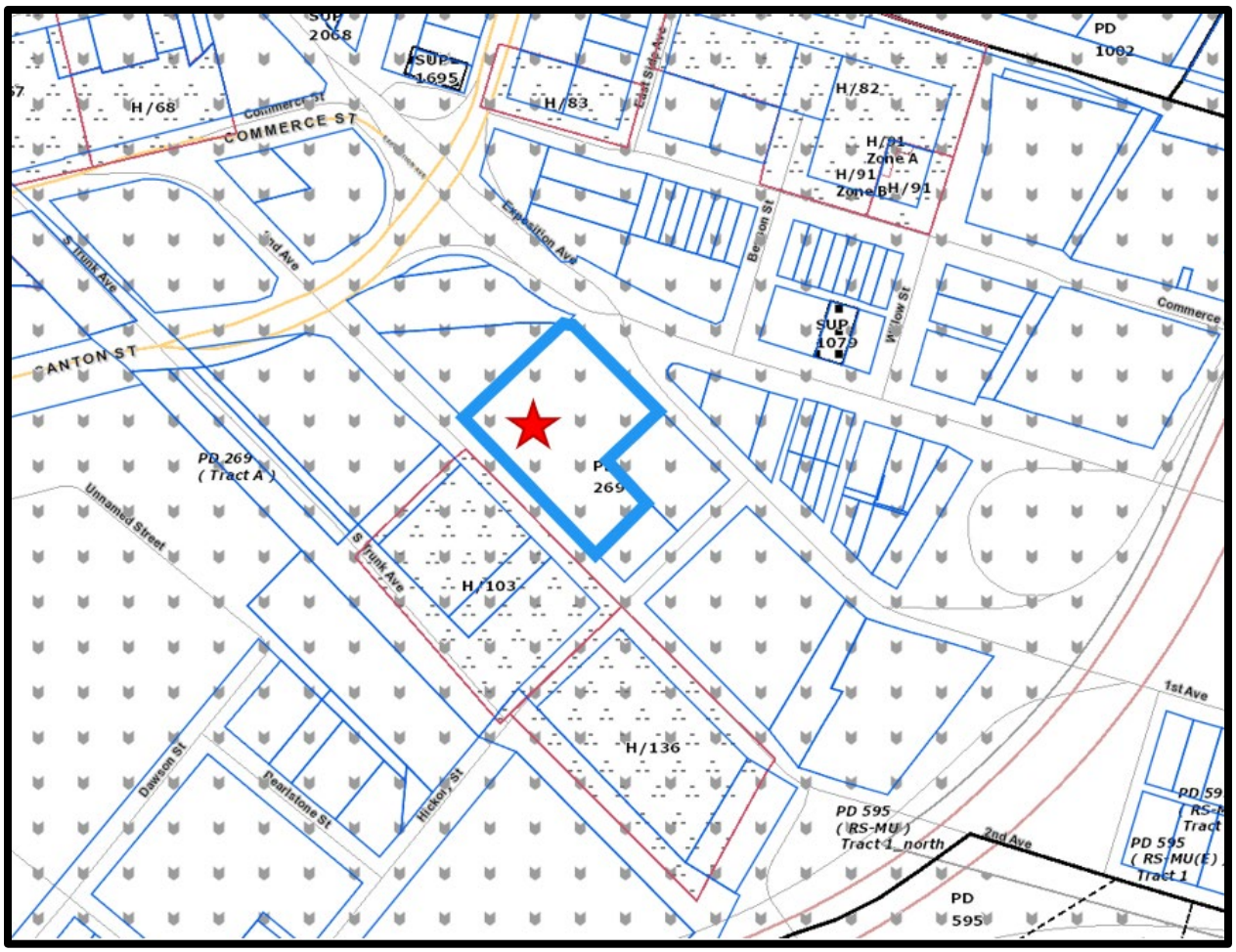
Speakers – none

Aerial Map



CA: 2108250027
333 1st Street

Zoning Map



CA: 2108250027
333 1st Street

Job 166777557-002 (2108250027)

Job Edit

Miscellaneous Transaction

Job 166777557-002 (2108250027)

Electrical Sign (ES) ATTACHED - SE ELV (A) New Construction

Status: Paid | Created By: JPOOL | Date Created: Aug 25, 2021

Date Completed: Aug 26, 2021

Parent Job: 166777557-001 (2107141013)

Specific Location: 333 1ST - 300 SF LED ILLUMINATED CABINET W/ CHANGEABLE FACE ON SOUTHEAST ELEVATION

Details

Customer

NICHOLS, BOBBY
14201 Sovereign Rd Ste 101
Fort Worth, TX 76155
(972) 739-6557

Fee Amount

FeeType

Staff Email

Details

Fees (EXT): 2108250027 SPSD Plan Review $345.00
Adjusted:$0.00 Paid:$345.00 Owed:$0.00

Customer: NICHOLS, BOBBY
14201 Sovereign Rd Ste 101
Fort Worth, TX 76155 (972) 739-6557

Fees

Description / Posted Date	Amount	Tax	Total	Balance
SPSD Plan Review	$345.00	$0.00	$345.00	$0.00
Receipt Number: 684290 $345.00	($345.00)	$0.00	($345.00)	
				$0.00

Processes

Assigned To	Status	Outcome	Scheduled Start	Scheduled Completed	Actual Start	Actual Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Aug 26, 2021 08:58:33
Auto generated System Fee Collection						

DEEP ELLUM SPSD

333 1ST AVE

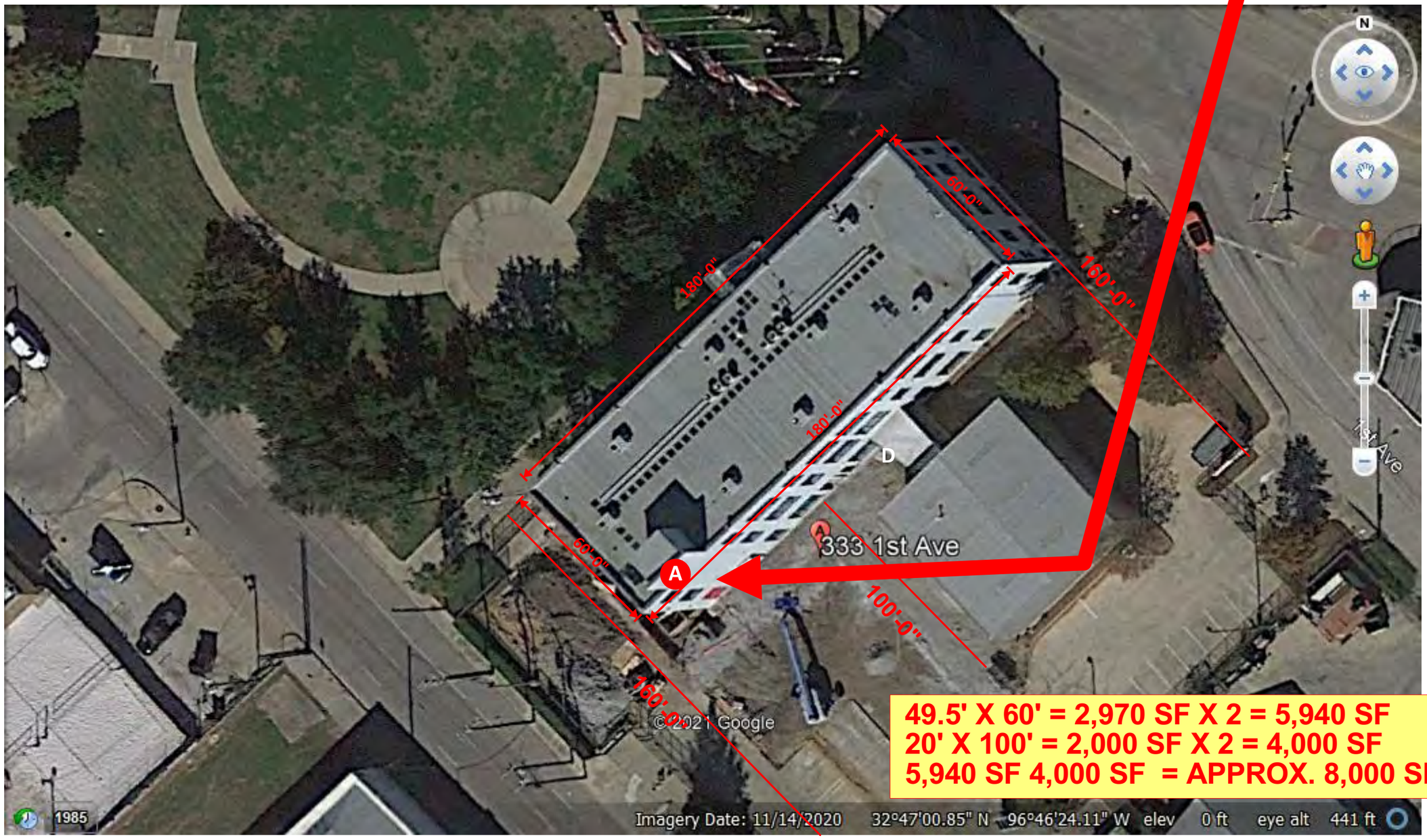
*** SUBJECT TO FIELD ***
INSPECTOR APPROVAL

300 SF LED ILLUMINATED CABINET W/ CHANGEABLE MESSAGE PORTION ON SE ELEVATION READING "333" W/ CHANGEABLE PORTION FOR TENANTS

DEEP ELLUM SPSD

333 1ST AVE

300 SF LED ILLUMINATED CABINET W/ CHANGEABLE MESSAGE PORTION ON SE ELEVATION READING "333" W/ CHANGEABLE PORTION FOR TENANTS



49.5' X 60' = 2,970 SF X 2 = 5,940 SF
20' X 100' = 2,000 SF X 2 = 4,000 SF
5,940 SF 4,000 SF = APPROX. 8,000 SF

N
W E
S

SITE MAP - AERIAL VIEW

8,000 SF x 10% = 800 MAX ALLOWED EFFECTIVE AREA FOR ALL SIGNS

THE PROPOSED SIGN WILL OCCUPY APPROX. 38% OF MAX SIGN AREA

Sh

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

Address
333 1st Ave Dallas, TX 75226
Account Rep. MATT WILSON
Designer RMS
Date 4-29-21

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1 RFF 05.10.21 did all new designs & optns

R2-AC-5/21/21: upd A; rev C scope; add D

R3-AC-6/1/21: add side view details & color key for A

R4-AC-6/21/21: upd A face/copy to full marquee style

R5-JP 7/21/21: reduced "A" to 300 sq ft.

R7-LDB-08/13/21: Removed red led around cabinet; revised depth of bull nose tenant cabinet & illuminated internally with white leds.

R8-AC-08/19/21: upd A lighting to gooseneck; add red led to perimeter of tenant section; upd bull nose frame; add A1 - rem A opt 2; add site

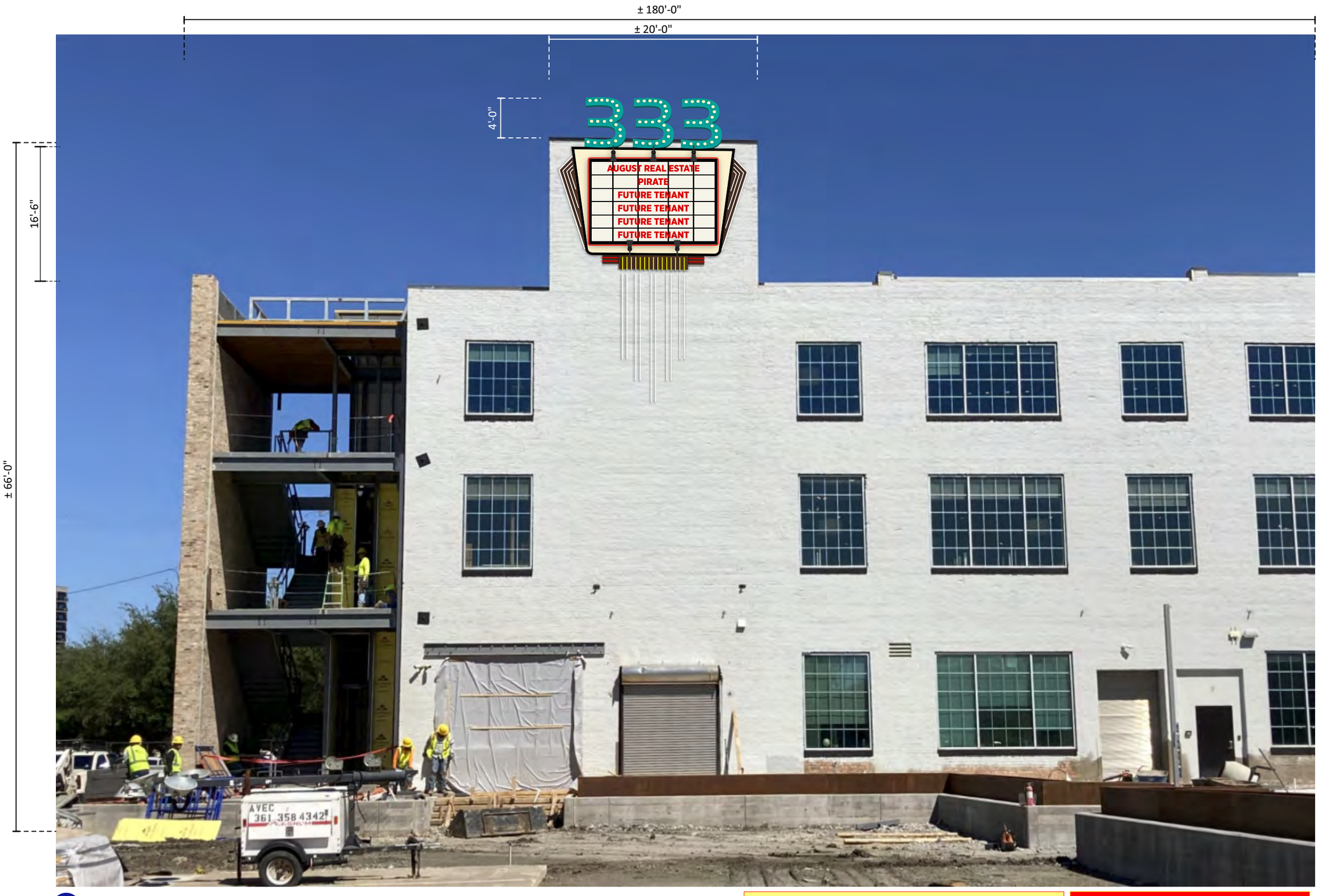
CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Northeast US	2301 River Road, Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

This drawing is the property of Chandler Signs, LLC
All rights to its use for reproduction are reserved by Chandler Signs, LLC

FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



A **PROPOSED SIGNAGE**

DEEP ELLUM SPSD

333 1ST AVE

300 SF LED ILLUMINATED CABINET W/ CHANGEABLE MESSAGE PORTION ON SE ELEVATION READING "333" W/ CHANGEABLE PORTION FOR TENANTS

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

Sh

Address

333 1st Ave
Dallas, TX 75226

Account Rep.	MATT WILSON
Designer	RMS
Date	4-29-21

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1 RFF 05.10.21 did all new designs & optns

R2-AC-5/21/21: upd A; rev C scope; add D

R3-AC-6/1/21: add side view details & color key for A

R4-AC-6/21/21: upd A face/copy to full marquee style

R5-JP 7/21/21: reduced "A" to 300 sq ft.

R7-LDB-08/13/21: Removed red led around cabinet; revised depth of bull nose tenant cabinet & illuminated internally with white leds.

R8-AC-08/19/21: upd A lighting to gooseneck; add red led to perimeter of tenant section; upd bull nose frame; add A1 - rem A opt 2; add site

CHANDLER SIGNS

chandlersigns.com

National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Northeast US	2301 River Road, Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

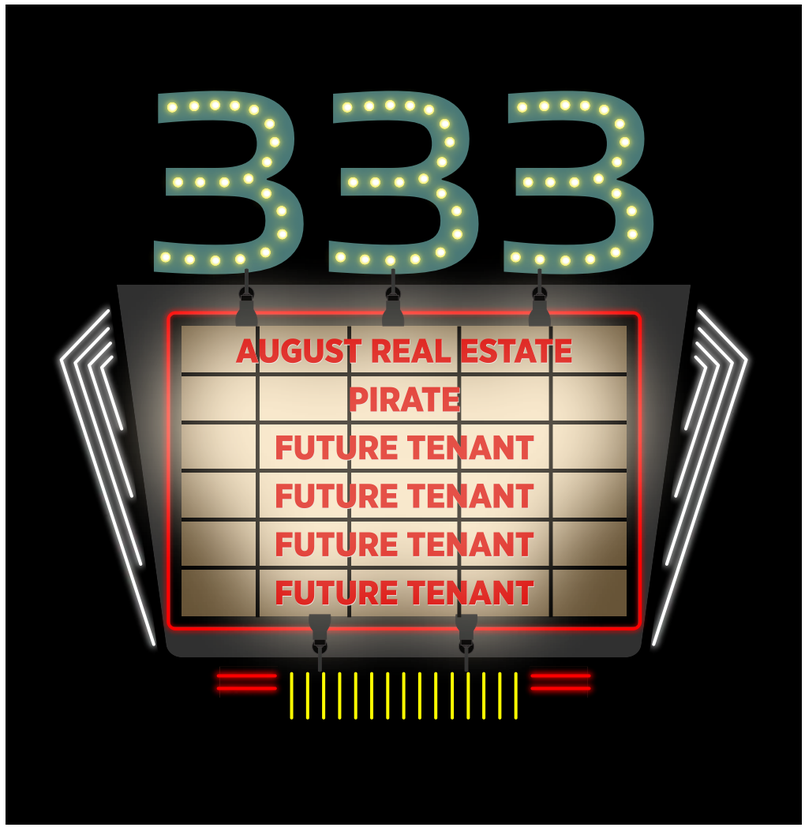
This drawing is the property of Chandler Signs, LLC
All rights to its use for reproduction are reserved by Chandler Signs, LLC

FINAL ELECTRICAL CONNECTION BY CUSTOMER

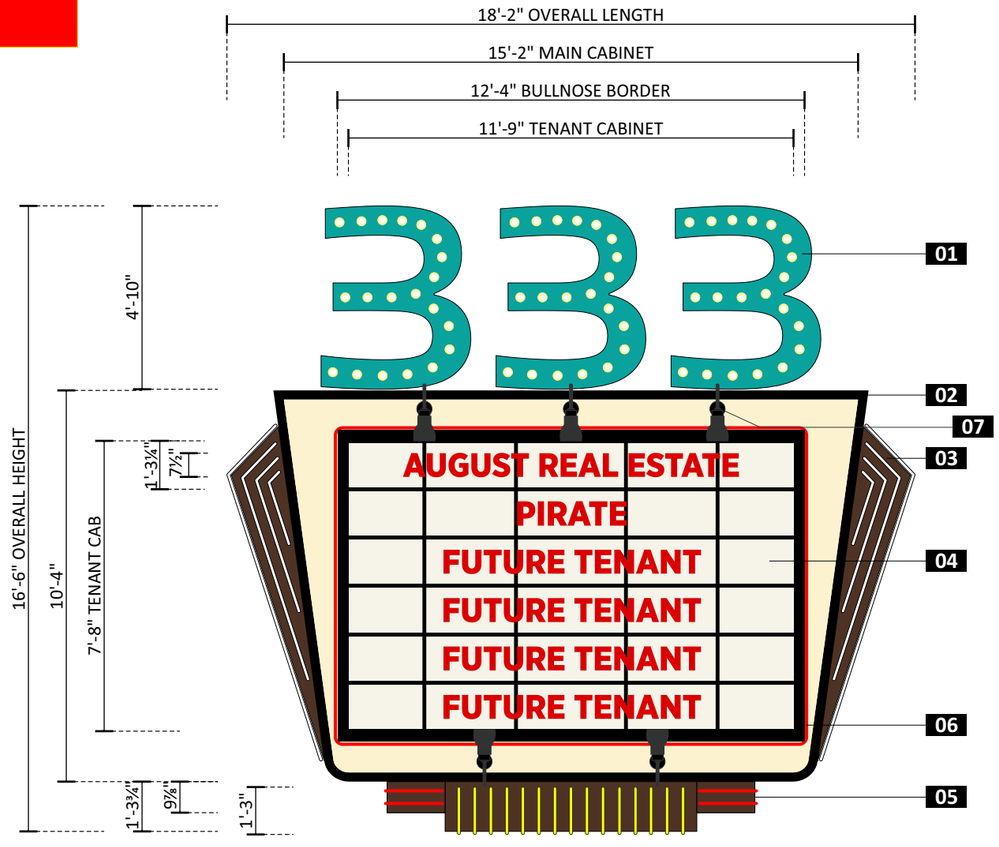
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

DEEP ELLUM SPSD

333 1ST AVE



SIMULATED NIGHT VIEW



A **S/F WALL SIGN** SCALE: 1/4" = 1' - 0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL 300 SQFT

01 OPEN FACED "H-FORMED" ALUMINUM CHANNEL NUMBERS W/ LED BULBS

02 ALUMINUM SIGN CABINET WITH BLACK BORDER

03 ALUMINUM FINS WITH WHITE LED CONTOUR ACCENT LIGHTING

04 MULTI-TENANT SIGN CABINET WITH INDIVIDUAL FLAT ALUM. PANELS PTD WHITE BUTT-SEAMED w/1st SURFACE BLACK VINYL EDGES ON TOPS & BOTTOMS
w/ ¾" DEEP ROPT CLEAR ACRYLIC COPY
½" PROJECTION
w/ 1st SURFACE RED VINYL [VERIFY EXACT]
INTERNAL WHITE LED ILLUM.
6" MITERED ALUM. BULLNOSE BORDER FRAMED -FLUSH MOUNTED TO MAIN CABINET

05 ALUMINUM BULLNOSE EXTRUSIONS

06 TENANT SECTION PERIMETER RED LED CONTOUR ACCENT LIGHTING

07 (5) GOOSENECK LAMPS FOR EXTERIOR FACE LIGHTING

FIELD SURVEY REQUIRED PRIOR TO MANUFACTURE.

COLOR KEY

- PMS 3272 C "TURQUISH" JADE
- PMS 476 C "TURKISH COFFEE" BRONZE
- PMS 7500 C IVORY / 3M 3630-005 IVORY
- 3M 3630-33 RED
- BLACK

ALL COLORS TO BE PROVIDE/APPROVED BY CUSTOMER PRIOR TO MANUFACTURE

300 SF LED ILLUMINATED CABINET W/ CHANGEABLE MESSAGE PORTION ON SE ELEVATION READING "333" W/ CHANGEABLE PORTION FOR TENANTS

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

Address
333 1st Ave Dallas, TX 75226
Account Rep. MATT WILSON
Designer RMS
Date 4-29-21

Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1 RFF 05.10.21 did all new designs & optns

R2-AC-5/21/21: upd A; rev C scope; add D

R3-AC-6/1/21: add side view details & color key for A

R4-AC-6/21/21: upd A face/copy to full marquee style

R5-JP 7/21/21: reduced "A" to 300 sq ft.

R7-LDB-08/13/21: Removed red led around cabinet; revised depth of bull nose tenant cabinet & illuminated internally with white leds.

R8-AC-08/19/21: upd A lighting to gooseneck; add red led to perimeter of tenant section; upd bull nose frame; add A1 - rem A opt 2; add site

CHANDLER SIGNS
chandlersigns.com

National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Northeast US	2301 River Road, Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

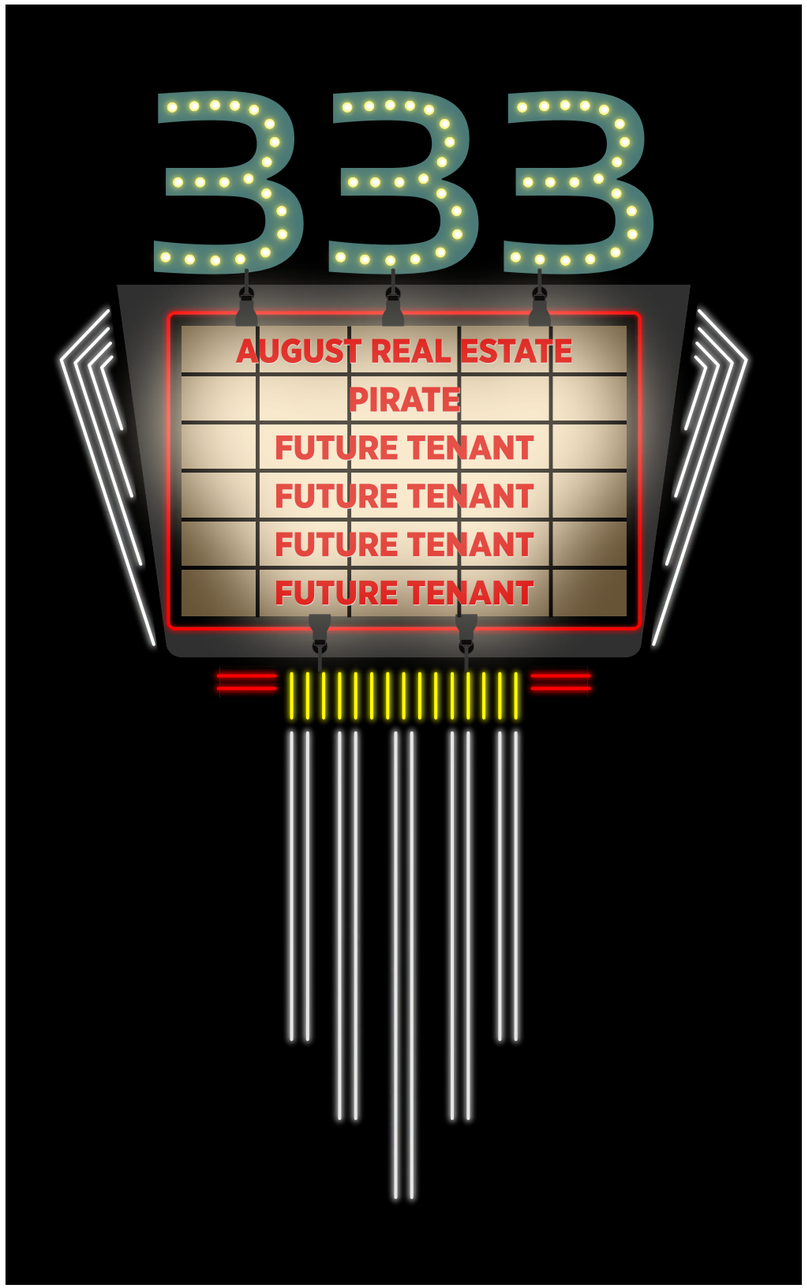
This drawing is the property of Chandler Signs, LLC
All rights to its use for reproduction are reserved by Chandler Signs, LLC

FINAL ELECTRICAL CONNECTION BY CUSTOMER

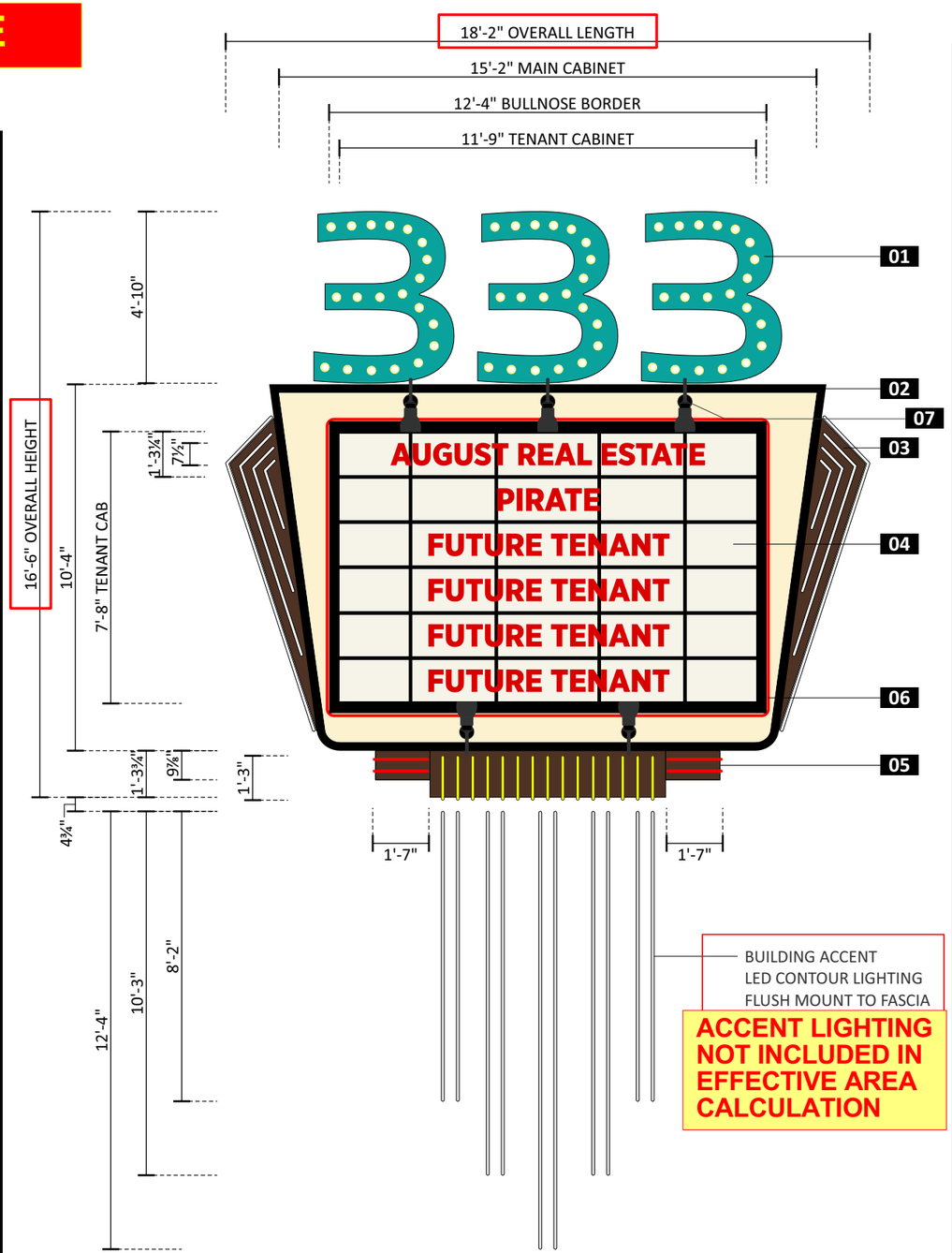
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

DEEP ELLUM SPSD

333 1ST AVE



SIMULATED NIGHT VIEW



ACCENT LIGHTING NOT INCLUDED IN EFFECTIVE AREA CALCULATION

A **S/F WALL SIGN** — SCALE: 1/4" = 1' - 0"

ONE [1] REQUIRED - MANUFACTURE & INSTALL — 300 SQFT

01 OPEN FACED "H-FORMED" ALUMINUM CHANNEL NUMBERS W/ LED BULBS

02 ALUMINUM SIGN CABINET WITH BLACK BORDER

03 ALUMINUM FINS WITH WHITE LED CONTOUR ACCENT LIGHTING

04 MULTI-TENANT SIGN CABINET WITH INDIVIDUAL FLAT ALUM. PANELS PTD WHITE BUTT-SEAMED w/1st SURFACE BLACK VINYL EDGES ON TOPS & BOTTOMS
w/ ¾" DEEP ROPT CLEAR ACRYLIC COPY
½" PROJECTION
w/ 1st SURFACE RED VINYL [VERIFY EXACT]
INTERNAL WHITE LED ILLUM.
6" MITERED ALUM. BULLNOSE BORDER FRAMED -FLUSH MOUNTED TO MAIN CABINET

05 ALUMINUM BULLNOSE EXTRUSIONS

06 TENANT SECTION PERIMETER RED LED CONTOUR ACCENT LIGHTING

07 (5) GOOSENECK LAMPS FOR EXTERIOR FACE LIGHTING

FIELD SURVEY REQUIRED PRIOR TO MANUFACTURE.

COLOR KEY

- PMS 3272 C "TURQUISH" JADE
- PMS 476 C "TURKISH COFFEE" BRONZE
- PMS 7500 C IVORY / 3M 3630-005 IVORY
- 3M 3630-33 RED
- BLACK

ALL COLORS TO BE PROVIDE/APPROVED BY CUSTOMER PRIOR TO MANUFACTURE

300 SF LED ILLUMINATED CABINET W/ CHANGEABLE MESSAGE PORTION ON SE ELEVATION READING "333" W/ CHANGEABLE PORTION FOR TENANTS

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

Address
333 1st Ave
Dallas, TX 75226

Account Rep.	MATT WILSON
Designer	RMS
Date	4-29-21

Approval / Date

Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision / Date

R1 RFF 05.10.21 did all new designs & optns

R2-AC-5/21/21: upd A; rev C scope; add D

R3-AC-6/1/21: add side view details & color key for A

R4-AC-6/21/21: upd A face/copy to full marquee style

R5-JP 7/21/21: reduced "A" to 300 sq ft.

R7-LDB-08/13/21: Removed red led around cabinet; revised depth of bull nose tenant cabinet & illuminated internally with white leds.

R8-AC-08/19/21: upd A lighting to gooseneck; add red led to perimeter of tenant section; upd bull nose frame; add A1 - rem A opt 2; add site

CHANDLER SIGNS
chandlersigns.com

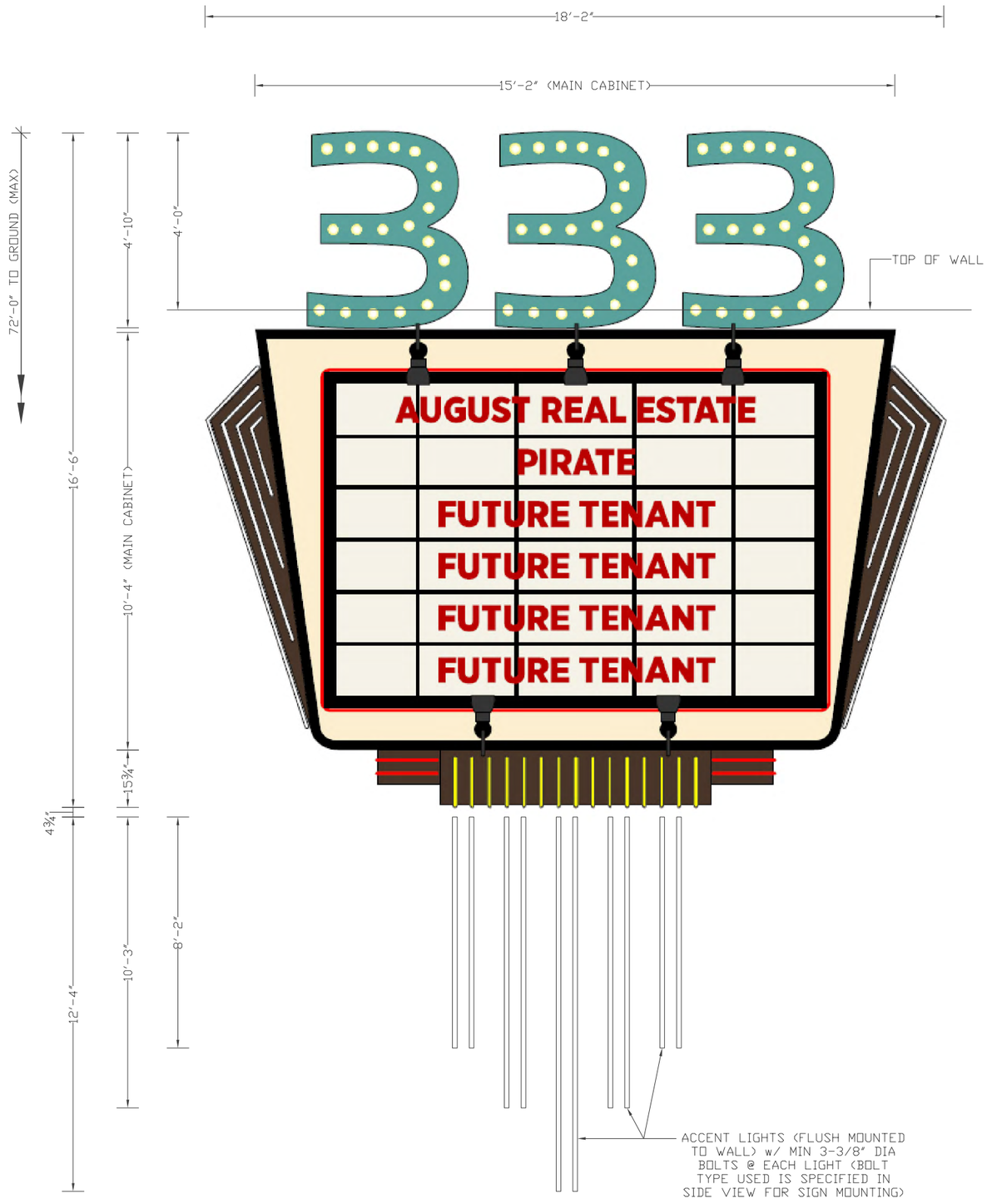
National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214) 902-2000 Fax (214) 902-2044
San Antonio	17319 San Pedro Avenue Suite 200 San Antonio, TX 78232 (210) 349-3804 Fax (210) 349-8724
Northeast US	2301 River Road, Suite 201 Louisville, KY 40206 (502) 897-9800 Cell (502) 554-2575
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (361) 563-5599 Fax (361) 643-6533

This drawing is the property of Chandler Signs, LLC
All rights to its use for reproduction are reserved by Chandler Signs, LLC

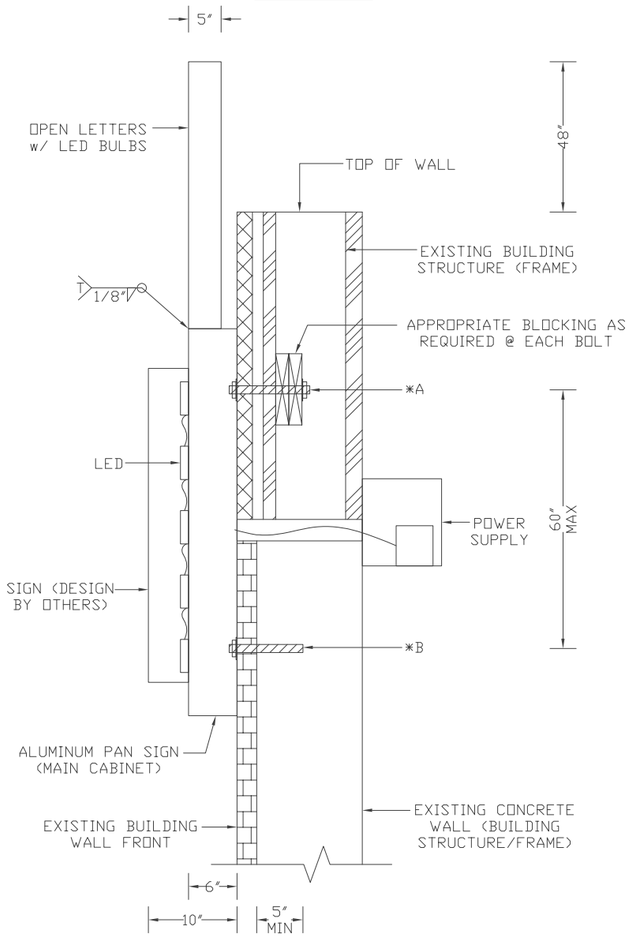
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

ELEVATION



SIDE VIEW



*A:
3/8" DIAMETER ALL THREADED THRU BOLTS (A36) @ 60" c/c (MAX SPACING) ALONG SIGN PERIPHERY (MAIN SIGN CABINET)

OR

*B (CONCRETE/CMU WALL ONLY):
3/8" DIAMETER THREADED BOLTS (TAPCONS) @ 60" c/c (MAX SPACING) ALONG SIGN PERIPHERY (MAIN SIGN CABINET) w/EPOXY, L=5" (MIN EMBEDMENT IN CONCRETE/CMU)

IMPORTANT NOTE:

BOLTS SHALL NOT BE CONNECTED TO EXISTING BUILDING FASCIA, BRICK OR STONE VENEER (EXISTING BUILDING FACADE) AT ANY LOCATION.

NOTES:

1. DESIGN IS BASED ON 2015 IBC - WIND SPEED OF 115 MPH (3-SEC GUST), EXPOSURE C.
2. THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED AT ANY OTHER LOCATIONS UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
3. ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (SIGN FRAME STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
4. ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS Fy=46 KSI.
5. ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS Fy=36 KSI.
6. ALL ALUMINUM USED SHALL BE GRADE 6053 OR 6061 OR EQUIVALENT WITH MINIMUM YIELD STRESS Fy=20 KSI.
7. STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
8. ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
9. ALL ALUMINUM WELDING SHALL BE MADE WITH E40xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE AWS STANDARDS.
10. SIZE, LENGTH & NUMBER OF BOLTS ARE MINIMUM RECOMMENDED AND SHALL BE INCREASED DEPENDING ON FIELD CONDITIONS TO SECURE SIGN FIRMLY ONTO EXISTING BUILDING STRUCTURE.
11. BOLTS SHALL BE CONNECTED TO EXISTING BUILDING STRUCTURE (FRAME) AT ALL LOCATIONS.
12. EXISTING BUILDING STRUCTURE INFORMATION NOT PROVIDED BY SIGN CONTRACTOR.
13. ANALYSIS OF EXISTING BUILDING STRUCTURE TO SUPPORT PROPOSED LOADS NOT IN SCOPE OF SMB ENGINEERING, LLC AND DESIGN ENGINEER AND HENCE NOT PERFORMED AND PROVIDED.
14. SMB ENGINEERING, LLC AND DESIGN ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR DAMAGE CAUSED TO EXISTING BUILDING DUE TO ADDITION OF PROPOSED LOADS.

SMB
ENGINEERING, LLC
WWW.SMB-ENGINEERING.COM
TBPE REGISTRATION NUMBER - F10116

CHANDLER SIGNS
17319 SAN PEDRO AVE.,
SAN ANTONIO, TX 78232

333 FIRST
333 1ST AVENUE,
DALLAS, TX

PRJ # : 21-H073	DWG BY : HMN	SCALE : NTS
DATE : AUG 2021	REV : 0	PAGE : 1 OF 1

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Jason Pool

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)

FARMERS MARKET SIGN DISTRICT

CASE NUMBER: 2109160012 **DATE FILED:** September 17, 2021

LOCATION: 835 S. Good Latimer (northwest elevation) **SIZE OF REQUEST:** 133.5 sf

COUNCIL DISTRICT: 2 **ZONING:** PD357 Subdistrict 7 **MAPSCO:** 45 R

APPLICANT: Amanda Mittag, Barnett Signs Inc

OWNER: Pure Market Apts, LLC.

TENANT: Cortland Good Latimer

REQUEST: An application for a Certificate of Appropriateness for a 133.5 square foot LED-illuminated flat attached sign (northwest elevation).

SUMMARY: The applicant proposes a 133.5 square foot LED-illuminated sign cabinet bearing the name “Cortland Good Latimer”.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located within the Farmers Market Sign District and follows the regulations set forth by Sec 51A-7.1600. (Specific sections listed below).
- The applicant proposes to install a 133.5 square foot LED-illuminated sign cabinet bearing the name "Cortland Good Latimer" on the northwest elevation of the building. This sign is one of three signs being proposed (case #2109160013 on the southeast elevation and a 33 square foot sign on the southwest elevation which does not require a CA from this body). The proposed sign cabinet is constructed entirely of metal, plastic, and LED lighting. The cabinet utilizes trimcap-less channel letters with push-thru acrylic faces and a combination of push-thru acrylic and accent LED illuminated lighting designed to simulate exposed neon. No portion of this sign is designed to appear to be illuminated using back-lighting other than the faces of the words themselves.
- The sign will be mounted flush against the wall. It is proposed to project a total of 17 inches from the wall.

Sec 51A-7.505(5)(B).

Factors the committee shall consider. In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign. After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

Sec 51A-7.1602 Purpose.

The purpose of this division is to promote signage that is compatible with the architectural character and design guidelines of the Farmers Market Planned Development District while encouraging artistic, creative, and innovative signs that are reflective of themes that have grown and developed in Farmers Market area.

Sec 51A-7.1603 Definitions.

(a) In this division:

(5) FLAT ATTACHED SIGN means an attached sign projecting 18 inches or less from a building and parallel to the building facade.

The proposed premise sign is a flat attached sign. It projects 17 inches from the building. In this SPSD, there are no specific requirements for this sign type, outside of what is required for all signs and for all attached signs.

Sec 51A-7.1605 Special Provisions for All Signs.

(a) N/A

(b) Except as otherwise provided in Subsection (c), the maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise.

(c) N/A

(d) All signs must be premise signs or convey a noncommercial message.

(e) N/A

(f) The use of neon or single incandescent bulbs is permitted.

(g) No portions of a sign other than the words themselves may be illuminated by back-lighting.

(h) No portion of a sign may have a luminance greater than 200 footlamberts.

(i) The following materials are suggested, but not required, for signs in this district:

(1) Metal.

(2) Glass.

(3) Wood.

The total area of all facades adjacent to a public ROW is approximately 50,811.6 square feet. This allows for approximately 5,081.2 square feet of effective area for all signs on the premise. This sign will occupy approximately 3% of that allowance. All the signs on the site, if approved, will occupy approximately 5% of that allowance. The illumination for this sign is constructed using LED lighting. Though not required, the applicant has designed it to mimic the look of neon lighting. Only the words themselves will appear back-lit. The sign does contain accent lighting, but the background itself is non-illuminated. The sign is constructed using metal & plastic. The building lighting, independent from the sign cabinet, is not a part of the sign.

Sec 51A-7.1606 Special Provisions for Attached Signs.

(a) In general. The regulations relating to the erection of attached signs in this district are expressly modified as follows:

(b) Attached signs in general.

(1) No portion of an attached sign may be located:

(1) more than 10 feet from the facade to which it is attached; or

(2) less than two feet from the back of a street curb.

(2) Although not required, the use of three-dimensional projecting attached signs is encouraged.

The proposed sign projects 17 inches from the façade to which it is attached.

List of Officers
Pure Market Apts, LC.

- Steven DeFrancis - President
- Mike Altman - Vice President
- Corey May – Authorized Signatory

SSDAC Action:

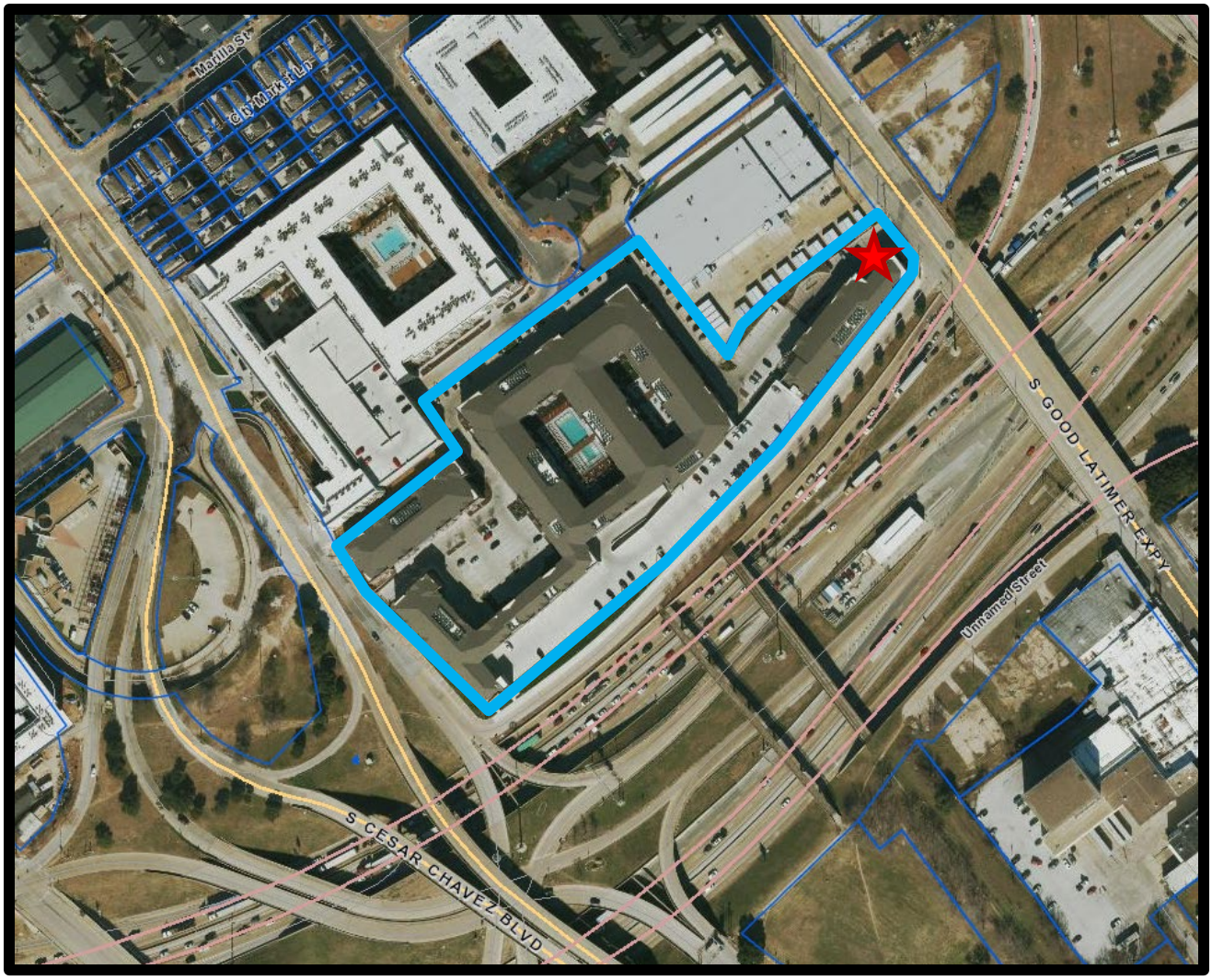
October 12, 2021

MOTION: It was moved to **approve** an application for a Certificate of Appropriateness for a 133.5 sf LED-illuminated attached sign at 835 S. Good Latimer (northwest elevation).

Maker:	Dumas
Second:	Hardin
Result:	Carried: 5 to 0
	For: 5 – Peadon, Webster, Hardin, Haqq, and Dumas
	Against: 0
	Absent: 0
	Conflict: 0

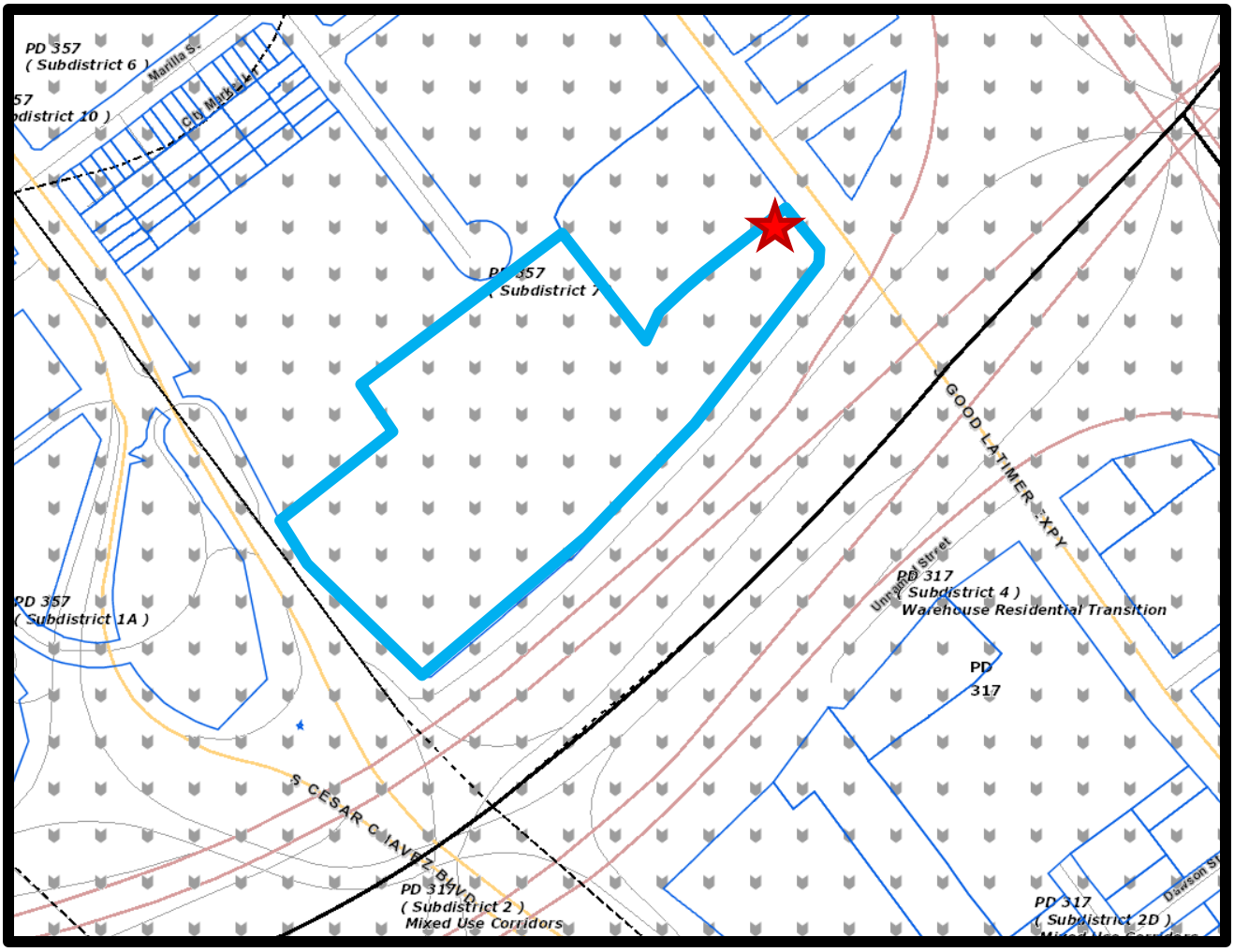
Speakers – none

Aerial Map



CA: 2109160012
835 S. Good Latimer

Zoning Map



CA: 2109160012
835 S. Good Latimer

Job 159464790-002 (2109160012)

Job Edit

Miscellaneous Transaction

Job 159464790-002 (2109160012)

Electrical Sign (ES) ATTACHED - SIGN 1; NW ELV (A) New Construction

Status: Paid Created By: JPOOL Date Created: Sep 16, 2021

Date Completed: Sep 17, 2021

Parent Job: 159464790-001 (2007281129)

Specific Location: 835 S GOOD LATIMER - SIGN 1 - 133.5 SF LED ILLUIMINATED ATTACHED SIGN - NW ELEVATION

Details

Customer

Mittag, Amanda
4250 ACTION DR
MESQUITE, TX 75150
(972) 681-8800

Fee Amount

FeeType

Staff Email

Details

Fees (EXT): 2109160012 5BN - Special Provision Sign District fee $345.00
Adjusted:$0.00 Paid:$345.00 Owed:$0.00

Customer: Mittag, Amanda
4250 ACTION DR
MESQUITE, TX 75150 (972) 681-8800

Fees

Description / Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee	$345.00	$0.00	$345.00	$0.00
Receipt Number: 689585 $345.00	($345.00)	$0.00	($345.00)	
				$0.00

Processes

Assigned To	Status	Outcome	Scheduled Start	Scheduled Completed	Actual Start	Actual Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Sep 17, 2021 10:55:21
Auto generated System Fee Collection						

FARMERS MARKET

835 S GOOD LATIMER

SIGN 1 - 133.5 SF LED ILLUMINATED, ATTACHED SIGN LOCATED ON NW ELEVATION READING "CORTLAND GOOD LATIMER"

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

Sign 1

Sign 2

Sign 3

Life Storage - Dallas

Eleven10 at Farmers Market Apartments

SemaConnect Charging Station

apts at farmers market dallas

Farmers Market Way

Cesar Chavez Blvd

I-30 HOV

S Good Lat

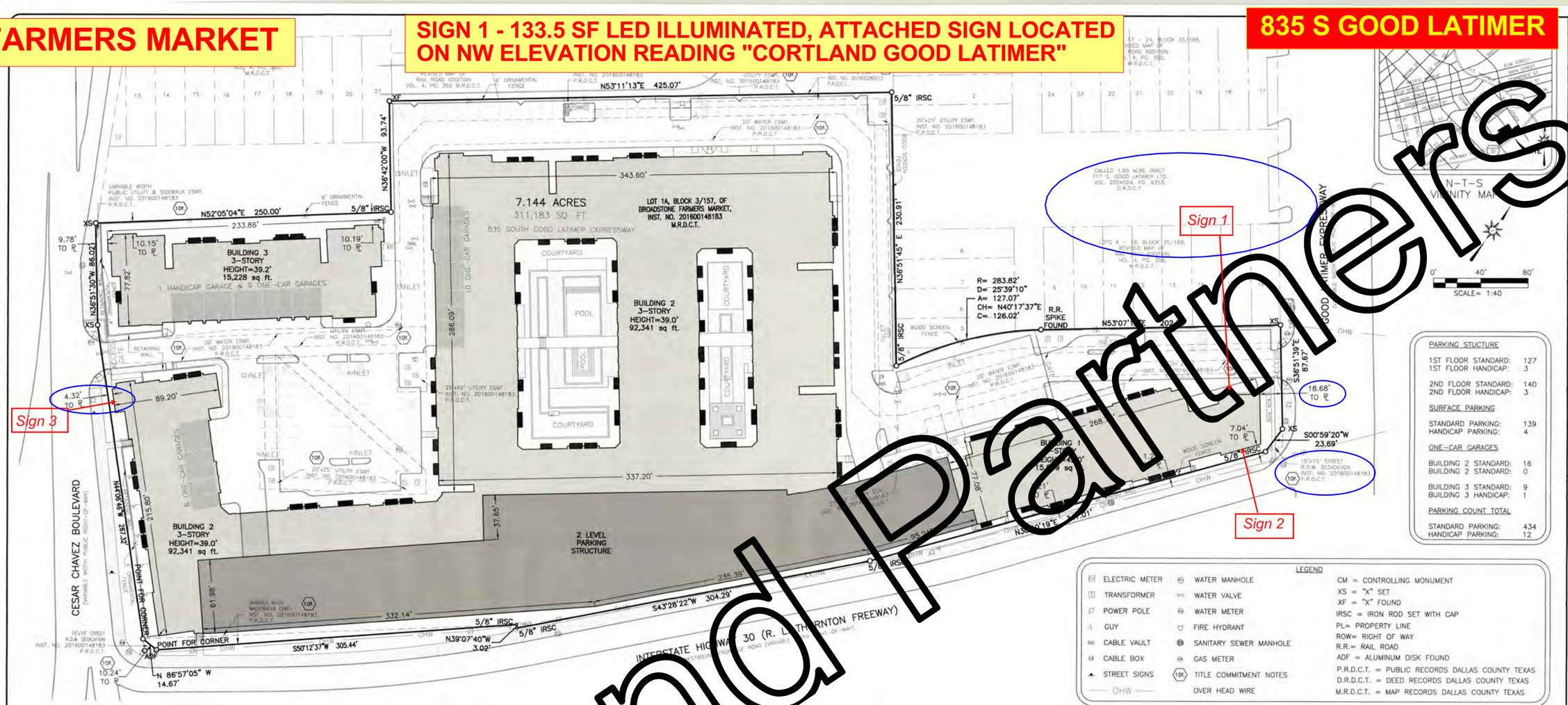
47A

30

FARMERS MARKET

SIGN 1 - 133.5 SF LED ILLUMINATED, ATTACHED SIGN LOCATED ON NW ELEVATION READING "CORTLAND GOOD LATIMER"

835 S GOOD LATIMER



PARKING STUCTURE	
1ST FLOOR STANDARD:	127
1ST FLOOR HANDICAP:	3
2ND FLOOR STANDARD:	140
2ND FLOOR HANDICAP:	3
SURFACE PARKING	
STANDARD PARKING:	139
HANDICAP PARKING:	4
ONE-CAR GARAGES	
BUILDING 2 STANDARD:	16
BUILDING 2 STANDARD:	0
BUILDING 3 STANDARD:	9
BUILDING 3 HANDICAP:	1
PARKING COUNT TOTAL	
STANDARD PARKING:	434
HANDICAP PARKING:	12

LEGEND

ELECTRIC METER	WATER MANHOLE	CM = CONTROLLING MONUMENT
TRANSFORMER	WATER VALVE	XS = "X" SET
POWER POLE	WATER METER	XF = "X" FOUND
GUY	FIRE HYDRANT	IRSC = IRON ROD SET WITH CAP
CABLE VAULT	SANITARY SEWER MANHOLE	PL= PROPERTY LINE
CABLE BOX	GAS METER	ROW= RIGHT OF WAY
STREET SIGNS	TITLE COMMITMENT NOTES	R.R.= RAIL ROAD
OHW	OVER HEAD WIRE	ADF = ALUMINUM DISK FOUND
		P.R.D.C.T. = PUBLIC RECORDS DALLAS COUNTY TEXAS
		D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS
		M.R.D.C.T. = MAP RECORDS DALLAS COUNTY TEXAS

LEGAL DESCRIPTION

Being Lot 1A, in Block 3/157, of BROADSTONE FARMERS MARKET, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in cc# 201600148183, of the Real Property Records of Dallas County, Texas. The legal description describes the same property as insured in such title insurance commitment and all property specific exceptions have been noted herein.

GENERAL NOTES

1. Observed no evidence of cemeteries on the property.
2. Bearings are based on the deed to BROADSTONE FARMERS MAERKET PROPERTY OWNER, LLC as recorded in Instrument Number 201400280269, Offical Public Records, Dallas County, Texas, being a bearing of N 44° 08' 46" W, of the Northeast line of Cesar Chavez Boulevard.
3. There are no protrusions or intrusions on the property as shown.
4. The property has direct physical access to Cesar Chavez Boulevard and Good Latimer Expressway, public right of way, and there are no gaps or gores.
5. The Property is the same [is a portion of the] property described in that Special Warranty Deed recorded November 12, 2014, in Instrument No. 201400280269 of the Official Records of Dallas County, Texas.

TABLE A NOTES

6a. The subject property is currently zoned "PD-357" (Farmers Market Special purpose district– Subdistrict 7), which has the regulations as follows:

Minimum front yard setback = [illegible] minimum front

Minimum rear yard setback = Ten (10) feet for duplex structures and no minimum in all other cases.

Minimum side yard setback = Five (5) feet for duplex structures and no minimum in all other cases.

Maximum height of building = Maximum structure height is an [illegible] height.

Maximum stories = [illegible] maximum number of stories.

16. There is no observed evidence of recent earth movingwork, building construction, or building additions observed in the process of conducting fieldwork.

18. Based on the U.S. Fish and Wildlife Service's National Wetlands Inventory Map, there was no areas designated as wetlands on the subject tract of land. This statement shall not create liability on the on the part of the surveyor.

TITLE COMMITMENT NOTES

Commitment for Title Insurance issued by [illegible] Title Guaranty Company
GF (Effective Number: 83695[illegible]-TX-CP-AB)
Effective Date: September [illegible], 2017
Issued Date: September [illegible], 2017

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Recorded in/under Clerk's File No. 201400280270 and [illegible]283450 Real Property Records, Dallas County, Texas. (Omissions, if any, restrictions based on race, color, religion, sex, handicap, familial status or national origin are nullified)

The following matters and terms of the documents creating or offering evidence of the matters.

a. Terms, provisions, conditions of Declaration of Private Drainage Easement filed 11/03/2014, recorded in cc# 201400280272, Real Property Records, Dallas County, Texas. AFFECTS AS SHOWN

c. Terms, provisions, and conditions of Ordinance No. 29740 filed 06/29/2015, recorded in cc# 201500168876, Real Property Records, Dallas County, Texas. AFFECTS SUBJECT TRACT IN ITS ENTIRETY

d. Voluntary Cleanup Program Final Certificate of Completion filed 07/21/2016, recorded in cc# 201600199684, Real Property Records, Dallas County, Texas. AFFECTS SUBJECT TRACT IN ITS ENTIRETY

e. Terms, provisions, conditions, and easements contained in Memorandum of Agreement, filed 10/28/2016, recorded in cc# 01600304210, Real Property Records, Dallas County, Texas. AFFECTS SUBJECT TRACT IN ITS ENTIRETY

f. The following easements and/or building lines, as shown on plat recorded in cc# 201600148183, Real Property Records, Dallas County, Texas:
10' utility easements;
20' water easements;
20' x 25' utility easements;
15' utility easements;
23' x 62' utility easement;
15' x 15' street R.O.W. dedication;
Variable width wastewater easement;
10' x 10' street R.O.W. dedication;
25' x 40' utility easement;
Variable width public utility and sidewalk easement.
AFFECTS AS SHOWN

ZONING NOTES

1. Current Zoning Designation = Planned Developement 357
2. Building Set Back Lines
   - Front = No minimum
   - Side = No minimum
   - Rear = No minimum
   - Max. Building Height = None

FLOOD STATEMENT

According to Map No. 48113C0345 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X" unshaded. Zone "X" unshaded is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

To: Broadstone Farmers Market Property Owner, LLC, Broadstone Farmers Market, LLC, [illegible]stments, LLC, Bridge [illegible]ne Farmers Market [illegible] Company, Pure Market

[illegible] is based were made in accordance with ALTA/NSPS Land Title [illegible]ludes Items 1, 2, 3, 4, [illegible]20 of Table A thereof.

Date Field Survey Completed – August 31, 2017

APPROX. SIGN AREA CALCUATIONS:

PLAN WEST (SW) FACADE: 39.0' X 293.6' = 11,450.4 SF
PLAN SOUTH (SE) FACADE: 39.0' X 931.4' = 36,324.6 SF
PLAN EAST (NE) FACADE: 42.0' X 72.3' = 3,036.6 SF

TOTAL ROW FACING FACADE AREA: 50,811.6 SF

47,778.6 SF X 10% = 5,081.2 SF ALLOWED FOR ALL SIGNS

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

adams surveying company, LLC
TBPLS Firm Registration No. 10177500

ALTA/NSPS LAND TITLE SURVEY
LOT 1A, BLOCK 3/157,
BROADSTONE FARMERS MARKET,
an Addition to the
City of Dallas, Dallas County, Texas

REVISIONS	
1	September 27, 2017
2	
3	
4	
5	
6	
7	
8	
9	

ISSUE DATES
September 6, 2017
September 27, 2017

DRAWN BY	BT
CHECKED BY	PH
DATE	9/27/2017

STATE OF TEXAS
Paul Hayden
5942
REGISTERED PROFESSIONAL LAND SURVEYOR

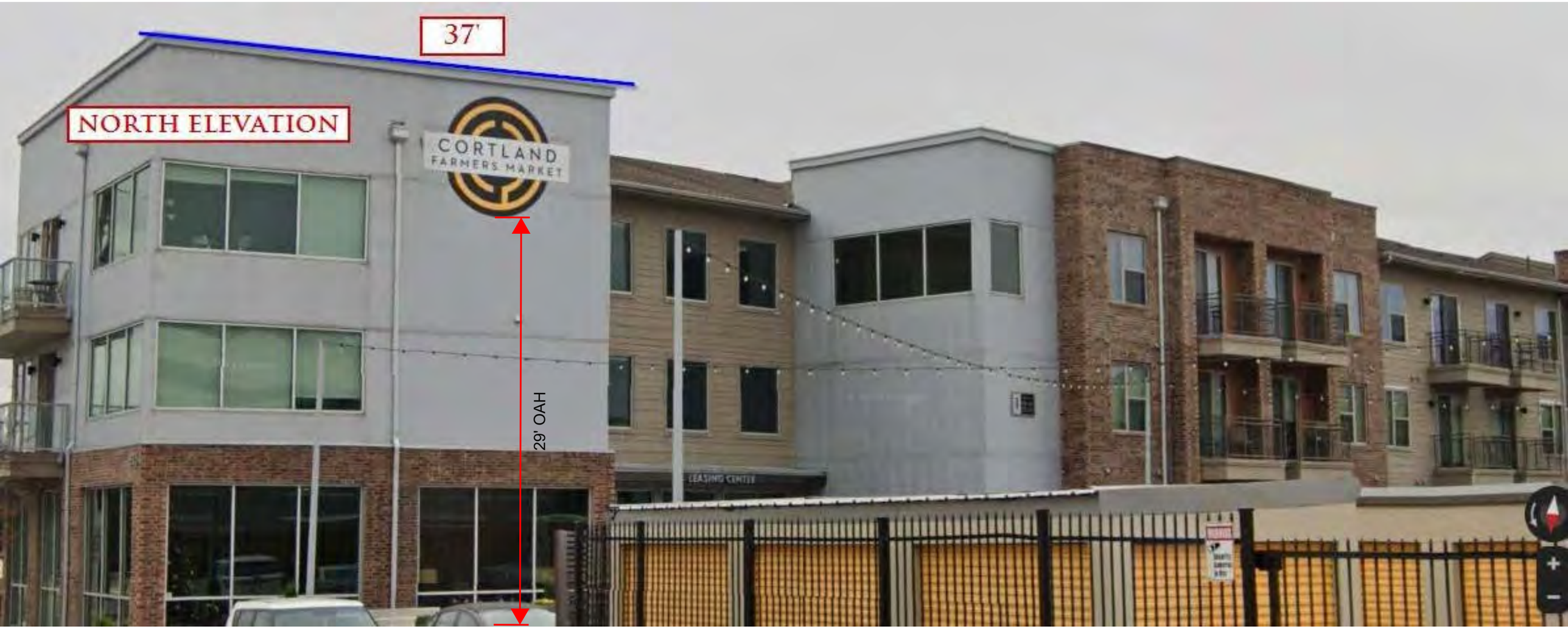
Cortland Partners

FARMERS MARKET

835 S GOOD LATIMER

SIGN 1 - 133.5 SF LED ILLUMINATED, ATTACHED SIGN LOCATED ON NW ELEVATION READING "CORTLAND GOOD LATIMER"

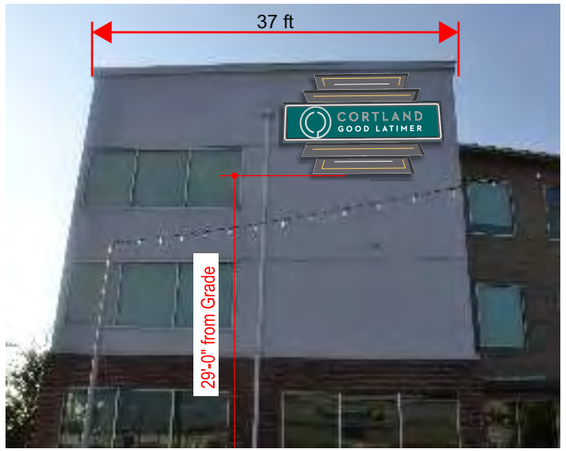
*** SUBJECT TO FIELD ***
INSPECTOR APPROVAL



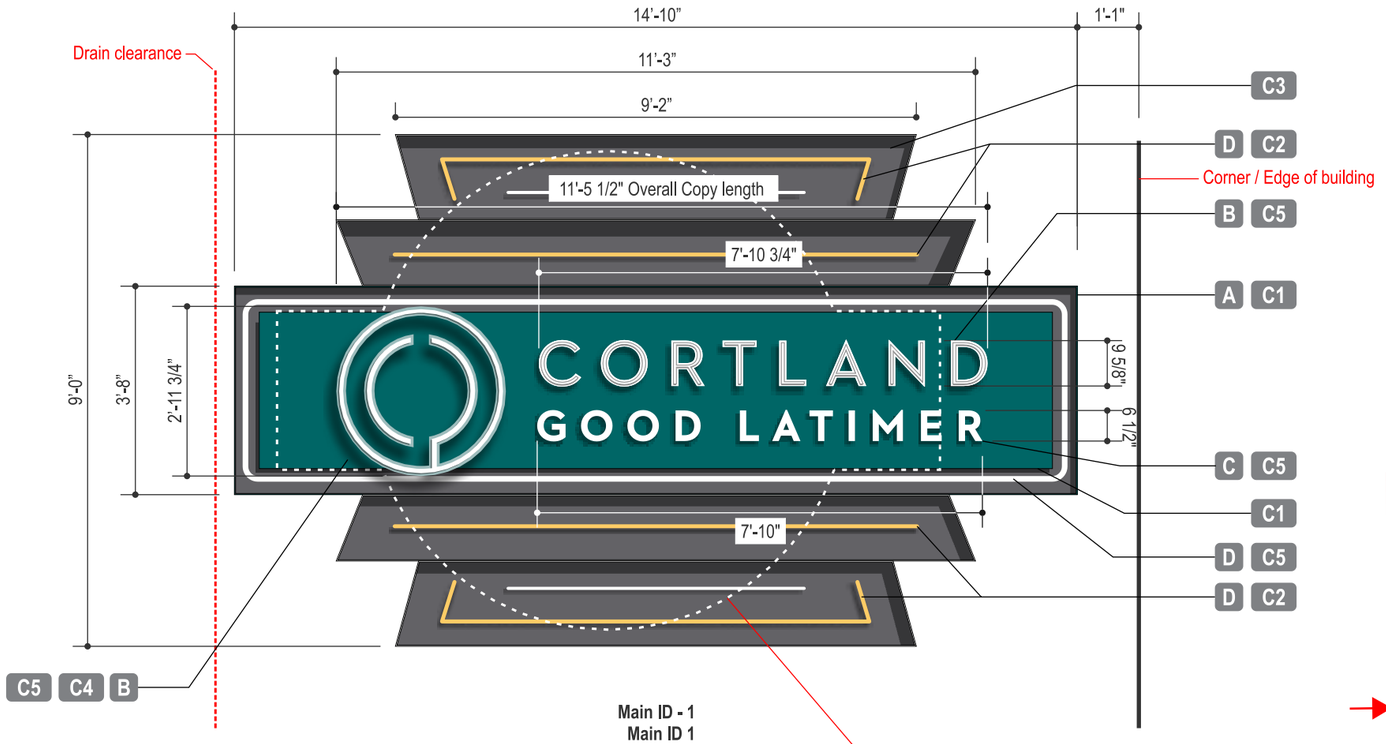
EXISTING CONDITIONS

SIGN 1 - 133.5 SF LED ILLUMINATED, ATTACHED SIGN LOCATED ON NW ELEVATION READING "CORTLAND GOOD LATIMER"

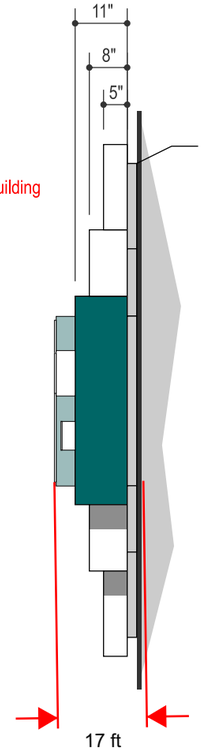
EXISTING



PROPOSED



SIGN DETAIL



2" aluminum angle frame mounted ro rear of cabinet, to slip over wall mounted frame and fastened

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 Pantone 323 C
- C2 Pantone 135 C
- C3 Pantone Cool Gray 11 C
- C4 Pantone 5503 C
- C5 White

Fonts Used

Client Artwork

Construction Specifications

- A Aluminum cabinet, internally illuminated, with 2" deep recessed border and neon-look LED rope
- B 4" deep channel letter with .50" thick shoulder-cut push-through acrylic with first surface translucent vinyl and second surface diffuser
- C 3" deep, front lit, trimcap-less channel letters
- D Neon-look LED rope lighting

Electrical Notes

Ⓧ Disconnect switch(s) UL & ID labels ☑ Vent - 2" Dia. Louvered

FINAL ELECTRICAL HOOK UP BY OTHERS
Suitable for Wet Location
Electrical Requirements: _____120 Volt_____
Connection Type: permanent continuous operation
Number of Circuits: __1___ 20 amp Dedicated Branch Circuit(s)
Primary Wire Size: 12 awg / conduit size: ½"
Secondary Wire Size: 18 awg
Max. Line Current: ____<16 Amps_____

UL LISTED — Inspected and labeled in accordance with UL Standard for Electric Signs Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

Hg — This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

This sign is fabricated using UL approved 406/19 Acrylic Adhesive

FARMERS MARKET

835 S GOOD LATIMER

Scale
3/8" = 1'-0"

Customer Signature Required

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

SAE1d1 ©2019 DeNyse Companies, Inc. All ideas, designs, arrangements and plans indicated or represented by this drawing, all ideas, concepts or proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

Management Company
Cortland

Property Name & Address
Cortland Good Latimer
835 S Good Latimer Expressway
Dallas, TX 75226

Sales Order Number
18060

DeNyse Representative
Raymond, Earl

Designer
Rsierra

Date
11.26.2019

Revision Date
10
12.04.2019 rsierra
12.27.2019 rsierra
01.21.2020 ac
02.04.2020 ac
02.21.2020 ac
04.09.2020 ac
05.18.2020 ac
07.28.2020 ac
03.09.2021 ac
04.26.2021 ac

Filepath
Z:\Drawings and Graphics\C\Cortland Partners\Cortland Good Latimer [Fka Farmers Market] - Dallas, TX\Production\Design\Main ID 1 v11

○ Concept
○ Preliminary
● Production

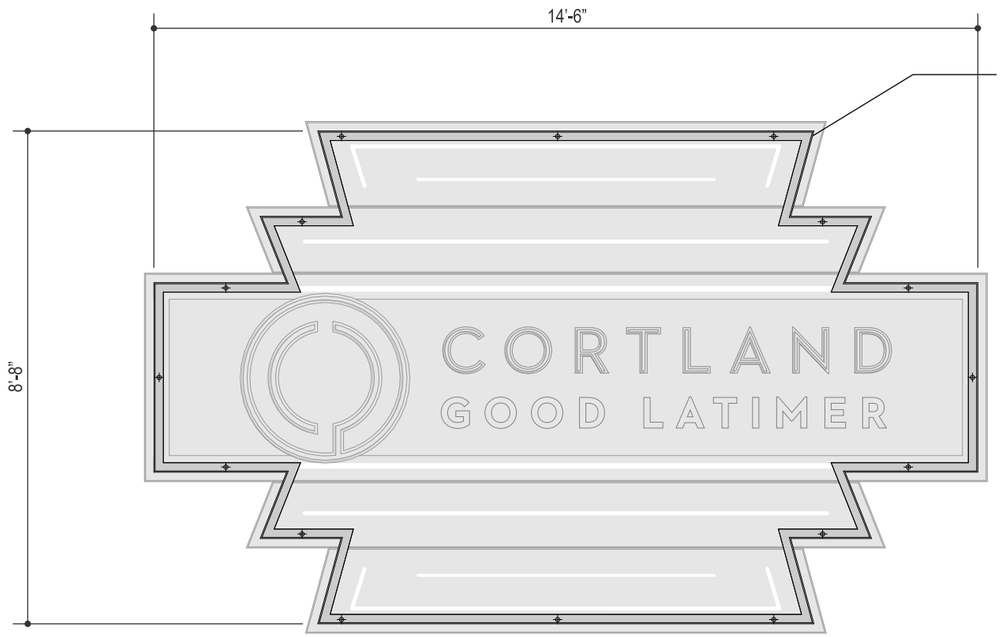
BO SALES

Drop Shadows
The drop shadows in this design are only meant to show depth and should not be fabricated unless otherwise noted.

SIGN 1 - 133.5 SF LED ILLUMINATED, ATTACHED SIGN LOCATED ON NW ELEVATION READING "CORTLAND GOOD LATIMER"

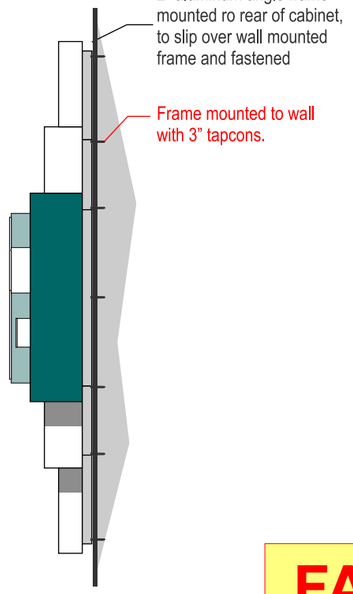
EXISTING

PROPOSED



FRAME DETAIL

Main ID - 1
Main ID 1
Qty: 01



Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 Pantone 323 C
- C2 Pantone 135 C
- C3 Pantone Cool Gray 11 C
- C4 Pantone 5503 C
- C5 White

Fonts Used

Client Artwork

Construction Specifications

- A Aluminum cabinet, internally illuminated, with 2" deep recessed border and neon-look LED rope
- B 4" deep channel letter with .50" thick shoulder-cut push-through acrylic with first surface translucent vinyl and second surface diffuser
- C 3" deep, front lit, trimcap-less channel letters
- D Neon-look LED rope lighting

Electrical Notes

⊗ Disconnect switch(s) UL & ID labels ▽ Vent - 2" Dia. Louvered

FINAL ELECTRICAL HOOK UP BY OTHERS
Suitable for Wet Location
Electrical Requirements: _____120 Volt_____
Connection Type: permanent continuous operation
Number of Circuits: __1___ 20 amp Dedicated Branch Circuit(s)
Primary Wire Size: 12 awg / conduit size: ½"
Secondary Wire Size: 18 awg
Max. Line Current: ____<16 Amps_____

UL LISTED — Inspected and labeled in accordance with UL Standard for Electric Signs Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

Hg — This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

This sign is fabricated using UL approved 406/19 Acrylic Adhesive

FARMERS MARKET

835 S GOOD LATIMER

Drop Shadows
The drop shadows in this design are only meant to show depth and should not be fabricated unless otherwise noted.

Scale
3/8" = 1'-0"

Customer Signature Required

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

Management Company
Cortland

Property Name & Address
Cortland Good Latimer
835 S Good Latimer Expressway
Dallas, TX 75226

Sales Order Number
18060

DeNyse Representative
Raymond, Earl

Designer
Rsierra

Date
11.26.2019

Revision Date

10	12.04.2019 rsierra
	12.27.2019 rsierra
	01.21.2020 ac
	02.04.2020 ac
	02.21.2020 ac
	04.09.2020 ac
	05.18.2020 ac
	07.28.2020 ac
	03.09.2021 ac
	04.26.2021 ac

Filepath
Z:\Drawings and Graphics\C\Cortland Partners\Cortland Good Latimer [Fka Farmers Market] - Dallas, TX\Production\Design\Main ID 1 v11

- ○ Concept
- ○ Preliminary
- ● Production

DocuSign Envelope ID: 686A5810-6B9C-426B-8A5E-31C4DFC74C0E

Date:	5-6-21	City, State:	Dallas, TX	SHEET: 1 OF 2
Client:	**DeNyse Signs**	Overall Height:	40'-0" Max.	Sean M. McFarland, P.E.
Sign:	Cortland Good Latimer	Wind Speed	115 mph	McFarland Engineering

Project Description **835 S Good Latimer Expy**

ME Job: 52286 Main ID-1
"Logo Cortland Good Latimer Backer"
ULTIMATE LOADS
Overall Size: 9'-0" x 14'-10" **30 PSF**
Mounting Height: 40'-0" Max.
Mounting Style: Flush Mounted Channel Letters & Logo with Backer Panel, Various Attachment Methods

Table of Contents

Content:	Page
Design Loads.	1
Connection Design.	1-2

Structural Variables and Code Loading Specifications

Sign Type:	Channel Letters / Wall Signs	Code:	2015 IBC W/ Amends
Existing Wall Material:	Various	Wind Speed:	115
Sign Weight Per Foot:	5	Wind Exposure:	C

Wind Loads Per ASCE 7-16

Connection Design

Using ASCE 7-16 (Simplified Procedure)

Topography:	Homogeneous	I =	1.15	(Table 6-1)
Exposure:	C	lambda =	1.49	(Figure 6-3, Exp. C, height = 40 ft)
Enclosure:	Enclosed			
Structure:	Components and Cladding	Zone =	5	(End-Wall - Worst Case)
Building:	Category II	Effective Wind Area =	10	Sq. Ft.
		Net Wind Pressure =	-24.1	(Figure 6-3)

Total Load Pnet = (lambda)*I*Pnet

Pnet (40) = -41.30 PSF

DocuSigned by: Sean McFarland 1BDC470[illegible]

STATE OF TEXAS SEAN M. McFARLAND 88579 LICENSED PROFESSIONAL ENGINEER

Sign Loads	**Area**	**Pressure (Suction)**	**Tension Force**	**Shear Force**
Backer	100.1 FT^2	-41.3 PSF	-4134 LBF	501 LBF
Logo	7.1 FT^2	-41.3 PSF	-292 LBF	35 LBF
Letters (EA)	0.6 FT^2	-41.3 PSF	-26 LBF	3 LBF

Tension Connection Design

	Connections Total	Tension / Connection	3/8" Dia. Liberty Bolts	3/8" Dia. Kwik Bolts	3/8" Dia. Thru Bolts
Backer					
	18	-230 LBF	250 LBF		
	18	-230 LBF		250 LBF	
	16	-258 LBF			350 LBF

DocuSign Envelope ID: 686A5810-6B9C-426B-8A5E-31C4DFC74C0E

Date:	5-6-21	City, State:	Dallas, TX	SHEET: 2 OF 2
Client:	**DeNyse Signs**	Overall Height:	40'-0" Max.	Sean M. McFarland, P.E.
Sign:	Cortland Good Latimer	Wind Speed	115 mph	McFarland Engineering

835 S Good Latimer Expy

ME Job: 52286 Main ID-1
"Logo Cortland Good Latimer Backer"

Shear

Connection Design

	Connections Total	Shear / Connection	3/8" Dia. Liberty Bolts	3/8" Dia. Kwik Bolts	3/8" Dia. Thru Bolts
Backer					
	18	28 LBF	350 LBF		
	18	28 LBF		175 LBF	
	16	31 LBF			450 LBF

Combined Connector

(% of Capacity)		**Tension**	**Shear**	**Total Capacity**	
		%	**%**	**%**	
Backer					
18	Liberty Bolts	-91.9%	7.9%	92.2%	OK
18	Kwik Bolts	-91.9%	15.9%	93.2%	OK
16	Thru Bolts	-73.8%	7.0%	74.1%	OK

Kwik Bolts - 1 1/2" Min. Embed. into Solid Wall (or Hollow CMU w/ Screens)
Liberty Bolts into Min. 3/4" Plywood or Other Solid Wall
Thru Bolts Require Continuous 2X or Angle Backers

Connection Specifications

Attach Channel Letters / Logo / Backer Panel to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. Attach Logo to Backer Cabinet with (6) 1/4" Dia. Thru Bolts & Letters with (3) 1/4" Dia. Thru Bolts. Attach Corland Cabinet to Backer Cabinet with (12) 1/4" Dia. Thru Bolts & Other Cabinets with Total (32) 1/4" Dia. Thru Bolts.

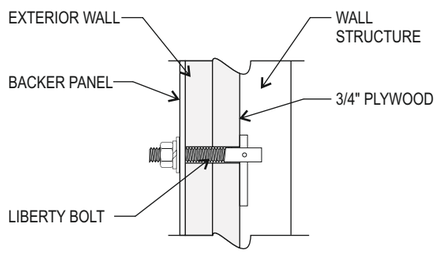
DocuSign Envelope ID: 686A5810-6B9C-426B-8A5E-31C4DFC74C0E

ME #: 52286

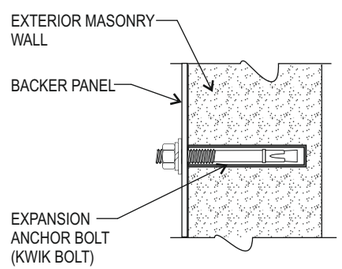
Connection Specifications
Attach Channel Letters / Logo / Backer Panel to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. Attach Logo to Backer Cabinet with (6) 1/4" Dia. Thru Bolts & Letters with (3) 1/4" Dia. Thru Bolts. Attach Corland Cabinet to Backer Cabinet with (12) 1/4" Dia. Thru Bolts & Other Cabinets with Total (32) 1/4" Dia. Thru Bolts.

CONNECTION QUANTITY	❶ 3/8" LIBERTY BOLTS	❷ 3/8" KWIK BOLTS	❸ 3/8" THRU BOLTS
BACKER	18	18	16

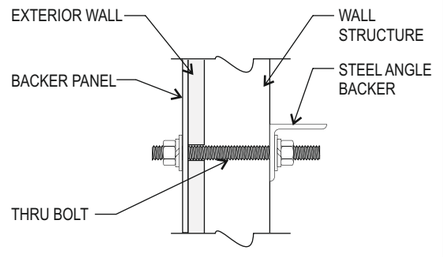
Kwik Bolts - 1 1/2" Min. Embed. into Solid Wall
(or Hollow CMU w/ Screens)
Liberty Bolts into Min. 3/4" Plywood or Other Solid Wall
Thru Bolts Require Continuous 2X or Angle Backers



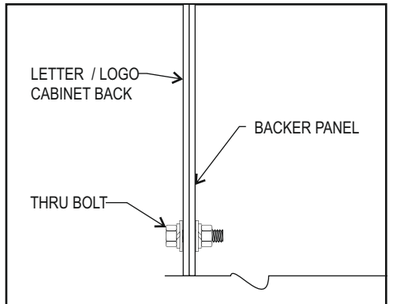
TYPICAL LIBERTY BOLT CONNECTION
3"=1'-0"



TYPICAL EXPANSION BOLT CONNECTION
3"=1'-0"



TYPICAL THRU BOLT CONNECTION
3"=1'-0"



TYPICAL THRU BOLT CONNECTION TO BACKER

McFarland Engineering
464 N. Hiddenbrook Dr,
Advance, NC 27006
Structural Sign Design
&
Engineering Services
Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

CORTLAND GOOD LATIMER

Address: 835 S GOOD LATIMER EXPY
City/State: DALLAS, TX
Client: DENYSE SIGNS

ENGINEERING OF ATTACHMENT TO WALL ONLY. NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (52286) DS

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2021
Texas Firm Registration: F-6996

The electronic seal appearing on this document was authorized by Sean M. McFarland, PE on May 6, 2021.

STATE OF TEXAS
DocuSigned by:
Sean McFarland
SEAN M. McFARLAND
BDD4704DCE5405...
88579
LICENSED
PROFESSIONAL ENGINEER

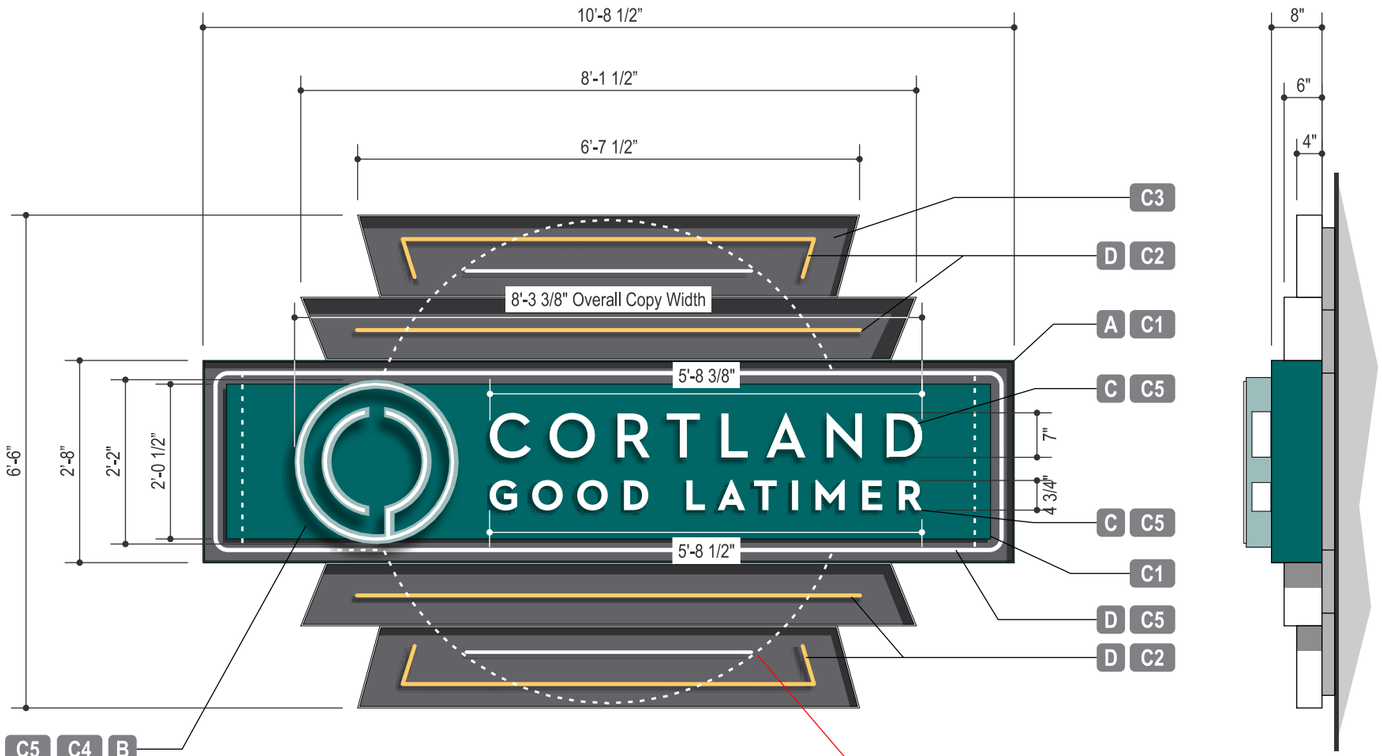
Date: 5-6-2021
Sheet #: 3 OF 9

* NOT PART OF THIS REQUEST *

ng and the intellectual property it represents are the sole property of DeNyse Companies, Inc.; no portion of it may be reproduced, created, or used for pricing without written permission.

EXISTING

PROPOSED



Main ID - 2
Main ID 2
Qty: 01

SIGN 2

SIGN INLCUDED FOR REFRENCE ONLY
- LOCATED ON SE ELEVATION
- REVIEW UNDER 2109160013

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 Pantone 323 C
- C2 Pantone 135 C
- C3 Pantone Cool Gray 11 C
- C4 Pantone 5503 C
- C5 White

Fonts Used

Client Artwork

Construction Specifications

- A Aluminum cabinet, internally illuminated, with 2" deep recessed border and neon-look LED rope
- B 4" deep channel letter with .50" thick shoulder-cut push-through acrylic with first surface translucent vinyl and second surface diffuser
- C 3" deep, front lit, trimcap-less channel letters
- D Neon-look LED rope lighting

Electrical Notes

Ⓧ Disconnect switch(s) UL & ID labels Ⓥ Vent - 2" Dia. Louvered

FINAL ELECTRICAL HOOK UP BY OTHERS
Suitable for Wet Location
Electrical Requirements: _____120 Volt_____
Connection Type: permanent continuous operation
Number of Circuits: __1___ 20 amp Dedicated Branch Circuit(s)
Primary Wire Size: 12 awg / conduit size: ½"
Secondary Wire Size: 18 awg
Max. Line Current: ____<16 Amps_____

UL LISTED — Inspected and labeled in accordance with UL Standard for Electric Signs Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

Hg — This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

This sign is fabricated using UL approved 406/19 Acrylic Adhesive

Scale
1/2" = 1'-0"

Customer Signature Required

*** SUBJECT TO FIELD ***
INSPECTOR APPROVAL

S
A
E
1
d
-
©
g
Π
n
g
v
proposals, and all specifications of any project entered into with DeNyse Companies, Inc. reserved. The descr may not be used in comparisons. Viol prosecuted to the full

Management Co
Cortland

Property Name
Cortland Good
835 S Good La
Expressway
Dallas, TX 752

Sales Order Nu
18060

DeNyse Repres
Raymond, Earl

Designer
Rsierra

Date
11.26.2019

Revision Date
10
12.04
12.27
01.21
02.04
02.21
04.09
05.18
07.28
03.09
04.26

Filepath
Z:\Drawings ar
Graphics\C\Co
Partners\Cortla
Latimer [Fka F
Market] - Dalla
TX\Production\
Main ID 1 v11

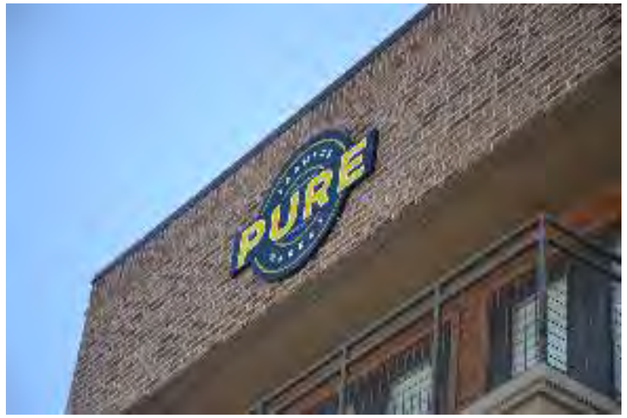
- Concept
- Preliminar
- Productio

3

* NOT PART OF THIS REQUEST *

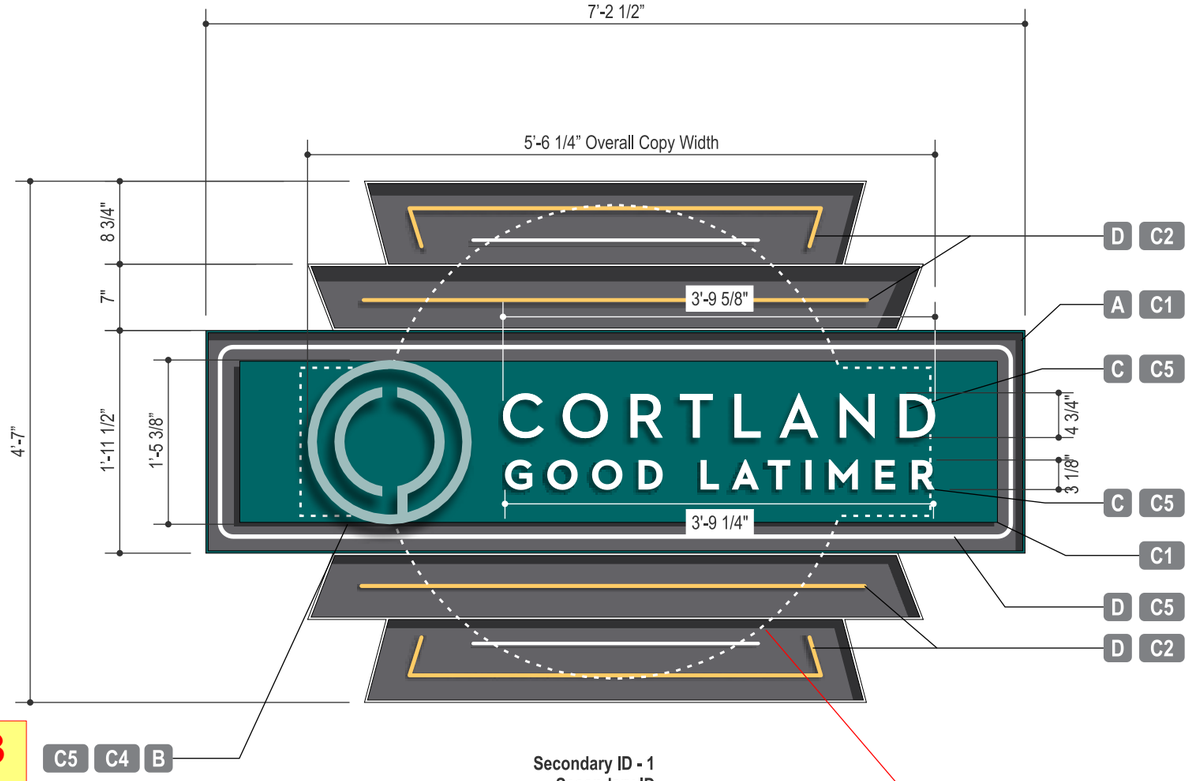
* NOT PART OF THIS REQUEST *

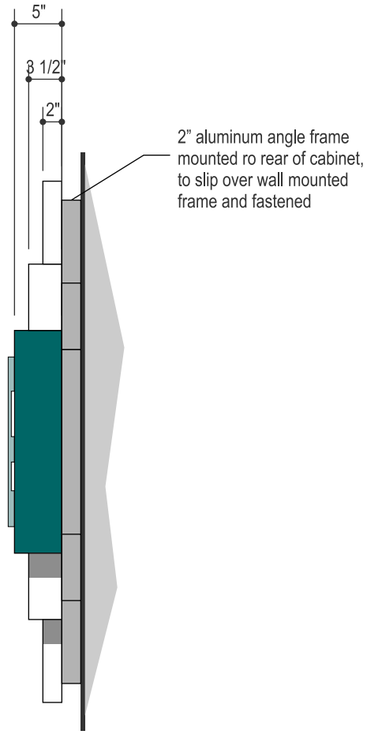
ng and the intellectual property it represents are the sole property of DeNyse Companies, Inc.; no portion of it may be reproduced, created, or used for pricing without written permission.



EXISTING

PROPOSED





SIGN 3

Secondary ID - 1
Secondary ID
Qty: 01

SIGN INLCUDED FOR REFRENCE ONLY
- LOCATED ON SW ELEVATION
- NO COMMITTEE REVIEW REQUIRED
- PERMITTED UNDER 2007281129

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 Pantone 323 C
- C2 Pantone 135 C
- C3 Pantone Cool Gray 11 C
- C4 Pantone 5503 C
- C5 White

Fonts Used

Client Artwork

Construction Specifications

- A Aluminum cabinet, non-illuminated, with 2" deep recessed border and accents
- B 1" thick applied acrylic logo
- C .50" thick applied acrylic copy
- D .125" thick aluminum accents

*** SUBJECT TO FIELD ***
INSPECTOR APPROVAL

proposals, and all specifications of any project entered Companies, Inc. reserved. The desc may not be used i comparisons. Vio prosecuted to the ful

Management C
Cortland

Property Name
Cortland Gooc
835 S Good La
Expressway
Dallas, TX 752

Sales Order Nu
18060

DeNyse Repres
Raymond, Ear

Designer
Rsierra

Date
11.26.2019

Revision Date
10 12.04 12.27 01.21 02.04 02.21 04.09 05.18 **07.28** 03.09 04.26

Filepath
Z:\Drawings a
Graphics\C\Co
Partners\Cortla
Latimer [Fka F
Market] - Dalla
TX\Production
Main ID 1 v11

- Concept
- Prelimina
- Productio

Scale
3/4" = 1'-0"

Customer Signature Required

* NOT PART OF THIS REQUEST *

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Jason Pool

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN IN A SPECIAL PROVISION SIGN DISTRICT (SPSD)

FARMERS MARKET SIGN DISTRICT

CASE NUMBER: 2109160013 **DATE FILED:** September 17, 2021

LOCATION: 835 S. Good Latimer (southeast elevation) **SIZE OF REQUEST:** 69.6 sf

COUNCIL DISTRICT: 2 **ZONING:** PD357 Subdistrict 7 **MAPSCO:** 45 R

APPLICANT: Amanda Mittag, Barnett Signs Inc

OWNER: Pure Market Apts, LLC.

TENANT: Cortland Good Latimer

REQUEST: An application for a Certificate of Appropriateness for a 69.6 square foot LED-illuminated attached sign (southeast elevation).

SUMMARY: The applicant proposes a 69.6 square foot LED-illuminated sign cabinet bearing the name “Cortland Good Latimer”.

STAFF RECOMMENDATION: Approval

SSDAC RECOMMENDATION: Approval

BACKGROUND:

- The subject site is located within the Farmers Market Sign District and follows the regulations set forth by Sec 51A-7.1600. (Specific sections listed below).
- The applicant proposes to install a 69.6 square foot LED illuminated sign cabinet bearing the name "Cortland Good Latimer" on the southeast elevation of the building. This sign is one of three signs being proposed (case #2109160012 on the northwest elevation and a 33 square foot sign on the southwest elevation which does not require a CA). The proposed sign cabinet is constructed of entirely of metal, plastic, and LED lighting. The cabinet utilizes trimcap-less channel letters with push-thru acrylic faces and a combination of push-thru acrylic and accent LED illuminated lighting designed to simulate exposed neon. No portion of this sign is designed to appear to be illuminated using back-lighting other than the faces of the words themselves.
- The sign will be mounted flush against the wall. It is proposed to project approximately 14 inches from the wall.

Sec 51A-7.505(5)(B).

Factors the committee shall consider. In reviewing an application, the committee shall first consider whether the applicant has submitted sufficient information for the committee to make an informed decision. If the committee finds the proposed sign to be consistent with the special character of the special provision sign district, the committee shall make a recommendation of approval to the city plan commission. The committee shall consider the proposed sign in terms of its appropriateness to the special provision sign district with particular attention to the effect of the proposed sign upon the economic structure of the special provision sign district and the effect of the sign upon adjacent and surrounding premises without regard to any consideration of the message conveyed by the sign. After consideration of these factors, the committee shall recommend approval or denial of the application and forward that recommendation to the city plan commission.

Sec 51A-7.1602 Purpose.

The purpose of this division is to promote signage that is compatible with the architectural character and design guidelines of the Farmers Market Planned Development District while encouraging artistic, creative, and innovative signs that are reflective of themes that have grown and developed in Farmers Market area.

Sec 51A-7.1603 Definitions.

(a) In this division:

(5) FLAT ATTACHED SIGN means an attached sign projecting 18 inches or less from a building and parallel to the building facade.

The proposed premise sign is a flat attached sign. It projects approximately 14 inches from the building. In this SPSD, there are no specific requirements for this sign type, outside of what is required for all signs and for all attached signs.

Sec 51A-7.1605 Special Provisions for All Signs.

(a) N/A

(b) Except as otherwise provided in Subsection (c), the maximum effective area of all signs combined on a premise is 10 percent of the total area of all building facades facing public right-of-way that is adjacent to the premise.

(c) N/A

(d) All signs must be premise signs or convey a noncommercial message.

(e) N/A

(f) The use of neon or single incandescent bulbs is permitted.

(g) No portions of a sign other than the words themselves may be illuminated by back-lighting.

(h) No portion of a sign may have a luminance greater than 200 footlamberts.

(i) The following materials are suggested, but not required, for signs in this district:

(1) Metal.

(2) Glass.

(3) Wood.

The total area of all facades adjacent to a public ROW is approximately 50,811.6 square feet. This allows for approximately 5,081.2 square feet of effective area for all signs on the premise. This sign will occupy approximately 1% of that allowance. All the signs on the site, if approved, will occupy approximately 5% of that allowance. The illumination for this sign is constructed using LED lighting. Though not required, the applicant has designed it to mimic the look of neon lighting. Only the words themselves will back-lit. The sign does contain accent lighting, but the background itself is non-illuminated. The sign is constructed using metal & plastic. The building lighting, independent from the sign cabinet, is not a part of the sign.

Sec 51A-7.1606 Special Provisions for Attached Signs.

(a) In general. The regulations relating to the erection of attached signs in this district are expressly modified as follows:

(b) Attached signs in general.

(1) No portion of an attached sign may be located:

(1) more than 10 feet from the facade to which it is attached; or

(2) less than two feet from the back of a street curb.

(2) Although not required, the use of three-dimensional projecting attached signs is encouraged.

The proposed sign projects approximately 14 inches from the façade to which it is attached.

List of Officers
Pure Market Apts, LC.

- Steven DeFrancis - President
- Mike Altman - Vice President
- Corey May – Authorized Signatory

SSDAC Action:

October 12, 2021

MOTION: It was moved to **approve** an application for a Certificate of Appropriateness for a 69.6 sf LED-illuminated attached sign at 835 S. Good Latimer (southeast elevation).

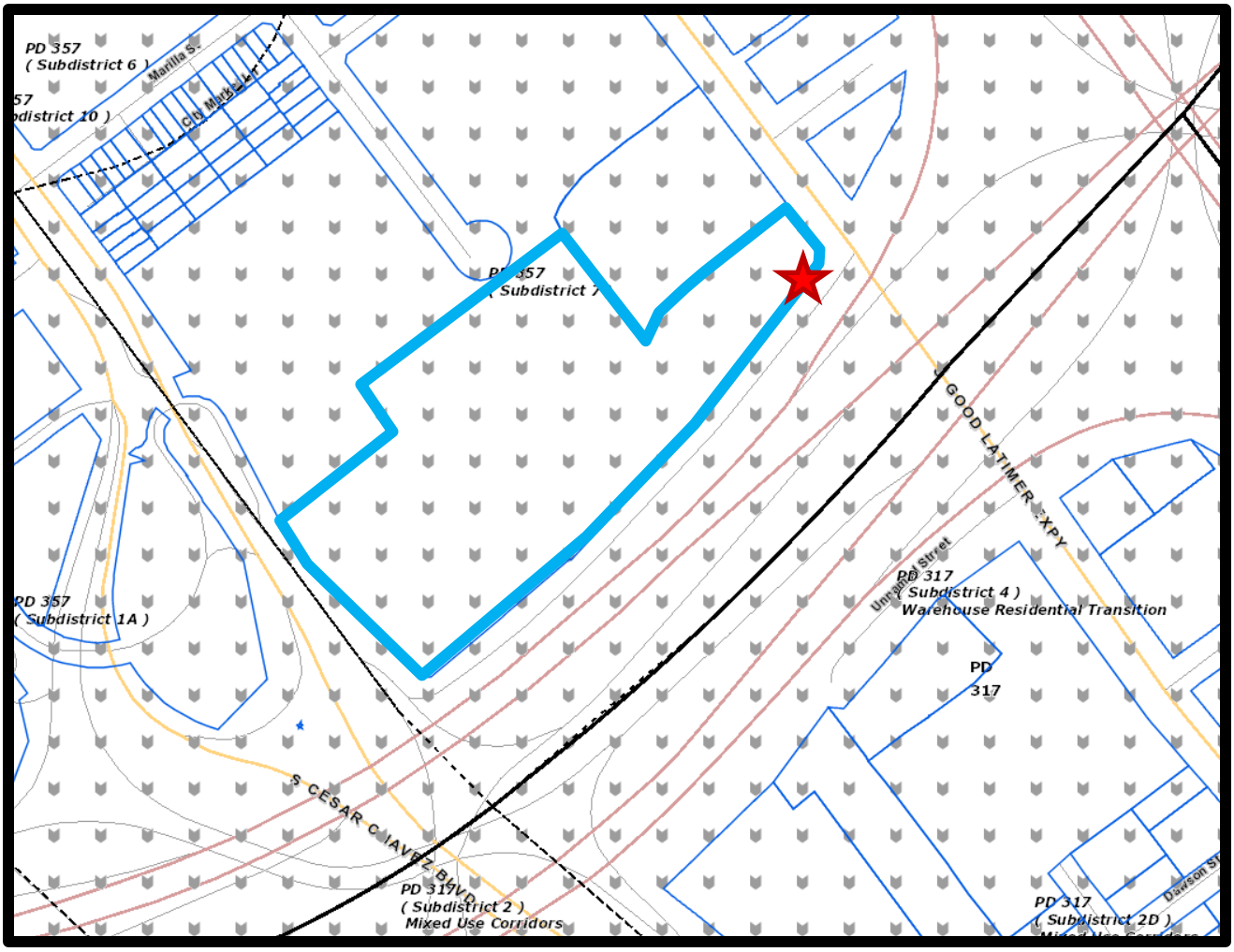
Maker:	Hardin
Second:	Haqq
Result:	Carried: 5 to 0
	For: 5 – Peadon, Webster, Hardin, Haqq, and Dumas
	Against: 0
	Absent: 0
	Conflict: 0

Speakers – none

Aerial Map

CA: 2109160013
835 S. Good Latimer

Zoning Map



CA: 2109160013
835 S. Good Latimer

Job 159465138-002 (2109160013)

Job Edit

Miscellaneous Transaction

Job 159465138-002 (2109160013)

Electrical Sign (ES) ATTACHED - SE ELV (A) New Construction

Status: Paid Created By: JPOOL Date Created: Sep 16, 2021

Date Completed: Sep 17, 2021

Parent Job: 159465138-001 (2007281133)

Specific Location: 835 S GOOD LATIMER - SIGN 2 - 69.6 SF LED ILLUIMINATED ATTACHED SIGN - SE ELEVATION

Details

Customer

Mittag, Amanda
4250 ACTION DR
MESQUITE, TX 75150
(972) 681-8800

Fee Amount

FeeType

Staff Email

Details

Customer: Mittag, Amanda
4250 ACTION DR
MESQUITE, TX 75150 (972) 681-8800

Fees (EXT): 2109160013 5BN - Special Provision Sign District fee $345.00
Adjusted:$0.00 Paid:$345.00 Owed:$0.00

Fees

Description / Posted Date	Amount	Tax	Total	Balance
5BN - Special Provision Sign District fee	$345.00	$0.00	$345.00	$0.00
Receipt Number: 689587 $345.00	($345.00)	$0.00	($345.00)	
				$0.00

Processes

Assigned To	Status	Outcome	Scheduled Start	Scheduled Completed	Actual Start	Actual Completed
System Fee Collection						
SICASHIERINTERFACE	Complete	Collected				Sep 17, 2021 10:57:42
Auto generated System Fee Collection						

FARMERS MARKET

835 S GOOD LATIMER

SIGN 2 - 69.6 SF LED ILLUMINATED, ATTACHED SIGN LOCATED ON SE ELEVATION READING "CORTLAND GOOD LATIMER"

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

Life Storage - Dallas

Sign 1

Cortland Good Latime

Sign 2

Cesar Chavez Blvd

Eleven10 at Farmers Market Apartments

Farmers Market Way

SemaConnect Charging Station

Cesar Chavez Blvd

I-30 HOV

S Good Lat

Cesar Chavez Blvd

Cesar Chavez Blvd

30

47A

30

Cesar Chavez Blvd

apts at farmers market dallas

Sign 3

Cesar Chavez Blvd

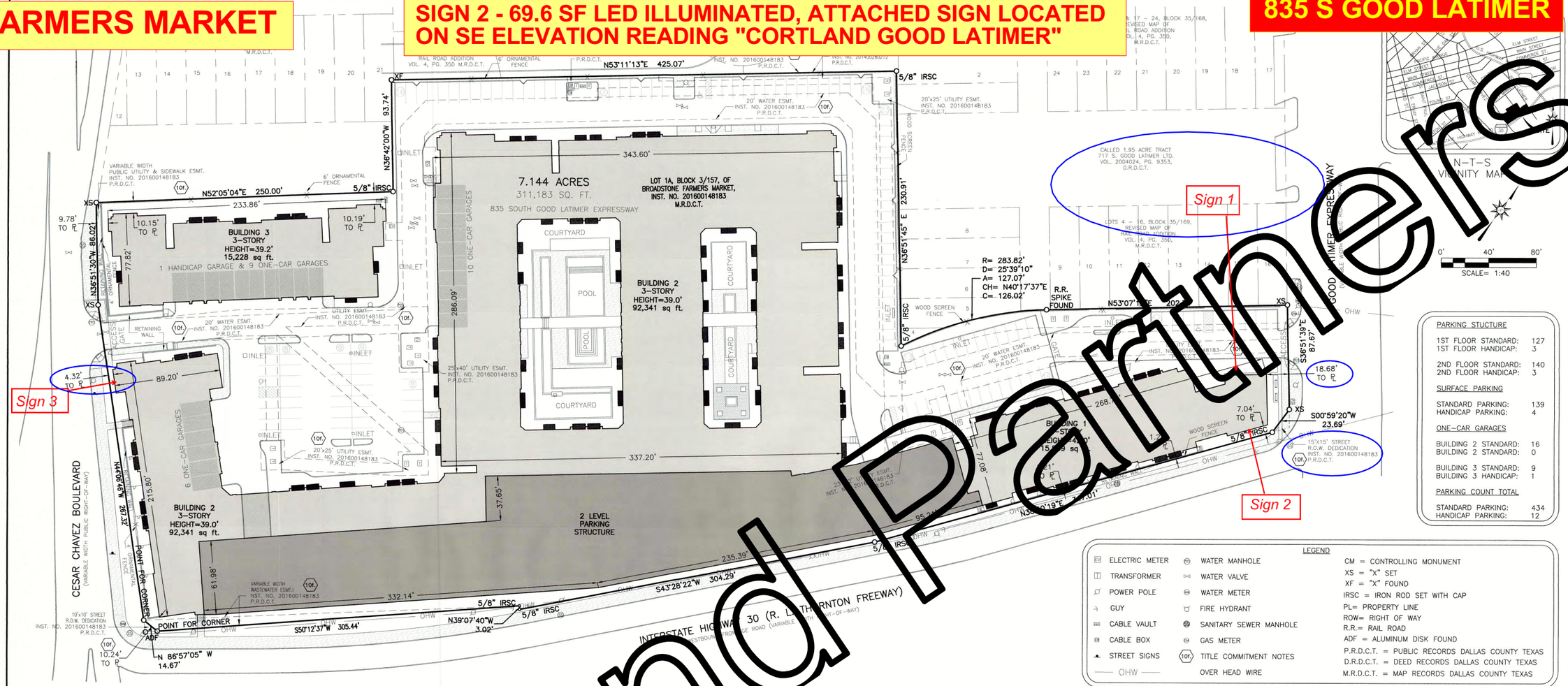
S Cesar C

9

FARMERS MARKET

SIGN 2 - 69.6 SF LED ILLUMINATED, ATTACHED SIGN LOCATED ON SE ELEVATION READING "CORTLAND GOOD LATIMER"

835 S GOOD LATIMER



PARKING STUCTURE	
1ST FLOOR STANDARD:	127
1ST FLOOR HANDICAP:	3
2ND FLOOR STANDARD:	140
2ND FLOOR HANDICAP:	3
SURFACE PARKING	
STANDARD PARKING:	139
HANDICAP PARKING:	4
ONE-CAR GARAGES	
BUILDING 2 STANDARD:	16
BUILDING 2 STANDARD:	0
BUILDING 3 STANDARD:	9
BUILDING 3 HANDICAP:	1
PARKING COUNT TOTAL	
STANDARD PARKING:	434
HANDICAP PARKING:	12

LEGEND

ELECTRIC METER	WATER MANHOLE	CM = CONTROLLING MONUMENT
TRANSFORMER	WATER VALVE	XS = "X" SET
POWER POLE	WATER METER	XF = "X" FOUND
GUY	FIRE HYDRANT	IRSC = IRON ROD SET WITH CAP
CABLE VAULT	SANITARY SEWER MANHOLE	PL= PROPERTY LINE
CABLE BOX	GAS METER	ROW= RIGHT OF WAY
STREET SIGNS	(10f.) TITLE COMMITMENT NOTES	R.R.= RAIL ROAD
OHW	OVER HEAD WIRE	ADF = ALUMINUM DISK FOUND
		P.R.D.C.T. = PUBLIC RECORDS DALLAS COUNTY TEXAS
		D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS
		M.R.D.C.T. = MAP RECORDS DALLAS COUNTY TEXAS

LEGAL DESCRIPTION

Being Lot 1A, in Block 3/157, of BROADSTONE FARMERS MARKET, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in cc# 201600148183, of the Real Property Records of Dallas County, Texas. The legal description describes the same property as insured in such title insurance commitment and all property specific exceptions have been noted herein.

GENERAL NOTES

1. Observed no evidence of cemeteries on the property.
2. Bearings are based on the deed to BROADSTONE FARMERS MAERKET PROPERTY OWNER, LLC as recorded in Instrument Number 201400280269, Offical Public Records, Dallas County, Texas, being a bearing of N 44° 08' 46" W, of the Northeast line of Cesar Chavez Boulevard.
3. There are no protrusions or intrusions on the property as shown.
4. The property has direct physical access to Cesar Chavez Boulevard and Good Latimer Expressway, each a public right of way, and there are no gaps or gores.
5. The Property is the same [is a portion of the] property described in that Special Warranty Deed recorded November 12, 2014, in Instrument No. 201400280269 of the Official Records of Dallas County, Texas.

TABLE A NOTES

6a. The subject property is currently zoned PD-357 (Famers Market Special purpose district– subdistrict 7), which has the regulations as follows:

Minimum front yard setback = No minimum front yard.

Minimum rear yard setback = Ten (10) feet for duplex structures and no minimum in all other cases.

Minimum side yard setback = Five (5) feet for duplex structures and no minimum in all other cases.

Maximum height of building = Maximum structure height is as per legal height.

Maximum stories = no maximum number of stories.

16. There is no observed evidence of recent earth movingwork, building construction, or building additions observed in the process of conducting fieldwork.

18. Based on the U.S. Fish and Wildlife Service's National Wetlands Inventory Map, there was no areas designated as wetlands on the subject tract of land. This statement shall not create liability on the on the part of the surveyor.

TITLE COMMITMENT NOTES

Commitment for Title Insurance issued by Stewart Title Guaranty Company (Commitment Number: 836950-T-DF-AB)

Effective Date: September [illegible], 2016
Issued Date: September [illegible], 2016

1. The following restrictive covenants of record itemized below (We do not either insert specific recording data or delete this exception):

Recorded in/under Clerk's File No. 201400280270 and [illegible]283450 Real Property Records, Dallas County, Texas. (Provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are nullified)

The following matters and terms of the documents creating or offering evidence of the matters.

a. Terms, provisions, [illegible] conditions of Declaration of Private Drainage Easement filed 11/03/2014, recorded in cc# 201400280272, Real Property Records, Dallas County, Texas. AFFECTS AS SHOWN

c. Terms, provisions, and conditions of Ordinance No. 29740 filed 06/29/2015, recorded in cc# 201500168876, Real Property Records, Dallas County, Texas. AFFECTS SUBJECT TRACT IN ITS ENTIRETY

d. Voluntary Cleanup Program Final Certificate of Completion filed 07/21/2016, recorded in cc# 201600199684, Real Property Records, Dallas County, Texas. AFFECTS SUBJECT TRACT IN ITS ENTIRETY

e. Terms, provisions, conditions, and easements contained in Memorandum of Agreement, filed 10/28/2016, recorded in cc# 01600304210, Real Property Records, Dallas County, Texas. AFFECTS SUBJECT TRACT IN ITS ENTIRETY

f. The following easements and/or building lines, as shown on plat recorded in cc# 201600148183, Real Property Records, Dallas County, Texas:
10' utility easements;
20' water easements;
20' x 25' utility easements;
15' utility easements;
23' x 62' utility easement;
15' x 15' street R.O.W. dedication;
Variable width wastewater easement;
10' x 10' street R.O.W. dedication;
25' x 40' utility easement;
Variable width public utility and sidewalk easement.
AFFECTS AS SHOWN

ZONING NOTES

1. Current Zoning Designation = Planned Developement 357
2. Building Set Back Lines
   - Front = No minimum
   - Side = No minimum
   - Rear = No minimum
   - Max. Building Height = None

FLOOD STATEMENT

According to Map No. 48113C0345 J, dated August 23, 2001 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X" unshaded. Zone "X" unshaded is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

APPROX. SIGN AREA CALCUATIONS:

PLAN WEST (SW) FACADE: 39.0' X 293.6' = 11,450.4 SF
PLAN SOUTH (SE) FACADE: 39.0' X 931.4' = 36,324.6 SF
PLAN EAST (NE) FACADE: 42.0' X 72.3' = 3,036.6 SF

TOTAL ROW FACING FACADE AREA: 50,811.6 SF

47,778.6 SF X 10% = 5,081.2 SF ALLOWED FOR ALL SIGNS

Paul Hubert, RPLS 1942

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

Adams surveying company, LLC
TBPLS Firm Registration No. 10177500

ALTA/NSPS LAND TITLE SURVEY
LOT 1A, BLOCK 3/157,
BROADSTONE FARMERS MARKET,
an Addition to the
City of Dallas, Dallas County, Texas

REVISIONS	
1	September 27, 2017
2	
3	
4	
5	
6	
7	
8	
9	

ISSUE DATES
September 6, 2017
September 27, 2017

DRAWN BY	BT
CHECKED BY	PH
DATE	9/27/2017

STATE OF TEXAS — REGISTERED — Paul Hubert — 1942 — PROFESSIONAL LAND SURVEYOR

Cortland Partners

FARMERS MARKET

835 S GOOD LATIMER

SIGN 2 - 69.6 SF LED ILLUMINATED, ATTACHED SIGN LOCATED ON SE ELEVATION READING "CORTLAND GOOD LATIMER"

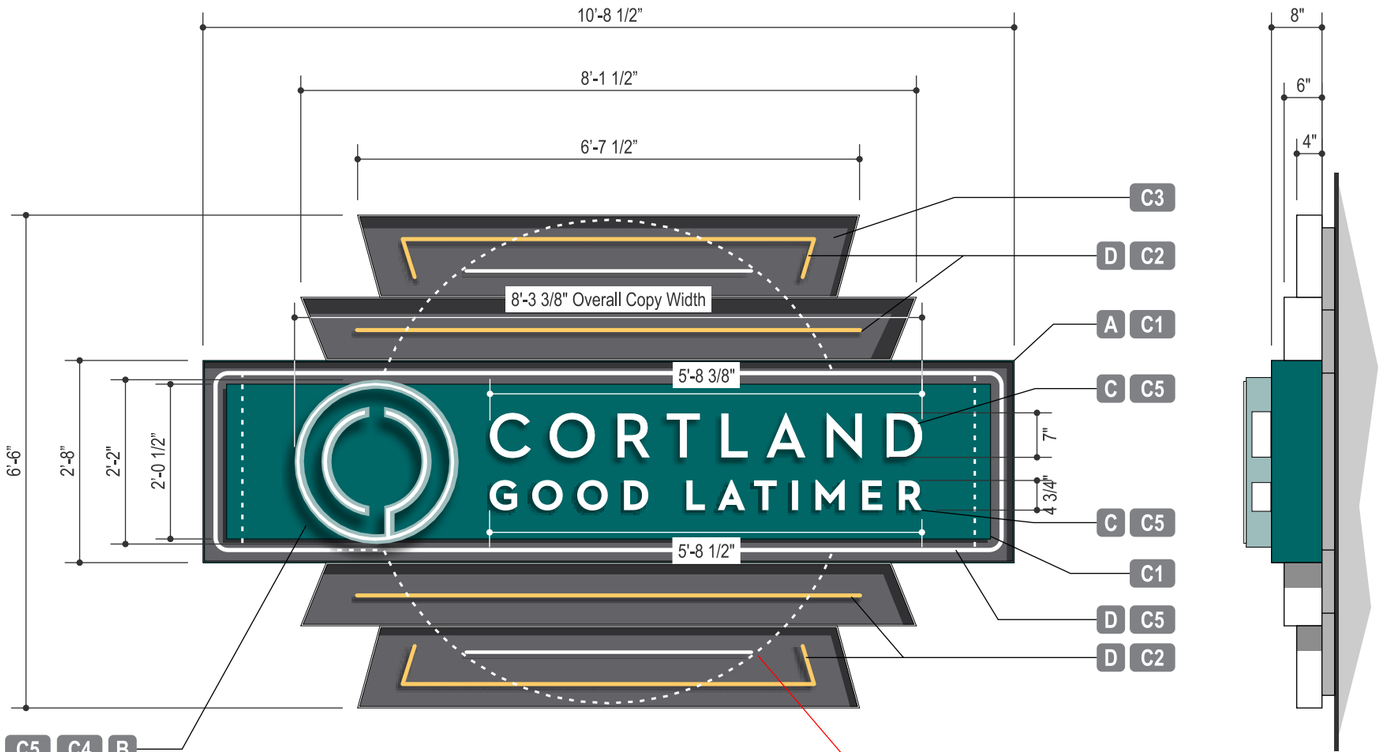
*** SUBJECT TO FIELD ***
INSPECTOR APPROVAL

EXISTING CONDITIONS

SIGN 2 - 69.6 SF LED ILLUMINATED, ATTACHED SIGN LOCATED ON SE ELEVATION READING "CORTLAND GOOD LATIMER"

EXISTING

PROPOSED



Main ID - 2
Main ID 2
Qty: 01

SIGN DETAIL

BO SALES

Drop Shadows
The drop shadows in this design are only meant to show depth and should not be fabricated unless otherwise noted.

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 Pantone 323 C
- C2 Pantone 135 C
- C3 Pantone Cool Gray 11 C
- C4 Pantone 5503 C
- C5 White

Fonts Used

Client Artwork

Construction Specifications

- A Aluminum cabinet, internally illuminated, with 2" deep recessed border and neon-look LED rope
- B 4" deep channel letter with .50" thick shoulder-cut push-through acrylic with first surface translucent vinyl and second surface diffuser
- C 3" deep, front lit, trimcap-less channel letters
- D Neon-look LED rope lighting

Electrical Notes

Ⓧ Disconnect switch(s) UL & ID labels ⓥ Vent - 2" Dia. Louvered

FINAL ELECTRICAL HOOK UP BY OTHERS
Suitable for Wet Location
Electrical Requirements: _____120 Volt_____
Connection Type: permanent continuous operation
Number of Circuits: __1___ 20 amp Dedicated Branch Circuit(s)
Primary Wire Size: 12 awg / conduit size: ½"
Secondary Wire Size: 18 awg
Max. Line Current: ____<16 Amps_____

UL LISTED — Inspected and labeled in accordance with UL Standard for Electric Signs Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

Hg — This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

This sign is fabricated using UL approved 406/19 Acrylic Adhesive

FARMERS MARKET

835 S GOOD LATIMER

Scale
1/2" = 1'-0"

Customer Signature Required

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

Management Company
Cortland

Property Name & Address
Cortland Good Latimer
835 S Good Latimer Expressway
Dallas, TX 75226

Sales Order Number
18060

DeNyse Representative
Raymond, Earl

Designer
Rsierra

Date
11.26.2019

Revision Date

10 — 12.04.2019 rsierra
12.27.2019 rsierra
01.21.2020 ac
02.04.2020 ac
02.21.2020 ac
04.09.2020 ac
05.18.2020 ac
07.28.2020 ac
03.09.2021 ac
04.26.2021 ac

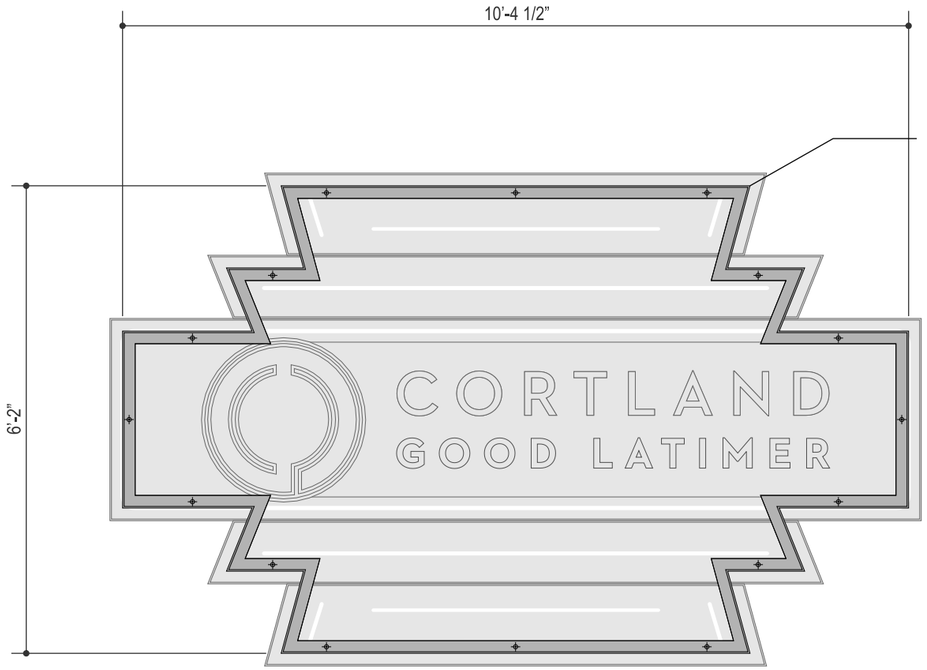
Filepath
Z:\Drawings and Graphics\C\Cortland Partners\Cortland Good Latimer [Fka Farmers Market] - Dallas, TX\Production\Design\Main ID 1 v11

- ○ Concept
- ○ Preliminary
- ● Production

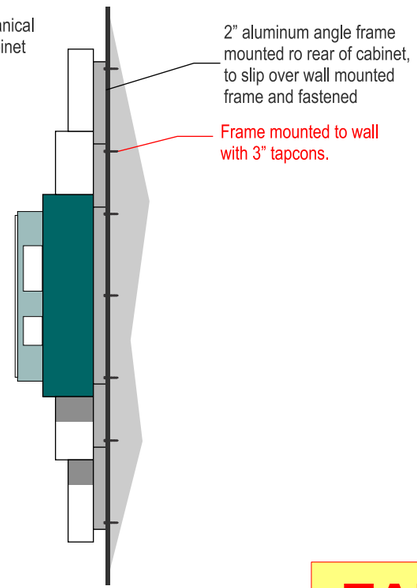
SIGN 2 - 69.6 SF LED ILLUMINATED, ATTACHED SIGN LOCATED ON SE ELEVATION READING "CORTLAND GOOD LATIMER"

EXISTING

PROPOSED



2" aluminum angle frame, attached to wall with mechanical fasteners. Inset 2" from cabinet perimeter



2" aluminum angle frame mounted ro rear of cabinet, to slip over wall mounted frame and fastened

Frame mounted to wall with 3" tapcons.

Main ID - 2
Main ID 2
Qty: 01

FRAME DETAIL

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 Pantone 323 C
- C2 Pantone 135 C
- C3 Pantone Cool Gray 11 C
- C4 Pantone 5503 C
- C5 White

Fonts Used

Client Artwork

Construction Specifications

- A Aluminum cabinet, internally illuminated, with 2" deep recessed border and neon-look LED rope
- B 4" deep channel letter with .50" thick shoulder-cut push-through acrylic with first surface translucent vinyl and second surface diffuser
- C 3" deep, front lit, trimcap-less channel letters
- D Neon-look LED rope lighting

Electrical Notes

Ⓧ Disconnect switch(s) UL & ID labels Ⓥ Vent - 2" Dia. Louvered

FINAL ELECTRICAL HOOK UP BY OTHERS
Suitable for Wet Location
Electrical Requirements: _____120 Volt_____
Connection Type: permanent continuous operation
Number of Circuits: __1___ 20 amp Dedicated Branch Circuit(s)
Primary Wire Size: 12 awg / conduit size: ½"
Secondary Wire Size: 18 awg
Max. Line Current: ____<16 Amps_____

UL LISTED — Inspected and labeled in accordance with UL Standard for Electric Signs Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

Hg — This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

This sign is fabricated using UL approved 406/19 Acrylic Adhesive

FARMERS MARKET

835 S GOOD LATIMER

Scale: 1/2" = 1'-0"

Customer Signature Required

Drop Shadows
The drop shadows in this design are only meant to show depth and should not be fabricated unless otherwise noted.

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are all rights reserved. The described information may not be used in securing price comparisons. Violators will be prosecuted to the full extent of the law.

Management Company
Cortland

Property Name & Address
Cortland Good Latimer
835 S Good Latimer Expressway
Dallas, TX 75226

Sales Order Number
18060

DeNyse Representative
Raymond, Earl

Designer
Rsierra

Date
11.26.2019

Revision Date

10
- 12.04.2019 rsierra
- 12.27.2019 rsierra
- 01.21.2020 ac
- 02.04.2020 ac
- 02.21.2020 ac
- 04.09.2020 ac
- 05.18.2020 ac
- **07.28.2020 ac**
- 03.09.2021 ac
- 04.26.2021 ac

Filepath
Z:\Drawings and Graphics\C\Cortland Partners\Cortland Good Latimer [Fka Farmers Market] - Dallas, TX\Production\Design\Main ID 1 v11

- ○ Concept
- ○ Preliminary
- ● Production

DocuSign Envelope ID: 686A5810-6B9C-426B-8A5E-31C4DFC74C0E

Date:	5-6-21	City, State:	Dallas, TX	SHEET: 1 OF 2
Client:	**DeNyse Signs**	Overall Height:	40'-0" Max.	Sean M. McFarland, P.E.
Sign:	Cortland Good Latimer	Wind Speed	115 mph	McFarland Engineering

Project Description **835 S Good Latimer Expy**

ME Job: 52286 Main ID-2
"Logo Cortland Good Latimer Backer"
ULTIMATE LOADS
Overall Size: 6'-6" x 10'-9" **30 PSF**
Mounting Height: 40'-0" Max.
Mounting Style: Flush Mounted Channel Letters & Logo with Backer Panel, Various Attachment Methods

Table of Contents

Content:	Page
Design Loads.	1
Connection Design.	1-2

Structural Variables and Code Loading Specifications

Sign Type:	Channel Letters / Wall Signs	Code:	2015 IBC W/ Amends
Existing Wall Material:	Various	Wind Speed:	115
Sign Weight Per Foot:	5	Wind Exposure:	C

Wind Loads Per ASCE 7-16

Connection Design

Using ASCE 7-16 (Simplified Procedure)

Topography:	Homogeneous	I =	1.15	(Table 6-1)
Exposure:	C	lambda =	1.49	(Figure 6-3, Exp. C, height = 40 ft)
Enclosure:	Enclosed			
Structure:	Components and Cladding	Zone =	5	(End-Wall - Worst Case)
Building:	Category II	Effective Wind Area =	10	Sq. Ft.
		Net Wind Pressure =	-24.1	(Figure 6-3)

Total Load Pnet = (lambda)*I*Pnet

Pnet (40) = -41.30 PSF

DocuSigned by: Sean McFarland 1BDD47E4DGE5405...

STATE OF TEXAS — SEAN M. McFARLAND — 88579 — LICENSED PROFESSIONAL ENGINEER

Sign Loads	**Area**	**Pressure (Suction)**	**Tension Force**	**Shear Force**
Backer	52.4 FT^2	-41.3 PSF	-2164 LBF	262 LBF
Logo	3.7 FT^2	-41.3 PSF	-152 LBF	18 LBF
Letters (EA)	0.3 FT^2	-41.3 PSF	-12 LBF	1 LBF

Tension Connection Design

	Connections Total	Tension / Connection	3/8" Dia. Liberty Bolts	3/8" Dia. Kwik Bolts	3/8" Dia. Thru Bolts
Backer					
	14	-155 LBF	250 LBF		
	14	-155 LBF		250 LBF	
	12	-180 LBF			350 LBF

DocuSign Envelope ID: 686A5810-6B9C-426B-8A5E-31C4DFC74C0E

Date:	5-6-21	City, State:	Dallas, TX	SHEET: 2 OF 2
Client:	**DeNyse Signs**	Overall Height:	40'-0" Max.	Sean M. McFarland, P.E.
Sign:	Cortland Good Latimer	Wind Speed	115 mph	McFarland Engineering

835 S Good Latimer Expy

ME Job: 52286 Main ID-2
"Logo Cortland Good Latimer Backer"

Shear

Connection Design

	Connections Total	Shear / Connection	3/8" Dia. Liberty Bolts	3/8" Dia. Kwik Bolts	3/8" Dia. Thru Bolts
Backer					
	14	19 LBF	350 LBF		
	14	19 LBF		175 LBF	
	12	22 LBF			450 LBF

Combined Connector

(% of Capacity)		**Tension**	**Shear**	**Total Capacity**	
		%	**%**	**%**	
Backer					
14	Liberty Bolts	-61.8%	5.3%	62.1%	OK
14	Kwik Bolts	-61.8%	10.7%	62.8%	OK
12	Thru Bolts	-51.5%	4.9%	51.8%	OK

Kwik Bolts - 1 1/2" Min. Embed. into Solid Wall (or Hollow CMU w/ Screens)
Liberty Bolts into Min. 3/4" Plywood or Other Solid Wall
Thru Bolts Require Continuous 2X or Angle Backers

Connection Specifications

Attach Channel Letters / Logo / Backer Panel to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. Attach Logo to Backer Cabinet with (4) 1/4" Dia. Thru Bolts & Letters with (3) 1/4" Dia. Thru Bolts. Attach Corland Cabinet to Backer Cabinet with (8) 1/4" Dia. Thru Bolts & Other Cabinets with Total (28) 1/4" Dia. Thru Bolts.

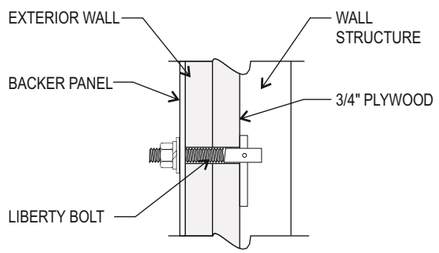
DocuSign Envelope ID: 686A5810-6B9C-426B-8A5E-31C4DFC74C0E

ME #: 52286

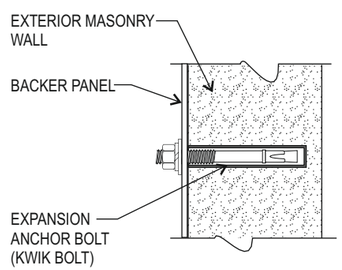
Connection Specifications
Attach Channel Letters / Logo / Backer Panel to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. Attach Logo to Backer Cabinet with (4) 1/4" Dia. Thru Bolts & Letters with (3) 1/4" Dia. Thru Bolts. Attach Corland Cabinet to Backer Cabinet with (8) 1/4" Dia. Thru Bolts & Other Cabinets with Total (28) 1/4" Dia. Thru Bolts.

CONNECTION QUANTITY	❶ 3/8" LIBERTY BOLTS	❷ 3/8" KWIK BOLTS	❸ 3/8" THRU BOLTS
BACKER	14	14	12

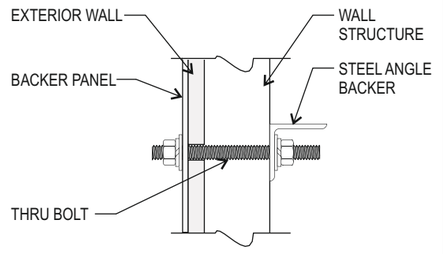
Kwik Bolts - 1 1/2" Min. Embed. into Solid Wall (or Hollow CMU w/ Screens)
Liberty Bolts into Min. 3/4" Plywood or Other Solid Wall
Thru Bolts Require Continuous 2X or Angle Backers



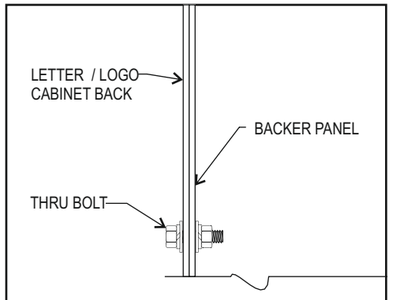
TYPICAL LIBERTY BOLT CONNECTION
3"=1'-0"



TYPICAL EXPANSION BOLT CONNECTION
3"=1'-0"



TYPICAL THRU BOLT CONNECTION
3"=1'-0"



TYPICAL THRU BOLT CONNECTION TO BACKER

McFarland Engineering
464 N. Hiddenbrook Dr,
Advance, NC 27006
Structural Sign Design & Engineering Services
Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

CORTLAND GOOD LATIMER

Address: 835 S GOOD LATIMER EXPY
City/State: DALLAS, TX
Client: DENYSE SIGNS

ENGINEERING OF ATTACHMENT TO WALL ONLY. NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (52286) DS

NC Firm Registration: F-1136
Texas Expiration Date: 6/30/2021
Texas Firm Registration: F-6996

The electronic seal appearing on this document was authorized by Sean M. McFarland, PE on May 6, 2021.

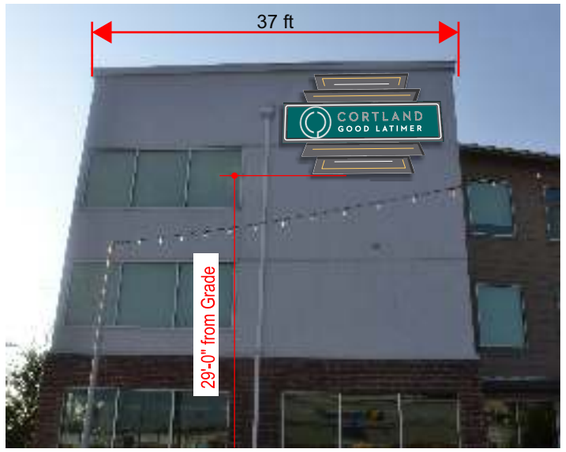
STATE OF TEXAS
DocuSigned by:
Sean M. McFarland
SEAN M. MCFARLAND
88579
LICENSED
PROFESSIONAL ENGINEER

Date: 5-6-2021
Sheet #: 6 OF 9

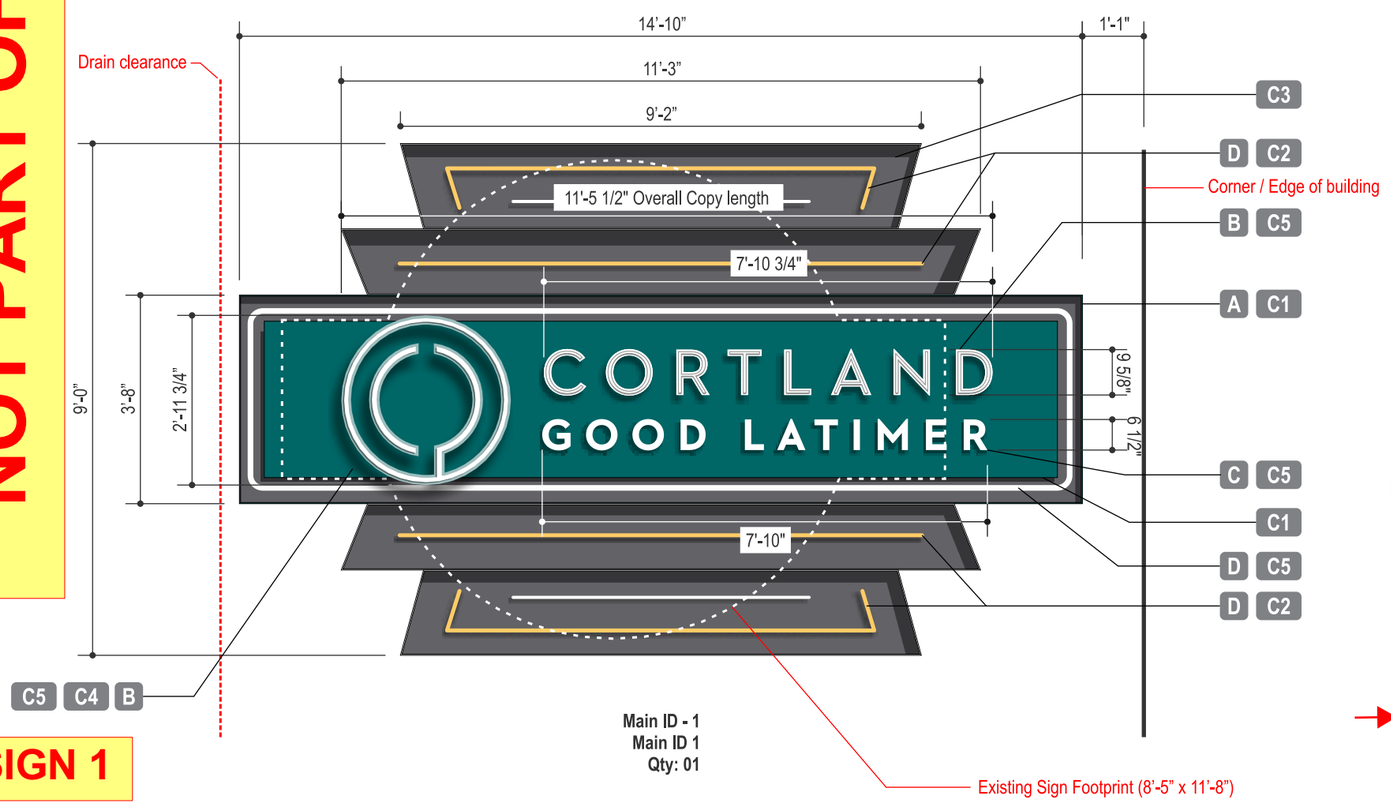
* NOT PART OF THIS REQUEST *

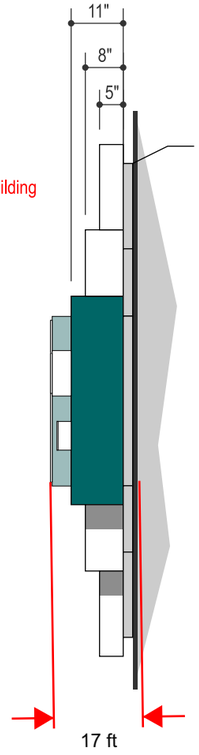
ving and the intellectual property it represents are the sole property of DeNyse Companies, Inc.; no portion of it may be reproduced, created, or used for pricing without written permission.

EXISTING



PROPOSED





Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 Pantone 323 C
- C2 Pantone 135 C
- C3 Pantone Cool Gray 11 C
- C4 Pantone 5503 C
- C5 White

Fonts Used

Client Artwork

Construction Specifications

- A Aluminum cabinet, internally illuminated, with 2" deep recessed border and neon-look LED rope
- B 4" deep channel letter with .50" thick shoulder-cut push-through acrylic with first surface translucent vinyl and second surface diffuser
- C 3" deep, front lit, trimcap-less channel letters
- D Neon-look LED rope lighting

Electrical Notes

⊗ Disconnect switch(s) UL & ID labels ▽ Vent - 2" Dia. Louvered

FINAL ELECTRICAL HOOK UP BY OTHERS
Suitable for Wet Location
Electrical Requirements: _____120 Volt_____
Connection Type: permanent continuous operation
Number of Circuits: __1___ 20 amp Dedicated Branch Circuit(s)
Primary Wire Size: 12 awg / conduit size: ½"
Secondary Wire Size: 18 awg
Max. Line Current: ____<16 Amps_____

UL LISTED — Inspected and labeled in accordance with UL Standard for Electric Signs Installed using UL listed parts and methods of installation in accordance with Article 600 of the National Electric Code and other applicable local codes. This includes proper grounding and bonding.

Hg — This lighted product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

This sign is fabricated using UL approved 406/19 Acrylic Adhesive

SIGN 1

SIGN INLCUDED FOR REFRENCE ONLY
- LOCATED ON NW ELEVATION
- REVIEW UNDER 2109160012

Scale: 3/8" = 1'-0"

Customer Signature Required

*** SUBJECT TO FIELD *** INSPECTOR APPROVAL

SAMPLE
Illustrations, designs, and all ideas, contents of proposals, and all specifications of any project entered into with DeNyse Companies, Inc. are reserved. The described may not be used in comparisons. Violators prosecuted to the full extent

Management Co
Cortland

Property Name &
Cortland Good
835 S Good La
Expressway
Dallas, TX 7522

Sales Order Nu
18060

DeNyse Represe
Raymond, Earl

Designer
Rsierra

Date
11.26.2019

Revision Date
10
12.04.
12.27.
01.21.
02.04.
02.21.
04.09.
05.18.
07.28.
03.09.
04.26.

Filepath
Z:\Drawings an
Graphics\C\Cor
Partners\Cortla
Latimer [Fka Fa
Market] - Dallas
TX\Production\
Main ID 1 v11

- ○ Concept
- ○ Preliminary
- ● Production

1

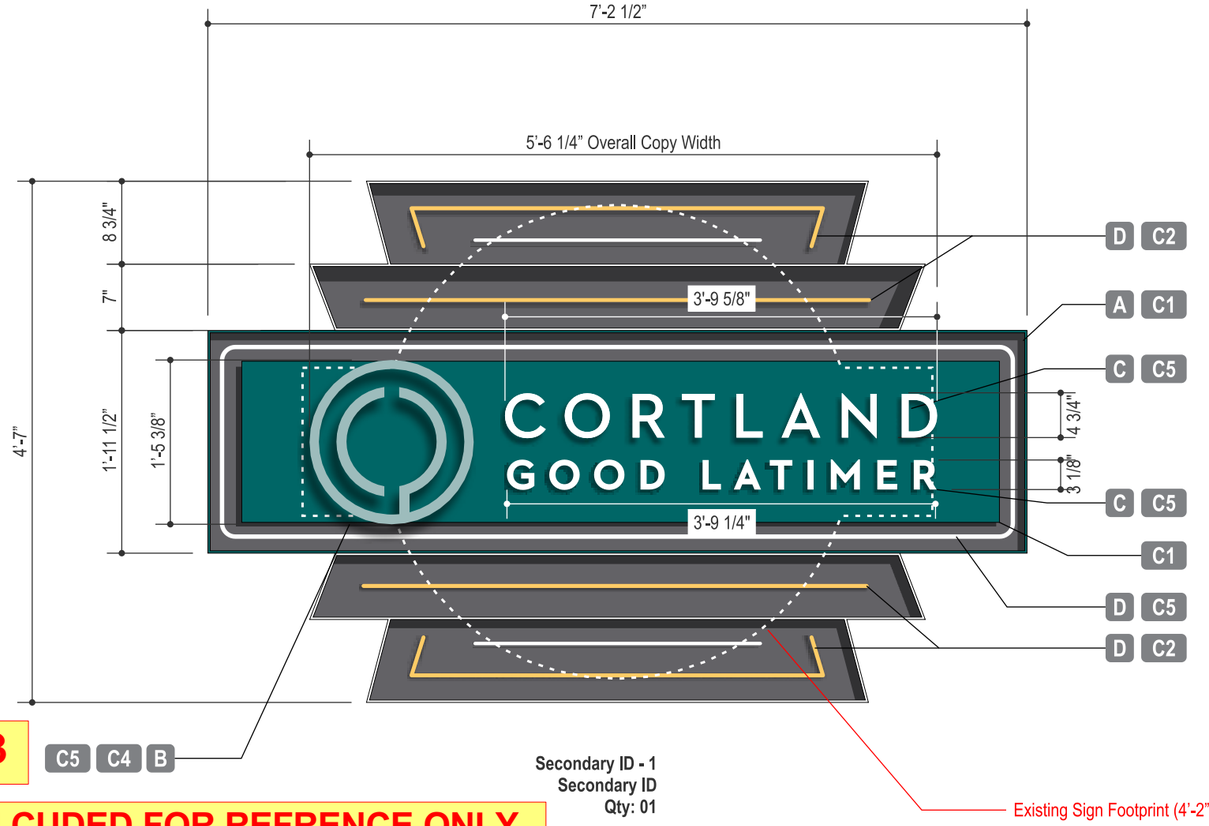
* NOT PART OF THIS REQUEST *

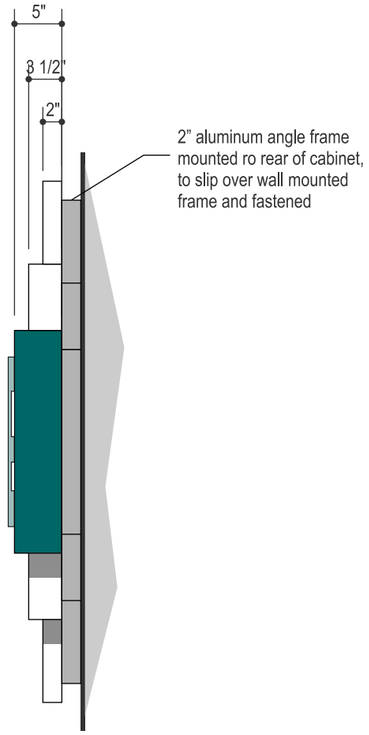
* NOT PART OF THIS REQUEST *

ng and the intellectual property it represents are the sole property of DeNyse Companies, Inc.; no portion of it may be reproduced, created, or used for pricing without written permission.

EXISTING

PROPOSED





SIGN 3

Secondary ID - 1
Secondary ID
Qty: 01

SIGN INLCUDED FOR REFRENCE ONLY
- LOCATED ON SW ELEVATION
- NO COMMITTEE REVIEW REQUIRED
- PERMITTED UNDER 2007281129

Colors & Finishes

Colors shown here may not exactly match manufacturers color chart swatch or actual sample. Client to either provide samples or specifications for custom colors prior to production or approve DeNyse color samples or color specifications

- C1 Pantone 323 C
- C2 Pantone 135 C
- C3 Pantone Cool Gray 11 C
- C4 Pantone 5503 C
- C5 White

Fonts Used

Client Artwork

Construction Specifications

- A Aluminum cabinet, non-illuminated, with 2" deep recessed border and accents
- B 1" thick applied acrylic logo
- C .50" thick applied acrylic copy
- D .125" thick aluminum accents

*** SUBJECT TO FIELD ***
INSPECTOR APPROVAL

proposals, and all specifications of any project entered Companies, Inc. reserved. The desc may not be used i comparisons. Vio prosecuted to the ful

Management C
Cortland

Property Name
Cortland Gooc
835 S Good La
Expressway
Dallas, TX 752

Sales Order Nu
18060

DeNyse Repres
Raymond, Ear

Designer
Rsierra

Date
11.26.2019

Revision Date

10	12.04
	12.27
	01.21
	02.04
	02.21
	04.09
	05.18
	07.28
	03.09
	04.26

Filepath
Z:\Drawings a
Graphics\C\Co
Partners\Cortla
Latimer [Fka F
Market] - Dalla
TX\Production
Main ID 1 v11

- ○ Concept
- ○ Prelimina
- ● Productio

Scale
3/4" = 1'-0"

Customer Signature Required

* NOT PART OF THIS REQUEST *

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Ryan Mulkey

FILE NUMBER:	Z201-335(RM)	**DATE FILED:**	September 1, 2021
LOCATION:	Southeast line of Live Oak Street, between North Hall Street and Floride Street		
COUNCIL DISTRICT:	14	**MAPSCO:**	45 H
SIZE OF REQUEST:	Approx. 2.51 acres	**CENSUS TRACT:**	0022.00

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

OWNER/APPLICANT: 3310 Live Oak LLC

REQUEST: An application for a new subarea on property zoned Subarea 10 Tract 1 and Subarea 11 Tracts 2 and 3 within Planned Development District No. 298, the Bryan Area Special Purpose District.

SUMMARY: The purpose of the request is to allow modified development standards primarily related to permitted uses, height, lot coverage, and floor area ratio while maintaining the existing uses of the site.

STAFF RECOMMENDATION: **Approval**, subject to revised conditions and revised use chart (Exhibit 298E).

BACKGROUND INFORMATION:

- The area of request is currently developed with office and medical clinic uses.
- The applicant proposes to retain the existing structures, which are currently undergoing internal rehabilitation. The existing office and medical uses of the site will continue, and the applicant may locate a convalescent and nursing homes, hospice care, and related institutions use on the site.
- Although one unified site, the area of request is currently split among two separate subareas and three separate tracts within Planned Development District No. 298, the Bryan Area Special Purpose District. With this request, the applicant proposes to apply one set of consistent zoning regulations to the entire site.
- To accomplish this, the applicant proposes to consolidate the existing sections of the property zoned Subarea 10 Tract 1 and Subarea 11 Tracts 2 and 3 into a new Subarea 10C.
- Many of the existing regulations from these subareas will be retained or consolidated, including those for permitted uses, height, setbacks, lot coverage, and floor area ratio. The applicant does not propose to modify the existing standards for landscaping, residential proximity slope, signs, or parking that currently apply to the property.

Zoning History:

There have been no zoning cases in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Live Oak Street	Minor Arterial	56 feet
North Hall Street	Community Collector	60 feet
Floride Street	Local Street	-

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 1.1.3 Build a dynamic and expanded Downtown.

1.1.3.4 Strengthen connections between Downtown, the Trinity River Corridor, and adjacent neighborhoods.

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.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

ECONOMIC ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on-street and off-street walking and biking paths.

URBAN DESIGN ELEMENT

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

Policy 5.1.1 Promote pedestrian friendly streetscapes.

Policy 5.1.2 Define urban character in Downtown and urban cores.

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

ENVIRONMENT ELEMENT

GOAL 6.3 IMPROVE ENERGY EFFICIENCY AND AIR QUALITY

Policy 6.3.3 Limit vehicle miles traveled.

PD 298 designates Live Oak Street and North Hall Street as pedestrian linkage streets in Exhibit 298C. Pedestrian linkage streets mean streets in the Bryan Area Special Purpose District that serve as linkages between major activity centers and that are designed to promote pedestrian use.

The applicant's proposal to retain the existing streetscape conditions that currently apply along Live Oak Street and North Hall Street complies with the above goals and policies regarding multimodal connectivity and urban design. Continuing to require enhanced streetscape standards along the pedestrian linkage streets will contribute to the development of a multimodal transportation network that supports transit, bicycles, and pedestrians in addition to automobiles, particularly for short trips. Encouraging greater pedestrian connectivity along these streets may also serve to decrease vehicle miles traveled by encouraging walking to nearby areas rather than driving short distances.

The applicant's proposal to retain many of the development standards that currently apply to the request area ensures that any future development or redevelopment of the site will complement the building height, scale, design, and character of the surrounding area.

Area Plans:

Bryan Area Study

The Bryan Area Study reviews the objectives of Planned Development District No. 298. The study area has a tremendous mix of land uses that include residential, retail, commercial, industrial, office, and institutional. The study's recommendations were developed to help improve the development potential of PD 298, increase the appeal of the district, and encourage investment into the area. They were also given to help improve the pedestrian activity throughout the district and create a more vibrant community.

The applicant's request complies with the recommendations of the Bryan Area Study. In particular, the continued adherence to the existing streetscape conditions along the pedestrian linkage streets (Live Oak Street and North Hall Street) complies with the following recommendation:

4. Stricter enforcement of implementation of sidewalks with new construction in identified pedestrian link areas and investigate the potential to create a Public Improvement District for sidewalks and parkway trees along the major corridors for the area
    - Adheres to the original study's concept of creating pedestrian links
    - Allows property owners to maintain the area
    - Establishes desirability of alternative modes of transportation

The 360 Plan

The 360 Plan is a strategic document that sets a clear, cohesive vision for Downtown Dallas and its surrounding neighborhoods, guiding the City Center to continued, long-term success. The plan was adopted by City Council in April 2011 and updated in 2015, 2016, and 2017. The area of request is located within the Deep Ellum/Baylor area of the plan.

The applicant's proposal to retain the existing streetscape conditions along Live Oak Street and North Hall Street complies with the following urban mobility principles of the plan:

1. Create a balanced multimodal system that supports transit, bicycles, and pedestrians in addition to automobiles, particularly for short trips.
2. Provide a safe, well-lit, comfortable, and accessible system for a diversity of users.
3. Improve inter-district connectivity for all modes of travel.
4. Encourage mixed-use, pedestrian-oriented design and development.
5. Ensure regional and local transportation systems support City Center placemaking and livability goals.
6. Deliver a system that responds proactively to trends in technology, demographics, and user preference.

The request also complies with the following urban design principles of the plan:

1. Reinforce the relationship between the street and the building edge.
2. Respect surroundings with context-sensitive designs.
3. Contribute to a positive, memorable urban experience.

Land Use:

	Zoning	Land Use
Site	Subarea 10 Tract 1 and Subarea 11 Tracts 2 and 3 within Planned Development District No. 298, the Bryan Area Special Purpose District	Medical clinic or ambulatory surgical center, office
Northwest	Subarea 7 Tract 2 within Planned Development District No. 298, the Bryan Area Special Purpose District	Public park, playground, or golf course
Northeast	Subarea 10A within Planned Development District No. 298, the Bryan Area Special Purpose District	Medical or scientific laboratory
Southeast	Subarea 11A Tract 1 within Planned Development District No. 298, the Bryan Area Special Purpose District	Office
Southwest	Subarea 10 Tract 1 within Planned Development District No. 298, the Bryan Area Special Purpose District	Financial institution with drive-in window

Land Use Compatibility:

The area of request is currently developed with medical clinic or ambulatory surgical center and office uses. Northwest of the request area across Live Oak Street is a public park, playground, or golf course. Uses surrounding the property on the southeast side of Live Oak Street include medical or scientific laboratory, office, and financial institution with drive-in window. Staff believes the existing uses of the site, as well as the uses that would be permitted under the proposed subarea, are compatible with the surrounding land uses.

The majority of the request area is currently zoned Subarea 10 Tract 1 within PD 298. There are also two smaller tracts (Tracts 2 and 3) zoned Subarea 11. With this request, the applicant proposes to apply consistent zoning regulations across a single ownership tract while retaining the existing land uses and structures, which are currently undergoing internal rehabilitation. This request would combine Subarea 10 Tract 1 and Subarea 11 Tracts 2 and 3 into a new Subarea 10C.

Many of the existing regulations from these subareas will be retained or consolidated in the proposed subarea. This includes regulations for permitted uses, height, setbacks, lot coverage, and floor area ratio. The applicant does not propose to modify the existing standards for landscaping, residential proximity slope, signs, or parking that currently apply to the property.

Land Use Comparison

The applicant proposes that many of the restrictions on land uses that currently apply under both Subareas 10 and 11 would also apply to the proposed Subarea 10C. However, the applicant proposes that some of the uses which are currently allowed in only one of the two existing subareas be allowed in the new subarea. Some of these uses are also only permitted by SUP, but the applicant proposes to allow them by right.

Additionally, day home and extended stay hotel are not permitted in either of the existing subareas. The applicant proposes to permit day home by right and extended stay hotel by SUP.

Lastly, there are three uses that are currently permitted in Subarea 10 that the applicant proposes to prohibit in the new subarea. These uses are financial institution with drive-in window (permitted by residential adjacency review); mortuary, funeral home, or commercial wedding chapel (permitted by right); and radio, television, or microwave tower (permitted by SUP).

Staff believes the proposed consolidation of permitted uses in the new subarea is appropriate because it does not differ greatly from what is permitted under the existing regulations. Furthermore, these permitted uses are compatible with existing uses in the surrounding area, which are largely office and/or medical in nature.

Following is an abbreviated table showing differences in the land uses described above between the existing and proposed subareas within PD 298. For a full land use comparison, see the proposed changes to Exhibit 298E.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing		Proposed
Use	**PD 298 SA 10**	**PD 298 SA 11**	**PD 298 SA 10C**
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Child-care facility	S	•	•
Community service center		S	S
Establishments for the care of alcoholic, narcotic, or psychiatric patients		S	•
Foster home		•	•
Group homes or shelters for disabled, indigent, or abused persons		S	S
Halfway house		S	S
Hospital		•	•
Day home			•
LODGING USES			
Extended stay hotel			S
OFFICE USES			
Financial institution with drive-in window	R		
Labor agency		S	S
RETAIL AND PERSONAL SERVICE USES			
Home improvement center, lumber, brick or building materials sales yard	•	S	S
Mortuary, funeral home, or commercial wedding chapel	•		
UTILITY AND PUBLIC SERVICE USES			
Radio, television, or microwave tower	S		
Utility or government installation other than listed		S	S
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Mini-warehouse		S	S
Office showroom/warehouse		•	•
ACCESSORY USES			
Accessory outside display of merchandise	•		•

Staff supports the request because it would apply a unified set of zoning regulations to the property while retaining many of the development standards that apply today. The proposal to retain the existing streetscape conditions along the pedestrian linkage streets (Live Oak Street and North Hall Street) will ensure pedestrian connectivity and high urban design standards regardless of any future development or redevelopment of the property.

Development Standards

Following is a comparison table showing differences in the development standards between the existing Subareas 10 and 11 and the proposed Subarea 10C. The front, side, and rear setbacks that currently apply in Subarea 10 will be applied to the new subarea. The density, height, lot coverage, and residential proximity slope restrictions that currently apply in Subarea 10 will also be applied to the new subarea. Staff supports the proposed changes because they largely comply with the development standards that apply today.

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/ Rear					
Existing 1: SA 10	5' min 15' max[1]	Side: None[2] Rear: 5'	3:1 FAR	100'	90%	Proximity Slope	COMM CORR HI[4]
Existing 2: SA 11	5'	Side: None[2] Rear: 5'	2.5:1 FAR	100'	70%[3]	Proximity Slope	MX MED[4]
Proposed: SA 10C	5' min 15' max[1]	Side: None[2] Rear: 5'	3:1 FAR	100'	90%	Proximity Slope	MX MED COMM MED[4]

[1] Applies in front yards fronting on Pedestrian Linkage Streets (Live Oak Street and North Hall Street)
[2] If a side yard setback is provided, it must be a minimum of 10 feet
[3] Applies if less than one-half of the floor area of the structure is occupied by residential uses
[4] See use chart

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. There are additional landscaping requirements in all subareas of PD 298 except Subareas 1A, 4A, 6, and 9. The applicant does not propose to deviate from these additional landscaping requirements, or from those in Article X.

Parking:

Parking requirements in PD 298 largely default to Chapter 51A. However, Sec. 51P-298.115(a)(6) states that office uses, other than medical office uses, in all subareas

except Subarea 9 are only required to provide one parking space per 366 square feet of floor area. Medical office uses, and any office use located in Subarea 9, must provide parking in accordance with the requirements of Chapter 51A.

Any existing or future office uses within the proposed Subarea 10C would be required to provide one space per 366 square feet of floor area. Any existing or future medical office uses would be required to provide one space per 333 square feet of floor area, which is the standard parking requirement for all office uses in Chapter 51A.

These two uses are differentiated from a medical clinic or ambulatory surgical center, which is defined in Chapter 51A as a facility for examining, consulting with, and treating patients with medical, dental, or optical problems on an out-patient basis. Any existing or future uses of this type would be required to provide one space per 200 square feet of floor area.

The applicant may also locate a convalescent and nursing homes, hospice care, and related institutions use on the site. Per Chapter 51A, this use is required to provide 0.3 space per bed.

According to the applicant, there are currently a total of 325 parking spaces on the site including 139 surface spaces and 186 structured spaces. They do not propose to add or remove any spaces as part of the zoning request. Any current or future uses of the site would need to adhere to the above parking requirements.

Market Value Analysis:

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

List of Partners/Principals/Officers

3310 Live Oak LLC

Allan R. Brown, Manager
Kathy Delavergre, Manager
Naser Nayeb, Manager

PROPOSED PD CONDITIONS

ARTICLE 298.

PD 298.

Bryan Area Special Purpose District

SEC. 51P-298.101. LEGISLATIVE HISTORY.

PD 298 was established by Ordinance No. 20049, passed by the Dallas City Council on August 24, 1988. Ordinance No. 20049 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20049 was amended by Ordinance No. 20820, passed by the Dallas City Council on November 28, 1990, and Ordinance No. 21885, passed by the Dallas City Council on November 10, 1993. (Ord. Nos. 10962; 19455; 20049; 20820; 21885; 24914)

SEC. 51P-298.102. PROPERTY LOCATION AND SIZE.

PD 298 is established on property generally bounded by North Central Expressway, Roseland Avenue and its northeastward prolongation, Fitzhugh Avenue, San Jacinto Street, Peak Street, Gaston Avenue, and Good-Latimer Expressway. The size of PD 298 is approximately 455.04 acres. (Ord. Nos. 20049; 24914; 27573)

SEC. 51P-298.103. DEFINITIONS AND INTERPRETATIONS.

(a) Definitions.

(1) COMMERCIALLY COMPATIBLE SINGLE FAMILY USE means a moderately dense single family use that is compatible with commercial development. The residential proximity slope does not emanate from commercially compatible single family uses.

(2) GROUND COVER means living plant material of species which generally reach a height of three inches or less upon maturity, installed in such a manner so as to form a continuous cover over the ground.

(3) LABOR AGENCY means an agency that offers or attempts to procure or procures employment for common workers, or that offers or attempts to procure or procures common workers for employers. For purposes of this definition, "common worker" means an individual who performs labor involving physical toil that does not require a particular skill, training in a particular occupation, craft, or trade, or practical or familiar knowledge of the principles or processes of an art, science, craft, or trade.

(4) NEW CONSTRUCTION means a structure built after March 28, 2018.

(5) PARKWAY means the portion of a right-of-way located between the street curb and the property line of an adjoining lot.

(6) PEDESTRIAN LINKAGE STREETS mean streets in the Bryan Area SPD that serve as linkages between major activity centers and that are designed to promote pedestrian use.

(7) ORIGINAL BUILDING means the structure known as the Dallas Independent School District Administration Building in the location shown on Exhibit 298L and detailed in Exhibit 298M.

(8) 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.

(9) TREE PLANTING ZONE means the area parallel to and between two and one-half and ten feet from the back of the projected street curb.

(b) Interpretations. Unless otherwise stated, all references to code sections in this article refer to sections in Chapter 51A. In addition, the definitions, interpretations, and other provisions of Chapter 51A apply to the Bryan Area SPD unless expressly modified by these conditions. (Ord. Nos. 20049; 24914; 30817)

SEC. 51P-298.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 298A: subarea boundary map.

(2) Exhibit 298B: Subarea 9 requirements.

(3) Exhibit 298C: major street and pedestrian linkage systems.

(4) Exhibit 298D: standard construction details for barrier free ramps.

(5) Exhibit 298E: use chart.

(6) Exhibit 298F: property descriptions for portions of Subareas 1, 3, 4, and 4A.

(7) Exhibit 298G: development plan for Subarea 5A.

(8) Exhibit 298I: master parking and floor area plan for the Baylor Expanded District.

(9) Exhibit 298I-1: master parking and floor area plan supplement for the Baylor Expanded District.

(10) Exhibit 298I-2: total floor area tabulation form for the Baylor Expanded District.

(11) Exhibit 298J: tabulation of total floor area in Subarea 12A.

(12) Exhibit 298K: development plan for Subarea 10B.

(13) Exhibit 298L: development plan for Subarea 1C.

(14) Exhibit 298M: Subarea 1C original building facade elevation.

(15) Exhibit 298N: Subarea 1C conceptual elevation.

(16) Exhibit 298O: Subarea 1C landscape plan.

(17) Exhibit 298P: development plan for Subarea 4A.

(18) Exhibit 298Q: landscape plan for Subarea 4A.

(19) Exhibit 298R: traffic management plan for Subarea 4A.

(20) Exhibit 298S: property and subarea property descriptions. (Ord. Nos. 28056; 29390; 30159; 30817; 30911; 31758)

SEC. 51P-298.104. CREATION OF SUBAREAS.

A map showing the boundaries of the ~~22~~ 23 subareas of the Bryan Area SPD is provided as Exhibit 298A. (Ord. Nos. 20049; 24914; 25177; 25960; 26179; 26308; 26388; 26707; 28056; 29099; 29390; 30817; 30911; 31758; _____).

SEC. 51P-298.105. SUBAREA 9 AND 9A CONDITIONS.

(a) Subarea 9 is subject to the regulations governing the R-7.5(A), TH-2(A), MF-2(A), MU-1, MU-1-D, and CR districts of Chapter 51A. The zoning district category applicable to each tract in Subarea 9 is shown on Exhibit 298B. The conditions contained in Sections 51P-298.103 and 51P-298.106 through 51P-298.117 do not apply to Subarea 9.

(b) Except as provided in this section, Subarea 9A is subject to the regulations governing the MF-2(A) district of Chapter 51A. The conditions contained in Sections 51P-298.103 and 51P-298.106 through 51P-298.117 do not apply to Subarea 9A.

(1) Front yard. For multifamily uses, minimum front yard is five feet. Balconies, railings, stairs, and stoops may project two and one-half feet into the required front yard.

(2) Side and rear yard. For multifamily uses, minimum side and rear yard is five feet.

(3) Height. Maximum structure height is 36 feet.

(4) Entrances. Ground units adjacent to the street must have entrances that open onto a walkway.

(5) Parking. For multifamily uses, a minimum of one space per bedroom with a maximum of two off-street parking spaces per dwelling unit is required. (Ord. Nos. 20049; 24914; 31758)

SEC. 51P-298.105.1. DEVELOPMENT PLANS.

(a) 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.

(b) Development and use of Subarea 5A must comply with the development plan for Subarea 5A (Exhibit 298G). If there is a conflict between the text of this article and the development plan for Subarea 5A, the text of this article controls.

(c) Development and use of Subarea 10B must comply with the development plan for Subarea 10B (Exhibit 298K). If there is a conflict between the text of this article and the development plan for Subarea 10B, the text of this article controls.

(d) Development and use of Subarea 1C must comply with the development plan for Subarea 1C (Exhibit 298L). If there is a conflict between the text of this article and the development plan for Subarea 1C, the text of this article controls.

(e) Development and use of Subarea 4A must comply with the development plan for Subarea 4A (Exhibit 298P). If there is a conflict between the text of this article and the development plan for Subarea 4A, the text of this article controls. (Ord. Nos. 25177; 25960; 29390; 30159; 30817; 30911)

SEC. 51P-298.106. LANDSCAPING.

(a) General requirements. Except for Subarea 4A, the landscaping provisions of Article X apply in the Bryan Area SPD. The following additional requirements apply in all subareas except Subareas 1A, 4A, 6, and 9. Compliance with previously approved landscape plans is not required.

(b) Street trees.

(1) Location, number, and type of trees required.

(A) Except as provided in this subsection, each building site must have at least one tree located within the tree planting zone. A tree is not considered located within the tree planting zone unless its trunk is entirely within the zone.

(B) The number of trees required is calculated by dividing the number of feet of lot frontage by 30 for property abutting pedestrian linkage streets and by 50 in all other cases. Fractions are rounded to the nearest whole number, with .5 being rounded up to the next higher whole number.

(C) All required trees must be recommended for local area use by the director of parks and recreation and must be "canopy trees" and "large trees" as defined in Article X.

(D) In Subarea 10B, street trees are not required along Carmel Street.

(E) In Subarea 12A, street trees required in the tree planting zone may not be planted within a utility easement or within ten feet of an existing utility. If a street tree interferes with utilities in the tree planting zone, the building official may approve alternate landscape materials in the tree planting zone. If alternate landscape materials cannot be approved in the tree planting zone due to utility conflicts, the building official may allow street trees to be planted between the right-of-way and a building facade.

(F) In Subarea 5A, a total of 36 street trees are required. However, only nine street trees are required along Texas Street.

(G) In Subarea 1C, landscaping must be provided as shown on the Subarea 1C landscape plan (Exhibit 298O). The Subarea 1C landscape plan must comply with the landscaping regulations of this district with the following modifications:

(i) Street trees may count as site trees.

(ii) The number of street trees required along Ross Avenue may be reduced to encourage preservation of existing trees. For each existing healthy tree that is preserved, the lot frontage may be reduced by 50 feet.

(iii) Except where conflicts with utilities exist, the area within the corner plaza, and where preserving existing trees, the tree planting zone must be located between

the projected street curb and the required sidewalk. If a street tree interferes with utilities in the tree planting zone, two small trees may replace a required large canopy tree within the tree planting zone.

(iv) For landscaping purposes, replacement trees must be of a similar species of removed trees.

(2) Minimum tree height and trunk caliper. Required trees must have a minimum height of 15 feet, and a minimum trunk caliper of four inches.

(3) Tree spacing requirements. Required trees must be spaced as uniformly as practicable. The center of a trunk of a required tree, measured at grade, must be within the following distance of the center of the trunk of another required tree, measured at grade:

(A) Thirty feet along pedestrian linkage streets, as shown in Exhibit 298C.

(B) Fifty feet along all other streets.

(4) Tree grates required in sidewalks. Tree grates must be provided for all trees within a public sidewalk. These tree grates must:

(A) conform to city standards and specifications; and

(B) be large enough to permit healthy tree growth.

(5) Points for street trees. Each tree provided in accordance with Paragraph (3)(A) is awarded eight points. Each tree provided in accordance with Paragraph (3)(B) is awarded six points.

(c) Front yard landscaping and parkway landscaping.

(1) Three points will be awarded if, along pedestrian linkage streets, enhanced paving is provided in at least 50 percent of the area between the main structure and the curb, or if ground cover is provided in 25 percent of this area.

(2) Building sites along pedestrian linkage streets must achieve at least one-half of their landscaping credits in the area between the main structure and the curb.

(d) Sidewalks.

(1) Where the director of public works and transportation determines that sufficient right-of-way exists, sidewalks must be a minimum of eight feet in width for pedestrian linkage streets and, except as provided in this subsection, six feet in width in all other cases. If the director of public works and transportation determines that the foregoing standard cannot be satisfied within existing right-of-way, a sidewalk must be no less than four feet in width.

(2) Barrier free ramps, as shown on Drawing No. 1007 of the department of public works and transportation "Standard Construction Details" (Exhibit 298D), must be provided in the Bryan Area SPD.

(3) In Subarea 10B, sidewalks are not required along Carmel Street.

(4) In Subarea 1C, the following modifications apply to sidewalks:

(i) Sidewalk crossings within driveways must be constructed of a material that differs in color or materials from that of the vehicular ingress and egress driveways.

(ii) A sidewalk easement is required for the required sidewalk width located outside of the right-of-way.

(iii) Along San Jacinto Street and Washington Street, a minimum of four feet of tree planting area must abut the curb, and a minimum of six feet of sidewalk width is required abutting the tree planting area. Along Villars Street, a minimum of two and one-half feet of planting area must abut the curb, and a minimum of six feet of sidewalk width is required abutting the tree planting area.

(e) Pedestrian amenities.

(1) Three points will be awarded for pedestrian scale lighting. To qualify as pedestrian scale lighting, lighting must:

(A) provide a minimum of 1.5 footcandles; and

(B) be mounted at a height no greater than 14 feet.

(2) A building site located in Subarea 3 must achieve at least two points in the parkway fronting the pedestrian linkage streets through the use of pedestrian scale lighting or pedestrian facilities as described in Section 51A-10.107(f)(2).

(3) In Subarea 10B, sidewalks are not required along Carmel Street.

(f) Parkway landscape permit.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or pavement [other than for the sidewalk required under Paragraph (4) of this section] in the parkway. An application for a parkway landscape permit, if required, must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the construction and planting proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, he shall issue a parkway landscape permit to the property owner; otherwise, he shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this subsection if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of way.

(g) Subarea 4A. Landscaping must be provided as shown on the landscape plan for Subarea 4A (Exhibit 298Q). If there is a conflict between the text of this article and the landscape plan for Subarea 4A, the text of this article controls. (Ord. Nos. 20049; 24914; 25177; 25960; 28056; 29390; 29558; 29852; 30159; 30817; 30911)

SEC. 51P-298.107. USES.

(a) The use chart (Exhibit 298E) establishes for each subarea the permitted and limited uses, and those uses requiring a specific use permit.

(b) Commercially compatible single family uses must comply with the following requirements:

(1) This use is subject to the standards and definitions of Subparagraphs (A), (D), and (E) of Section 51A-4.209(6). Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is also subject to the off-street parking requirements of Subparagraph (C) of Section 51A-4.209(6).

(2) Except in portions of Subareas 1, 3, and 4, as described in Exhibit 298F, a minimum of 12 dwelling units per acre is required.

(3) No residential proximity slope emanates from building sites developed with this use.

(4) This use is permitted in all subareas except Subarea 9, as shown on Exhibit 298E.

(5) In portions of Subareas 1, 3, and 4, as described in Exhibit 298F, this use is subject to the following standards:

(A) Maximum dwelling unit density is 18 dwelling units per acre.

(B) Maximum structure height is 36 feet.

(C) Maximum number of stories is two.

(D) Maximum lot coverage is 60 percent.

(E) Minimum lot size is 2,000 square feet.

(F) One off-street parking space is required per lot.

(c) Labor agency uses must comply with the following requirements:

(1) This use is permitted by SUP only in the subareas indicated in Exhibit 298E.

(2) Operation of this use must be conducted wholly inside. A waiting area must be shown on the site plan which is large enough to accommodate all common worker candidates. The specific use permit ordinance may limit the number of common worker candidates permitted in the waiting area of the labor agency use.

(3) The site plan must show a separate area for pickup and drop-off of all persons using the facility. This area must not include the right-of-way area.

(4) This use is treated as an office use for purposes of calculating off street loading requirements.

(d) A governmental installation: inside vehicle service center use must comply with the following requirements:

(1) Definition: An installation owned or leased by a governmental entity or agency where vehicles are repaired, maintained, serviced, or stored in conjunction with the normal operation of the entity or agency. This use includes periodic vehicular inspection, maintenance, and repair, as well as modification of vehicles and their equipment to accomplish the particular purposes of the governmental entity or agency.

(2) Subareas permitted: Permitted by right in Subarea 5 only.

(3) Required off-street parking: One space per 500 square feet of floor area.

(4) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 60,000	1
Each additional 60,000 or fraction thereof	1

(5) Additional provisions:

(A) Except for permitted accessory uses, this use must be wholly contained inside of an enclosed structure.

(B) The sale of goods and services to the public is prohibited. (Ord. Nos. 20049; 20820; 21885; 24914; 25960; 26179; 26388; 26707; 26994; 27322;_____)

SEC. 51P-298.108. NONCONFORMING USES.

(a) Except as provided in this section, the nonconforming use provisions in Chapter 51A apply.

(b) In Subarea 1, all nonconforming uses must be brought to conformance no later than April 26, 2008, except that those uses that became nonconforming as a result of city council action on April 27, 2005 must be brought to conformance no later than April 26, 2010. The owner of a nonconforming use in Subarea 1 may appeal to the board of adjustment for a later compliance date at any time up to the conformance date set forth in this subsection if the owner will not be able to recover his investment in the use (up to the date of nonconformance) by the conformance date set forth in this subsection. The fee for the appeal of the compliance date is the same as the fee for a nonresidential special exception before the board of adjustment as set forth in Chapter 51A. (Ord. Nos. 20049; 24914; 25960)

SEC. 51P-298.109. RESIDENTIAL PROXIMITY SLOPE.

A 1:3 residential proximity slope emanates from the property line of any property within Subarea 6 or any R(A), D(A), or TH(A) district adjacent to the Bryan Area SPD. A 1:1 residential proximity slope emanates for a distance of 50 feet from the property line of any MF(A) district or planned development district for multifamily uses adjacent to the Bryan Area SPD. If any portion of a structure is over 26 feet in height, that portion may not be located above the applicable residential proximity slope. Exceptions:

(1) The residential proximity slopes does not apply to limit the height of structures located within Subareas 1C and 7.

(2) 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. (Ord. Nos. 20049; 24914; 30817)

SEC. 51P-298.110. MAXIMUM HEIGHTS.

(a) In general. Except as provided in this section and Sections 51P-298.107(b) and 51P-298.109, maximum structure heights for each subarea within the Bryan Area SPD are as follows:

Subarea	Maximum Structure Height (in feet)
1, 1A, and 1B	120
1C	80
3	160
4 and 4A	54
5	270
5A	180
6	36-40
7	39
8	100
10, 10A, 10B, and 10C	100
11 and 11A	100
12 and 12A	160
13	54

(b) Subarea 1C and 12A.

(1) The following structures may project a maximum of 12 feet above the maximum structure height, may not collectively exceed 1,000 square feet of footprint, and must be located a minimum of ten feet from a building edge:

(i) Chimney and vent stacks.

(ii) Communication towers.

(iii) Elevator penthouse or bulkhead.

(iv) Visual screens that surround roof mounted mechanical equipment.

(2) Stairs may project a maximum of 12 feet above the maximum structure height.

(3) A permeable roof deck covering not exceeding 900 square feet, including an arbor or a trellis, for a roof deck may project a maximum of 12 feet above the maximum structure height and must be located a minimum of ten feet from a building edge.

(4) Mechanical equipment, ducts, and cooling towers may project a maximum of four feet above the maximum structure height, may not exceed a footprint of 4,600 square feet, must be screened with a minimum four foot-high solid material, and must be located a minimum of ten feet from the edge of a building. (Ord. Nos. 21885; 24914; 25960; 26388; 28056; 29099; 29390; 29852; 30159; 30817; 30911;_____)

SEC. 51P-298.111. STORIES IN SUBAREA 7.

Maximum number of stories permitted in Subarea 7 is:

(1) four if at least one-half of the structure is occupied by residential uses; and

(2) three in all other cases. (Ord. Nos. 20049; 24914; 26388)

SEC. 51P-298.112. SETBACKS.

(a) Front yard.

(1) Except as provided in this paragraph, the minimum front yard setback is five feet in all subareas.

(2) No minimum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(3) Except as provided in this paragraph, the maximum front yard setback is 15 feet in Subareas 1, 1A, 1B, 3, 4, 4A, 5, 8, 10, 10A, 10C, 12, and 13 in front yards fronting on Pedestrian Linkage Streets as shown on Exhibit 298C.

(4) No maximum front yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(5) Maximum front yard setback is 25 feet in Subareas 6 and 7.

(6) No maximum front yard setback is required in Subareas 11A and 12A.

(7) Minimum front yard setback is five feet in Subarea 5A. Encroachments of up to four feet into the required front yard are permitted at the following locations:

(A) along Cantegral Street from the curb of Live Oak Street to the residential parking entrance drive;

(B) along Live Oak Street in the area identified on the development plan for Subarea 5A as the translucent patio rail; and

(C) along Texas Street from Live Oak Street to the off-street loading dock.

(8) For Subarea 1C, the following front yard regulations apply:

(A) Ross Avenue. Minimum front yard is 21 feet for the original building and 26 feet for new construction. Maximum front yard is 30 feet for new construction.

(B) Washington Avenue and San Jacinto Street. Minimum front yard is five feet. Maximum front yard is 20 feet.

(C) Villars Street. Minimum front yard is 10 feet. No maximum front yard.

(D) Urban form. For portions of a building above 70 feet in height, minimum setback is 35 feet.

(E) Facade placement. A minimum of 70 percent of the street-facing facade must be located between the minimum and maximum setbacks. All other portions of the facade must only comply with the minimum setback.

(F) Projections. Balconies, unenclosed porches, stairs, and stoops may project up to five feet into the required front yard.

(b) Side yard.

(1) Except as provided in this paragraph, no side yard setback is required in Subareas 1, 1A, 1B, 1C, 3, 4, 4A, 5, 5A, 7, 8, 10, 10C, 11, 12, and 13; however, if a side yard setback is provided, it must be a minimum of 10 feet.

(2) No side yard setback is required in Subarea 6; however, if a side yard setback is provided, it must be a minimum of five feet.

(3) No side yard setback is required in Subareas 10A, 10B, 11A, and 12A.

(4) No side yard setback is required in Subareas 1A and 1B for structures in existence on November 10, 2010.

(c) Rear yard. The minimum rear yard setback is five feet in all subareas. (Ord. Nos. 20049; 24914; 25960; 26388; 28056; 29099; 29390; 30159; 30817; 30911;_____).

SEC. 51P-298.113. MAXIMUM COVERAGE.

Unless further restricted under Section 51P-298.107(b), maximum lot coverages in each subarea within the Bryan Area SPD are as follows:

Subarea	Maximum Lot Coverage (percent)
1, 1A, 1B, and 1C	90
3	70*
	80***
4 and 4A	90
5 and 5A	90
6	80
7	70*
	90**
8	70*
	80***
10, 10A, 10B, and 10C	90
11 and 11A	70*
	80***
12 and 12A	90
13	90

***Applies if less than one-half of the floor area of the structure is occupied by residential uses.**
****Applies if at least one-half of the floor area of the structure is occupied by residential uses.**
*****Applies if at least 10 percent of the floor area of the structure is occupied by residential uses.**

(Ord. Nos. 21885; 24914; 25960; 26388; 28056; 29099; 29390; 30159; 30817; 30911;_____)

SEC. 51P-298.114. SIGNS.

(a) In general. Except as provided in this section, the sign provisions for business zoning districts in Division 51A-7.300 apply to all subareas except Subareas 6 and 9. The sign provisions for non-business zoning districts in Division 51A-7.400 apply in Subarea 6. Subarea 9 is subject to the definitions and provisions of either business signs or non-business signs in Chapter 51A, whichever apply in accordance with those provisions. The signage provisions of Division 51A-7.200 apply in all subareas except that no detached premise sign with an effective area greater than 200 square feet is permitted in any subarea.

(b) Subarea 5A.

(1) Definitions. In this subsection,

(A) ARCADE SIGN means any sign that is mounted under a canopy and is perpendicular to the building to which the canopy or awning is attached. This sign is intended to be read from the pedestrian walkway that the canopy or awning covers.

(B) AWNING means a fabric or vinyl surface supported by a metal structure that is applied to the facade of the building.

(C) BLADE SIGN means a sign projecting perpendicularly from a main building facade, visible from both sides, and made of rigid or soft materials.

(D) CANOPY means a permanent, non-fabric architectural element projecting from the face of a building.

(E) CANOPY SIGN means a sign attached to, applied on, or supported by a canopy.

(2) Word maximum. For a font greater than or equal to four inches in height, the maximum number of words allowed on any building is 12.

(3) Arcade signs.

(A) Arcade signs may not exceed 27 square feet in effective area.

(B) Arcade signs must provide a minimum clearance of 10 feet above grade.

(4) Canopy signs.

(A) Canopy signs may project up to six feet above a canopy.

(B) Canopy signs may not exceed 210 square feet in effective area.

(5) Blade signs.

(A) Each occupant with a separate certificate of occupancy may erect up to two blade signs projecting up to a maximum of 10 feet from a vertical building plane.

(B) Blade signs may not exceed 20 square feet in effective area.

(C) Each single face of a three-dimensional blade sign may not exceed 20 square feet.

(D) Blade signs may not project above the highest point of a facade.

(E) Blade signs must provide a minimum clearance of 10 feet above grade.

(F) Blade signs may not contain more than four words each.

(c) Subarea 1C. The existing attached signage on the original building that reads, "Dallas Independent School District," is permitted without the Dallas Independent School District occupying the premises and does not count against the number of attached signs. (Ord. Nos. 20049; 24914; 26388; 30159; 30817)

SEC. 51P-298.115. PARKING REQUIREMENTS.

(a) The parking provisions in Chapter 51A apply in the Bryan Area SPD, except as modified below:

(1) General merchandise establishments located in Subarea 3 are only required to provide one parking space per 250 square feet of floor area.

(2) In Subarea 4A, for a public senior high school, the minimum off-street parking is three and one-half spaces per classroom.

(3) In Subarea 5A, a minimum of 30 bicycle parking spaces are required. Bicycle parking must comply with Section 51A-4.332.

(4) In order to provide adequate off-street parking for large scale mixed use development projects, the following are excluded in the calculation of off-street parking requirements:

(A) Ten percent of the required parking for the office use when that use totals in excess of 150,000 square feet in floor area and is developed on the same lot with a use qualifying for an exception under Subparagraphs (B) or (C).

(B) Ten percent of the required parking for the hotel and motel use when that use totals in excess of 150 guest rooms and is developed on the same lot with a use qualifying for an exception under Subparagraphs (A) or (C).

(C) Ten percent of the required parking for the retail and personal service uses, when those uses total in excess of 15,000 square feet in floor area and are developed on the same lot with a use qualifying for an exception under Subparagraphs (A) or (B).

(D) Fifteen percent of the required parking for college, university, or seminary classrooms when developed on a campus providing at least 100 units of campus housing.

(E) Fifty percent of the required parking for the following uses when developed on the same lot with an office use with more than 15,000 square feet of floor area or a hotel or motel use with more than 125 guest rooms:

(i) Bar, lounge, or tavern;

(ii) Catering service;

(iii) Country club with private membership; or

(iv) Restaurant without drive-in or drive-through service.

(5) The college, university, or seminary use located at 3909 Swiss Avenue must provide the following required off-street parking:

(A) one space per 25 square feet of classroom; and

(B) that parking required in Section 51A-5.209 for all residential uses located in the campus area.

All required parking must be provided within the campus area generally bounded by North Washington Avenue, Floyd Street, Haskell Avenue, Swiss Avenue, Peak Street, and Live Oak Avenue.

(6) Office uses, other than medical office uses, in all subareas except Subarea 9 are only required to provide one parking space per 366 square feet of floor area. Medical office uses, and any office use located in Subarea 9, must provide parking in accordance with the requirements of Chapter 51A.

(7) A labor agency use must provide one parking space per 200 square feet of office floor area, and one parking space per 50 feet of lobby floor area.

(8) The city council shall consider the feasibility of reducing the parking requirements for any structure that is designated as a historic landmark in the Bryan Area SPD.

(b) Special parking provisions in Subareas 10A, 11A, and 12A. Except as provided in this subsection, the following special parking provisions apply to Subareas 10A, 11A, and 12A.

(1) In general. All uses within the Baylor expanded district must comply with the Master Parking and Floor Area requirements in Subsection (b)(8) of this section.

(2) Master Parking and Floor Area Plan purpose. Because off-street parking requirements for Baylor-related uses may be provided in remote locations throughout the Baylor expanded district, the Master Parking and Floor Area Plan (Exhibit 298I) identifies available off-street parking, determines the amount of required off-street parking, and ensures that each Baylor-related use within the Baylor expanded district meets the off-street parking requirements. To maintain adequate required off-street parking for all uses within the Baylor expanded district, the Master Parking and Floor Area Plan must be updated when floor area is added or removed from a building (Exhibit 298I-1).

(3) Definitions. In this section:

(A) BAYLOR EXPANDED DISTRICT means the property in Subareas 10A, 11A, and 12A of PD 298 and PD 749.

(B) BAYLOR-RELATED USE means any of the following uses within the Baylor expanded district:

-- Adult day care facility.
-- Ambulance service.
-- Child-care facility.
-- College, university, or seminary.
-- Community service center.
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Day home.
-- Extended stay hotel or motel.
-- Helistop.
-- Hospital.
-- Hotel or motel.
-- Medical clinic or ambulatory surgical center.
-- Medical or scientific laboratory.
-- Office.
-- Residential hotel.

(C) BAYLOR-RELATED USE SPECIAL PARKING means parking spaces located within the Baylor expanded district and available for use by Baylor-related uses.

(D) BAYLOR SHUTTLE means a private shuttle bus service that connects Baylor-related uses to Baylor-related use special parking spaces.

(E) MASTER PARKING AND FLOOR AREA PLAN means the Master Parking and Floor Area Plan shown on Exhibit 298I, and as revised and supplemented in accordance with this article.

(F) REQUIRED BAYLOR-RELATED USE SPECIAL PARKING means the total number of required parking spaces for all Baylor-related uses that satisfy their off-street parking requirements with Baylor-related use special parking.

(4) Application. Off-street parking requirements for Baylor-related uses may be satisfied with Baylor-related use special parking as shown on the Master Parking and Floor Area Plan and subject to the requirements in this subsection.

(5) Number of spaces available and required. The number of Baylor-related use special parking spaces existing on June 28, 2006, is 8,755. The number of required Baylor-related use special parking spaces existing on June 28, 2006, is 7,089. Reductions in floor area from the floor area existing on June 28, 2006, will result in adjustments to the number of Baylor-related use special parking spaces required as follows: one parking space per bed for hospital use, and one space per 200 square feet of floor area for any other use.

(6) Baylor shuttle.

(A) The Baylor shuttle service must be available for use from 5:30 am to 8 pm Monday through Friday with service to all stops at intervals of not more than 20 minutes for all occupants, employees, and guests of Baylor-related uses that satisfy their off-street parking requirements with Baylor-related use special parking.

(B) The Baylor shuttle service must stop within 300 feet of the nearest entrance to a Baylor-related use and within 300 feet of each parking lot providing Baylor-related use special parking.

(C) In this subsection, distance is measured from the shuttle stop to the nearest entrance of the main use or from the nearest pedestrian access to the parking lot to the shuttle stop, measured along the most convenient pedestrian walkway.

(D) The building official may extend the distance to a maximum of 600 feet unless the extension would:

(i) significantly discourage use of the Baylor-related use special parking,

(ii) unreasonably endanger the safety of persons or property, or

(iii) not otherwise be in the public interest.

(7) Agreement required.

(A) No written agreement is required if the fee simple owner of the real property on which the Baylor-related use is located is the same as the fee simple owner of the real property on which the Baylor-related use special parking is provided. Otherwise, a written agreement is required in accordance with this paragraph.

(B) The written agreement must comply with the special parking agreement requisites in Section 51A-4.328.

(C) A copy of the written agreement must be provided to the building official at the time application is made for a building permit or certificate of occupancy.

(8) Master Parking and Floor Area Plan supplements.

(A) A Master Parking and Floor Area Plan supplement must be submitted to and approved by the building official (see Exhibit 298I-1) if an application is made for:

(i) a building permit, demolition permit, or a certificate of occupancy that modifies the parking requirements for any use satisfying all or part its off-street parking requirement with Baylor-related use special parking;

(ii) approval of a parking agreement for any use or parking within the Baylor expanded district; or

(iii) a building permit, demolition permit, or certificate of occupancy that modifies the parking requirements in connection with additions to or reductions in floor area that have occurred since the last supplement that are not described in this paragraph, such as destruction of a building by fire or expiration or withdrawal of a building permit application.

(B) A Master Parking and Floor Area Plan supplement must include:

(i) the number assigned to each Baylor-related use special parking lot,

(ii) the boundaries of each Baylor-related use special parking lot,

(iii) any changes to the number of Baylor-related use special parking spaces since the last approved supplement,

(iv) a corresponding table indicating:

(aa) the number of parking spaces available in each Baylor-related use special parking lot;

(bb) the number of parking spaces designated for Baylor-related use special parking;

(cc) the number of parking spaces designated as on-site required parking for each Baylor-related use;

(dd) the number of spaces designated as remote parking subject to a parking agreement (citing the recording information of the parking agreement and the location of the use); and

(ee) the number of spaces that are not available as Baylor-related use special parking.

(v) a revised floor area tabulation for the Baylor expanded district in the form shown on Exhibit 298I-2, and

(vi) a revised Master Parking and Floor Area Plan that shows:

(aa) the floor area being added or removed; and

(bb) other changes to the Master Parking and Floor Area Plan since the last update, including changes to the floor area of existing buildings; new buildings; demolished buildings; changes to parking areas; and revisions to streets, alleys, or private drives.

(C) The building official shall maintain a copy of each approved Master Parking and Floor Area Plan supplement.

(D) A property owner may charge a fee to use required off-street parking for Baylor-related uses in the Baylor expanded district.

(c) Special parking provisions for Subarea 10B.

(1) Enclosed garages fronting Carmel Street may be located within five feet of the Property line, and must be equipped with automatic garage doors that are maintained in working order at all times.

(2) The visual obstruction regulations in Section 51A-4.602(d) do not apply to dwelling units fronting on Carmel Street.

(3) Dwelling units fronting on Carmel Street do not count toward any guest parking requirements.

(4) Along Carmel Street, at no time may the areas in front of the enclosed garages be used for parking of vehicles.

(5) Along Carmel Street, in front of the dwelling units shown on the development plan, no parking is allowed, and "No Parking" signs must be provided in accordance with the standard city specifications and completed to the satisfaction of the director of public works and transportation.

(6) A total of 10 guest parking spaces are required for Subarea 10B.

(i) The guest parking spaces must comply with the dimensional requirements of the Dallas Development Code.

(ii) Six guest parking spaces must be located on the Property.

(iii) Four guest parking spaces may be located in the Live Oak Street right-of-way, immediately adjacent to Subarea 10B. (Ord. Nos. 20049; 24914; 26388; 26707; 29390; 30159; 30911)

SEC. 51P-298.115.1. SUBAREA 4A 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 for Subarea 4A (Exhibit 298R).

(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.

(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 November 1, 2019. 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 odd-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;

(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.

(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

(d) 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) In order to amend a traffic management plan, the Property owner or operator must provide data showing the number of students who live within walking distance of the school, how many students actually walk to school, and how many students use public transportation.

(3) 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. (Ord. 30911)

SEC. 51P-298.116. FLOOR AREA RATIO AND FLOOR AREA.

(a) Maximum floor area ratios in each subarea within the Bryan Area SPD are as follows:

Subarea	Maximum Floor Area Ratio
1, 1A, 1B, and 1C	4:1
3	4:1
4 and 4A	2:1
5	4:1
5A	5.85:1
6	None
7	3:1*
	2:1**
8	2.5:1
10, 10A, 10B, and 10C	3:1
11 and 11A	2.5:1
12 and 12A	4:1
13	2:1

***Applies if at least one-half of the floor area of the structure is occupied by residential uses.**
****Applies in all other cases.**

(b) The maximum total floor area permitted in Subarea 12A is 1,334,848 square feet. (Ord. Nos. 20049; 24914; 25960; 26388; 28056; 29099; 29390; 30159; 30817; 30911;_____)

SEC. 51P-298.117. RECONCILIATION OF REGULATIONS APPLICABLE TO SUBAREA 6.

The special development standards contained in Ordinance Nos. 16029, 16858, 17676, and 17966 apply to Subarea 6. In the event of a conflict between the provisions of this article and the special development standards, the more restrictive regulation applies. (Ord. Nos. 20049; 24914)

SEC. 51P-298.118. HIGHLY REFLECTIVE GLASS PROVISIONS.

Highly reflective glass may not be used as an exterior building material on any building or structure in the Bryan Area SPD. For the purposes of these restrictions, 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. 20049; 24914)

SEC. 51P-298.119. FENCES.

(a) Fencing material for properties fronting on Ross Avenue, Live Oak Street, and Gaston Avenue must be wrought iron, tubular steel, or similar material, or a combination of these items, with up to a four-foot-high masonry base.

(b) Fencing material for all other properties must be wrought iron, tubular steel, chain link, wood, or similar materials or a combination of these items with up to a four-foot-high masonry base.

(c) Razor wire and barbed wire fencing are prohibited in this district within 50 feet of the back-of-curb on the following streets:

(1) Gaston.

(2) Good Latimer.

(3) Haskell.

(4) Live Oak.

(5) Peak.

(6) Ross.

(7) Washington.

(d) Nonconforming razor wire and barbed wire fencing materials must be removed by April 26, 2008.

(e) Maximum fence height.

(1) Except as further limited in this subsection, maximum fence height is nine feet.

(2) For all residential uses, maximum fence height in the required front yard is four feet.

(f) Razor wire and barbed wire fencing are prohibited in Subarea 1A. (Ord. Nos. 25960; 28056)

SEC. 51P-298.120. SPECIAL PROVISIONS FOR SUBAREAS 5A, 10A, 11A, AND 12A.

(a) Definitions. In this section,

(1) BAYLOR EXPANDED DISTRICT means the property in Subareas 10A, 11A, and 12A of PD 298 and PD 749.

(2) PROPERTY OWNER means the Baylor University Medical Center or its successors.

(b) Traffic Management Plan (TMP) in general.

(1) Instead of requiring a TMP prior to the passage of this ordinance, the property owner must submit a TMP for review by the director by June 28, 2007.

(2) No building permit may be issued that will result in a total floor area in the Baylor expanded district exceeding 4,068,964 square feet until the property owner submits a revised TMP for review by the director. Thereafter, a revised TMP must be submitted with each additional 500,000 square feet in total floor area. The building official shall determine if a revised TMP is required by using the cumulative floor area calculation for the Baylor expanded district as shown on the last approved supplement to the Master Parking and Floor Area Plan.

(3) The preparation and submission of the TMP and its revisions are the responsibility of the property owner. The TMP and its revisions must be:

(A) prepared by a registered professional engineer skilled in transportation engineering; and

(B) approved by the director.

(c) Contents of the TMP. The TMP and its revisions must be in writing and must report on the following:

(1) The planned and actual operations of the street system within and in the immediate vicinity of the Baylor expanded district, describing traffic controls, lane operations, signal timing patterns, signage, dedicated lanes, crosswalks in the right-of-way, the impact of public transportation, and traffic control personnel including security personnel directing traffic.

(2) The planned and scheduled construction of the street system within and in the immediate vicinity of the Baylor expanded district during the construction of roadways and buildings.

(3) The planned and actual maintenance and management of traffic within and in the immediate vicinity of the Baylor expanded district during the construction of roadways and buildings.

(4) Development and occupancy levels within the Baylor expanded district.

(5) Vehicular congestion and pedestrian safety concerns at locations within and in the immediate vicinity of the Baylor expanded district together with an analysis of and recommendations for appropriate mitigation measures.

(d) Approval by the director. The director shall approve the TMP and its revisions following the procedures and standards in Subsection 51A-4.803(e) through (k) regarding site plan review.

(e) Subarea 12A. The building official shall not issue a building permit for new construction in Subarea 12A without a completed floor area tabulation form (Exhibit 298J). The applicant shall provide documentation of floor area reduction from demolition of structures or expiration or withdrawal of previous building permit applications for new construction. The applicant must file a copy of each completed floor area tabulation form with the building official at the time the application is made for the building permit.

(f) Subarea 5A. Once the multifamily portion of the project has reached 80 percent occupancy or within one year of issuance of the final certificate of occupancy for the retail section of the project, whichever occurs first, the Property owner or operator shall submit a developer report to the director in accordance with Section 51A-1.109(b). The director shall then determine what infrastructure improvements are needed, if any, following the procedure set forth in Section 51A-1.109. (Ord. Nos. 26388; 26707; 30159)

SEC. 51P-298.120.1. SPECIAL PROVISIONS FOR SUBAREA 1C.

(a) Purpose.

(1) The purpose of Subarea 1C is to recognize the historic role played by this site in the development of the City of Dallas and the significance of Ross Avenue, a historic thoroughfare. This area is recognized as an area of historical, architectural, and cultural significance to the citizens of Dallas.

(2) The purpose of the special provisions for Subarea 1C is to establish appropriate architectural, siting, and urban design criteria to facilitate thoughtful redevelopment of the Property within the context of honoring the original building. The architectural requirements of this section are intended to highlight the transitional art deco style and complement the prominent features of the original building.

(3) The general objective of this section is to promote, protect, and enhance Ross Avenue for the health, welfare, and enjoyment of the public, and in part, to achieve the following:

(A) preserve the facade of the original building;

(B) recognize the importance of Ross Avenue as a major transportation corridor through the preservation of the relationship between building and street;

(C) strengthen neighborhood identity;

(D) protect the adjacent single family neighborhood; and

(E) accommodate the existing mix of uses and future growth along Ross Avenue.

(b) Original building. The Ross Avenue-facing facade and courtyard facade of the original building in the locations shown on the Subarea 1C development plan must comply with the first page of the Subarea 1C original building facade elevation (Exhibit 298M). If there is a conflict between the text of this article and the Subarea 1C original building facade elevation, the text of this article controls.

(c) Compatibility standards. The following provisions are applicable to street-facing facades along Ross Avenue in the locations shown on the development plan for Subarea 1C. The purpose of this subparagraph is to provide a visual connection between the primary design elements of the original building and new construction.

(1) Base. A minimum 18-inch-tall water table or base expression must be provided.

(2) Vertical expression. Fenestration on the ground level and second story must have tall, vertical expressions with reveals or trim and be consistently spaced to complement the vertical expressions shown on the Subarea 1C original building facade elevation.

(3) Horizontal continuity. The ground and second story facades of new construction as shown on the conceptual elevation (Exhibit 298N) must be complementary to the horizontal elements, including window sills, spandrel panels, and base expression, of the original building shown on the Subarea 1C original building facade elevation. The purpose of this provision is to recognize the scale of the original building.

(4) Compatible expression. In the locations shown on the development plan for Subarea 1C, the ground level and second story facades of new construction between the minimum and maximum setbacks must be compatible with the original building. "Compatible" as used in this provision means similar in appearance, color, pattern, quality, shape, size, and other characteristics; but does not necessarily mean identical. The burden is on the property owner or applicant to supply proof of compatibility. The purpose of this requirement is to provide a visual connection and recognition of the primary design elements of the original building and new construction.

(5) Recess. Facades of new construction along Ross Avenue must be recessed a minimum depth of five feet from the original building facade as shown on the development plan

for Subarea 1C.

(6) Building entrances. Building entrances on street-facing facades must be located within a vertical expression. For non-residential uses, a minimum of one public entrance is required along each street and may be located within the original building facade on Ross Avenue. Each street-facing public entrance must be located within an architecturally prominent vertical expression with a reveal, similar to the primary entrance shown on the Subarea 1C original building facade elevation. Private dwelling unit entrances are prohibited along Ross Avenue.

(d) Blank wall. Maximum blank wall area for street-facing facades is 30 linear feet, measured horizontally on each story.

(e) Flat roof. Maximum roof pitch is two inches for each linear foot of horizontal distance.

(f) No-build area. The area between the Ross Avenue-facing facade of the original building and the Property line is a no-build area as shown on the development plan for Subarea 1C. Structures other than steps, stairs, and railings are not permitted within the no-build area.

(g) Plaza. A plaza area is required at the south corner of Ross Avenue and Washington Street in the area shown on the development plan for Subarea 1C. The plaza must be publicly accessible to both streets and provide hardscape, seating areas, and landscaped areas and may include accessory structures including, but not limited to, art, flag poles, and physical barriers no taller than 36 inches. Plaza improvements that comply with this subsection do not need to be shown on the development plan for Subarea 1C.

(h) Sidewalk connections. A minimum of 70 percent of street-facing individual entries on street-level dwelling units along the San Jacinto Street and Washington Street frontages must provide direct connection to the sidewalk with a permeable or nonpermeable surface.

(i) Parking structure screening. Street-facing facades for a multi-level, above-ground parking structure must be screened as follows:

(1) Facade screening must include materials that are compatible to the facade of the main structure the parking serves. The facade of the parking structure may not exceed the height of the adjacent structure by more than four feet.

(2) A maximum of 60 percent of the street-facing facade may contain openings.

(3) A minimum 42-inch solid screening is required, measured from each floor level within the parking structure, to screen vehicles and vehicle headlights.

(4) Cable guard strands and chain link fencing are prohibited on the street-facing facade of a parking structure.

(5) This subsection does not apply to individual garages attached to a single dwelling unit. (Ord. 30817)

SEC. 51P-298.121. GENERAL REQUIREMENTS.

Development of the Property must comply with the requirements of all ordinances, rules, and regulations of the city. (Ord. Nos. 20049; 24914; 25960; 26102; 26388)

SEC. 51P-298.122. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit or 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. 20049; 24914; 25960; 26102; 26388)

PROPOSED EXHIBIT 298E

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.201	AGRICULTURAL USES									
1	Animal production									
2	Commercial stable									
3	Crop production									

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.202	COMMERCIAL AND BUSINESS SERVICE USES									
1	Building repair and maintenance shop				Ⓡ		Ⓡ			Ⓡ
2	Bus or rail transit vehicle maintenance or storage facility									
3	Catering service		Ⓛ	●	●	●	●	●	●	●
4	Commercial cleaning or laundry plant			●	●				●	●
5	Custom business services		Ⓛ	●	●	●	●	●	●	●
6	Custom woodworking, furniture construction, or repair			●	●				●	
7	Electronics service center		Ⓛ	●	●	●	●	●	●	●
8	Job or lithographic printing			●	●	●	● ●		●	● ●
9	Machine or welding shop									
10	Machinery, heavy equipment, or truck sales and services									
11	Medical or scientific laboratory			●	●	●	●	●	●	●
12	Technical school			Ⓡ	Ⓡ	Ⓡ	Ⓡ		Ⓡ	Ⓡ
13	Tool or equipment rental				●					
14	Vehicle or engine repair or maintenance			Ⓡ	Ⓡ				(1A &1B - S)	

		6 BRY PLACE	7 BRY PL RING	10, 10A COMM COR HI	4, 13 COMM COR MED	5, 5A, 12, 12A MX HI	8, 11, 11A MX MED	3 VILLAGE CTR	1, 1A, 1B LOWER ROSS	10C MX MED COMM MED
4.203	INDUSTRIAL USES									
1	Industrial (inside) without high risk or hazardous uses									
1A	Industrial (inside) with high risk or hazardous uses									
2	Industrial (outside) without high risk or hazardous uses									
2A	Industrial (outside) with high risk or hazardous uses									
3	Metal salvage facility									
4	Mining									
5	Outside salvage or reclamation									
6	Temporary concrete or asphalt batching plant									

4.204	INSTITUTIONAL AND COMMUNITY SERVICE USES	BRY PLACE 6	BRY PL RING 7	COMM COR HI 10, 10A	COMM COR MED 4, 13	MX HI 5, 5A, 12, 12A	MX MED 8, 11, 11A	VILLAGE CTR 3	LOWER ROSS 1, 1A, 1B	MX MED COMM MED 10C
1	Adult day care facility		S	S	S	●	●		S	●
2	Cemetery or mausoleum									
3	Child-care facility		S	S	S	●	●		S	●
4	Church	S	●	●	●	●	●	●	●	●
5	College, university, or seminary			●	●	●	●		●	●
6	Community home for disabled persons		S	●	●	●	●		●	●
7	Community service center				S	S	S	S	S	S
8	Convalescent and nursing homes and related institutions	S	S	●	●	●	● ●	S	S	● ●
9	Convent or monastery		●	●	●	●	●			●
10	Establishments for the care of alcoholic, narcotic or psychiatric patients					S	S			●
11	Foster home		S			●	●			●
12	Group homes or shelters for disabled, indigent, or abused persons				S	S	S			S
13	Halfway house				S		S			S
14	Hospital			(10A -●)		●	●	●		●
15	Institution for special education			Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ
16	Library, art gallery or museum			●	●	●	●	●	●	●
17	Public or private school			Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ
18	Day home			(10A - S)		(12A -●)	(11A -●)			●

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.205	LODGING USES									
1	Hotel or motel			●	●	●	●	●	●	●
2	Lodging or boarding house			●	●	●	●	●	●	●
3	Residential hotel			S	S	S	S	S	S	S
4	Extended stay hotel			(10A - S)		(12A - S)	(11A - S)			S

		6 BRY PLACE	7 BRY PL RING	10, 10A COMM COR HI	4, 13 COMM COR MED	5, 5A, 12, 12A MX HI	8, 11, 11A MX MED	3 VILLAGE CTR	1, 1A, 1B LOWER ROSS	10C MX MED COMM MED
4.206	MISCELLANEOUS USES									
1	Carnival or circus (temporary)									
2	Temporary construction or sales office	●	●	●	●	●	●	●	●	●

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.207	OFFICE USES									
1	Ambulatory surgical center			●	●	●	●	●	●	●
2A	Financial institution without drive-in window		Ⓛ	●	●	●	●	●	●	●
2B	Financial institution with drive-in window			Ⓡ (10A - not allowed	Ⓡ	(12A - ●) (12-S)		Ⓡ	Ⓡ	
3	Medical clinic			●	●	●	●	●	●	●
4	Office		●	●	●	●	●	●	●	●
5	Labor Agency						S	S		S

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.208	RECREATION USES									
1	Country club with private membership									
2	Private recreation center, club, or area		S	●	●	●	●	●	●	●
3	Public park, playground, or golf course		●	●	●	●	●	●	●	●

		6 BRY PLACE	7 BRY PL RING	10, 10A COMM COR HI	4, 13 COMM COR MED	5, 5A, 12, 12A MX HI	8, 11, 11A MX MED	3 VILLAGE CTR	1, 1A, 1B LOWER ROSS	10C MX MED COMM MED
4.209	RESIDENTIAL USES									
1	College dormitory, fraternity or sorority house		S	●	●	●	●	●	●	●
2	Duplex	●	●	●	●	●	●	●	●	●
3	Retirement Housing		●	●	●	●	●	●	●	●
4	Mobile home park or subdivision									
5	Multifamily		●	●	●	●	●	●	●	●
6	Single family	●	●							
7	Commercial compatible single family			●	●	●	●	●	●	●

		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.210	RETAIL AND PERSONAL SERVICE USES									
1	Ambulance service			Ⓡ	Ⓡ	Ⓡ	Ⓡ		Ⓡ	Ⓡ
2	Animal shelter or clinic without outside run				Ⓡ					
3	Animal shelter or clinic with outside run									
3A	Auto service center				Ⓡ					
4	Bar, lounge, or tavern			**S** (10A - not allowed	**S**	**S** (12A - not allowed	**S** (11A - not allowed	**S**	**S**	**S**
5	Business school			Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ
6	Car wash				Ⓡ					
7	Commercial amusement (inside)									
8	Commercial amusement (outside)									
9	Commercial parking lot or garage			Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ
10	Drive-in theater									
11	Dry cleaning or laundry store		Ⓛ	●	●	●	●	●	●	●
12	Furniture store		Ⓛ	●	●	●	●	●	●	●
13	General merchandise or food store 3,500 square feet or less		Ⓛ	●	●	●	●	●	●	●
14	General merchandise or food store greater than 3,500 square feet			●	●	●	●	●	●	●
15	Home improvement center, lumber, brick or building materials sales yard				●	**S**	**S**			**S**
16	Household equipment and appliance repair		Ⓛ	●	●	●	●		●	●

17	Liquor store			**S** (10A - not allowed	**S**	**S** (12A - not allowed	**S** (11A - not allowed		**S**	**S**

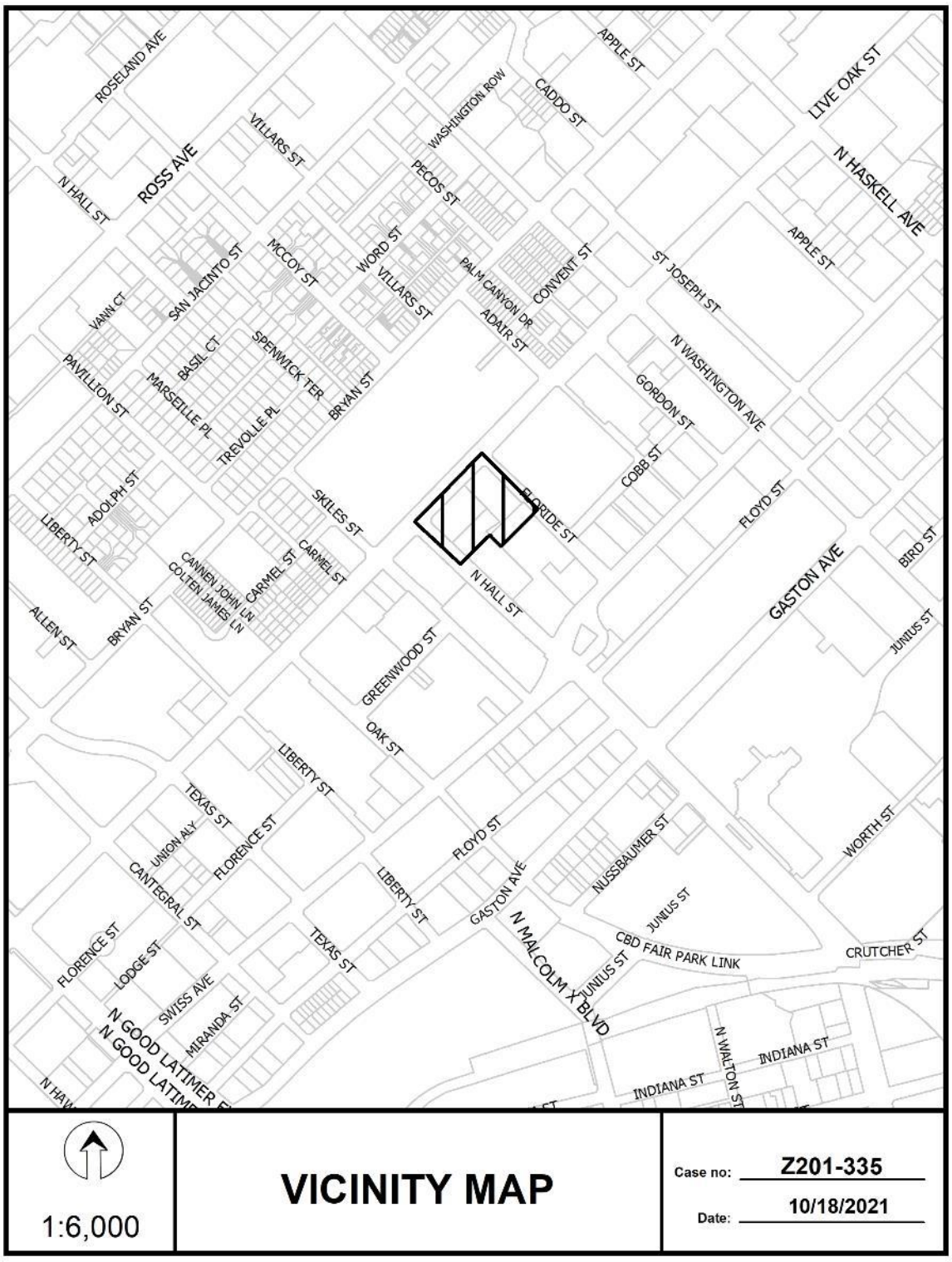
		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.210	RETAIL AND PERSONAL SERVICE USES									
18	Mortuary, funeral home, or commercial wedding chapel			●	●					
19	Motor vehicle fueling station			●	●					
20	Nursery, garden shop, or plant sales		Ⓛ	●	●	●	●	●	●	●
21	Outside sales									
22	Pawn shop									
23	Personal service uses		●	●	●	●	●	●	●	●
24	Restaurant without drive-in or drive-through service		Ⓛ	●	●	●	●	●	●	●
25	Restaurant with drive-in or drive-through service			S	●	S	S	S	S	S
26	Surface parking			Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ	Ⓡ
27	Taxidermist									
28	Temporary retail use				●			●		
29	Theater			●	●	●	●	●	●	●
30	Vehicle display, sales, and service				●					

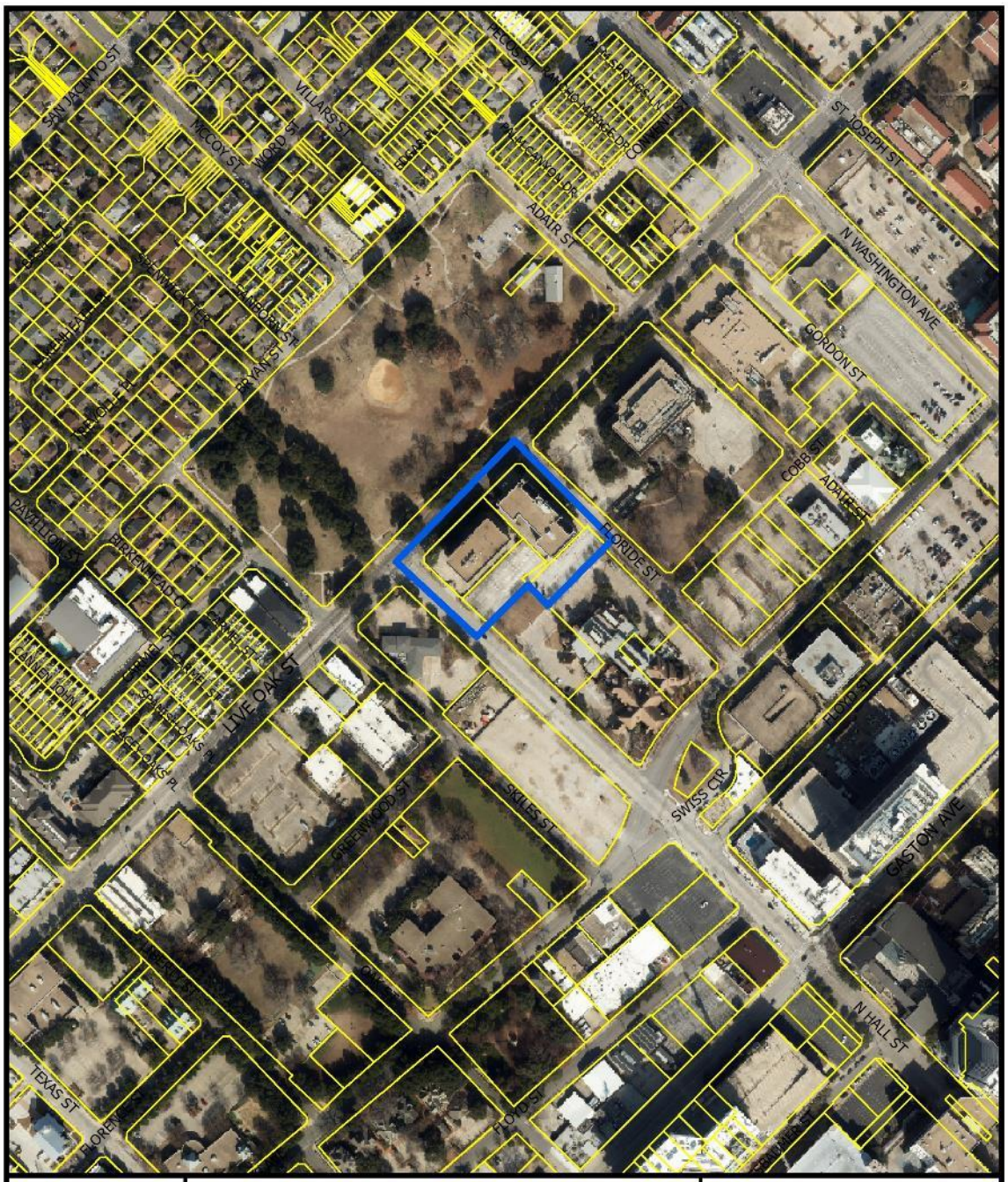
		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.211	TRANSPORTATION USES									
1	Airport or landing field									
2	Commercial bus station and terminal									
3	Heliport									
4	Helistop									
5	Railroad passenger station			S	S	S	S	S	S	S
6	Railroad yard, roundhouse, or shops									
7	STOL (short takeoff or landing) port									
8	Transit passenger shelter	S	S	●	●	●	●	●	●	●

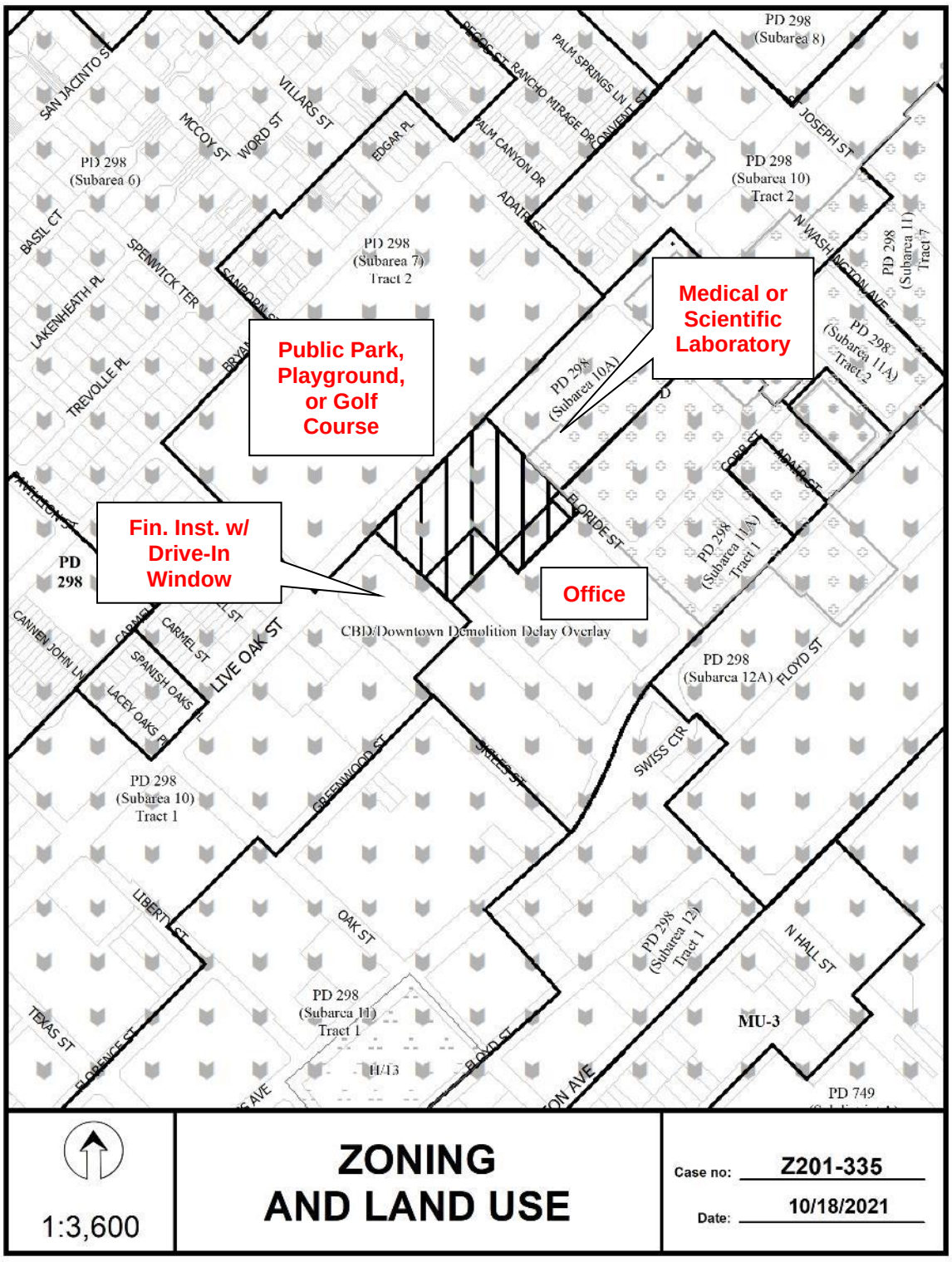
		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.212	UTILITY AND PUBLIC SERVICE USES									
1	Commercial radio or television transmitting station			●	●	●	●	●	●	●
2	Electrical generating plant									
3	Electrical substation			S	S	S	S		S	S
4	Local utilities	●	●	●	●	●	●	●	●	●
5	Police or fire station		S	●	●	●	●	●	●	●
6	Post office		●	●	●	●	●	●	●	●
7	Radio, television, or microwave tower			S	S	S			S	
8	Refuse transfer station									
9	Sanitary landfill									
10	Sewage treatment plant									
11	Utility or government installation other than listed				S	S	S	S	S	S
12	Water treatment plant									

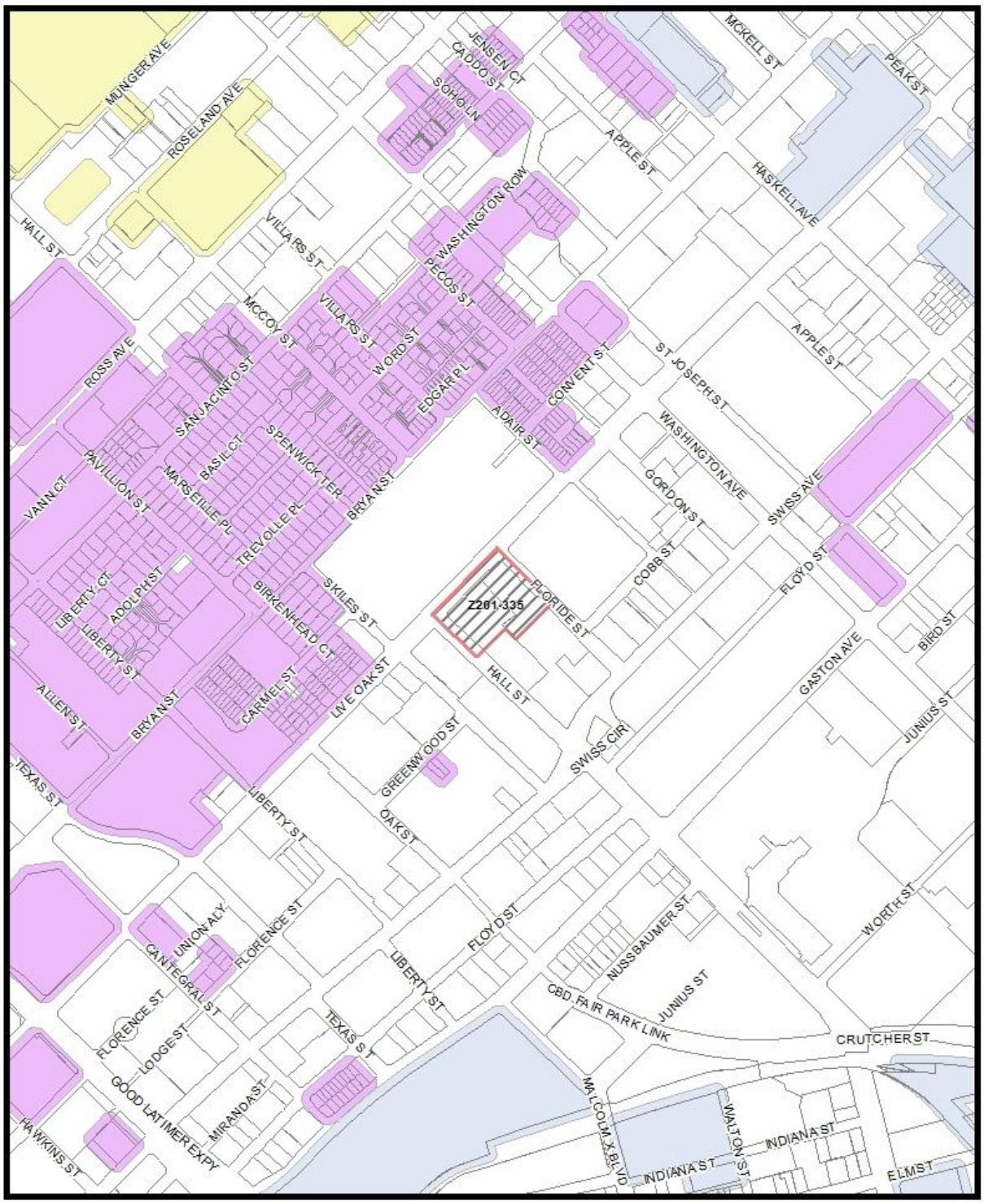
		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.213	WHOLESALE, DISTRIBUTION, AND STORAGE USES									
1	Auto auction									
2	Building mover's temporary storage yard									
3	Contractor's maintenance yard									
4	Freight terminal									
5	Livestock auction pens or sheds									
6	Mini-warehouse				●	S	S			S
7	Office showroom/warehouse				●	●	●			●
8	Outside storage (with visual screening)									
9	Outside storage (without visual screening)									
10	Petroleum product storage and wholesale									
11	Recycling collection center									
12	Sand, gravel, or earth sales and storage									
13	Trade center					●		●	●	
14	Vehicle storage lot									
15	Warehouse			●	●	●	●		●	●

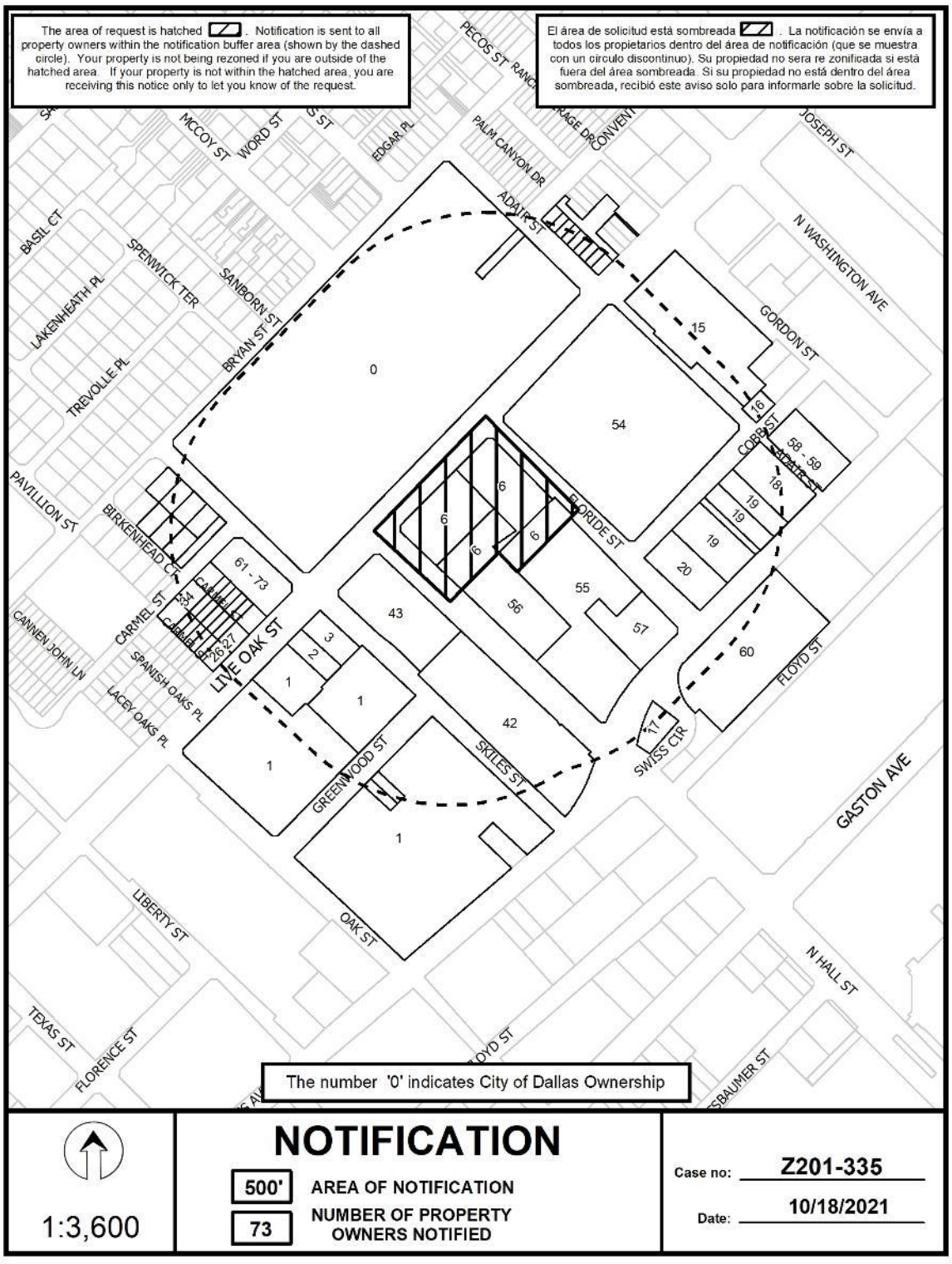
		6	7	10, 10A	4, 13	5, 5A, 12, 12A	8, 11, 11A	3	1, 1A, 1B	10C
		BRY PLACE	BRY PL RING	COMM COR HI	COMM COR MED	MX HI	MX MED	VILLAGE CTR	LOWER ROSS	MX MED COMM MED
4.217	ACCESSORY USES									
1	Accessory community center (private)	S	S	●	●	●	●	●	●	●
2	Accessory game court (private)	●	●	●	●	●	●	●	●	●
3	Accessory helistop			S (10A - not allowed)		S (12A - ●)			S	
4	Accessory outside display of merchandise			●	●			●	●	●
5	Accessory outside sales							S		
6	Accessory outside storage	●	●	●	●	●	●	●	●	●
7	Amateur communication tower	S	S	●	●	●	●	●	●	●
8	Home occupation	●	●	●	●	●	●	●	●	●
9	Occasional sales (garage sales)	●	●	●	●	●	●	●	●	●
10	Private stable									
11	Swimming pool (private)	●	●	●	●	●	●	●	●	●


ROSELAND AVE
ROSS AVE
N HALL ST
VILLARS ST
WASHINGTON ROW
CADDO ST
APPLE ST
LIVE OAK ST
N HASKELL AVE
PECOS ST
WORD ST
PALM CANYON DR
ADAIR ST
CONVENT ST
ST JOSEPH ST
APPLE ST
VANN CT
SAN JACINTO ST
MCCOY ST
BASIL CT
SPENWICK TER
BRYAN ST
MARSEILLE PL
TREVOLLE PL
PAVILLION ST
N WASHINGTON AVE
GORDON ST
COBB ST
FLORIDE ST
FLOYD ST
ADOLPH ST
SKILES ST
LIBERTY ST
CARMEL ST
CANNEN JOHN LN
COLTEN JAMES LN
N HALL ST
GASTON AVE
BIRD ST
ALLEN ST
BRYAN ST
GREENWOOD ST
JUNIUS ST
OAK ST
LIBERTY ST
TEXAS ST
UNION ALY
FLORENCE ST
CANTEGRAL ST
FLOYD ST
NUSSBAUMER ST
WORTH ST
LIBERTY ST
GASTON AVE
N MALCOLM X BLVD
JUNIUS ST
CBD FAIR PARK LINK
CRUTCHER ST
FLORENCE ST
LODGE ST
TEXAS ST
SWISS AVE
MIRANDA ST
N GOOD LATIMER EXPY
N WALTON ST
INDIANA ST
INDIANA ST
1:6,000
VICINITY MAP
Case no: Z201-335
Date: 10/18/2021


SAN JACINTO ST
MCCOY ST
WORD ST
VILLARS ST
PECOS ST
BEECH ST
ADAIR ST
ST JOSEPH ST
N WASHINGTON AVE
GORDON ST
COBB ST
FLORIDE ST
LIVE OAK ST
SWISS CIR
FLOYD ST
SKILES ST
GREENWOOD ST
GASTON AVE
N HALL ST
TEXAS ST
FLOYD ST
BRYAN ST
PAYNE ST
BOLL ST
1:3,600
AERIAL MAP
Case no: Z201-335
Date: 10/18/2021


Public Park, Playground, or Golf Course
Medical or Scientific Laboratory
Fin. Inst. w/ Drive-In Window
Office
PD 298
CBD/Downtown Demolition Delay Overlay
MU-3
1:3,600
ZONING AND LAND USE
Case no: Z201-335
Date: 10/18/2021


Z201-335
MUNGER AVE
ROSELAND AVE
JENSEN CT
CADDO ST
SORGHUM
MCKELL ST
PEAK ST
APPLE ST
HASKELL AVE
HALL ST
VILLARS ST
W WASHINGTON ROW
PECOS ST
MCCOY ST
ROSS AVE
SAN JACINTO ST
WORD ST
EDGAR PL
CONVENT ST
ST JOSEPH ST
ADAIR ST
WASHINGTON AVE
SWISS AVE
PAVILLION ST
VANN CT
BASIL CT
SPENWICK TER
MARSEILLE PL
TREVOLLE PL
BRYAN ST
GORDON ST
COBB ST
FLOYD ST
LIBERTY CT
ADOLPH ST
LIBERTY ST
SKILES ST
BIRKENHEAD CT
FLORIDE ST
BIRD ST
GASTON AVE
ALLEN ST
BRYAN ST
CARMEL ST
LIVE OAK ST
HALL ST
JUNIUS ST
SWISS CIR
GREENWOOD ST
TEXAS ST
LIBERTY ST
OAK ST
UNION ALY
FLORENCE ST
CANTEGRAL ST
FLOYD ST
NUSSBAUMER ST
WORTH ST
LIBERTY ST
CBD FAIR PARK LINK
JUNIUS ST
CRUTCHER ST
FLORENCE ST
LODGE ST
TEXAS ST
GOOD LATIMER EXPY
MIRANDA ST
MALCOLM X BLVD
WALTON ST
INDIANA ST
HAWKINS ST
INDIANA ST
ELM ST
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 10/18/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
73
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z201-335
Date: 10/18/2021

10/18/2021

Notification List of Property Owners

Z201-335

73 Property Owners Notified

Label #	*Address*		*Owner*
1	1215	SKILES ST	MEADOWS FOUNDATION INC
2	3112	LIVE OAK ST	3116 LIVE OAK LLC
3	3116	LIVE OAK ST	Taxpayer at
4	3102	GREENWOOD ST	GOMEZ ROSA
5	3100	GREENWOOD ST	DENNING JOHN
6	3310	LIVE OAK ST	3310 LIVE OAK LLC
7	3112	CARMEL ST	BROWNSTEIN ROBERT & ZEPHORRAH
8	1333	SKILES ST	BUTLER JAMES & LEE GENESIS
9	1329	SKILES ST	FRYER STACY M
10	1325	SKILES ST	BLOOMGARDEN CHARLES W
11	1321	SKILES ST	BROWNSTEIN ROBERT & ZEPHORRAH BAKSH
12	1304	BIRKENHEAD CT	RANSOM COBBIE L
13	1308	BIRKENHEAD CT	TYLER YOSHI
14	1312	BIRKENHEAD CT	MAXWELL LINCAN
15	3604	LIVE OAK ST	BAYLOR HEATH CARE SYSTEM
16	3603	COBB ALLEY ST	BAYLOR HEALTH CARE SYSTEM
17	1008	N HALL ST	BAYLOR HEALTH CARE SYSTEM
18	3515	SWISS AVE	BOCK INTERESTS LLC
19	3505	SWISS AVE	BAYLOR INST OF REHAB
20	3405	SWISS AVE	BAYLOR UNIVERSITY MED CTR
21	3036	CARMEL ST	STOM MARISSA &
22	3034	CARMEL ST	MOORE DEREK &
23	3032	CARMEL ST	HOME PRESERVATION &
24	3030	CARMEL ST	BAMFORD BENJAMIN
25	3028	CARMEL ST	POEHLER FAMILY
26	3026	CARMEL ST	WATFORDMAIR BRANDON &

10/18/2021

Label #	*Address*		*Owner*
27	3118	CARMEL ST	Taxpayer at
28	3116	CARMEL ST	MOLITOR LUKE J
29	3114	CARMEL ST	SCARMANDO KYLE & MARIA
30	3112	CARMEL ST	DAVENPORT DARIUS &
31	3110	CARMEL ST	DUITCH ADAM & SUSAN
32	3108	CARMEL ST	MANSOOR MARIE IDEA
33	3038	CARMEL ST	MINNA LESLIE &
34	3106	CARMEL ST	MERUGUMALA GOPINATH
35	3130	CARMEL ST	WILLIAMS LATODRA
36	3128	CARMEL ST	STUART MARCUS
37	3126	CARMEL ST	SANDERSON ADAM J
38	3124	CARMEL ST	LOUDERMILK CHRISTIN
39	3122	CARMEL ST	STEINHEISER JAMES III
40	3120	CARMEL ST	BOXBERGER MEGAN LIFE ESTATE
41	3132	CARMEL ST	LANGDON ELIZABETH
42	1111	N HALL ST	BAYLOR HEALTH CARE SYSTEM
43	3206	LIVE OAK ST	Taxpayer at
44	3600	LIVE OAK ST	EXALL PARK BROWNSTONES
45	1304	ADAIR ST	Taxpayer at
46	1308	ADAIR ST	COWAN RYAN
47	1312	ADAIR ST	WRIGHT TERRENCE OMAR
48	1316	ADAIR ST	GORDON MARK
49	1320	ADAIR ST	ANTONIO ALESSANDRA PAULA
50	1324	ADAIR ST	SHERMAN JOYCE M
51	1328	ADAIR ST	THEIS BRENT A & ALICIA A
52	1332	ADAIR ST	REES LARRY E II
53	1336	ADAIR ST	GEORGE DEVADAS
54	3434	LIVE OAK ST	BAYLOR HEALTH CARE SYSTEM
55	3301	SWISS AVE	BAYLOR HEALTH CARE SYSTEM
56	1200	N HALL ST	BAYLOR CENTER FOR RESTORATIVE CARE
57	3301	SWISS AVE	BAYLOR UNIVERSITY MED CTR

10/18/2021

Label #	*Address*		*Owner*
58	3601	SWISS AVE	BAYLOR HEALTH CARE SYSTEM
59	3601	SWISS AVE	BIR JV LLP
60	3434	SWISS AVE	BAYLOR HEALTH CARE SYSTEM
61	3170	CARMEL ST	ABRAHAMS JOSHUA GEORGE
62	3170	CARMEL ST	MOON CHRIS & SOO KYOUNG
63	3170	CARMEL ST	PETERSEN CARL
64	3170	CARMEL ST	CHOI SUN JEONG
65	3170	CARMEL ST	FRIEDEMANN MITCHELL C
66	3170	CARMEL ST	PARILO JUAN F & ROBIN S
67	3170	CARMEL ST	MROCZYNSKI SAMANTHA
68	3180	CARMEL ST	ANDRIESE MATTHEW & JILL
69	3180	CARMEL ST	PASHIN JULIA
70	3180	CARMEL ST	ANGIREKULA ASHIKA
71	3180	CARMEL ST	DANCHI INC
72	3180	CARMEL ST	PROTASH ALBERT R II
73	3180	CARMEL ST	JACKSON HENRY LLC

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: La'Kisha Girder

FILE NUMBER: Z201-336(LG) **DATE FILED:** September 1, 2021

LOCATION: South line of Lyndon B Johnson Service Road, west of Newberry Street

COUNCIL DISTRICT: 6 **MAPSCO:** 22 B, C

SIZE OF REQUEST: ±35.256 acres **CENSUS TRACT:** 99.00

OWNER/APPLICANT: LD Folsom Land LLC

REPRESENTATIVE: Danielle Mathews & Karl Crawley, MASTERPLAN

REQUEST: An application for an IR Industrial Research District on property zoned an MU-3 Mixed Use District.

SUMMARY: The purpose of this request is to allow for the development of the site with industrial uses.

STAFF RECOMMENDATION: **Approval.**

BACKGROUND INFORMATION:

- The area of request is zoned an MU-3 Mixed Use District and is currently undeveloped.

- The purpose of the Industrial Research District is to provide for research and development, light industrial, office and supporting commercial uses in an industrial research park setting. This district is not intended to be located in areas of low and medium density residential development.

- The requested IR Industrial Research District will allow for the development of industrial uses such as industrial (inside), warehouse, and industrial (inside) for light manufacturing.

- A portion of the site is in the floodplain.

Zoning History:

There have been two zoning change requests in the surrounding area in the past five years.

1. **Z189-144:** An application for a Specific Use Permit for placement of fill material on Property zoned MU-3 Mixed Use District located at the southeast corner of Lyndon B. Johnson Freeway Service Road and Newberry Street (Application was withdrawn).

2. Z190-130: On April 8, 2020, the City Council approved an application for an IR Industrial Research District on property zoned an R-7.5(A) Single Family District located on the southeast corner of Newkirk Street and Cindy Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lyndon B Johnson Service Road	Freeway	Varies
Newberry Street	Local Street	--

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:

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	MU-3 Mixed Use District	Undeveloped Land
North	MU-3 Mixed Use, LI Light Industrial	Undeveloped Land, Freeway, and Industrial Uses
East	IR Industrial Research	Office/Showroom Warehouse
South	IR Industrial Research, IM Industrial Manufacturing with Deed Restrictions (Z101-391, Z123-164 and Z134-312)	Undeveloped Land, Contractor's Maintenance Yard
West	City of Farmers Branch	Undeveloped Land/Railroad

Land Use Compatibility:

The area of request is zoned an MU-3 Mixed Use District and is currently undeveloped. Surrounding land uses include undeveloped land to the north and west, with a railroad line to the west. Office/showroom warehouse uses exit to the east, and undeveloped land, a contractor's maintenance yard and private land.

The purpose of requesting an IR Industrial Research District is to allow for the development of industrial uses such as industrial (inside), warehouse, and industrial (inside) for light manufacturing. Staff is in support of the request since the proposed uses

are similar to existing surrounding land uses. The proposed uses are complimentary within the vicinity of the area of request.

The table below shows the applicant's request would limit the number of institutional and community service, office, residential and retail and personal service uses if they were approved for an IR Industrial Research District instead of the number of permitted uses in its current MU-3 Mixed Use District. On the other hand, many industrial uses will be permitted with the proposed zoning that are not currently allowed. Since the general area is industrial in nature and away for residential neighborhoods, staff does not believe the proposed zoning will have a detrimental effect on the surrounding. While there are a few parcels that are zoned residential within 500 feet of the southernmost border of the proposed area of request, those parcels are already adjacent to industrial zoning and land uses, so unlikely to be adversely affected by this request.

Land Use Comparison Chart

Following is a comparison table showing differences in the permitted uses between the existing MU-3 Mixed Use District and proposed IR Industrial Research zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	**MU-3**	**IR**
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	X	X
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		X

	Existing	Proposed
Use	**MU-3**	**IR**
Bus or rail transit vehicle maintenance or storage facility		X
Catering service	X	X
Commercial cleaning or laundry plant		R
Custom business services	X	X
Custom woodworking, furniture construction, or repair		X
Electronics service center	X	X
Job or lithographic printing		R
Labor hall	S	S
Machine or welding shop		R
Machinery, heavy equipment, or truck sales and services		R
Medical or scientific laboratory	S	X
Technical school		X
Tool or equipment rental		X
Vehicle or engine repair or maintenance		X
INDUSTRIAL USES		
Alcoholic beverage manufacturing		R
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		★
Industrial (inside) for light manufacturing		X
Industrial (outside)		★
Medical/infectious waste incinerator		S
Metal salvage facility		
Mining		
Municipal waste incinerator		S
Organic compost recycling facility		S
Outside salvage or reclamation		
Pathological waste incinerator		S

	Existing	Proposed
Use	**MU-3**	**IR**
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	X	X
Cemetery or mausoleum	S	S
Child-care facility	X	X
Church	X	X
College, university, or seminary	X	X
Community service center	S	X
Convalescent and nursing homes, hospice care, and related institutions	R	
Convent or monastery	X	
Foster home	X	
Halfway house		
Hospital	S	R
Library, art gallery, or museum	X	
Open-enrollment charter school or private school	S	
Public or private school		X
Public school other than an open-enrollment charter school	R	
LODGING USES		
Extended stay hotel or motel	S	S
Hotel or motel	R or S★	R
Lodging or boarding house		X
Overnight general purpose shelter		★
MISCELLANOUS USES		
Attached Non-premise sign	S	S
Carnival or circus (temporary)	X, ★	X, ★
Hazardous waste management facility		★
Placement of fill material		

	Existing	Proposed
Use	**MU-3**	**IR**
Temporary construction or sales office	X	X
OFFICE USES		
Alternative financial establishment		S
Financial institution without drive-in window	X	X
Financial institution with drive-in window	D	R
Medical clinic or ambulatory surgical center	X	X
Office	X	X
RECREATION USES		
Country club with private membership	X	X
Private recreation center, club, or area	X	X
Public park, playground, or golf course	X	X
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	X	
Duplex	X	
Group residential facility	★	
Handicapped group dwelling unit	★	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily	X	
Residential hotel	X	
Retirement housing	X	
Single family	X	
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.	X, ★	★
Ambulance service		
Animal shelter or clinic without outside runs	R	X
Animal shelter or clinic with outside runs		★
Auto service center	R	R

	Existing	Proposed
Use	**MU-3**	**IR**
Business school	X	X
Car wash		R
Commercial amusement (inside)	S, ★	S, ★
Commercial amusement (outside)	S	S
Commercial motor vehicle parking	R	S, within 500' of a residential district
Commercial parking lot or garage		R
Convenience store with drive-through		S
Dry cleaning or laundry store		X
Furniture store	X	X
General merchandise or food store 3,500 square feet or less	X	X
General merchandise or food store greater than 3,500 square feet	X	
General merchandise or food store 100,000 square feet or more	S	
Home improvement center, lumber, brick or building materials sales yard		R
Household equipment and appliance repair		X
Liquefied natural gas fueling station		S, within 1000' of residential or PDD with residential uses
Liquor Store		
Mortuary, funeral home, or commercial wedding chapel	X	
Motor vehicle fueling station	X	X
Nursery, garden shop, or plant sales	X	
Outside sales		
Paraphernalia shop	S	S
Pawn shop		X

	Existing	Proposed
Use	**MU-3**	**IR**
Personal service use	X	X
Restaurant without drive-in or drive-through service	R	R
Restaurant with drive-in or drive-through service	D	D
Surface parking		
Swap or buy shop	S	
Taxidermist		X
Temporary retail use	X	X
Theater	X	X
Truck stop		S
Vehicle display, sales, and service		R
TRANSPORTATION USES		
Airport or landing field		S
Commercial bus station and terminal		R
Heliport		R
Helistop		R
Private street or alley	S	
Railroad passenger station		
Railroad yard, roundhouse, or shops		S
STOL (short takeoff or landing port)		S
Transit passenger shelter	X	X
Transit passenger station or transfer center	S, ★	S, ★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	X	X
Electrical generating plant	X	
Electrical substation	S	X
Local utilities	S, R, ★	S, R, ★
Police or fire station	X	X
Post office	X	X

	Existing	Proposed
Use	**MU-3**	**IR**
Radio, television, or microwave tower	S	R
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		S
WHOLESALE, DISTRIBUTION, & STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		R
Livestock auction pens or sheds		
Manufactured building sales lot		R
Mini-warehouse	S	X
Office showroom/warehouse		X
Outside storage		R
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		X
Vehicle storage lot		
Warehouse		R

Development Standards.

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: MU-3 Mixed Use	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum for MUP w/res. No max dwelling density	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	***Office, retail & personal service, lodging, residential, trade center
Proposed: IR-Industrial Research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

The applicant proposes a zoning classification of IR Industrial Research District, which reflects the following:

1. An increased side and rear yard setbacks from 20 feet to 30 feet if the property is adjacent to residential uses;
2. A decrease in maximum floor area ratio from 3.2 (base) to 2.0; and
3. A decrease in maximum height from 270 feet and 20 stories to 200 feet and 15 stories.

Parking:

Off-street parking will be required in accordance with the Dallas Development Code, as amended. The parking requirements for the industrial (inside) is one space for every 600 square feet floor area. The parking requirements for the warehouse use is one space per 1,000 square feet of floor area up to 20,000 square feet, and one space per 4,000 square feet of floor area over 20,000 square feet. The parking requirements for the industrial (inside) for light manufacturing is one space for every 600 square feet floor area.

Landscaping:

Landscaping must be provided in accordance with Article X of 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 target intervention strategies more precisely 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 and surrounding properties are uncategorized within an MVA Category.

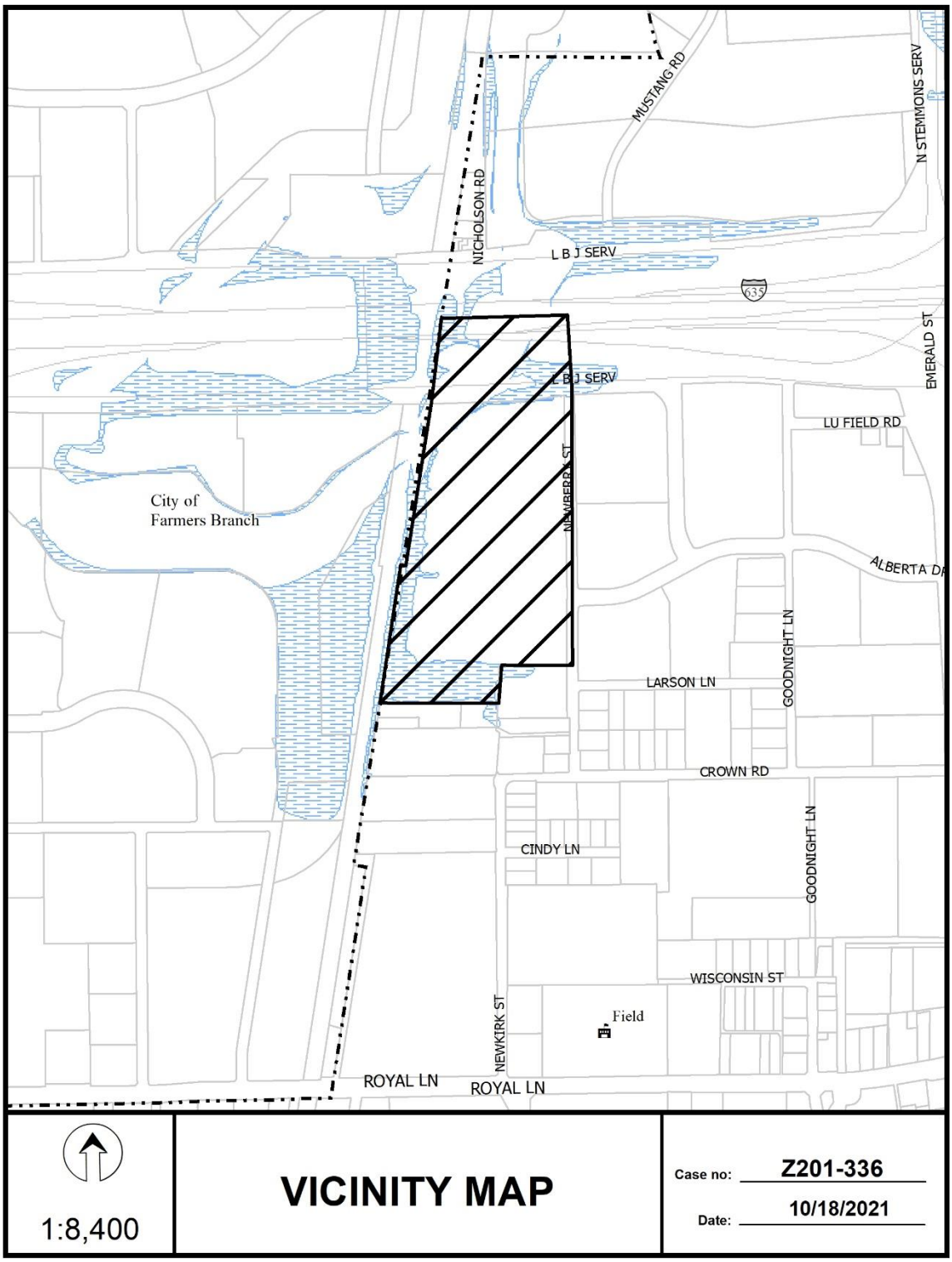
List of Partners/Principals/Officers

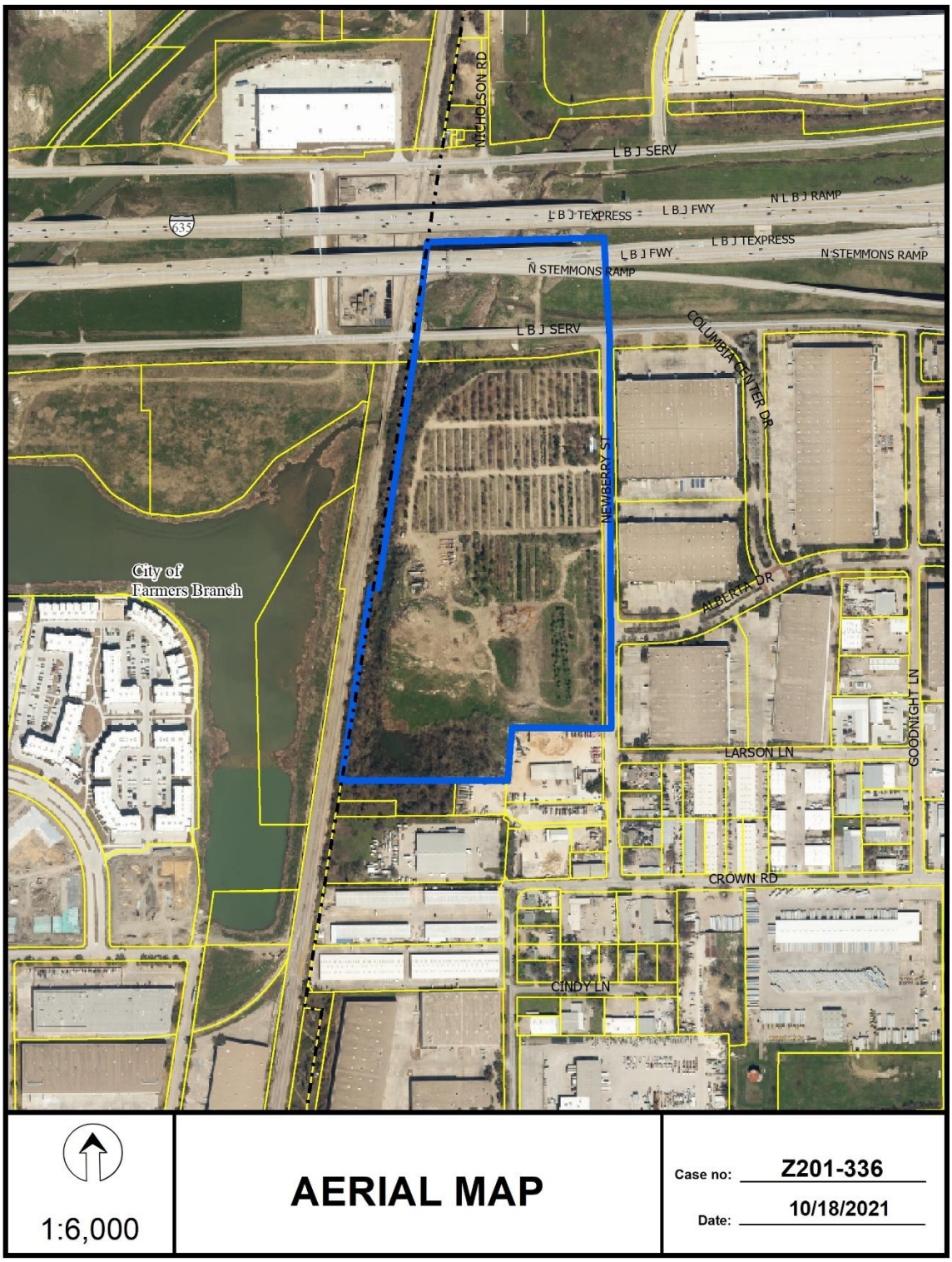
LD Folsom Land LLC

- R. Neil Crouch, II, President

Provident Realty Advisors

- Julian Hawes, Jr, Vice President


MUSTANG RD
N STEMMONS SERV
NICHOLSON RD
L B J SERV
635
EMERALD ST
LU FIELD RD
City of
Farmers Branch
NEWBERRY ST
ALBERTA DR
GOODNIGHT LN
LARSON LN
CROWN RD
CINDY LN
WISCONSIN ST
Field
NEWKIRK ST
ROYAL LN
ROYAL LN
1:8,400
VICINITY MAP
Case no: Z201-336
Date: 10/18/2021

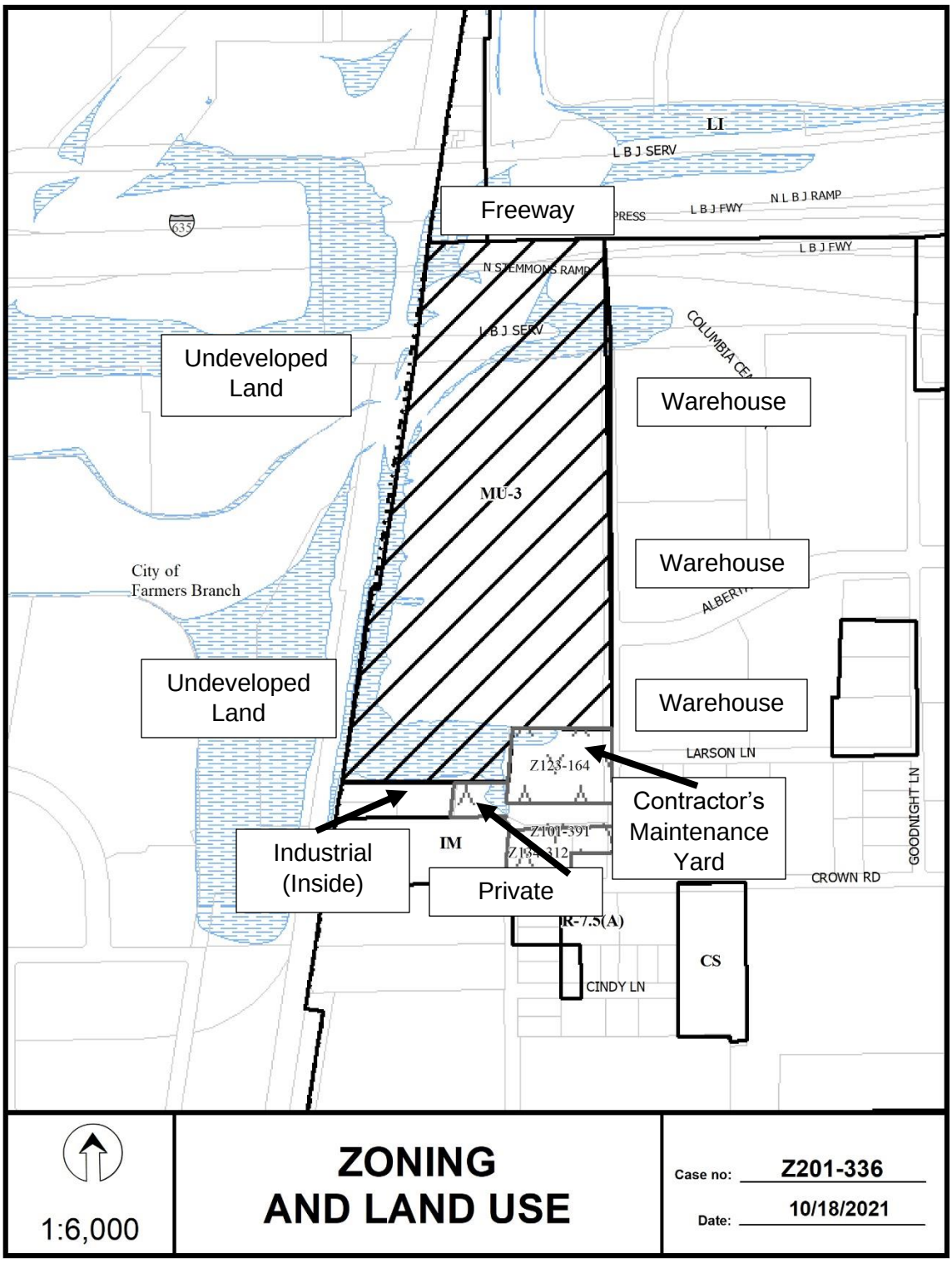


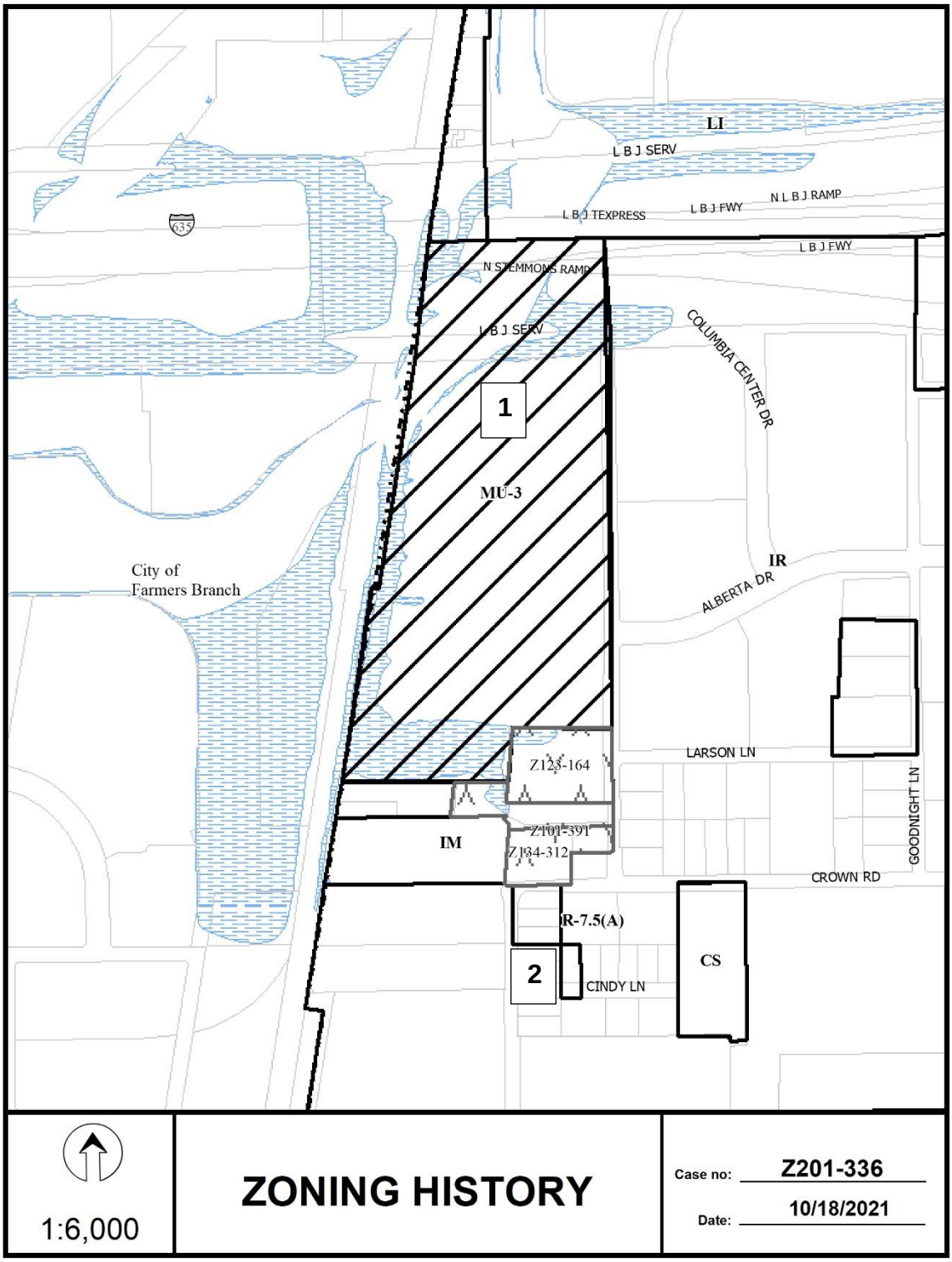
1:6,000

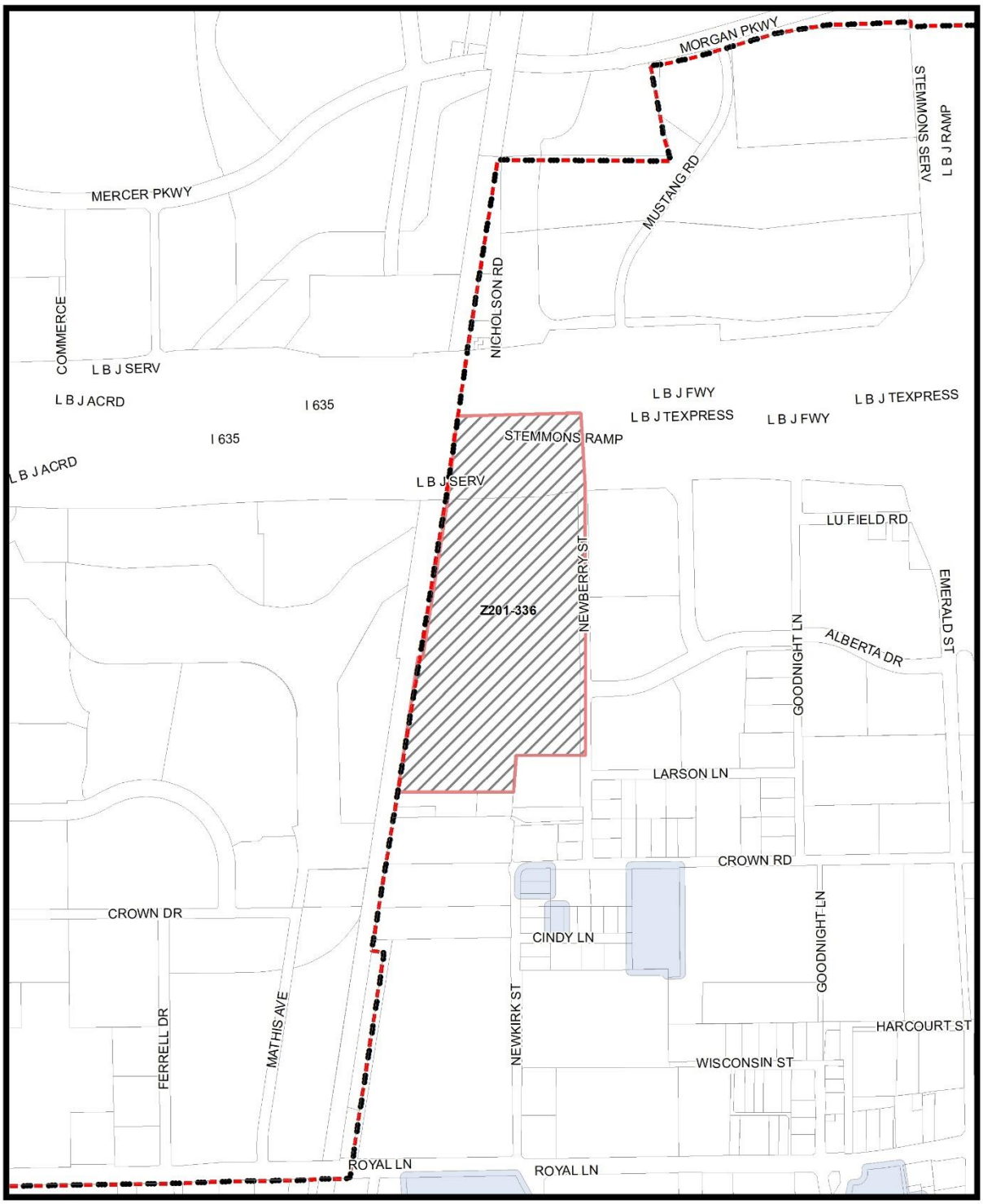
AERIAL MAP

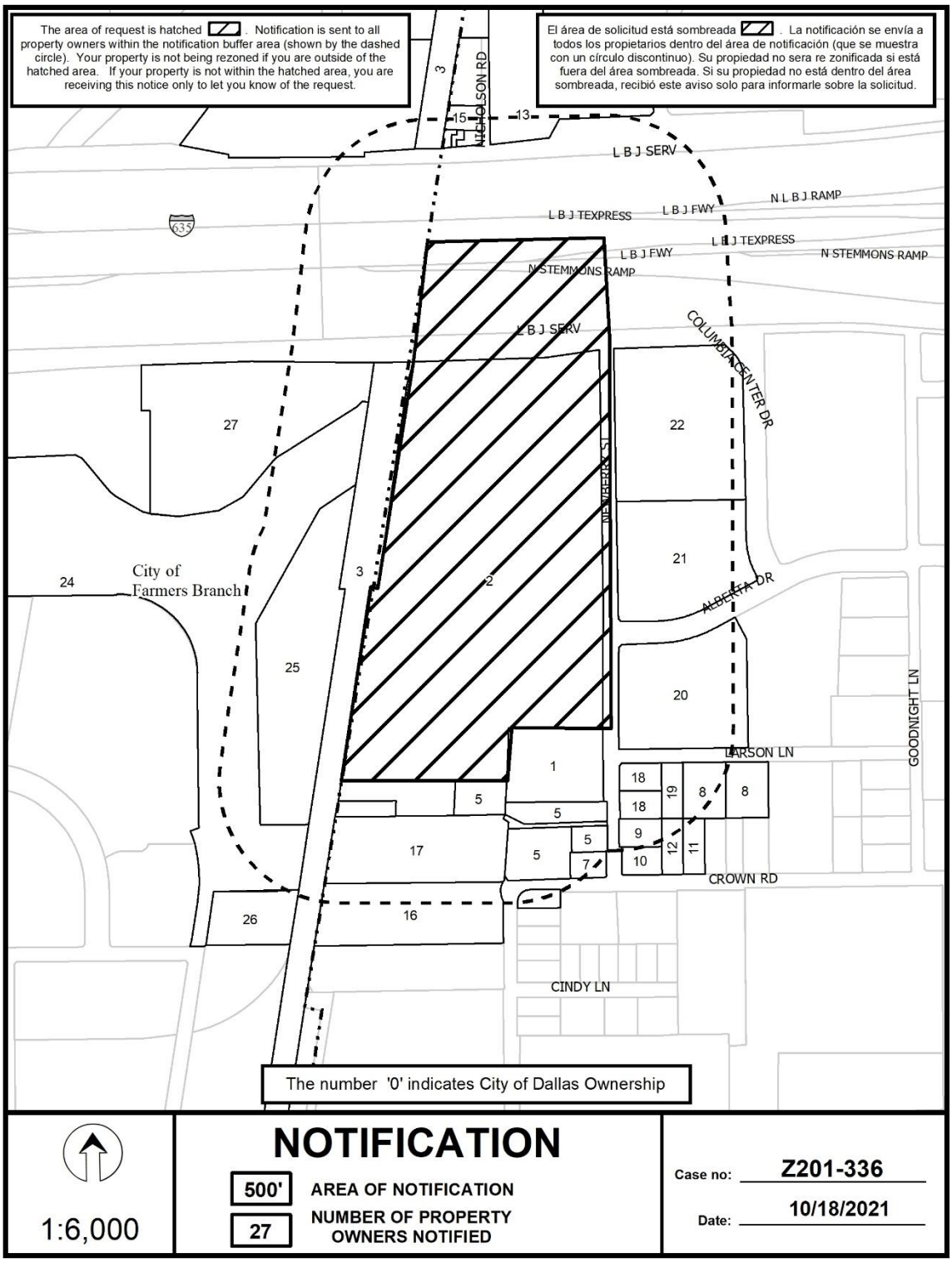
Case no: Z201-336

Date: 10/18/2021


LI
L B J SERV
Freeway
N L B J RAMP
L B J FWY
635
L B J FWY
N STEMMONS RAMP
L B J SERV
COLUMBIA CE
Undeveloped Land
Warehouse
MU-3
City of Farmers Branch
Warehouse
ALBERT
Undeveloped Land
Warehouse
LARSON LN
Z123-164
Contractor's Maintenance Yard
GOODNIGHT LN
Z101-391
IM
Industrial (Inside)
Private
CROWN RD
R-7.5(A)
CS
CINDY LN
1:6,000
ZONING AND LAND USE
Case no: Z201-336
Date: 10/18/2021


LI
L B J SERV
L B J TEXPRESS
L B J FWY
N L B J RAMP
635
L B J FWY
N STEMMONS RAMP
L B J SERV
COLUMBIA CENTER DR
1
MU-3
City of
Farmers Branch
IR
ALBERTA DR
LARSON LN
Z123-164
Z101-391
Z134-312
IM
GOODNIGHT LN
CROWN RD
R-7.5(A)
2
CINDY LN
CS
1:6,000
ZONING HISTORY
Case no: Z201-336
Date: 10/18/2021


MORGAN PKWY
STEMMONS SERV
L B J RAMP
MERCER PKWY
MUSTANG RD
NICHOLSON RD
COMMERCE
L B J SERV
L B J ACRD
I 635
L B J FWY
L B J TEXPRESS
STEMMONS RAMP
LU FIELD RD
NEWBERRY ST
Z201-336
EMERALD ST
ALBERTA DR
GOODNIGHT LN
LARSON LN
CROWN RD
CROWN DR
CINDY LN
HARCOURT ST
WISCONSIN ST
FERRELL DR
MATHIS AVE
NEWKIRK ST
ROYAL LN
MVACluster
A
B
C
D
E
F
G
H
I
NA
1:8,400
Market Value Analysis
Printed Date: 10/18/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
NICHOLSON RD
L B J SERV
L B J TEXPRESS
L B J FWY
N L B J RAMP
N STEMMONS RAMP
COLUMBIA CENTER DR
ALBERTA DR
LARSON LN
GOODNIGHT LN
CROWN RD
CINDY LN
City of Farmers Branch
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500' AREA OF NOTIFICATION
27 NUMBER OF PROPERTY OWNERS NOTIFIED
1:6,000
Case no: Z201-336
Date: 10/18/2021

10/18/2021

Notification List of Property Owners

Z201-336

27 Property Owners Notified

Label #	*Address*		*Owner*
1	11517	NEWBERRY ST	11517 NEWBERRY LP
2	11645	NEWBERRY ST	LD FOLSOM LAND LLC
3	2000	ROYAL LN	DART
4	2104	CROWN RD	SMITH ROBERT
5	11509	NEWBERRY ST	HNG PROPERTIES LLC
6	11513	NEWBERRY ST	GATLIN DENTON PARTNERSHIP LP
7	2127	CROWN RD	LANKKENAU KIP & DEBRA
8	2244	LARSON LN	LARSON INVESTMENTS INC
9	11506	NEWBERRY ST	11506 NEWBERRY ST LLC
10	2211	CROWN RD	FLYJP LLC
11	2223	CROWN RD	STEVENS JACK FAMILY LIMITED PARTNERSHIP
12	2217	CROWN RD	STEVENS JACK G FAMILY LMT PARTNERSHIP
13	12101	N STEMMONS FWY	MERCER CROSSING INDUSTRIAL
14	2125	LBJ FWY	MOSER DEV CORP
15	11741	NICHOLSON RD	TRANSCONTINENTAL LAMAR INC
16	11455	NEWKIRK ST	CONCORDNEWKIRK LP
17	2101	CROWN RD	GATLIN DENTON
18	11518	NEWBERRY ST	CAVER FAMILY TRUST
19	2224	LARSON LN	STEVENS JACK G FAMILY LIMITED PARTNERSHIP
20	11550	NEWBERRY ST	PROLOGIS MACQUARIE TEXAS
21	2230	LBJ FWY	PLDAB LLC
22	11625	COLUMBIA CENTER DR	PROLOGIS MRA I LLC
23	2001	LBJ FWY	Taxpayer at
24	9011	LBJ FWY	TX MANHATTAN LAND LLC
25	9011	LBJ FWY	MERCER CROSSING COMMERCIAL PPTY ASSOC
26	11437	MATHIS ST	MERCER CROSSING COMMERCIAL
27	9011	LBJ FWY	MCA DEVELOPMENT LLC

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: La'Kisha Girder

FILE NUMBER: Z201-341(LG) **DATE FILED:** September 12, 2021

LOCATION: South line of Canada Drive, west of Canada Place

COUNCIL DISTRICT: 6 **MAPSCO:** 44 K

SIZE OF REQUEST: ± 0.17 Acres **CENSUS TRACT:** 101.02

REPRESENTATIVE: Audra Buckley, Permitted Development

APPLICANT/OWNER: Divino Homes LLC

REQUEST: An application for an R-5(A) Single Family District on property zoned CR Community Retail District.

SUMMARY: The purpose of the request is to develop the site with a single family home.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The area of request is comprised of two vacant lots fronting Canada Drive. The area of request is currently zoned a CR Community Retail District.

- The applicant intends to build a single family home on the lot under the R-5(A) Single Family District regulations.

- The property is protected from the floodplain by a levee on the north side.

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

1. **Z201-275:** On September 22, 2021, the City Council approved a request for a R-5(A) Single Family District on property zoned a CR Community Retail District on the south line of Bayside Street, west of Ladd Street**.**

Thoroughfares/Streets

Thoroughfare/Street	Type	Existing / Proposed ROW
Canada Drive	Minor Arterial	80 feet with bike plan
Canada Place	Local Street	--

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 applicant's request is consistent with the following goals and policies 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.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

2.1.1.8 Promote development of sustainable and quality housing through zoning regulations that provide for higher densities at appropriate infill and Greenfield site locations in order to attract and retain urban homeowners.

The Neighborhood Plus Plan was adopted by the City Council in October 2015 to set a new direction and shape new policy for housing and neighborhood revitalization in Dallas. The final chapter, Strategic Goals, delineates six strategic goals to shift the approach, policies, and actions to achieve greater equity and prosperity for all Dallas residents, expand the range of housing options, and enhance the quality of neighborhoods.

GOAL 5. EXPAND HOMEOWNERSHIP

Policy 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Area Plans

In May 1999, City Council approved the *West Dallas Comprehensive Land Use Study*, with the mission to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area. The request site is located within zoning Subarea 8, Los Altos, largely comprised of single-family housing and makes no recommendation for zoning changes. Among the policies included in the plan are:

- Encourage infill housing development consistent with the existing residential character of the neighborhood.
- Encourage R-7.5(A) and R-5(A) zoning uses in subarea 8 to decrease the number of vacant and abandoned lots. Promote infill, new construction, and rehabilitation of existing structures where possible in subarea 8.

The applicant's request for a residential zoning district is consistent with the goals and policies of the *West Dallas Comprehensive Land Use Study.*

Trinity River Corridor Comprehensive Land Use Study was adopted by City Council in March 2005, and then revised in December 2009. Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, The Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment.

Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor. The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life.

The request site is located within the Residential Traditional Module. This module recommends residential single-family detached homes as primary land use, a combination of residential multifamily, retail neighborhood, office neighborhood, and civic uses as secondary land-uses, and parks and open spaces and single-family estate as optional land uses. The request site is also located within the West Dallas District. Within this district the existing single-family residential uses, both in the interior and along the riverfront, are recommended to be protected and enhanced. The Residential Traditional land use module applied here maintains this development pattern. The applicant's request is consistent with the goals and policies of the *Trinity River Corridor Comprehensive Land Use Study.*

Surrounding Land Uses

	Zoning	Land Use
Site	CR Community Retail	Undeveloped Land
North	CR Community Retail	Undeveloped Land
South	CR Community Retail	Single Family
East	CR Community Retail	Undeveloped Land
West	CR Community Retail	Institutional

Land Use Compatibility

The area of request is comprised of two vacant lots fronting Canada Drive and zoned a CR Community Retail District. The applicant intends to build one single family home on

the existing lots that comprise of the area of request. The proposed development will conform to the R-5(A) Single Family District regulations. The request site has single-family uses to the south and an institutional use to the west. Undeveloped properties are immediately adjacent to the east and the north.

The existing CR district is comprised of a total of fifteen lots on both sides of Canada Drive, between Borger Street and the west line of Ladd Street, and is surrounded by property zoned CR Community Retail with the exception of one parcel that was recently rezoned from CR to R-5(A) (See Case #Z201-275). Five of the existing lots within the CR district are currently developed with single family or institutional uses, with the remaining lots being undeveloped.

With the exception of the institutional use located west of the area of request, most of the properties in this area are undeveloped or single-family homes. The area of request was zoned as CR Community Retail District in 1989 but based on historic aerial maps dating back to 1952, the area of request was developed as a single-family home and was demolished in 2021. The area of request does not have a history of commercial uses on the property. Meanwhile, single family uses have existed on the surrounding properties in historic aerials; therefore, the applicant's request is consistent with past and future proposed land uses within the vicinity.

After review of the existing development patterns of the surrounding properties and the necessity to preserve the character of the existing single-family neighborhood, staff recognizes the positive benefits of the R-5(A) Single Family District. The proposed zoning change is consistent with the development and zoning patterns found in the area, and especially with the need to preserve the single-family character of Bikers Park neighborhood. Staff is in support of the applicant's request, since the request proposes to develop the property in a manner that is consistent with surrounding uses. This request also allows for the development of infill housing in a manner that is consistent with future land uses.

Land Use Comparison Chart:

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

	LEGEND
	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	**CR**	**R-5(A)**
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	X	X
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop	X	
Bus or rail transit vehicle maintenance or storage facility		
Catering service	X	
Commercial cleaning or laundry plant		
Custom business services	X	
Custom woodworking, furniture construction, or repair		
Electronics service center	X	
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	S	S
Technical school		
Tool or equipment rental	X	X
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility		S

	Existing	Proposed
Use	**CR**	**R-5(A)**
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	X	X
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	X	S
Foster home		S
Halfway house		
Hospital	S	
Library, art gallery, or museum	X	S
Open-enrollment charter school or private school	S	
Public or private school		S
Public school other than an open-enrollment charter school	R	
LODGING USES		
Extended stay hotel or motel		
Hotel or motel	S	
Lodging or boarding house	S	
Overnight general purpose shelter	★	
MISCELLANOUS USES		
Attached Non-premise sign		
Carnival or circus (temporary)	X, ★	X, ★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	X	X
OFFICE USES		
Alternative financial establishment	S	
Financial institution without drive-in window	X	
Financial institution with drive-in window	D	
Medical clinic or ambulatory surgical center	X	
Office	X	
RECREATION USES		
Country club with private membership	X	S
Private recreation center, club, or area	X	S
Public park, playground, or golf course	X	X
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	X	
Duplex		

	Existing	Proposed
Use	**CR**	**R-5(A)**
Group residential facility		
Handicapped group dwelling unit		X
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family		X
RETAIL AND PERSONAL SERVICE USES		
Alcoholic beverage establishments.	★	
Ambulance service	R	
Animal shelter or clinic without outside runs	R	
Animal shelter or clinic with outside runs		
Auto service center	R	
Business school	S	
Car wash	D	
Commercial amusement (inside)	S, ★	
Commercial amusement (outside)	S	
Commercial motor vehicle parking		
Commercial parking lot or garage	R	
Convenience store with drive-through	S	
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	S	
Home improvement center, lumber, brick or building materials sales yard	D	
Household equipment and appliance repair	X	
Liquefied natural gas fueling station		
Liquor Store	X	
Mortuary, funeral home, or commercial wedding chapel	X	
Motor vehicle fueling station	X	
Nursery, garden shop, or plant sales	X	
Outside sales		
Paraphernalia shop	S	
Pawn shop		

	Existing	Proposed
Use	**CR**	**R-5(A)**
Personal service use	X	
Restaurant without drive-in or drive-through service	R	
Restaurant with drive-in or drive-through service	D	
Surface parking		
Swap or buy shop	S	
Taxidermist		
Temporary retail use	X	
Theater	X	
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley		S
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	X	X, ★
Transit passenger station or transfer center	S, ★	S
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	X	
Electrical generating plant		
Electrical substation	X	S
Local utilities	S, R, ★	S, R, ★
Police or fire station	X	S
Post office	X	
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		

	Existing	Proposed
Use	**CR**	**R-5(A)**
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse	S	S
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★	
Recycling collection center	★	
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Based on the above listed table, the number of uses permitted in a CR Community Retail District will be greatly reduced with the proposed request of an R-5(A) Single Family District. The main uses permitted in an R-5(A) Single Family District are agricultural and residential uses by right and other uses are mostly permitted by right with a specific use permit.

Development Standards

District	Setbacks		Height (max)	Lot Coverage (max)	Density/ FAR	Special Standards	Primary Uses
	Front (min)	Side & Rear (min)					
Existing: CR Community Retail	15' (20' due to block face continuity requirements)	20' adj. to res. (not including A(A) 0' all others	54' Max 4 stories	60%	FAR: 0.5 office 0.75 combined	Residential Proximity Slope	Retail and personal service, office
Proposed: R-5(A) Single Family	20'	5' (single family);10' other uses	30'	45% SF; 25% others	1 DU/lot; 5,000 sq. ft.	Residential Proximity Slope	Single family

The proposed R-5(A) district will trigger residential proximity slope on all sides thus having an impact in the surrounding properties that will remain within the CR district. It is important to note that this is an existing condition due to the CR district being surrounded by R-5(A), CR and A(A) districts. Furthermore, considering that the majority of the remaining properties within the CR district are developed with single family and institutional uses, staff considers that the current uses will not be negatively affected by this zoning change.

Parking

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200. A single-family use requires one parking space per dwelling unit when located within an R-5(A) District.

Landscaping

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

Market Value Analysis

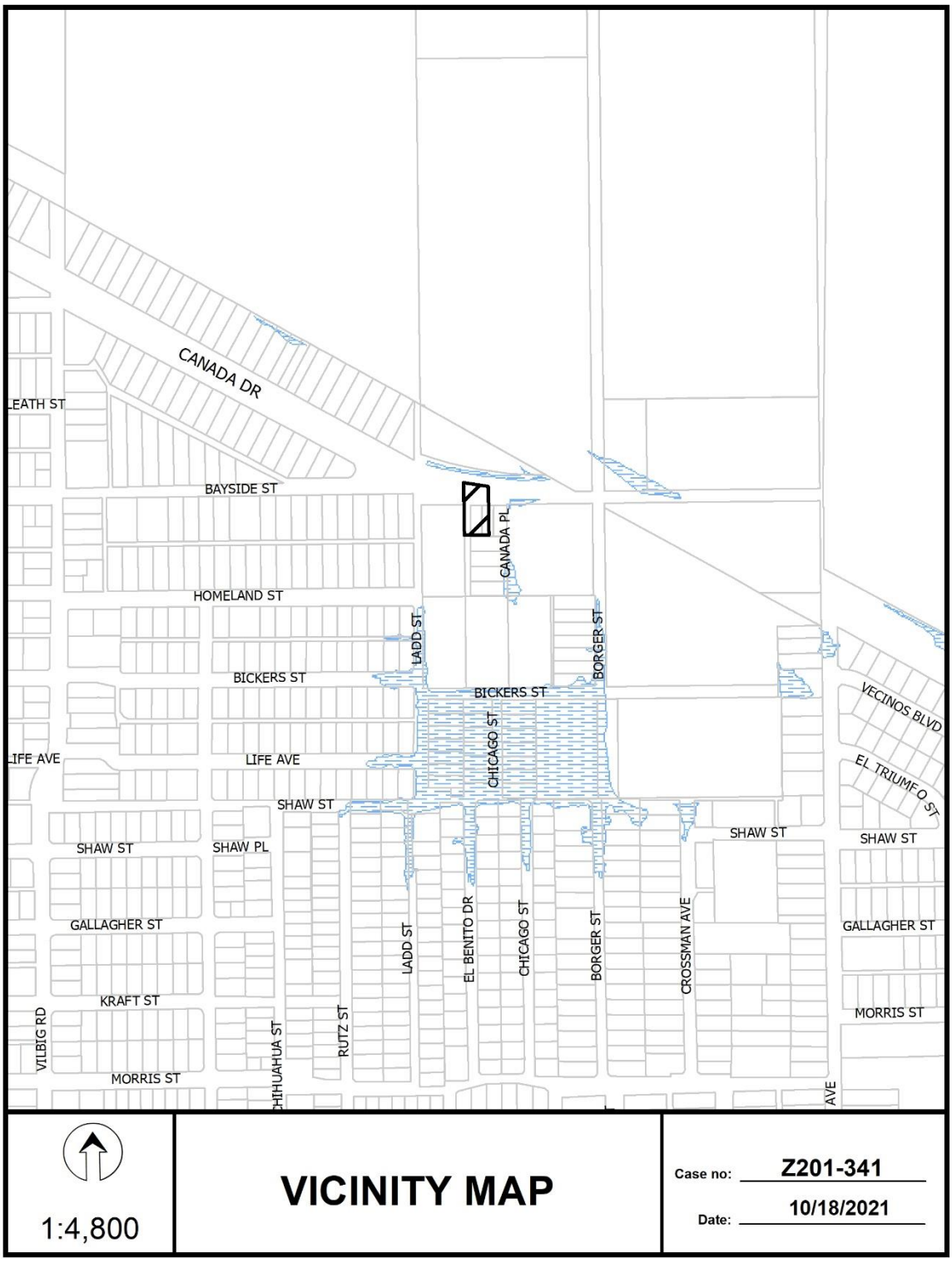
Market Value Analysis (MVA) is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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

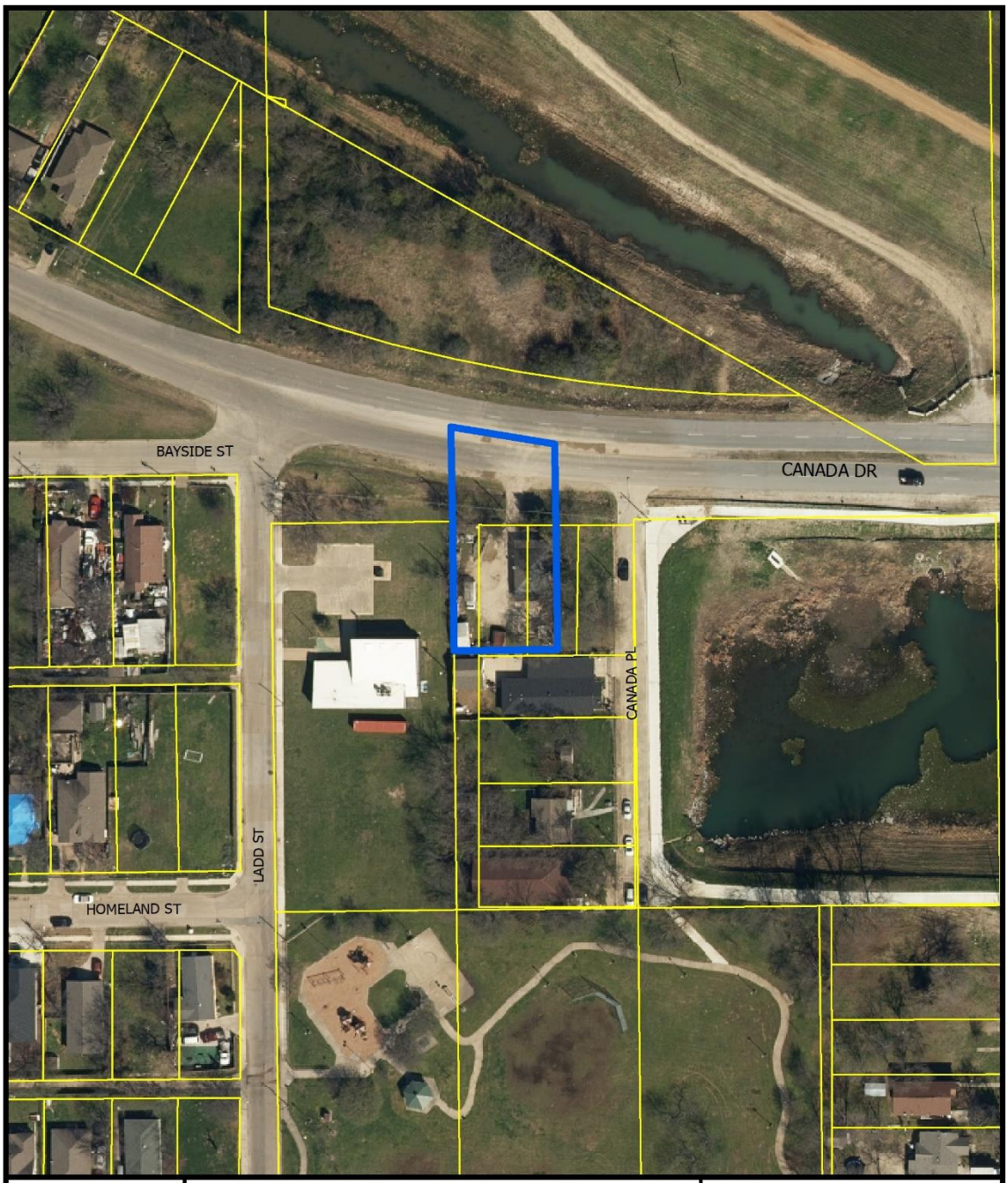
actors can use the MVA to target intervention strategies more precisely in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is within MVA Category “H”. Adjacent properties to the east and south are within MVA Category “H,” while properties to the north and west are uncategorized.

List of Officers/Partners/Principals

Divino Homes, LLC

- Joshua Correa, President


CANADA DR
LEATH ST
BAYSIDE ST
CANADA PL
HOMELAND ST
LADD ST
BORGER ST
BICKERS ST
BICKERS ST
VECINOS BLVD
CHICAGO ST
LIFE AVE
LIFE AVE
EL TRIUMFO ST
SHAW ST
SHAW ST
SHAW PL
SHAW ST
SHAW ST
GALLAGHER ST
GALLAGHER ST
LADD ST
EL BENITO DR
CHICAGO ST
BORGER ST
CROSSMAN AVE
KRAFT ST
MORRIS ST
VILBIG RD
CHIHUAHUA ST
RUTZ ST
MORRIS ST
AVE
1:4,800
VICINITY MAP
Case no: Z201-341
Date: 10/18/2021

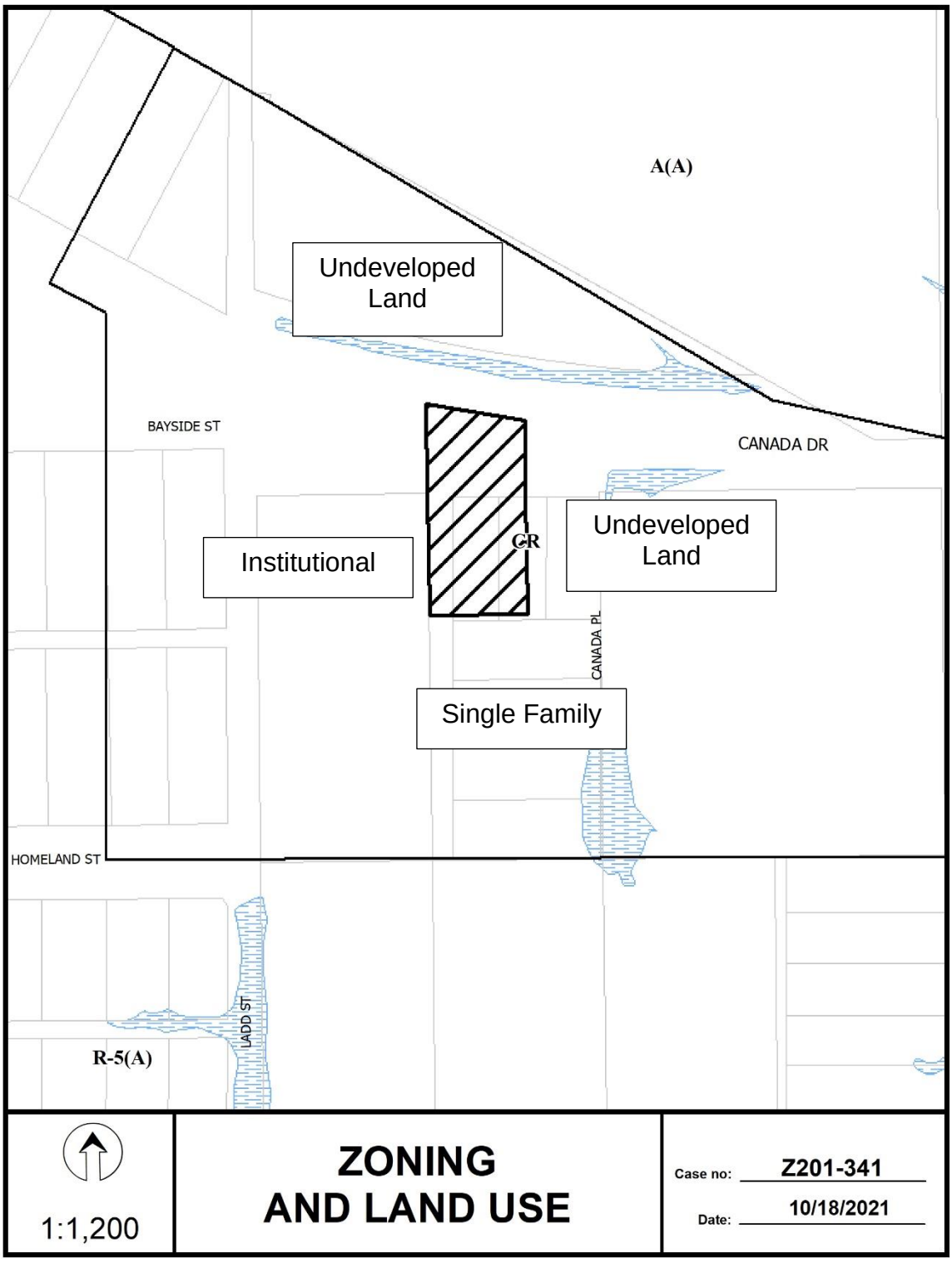


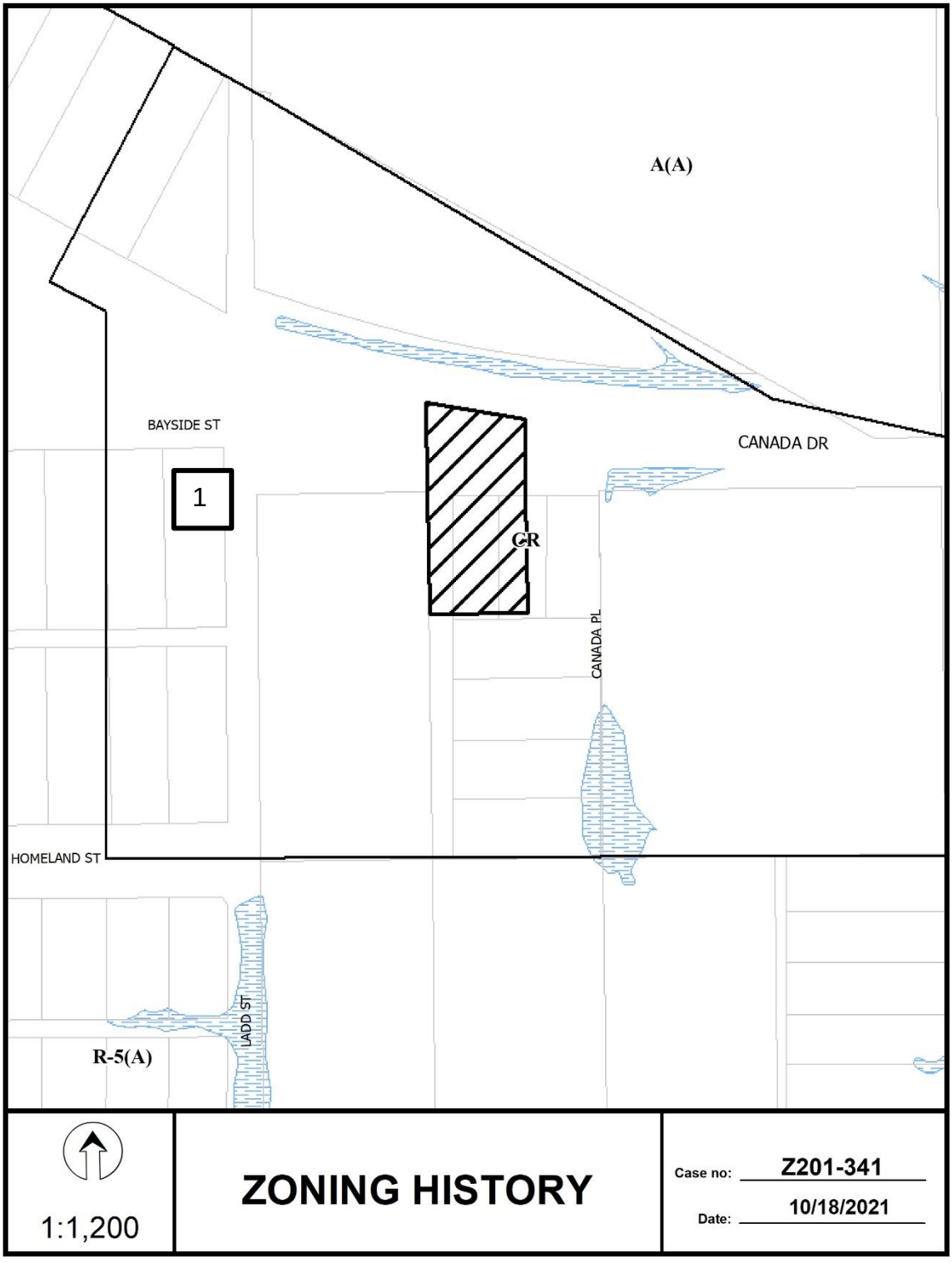
1:1,200

AERIAL MAP

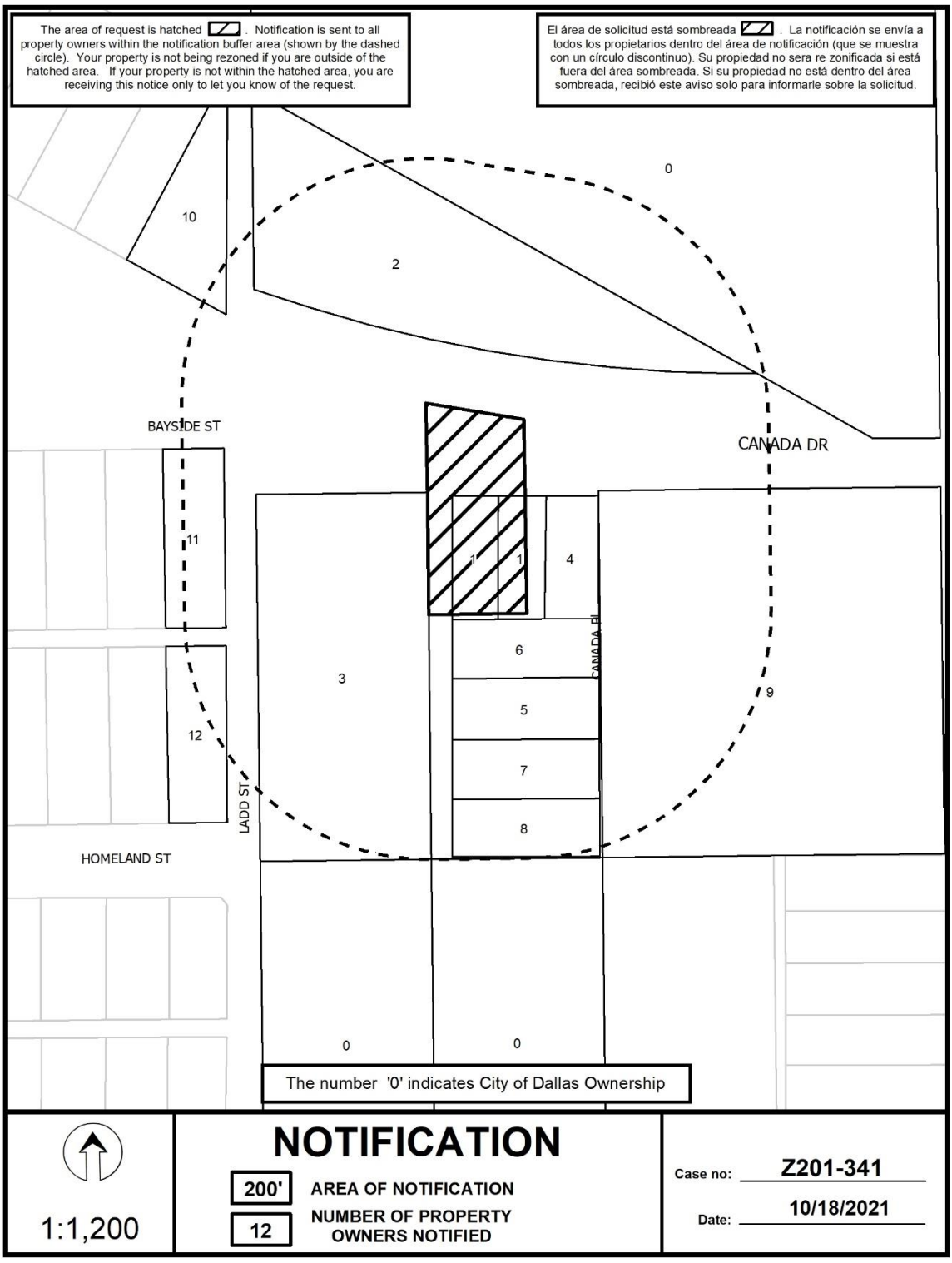
Case no: Z201-341

Date: 10/18/2021


A(A)
Undeveloped Land
BAYSIDE ST
CANADA DR
Institutional
GR
Undeveloped Land
CANADA PL
Single Family
HOMELAND ST
LADD ST
R-5(A)
1:1,200
ZONING AND LAND USE
Case no: Z201-341
Date: 10/18/2021


A(A)
BAYSIDE ST
CANADA DR
1
GR
CANADA PL
HOMELAND ST
LADD ST
R-5(A)
1:1,200
ZONING HISTORY
Case no: Z201-341
Date: 10/18/2021

CANADA DR
LEATH ST
BAYSIDE ST
VILBIG RD
Z201-341
HOMELAND ST
LADD ST
BORGER ST
BICKERS ST
NAVARO ST
BICKERS ST
VECINOS BLVD
WINNETKA AVE
LIFEAVE
LIFEAVE
CHICAGO ST
SHAW ST
SHAW ST
SHAW PL
SHAW ST
SHAW ST
GALLAGHER ST
GALLAGHER ST
CHIHUAHUA ST
RUTZ ST
LADD ST
EL BENITO DR
CHICAGO ST
BORGER ST
CROSSMAN AVE
KRAFT ST
MORRIS ST
MORRIS ST
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 10/18/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
0
10
2
BAYSIDE ST
CANADA DR
11
1
1
4
6
3
CANADA PL
9
5
12
7
LADD ST
8
HOMELAND ST
0
0
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z201-341
Date: 10/18/2021

10/18/2021

Notification List of Property Owners

Z201-341

12 Property Owners Notified

Label #	*Address*		*Owner*
1	1424	CANADA DR	DIVINO HOMES LLC
2	1425	CANADA DR	TRINITY POINT LLC
3	3730	LADD ST	GREATER DALLAS NATIONAL LATINO PEACE
4	1420	CANADA DR	GUZMAN MARIA LF EST ET AL
5	1412	CANADA DR	MARTINEZ ADELA
6	1416	CANADA DR	HERNANDEZ JOSE JUSTINO &
7	1410	CANADA DR	DELEON SYLVIA
8	1408	CANADA DR	REVELES ARACELI
9	1302	CANADA DR	DALLAS COUNTY FLOOD
10	1505	CANADA DR	CARRANZA JUAN
11	1502	BAYSIDE ST	MCCASKELL AFFILIATES LLC
12	1503	HOMELAND ST	HERNANDEZ ANGELICA MARIA

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Carlos A. Talison Sr., J.D.

FILE NUMBER: Z201-285(CT) **DATE FILED:** June 15, 2021

LOCATION: West line of North Hampton Road, north of Bickers Street

COUNCIL DISTRICT: 6 **MAPSCO:** 43 H / 43 M

SIZE OF REQUEST: 7.59 Acres **CENSUS TRACT:** 205.00

REPRESENTATIVE: Karl A. Crawley - MASTERPLAN

OWNER/APPLICANT: Dallas Housing Authority

REQUEST: An application for a new tract within Planned Development District No. 508 Tract 7.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to height to include a new building on the site. [Dallas Housing Authority Headquarters]

STAFF RECOMMENDATION: **Approval**, subject to a revised conceptual plan, development plan for the new tract, and revised conditions.

BACKGROUND INFORMATION:

- The site is currently developed with one three-story office building which houses the Dallas Housing Authority headquarters.
- The applicant proposes to construct a second building on the property with a height of 48 feet.
- The Planned Development District currently allows for a maximum height of 36 feet.
- The applicant proses to add a new tract to the Planned Development District, Tract 7B. The new tract will allow for a maximum height of 50 feet.

Zoning History:

There have been no zoning change requests in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
North Hampton Road	Principal Arterial	100' ROW

Traffic

The applicant submitted a Traffic Assessment Memo with this request that evaluates the existing traffic conditions around the request site and includes a traffic impact assessment. The Engineering Division of the Sustainable Development and Construction Department reviewed the proposed request together with the Traffic Assessment Memo and determined that the request will not have a negative impact on the existing street system.

STAFF ANALYSIS

Comprehensive Plan

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

URBAN DESIGN ELEMENT

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Area Plans

The ***West Dallas Comprehensive Land Use Study*** was adopted by City Council in May 1999. The *West Dallas Comprehensive Land Use Study* was created to inventory all existing West Dallas land uses and identify zoning issues and strategic options that will influence the positive redevelopment and stability of the area.

The request site is located within Subarea 9: Western Heights/La Loma area. An analysis of Subarea 9 indicates that land use is in general conformance with the zoning district regulations. No change in zoning was recommended at the time of the study. Future land use and zoning is recommended as follows:

1. Future rezoning considerations should support office and mixed uses along the FT. Worth Avenue Corridor that complement that adjacent neighborhoods.

The ***Trinity River Corridor Comprehensive Land Use Plan*** was adopted in March of 2005 and revised in December of 2009. The Trinity River Corridor includes approximately 44,000 acres in size - about 20% of the land area in Dallas. The boundaries of the corridor span from Royal Lane in the north to I-20 in southern Dallas, and approximately 1.5 miles on either side of the Trinity River.

The Trinity River Corridor is a unified collection of diverse neighborhoods and business centers at the heart of a unified and thriving Dallas, connected by a ribbon of blue water and green spaces that is the Trinity River. Additionally, the Trinity River Corridor is the City's model for economic growth without physical, social or economic barriers, which attracts residents and visitors to live, learn, work, shop and play within a cosmopolitan urban core, and alongside the river's meandering environment. Five objectives for future development in the Trinity Corridor add detail to the 2050 Vision Statement. They provide guidance that shapes this plan's recommendations for each part of this very large corridor.

The five objectives are:

- Reconnect North and South Dallas
- Establish the role of economic development along the Trinity River
- Create a vibrant central city
- Establish the Trinity River floodplain as the front yard of the City
- Enhance the City's urban form to increase the appeal of urban life

Land Use:

	Zoning	Land Use
Site	Planned Development District No. 508 Tract 7 LO-1(A)	Office
North	Planned Development District No. 508 Tract 7 LO-1(A)	Open Enrollment Charter School
East	CR Community Retail R-5(A) Single Family District	Office Motor Vehicle Fueling Station General Merchandise or Food Store 3,500 Square Feet or Less Auto Service Center Single Family
South	Planned Development District No. 508 Tract 7A LO-1(A) SUP 2212	Undeveloped Private Recreation Center, Club or Area
West	R-7.5(A)	Single Family

Land Use Compatibility:

The area of request is zoned Planned Development District No. 508 Tract 7 LO-1(A) and is developed with a 57,029 square foot office building which houses the Dallas Housing Authority's headquarter.

The request site is generally surrounded by single family homes to the west, a school to the north, retail and single family use across North Hampton Road to the east, and recreational uses south of the site.

The purpose of the request is to allow for a 29,574 square foot addition to the current office use on the site. The applicant is proposing a maximum height of 50 feet for office uses with the allowance of structures listed in Section 51A-4.408(a)(2) to extend 10 feet above the maximum allowed height. The existing building is three-stories approximately 45 feet in height, and the proposed addition will be three stories and approximately 48 feet in height. Although the existing Planned Development conditions list a maximum height of 36 feet for the current tract, the current structure was constructed prior to the creation of the Planned Development District.

The applicant is proposing a development plan for the site, and the development plan depicts the height and parking as outlined within the Planned Development District conditions. Staff is supportive of the request, as the current zoning of the area of request allows for office uses on the property. The proposed addition in height will effectively allow the building heights on the site to be similar to the existing building. While residential proximity slope (RPS) applies within Planned Development District No. 508, the site of origination is limited to R, R(A), D, D(A), TH, or TH(A) districts. The subject site is not adjacent to any of those districts as underlying base zoning, therefore, RPS will not be triggered.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards
	Front	Side/Rear				
Existing: Planned Development District No. 508 Tract 7 LO-1(A)	15'	20' adj to res Other: No min	No Maximum du density No max FAR	36' 3 stories	80%	RPS
Proposed: Planned Development District No. 508 Tract 7B LO-1(A)	15'	20' adj to res Other: No min	No Maximum du density No max FAR	50' for office uses* Other: 36' 3 stories	80%	RPS

* In Tract 7B, structures listed in Section 51A-4.408(a)(2) may project a maximum height of 10 feet above the maximum allowed height.

The uses permitted remain the same in the new Tract.

Parking:

Per Planned Development District No. 508 which refers to Chapter 51A of the Dallas Development Code, off-street parking and loading spaces must be provided in accordance with Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Parking requirement for an office use is one parking space per 333 square feet floor area. The total proposed floor area of the development is 86,603 square feet and would require 260 parking spaces on the site. The applicant proposes 330 parking spaces on the site, which meets and exceeds the code requirement.

Landscaping:

Per the PD language, landscaping in Tract 7 must be provided in accordance with the landscaping requirements in Article X, as amended. The applicant proposes to retain these requirements in the proposed new tract.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers 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 not in an MVA Category. Adjacent properties to the west are located within a “G” MVA Category and “H” MVA Category to the east of the property. Properties further south are located within the “I” MVA category.

LIST OF OFFICERS

DHA Housing Solutions for North Texas

Troy Broussard, President, Chief Executive Officer and Board Secretary
David Zappasodi, Senior Vice President and COO
Chetana Chaphekar, Chief Financial Officer
Tim Lott, Vice President of Capital Programs

Board of Commissioners

Jorge Balfor, Chairman
Jim Garner, Vice Chair
Betty Culbreath, Commissioner
Michael Pegues, Commissioner
Sabrina Steward, Commissioner

ARTICLE 508.

PD 508.

SEC. 51P-508.101. LEGISLATIVE HISTORY.

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

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

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

SEC. 51P-508.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

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

(c) Tract 13A is considered to be a residential zoning district. (Ord. Nos. 23536; 25982; 26042; 27771; 31007)

SEC. 51P-508.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 508A: conceptual plan.

(2) Exhibit 508B: development plan for Tract 12A.

(3) Exhibit 508C: development plan for a portion of Tract 3.

(4) Exhibit 508D: development plan for a portion of Tract 14.

(5) Exhibit 508E: development plan for a portion of Tract 12.

(6) Exhibit 508F: athletic field traffic management plan.

(7) Exhibit 508G: development plan for Tract 6.

(8) Exhibit 508H: landscape plan for a portion of Tract 3.

(9) Exhibit 508I: landscape plan for Tract 6.

(10) Exhibit 508J: traffic management plan for Tract 6. (Ord. Nos. 28758; 30024; 30230; 31246)

(11) **Exhibit 508K: development plan for Tract 7B**

SEC. 51P-508.104. CONCEPTUAL PLAN.

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

SEC. 51P-508.105. DEVELOPMENT PLAN.

(a) A development plan for each phase of development must be approved by the city plan commission prior to the issuance of a building permit for each phase.

(b) A development plan for Tract 12A is labeled Exhibit 508B.

(c) A development plan for a portion of Tract 3 is labeled Exhibit 508C.

(d) A development plan for a portion of Tract 14 is labeled Exhibit 508D.

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

(f) A development plan for Tract 6 is labeled Exhibit 508G. (Ord. Nos. 23536; 24655; 25982; 26042; 27785; 28758; 31007; 31246)

(g) **A development plan for Tract 7B is labeled Exhibit 508K**

SEC. 51P-508.106. CREATION OF TRACTS.

This district is divided into 17 tracts: Tracts 1, 2, 3, 4, 5, 6, 7, 7A, **7B**, 8, 9, 10, 11, 12, 12A, 13, 13A, and 14. The boundaries of all areas are described in Exhibit A of Ordinance No. 23536, as amended by Ordinance No. 25982. The boundaries of the areas are shown on the conceptual plan. If there is a conflict, the descriptions in Exhibit A of Ordinance No. 23536, as amended, control over the graphic description on the conceptual plan. (Ord. Nos. 23536; 24725; 25982; 26042; 30230; 31007)

SEC. 51P-508.107. TRACT REGULATIONS.

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

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- None permitted.

(C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. *[SUP]*

-- Child-care facility. *[SUP]*

-- Church

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

-- Community service center. *[SUP]*

-- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*

-- Convent or monastery. *[SUP]*

-- Foster home. *[SUP]*

-- Library, art gallery, or museum. *[SUP]*

-- Public or private school. *[SUP]*

(E) Lodging uses.

-- None permitted.

(F) Miscellaneous uses.

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

-- Temporary construction or sales office.

(G) Office uses.

-- None permitted.

(H) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*

-- Public park, playground, or golf course.

(I) Residential uses.

-- Duplex.

-- Single family.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*

(J) Retail and personal service uses.

-- None permitted.

(K) Transportation uses.

-- Private street or alley. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[SUP]*

(L) Utility and public service uses.

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

(M) Wholesale, distribution, and storage uses.

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

(2) Accessory uses.

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

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

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

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

-- Accessory community center (private).

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

(A) Front yard. Minimum front yard is:

(i) 15 feet where adjacent to an expressway or a thoroughfare;

and

(ii) no minimum in all other cases.

(B) Side and rear yard. No minimum side and rear yard.

(C) Dwelling unit density. Maximum dwelling unit density is 18 dwelling units per acre.

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

(E) Height.

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

(ii) Maximum height. Unless further restricted under Subparagraph (E)(i), maximum structure height is 36 feet.

(F) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. Minimum lot area per dwelling unit is 2,000 square feet.

(H) Stories. No maximum number of stories.

(4) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street

parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. In this district, off-street parking must be provided at or below ground level.

(5) Environmental performance standards. See Article VI.

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

(7) Limit on attached dwelling units. No group of attached dwelling units may exceed eight in number.

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

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- None permitted.

(C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Child-care facility. *[SUP]*
-- Church.
-- College, university, or seminary. *[SUP]*
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions.
-- Convent or monastery. *[SUP]*
-- Foster home. *[SUP]*
-- Hospital. [SUP]

-- Library, art gallery, or museum. [SUP]
-- Public or private school. [SUP]
-- Cemetery or mausoleum.

(E) Lodging uses.

-- None permitted.

(F) Miscellaneous uses.

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

(G) Office uses.

-- None permitted.

(H) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(I) Residential uses.

-- Multifamily.
-- Single family.
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Retirement housing. *[Tract 4 only.]*

(J) Retail and personal service uses.

-- None permitted. *[Tracts 4, 8, 10, 11 only.]*
-- Commercial amusement cable ski park and recreation area. *[Tract 13 only.]*

(K) Transportation uses.

-- Transit passenger shelter.

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

(L) Utility and public service uses.

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

(M) Wholesale, distribution, and storage uses.

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

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

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

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

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

-- Accessory helistop.

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

(A) Front yard.

(i) Tract 4. Minimum front yard is 50 feet.

(ii) Tracts 8, 10, 11, and 13. Minimum front yard is 15 feet.

(iii) Tract 13A.

(aa) Except as provided in this subparagraph, no minimum front yard.

(bb) Minimum front yard is 15 feet along Singleton Boulevard.

(B) Side and rear yard.

(i) Tract 4. Minimum side and rear yard is 50 feet.

(ii) Tracts 8, 10, 11, 13, and 13A.

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

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

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

(C) Dwelling unit density.

(i) Except as provided in this subparagraph, no maximum dwelling unit density.

(ii) In Tract 13A, maximum number of multifamily dwelling units is 73 and maximum total number of dwelling units is 233.

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

(E) Height.

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

(ii) Maximum height.

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

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

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

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

(F) Lot coverage.

(i) Except as provided in this subparagraph, maximum lot coverage is:

(aa) 60 percent for residential structures;

(bb) 50 percent for nonresidential structures;

and (cc) 75 percent in Tract 13A.

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

(G) Lot size.

(i) Except for Tract 13A, minimum lot area per dwelling unit is as follows:

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

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

(H) Stories.

(i) Except as provided in this subparagraph, no maximum number of stories.

(ii) In Tract 13A, except for a rooftop deck, maximum number of stories above grade is three.

(4) Off-street parking and loading.

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

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

(C) Tract 13A.

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

(i) Arches.

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

(iii) Columns flanking an enclosed parking space.

(iv) Decorative banding or moldings.

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

(vi) Multiple raised panel garage door designs.

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

(viii) Sconce lighting.

(ix) Windows or openings on garage doors.

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

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

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

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

(5) Environmental performance standards.

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

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

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

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

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

(aa) Grasses:

-- Sedges (Carex, Eleocharis sp.)

-- Rushes (Juncus sp.)

-- Bulrushes (Schoenoplecturs, Scirpus sp.)

(bb) Herbs:

-- Sweetflag (Acorus sp.)

-- Cannas (Canna sp.)

-- Horsetails (Equisetum sp.)

-- Irises (Iris sp.)

-- Arrowheads (Sagittaria sp.)

-- Lilies (Nymphaea sp.)

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

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

(6) Landscaping.

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

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

(6.1) Tract 13A urban design requirements. The requirements in this paragraph apply in Tract 13A.

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

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

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

(i) exceeds six feet in height;

(ii) is located within 10 feet of an area used as required open space; or

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

(D) Transparency.

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

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

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

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

(E) Open space.

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

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

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

(bb) Fishing pier or boat

launch. (cc) Playground.

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

(ee) Public seating or gathering

areas. (ff) Bicycle racks.

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

(7) Additional provisions.

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

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

(C) Tract 13A.

(i) Single family residential uses are allowed as shared access developments.

(ii) Sidewalks must be a minimum of five feet wide.

(iii) Internal roadways must be designed to limit excessive speed of vehicles. At least one of the following speed reduction strategies must be considered in the design of internal roadways following review and approval by the director: neighborhood traffic circles, speed tables, or curb extensions.

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

(1) Main uses permitted.

(A) Agricultural uses.

None permitted.

(B) Commercial and business service uses.

-- Catering service. *[L]*

-- Medical or scientific laboratory.

(C) Industrial uses.

None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. *[L]*
-- Child-care facility. *[L]*
-- Church.
-- College, university, or seminary.
-- Community service center.
-- Convent or monastery.
-- Library, art gallery, or museum.
-- Public or private school.
-- Convalescent and nursing homes, hospice care and related institutions *[Tract 3 only and limited to 120 beds. Tract 14 only, limited to 130 beds, and 26 feet in height.]*

(E) Lodging uses.

None permitted

(F) Miscellaneous uses.

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

(G) Office uses.

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

(H) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(I) Residential uses.

None permitted.

(J) Retail and personal service uses.

-- Business school.

-- Dry cleaning or laundry store. *[L]*

-- General merchandise or food store 3,500 square feet or less. *[L]*

-- Personal service uses. *[L]*

-- Restaurant with or without drive-in or drive-through service. *[L]*

(K) Transportation uses.

-- Transit passenger shelter.

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

(L) Utility and public service uses.

-- Commercial radio or television transmitting station. *[SUP]*

-- Electrical substation. *[SUP]*

-- Local utilities.

-- Police or fire station. *[SUP]*

-- Post office. *[SUP]*

-- Radio, television, or microwave tower. *[SUP]*

-- Tower/antenna for cellular communication. *[SUP]*

-- Utility or governmental installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

-- Recycling drop-off container.

-- Recycling drop-off for special occasion collection.

(2) Accessory uses. As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due

to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

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

-- Accessory outside display of merchandise.

-- Accessory outside sales.

-- Accessory pathological waste incinerator.

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

-- Accessory helistop.

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

(A) Front yard. Minimum front yard is 15 feet.

(B) Side and rear yard.

(i) Minimum side and rear yard is:

(aa) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and

(bb) no minimum in all other cases.

(C) Dwelling unit density. No maximum dwelling unit density.

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

(E) Height.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope originating in an R, R(A), D, D(A), TH, or TH(A) district. (See Section 51A-4.412.) Exception: Except for chimneys and sports lighting, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height. Residential proximity slope does not apply to sports lighting standards in Tract 7A only.

(ii) Maximum height.

(aa) Unless further restricted under Subparagraph(E)(i), maximum structure height is 36 feet.

(bb) In Tract 6, except as restricted in Subparagraph (E)(i), maximum height for a public school is 60 feet.

(cc) In Tract 7A, maximum height for sports lighting standards is 80 feet.

(dd) In Tract 7B, maximum height for office uses is 50 feet. Structures listed in Section 51A-4.408(2)(A) may project a maximum height of 10 feet above the maximum allowed height.

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

(G) Lot size. No minimum lot size.

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

(4) Off-street parking and loading.

(A) In general. Except as provided in this subparagraph, consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(B) Special off-street loading provisions.

(i) In these tracts, off-street loading spaces may not be located in the required front yard.

(ii) In these tracts, off-street loading spaces may be located in the front yard behind the setback line if they are screened from the street. Screening must be at

least six feet in height measured from the horizontal plane passing through the nearest point of the off-street loading space and may be provided by using any of the methods described in Section 51A-4.602(b)(3).

(C) Tract 6. For a public school, the minimum number of off-street parking spaces required is five and one-half spaces for each high school classroom.

(5) Environmental performance standards. See Article VI.

(6) Landscaping.

(A) Tract 3.

(i) For the portion of Tract 3 shown in the landscape plan (Exhibit 508H), landscaping must be provided as shown on the landscape plan.

(ii) For all other portions of Tract 3, landscaping must be provided in compliance with the requirements of Article X.

(B) Tracts 5, 7, 7A, **7B,** and 14. Landscaping must be provided in compliance with the requirements of Article X.

(C) Tract 6.

(i) Except for a public school, landscaping must be provided in accordance with Article X.

(ii) For a public school, landscaping must be provided as shown on the landscape plan for Tract 6 (Exhibit 508I). If there is a conflict between the text of this article and the landscape plan, the text of this article controls. For a public school, except around the baseball field, softball field, and batting cages as shown on the development plan, a minimum six-foot fence is required around the perimeter of Tract 6. The fence must be constructed of wrought iron or similar materials with masonry columns spaced no more than 35 feet apart.

(7) Additional provisions.

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

(B) Garbage collection and mechanical equipment areas. Garbage collection and mechanical equipment areas may not be located closer than 20 feet to the nearest building site in an R, R(A), D, D(A), TH, TH(A), or CH district, or that portion of a planned development district restricted to single family and duplex uses.

(C) Screening surface parking lots from street. In these tracts, all off-street surface parking lots, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(D) Screening side and rear yards from residential districts. In these tracts, if a building or parking structure is erected on a building site and a portion of the side or rear yard abuts or is across the adjoining alley from an A, A(A), R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district, any portion of the building site directly across from that district must be screened from that district.

(E) Tract 6.

(i) Athletic fields. Lighting and outdoor amplification are prohibited for public school use of outdoor athletic fields. Outdoor band practice on the athletic fields is limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. and 7:00 p.m. on Saturdays and legal holidays.

(ii) Sidewalks. A minimum six-foot wide sidewalk is required.

(iii) Visual obstruction regulations. A person shall not erect, place, or maintain a structure, berm, plant life, or other item on a lot if the item is in a visibility triangle defined in Section 51A-4.602(d). For purposes of interpreting Section 51A-4.602(d), STREET, includes private streets.

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

(1) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- Catering service.

-- Custom business service.

-- Electronics service center.

-- Labor hall. *[SUP]*
-- Medical or scientific laboratory. *[SUP]*

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

(C) Industrial uses.

-- None permitted.

(D) Institutional and community service uses.

-- Adult day care facility. *[SUP]*

-- Child-care facility. *[SUP]*

-- Church

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

-- Community service center, Tracts 2 and 12. *[SUP]*

-- Community service center, Tract 12A.

-- Convalescent and nursing homes, hospice care, and related institutions. *[SUP]*

-- Foster home. *[SUP]*

-- Hospital. *[SUP]*
-- Library, art gallery, or museum. *[SUP]*

-- Public or private school.

(E) Lodging uses.

-- Hotel or motel. *[SUP]*

(F) Miscellaneous uses.

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

(G) Office uses.

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

(H) Recreation uses.

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

(I) Residential uses.

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

(J) Retail and personal service uses.

-- Animal shelter or clinic without outside run.
-- Auto service center.
-- Business school.
-- Car wash.
-- Commercial amusement (inside). *[SUP]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[SUP]*
-- Dry cleaning or laundry store.
-- Furniture store.
-- General merchandise or food store 3,500 square feet or less.

-- General merchandise or food store greater than 3,500 square feet.

-- Mortuary, funeral home, or commercial wedding chapel.

-- Motor vehicle fueling station.

-- Nursery, garden shop, or plant sales.

-- Personal service uses.

-- Restaurant without drive-in or drive-through service. *[DIR]*

-- Restaurant with drive-in or drive-through service. *[DIR]*

-- Theater.

(K) Transportation uses.

-- Transit passenger shelter.

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

(L) Utility and public service uses.

-- Commercial radio or television transmitting station.

-- Electrical substation.

-- Local utilities.

-- Police or fire station.

-- Post office.

-- Radio, television, or microwave tower. *[SUP]*

-- Tower/antenna for cellular communication. *[Use is permitted on these tracts as if the tracts were located in an MU-1 Mixed Use District; see Section 51A-4.212(10.1).]*

-- Utility or government installation other than listed. *[SUP]*

(M) Wholesale, distribution, and storage uses.

-- Mini-warehouse. *[SUP]*

-- Recycling buy-back center. *[SUP]*

-- Recycling collection center. *[SUP]*

-- Recycling drop-off container. *[SUP]*

-- Recycling drop-off for special occasion collection. *[SUP]*

-- Warehouse. *[Permitted on Tract 12 only.]*

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

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

-- Private stable.

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

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

(A) Front yard.

(i) Minimum front yard is 15 feet.

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

(B) Side and rear yard.

(i) Minimum side and rear yard is:

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

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

(C) Dwelling unit density.

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

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

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

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

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

Maximum Floor Area Ratio					
Use Categori	Base (no MUP)	MUP=2 (no Res)	MUP=2 (with Res)	MUP=3 (no Res)	MUP=3 (with
Lodging	0.8	0.85	0.9	0.85	0.95
Office	0.8	0.85	0.9	0.85	0.95
Residential	0.8	-----	0.95	-----	0.95
Retail and person	0.4	0.5	0.5	0.6	0.6
TOTAL DEVELOPME	0.8	0.9	1.0	1.0	1.1

(E) Height.

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

above the slope and 12 feet above the maximum structure height. Residential proximity slope does not apply to sports lighting standards in Tract 2 only.

(ii) Maximum height.

(aa) Unless further restricted under Subparagraph (E)(i),

maximum structure height is 50 feet.

(bb) In Tract 2, maximum height for sports lighting

standards is 80 feet.

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

(G) Lot size. No minimum lot size.

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

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

(5) Environmental performance standards. See Article VI.

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

(7) Additional provisions.

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

(B) Creation of a building site on Tract 12 A. The building official may issue a certificate of occupancy or building permit for a building site on Tract 12A if the

building permit that authorized the existing structure was issued on or before August 1, 1984, and the proposed work will not increase the floor area of the structure by more than 80 percent. The total floor area of the proposed work must not exceed 10,000 square feet. No certificate of occupancy or building permit may be issued for a single family or duplex use in Tract 12A.

(8) Screening.

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

(B) Screening of off-street parking on Tract 12 may be a wrought iron fence that is not less than six feet in height in combination with evergreen plant materials recommended for local area use by the director of parks and recreation. The plant materials must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plant materials must be placed a maximum of 24 inches on center over the entire length of the bed. (Ord. Nos. 23536; 24076; 24374; 24655; 24725; 25982; 26042; 27175; 27771; 27785; 28758; 30230; 31007; 31246)

SEC.51P-508.107.1. TRAFFIC MANAGEMENT PLAN FOR TRACT 6.

(a) In general. Operation of a public or private school must comply with the traffic management plan for Tract 6 (Exhibit 508J).

(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.

(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 the earlier of November 1, 2021 or six months after the school opens for instruction. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by November 1st of each odd-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;

(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.

(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.

(d) Amendment process.

(1) A traffic management plan may be amended using 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. (Ord. 31246)

SEC. 51P-508.108. SIGNS.

Signs must comply with the following regulations:

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

(2) For Tracts 2, 7A, **7B,** 12, and 12A, signs must comply with the provisions for business zoning districts contained in Article VII. (Ord. Nos. 23536; 25982; 26042; 30230; 31007)

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

(a) Lighting.

(1) Athletic fields may not be illuminated greater than 0.5 footcandles measured horizontally at three feet above grade as measured at the opposite side of adjacent roadways or 15 feet beyond the property line of adjacent properties.

(2) Athletic field lighting is only permitted between 5:00 p.m. and 10:00 p.m., Sunday through Thursday and between 5:00 p.m. and 10:30 p.m., Friday and Saturday.

(b) Outdoor amplification. Loudspeakers and other forms of amplification are only permitted between 10:00 a.m. and 9:30 p.m., Monday through Thursday; between 10:00 a.m. and 10:00 p.m. on Friday; between 8:00 a.m. and 10:00 p.m. on Saturday; and between 9:00 a.m. and 9:30 p.m. on Sunday.

(c) Traffic Management Plan.

(1) In general. Operation of the athletic fields must comply with the athletic field traffic management plan (Exhibit 508F).

(2) Queuing. Queuing is only permitted inside the Property. Participant drop- off and pick-up are not permitted within city rights-of-way.

(3) Traffic study.

(A) 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 September 28, 2018. Updates to the initial traffic study are not required.

(B) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different days of the week at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(i) ingress and egress points;

(ii) queue lengths;

(iii) drop-off and pick-up locations; and,

(iv) circulation.

(C) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(i) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(ii) 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.

(4) Amendment process.

(A) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-l.l05(k)(3).(B) 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. (Ord. 30230)

SEC. 51P-508.109. ADDITIONAL PROVISIONS.

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

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

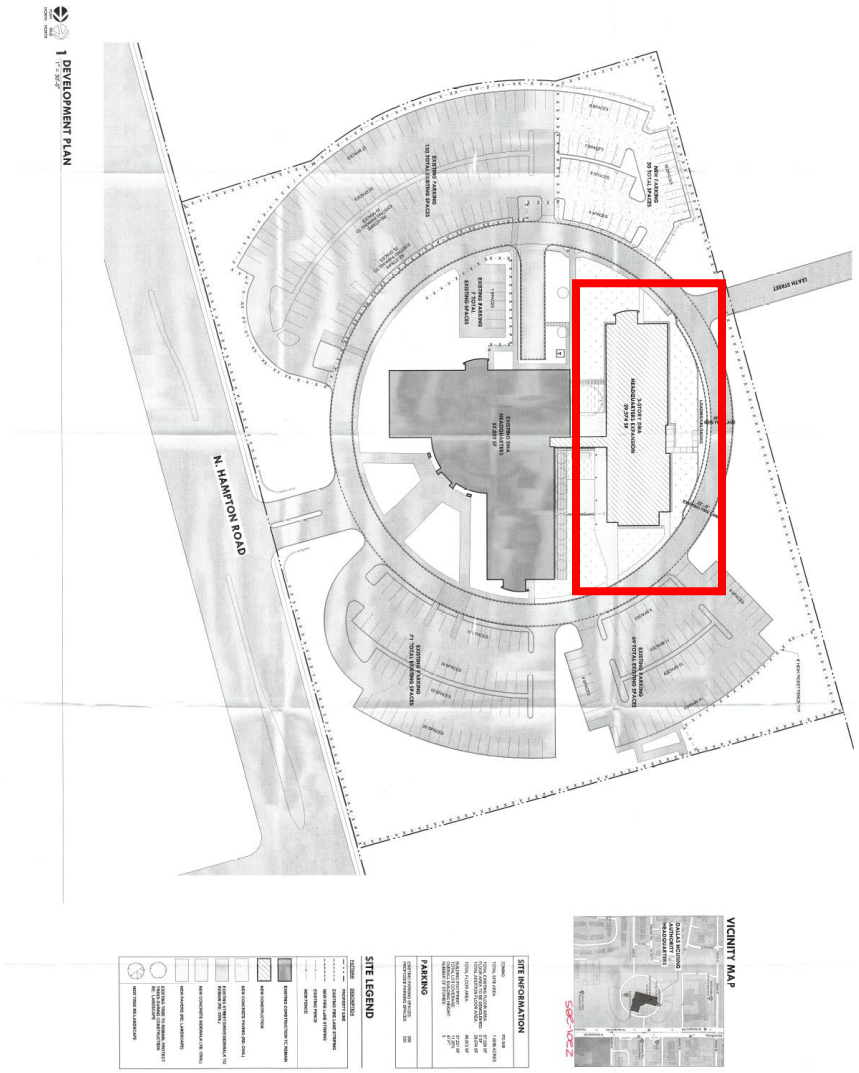
SEC. 51P-508.110. PAVING.

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 24655; 26042)

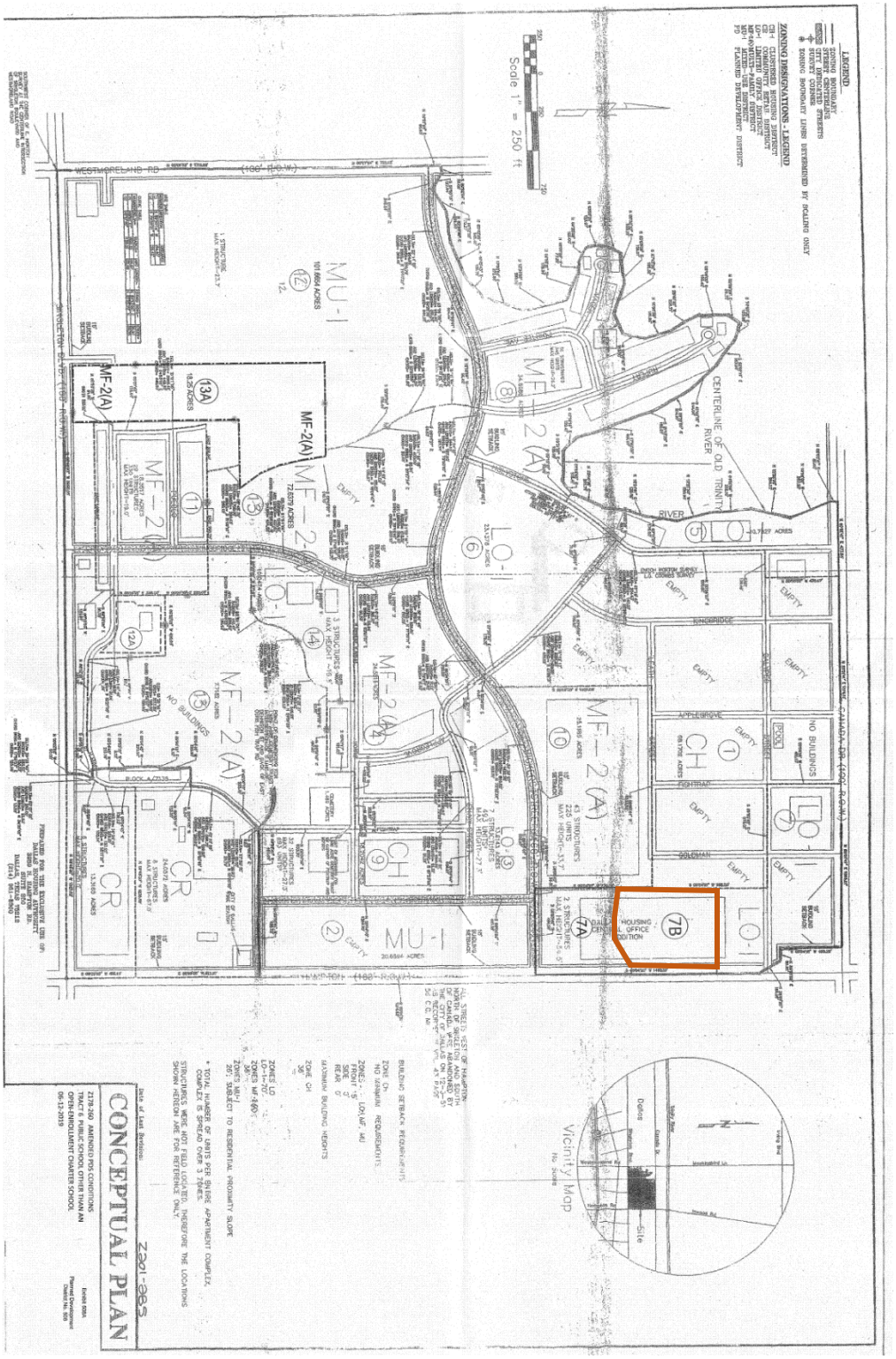
SEC. 51P-508.111. COMPLIANCE WITH CONDITIONS.

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

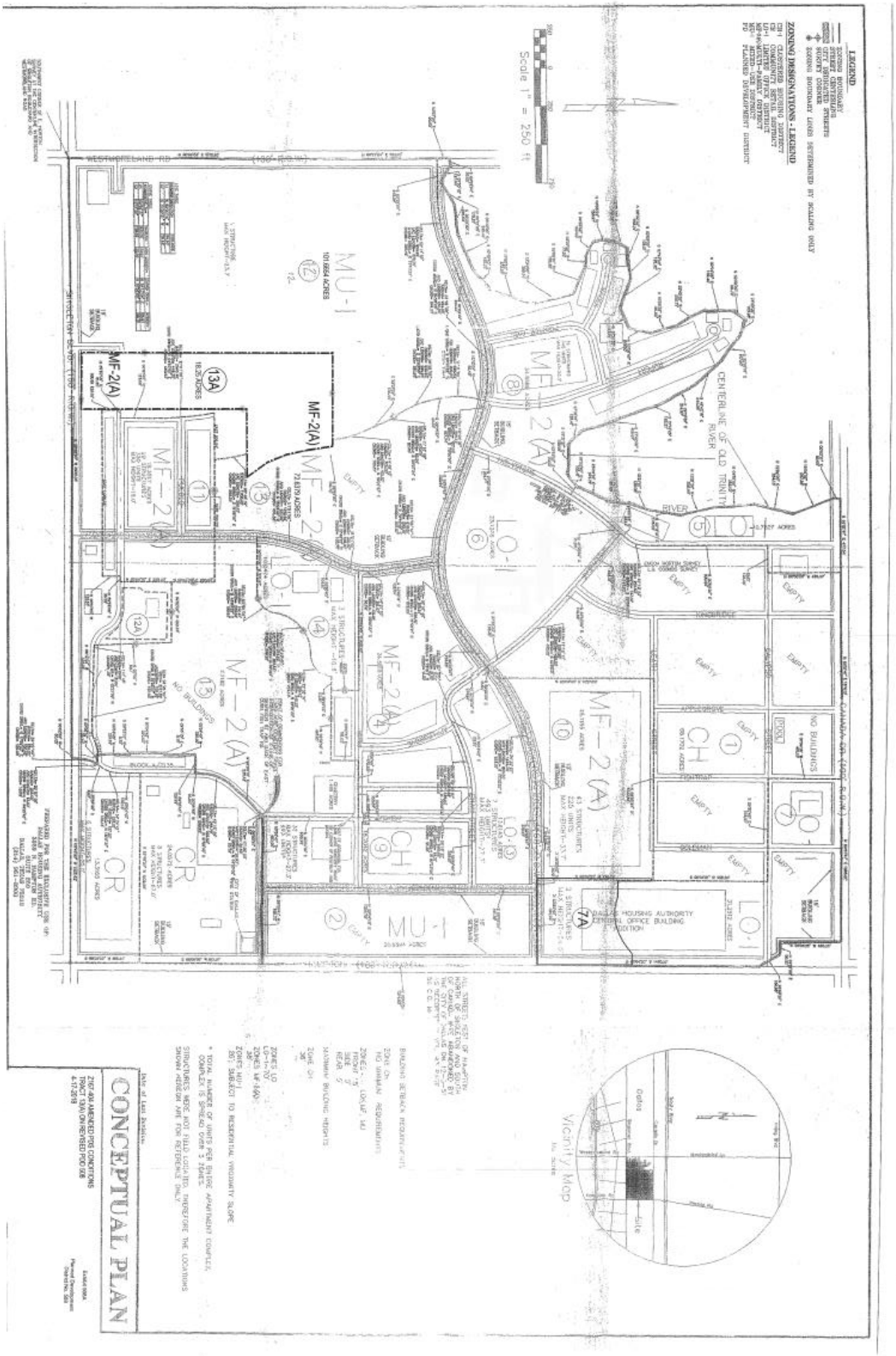
PROPOSED DEVELOPMENT PLAN

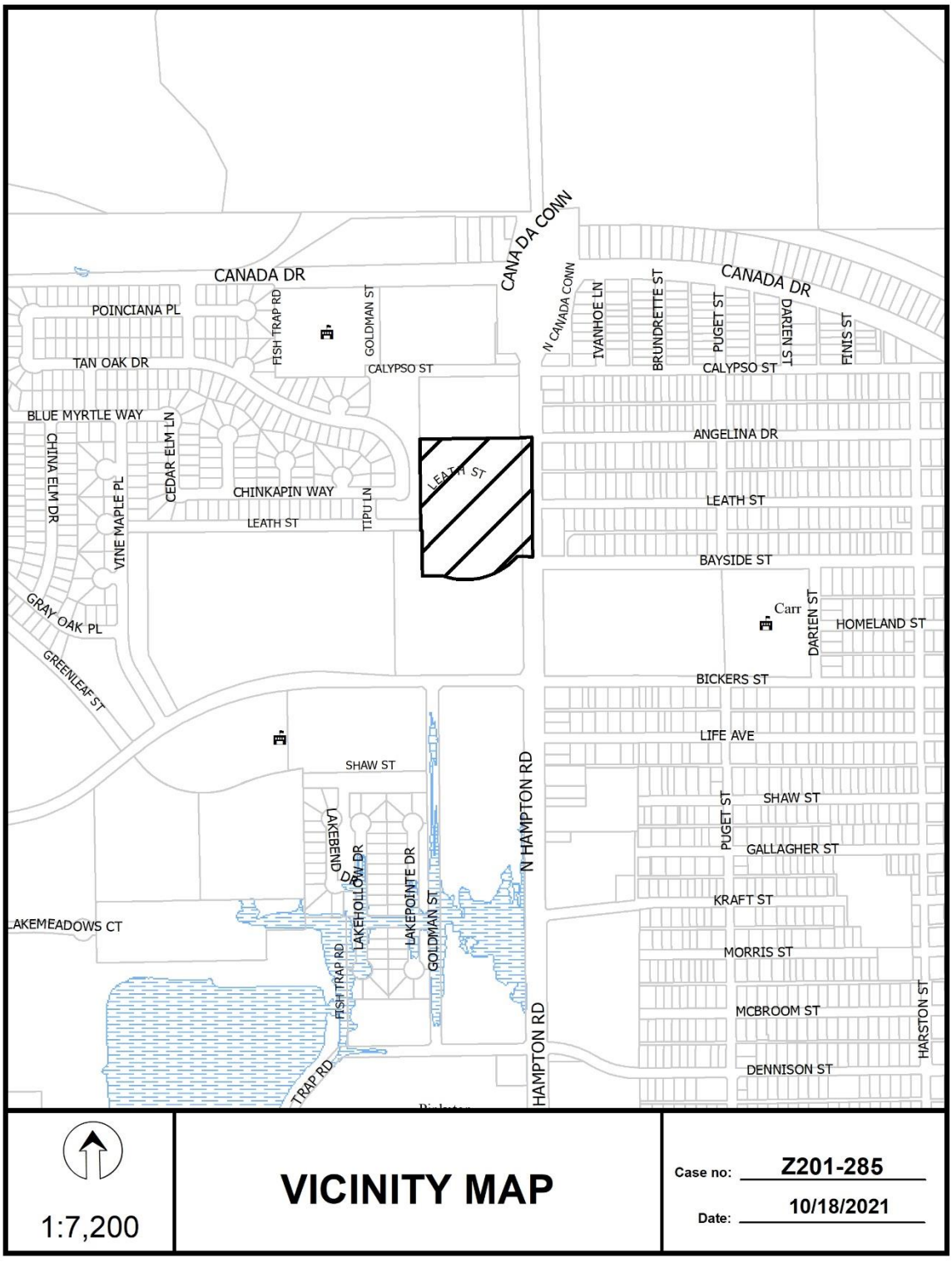


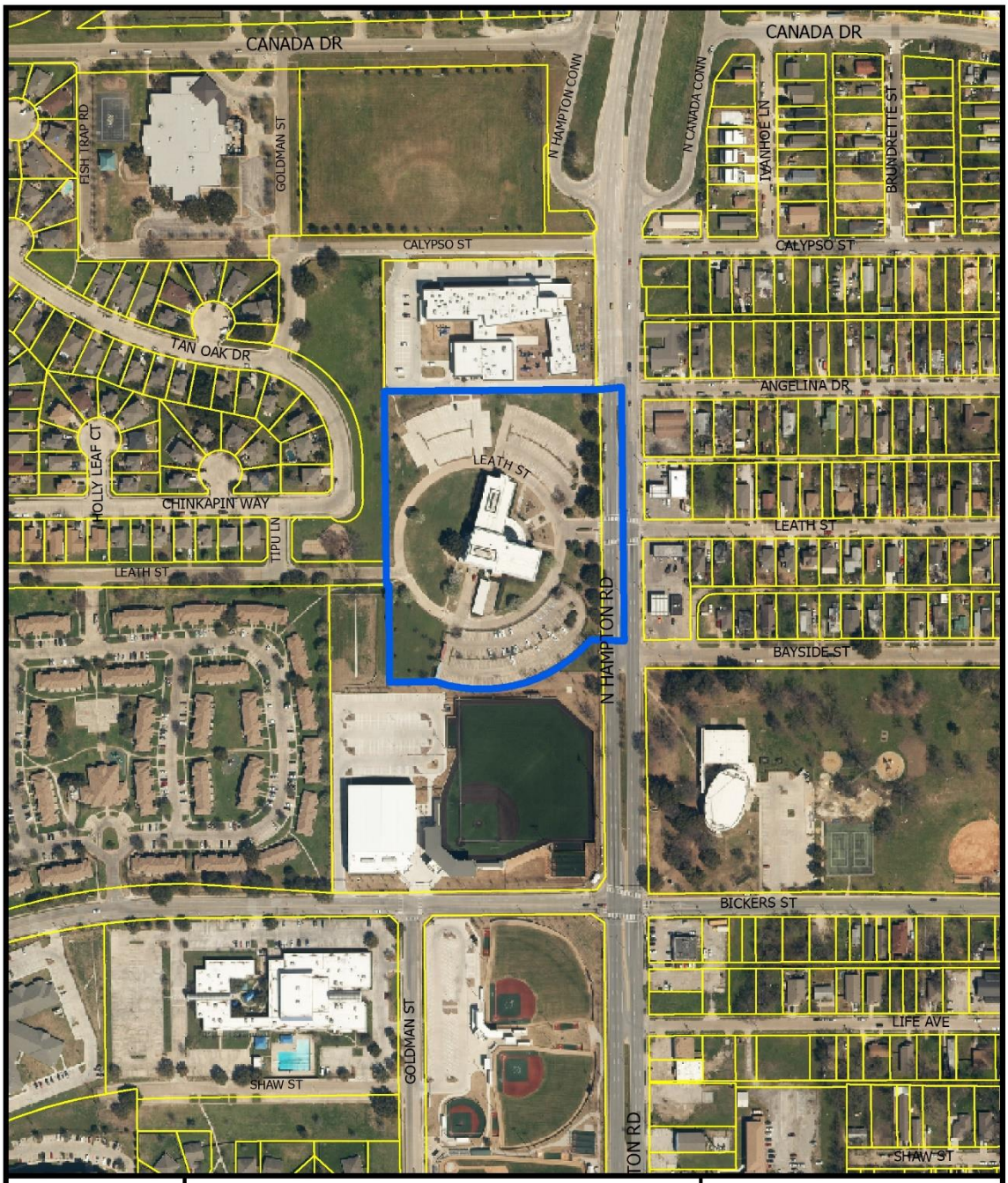
PROPOSED CONCEPTUAL PLAN

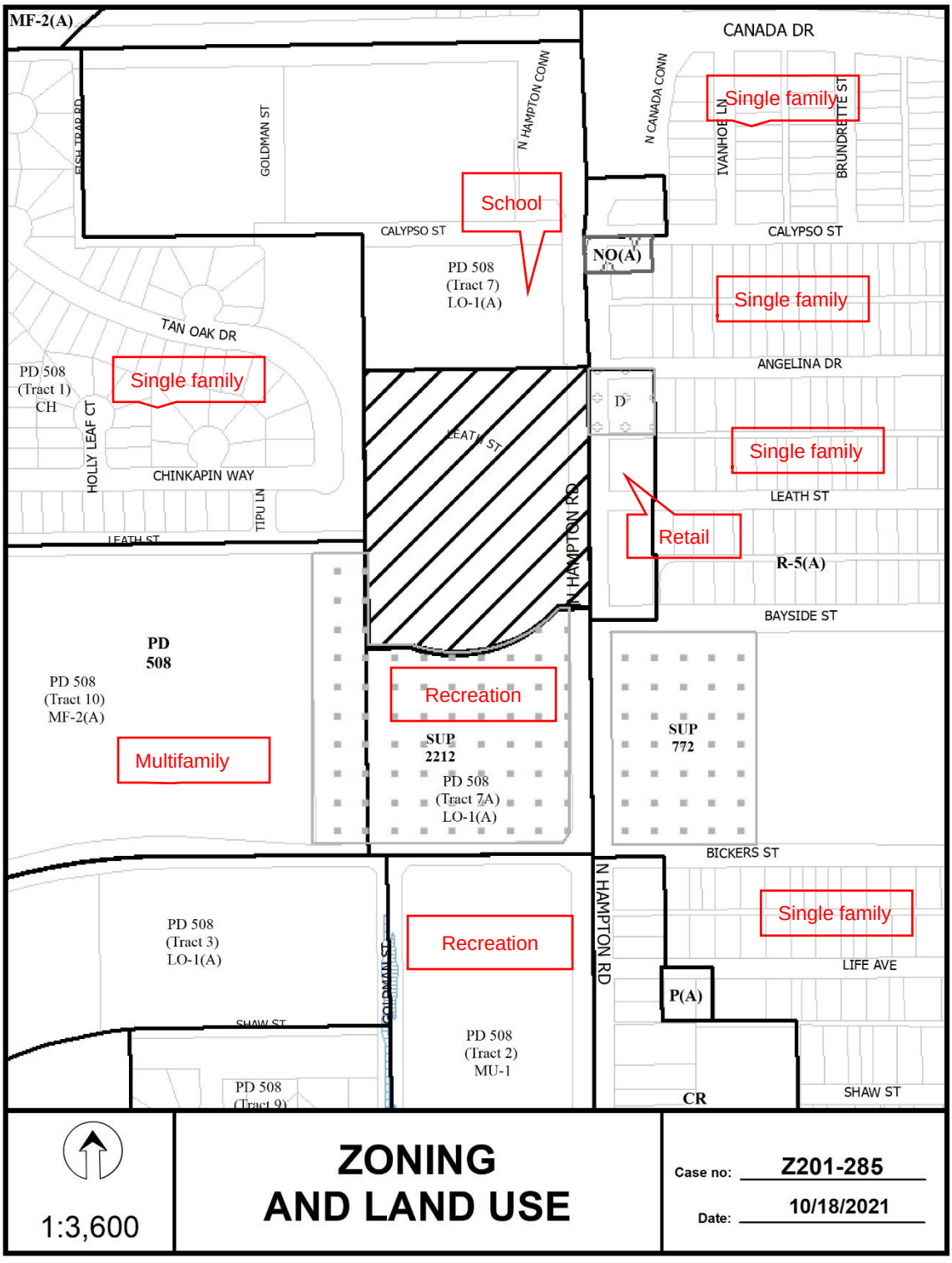


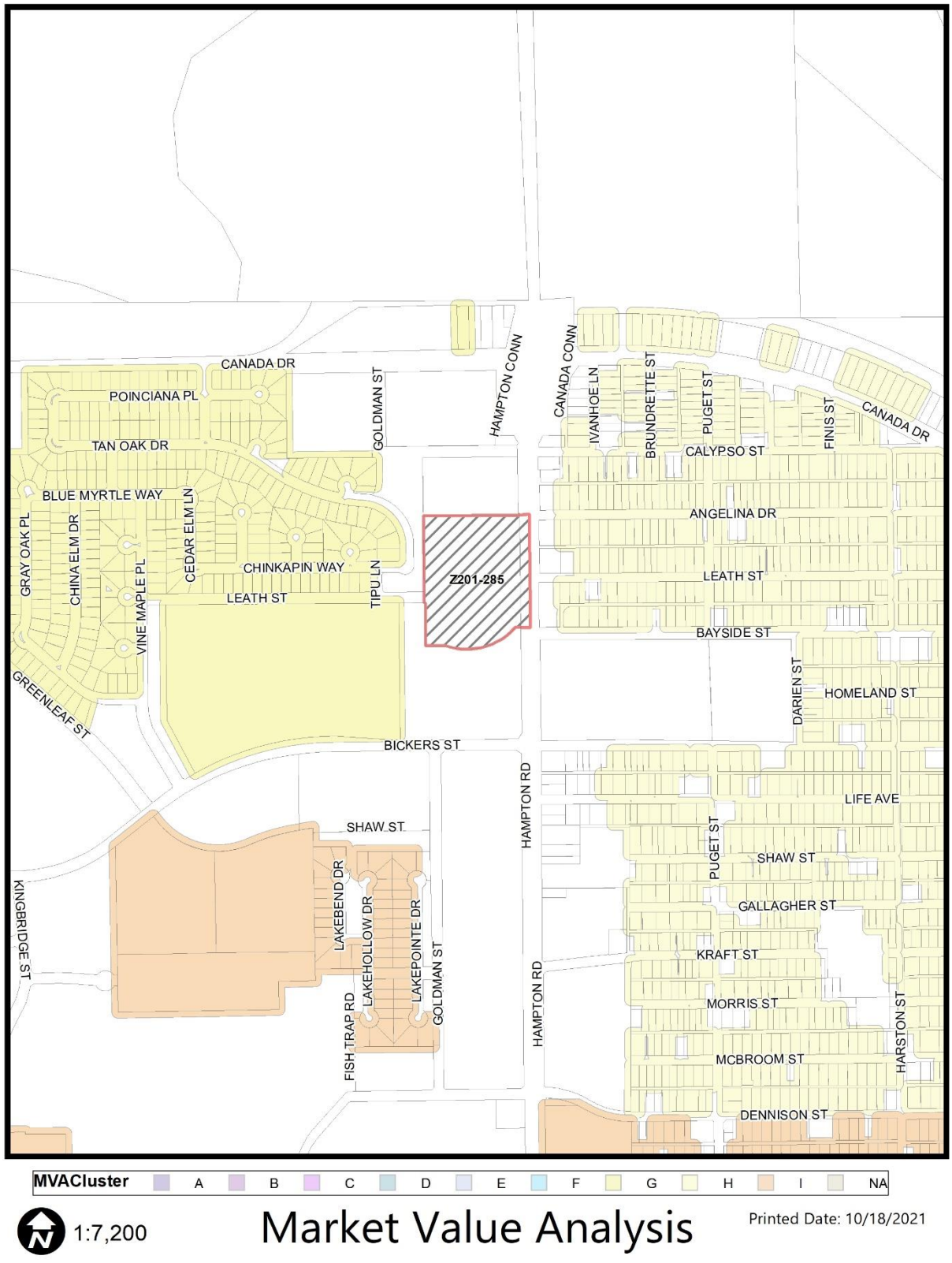
EXISTING CONCEPTUAL PLAN

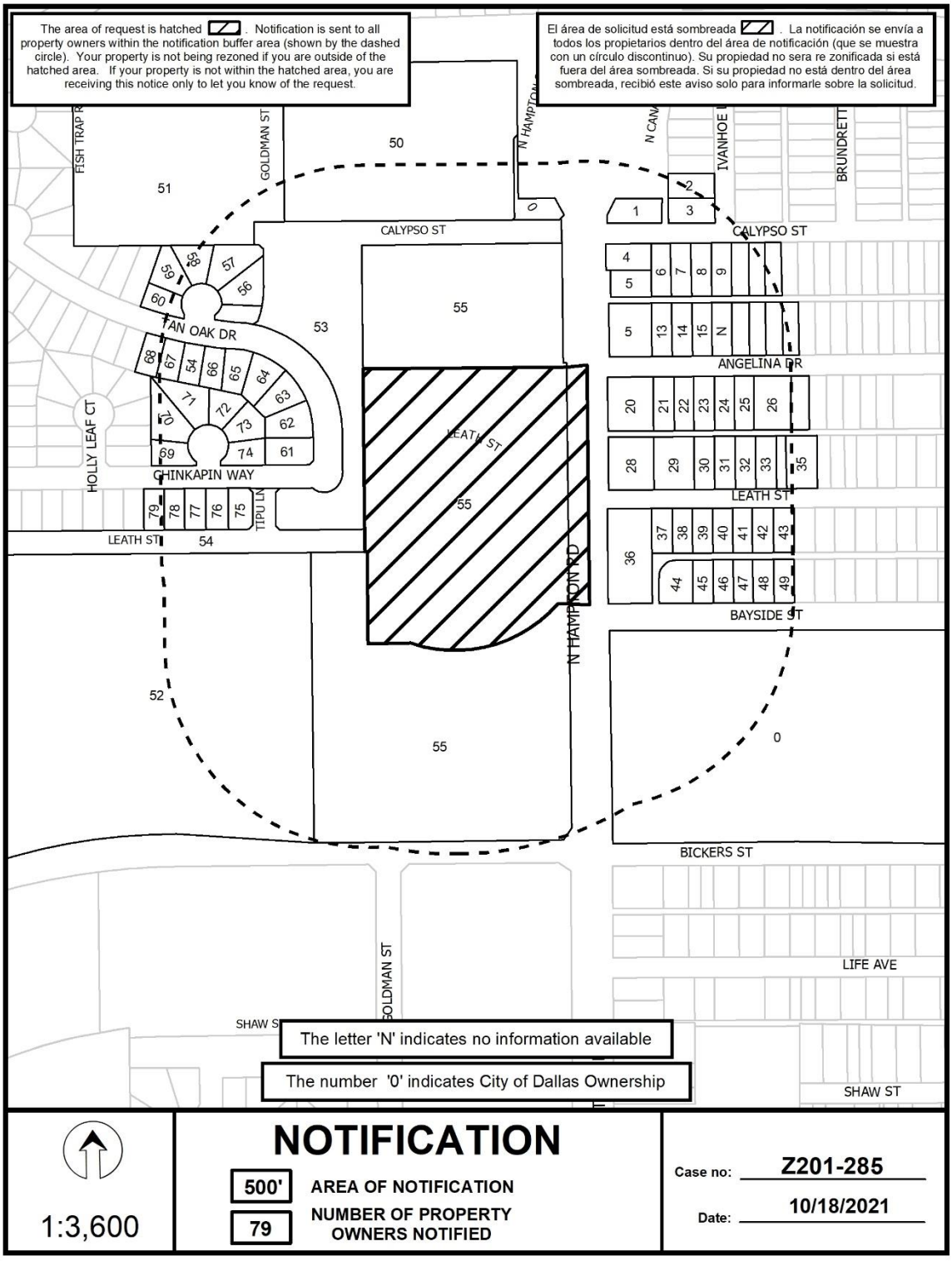



CANADA DR
CANA DA CONN
N CANADA CONN
CANADA DR
POINCIANA PL
FISH TRAP RD
GOLDMAN ST
CALYPSO ST
IVANHOE LN
BRUNDRETTE ST
PUGET ST
DARIEN ST
FINIS ST
CALYPSO ST
TAN OAK DR
BLUE MYRTLE WAY
CHINA ELM DR
CEDAR ELM LN
VINE MAPLE PL
CHINKAPIN WAY
TIPU LN
LEATH ST
LEATH ST
ANGELINA DR
LEATH ST
BAYSIDE ST
GRAY OAK PL
GREENLEAF ST
Carr
DARIEN ST
HOMELAND ST
BICKERS ST
LIFE AVE
SHAW ST
SHAW ST
PUGET ST
GALLAGHER ST
KRAFT ST
MORRIS ST
MCBROOM ST
HARSTON ST
DENNISON ST
N HAMPTON RD
HAMPTON RD
LAKEBEND DR
LAKEHOLLOW DR
LAKEPOINTE DR
GOLDMAN ST
FISH TRAP RD
TRAP RD
LAKEMEADOWS CT
1:7,200
VICINITY MAP
Case no: Z201-285
Date: 10/18/2021


CANADA DR
CANADA DR
FISH TRAP RD
GOLDMAN ST
N HAMPTON CONN
N CANADA CONN
IVANHOE LN
BRUNDRETTE ST
CALYPSO ST
CALYPSO ST
TAN OAK DR
ANGELINA DR
HOLLY LEAF CT
LEATH ST
CHINKAPIN WAY
TIPU LN
LEATH ST
LEATH ST
N HAMPTON RD
BAYSIDE ST
BICKERS ST
LIFE AVE
GOLDMAN ST
SHAW ST
SHAW ST
1:3,600
AERIAL MAP
Case no: Z201-285
Date: 10/18/2021


MF-2(A)
CANADA DR
N CANADA CONN
IVANHOE LN
BRUNDRETTE ST
Single family
N HAMPTON CONN
GOLDMAN ST
FISH TRAP RD
School
CALYPSO ST
NO(A)
PD 508
(Tract 7)
LO-1(A)
Single family
TAN OAK DR
ANGELINA DR
PD 508
(Tract 1)
CH
Single family
HOLLY LEAF CT
CHINKAPIN WAY
TIPU LN
LEATH ST
D
Single family
N HAMPTON RD
Retail
R-5(A)
BAYSIDE ST
PD
508
PD 508
(Tract 10)
MF-2(A)
Recreation
SUP
2212
PD 508
(Tract 7A)
LO-1(A)
SUP
772
Multifamily
BICKERS ST
PD 508
(Tract 3)
LO-1(A)
Recreation
Single family
LIFE AVE
P(A)
SHAW ST
PD 508
(Tract 2)
MU-1
PD 508
(Tract 9)
CR
SHAW ST
1:3,600
ZONING
AND LAND USE
Case no: Z201-285
Date: 10/18/2021


CANADA DR
POINCIANA PL
TAN OAK DR
BLUE MYRTLE WAY
GRAY OAK PL
CHINA ELM DR
VINE MAPLE PL
CEDAR ELM LN
CHINKAPIN WAY
LEATH ST
GREENLEAF ST
GOLDMAN ST
TIPU LN
HAMPTON CONN
CANADA CONN
IVANHOE LN
BRUNDRETTE ST
PUGET ST
FINIS ST
CANADA DR
CALYPSO ST
ANGELINA DR
LEATH ST
Z201-285
BAYSIDE ST
DARIEN ST
HOMELAND ST
BICKERS ST
HAMPTON RD
LIFE AVE
SHAW ST
PUGET ST
SHAW ST
GALLAGHER ST
KRAFT ST
MORRIS ST
MCBROOM ST
DENNISON ST
HARSTON ST
KINGBRIDGE ST
LAKEBEND DR
LAKEHOLLOW DR
LAKEPOINTE DR
GOLDMAN ST
FISH TRAP RD
HAMPTON RD
MVACluster
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 10/18/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
FISH TRAP R
GOLDMAN ST
N HAMPTON
IVANHOE
BRUNDRETT
CALYPSO ST
TAN OAK DR
HOLLY LEAF CT
CHINKAPIN WAY
TIPU LN
LEATH ST
ANGELINA DR
BAYSIDE ST
N HAMPTON RD
BICKERS ST
LIFE AVE
SHAW ST
50
51
52
53
54
55
0
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
79
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z201-285
Date: 10/18/2021

10/18/2021

Notification List of Property Owners

Z201-285

79 Property Owners Notified

Label #	***Address***		***Owner***
1	4002	N HAMPTON RD	GRESS JUAN E & SILVIA C
2	4009	IVANHOE LN	PENALOZARIVERA SILAY
3	4003	IVANHOE LN	WASHINGTON ANGELA
4	3944	N HAMPTON RD	AGUIRRE JUAN
5	3940	N HAMPTON RD	ABUNDANT FAITH CHURCH
6	2058	CALYPSO ST	SAMANTHA FRANCINE HOMES INC
7	2054	CALYPSO ST	CORRO ALVIS
8	2050	CALYPSO ST	STEWARD SHARON
9	2046	CALYPSO ST	PRIDE EDWARD C & LINDA K
10	2042	CALYPSO ST	GALILEE CHURCH OF GOD IN
11	2038	CALYPSO ST	GALILEE CHURCH OF GOD IN
12	2036	CALYPSO ST	EFFECTIVE HOME CONSTRUCTION LLC
13	2059	ANGELINA DR	WILLIAMS JARED MIKAL LIFE EST
14	2055	ANGELINA DR	SCHEIFELE BENEDIKT &
15	2051	ANGELINA DR	ERIC NYANDWI &
16	2043	ANGELINA DR	MANNS BOBBIE JEAN
17	2039	ANGELINA DR	MODKINS ROBERT LEE &
18	2037	ANGELINA DR	SANTANA RICARDO ECHEVERRIA &
19	2033	ANGELINA DR	BROWN NEKEMIA NEKIBLA
20	3918	N HAMPTON RD	ORGANIZATION OF HISPANIC CONTRACTORS
21	2058	ANGELINA DR	MARTINEZ CESAR
22	2054	ANGELINA DR	GARCIA ROSALINDA C
23	2050	ANGELINA DR	MORENO FRANCISCO SOSA
24	2046	ANGELINA DR	BURTON JESSIE JR
25	2042	ANGELINA DR	WRIGHT PAUL C
26	2034	ANGELINA DR	CURRY FANNIE MAE

10/18/2021

Label #	*Address*		*Owner*
27	2032	ANGELINA DR	BALTAZAR JUANA
28	3900	N HAMPTON RD	MUKTA INVESTMENTS LLC
29	2055	LEATH ST	HARDAWAY JOHN ETTA
30	2051	LEATH ST	EL PASO GROUP LLC THE
31	2047	LEATH ST	LOCKHART JOYCE A
32	2043	LEATH ST	LOZA JONATHAN D & ESMERALDA C
33	2039	LEATH ST	ALVARADO JOSE E &
34	2035	LEATH ST	ALVARADO JOSE E
35	2031	LEATH ST	REYNOLDS SANDRA
36	3818	N HAMPTON RD	OGBAZGI SEMERE GELAI &
37	2058	LEATH ST	MIRELES ADAN &
38	2054	LEATH ST	HENDERSON DARLINE JONES &
39	2050	LEATH ST	HARRIS AMANDA MARIE
40	2046	LEATH ST	LEWIS DESTINEE
41	2042	LEATH ST	SPRINGER JAKE
42	2038	LEATH ST	TRAN HUE T &
43	2034	LEATH ST	ALMENDARIZ ELIAS & AGUSTINA
44	2055	BAYSIDE ST	SMITH DARRYL LARONE
45	2051	BAYSIDE ST	MACEDO ARCADIO
46	2047	BAYSIDE ST	MULLEN SAM EST OF
47	2043	BAYSIDE ST	GLOVER TRACY
48	2037	BAYSIDE ST	RIVERA JAVIER
49	2035	BAYSIDE ST	CARROLL LAURETTA & ET AL
50	2100	CANADA DR	WEST DALLAS COMMUNITY SCHOOL
51	2300	CANADA DR	DALLAS HOUSING AUTHORITY
52	2425	BICKERS ST	DALLAS HOUSING AUTHORITY
53	1	TAN OAK DR	GREENLEAF VILLAGE HOA INC
54	1	LEATH ST	GREENLEAF VILLAGE HOA INC
55	2303	BICKERS ST	DALLAS HOUSING AUTHORITY
56	4110	CADDO LEAF CT	MADRID JUAN C
57	4107	CADDO LEAF CT	GIBSON GENEVIEVE ELAINE &

10/18/2021

Label #	*Address*		*Owner*
58	4111	CADDO LEAF CT	GARCIA ISMAEL F &
59	4115	CADDO LEAF CT	MOORE RUBY JEWEL
60	4119	CADDO LEAF CT	READ CRYSTAL M
61	2310	TAN OAK DR	LANDRUM RODNEY
62	2314	TAN OAK DR	PIMENTEL HECTOR M &
63	2318	TAN OAK DR	ALONSO LEONEL
64	2322	TAN OAK DR	CASTILLO ERIKA
65	2326	TAN OAK DR	BAEZ ROBERTO & ANA LILIA
66	2330	TAN OAK DR	CLARADY NATHANIEL P &
67	2408	TAN OAK DR	NGUYEN NHAP
68	2412	TAN OAK DR	HERRERA EDGAR & MONICA E
69	4019	ASH LEAF CT	PHAM ALEX DANG &
70	4023	ASH LEAF CT	DAVIS FRED JR & INCHA
71	4027	ASH LEAF CT	PHILIP CHRISTO & MELISSA
72	4028	ASH LEAF CT	STARR JEFFREY R & TARI A
73	4024	ASH LEAF CT	BERRIOS CARLOS F &
74	4020	ASH LEAF CT	LABA FREDDY N
75	2314	CHINKAPIN WAY	TERRAZAS JAVIER ALEJANDRO O &
76	2318	CHINKAPIN WAY	HENRY VALENCIA
77	2322	CHINKAPIN WAY	WEIRICH JUNE M
78	2326	CHINKAPIN WAY	JONES GREGORY D &
79	2330	CHINKAPIN WAY	FRANCO REYNALDO JR

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Oscar Aguilera

FILE NUMBER: Z201-300(OA) **DATE FILED:** July 14, 2021

LOCATION: West line of South Cockrell Hill Road, north of West Red Bird Lane.

COUNCIL DISTRICT: 3 **MAPSCO:** 62 M

SIZE OF REQUEST: ± 8.757 acres **CENSUS TRACT:** 165.20

APPLICANT/REPRENTATIVE: Ramon Aranda

OWNER: Michele Turnquist

REQUEST: An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for a multifamily development on the site.

STAFF RECOMMENDATION: **Approval.**

BACKGROUND INFORMATION:

- The subject site is approximately 8.757 acres and undeveloped. The existing R-7.5(A) Single Family District does not allow a multifamilyuse.
- The site consists of three undeveloped parcels and the west portion of the site is heavily treed.
- The proposed MF-2(A) Multifamily District would allow for the construction of a multifamily development.

Zoning History:

There have been two zoning cases in the area in the past five years.

1. Z190-320: On Wednesday, January 27, 2021, the City Council approved an application for a CR Community Retail District with deed restrictions volunteered by the applicant to prohibit a liquor store use, a pawn shop use, and a private-club bar use permitted within a CR Community Retail District, at the southwest corner of Cockrell Hill Road and Red Bird Lane.

2. Z178-293: On October 24, 2018, the City Council approved an application for a CR Community Retail District on property zoned an IR Industrial Research District located at the northwest corner of West Red Bird Lane and Blue Bird Avenue

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
S. Cockrell Hill Road	Principal Arterial	100’
Red Bird Lane	Minor Arterial	100’

Traffic:

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

STAFF ANALYSIS

Comprehensive Plan:

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

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

GOAL 1.1 Align land use strategies with economic development priorities.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas**.**

NEIGHBORHOOD PLUS

GOAL 6.0 Enhance rental housing options

Land Use:

	Zoning	Land Use
Site	R-7.5(A) Single Family District	Undeveloped
North	R-7.5(A) Single Family District	Single Family
West	R-7.5(A) Single Family District	Single Family
East	IR Industrial Research District	Communications business, Church, Auto service business
South	R-7.5(A) Single Family District	Single Family

Land Use Compatibility:

The applicant is seeking approval for the rezoning of three vacant lots to MF-2(A) Multifamily District. The surrounding land uses consist of single-family lots to the south, unknown commercial uses to the west and north, and industrial uses including a church to the east

The site is adjacent to an IR industrial/research zoning district and it fronts Cockrell Hill Road which is designated a principal road. The site conditions such as its adjacency to

industrial zoning district and frontage on a principal arterial road are not conducive to single family use for this particular property. However, staff believes multifamily use to be suitable for the site, as its resdiential nature is compatible with the existing single family uses in the vicinity, creates a buffer zone between the single family and the more intense uses, and will appropriately activate a site that has been vacant for many years.

The applicant advised staff that the proposed development would include urban design features such as 6 foot wide sidewalks. a DART-covered bus stop adjacent to the site, green space to make the development walkable among other amenities that will improve the accessibility and compatablity with the adjacent uses, however, these provisions are not enforceable with this request, unless they are otherwise required per code.

Use Comparison Table:

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

Use	Existing R 7.5 (A	Proposed MF-2(A)
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		

Use	Existing R 7.5 (A	Proposed MF-2(A)
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	•	•
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	S
Cemetery or mausoleum	S	S
Child-care facility	S	S
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		S
Convent or monastery	S	S
Foster home	S	S
Halfway house		
Hospital		
Library, art gallery, or museum	S	S
Public or private school	S	S
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		

Use	Existing R 7.5 (A	Proposed MF-2(A)
MISCELLANOUS USES		
Carnival or circus (temporary)	•	•
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		
Office		
RECREATION USES		
Country club with private membership	S	R
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		•
Duplex		•
Group residential facility		•
Handicapped group dwelling unit	•	•
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		•
Residential hotel		
Retirement housing		•
Single family	•	•
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Dry cleaning or laundry store		

Use	Existing R 7.5 (A	Proposed MF-2(A)
Furniture store		
General merchandise or food store 3,500 square feet or less		
General merchandise or food store greater than 3,500 square feet		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		
Personal service use		
Restaurant without drive-in or drive-through service		
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take off or landing port)		
Transit passenger shelter	•	•
Transit passenger station or transfer center	S	•
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		
Electrical generating plant		
Electrical substation	S	S
Local utilities	S	S

Use	Existing R 7.5 (A	Proposed MF-2(A)
Police or fire station		
Post office	S	S
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	•	•
Utility or government installation other than listed		
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center	•	•
Recycling drop-off container	•	•
Recycling drop-off for special occasion collection	•	
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Development Standards:

District	Setbacks		Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A)	25'	5' /5'. 10'/15' all others	30'	45%	-	Single family
Proposed: MF-2(A)	15' (blockface continuity applies)	0' for SF 5-15' Others	36'	60%	RPS over 26 feet in height	Multifamily, Retirement housing,single family.

The permitted lot coverage will increase from 45% to 60% and the proposed 15' setback may not be allowed due to the blockface continuity. The 25' setback would be required due to the adjacent R-7.5(A) single-family district. The height is currently restricted to 30 feet or two stories per the existing R-7.5(A) zoning district, which may increase up to three stories since the MF-2(A) allows for 36 feet. However, staff does not have concerns about this increase since the residential proximity slope will still apply for height over 26 feet.

The site is adjacent to an R-7.5(A) District to the north, east, and south, which triggers residential proximity slope restrictions for the area of request. The residential proximity slope requires an 18.4° (1 to 3 slope) angle of projection, and the slope extends infinitely from the site of origination. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope (except for chimneys, structures listed in Sec. 51A-4.408(a)(2))

The lot width for the subject site is approximately 482 feet, and the lot depth is approximately 830 feet. Structures within the portion of the site immediately adjacent to an R-7.5(A) District and within 30 feet of the R-7.5(A) district would be limited to RPS. However, structures beyond the first 30 feet adjacent to an R-7.5(A) District can be built up to a maximum 36 feet.

Parking:

Parking will be in accordance with the parking regulations of Chapter 51A. For a multifamily use, one parking space will be required per bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only. No additional parking is required for accessory uses that are limited principally to residents.

Landscaping:

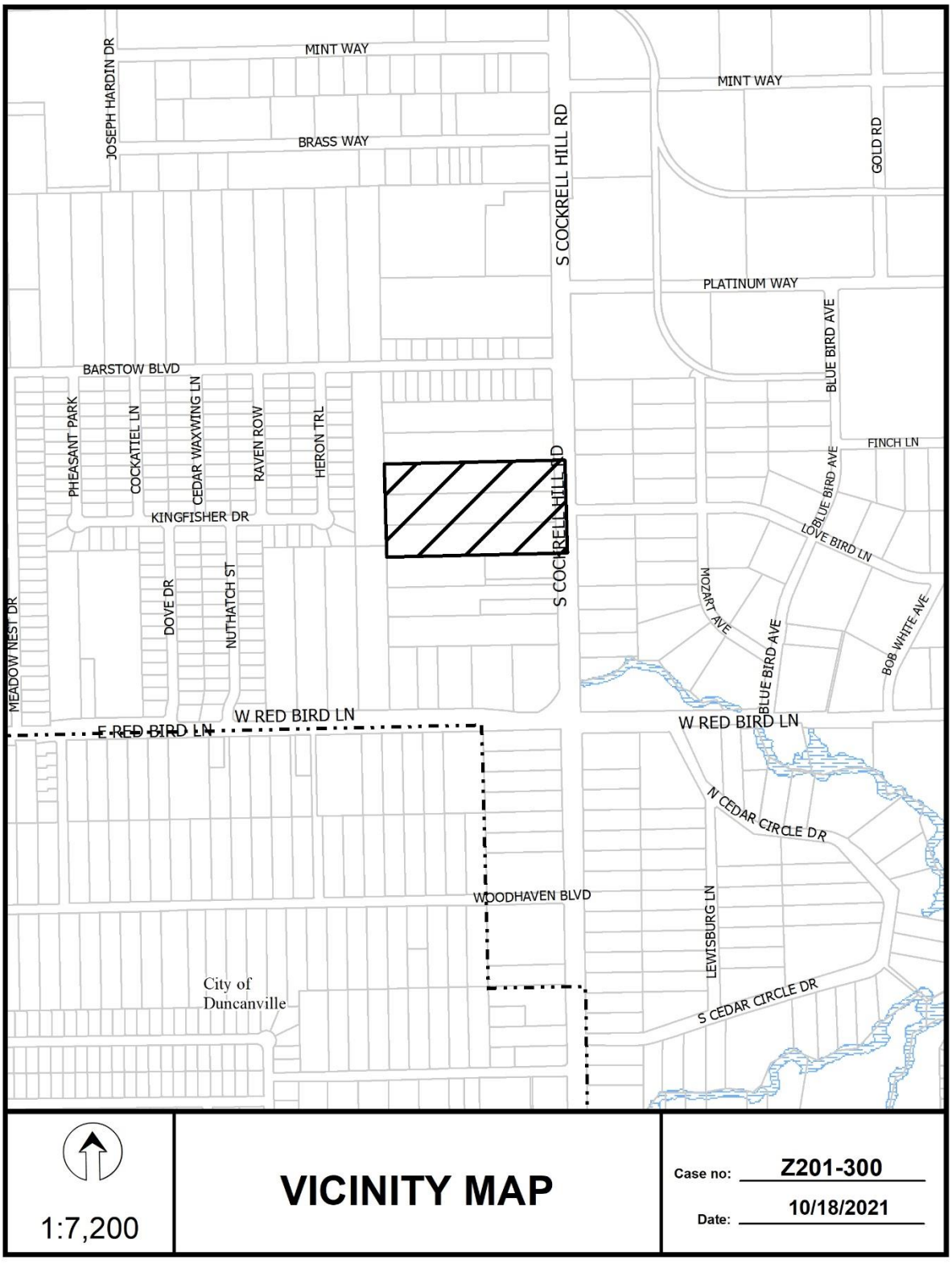
Landscaping will be in accordance with the landscape regulations of Article X, as amended.

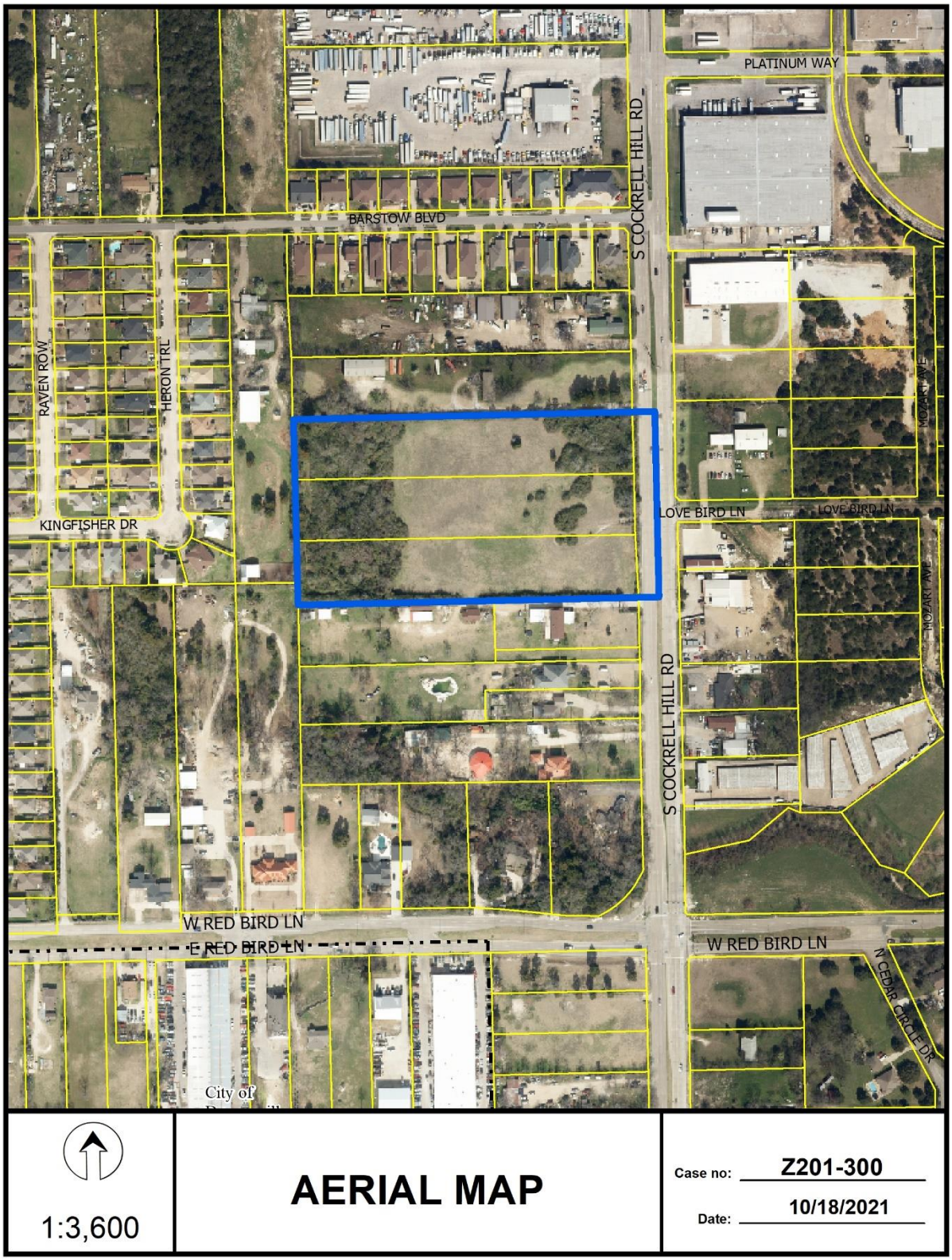
Market Value Analysis

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 strengths or weaknesses. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA Category; however, it is in proximity to an “F” MVA Cluster to the north, west, and to the south of the proposed site.

List of Officers

Michele Turnquist sole proprietorship


MINT WAY
JOSEPH HARDIN DR
BRASS WAY
MINT WAY
GOLD RD
S COCKRELL HILL RD
PLATINUM WAY
BLUE BIRD AVE
BARSTOW BLVD
PHEASANT PARK
COCKATIEL LN
CEDAR WAXWING LN
RAVEN ROW
HERON TRL
FINCH LN
KINGFISHER DR
LOVE BIRD LN
MOZART AVE
DOVE DR
NUTHATCH ST
MEADOW NEST DR
BOB WHITE AVE
W RED BIRD LN
E RED BIRD LN
N CEDAR CIRCLE DR
WOODHAVEN BLVD
LEWISBURG LN
City of Duncanville
S CEDAR CIRCLE DR
1:7,200
VICINITY MAP
Case no: Z201-300
Date: 10/18/2021

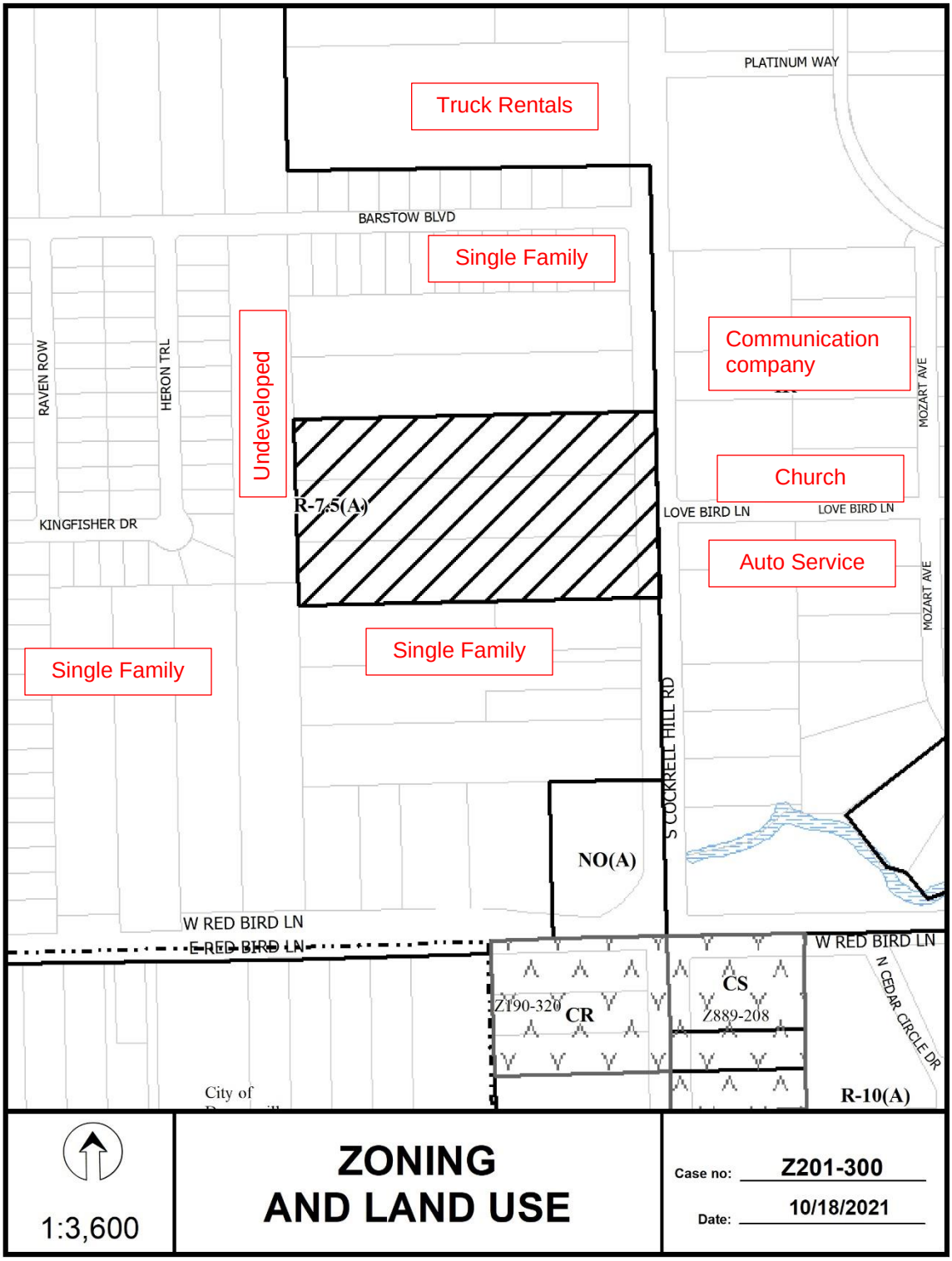


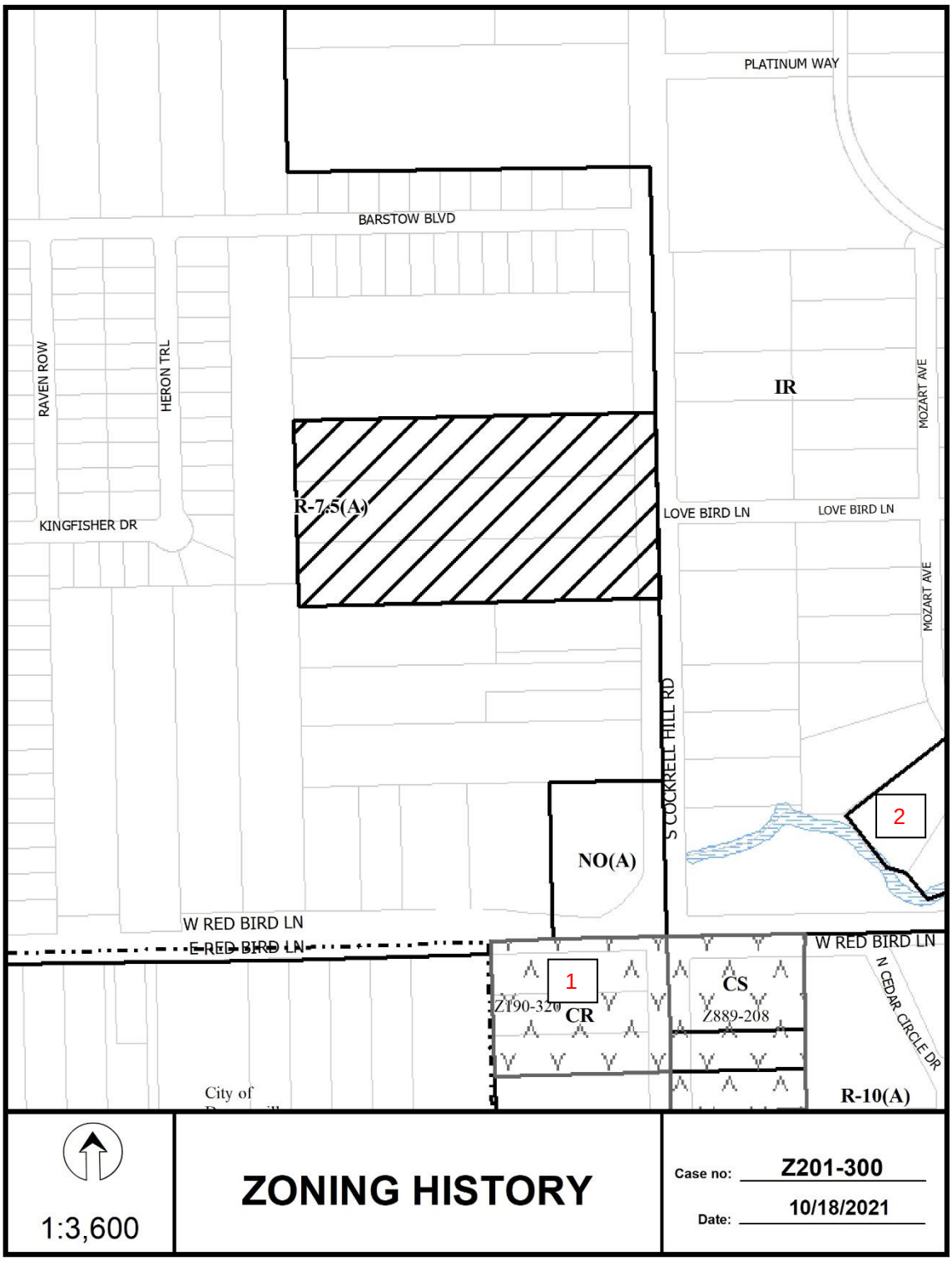
1:3,600

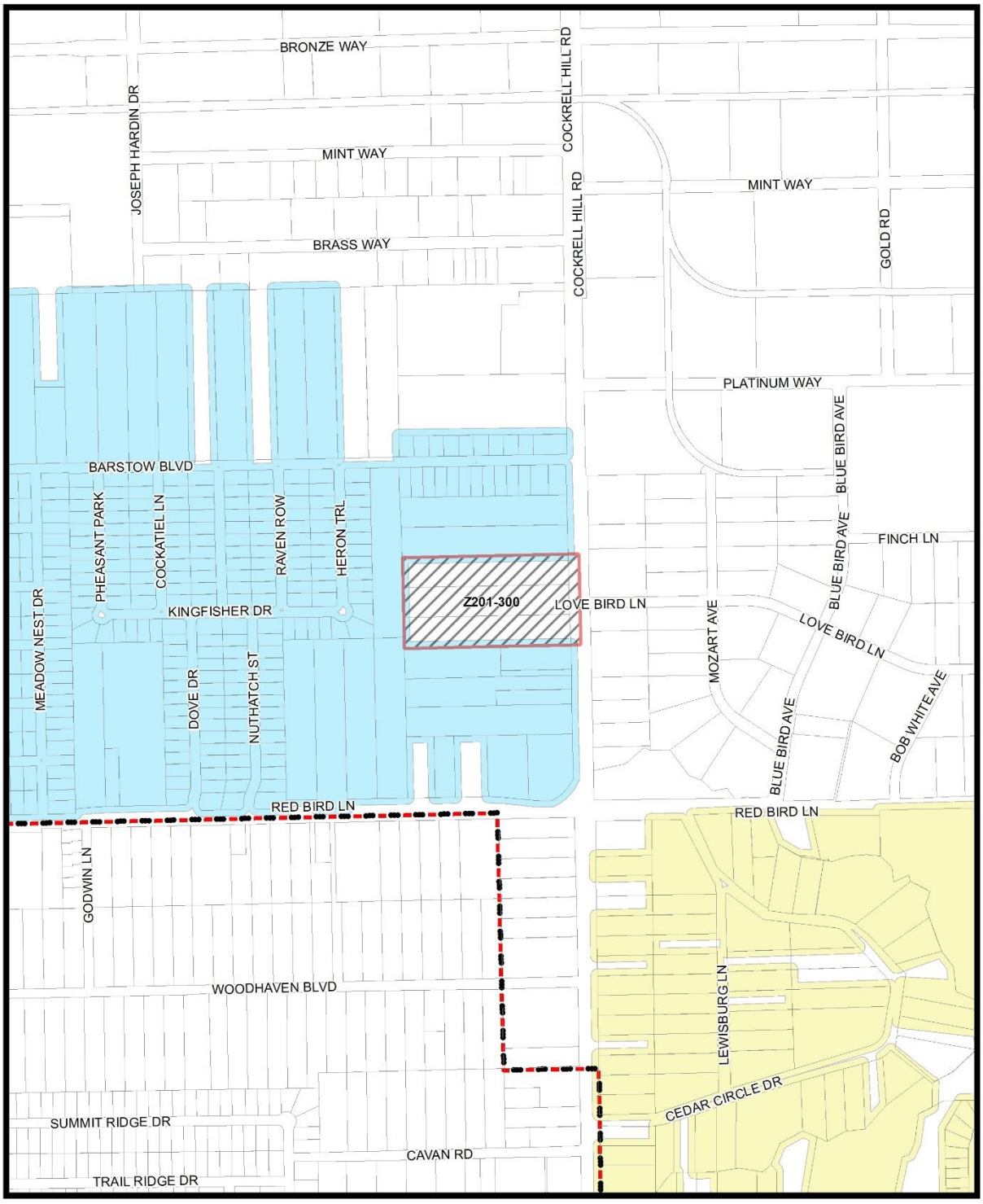
AERIAL MAP

Case no: Z201-300

Date: 10/18/2021


Truck Rentals
PLATINUM WAY
BARSTOW BLVD
Single Family
Undeveloped
Communication company
RAVEN ROW
HERON TRL
MOZART AVE
R-7.5(A)
Church
KINGFISHER DR
LOVE BIRD LN
LOVE BIRD LN
Auto Service
MOZART AVE
Single Family
Single Family
S COCKRELL HILL RD
NO(A)
W RED BIRD LN
E RED BIRD LN
W RED BIRD LN
N CEDAR CIRCLE DR
CS
Z190-320
CR
Z889-208
City of
R-10(A)
1:3,600
ZONING
AND LAND USE
Case no: Z201-300
Date: 10/18/2021


PLATINUM WAY
BARSTOW BLVD
RAVEN ROW
HERON TRL
KINGFISHER DR
R-7.5(A)
IR
MOZART AVE
LOVE BIRD LN
LOVE BIRD LN
MOZART AVE
S COCKRELL HILL RD
NO(A)
2
W RED BIRD LN
E RED BIRD LN
W RED BIRD LN
1
Z190-320
CR
CS
Z889-208
N CEDAR CIRCLE DR
R-10(A)
City of
1:3,600
ZONING HISTORY
Case no: Z201-300
Date: 10/18/2021

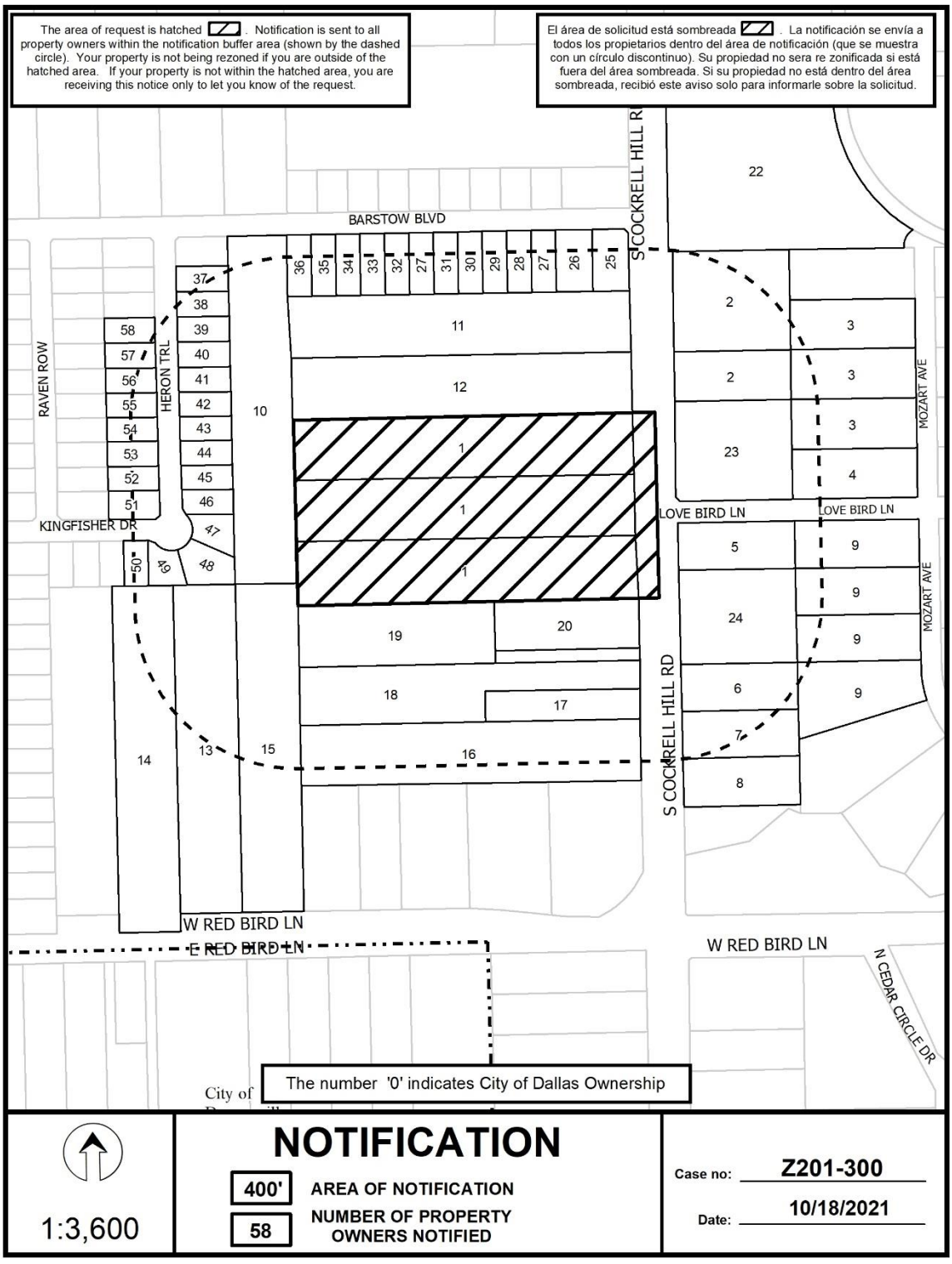


Market Value Analysis A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 10/18/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
BARSTOW BLVD
S COCKRELL HILL RD
RAVEN ROW
HERON TRL
KINGFISHER DR
MOZART AVE
LOVE BIRD LN
W RED BIRD LN
E RED BIRD LN
N CEDAR CIRCLE DR
The number '0' indicates City of Dallas Ownership
City of
NOTIFICATION
400'
AREA OF NOTIFICATION
58
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z201-300
Date: 10/18/2021

10/18/2021

Notification List of Property Owners

Z201-300

58 Property Owners Notified

Label #	*Address*		*Owner*
1	5511	S COCKRELL HILL RD	TURNQUIST MICHELE A TR
2	5310	S COCKRELL HILL RD	JOHNSTON TECHNICAL
3	5325	MOZART AVE	JOHNSTON TECHNICAL SERVICES INC
4	5427	MOZART AVE	NUNEZ JUVENAL
5	5506	S COCKRELL HILL RD	ELLIS EDUARDO CLIFTON
6	5606	S COCKRELL HILL RD	HAYNES GARY L & LAKEISHA
7	5610	S COCKRELL HILL RD	MALAGON RAFAEL
8	5618	S COCKRELL HILL RD	MHC 112
9	5507	MOZART AVE	CRAWFORD JEWELL JR
10	4482	BARSTOW BLVD	HERNANDEZ FELIPE
11	5321	S COCKRELL HILL RD	RODRIGUEZ GREXIS
12	5411	S COCKRELL HILL RD	Taxpayer at
13	4485	W RED BIRD LN	SANTOS IGNACIO J TR
14	4499	W RED BIRD LN	GUZMAN GUMARO
15	4473	W RED BIRD LN	SANTOS REVOCABLE LIVING TRUST THE
16	5615	S COCKRELL HILL RD	MARCHAN GERARDO
17	5611	S COCKRELL HILL RD	ECHERD JONATHAN T
18	5605	S COCKRELL HILL RD	LONE STAR SURGICAL
19	5523	S COCKRELL HILL RD	RIOS ESTEBAN & ANA MARIA SANCHEZ
20	5601	S COCKRELL HILL RD	RIOS ESTEBAN & ANA MARIA SANCHEZ
21	5601	S COCKRELL HILL RD	SIMMONS THOMAS
22	5222	S COCKRELL HILL RD	Taxpayer at
23	5414	S COCKRELL HILL RD	RAMIREZ EFRAIN
24	5512	S COCKRELL HILL RD	RUIZ MARISELA A
25	4402	BARSTOW BLVD	GONZALES ELIZETH & RICKY
26	4412	BARSTOW BLVD	GUILIANO PIERRE L

Label #	*Address*		*Owner*
27	4416	BARSTOW BLVD	BEYER KENNETH
28	4420	BARSTOW BLVD	SPEARS HARVEY & CHIQUITA
29	4424	BARSTOW BLVD	OSORIO ELVIN
30	4428	BARSTOW BLVD	MIKES SITE DEVELOPMENT
31	4432	BARSTOW BLVD	URRUTIA TABITHA
32	4440	BARSTOW BLVD	PEREZ JOSE M & MARIA A
33	4444	BARSTOW BLVD	MONTELONGO CARLOS
34	4448	BARSTOW BLVD	MONTELONGO ERIK & JEANETTE
35	4452	BARSTOW BLVD	DALLAS PPTY LLC
36	4456	BARSTOW BLVD	MONJARAS MARGARITA
38	5314	HERON TRL	GUTIERREZ GISELA
39	5318	HERON TRL	QUINTANA ROBIN L
40	5322	HERON TRL	RODRIGUEZ LINDA RUTH
41	5326	HERON TRL	BRITTON SHIRLEY A
42	5330	HERON TRL	MARTINEZ ALFREDO
43	5334	HERON TRL	MYERS BENNIE & RHONDA
44	5338	HERON TRL	HERNANDEZ MIGUEL
45	5342	HERON TRL	MUNIZ JUVENTINO
46	5346	HERON TRL	VILLA JOSE
47	4510	KINGFISHER DR	MORALES URIEL A
48	4514	KINGFISHER DR	GARCIA FRANCISCO
49	4518	KINGFISHER DR	TORRES FEBRONIA L
50	4522	KINGFISHER DR	BLANCO JOSE JR
51	5345	HERON TRL	VAZQUEZ FRANCISCO J
52	5341	HERON TRL	HERNANDEZ JESUS
53	5337	HERON TRL	MLO CUC VO
54	5333	HERON TRL	ACOSTACANO ADA MARISSA
55	5329	HERON TRL	VIRAPHONH TONY
56	5325	HERON TRL	CAH 2015 1 BORROWER LLC
57	5321	HERON TRL	ANDRADE OCTAVIO & NORMA

10/18/2021

Label #	*Address*		*Owner*
58	5317	HERON TRL	JUAREZ ANGEL

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Oscar Aguilera

FILE NUMBER: Z201-291(OA) **DATE FILED:** June 25, 2021

LOCATION: South line of Lyndon B Johnson Freeway, west of Hillcrest Road

COUNCIL DISTRICT: 11 **MAPSCO:** 15 V

SIZE OF REQUEST: ±7.455 acres **CENSUS TRACT:** 0132.00

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

APPLICANT: RD Investment Properties, LLC

OWNER: DB Triple Dipper HQ LLC

REQUEST: An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NO(A) Neighborhood Office District.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to yard, lot, and space regulations, and design standards to redevelop the site with a multifamily use.

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

BACKGROUND INFORMATION:

- During the 1980s, the property was zoned an O-2 Office District. On July 18, 1989, the zoning designation of the property transitioned to an NO(A) Neighborhood Office District by the adoption of Chapter 51A of the Dallas Development Code.
- The area of request is currently developed with a vacant office complex with three structures and associated parling lot built in 1979.
- The applicant is proposing to rezone the property to create a new Planned Development District for multifamily uses.
- The property is adjacent to Lyndon B Johnson Freeway, and it is separated from the single-family residential neighborhood to the southwest by the surrounding neighborhood office uses and lack of access due to a steep slope that prevents any type of vehicular or pedestrian access to and from the single-family subdivision. The applicant proposes to redevelop the site with a multifamily use. The proposed buildings will be approximately 110 feet in height with no minimum lot size if the proposed urban design and mixed income housing provisions are met; otherwise the height must not exceed 45 feet and the minimum lot size must meet MF-2(A) Lot size requirements.

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

1. **Z189-215:** On February 25, 2019, an application was submitted for a Planned Development District for MF-3(A) Multifamily District uses, on property zoned NO(A) Neighborhood Office District located on the south line of Lyndon B Johnson Fwy, between Hillcrest Plaza Drive and Hillcrest Road. [The application was withdrawn by the applicant before the public hearing notification] [subject site]
2. **Z178-362:** On November 6, 2018, the City Council approved a Specific Use Permit for a utility or government installation other than listed on property zoned Planned Development District No. 137 on the property located on the southeast corner of Interstate Highway 635 (Lyndon B. Johnson Freeway) and Hillcrest Road, east of the area of request.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lyndon B Johnson Fwy	Highway	--
Hillcrest Road	Principal Arterial	100 feet
Hillcrest Plaza Drive	Local Street	--

Traffic:

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

Surrounding Land Uses:

	Zoning	Land Use
Site	NO(A) Neighborhood Office District	Vacant Office Buildings
North	Public Right of Way	Lyndon B Johnson Fwy
East	Planned Development District No. 137 with SUP 2309	Office
South	NO(A) Neighborhood Office District; Planned Development District No. 218	Office; Single Family
West	NO(A) Neighborhood Office District	Office

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND-USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES.

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. Acknowledge the importance of neighborhoods to the city's long-term health and vitality.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas**.**

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

NEIGHBORHOOD PLUS

GOAL 6.0 ENHANCE RENTAL HOUSING OPTIONS

Policy 6.1 Raise the quality of rental property through better design standards, reactive and systematic code enforcement, and zero tolerance towards chronic offenders

Land Use Compatibility

The approximate 7.455-acre site is zoned an NO(A) Neighborhood Office District and is currently developed with three vacant four-story office buildings that were built in 1979, according to Dallas Central Appraisal District.

The area of request is surrounded by LBJ Freeway, a large office campus located to the south and west of the property, and a government installation located to the east that operates as offices and courtrooms for Dallas County. The office campus located to the south is zoned an NO(A) Neighborhood Office District, and the government installation is within Planned Development District No. 137. Southwest of the site large office campus, there is a single-family residential neighborhood to the south as well.

The proposal for a multifamily use is suitable for this location because the only points of access to the site are from Lyndon B Johnson Freeway and Hillcrest Plaza Drive. Hence, the proposed multifamily use would not generate any additional noise or circulation issues to the single-family residential neighborhood that is located to the south. Furthermore, the property is adjacent to a transportation node that would support the traffic demand of a multifamily use.

Additionally, the buildings with potential height of 110 feet are located away from the single family neighborhood to the southwest, while the building closer to the neighborhood is proposed at a height of 35 feet. A large green zone with amenities and existing trees to the south and southwest portion of the site will also serve as a buffer to the neighborhood. This approach addresses the visual intrusion issues and ensures compatibility with the neighborhood. There are also single family homes to the north across Lyndon B Johnson Freeway, however, they are separate by the freeway and should not be impacted by the proposed height.

Staff prefers to obtain a maximum number of units for this development; however, the applicant did not provide this information to staff. However, with the surrounding uses being a mix of residential and nonresidential uses, staff believes the proposed use is suitable for this site.

Development Standards

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing: NO(A)	15’	20’ adj to res Other: No min	No min lot size 0.5 FAR	30’	50%	RPS Visual Intrusion	Office
Base: MF-2(A)	15’	0’ for SF 5-15’ Others	No maximum floor area ratio.	36’	60%	RPS over 26 feet in height	Residential and institutional and community service uses
Proposed: PD for MF-2(A)	15’	15’	No maximum floor area ratio.	45’; 110’ with MIH	60%	RPS	Multifamily, duplex, single family

The proposed height of 45 feet as base or 110 feet if meets the urban design and mixed-income housing conditions are compatible with the heights along Lyndon B Johnson Fwy. Staff conducted a rough analysis of the surrounding area (approximately 1,000 feet east, and west of the subject site along Lyndon B Johnson), and noticed existing buildings that appear to be above 110 feet-in-height and located within MU-3 (270’ allowed building height) and MU-1 (120’ allowed building height) zoning districts. Additionally, RPS would apply, although based on the distance of the proposed buildings from the single family neighborhood, the proposed height may not be in conflict with RPS.

Mixed Income Housing

The applicant is recommending a minimum of three percent of the units to be available to households earning between 81 and 100 percent of the area median family income (AMFI) and offered at affordable rent prices as one of the conditions to get a maximum height of 110 feet. Staff does not believe the proposed percentage is adequate and recommends a 5% at 51-60% AMI to obtain the maximum height of 110 feet.

Staff utilizes the Market Value Analysis (MVA) categories to evaluate requests for PDs with multifamily housing. In MVA Categories A, B, C and in the rapidly gentrifying D, E, and F areas, staff recommends 5% of the total units be reserved for households at 51-60% of AMI. The area of request is located near a B MVA area to the north and to the south. Therefore, staff supports the proposal only if it is for 5% of the units at 51-60% AMI.

Design Standards

The applicant has proposed design standards that include sidewalk, pedestrian amenities, a minimum one acre publicly accessible open space (13.5% of the site area), and specific lighting provisions. Architectural elements are also proposed to screen parking garage, provide desired transparency, include visual interest through horizontal

and vertical facades. If the design provisions are met in conjunction with the Mixed Income Housing provision, the maximum height may be 110 feet.

Parking:

Parking will be provided per Chapter 51A of Dallas Development Code. A breakdown cannot be provided at this time, since the number of units are yet to be determined. A multifamily use requires one parking space per bedroom. A parking garage is proposed with the site.

Landscaping:

The PD proposes to follow the landscape regulations 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 target intervention strategies more precisely 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 strengths or weaknesses. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The area of request is not within an identifiable MVA Category; however, it is in proximity to a "B" MVA Cluster to the north, across LBJ Freeway, and to the south across Hillcrest Plaza Drive.

List of Officers

DB Triple Dipper HQ, LLC.

Peter L. Briger, Jr. - Chairman
Constantine M. Dakolias -President
Marc K. Furstein - Chief Operating Officer
David M. Prael - Chief Financial Officer
Jason Meyer - Chief Administrative Officer
Joshua A. Pack -Vice President
Jennifer Sorkin- Treasurer
James K Noble III - Secretary
Megan E. Johnson -Assistant Secretary
Douglas Cardoni -Authorized Signatory
Scott Silvers - Authorized Signatory
Daniel N. Bass - Authorized Signatory
David N. Brooks - Authorized Signatory
William Turner - Authorized Signatory

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 southeast corner of Hillcrest Plaza Drive and Lyndon B. Johnson Freeway. The size of PD _____ is approximately 7.455 acres.

SEC. 51P- ____.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise states, the definitions and interpretations in Chapter 51A apply to this article. In this article, LANDSCAPE CURB BUFFER means the zone between sidewalks and drive lanes that accommodates landscaping.

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

(c) This district is considered to be a residential zoning district.

SEC. 51P- ____.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit ___A: development plan.

SEC. 51P- ____.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. 51P- ____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily Subdistrict, subject to the same conditions applicable in the MF-2(A) Multifamily Subdistrict, 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.

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 MF-2(A) Multifamily Subdistrict apply.

(b) Height.

(1) Except as provided in this subsection, maximum height is 45 feet.

(2) If the provisions of S-___.113 and S-____.114 are met, maximum height is 110 feet.

(c) Minimum lot size for residential uses. If the provisions of S-___.113 and S-____.114 are met, no minimum lot size.

SEC. 51P- ____.109. OFF-STREET PARKING AND LOADING.

Consult the use regulations in Division 51A-4.200 for the specific minimum off-street parking and loading requirements for each use.

SEC. 51P- ____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-____.111. LANDSCAPING.

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

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

SEC. 51P- ____.112. SIGNS.

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

SEC. 51P- ____.113. URBAN DESIGN PROVISIONS.

(a) Public realm design.

(1) Sidewalks.

(A) All sidewalks along Hillcrest Plaza Drive and Lyndon B Johnson Freeway must maintain an average width of six feet and may be reduced below the five foot minimum requirement in cases where such minimum cannot be maintained due to a conflict with the existing landscaping or building separation without encroaching into the Landscape Curb Buffer.

(B) Landscape Curb Buffers must be a minimum of five feet and maximum of 12 feet of linear space.

(C) Sidewalks must be continuous and level across all driveways and curb cuts and must consist of concrete pavers or finished concrete surfaces.

(D) If a portion of a sidewalk is located on private property, sidewalk easements must be dedicated to the public.

(E) A minimum of two street facing pedestrian entries with connection to the perimeter sidewalk must be provided along Hillcrest Plaza Drive and a minimum of one street facing pedestrian entry must be provided along Lyndon B Johnson Freeway.

(2) Pedestrian amenities. A minimum of two of each of the following pedestrian amenities must be provided along Hillcrest Plaza Drive:

(A) Benches.

(B) Trash receptacles.

(3) Open Space.

(A) In general.

(i) The open space must be located on the property as shown on the development plan.

(ii) The open space must be a minimum of one acre.

(B) Open space amenities. The open space must contain:

(A) A minimum of two benches.

(B) A minimum of one table.

(C) Bicycle parking.

(4) Mechanical equipment. Aboveground utility boxes, generators, and other large mechanical equipment must be located or screened so as not to be visible from any adjacent public right-of-way.

(5) Lighting.

(A) To enhance pedestrian safety, lighting must be provided at regular intervals with a spacing of no greater than 100 feet along all street facing facades, except for visibility triangles and vehicular drives, in order to provide lighting on sidewalks, walkways, and plazas.

(B) Lighting must be directed down and away from adjacent properties.

(b) Design standards for architectural elements.

(1) Definitions. The following definitions apply to this section:

(A) GREEN WALL means a vegetated wall with vertical surfaces that are covered by plants and include walls or screens with climbing vines, trailing plants, or modular "green wall" planting systems.

(B) HILLCREST PLAZA DRIVE (WEST) FACADE means the portion of the facade under 30 feet in height that faces Hillcrest Plaza Drive.

(C) LYNDON B JOHNSON FREEWAY (NORTH) FACADE means the portion of the facade under 30 feet in height that faces Lyndon B Johnson Freeway.

(D) TRANSPARENCY means the total area of window and door openings or other openings, expressed as a percentage of the total facade area by street frontage, excluding facade openings for garage entrances and service area accesses and retaining wall.

(2) Hillcrest Plaza Drive (West) facade.

(A) Transparency must be provided for a minimum of 30 percent of the length of the Hillcrest Plaza Drive facade.

(B) Variations in facade color, texture, and materials must be provided.

(C) Variations in facade plane must be provided, which may include wall recesses and projections, bays, offsets, and reveals.

(D) Building entries must be architecturally prominent and clearly visible from the street. Canopies, outdoor displays, and porte cocheres are permitted at building entries.

(E) Blank walls longer than 30 feet in length are not permitted.

(3) Lyndon B Johnson Freeway (North) facade.

(A) Transparency must be provided for a minimum of 30 percent of the length of the Lyndon B Johnson Freeway facade.

(B) Variations in facade color, texture, and materials must be provided.

(C) Variations in facade plane must be provided, which may include wall recesses and projections, bays, offsets, and reveals.

(D) Building entries must be architecturally prominent and clearly visible from the street. Canopies are permitted at building entries.

(E) Green walls are permitted.

(F) An off-street loading dock/delivery area must be located internally.

(G) Driveways are permitted to access parking facilities and internal loading dock areas.

(H) Blank walls longer than 30 feet in length are not permitted.

(c) Architectural elements for parking structures.

(1) Aboveground parking structures must be constructed so as to screen vehicles headlights from shining on adjacent properties and shining into the airspace above neighboring property by a minimum four-foot wall.

(2) All non-entry openings in the aboveground parking structure facade must be screened except for vehicle access. Screening may include architectural grillwork or other materials that provide ventilation.

(3) Structural and building elements including ramps and interior lighting must be concealed through facade screening.

SEC. 51P-____.114. MIXED INCOME HOUSING.

(a) Except as provided in this subsection, compliance with Division 51A-4.1100, as amended, is required to obtain development bonuses in S-____.108.

Staff recommendation:

(b) The height and lot size development bonuses set forth in Section 51P-___.108 apply if a minimum of five percent of the total number of units are available to households earning between 51-60% of AMFI.

Applicant's Request:

(b) The height and lot size development bonuses set forth in Section 51P-___.108 apply if a minimum of three percent of the total number of units are available to households earning between 81 and 100 percent of the area median family income (AMFI)

(d) Compliance with Section 51A-1107 is not required.

(e) A maximum 20 percent of the total units may be specialty units including club suites and penthouse suites and are not required to be part of the dispersal of reserved dwelling units by type; however, the overall 20 percent requirement is calculated based on the total number of all units.

SEC. 51P- ____.115. ADDITIONAL PROVISIONS.

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

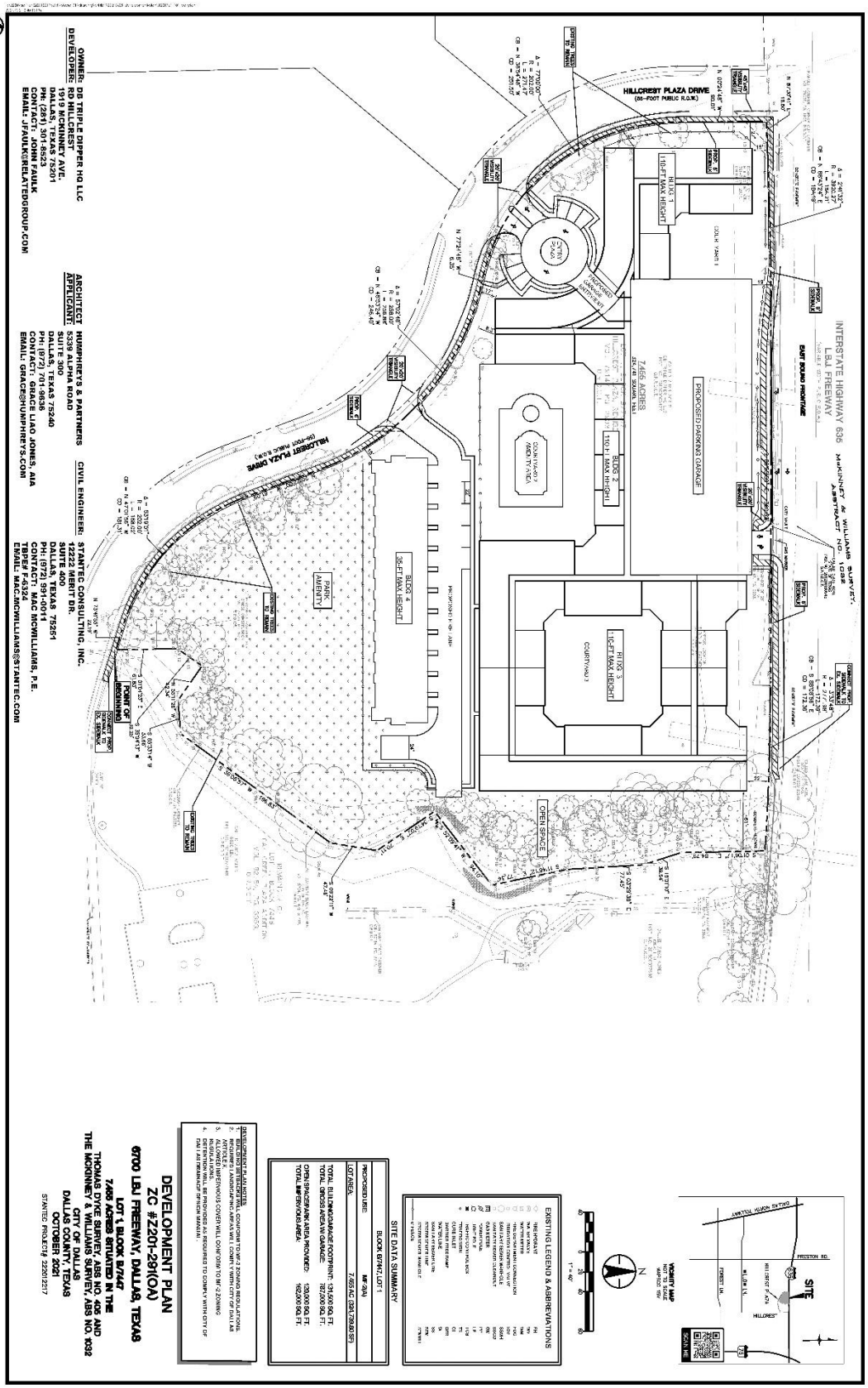
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

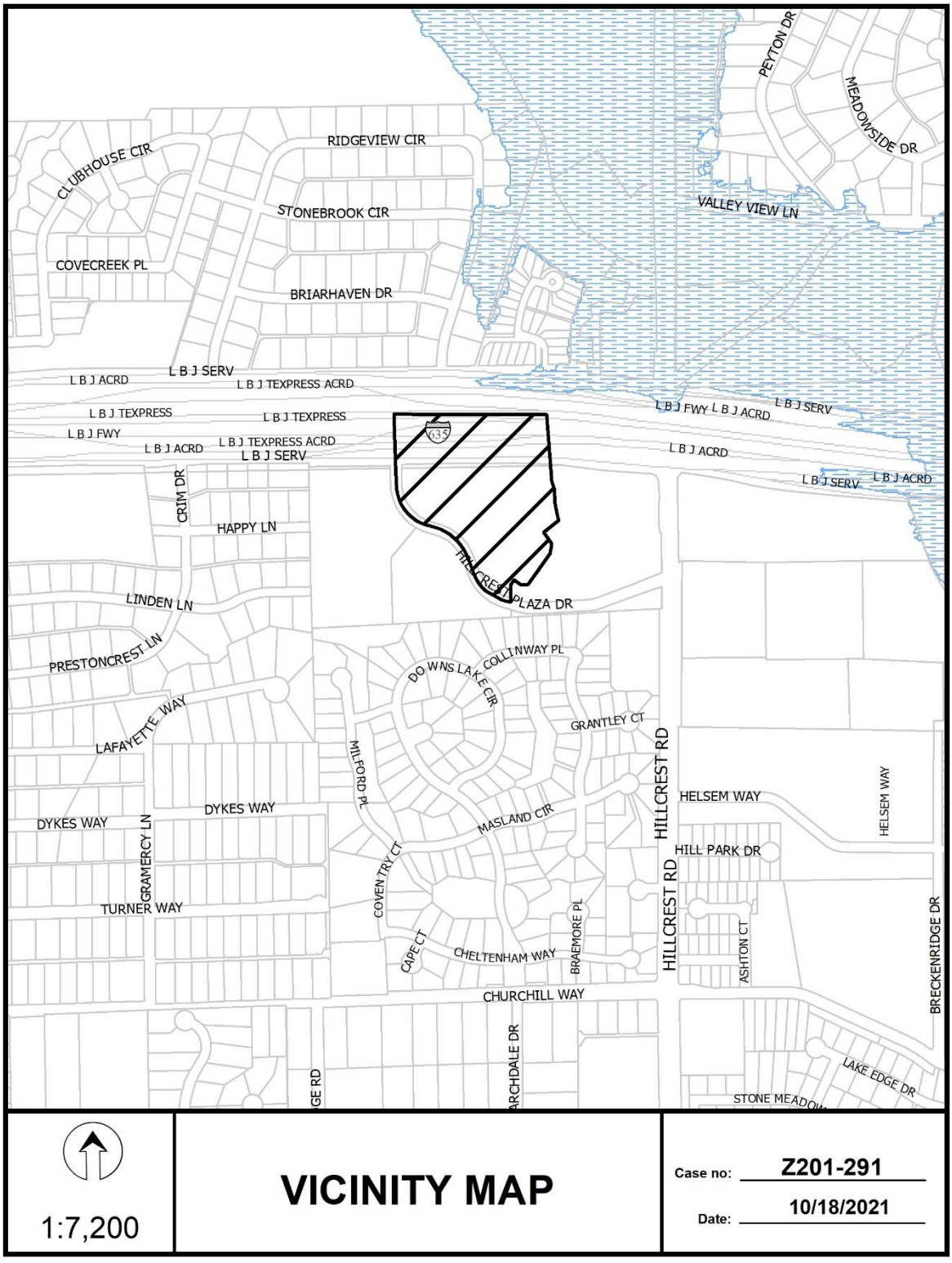
SEC. 51P-____.116. COMPLIANCE WITH CONDITIONS.

(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 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





1:7,200

VICINITY MAP

Case no: Z201-291

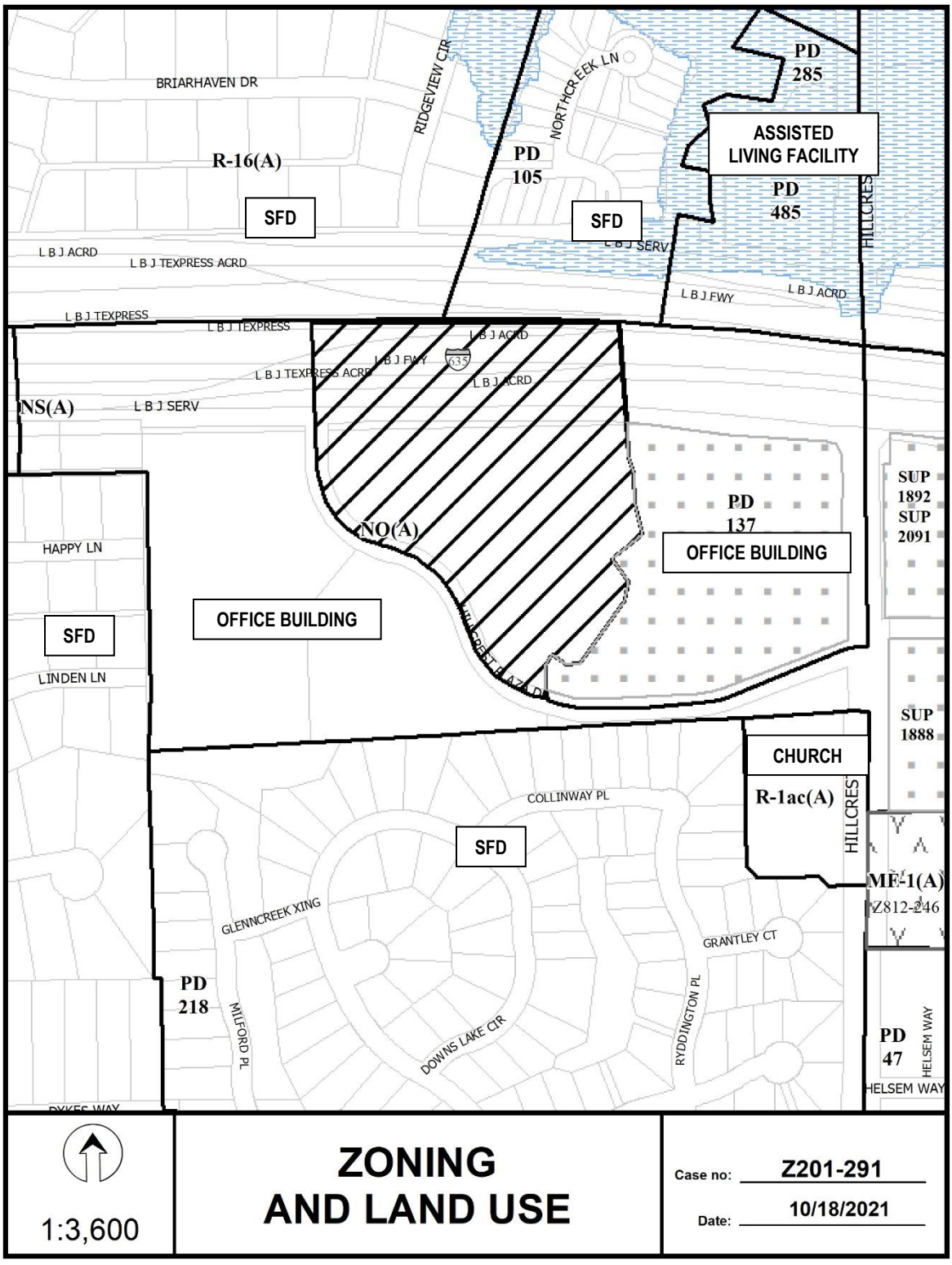
Date: 10/18/2021

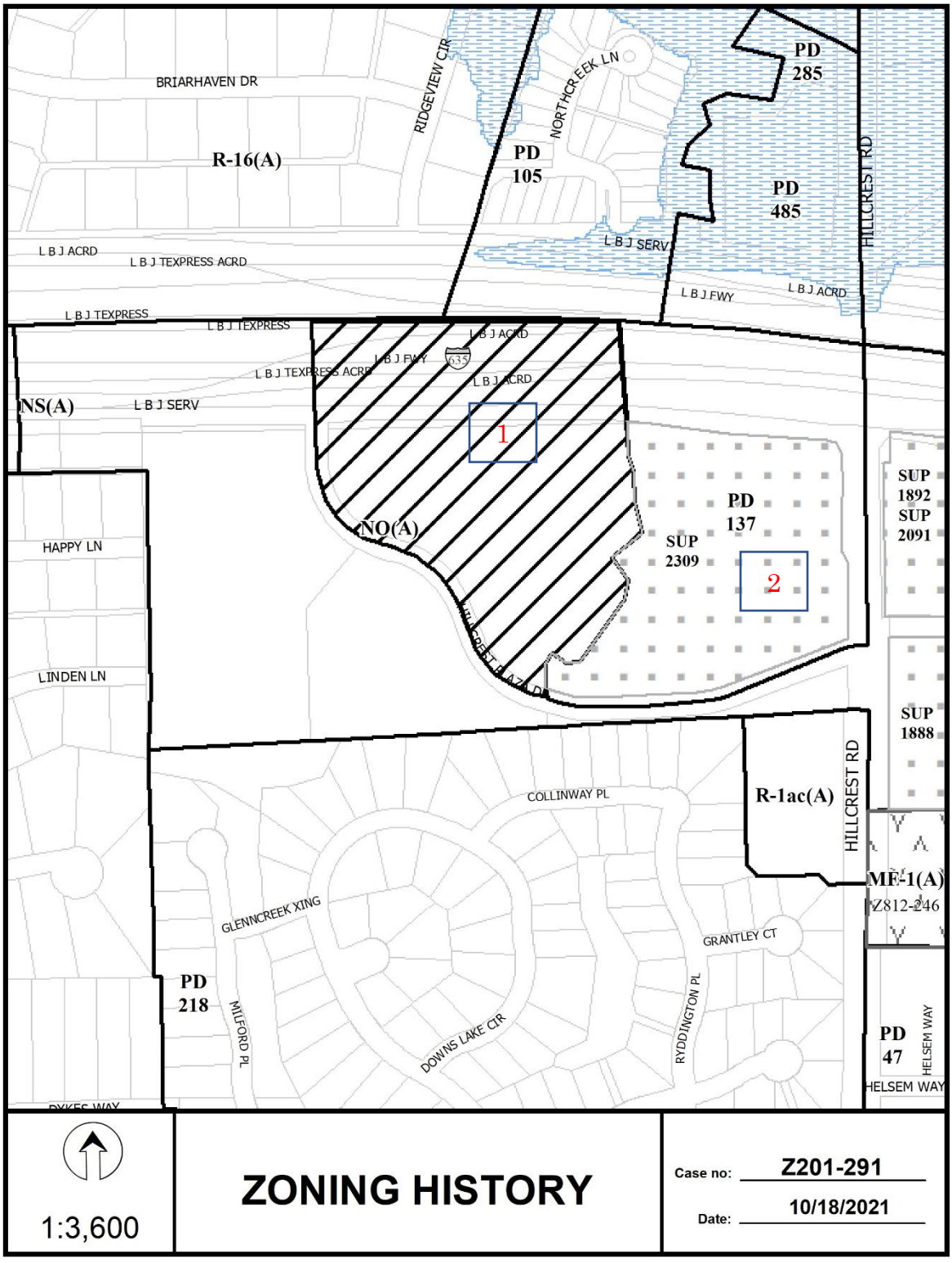
1:3,600

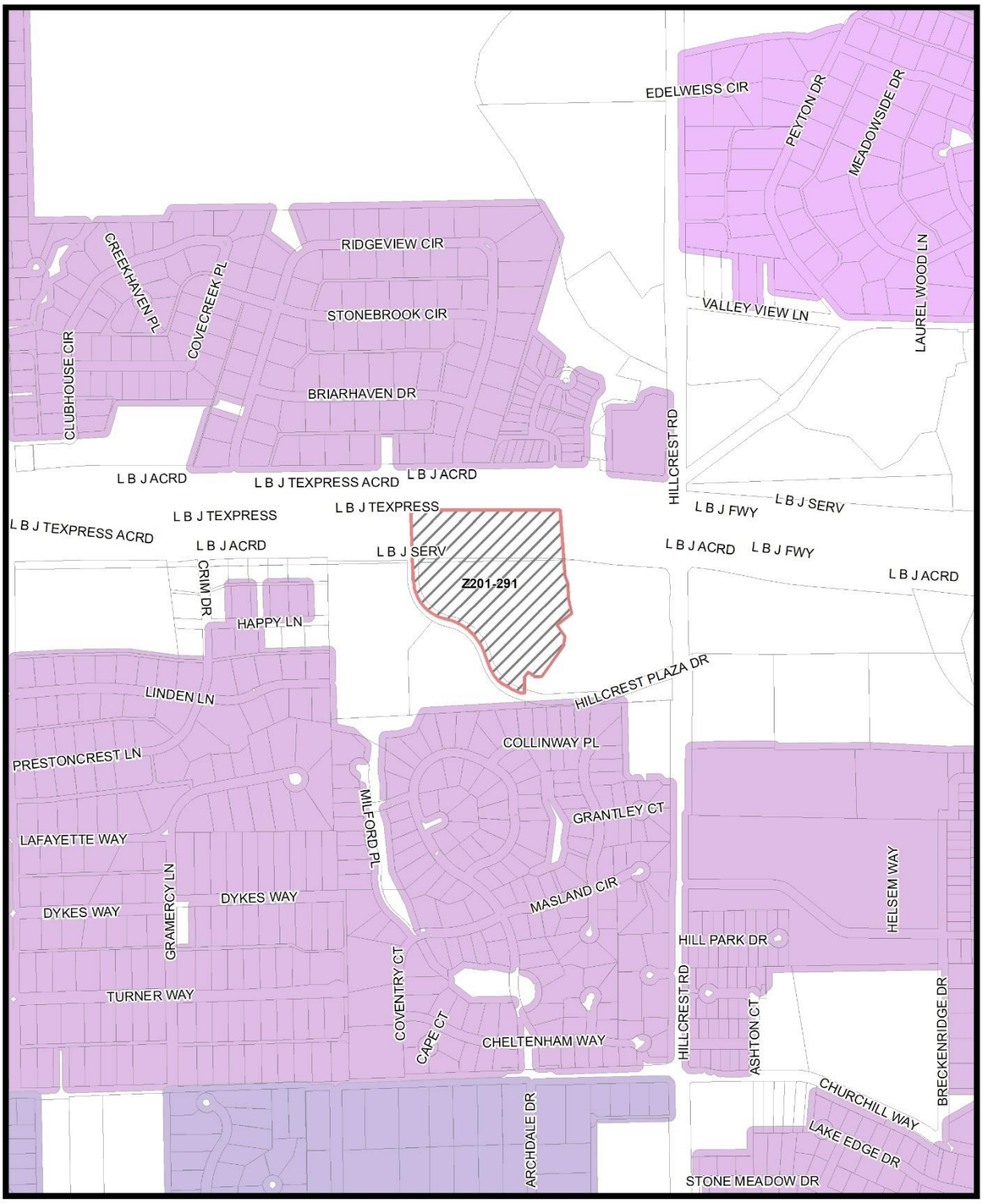
AERIAL MAP

Case no: Z201-291

Date: 10/18/2021


BRIARHAVEN DR
RIDGEVIEW CIR
NORTHCREEK LN
PD 285
ASSISTED LIVING FACILITY
PD 485
R-16(A)
SFD
PD 105
SFD
HILLCREST
L B J ACRD
L B J TEXPRESS ACRD
L B J SERV
L B J FWY
L B J TEXPRESS
L B J TEXPRESS
L B J ACRD
L B J FWY
635
L B J TEXPRESS ACRD
L B J ACRD
NS(A)
L B J SERV
NO(A)
PD 137
OFFICE BUILDING
SUP 1892
SUP 2091
HAPPY LN
SFD
OFFICE BUILDING
LINDEN LN
HILLCREST PLAZA DR
SUP 1888
CHURCH
R-1ac(A)
COLLINWAY PL
SFD
HILLCREST
MF-1(A)
Z812-246
GLENNCREEK XING
GRANTLEY CT
PD 218
MILFORD PL
DOWNS LAKE CIR
RYDDINGTON PL
PD 47
HELSEM WAY
HELSEM WAY
DYKES WAY
1:3,600
ZONING AND LAND USE
Case no: Z201-291
Date: 10/18/2021


BRIARHAVEN DR
RIDGEVIEW CIR
NORTHCREEK LN
R-16(A)
PD 105
PD 285
PD 485
HILLCREST RD
L B J ACRD
L B J TEXPRESS ACRD
L B J SERV
L B J FWY
L B J TEXPRESS
635
NS(A)
1
NO(A)
PD 137
SUP 2309
2
SUP 1892
SUP 2091
SUP 1888
HAPPY LN
LINDEN LN
COLLINWAY PL
R-1ac(A)
MF-1(A)
Z812-246
GLENNCREEK XING
GRANTLEY CT
PD 218
MILFORD PL
DOWNS LAKE CIR
RYDDINGTON PL
PD 47
HELSEM WAY
1:3,600
ZONING HISTORY
Case no: Z201-291
Date: 10/18/2021

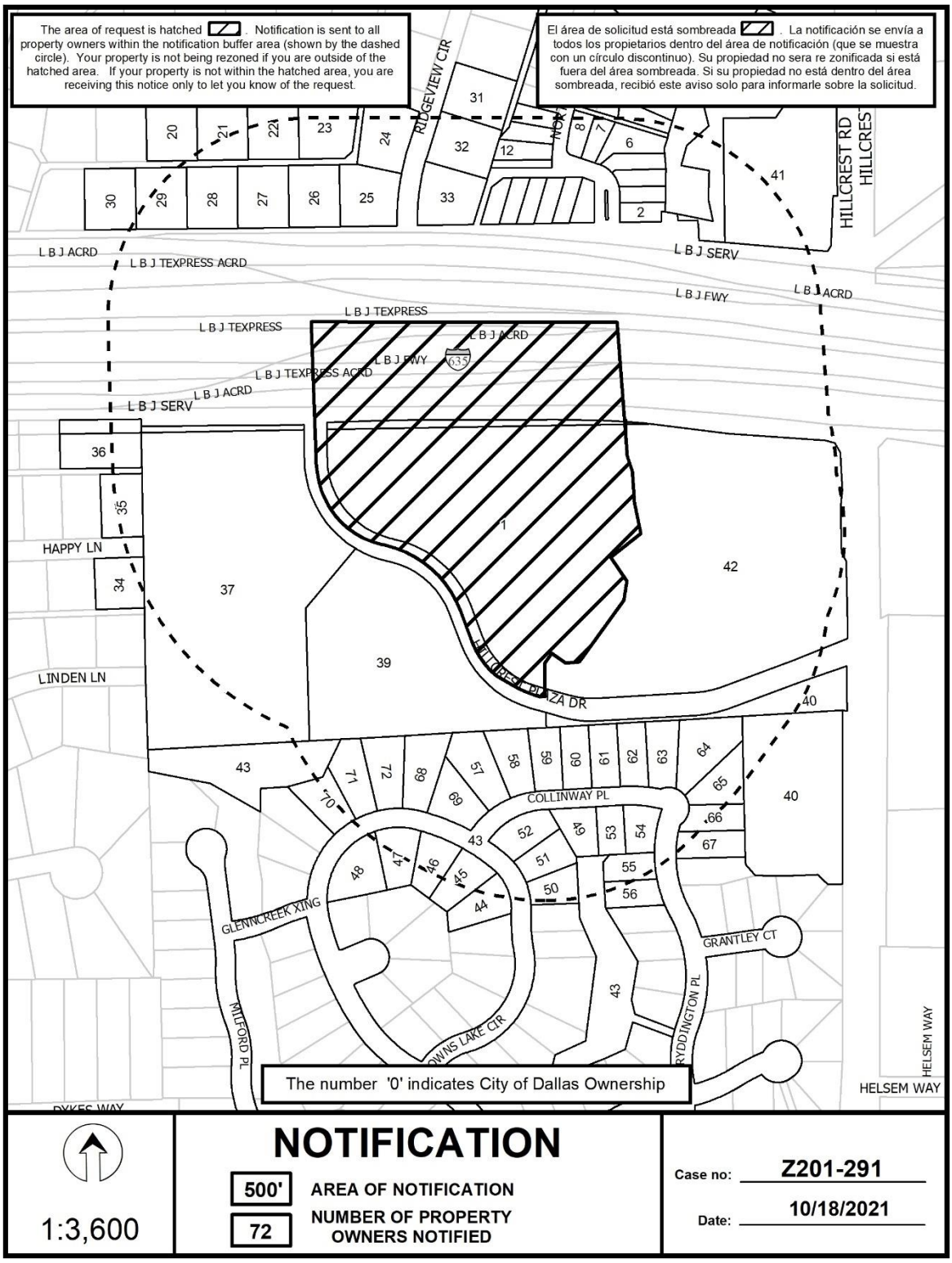


Market Value Analysis A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 10/18/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
RIDGEVIEW CIR
HILLCREST RD
L B J ACRD
L B J TEXPRESS ACRD
L B J SERV
L B J FWY
L B J TEXPRESS
HAPPY LN
LINDEN LN
COLLINWAY PL
GLENNCREEK XING
GRANTLEY CT
MILFORD PL
RYDDINGTON PL
HELSEM WAY
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
72
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z201-291
Date: 10/18/2021

10/18/2021

Notification List of Property Owners

Z201-291

72 Property Owners Notified

Label #	*Address*		*Owner*
1	6700	LBJ FWY	DB TRIPLE DIPPER HQ LLC
2	6706	NORTHCREEK LN	WARD JOHN
3	6710	NORTHCREEK LN	SIWAN MAHMOUD
4	6714	NORTHCREEK LN	FULCHER SALLY S
5	6718	NORTHCREEK LN	TOBEY HARRIET F EST OF
6	6720	NORTHCREEK LN	ESQUENAZI ABRAHAM
7	6722	NORTHCREEK LN	NICHOLS JOHN C III
8	6730	NORTHCREEK LN	HILL JOHNSON T & MARIANNE
9	6792	NORTHCREEK LN	BRYAN CHRIS
10	6757	NORTHCREEK LN	EARLS DEBORA DYRESS
11	6753	NORTHCREEK LN	PARHAM MICHAEL H JR
12	6749	NORTHCREEK LN	LEYBA RANDY L
13	6745	NORTHCREEK LN	POOL NICHOLAS
14	6739	NORTHCREEK LN	MEZA GRACIELA JUANA PEREZ
15	6735	NORTHCREEK LN	MILLICAN HILARY JULIANNE
16	6731	NORTHCREEK LN	LANIR DONNA
17	6727	NORTHCREEK LN	BEDDOW KATHERINE T
18	6723	NORTHCREEK LN	ARBELAEZ IGNACIO JR
19	6762	NORTHCREEK LN	NORTHWOOD CREEK HMOWNERS
20	6532	BRIARHAVEN DR	SATARINO MICHAEL P & GISHELA A
21	6540	BRIARHAVEN DR	RAAD PETER E & JOCELYNE
22	6608	BRIARHAVEN DR	SAN SOUCIE RICHARD P
23	6618	BRIARHAVEN DR	RIECK NELSON ADAM
24	6626	BRIARHAVEN DR	HODGE CHARLES H JR
25	6639	LBJ FWY	EQUITY TRUST COMPANY CUSTODIAN FBO &
26	6631	LBJ FWY	ALLEN CLIFTON R

10/18/2021

Label #	*Address*		*Owner*
27	6623	LBJ FWY	GROUP PACIFIC REAL ESTATE DEV LLC
28	6615	LBJ FWY	POFAHL C F
29	6607	LBJ FWY	LY KHANH TUYET
30	6545	LBJ FWY	STEVENSON DINO
31	6755	RIDGEVIEW CIR	SECKER EMILY B
32	6763	RIDGEVIEW CIR	Taxpayer at
33	6771	RIDGEVIEW CIR	HELMS JOHN
34	6546	HAPPY LN	HAPPY LANE LP LLLP
35	6545	HAPPY LN	HAPPY LANE L P LLLP
36	6546	LBJ FWY	6546 LBJ LP LLLP
37	6600	LBJ FWY	PSC HILLCREST LLC
38	6600	LBJ FWY	PSC HILLCREST LLC
39	6750	HILLCREST PLAZA DR	HIBBS FINANCIAL CENTER
40	6700	LBJ FWY	CORPORATION OF EPISCOPAL
41	13001	HILLCREST RD	SZR HILLCREST SENIOR LIVING
42	6820	LBJ FWY	6820 LBJ I
43	6800	CHURCHILL WAY	DOWNS OF HILLCREST
44	42	DOWNS LAKE CIR	SHEINFELD DAVID I
45	40	DOWNS LAKE CIR	ABOUSSIE MITCHELL A
46	38	DOWNS LAKE CIR	STEEN ALLEN RUBEN REV TRUST
47	36	DOWNS LAKE CIR	KORMAN DANIEL E
48	34	DOWNS LAKE CIR	DENISOV GENNADIY
49	6	COLLINWAY PL	KITSON NIKOLAS & YOUYI
50	51	DOWNS LAKE CIR	PITTMAN HAYDEN R
51	49	DOWNS LAKE CIR	ALKALAY AVISHAI A & MICHELE J
52	47	DOWNS LAKE CIR	BIRK DAVID L & DIANE F
53	10	COLLINWAY PL	WYLL GENE E
54	12	COLLINWAY PL	Taxpayer at
55	3	RYDDINGTON PL	DETHROW ANNE D & BRIAN L
56	5	RYDDINGTON PL	BENEDETTO LUCIO TR
57	3	COLLINWAY PL	GOLDFARB ELAINE O & BEN A

10/18/2021

Label #	*Address*		*Owner*
58	5	COLLINWAY PL	YUEN KING YU
59	7	COLLINWAY PL	EMANUELSON JENNIFER S
60	9	COLLINWAY PL	HANSON GENE D & JO V
61	11	COLLINWAY PL	TANG PEIFENG & HUIMIN ZHOU
62	13	COLLINWAY PL	KANABAR BEEJESH J & JOSHIKA B
63	15	COLLINWAY PL	WALLACE CHARLES
64	17	COLLINWAY PL	EHLERS MELVILLE V
65	2	RYDDINGTON PL	THOMAS BILL E TRUSTEE
66	4	RYDDINGTON PL	WELCH TERRENCE S
67	6	RYDDINGTON PL	MARGOLIS JANET M
68	43	DOWNS LAKE CIR	UNTERBERG MARK P & MADELINE L
69	1	COLLINWAY PL	SHAH JAGAT & BHAVNA
70	37	DOWNS LAKE CIR	SLAM ENTERPRISES II LTD
71	39	DOWNS LAKE CIR	MITCHELL MELISSA A
72	41	DOWNS LAKE CIR	GIBSON JACK P

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2020**

Planner: Andreea Udrea, PhD, AICP

FILE NUMBER: Z190-169(AU) **DATE FILED:** December 31, 2019

LOCATION: Both sides of Main Street, between Herbert Street and Sylvan Avenue, north of West Commerce Street, west of Guest Street and east of Beaver Street, and at the terminus of Yuma Street, Topeka Avenue, and Evanston Avenue.

COUNCIL DISTRICT: 6 **MAPSCO:** 44 Q

SIZE OF REQUEST: +/- 15.5 Acres **CENSUS TRACT:** 43.00

REPRESENTATIVE: Angela Hunt, Munsch Hardt

APPLICANT: PSW Real Estate

OWNER: PSW West Dallas Urban Village LLC., PSW Real Estate LLC, MNS Properties Inc., Texas Oaks Holdings Group

REQUEST: An application for a new subdistrict on property zoned Subdistrict 1A and 1B within Planned Development District No. 714, West Commerce Street/Fort Worth Avenue Special Purpose District.

SUMMARY: The purpose of the request is to develop the property with mixed uses to include single-family and multifamily, retail, and office uses with modified standards primarily related to mixed-use projects, permitted uses, setbacks, lot coverage, height, and parking.

STAFF RECOMMENDATION: **Approval**, subject to a conceptual plan, a revised Exhibit 714F, and staff's recommended conditions.

PLANNED DEVELOPMENT DISTRICT No. 714:
http://www.dallascityattorney.com/51P/Articles%20Supp%2050/ARTICLE%20714.pdf

PLANNED DEVELOPMENT DISTRICT No. 714 EXHIBITS:
http://www.dallascityattorney.com/51P/exhibits.html#a714

Background Information:

- On February 23, 2005, City Council approved Planned Development District No. 714, West Commerce/Fort Worth Avenue Special Purpose District. The PD is comprised of 14 subdistricts. PD 714 was subsequently amended 11 times.

- The request site is zoned Subdistricts 1A and 1B within PD No. 714. Subdistrict 1 is intended to accommodate medium density mixed-use and develop as a gateway from downtown into the area and strengthen the Sylvan Avenue – Fort Worth Avenue intersection as a retail anchor. This is intended to be the most densely developed subdistrict, while protecting the view towards downtown.

- The request site is currently developed with industrial warehouses that are vacant and contains parcels that are currently undeveloped. The applicant proposes to redevelop the site with a mix of uses including single family, multifamily, retail, office, and hotel uses, into a walkable medium density area.

- The applicant requests to create a new subdistrict 1E within Subdistrict 1 of the PD No. 714, for mixed-use development. The proposed standards will deviate from the district regulations for Subdistrict 1 as follows:
    1) create new uses
    2) introduce an alternate mixed-use project associated with multifamily use,
    3) modify front yard
    4) increase the floor area ratio (FAR) for multifamily projects within an alternate mixed-use project,
    5) increase maximum allowable height from 40 feet to 52 feet within one proposed phase with possibility of increase up to 80 feet as bonus; and from 40 feet to 58 feet within another phase;
    6) increase lot coverage from 80% to 85%,
    7) create parking ratios for new proposed uses and adjust parking requirements for residential uses.

Zoning History:

There have been 12 zoning cases requested in the area in 10 sites in the past five years.

1. **Z201-257:** On September 23, 2021, the City Plan Commission recommended denial of an application for a Specific Use Permit for an industrial (outside) use limited to a concrete batch plant on property zoned an IR Industrial/Research District, on the north line of West Commerce Street, west of Sylvan Avenue. The decision was appealed by the applicant and is tentatively scheduled for the November 11, 2021 City Council meeting.

Z189-301: On November 13, 2019, the City Council approved the renewal of Specific Use Permit No. 1752 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant, for a two-year period, on a property zoned an IR Industrial Research District, located on the north line of Commerce Street, west of Sylvan Avenue.

2. **Z190-279:** On June 23, 2021, the City Council approved Planned Development District No. 1058 for TH-3(A) Townhouse District Uses on property zoned an IR Industrial Research District and an TH-3(A) Townhouse District, located on the south of Muncie Avenue, between Conklin Street and Borger Street.

3. **Z190-277:** On September 3, 2020, the City Plan Commission recommended denial of an application for an MF-2(A) Multifamily District on property zoned a TH-3(A) Townhouse District, located south line of Bayonne Street, east of Conklin Street.

4. **Z190-180:** On February 24, 2021, the City Council approved Planned Development District No. 1046 for a GO General Office District and mixed uses on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District, on the north side of Singleton Boulevard, between Bataan Street and Herbert Street.

5. **Z190-171:** On June 24, 2020, the City Council approved Specific Use Permit No. 2383 a Commercial parking lot or garage use, for a five-year period, on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the east line of May Street, south of Harbin Street.

6. **Z190-158:** On July 15, 2021, the City Plan Commission recommended denial without prejudice of an application for a Planned Development District for office and mixed uses on property zoned an IR Industrial/Research District on the northeast corner of Gulden Lane and Singleton Boulevard. The decision was appealed by the applicant and is tentatively scheduled for the November 11, 2021 City Council meeting.

7. **Z189-350:** On March 25, 2020, the City Council approved Planned Development District No. 891 on property zoned an IR Industrial Research District and Planned Development District No. 891, located in an area generally bound by Topeka Avenue, and Parvia Avenue on the west, Singleton Boulevard on the north, both sides of Amonette Street on the east, and Union Pacific Railroad on the south and Bedford Avenue.

8. **Z189-189:** On June 26, 2019, the City Council approved the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant, for a six-month period, on property zoned an IR

Industrial Research District, located on the north line of Commerce Street, west of Sylvan Avenue.

Z178-159: On August 22, 2018, the City Council approved the renewal of Specific Use Permit No. 1804 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant, for a one-year period, on property zoned an IR Industrial Research District, located on the north line of Commerce Street, west of Sylvan Avenue.

9. **Z178-372:** On January 9, 2019, the City Council approved the renewal of Specific Use Permit No. 2168 for an animal shelter or clinic with outside run on property, for a five-year period with eligibility for automatic renewal for additional five-year periods, zoned an IR Industrial Research District, located on the north line of West Commerce Street, west of Chappell Street.

10. **Z178-154:** On June 13, 2018, the City Council approved Planned Development District No. 1000 for MF-1(A) Multifamily District uses and a community service center on property zoned a CR Community Retail District and an R-5(A) Single Family District with Neighborhood Stabilization Overlay No. 13 on the west side of Topeka Avenue, south of Pueblo Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
West Main Street	Local Street	Existing ROW to remain
West Commerce Street	Major Arterial	Existing ROW to remain Bike Plan
Sylvan Avenue	Principal Arterial	100 feet ROW (90 feet pavement) Bike plan
Herbert Street	Community Collector	56 feet ROW Bike plan

Traffic:

The applicant submitted a Traffic Impact Analysis that identifies traffic generation characteristics and potential traffic related impacts on the local street system, considering the approved Throughfare Plan amendment that removed Bataan Street from crossing the Union Pacific Railroad, north of the site. On August 25, 2021, the City Council approved the amendment to delete Bataan Street from Singleton Boulevard to Commerce Street from the Thoroughfare Plan. The study analyzed ten roadway intersections during the weekday AM and PM peak hours.

The following is an excerpt from the TIA:

"A 2% annual growth rate was applied to the existing traffic volumes to project future background volumes. Due to the vast amount of upcoming development projected in the area, to account for "buildout of the area" and project traffic to evaluate the Bataan Street Thoroughfare Plan amendment, traffic was also projected for additional future developments in the area which would use a future Bataan Street connection across the railroad tracks.

This study takes into consideration the site is a mixed-use development, and patrons will walk to/from work/office/retail/shopping. After taking into consideration internal capture due to the mixed-use nature, The Park at West Main site is projected to generate 230 trips in the AM peak hour (82 inbound and 148 outbound) and 335 trips during the PM peak hour (202 inbound and 133 outbound). The projected weekday total (inbound and outbound) is 6,894 trips.

(…)

- *The roadway links are shown to operate at LOS D or better considering existing, background,*
- *and background-plus-site traffic volumes with the existing roadway geometries.*
- *No deceleration lanes are recommended at the site driveways.*
- *All driveways satisfy City of Dallas' minimum driveway spacing criteria.*
- *All driveways satisfy City of Dallas' minimum sight distance criteria.*
- *Indented parking and on-street parallel parking are expected to operate smoothly in the area.*
- *The project is providing wide sidewalks and green spaces which will encourage pedestrian activity in the area.*

(…)

Based upon this analysis, the proposed development is shown to not have a significant impact on the surrounding roadway network."

The Engineering Division of the Sustainable Development and Construction Department reviewed the request and the Traffic Impact Analysis submitted with the application and determined that the proposed development is not foreseen to cause a significant impact to the adjacent roadways. In addition, provisions regarding improvements at the intersection of Fort Worth Avenue and West Commerce Street are included in the proposed PD Conditions.

STAFF ANALYSIS

Surrounding Land Uses

Area	Zoning	Land Use
Site	PD No. 714 – Subdistrict 1A, Subdistrict 1B	Undeveloped, warehouse
North	PD No. 891, IR	Railroad, Single family
East	PD No. 714 – Subdistrict 1A	Single family, undeveloped, multifamily
South	PD No. 714 – Subdistrict 1A, Subdistrict 1B	Mixed-use, multifamily, warehouse - distribution
West	TH-3, IR	Single family, office, personal service

Land Use Compatibility

Surrounding land uses consist of a combination of undeveloped land with existing warehouse and distribution buildings. Immediately south of the subject site are newly constructed multifamily buildings, facing Commerce Street. Further west, east, and north, there are single family neighborhoods.

The purpose of this request is to allow a different type of mix of uses and an increase in density for residential uses. The applicant is proposing to create a new subdistrict, 1E, within Planned Development District No. 714, that will retain some of the existing standards of subdistricts 1A and 1B. The use comparison table between the existing zoning subdistricts 1A and 1B within Planned Development District No, 714 and the proposed subdistrict 1E is below:

*
Yellow highlight – new uses created, or new allowable use
SUP – Specific Use Permit

PD 714 Existing Subdistricts 1A and 1B	PD 714 Proposed Subdistrict (1E)
(1) Agricultural uses. -- Crop production.	**(1) Agricultural uses.** -- Crop production.
(2) Commercial and business service uses. -- Building repair or maintenance shop. -- Catering service. -- Custom business services. -- Custom woodworking, furniture construction, or repair. -- Electronics service center. -- Job or lithographic printing. -- Machine or welding shop. -- Medical or scientific laboratory. -- Tool or equipment rental. *[Limited to 3,500 square feet.]* -- Vehicle or engine repair or maintenance. *[SUP]*	**(2) Commercial and business service uses.** -- Catering service. -- Custom business services. -- Job or lithographic printing. -- Medical or scientific laboratory.

PD 714 Existing Subdistricts 1A and 1B	PD 714 Proposed Subdistrict (1E)
(3) Industrial uses. -- Industrial (inside) not potentially incompatible. *[SUP]* -- Industrial (inside) for light manufacturing. -- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*	**(3) Industrial uses.** -- Alcoholic beverage manufacturing. *[SUP]*
(4) Institutional and community service uses. -- Adult day care facility. -- Cemetery or mausoleum. *[SUP]* -- Child-care facility. -- Church. -- College, university, or seminary. -- Community service center. *[SUP]* -- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]* -- Convent or monastery. -- Hospital. *[RAR]* -- Library, art gallery, or museum. -- Open-enrollment charter school. *[SUP]* -- Private school. *[SUP]* -- Public school. *[SUP]*	**(4) Institutional and community service uses.** -- Child-care facility. -- Church. -- College, university, or seminary. -- Community service center. *[SUP]* -- Library, art gallery, or museum. -- Open-enrollment charter school. *[SUP]* -- Private school. *[SUP]* -- Public school. *[SUP]*
(5) Lodging uses. -- Extended stay hotel or motel. *[SUP]* -- Hotel or motel. *[SUP if 60 or fewer guest rooms.]*	**(5) Lodging uses.** -- Extended stay hotel or motel. *[SUP]* -- Hotel or motel. *[SUP if 30 or fewer guest rooms.]*
(6) Miscellaneous uses. -- Temporary construction or sales office.	**(6) Miscellaneous uses.** -- Temporary construction or sales office.
(7) Office uses. -- Financial institution without drive-in window. -- Financial institution with drive-in window. *[DIR]* -- Medical clinic or ambulatory surgical center. -- Office.	**(7) Office uses.** -- Coworking space -- Creative office -- Financial institution without drive-in window. -- Makerspace -- Medical clinic or ambulatory surgical center. -- Office.
(8) Recreation uses. -- Country club with private membership. -- Private recreation center, club, or area. -- Public park, playground, or golf course.	**(8) Recreation uses.** -- Private recreation center, club, or area. -- Public park, playground, or golf course.
(9) Residential uses. -- College dormitory, fraternity, or sorority house. -- Multifamily. *[Only as a component of a mixed-use project.]* -- Retirement housing. *[RAR]* -- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*	**(9) Residential uses.** -- College dormitory, fraternity, or sorority house. -- Multifamily. *[See Section 51P-714.108.2(c)(1) for additional use standards.]* -- Retirement housing. *[RAR]* -- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]* -- Live/Work unit.

PD 714 Existing Subdistricts 1A and 1B	PD 714 Proposed Subdistrict (1E)
(10) Retail and personal service uses. -- Animal shelter or clinic without outside runs. *[RAR]* -- Auto service center. *[SUP]* -- Business school. -- Commercial amusement (inside). *[SUP] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]* -- Commercial parking lot or garage. *[SUP]* -- Dry cleaning or laundry store. -- Furniture store. -- General merchandise or food store 3,500 square feet or less. -- General merchandise or food store greater than 3,500 square feet. -- Home improvement center, lumber, brick, or building materials sales yard. *[SUP]* -- Household equipment and appliance repair. -- Motor vehicle fueling station. -- Nursery, garden shop, or plant sales. -- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]* -- Restaurant without drive-in or drive-through service. *[RAR]* -- Restaurant with drive-in or drive-through service. *[DIR]* -- Temporary retail use. -- Theater.	**(10) Retail and personal service uses.** -- Animal shelter or clinic without outside runs. *[RAR]* -- Alcoholic Beverage Establishment [SUP] -- Commercial amusement (inside). *[SUP] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]* -- Commercial parking lot or garage. *[SUP]* -- Dry cleaning or laundry store. -- Food hall -- 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. *[Massage establishment, piercing salon, and tattoo studio prohibited.]* -- Restaurant without drive-in or drive-through service. *[RAR when the floor area of any individual occupant exceeds 2,000 square feet]* -- Temporary retail use. -- Theater.
(11) Transportation uses. -- Private street or alley. *[SUP]* -- Transit passenger shelter. -- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*	**(11) Transportation uses.** -- Private street or alley. *[SUP]* -- Transit passenger shelter. -- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*
(12) Utility and public service uses. -- Electrical substation. -- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]* -- Police or fire station. -- Post office. -- Utility or government installation other than listed. *[SUP]*	**(12) Utility and public service uses.** -- Electrical substation. -- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]* -- Police or fire station. -- Post office. -- Utility or government installation other than listed. *[SUP]*
(13) Wholesale, distribution, and storage uses. -- Office showroom/warehouse. -- Recycling drop-off container. *[See Section 51A-4.213(11.2).]* -- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]* -- Trade center. *[SUP]* -- Warehouse. -- Wrecker service. *[Prohibited.]*	**(13) Wholesale, distribution, and storage uses.** -- Recycling drop-off container. *[See Section 51A-4.213(11.2).]* -- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]* -- Warehouse.

PD 714 Existing Subdistricts 1A and 1B	PD 714 Proposed Subdistrict (1E)
2) In this subdistrict, the following accessory uses are permitted only by SUP: -- Accessory helistop.	(2) In this subdistrict, the following additional accessory uses are permitted by right: -- Accessory storage for multifamily residential **3) In this subdistrict, the following accessory uses are permitted only by SUP:** -- Accessory helistop. -- Pedestrian skybridges *[Phase 3 only]*
(3) In this subdistrict, the following accessory uses are <u>not</u> permitted: -- Accessory medical/infectious waste incinerator. -- Accessory pathological waste incinerator. -- Amateur communication tower. -- General waste incinerator. -- Private stable. -- Pedestrian skybridges.	**(4) In this subdistrict, the following accessory uses are <u>not</u> permitted:** -- Accessory medical/infectious waste incinerator. -- Accessory pathological waste incinerator. -- Amateur communication tower. -- General waste incinerator. -- Private stable.
(4) In this subdistrict, the following accessory use is permitted only with a fully sight-obscuring fence or a high screen on any side visible from a street: -- Accessory outside storage.	**(5) In this subdistrict, the following accessory use is permitted only with a fully sight-obscuring fence or a high screen on any side visible from a street:** -- Accessory outside storage.

The proposed PD Conditions include an alternative mixed-use compliance to allow multifamily uses as part of a mixed use project that includes a minimum five percent of non-residential uses. The uses that can count towards the non-residential component of a mixed-use project are retail and personal service, office, an accessory component to a residential use, but that is open to the public. Several uses are prohibited to count towards the non-residential component of a mixed-use project, in an effort to support a combination of complimentary uses within a mixed-use project. The requirement for a mixed use project will apply to the initial development only, in an effort to allow flexibility of use according to the needs of the market. The conditions also include requirements for minimum area to be used as open spaces.

Staff is supporting the change in the mixed-use project combination, the allowable uses, and the introduction of new uses that are meant to support small scale retail and office type of uses that are easily adjustable in a mixed-use project and do not necessitate specialty buildings, thus ensuring a continuous life of a building. Staff is supporting the increase in residential density as well, considering the location of the project, with limited exposure on major thoroughfares, and the need for housing to support a mixed-use area at a larger scale along Commerce Street and Fort Worth Avenue.

Development Standards

PD 714 Existing Subdistricts 1A and 1B	PD 714 Proposed Subdistrict (1E)
(1) Front Yard. (A) Min 6'. At least 50 percent of the front facade must be at the minimum front yard setback. (B) Max 15'. (C) An additional 20' for that portions above 45' in height.	**(1) Front Yard.** (A) West Commerce: Min: 6 feet – Max: 20 feet A min 50% of the façade must be at the min front yard Additional 20 feet for portions above 45 feet in height (B) West Main: Phase 1 (existing 1B): min: 6 feet Phase 2 (existing 1B), 3(existing 1A): Min: 6 feet – Max: 20 feet A min 50% of the façade must be at the min front yard Additional 20 feet for portions above 45 feet in height Building features to be counted as façade Encroachments in the front yard (C) all other public streets: No min or max Additional 1 foot for each 2 feet in height above 45 feet height, up to a total of 26 feet
(2) Side and rear yard. (A) No min. (B) An additional side and rear yard setback of 1 foot for each 2 feet in height above 45feet, up to a total setback of 30 feet.	**(2) Side and rear yard.** (A) Except as provided in Subparagraph (B), no min. (B) An additional side and rear yard setback of 1 foot for each 2 feet in height above 45feet, up to a total setback of 30 feet. No additional side or rear yard setback is required adjacent to railroad right of way.
(3) Density. (A) No max. (B) Min dwelling unit size is 450 square feet.	**(3) Density.** (A) No max. (B) Min dwelling unit size is 450 square feet. *Staff does not support min. dwelling size.*
(4) Floor area ratio. Max depending of MUP: *(base: between 1 and 1.6 – MUP 3 with res (most intensive) between 1.3 and 3.5)*	**4) Floor area ratio.** Max depending of MUP: *(base: between 1 and 1.6 – MUP 3 with res (most intensive) between 1.3 and 3.5)* Multifamily projects within alternate mixed-use projects max 3, except all non-residential uses where max. is 1.2
(5) Height. (A) 1A: max 145' (B) 1B: max 40'	**(5) Height.** Phase 1 (existing 1B): 52 feet – up to 82 feet if MIH bonus Phase 2 (existing 1B): 58 feet Phase 3 (existing 1A): 145 feet
(6) Lot coverage. (A) Max 80%. (B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.	**(6) Lot coverage.** (A) Max 85%. (B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

PD 714 Existing Subdistricts 1A and 1B	PD 714 Proposed Subdistrict (1E)
(8) Stories. (A) 1A: max 11. (B) 1B: max 3. (C) Parking garages are exempt from this paragraph but must comply with the height regulations of Paragraph (5).	**(8) Stories.** Phase 1 (existing 1B): 4 – 5 if MIH bonus Phase 2(existing 1B): 3 Phase 3 (existing 1A): 11

The proposed development standards included in the PD Conditions are changing the front yard, increase the FAR for alternate mixed-use projects, increase in height for proposed Phase 1 (a portion of the former Subdistrict 1B) with possibility of further increase in exchange of mixed-income housing, and a slight increase in lot coverage.

The mixed-income housing bonus scheme for Phase 1 is:

Phase 1 (portion of existing Subdistrict 1B)	Bonus	Height
Existing height		40 feet 3 stories
Proposed height without the bonus		52 feet 4 stories
Proposed height with the bonus	5% at 51-60AMFI and 5% at 61-80 AMFI	82 feet 5 stories

The proposed PD Conditions include adjusted requirements for architectural standards for smaller-scale multifamily, under 10 units, to allow the units that are not facing a public street to be facing an open space, plus provisions for relief for architectural treatment for residential facades. In addition, the conditions include provisions to require a min of 25 percent of first floor units with facades on West Main Street to be walk-up units.

Considering the overall conceptual plan of the proposed development, and the treatment of the portions along the main public streets, staff is supporting the requested changes.

Parking

Parking will be provided per the requirements of PD No. 714. PD No. 714 requires 1 space per bedroom to a maximum of 2 spaces per unit for residential uses. The proposed conditions include a relief from the requirements for guest parking to be set aside for multifamily uses. Staff is in agreement.

The proposed PD Conditions include parking ratios for the proposed new uses:

- co-working and creative office at 1 parking space per 333 square feet,
- food hall at 1 parking space per 125 square feet;
- makerspace at 1 parking space per 1,000 square feet.

Considering the similarity with the most comparable land use, the small scale of the proposed uses, and the mixed-use nature of the overall development, staff is in support of the proposed ratios.

In addition, the conditions include the possibility of a 25% reduction for non-residential uses that are open to the public and new ratio for bike parking 1 space per 6 dwelling units. Staff is recommending location dispersed throughout the site, hence eliminating the requested language that entire subdistrict is one lot for purposes of parking.

Considering the proposed mixed-use project and the overall intent to provide small scale and walkable environment, staff is in support of the proposed changes to the parking regulations.

Landscaping

Landscaping will be provided per the requirements of PD No. 714. The proposed PD Conditions include a requirement for a minimum area for open space, with a requirement for contiguity of such space and per each Phase of the development.

Market Value Analysis:

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

LIST OF OFFICERS

PSW Real Estate LLC
Michael Simons
Joseph and Betsy Vander Veld

MNS Proposerties Inc
Nir Kamisa
Neil Shekhter
Dino Ciarmoli
Shylesh Viswanathan

Texas Oaks Holdings Group
Peter Kavanagh

PROPOSED PD CONDITIONS

ARTICLE 714.

PD 714.

West Commerce Street/Fort Worth Avenue Special Purpose District

SEC. 51P-714.101. LEGISLATIVE HISTORY.

PD 714 was established by Ordinance No. 25898, passed by the Dallas City Council on February 23, 2005. (Ord. 25898)

SEC. 51P-714.102. PROPERTY LOCATION AND SIZE.

PD 714 is established on property located north and south of West Commerce Street and Fort Worth Avenue from North Beckley Avenue to Westmoreland Road. The size of PD 714 is approximately 248.9 acres. (Ord. Nos. 25898; 26876; 27056; 28505)

SEC. 51P-714.103. CREATION OF SUBDISTRICTS.

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

(1) Subdistrict 1. This subdistrict is for medium density mixed-use development that respects existing businesses but gives incentive for new mid-rise commercial and residential development. Development should support West Commerce Street as the gateway from downtown into the area, and strengthen the Sylvan Avenue-Fort Worth Avenue intersection as a retail anchor. New development should support future light rail along the northern edge of the subdistrict. Preserving historic buildings through adaptive re-use is a priority. This subdistrict will be the most densely developed urban subdistrict due to its proximity to the Trinity River and downtown. The mix of uses should lean more to commercial, although residential development is essential to the success of the mixed uses. Buildings should front the street with broad sidewalks. Street trees should line the street edge. On-street parking should be parallel parking along West Commerce Street and Fort Worth Avenue. Off-street parking should be provided behind buildings or in parking structures and shared between adjacent lots. This subdistrict should have an overall urban feel, but still provide pedestrian amenities. Subdistricts 1A, 1B, 1C, ~~and~~ 1D, and 1E have maximum building heights and maximum stories that reflect the rising topography and protect the downtown view. Buildings should have minimum or no setbacks, with commercial and retail uses at the ground level and office and residential above. Pedestrian protections from traffic, such as street trees, planters, and crosswalks, are desired. Subdistricts 1A, 1B, 1C, ~~and~~ 1D, and 1E are part of Subdistrict 1. Except as provided in this article, Subdistrict 1 regulations apply in Subdistricts 1A, 1B, 1C, ~~and~~ 1D, and 1E.

[omitted for brevity]
SEC. 51P-714.104. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this district:

(1) BINGO PARLOR means a facility licensed for the conducting of bingo pursuant to Texas Occupation Code Chapter 2001, as amended.

(1.1) BUILD-TO ZONE means the area where a specified percentage of a street-facing building facade must be constructed on a lot.

(1.2) CERAMIC STUDIO means a studio containing kilns used to fire ceramics.

(1.3) COWORKING OFFICE means a building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities including, but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the space.

(1.4) CREATIVE OFFICE means an office use for art and design related professions including, but not limited to, art studios, audio or visual production, architecture, real estate development, landscape architecture and engineering.

(2) DISTRICT means the entire planned development district (the West Commerce Street/Fort Worth Avenue Special Purpose District) created by this article.

(2.1) ELECTRICAL VEHICLE CHARGING STATION means a dedicated parking area for vehicles that includes publicly accessible recharging equipment.

(2.2) FOOD HALL means an establishment with three or more individual food-related businesses in an area where food may be served. A food hall may combine restaurant or retail uses within a single structure, but share communal indoor and outdoor seating space, restrooms, and ingress/egress. Shared food preparation areas are also allowed.

(3) FRONT FACADE means the primary building elevation facing the front yard.

(4) FULLY SIGHT-OBSCURING FENCE means a fence that provides complete visual separation. Fully sight-obscuring fences must be six feet high and 100 percent sight-obscuring. Fences must be constructed of one or more of the following: brick, concrete masonry (split or polished face only; no unfinished units or cinder block), stone, stucco, or wood. Landscaping with a minimum height of three feet must be provided on the street side of the fence. Landscaping must consist of hedgelike evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plants must be placed 24 inches on center over the entire length of

the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(4.1) GATEWAY PLAZA means a plaza in Permissible Building Area A of Subdistrict 1C as shown on the conceptual plan that marks the entrance to Subdistrict 1C by creating a sense of arrival and that incorporates a minimum of two of the following, which must be shown on an approved development plan:

(A) Public art.

(B) A prominent architectural feature that marks the corner through increased height such as a tower or monument.

(C) A visual enhancement such as a water feature, distinctive landscaping, or a display window.

(D) Site configuration that allows direct pedestrian access through the plaza and into the interior of Subdistrict 1C through the use of pedestrian passages or paseos.

(5) HIGH SCREEN means a landscape treatment that provides physical and visual separation between uses. Shrubs must form a six-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. Ground cover plants must cover the remainder of the landscaped area. If a wall or fence is also provided, it must be on the interior side of the high screen.

(6) LIVE/WORK UNIT means an interior space with street-level access that combines residential with office or retail and personal service uses

(7) LOW SCREEN means a landscape treatment that provides physical separation between uses. Shrubs must form a three-foot-high screen that is 95 percent opaque year-round within three years of planting. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years. Ground cover plants must cover the remainder of the landscaped area. A three-foot-high masonry wall may be substituted, but ground cover plants are still required. A berm may be substituted. The berm must be planted with turf grass or groundcover recommended for local area use by the building official. The berm may not have a slope that exceeds one foot of height per three feet of width. If a wall or fence is provided in addition to shrubs or a berm, it must be on the interior side of the shrubs or berm.

(8) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the

Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more. With regard to streets and sidewalks, MAJOR MODIFICATION means reconstruction, alteration, or renovation that exceeds 50 percent of the surface area of that street or sidewalk segment.

(8.1) MAKERSPACE means a building or portion thereof used for the on-site production of parts or finished products by individual or shared use of hand-tools, mechanical tools, and electronic tools. Makerspaces may include space for design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such projects. Typical uses include but are not limited to: electronic goods; printmaking; leather products; jewelry and clothing/apparel; metalwork; furniture; woodworking and cabinet shops; glass or ceramic production; and paper manufacturing. Makerspaces may host classes or networking events which are open either to the public or to current and prospective members.

(9) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include duly licensed beauty parlors or barbershops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under the physician's direction. MASSAGE means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, massage by registered physical therapists who treat only patients recommended by a licensed physician and who operate only under the physician's direction, or massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(9.1) MICRO-BREWERY OR MICRO-WINERY means a facility that produces no more than 15,000 barrels of beer or wine, as defined in the Texas Alcoholic Beverage Code, per year for sale or distribution on or off the premises.

(9.2) MICRO-DISTILLERY means a facility that manufactures no more than 250,000 gallons of distilled spirits, as defined in the Texas Alcoholic Beverage Code, per year for sale or distribution on or off premises.

(10) MIXED-USE PROJECT means a development containing uses in two or more of the following categories, and with the combined floor areas of the uses in each category equaling or exceeding the following percentages of the total floor area of the project:

Use category	Percentage of total floor area
Lodging	**10%**
Office	**15%**
Residential	**10%**
Retail and personal service	**5%**

(11) NEW CONSTRUCTION means construction of a main structure that did not exist on February 23, 2005, the date of the establishment of this special purpose district. With regard to streets and sidewalks, NEW CONSTRUCTION means construction of a street or sidewalk that did not exist on February 23, 2005.

(12) ORIGINAL BUILDING means a structure existing on February 23, 2005, but does not include a structure that has undergone a major modification.

(13) PARTIALLY SIGHT-OBSCURING FENCE means a fence that provides partial visual separation. Partially sight-obscuring fences must be six feet high and at least 50 percent sight obscuring. Fences must be constructed of one or more of the following: brick, concrete masonry (split or polished face only; no unfinished units or cinder block), stone, stucco, wood, or wrought iron. Landscaping with a minimum height of three feet must be provided on the street side of the fence. Landscaping must consist of hedge-like evergreen plant materials recommended for local area use by the building official. Landscaping must be located in a bed that is at least three feet wide with a minimum soil depth of 24 inches. Initial plantings must be capable of obtaining a solid appearance within three years. Plants must be placed 24 inches on center over the entire length of the bed unless a landscape architect recommends an alternative planting density that the building official determines is capable of providing a solid appearance within three years.

(13.1) PHOTOGRAPHY STUDIO means a facility for taking and processing photographs. This does not include a bulk photography processing plant.

(13.2) PEDESTRIAN ZONE means the area between the back-of-curb and the building facade, which is intended for sidewalks, planting areas, outdoor eating areas, and pedestrian amenities.

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

(14.1) REQUIRED FRONTAGE means the percentage of the street-facing facade that must be located within the build-to zone.

(14.2) SPECIAL COMMUNITY ACTIVITY means a temporary event or gathering such as:

(A) sale of merchandise, food, or beverages;

(B) art shows or craft shows; or

(C) outdoor shows, concerts, exhibits, or exhibitions that may also involve erection of a tent; installation of a stage, bandshell, trailer, van, portable building, grandstand, or bleachers; placement of portable toilets; or placement of temporary no-parking, directional, over-size, or identification signs or banners.

(14.3) SPECIAL TEMPORARY RETAIL USE means an outdoor temporary facility for the retail sale of seasonal products such as food, Christmas trees, and live plants.

(14.4) STOOP means a small porch leading to the entrance of a residential structure.

(15) STREET CAR/TROLLEY SHELTER means a structure which affords protection from the weather to persons who are waiting to board a publically-owned or franchised street car or trolley.

(16) SUBDISTRICT means one of the subdistricts referred to in Section 51P-714.103 of this article.

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

(17.1) TEMPORARY CELLULAR UNIT means any cellular communication structure, vehicle, trailer mounted apparatus, or device that is part of a system authorized by the Federal Communications Commission that is designed to temporarily provide service where an existing tower/antenna for cellular communication is not operable due to one or more of the following reasons:

(A) The existing tower/antenna for cellular communication use is damaged or destroyed by something other than the intentional act of the owner or agent; or

(B) A demolition or construction permit has been issued on a building site that includes an existing mounted cellular antenna, monopole cellular tower, or other cellular communication tower/antenna.

(18) VISIBILITY TRIANGLE means the portion of a corner lot within a triangular area formed by connecting together the point of intersection of adjacent street curb lines (or, if there are no street curbs, what would be the normal street curb lines) and points on each of the street curb lines 30 feet from the intersection. VISIBILITY TRIANGLE means the portion of a lot within a triangular area formed by connecting together the point of intersection of the edge of a driveway or alley and an adjacent street curb line (or, if there is no street curb, what would be the normal street curb line) and points on driveway or alley edge and the street curb line 20 feet from the intersection.

(19) WRECKER SERVICE means a facility for the parking or storage of vehicle tow trucks. (Ord. Nos. 25898; 27820; 28470; 28505; 29914)

SEC. 51P-714.105. INTERPRETATIONS.

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

(b) Section 51A-2.101, "Interpretations," applies to this article.

(c) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(2) The symbol ***[L]*** appearing after a listed use means that the use is permitted by right as a limited use only. (For more information regarding limited uses, see Section 51A-4.218, "Limited Uses.")

(3) The symbol ***[SUP]*** appearing after a listed use means that the use is permitted by specific use permit only. ["SUP" means "specific use permit." For more information regarding specific use permits, see Section 51A-4.219, "Specific Use Permit (SUP)."]

(4) The symbol ***[DIR]*** appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803, "Site Plan Review." ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800, "Development Impact Review.")

(5) The symbol ***[RAR]*** appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, "Site Plan Review," a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800, "Development Impact Review.")

(d) If there is a conflict, the text of this article controls over any charts, exhibits, graphic displays, or maps. (Ord. 25898)

SEC. 51P-714.105.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 714A: Subdistrict boundary map.
(2) Exhibit 714B: Verbal description of the district and subdistrict boundaries.
(3) Exhibit 714C: Native and adapted xeriscape plants.
(4) Exhibit 714D: Main and accessory land use chart.
(5) Exhibit 714E: Development standards chart.
(6) Exhibit 714F: Street diagrams and landscaping.
(7) Exhibit 714G: Residential proximity slope illustration.
(8) Exhibit 714H: Residential proximity slope illustration for Subdistrict 4A.
(9) Exhibit 714I: Subdistrict 1C conceptual plan.
(10) Exhibit 714J: Subdistrict 4B development plan.
(11) Exhibit 714K: Subdistrict 1D development plan.
(12) Exhibit 714L: Subdistrict 1E conceptual plan.

SEC. 51P-714.106. CONCEPTUAL PLAN.

(a) Except for Subdistricts 1C and 1E, there is no conceptual plan for this district.

(b) The Fort Worth Avenue Corridor Land Use and Urban Design Study should be consulted for goals, objectives, policy statements, and recommendations for development of this district.

(c) The West Dallas Urban Structure and Guidelines should be consulted for goals, objectives, policy statements, and recommendations for development of Subdistricts 1C.

(d) Development and use of Subdistricts 1C and 1E must comply with the ~~S~~subdistricts [~~1C~~] respective conceptual plan (Exhibits 714I and 714L).

SEC. 51P-714.107. DEVELOPMENT PLAN.

(a) Except for Subdistricts 1C, 1D, and 4B 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.

[omitted for brevity]

SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NOS. 1A, 1B, AND 1D.

[omitted for brevity]

SEC. 51P-714.108.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1C.

[omitted for brevity]

SEC. 51P-714.108. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NOS. 1A, 1B, AND 1D.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Agricultural uses.
-- Crop production.

(2) Commercial and business service uses.

-- Building repair or maintenance shop.
-- Catering service.
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing.
-- Machine or welding shop.
-- Medical or scientific laboratory.
-- Tool or equipment rental. *[Limited to 3,500 square feet.]*
-- Vehicle or engine repair or maintenance. *[SUP]*

(3) Industrial uses.
-- Alcoholic beverage manufacturing. *[By SUP in Subdistrict 1D only.]*
-- Industrial (inside) not potentially incompatible. *[SUP]*
-- Industrial (inside) for light manufacturing.
-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.
-- Adult day care facility.
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*
-- Convent or monastery.
-- Hospital. *[RAR]*
-- Library, art gallery, or museum.
-- Open-enrollment charter school. *[SUP]*
-- Private school. *[SUP]*
-- Public school. *[SUP]*

(5) Lodging uses.
-- Extended stay hotel or motel. *[SUP]*
-- Hotel or motel. *[SUP if 60 or fewer guest rooms.]*

(6) Miscellaneous uses.
-- Temporary construction or sales office.

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

(8) Recreation uses.

-- Country club with private membership.

-- Private recreation center, club, or area.

-- Public park, playground, or golf course.

(9) Residential uses.

-- College dormitory, fraternity, or sorority house.

-- Multifamily. *[Only as a component of a mixed-use project.]*

-- Retirement housing. *[RAR]*

-- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside runs. *[RAR]*

-- Auto service center. *[SUP]*

-- Business school.

-- Commercial amusement (inside). *[SUP] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]*

-- Commercial parking lot or garage. *[SUP]*

-- Dry cleaning or laundry store.

-- Furniture store.

-- General merchandise or food store 3,500 square feet or less.

-- General merchandise or food store greater than 3,500 square feet.

-- Home improvement center, lumber, brick, or building materials sales yard. *[SUP]*

-- Household equipment and appliance repair.

-- Motor vehicle fueling station.

-- Nursery, garden shop, or plant sales.

-- Personal service uses. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*

-- Restaurant without drive-in or drive-through service. *[RAR]*

-- Restaurant with drive-in or drive-through service. *[DIR]*

-- Temporary retail use.

-- Theater.

(11) Transportation uses.

-- Private street or alley. *[SUP]*

-- Transit passenger shelter.

-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

-- Electrical substation.

-- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*

-- Police or fire station.

-- Post office.
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.
-- Office showroom/warehouse.
-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*
-- Recycling drop-off for special occasion collection. *[See Section 51A-4.213(11.3).]*
-- Trade center. *[SUP]*
-- Warehouse.
-- Wrecker service. *[Prohibited.]*

(b) Accessory uses.

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

(2) In this subdistrict, the following accessory uses are permitted only by SUP:
-- Accessory helistop.

(3) In this subdistrict, the following accessory uses are not permitted:
-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- General waste incinerator.
-- Private stable.
-- Pedestrian skybridges.

(4) In this subdistrict, the following accessory use is permitted only with a fully sight-obscuring fence or a high screen on any side visible from a street:
-- Accessory outside storage.

(c) Yard, lot, and space regulations.

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

(1) Front yard.

(A) Except as provided in this subparagraph, minimum front yard is six feet. At least 50 percent of the front facade must be at the minimum front yard setback. This subparagraph does not apply to structures built prior to 1985 in Subdistrict 1D.

(B) Maximum front yard is 15 feet.

(C) An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(2) Side and rear yard.

(A) Except as provided in Subparagraph (B), no minimum side and rear yard.

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

(3) Density.

(A) No maximum dwelling unit density.

(B) Minimum dwelling unit size is 450 square feet.

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

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed-use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	**Base (no MUP)**	**MUP=2 (no res.)**	**MUP=2 (with res.)**	**MUP=3 (with res.)**
Lodging	**1.6**	**2.5**	**3.0**	**3.5**
Office	**1.6**	**2.5**	**3.0**	**3.5**
Residential	**1.6**	**--**	**3.0**	**3.5**
Retail and personal service	**1.0**	**1.1**	**1.2**	**1.3**
Total	**--**	**2.5**	**3.0**	**3.5**

(5) Height.

(A) Maximum structure height in Subdistricts 1A and 1D is 145 feet.

(B) Maximum structure height in Subdistrict 1B is 40 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 80 percent. For lot coverage requirements, Subdistrict 1D is considered one lot.

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

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Maximum number of stories above grade in Subdistricts 1A and 1D is 11.

(B) Maximum number of stories above grade in Subdistrict 1B is three.

(C) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).

(d) Off-street parking and loading. See Section 51P-714.113, "Off-Street Parking and Loading."

(e) Environmental performance standards. See Article VI.

(f) Landscape regulations. Except as modified in Section 51P-714.114, "Landscaping," see Article X. (Ord. Nos. 25898; 30610)

SEC. 51P-714.108.1 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1C.

[omitted for brevity]

SEC. 51P-714.108.2 USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 1E.

(a) Uses. The following listed uses are the only main uses permitted in this subdistrict:

(1) Agricultural uses.
-- Crop production.

(2) Commercial and business service uses.

-- Catering service.
-- Custom business services.
-- Job or lithographic printing.
-- Medical or scientific laboratory.

(3) Industrial uses.
-- Alcoholic beverage manufacturing. *[SUP]*

(4) Institutional and community service uses.
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Library, art gallery, or museum.
-- Open-enrollment charter school. *[SUP]*
-- Private school. *[SUP]*
-- Public school. *[SUP]*

(5) Lodging uses.
-- Extended stay hotel or motel. *[SUP]*
-- Hotel or motel. *[SUP if 30 or fewer guest rooms.]*

(6) Miscellaneous uses.
-- Temporary construction or sales office.

(7) Office uses.
-- Coworking office.
-- Creative office.
-- Financial institution without drive-in window.
-- Makerspace.
-- Medical clinic or ambulatory surgical center.
-- Office.

(8) Recreation uses.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) Residential uses.
-- College dormitory, fraternity, or sorority house. *[SUP]*
-- Multifamily. *[See Section 51P-714.108.2(c)(1) for additional use standards.]*
-- Retirement housing. *[RAR]*
-- Single family. *[A minimum of eight single family structures must be attached together with a minimum of 15 feet between each group of eight single family structures.]*
-- Live/Work unit.

(10) Retail and personal service uses.

-- Animal shelter or clinic without outside runs. *[RAR]*

-- Alcoholic Beverage Establishment. *[SUP]*

-- Commercial amusement (inside). *[SUP] [Bingo parlor, billiard hall, class E dance hall, and motor track prohibited.]*

-- Commercial parking lot or garage. *[SUP] [Surface parking lots are prohibited as a primary use.]*

-- Dry cleaning or laundry store.

-- Food hall.

-- 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. *[Massage establishment, piercing salon, and tattoo studio prohibited.]*

-- Restaurant without drive-in or drive-through service. *[RAR when the floor area of any individual occupant exceeds 2,000 square feet]*

-- Temporary retail use.

-- Theater.

(11) Transportation uses.

-- Private street or alley. *[SUP]*

-- Transit passenger shelter.

-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10).]*

(12) Utility and public service uses.

-- Electrical substation.

-- Local utilities. *[Local utilities by right. Communication exchange facility by SUP.]*

-- Police or fire station.

-- Post office.

-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. *[See Section 51A-4.213(11.2).]*

-- Recycling drop-off for special occasion collection. *[See Section 51A- 4.213(11.3).]*

(b) Accessory uses.

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

(2) In this subdistrict, the following additional accessory uses are permitted by right:

-- Accessory storage for multifamily residential

(3) In this subdistrict, the following accessory uses are permitted only by SUP:

-- Accessory helistop.
-- Pedestrian skybridges *[Phase 3 only]*

(4) In this subdistrict, the following accessory uses are not permitted:

-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- Amateur communication tower.
-- General waste incinerator.
-- Private stable.

(c) Additional multifamily use standards. Except as provided by this subparagraph, multifamily uses are allowed as part of a mixed-use project.

(1) Alternative Mixed Use Compliance. Multifamily uses are allowed with a minimum of five percent (5%) of gross square footage of non-residential uses in the subdistrict. For the purposes of this provision, Subdistrict 1E is considered one lot. Alternative mixed use projects must meet the following standards:

(A) Initial development.

(i) Qualifying uses. Except as otherwise limited by Subparagraph (1), non-residential uses include any non-residential use allowed in this subdistrict; non-residential portions of Live/Work units; and outdoor dining spaces.

(ii) Retail and personal services uses. A minimum of 50 percent of non-residential space must be retail and personal service uses.

(iii) Office uses. A maximum of 40 percent of non-residential space may be office uses. For the purposes of alternative mixed-use compliance, office uses are limited to co-working office, makerspace, creative offices. Additional office and other office uses may be provided in the district but do not count towards required alternative mixed-use project compliance for non-residential uses.

(iv) Residential accessory uses. Non-residential accessory use to a residential use in Phase 1 may be used to meet these requirements provided

that they are open to or offer services or memberships to the general public. The building area of qualifying accessory uses may be included for the purposes of calculating non-residential use compliance.

(B) On-going compliance. Non-residential space may not be converted to residential use. Individual tenant spaces may be converted to other qualifying non-residential uses without limitation, provided that office uses as allowed by Sec. 51P-714.108.2(c)(1)(A)(iii) do not exceed 50 percent of the required non-residential uses.

(C) Prohibited uses. The uses in the following categories may not be used to meet the non-residential component of an alternative mixed-use project.

-- Utility and public service uses.
-- Transportation uses.
-- Miscellaneous uses.
-- Institutional and community service uses greater than 5,000 gross square feet.
-- Wholesale, distribution, and storage uses.
-- Commercial parking lot or garage.

(D) Projects with frontage on West Commerce Street must include non-residential uses within the same block.

(E) Minimum combined 40,000 square feet of open space, public plazas, or public seating areas within the subdistrict, with a minimum contiguous area of one-half acre must be provided. Open space must otherwise be a minimum of 200 square feet in area to be counted towards this requirement. Phase 1 must include a minimum of 28,000 square feet of open space with the remainder to be provided in Phases 2 and 3 in a ratio of the remainder of required open space to the size of the subdistrict. A maximum of ten percent (10%) of open space may be used for outdoor dining areas. For the purpose of this provision, open space must be provided at ground level.

(d) Yard, lot, and space regulations.

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

(1) Front yard.

(A) West Commerce Street. The minimum front yard setback is six feet. The maximum front yard setback is 20 feet. A minimum of 50 percent of the front façade must be at the minimum front yard setback. An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(B) West Main Street. The following front yard setbacks are required for West Main Street:

(i) Phases 1. The minimum front setback is six feet.

(ii) Phases 2 and 3. The minimum front yard setback is six feet. The maximum front yard setback is 20 feet. A minimum of 50 percent of the front façade must be at the minimum front yard setback. An additional 20-foot front yard setback is required for that portion of a structure above 45 feet in height.

(C) All other public streets. The following front yard setbacks are required for all other public streets.

(i) Except as provided in this subparagraph, no minimum or maximum front yard setback.

(ii) An additional front yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 26 feet as measured from the property line.

(D) The following building features may be counted as part of a building façade to meet the minimum front yard setback on West Commerce Street and West Main Street:

-- Raised porch landings, stoops or associated stairs up to a depth of four feet.

-- Unenclosed balconies up to a depth of six feet.

-- Ground floor courtyards or patio enclosures with solid masonry walls no more than four feet in height up to a depth of six feet.

-- Cantilevered roofs, porch overhangs, or eaves that extend a minimum of two feet up to a depth of four feet.

-- Pergolas or arbors attached or directly adjacent to a building.

-- Canopies, arcades, or marquees up to a depth of eight feet.

-- Similar building features that establish an omitted wall line for the purposes of floor area.

(E) The following building and site features may be located in a required front yard:

-- Planters.

-- Outdoor dining areas.

-- Cantilevered roofs, porch or eave overhangs up to three feet.

-- Awnings up to five feet.

-- Ramps.

-- Retaining walls under three feet in height.
-- Raised porch landings, stoops, or associated stairs up to a depth of four feet.
-- Attached marquee and projecting signs in conformance with Section 51A-7200, Provisions for the West Commerce Street/Fort Worth Avenue Sign District.

(2) Side and rear yard.

(A) Except as provided in Subparagraph (B), no minimum side and rear yard.

(B) An additional side and rear yard setback of one foot for each two feet in height above 45 feet is required for that portion of a structure above 45 feet in height, up to a total setback of 30 feet. No additional side or rear yard setback is required adjacent to railroad right of way.

(3) Density.

(A) No maximum dwelling unit density.

Staff recommendation:

~~(B) Minimum dwelling unit size is 450 square feet.~~

Applicant's Request:

(B) Minimum dwelling unit size is 450 square feet.

(4) Floor area ratio.

(A) Except as provided in Subparagraph (B), the maximum floor area ratio (FAR) varies depending on whether the development is a mixed-use project as follows:

[Note: The first column is the base FAR, which applies when there is no mixed-use project. The second column (MUP=2/no res.) is the FAR for a mixed-use project with a mix of two use categories when neither category is residential. The third column (MUP=2/with res.) is the FAR for a mixed-use project with a mix of residential plus one other use category. The fourth column (MUP=3/with res.) is the FAR for a mixed- use project with a mix of residential plus two or more other use categories. A mixed-use project with three use categories must include a residential use.]

Use category	Base (no MUP)	MUP=2 (no res.)	MUP=2 (with res.)	MUP=3 (with res.)
Lodging	1.6	2.5	3.0	3.5
Office	1.6	2.5	3.0	3.5

Residential	1.6	--	3.0	3.5
Retail and personal service	1.0	1.1	1.2	1.3
Total	--	2.5	3.0	3.5

(B) Multifamily projects that meet the requirements of Sec. 51P-714.108.2(c)(1) have a maximum FAR of 3.0, except all non-residential uses have a maximum FAR of 1.2.

(5) Height.

(A) In general, maximum structure height of Phase 1 is 52 feet, maximum structure height in Phase 2 is 58 feet, and maximum structure height in Phase 3 is 145 feet.

(B) Increased development standards. For a multifamily use in Phase 1, when five percent of the overall number of dwelling units are available to households earning between 51 and 60 percent of the area median family income (AMFI) and five percent of the overall number of dwelling units are available to households earning between 61 and 80 percent of the area median family income (AMFI) and complies with the provisions of Section 51P-714.118.1, the maximum structure height may be increased to 82 feet.

(6) Lot coverage.

(A) Maximum lot coverage is 85 percent. For lot coverage requirements, individual blocks are considered one lot.

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

(7) Lot size. No minimum lot size.

(8) Stories.

(A) In general. Maximum number of stories in Phase 1 is four. Maximum number of stories in Phase 2 is three. Maximum number of stories in Phase 3 is 11.

(B) Increased development standards. For multifamily uses in Phase 1, when five percent of the overall number of dwelling units are available to households earning between 51 and 60 percent of the area median family income (AMFI) and five percent of the overall number of dwelling units are available to households earning between 61 and 80 percent of the area median family income (AMFI) and complies with the provisions of Section 51P-714.118.1 that comply with Section 51P-714.108.2(d)(5)(B), the maximum number of stories in Phase 1 may be increased to five.

(C) Parking garages are exempt from this paragraph, but must comply with the height regulations of Paragraph (5).

[omitted for brevity]

SEC. 51P-714.109. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 2.

[omitted for brevity]

SEC. 51P-714.110. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 3.

[omitted for brevity]

SEC. 51P-714.111. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 4.

[omitted for brevity]

SEC. 51P-714.112. USE REGULATIONS AND DEVELOPMENT STANDARDS IN SUBDISTRICT NO. 5.

[omitted for brevity]

SEC. 51P-714.113. OFF-STREET PARKING AND LOADING.

(a) In general. Except as modified in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Except as modified in this section, consult the off-street parking and loading regulations in Divisions 51A-4.300 et seq. for information regarding off-street parking and loading generally. For parking purposes, Subdistricts 1D and 1E are each [~~is~~]considered one lot.

(b) Remote parking. Except as provided in this section, remote parking is allowed if it is located within 600 feet of the main use and the requirements of Division 51A-4.320, "Special Parking Regulations," are met. Except for residential uses, all of Subdistrict 4A is considered one building site for parking purposes.

(c) Residential.

(1) One space per bedroom up to a maximum of two spaces per dwelling unit.

[omitted for brevity]

(d) Restaurant.

(1) One space per 125 square feet of floor area.

(2) Except as provided in this subsection, any outdoor dining area, whether or not covered, counts as floor area for calculation of the parking requirement. For purposes of this provision, "outdoor dining area" means a rectangular area that includes all outdoor tables, chairs, and wait-stations.

[omitted for brevity]

(g) Subdistrict 1E.

(1) Co-working and creative office uses must provide parking at a ratio of 1 space per 333 square feet of floor area before the application of any reductions.

(2) Food hall uses must provide parking at a ratio of 1 space per 125 square feet of floor area. Outdoor dining areas are included for the purposes of parking.

(3) Makerspace use must provide parking at a ratio of 1 space per 1,000 square feet of floor area before the application of any reductions.

(1) Off-street parking requirements for projects in compliance with Sec. 51P-714.108.2(c)(1) are reduced by twenty-five percent (25%) for non-residential uses, including non-residential accessory uses to a residential use that are open to the public for service or membership.

Staff recommendation:

~~(…) Guest parking for residential uses are not subject to the requirements of Sec. 51A-4.209(b)(5)(C)(i).~~

(…) For purposes of off-street parking, residential uses must provide one space per bedroom up to a maximum of two spaces per dwelling unit.

Applicant request:

(2) Guest parking for residential uses are not subject to the requirements of Sec. 51A-4.209(b)(5)(C)(i).

[~~(g)~~](h)Above-grade off-street parking. Parking is permitted on any level of a building.

[~~(h)~~](i) Bicycle parking. Except as provided by subsection (1), i[~~I~~]f an institutional and community service use, mixed-use project, or retail and personal service use has a floor area of 4,000 square feet or more, it must provide a lockable rack for a minimum of two bicycles.

Staff recommendation:

(1) In Subdistrict 1E, one bicycle parking space per 6 dwelling units is required for multifamily projects that develop under Sec. 51P-714.108.2(c)(1). ~~For the purposes of bicycle parking, Subdistrict 1E is all one lot.~~ Bicycle parking may be used to reduce required off-street parking by the same ratios prescribed in Section 51A-4.310.

Applicant request:

(1) In Subdistrict 1E, one bicycle parking space per 6 dwelling units is required for multifamily projects that develop under Sec. 51P-714.108.2(c)(1). For the purposes of bicycle parking, Subdistrict 1E is all one lot. Bicycle parking may be used to reduce required off-street parking by the same ratios prescribed in Section 51A-4.310.

[~~(i)~~](j) Mixed-use shared parking reduction.

(1) Office and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 25 percent of the parking requirements for the use requiring fewer spaces. For example, if the office component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 120 spaces [(100 x 1.00) + (80 x .25) = 120].

(2) Retail and residential uses within a mixed-use project must share parking. Any shared parking must be on the same building site as the mixed-use project. The number of off-street parking spaces required for the mixed-use project is 100 percent of the parking requirement for the use requiring the greater number of spaces plus 75 percent of the parking requirements for the use requiring fewer spaces. For example, if the retail component would separately require 100 spaces and the residential component would separately require 80 spaces, then the parking requirement for the mixed-use project is 160 spaces [(100 x 1.00) + (80 x .75) = 160].

(3) If a mixed-use project has office, retail, and residential uses, the project must use the parking reduction that offers the greatest reduction, but may not use both. For example, if the office- residential reduction reduces the parking to 120 spaces and the retail-residential reduction reduces the parking to 160 spaces, then the office-residential reduction must be used and the retail-residential reduction may not be used.

(4) The parking reduction in this subsection may not be used in Subdistrict 1C.

[~~(j)~~](k) On-street parallel, straight, or angled head-in parking.

(1) Except as provided in this subsection, any on-street parallel parking spaces on West Commerce Street, Fort Worth Avenue, or a street that intersects Fort Worth Avenue may be counted toward the parking requirement of the use adjacent to the on-street parallel parking space. In Subdistrict 1E, any on-street parking spaces on West Main Street or a street that intersects West Commerce Street may be counted towards the parking requirement of the use adjacent to the on-street parking space.

(A) An on-street parallel parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement of a mixed-use project.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that it is available. For example, a parking space that is available to the public only eight hours per day will be counted as one- third of a parking space (8 ÷ 24 = one-third). The total of the limited availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

[omitted for brevity]

[~~(k)~~](l) Parking to the rear of the main structure.

(1) Except as provided in the paragraph, i[~~I~~]n Subdistricts 1A, ~~[and]~~ 1B, ~~[and]~~ 1D, and 1E, 100 percent of any parking for new construction located on the same building site as the main use must be to the rear of the main structure. In Subdistrict 1D, compliance with this paragraph is only required after the demolition of an existing structure built prior to 1985.

[omitted for brevity]

[~~(l)~~](m) Parking structures.

[omitted for brevity]

(4) In Subdistrict 1E, parking structures must have a façade similar in appearance to the main structure's façade or otherwise be located behind a primary use. This provision does not apply to parking structure facades facing railroad right of way.

~~(m)~~(n) Loading.

(1) In Subdistricts 1D, 1E, 4A, and 4B, a nonresidential use with a floor area greater than 10,000 square feet, but less than 20,000 square feet, per occupancy must have one small size loading space as defined in Section 51A-4.303.

Staff recommendation:

(…) In Subdistrict 1E, all loading associated with residential uses must be outside of the public right of way.

Applicant's Request:

(…) ~~In Subdistrict 1E, all loading associated with residential uses must be outside of the public right of way.~~

[omitted for brevity]

SEC. 51P-714.114. LANDSCAPING.

(a) In general.

(1) Except as modified in this section, the regulations in Article X, "Landscape and Tree Preservation Regulations," apply to this district. In the event of a conflict between this section and Article X, this section controls.

(2) Landscaping of streets as shown in Exhibit 714F is required.

[omitted for brevity]

(b) Street trees.

(1) One street tree must be provided per 30 feet of street frontage, with a minimum of two street trees per building site. Along Fort Worth Avenue in Subdistricts 1C, and 2D, small tree types, as listed in Section 51P-714.114 (c)(5) may be provided in lieu of street trees. The director may waive the requirement for a street tree in Subdistrict 2D in locations that conflict with an underground or overhead utility.

(2) It is recommended that, to the extent possible, street trees be spaced 30 feet apart, but, where necessary, street trees may be spaced a minimum of 20 feet apart.

(3) Street trees must have a minimum caliper of three inches and must have a minimum height of eight feet when planted.

(4) In Subdistricts 1A and 1B, street trees must be placed in a 16-foot square tree grate. In Subdistrict 1C, street trees must be planted in either a minimum 16-foot square tree grate or a minimum 4x6 foot planting area. In Subdistricts 1C and 1E, street trees must be planted within six feet of the back of curb. In Subdistrict 1E, street trees must be planted in planting areas with a minimum size of 4x6 feet or continuous planting strips.

[omitted for brevity]

(10) In Subdistricts 1E, 4A and 4B, site trees and street trees planted in the right-of-way count as replacement trees required for the mitigation of protected trees.

[omitted for brevity]

(13) Trees must be evenly spaced over the length of a planting strip.

[omitted for brevity]

(15) Except as provided in this paragraph, street trees may not be counted as site trees. In Subdistricts 1E and 4A, street trees may be counted as site trees. In Subdistrict 4B, street trees other than those directly adjacent to Fort Worth Avenue may be counted as site trees.

(16) Except as provided in this section, street trees must be provided from the following list of Texas native or adapted species:

Scientific name	**Common name**	**Tree type**
Acer barbatum var. "Caddo"	**Caddo maple**	**Large canopy**
Acer buergerianum	**Trident maple**	**Large canopy**
Acer grandidentatum	**Bigtooth maple**	**Large canopy**
Acer truncatum	**Shantung maple**	**Medium canopy** ***[Subdistrict 1C only]***
Diospyros virginiana (male only)	**Common persimmon**	**Large canopy**
Fraxinus americana	**White ash**	**Large canopy**
Fraxinus pennsylvanica	**Urbanite ash**	**Large canopy** ***[Subdistrict 1C only]***
Gymnocladus dioicus	**Kentucky coffee tree**	**Large canopy**
Liquidambar styraciflua	**Sweetgum**	**Large canopy**
Pistachia chinensis	**Chinese pistachio**	**Large canopy**
Prosopis glandulosa	**Maverick mesquite**	**Large canopy** ***[Subdistrict 4A and 4B only]***
Quercus buckleyi	**Texas red oak**	**Large canopy**
Quercus durandii	**Durand oak**	**Large canopy**
Quercus fusiformis	**Escarpment live oak**	**Large canopy**
Quercus muhlenbergii	**Chinkapin oak**	**Large canopy**
Quercus shumardii	**Shumard oak**	**Large canopy**
Quercus virginiana	**Live oak**	**Large canopy**
Quercus virginiana "SLDN" [Subdistrict 1C only]	**Cathedral live oak**	**Large canopy**
Quercus virginiana "QVTIA"	**High-rise live oak**	**Large canopy** ***[Subdistricts 1C, 4A and 4B only]***
Ulmus crassifolia	**Cedar elm**	**Large canopy**
Ulmus parvifolia	**Bosque elm**	**Large canopy** ***[Subdistricts 4A and 4B only]***
Ulmus parviflora	**Lacebark elm**	**Large canopy**

(17) Street trees required to be planted along West Commerce Street or Fort Worth Avenue must be provided from the following list of Texas native or adapted species:

Scientific name	Common name	Tree type
Acer barbatum var.	**"Caddo" Caddo maple**	**Large canopy**
Acer buergerianum	**Trident maple**	**Large canopy**
Acer grandidentatum	**Bigtooth maple**	**Large canopy**
Acer truncatum	**Shantung maple**	**Medium canopy *[Subdistrict 1C only]***
Fraxinus pennsylvanica	**Urbanite ash**	**Large canopy *[Subdistrict 1C only]***
Liquidambar styraciflua	**Sweetgum**	**Large canopy**
Pistachia chinensis	**Chinese pistachio**	**Large canopy**
Prosopis glandulosa	**Maverick mesquite**	**Large canopy *[Subdistrict 4A and 4B only]***
Quercus buckleyi	**Texas red oak**	**Large canopy**
Quercus durandii	**Durand oak**	**Large canopy**
Quercus fusiformis	**Escarpment live oak**	**Large canopy**
Quercus muhlenbergii	**Chinkapin oak**	**Large canopy**
Quercus shumardii	**Shumard oak**	**Large canopy**
Quercus virginiana	**Live oak**	**Large canopy**
Quercus virginiana "SLDN"	**Cathedral live oak**	**Large canopy *[Subdistrict 1C only]***
Quercus virginiana "QVTIA"	**High-rise live oak**	**Large canopy *[Subdistricts 1C, 4A and 4B only]***
Ulmus crassifolia	**Cedar elm**	**Large canopy**
Ulmus parvifolia	**Bosque elm**	**Large canopy *[Subdistricts 4A and 4B only]***
Ulmus parviflora	**Lacebark elm**	**Large canopy**

[omitted for brevity]

(c) Site trees.

(1) One site tree must be provided per 3,000 square feet of lot area or fraction thereof, with a minimum of four trees provided.

(2) Site trees must have a minimum caliper of two inches.

(3) Site trees may not be counted as street trees.

[omitted for brevity]

(5) Except as provided in this paragraph, site trees must be provided from the following list of Texas native or adapted species. In Subdistrict 1C, other species of trees may be used as street trees with approval from the building official.

Scientific name	Common name	Tree type

Acer barbatum var. "Caddo"	**Caddo maple**	**Large canopy**
Acer buergerianum	**Trident maple**	**Large canopy**
Acer grandidentatum	**Bigtooth maple**	**Large canopy**
Acer truncatum	**Shantung maple**	**Medium canopy *[Subdistrict 1C only]***
Aesculus glaba v. arguta	**Texas buckeye**	**Small**
Aesculus pavia	**Red buckeye**	**Small**
Carya illinoinensis	**Pecan**	**Large canopy**
Carya texana	**Black hickory**	**Large canopy**
Cercis canadensis	**Redbud**	**Small**
Chilopsis linearis	**Desert willow**	**Small**
Diospyros texana	**Texas persimmon**	**Small**
Diospyros virginiana (male only)	**Common persimmon**	**Large canopy**
Fraxinus americana	**White ash**	**Large canopy**
Fraxinus pennsylvanica	**Urbanite ash**	**Large canopy *[Subdistrict 1C only]***
Gymnocladus dioicus	**Kentucky coffee tree**	**Large canopy**
Ilex decidua	**Deciduous holly or Possumhaw**	**Small**
Ilex vomitoria	**Yaupon holly**	**Small**
Juglans microcarpa	**Texas black walnut**	**Large canopy**
Juniperus ashei	**Ashe juniper**	**Small**
Juniperus virginiana	**Eastern red cedar**	**Large noncanopy**
Lagerstroemia indica	**Crepe myrtle**	**Small**
Liquidambar styraciflua	**Sweetgum**	**Large canopy**
Magnolia grandiflora	**Southern magnolia**	**Large noncanopy**
Pistachia chinensis	**Chinese pistachio**	**Large canopy**
Prosopis glandulosa	**Mesquite**	**Small**
Prosopis glandulosa	**Maverick mesquite**	**Large canopy *[Subdistrict 4A and 4B only]***
Prunus mexicana	**Mexican plum**	**Small**
Quercus buckleyi	**Texas red oak**	**Large canopy**
Quercus durandii	**Durand oak**	**Large canopy**
Quercus fusiformis	**Escarpment live oak**	**Large canopy**
Quercus macrocarpa	**Bur oak**	**Large canopy**
Quercus muhlenbergii	**Chinkapin oak**	**Large canopy**
Quercus shumardii	**Shumard oak**	**Large canopy**
Quercus virginiana	**Live oak**	**Large canopy**
Quercus virginiana "SLDN"	**Cathedral live oak**	**Large canopy *[Subdistrict 1C only*]**
Quercus virginiana "QVTIA"	**High-rise live oak**	**Large canopy *[Subdistricts 1C,4A and4B only]***
Rhamnus caroliniana	**Carolina buckthorn**	**Small**
Rhus lanceolata	**Flameleaf sumac**	**Small**
Rhus virens	**Evergreen sumac**	**Small**
Sophora affinis	**Eve's necklace**	**Small**
Taxodium ascandens	**Pond cypress**	**Large noncanopy**
Taxodium distichum	**Bald cypress**	**Large noncanopy**
Ulmus crassifolia	**Cedar elm**	**Large canopy**
Ulmus parvifolia	**Bosque elm**	**Large canopy *[Subdistricts 4A and 4B only]***

Ulmus parviflora	**Lacebark elm**	**Large canopy**
Viburnum rufidulum	**Rusty blackhaw viburnum**	**Small**

(d) Parking lot trees.

(1) Except as provided in this subsection, each required parking space must be within 75 feet of the trunk of a large canopy site tree.

(2) In Subdistricts 1E, 4A and 4B, each required parking space not within a parking structure must be within 75 feet of either a site tree or street tree.

(3) Parking lot trees must have a minimum caliper of three inches.

(4) Parking lot trees may not be planted closer than two feet from a paved surface.

(5) Parking lot trees may be counted as site trees, but may not be counted as street trees.

(e) Prohibited trees. The following trees may not be planted within this district:

Scientific name	**Common name**
Pyrus calleryana	**Bradford pear**
Populus deltoides	**Cottonwood**
Albizia julbrissen	**Mimosa**

(f) Open space fund.

(1) If a property owner cannot plant all of the required trees on the building site, the property owner shall make a payment into the West Commerce Street/Fort Worth Avenue Open Space Fund for no more than 50 percent of the required trees.

(2) The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a tree equal in caliper to the tree not planted, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining the tree for two years as determined by the park and recreation department.

(3) The department shall administer a city account to be known as the West Commerce Street/Fort Worth Avenue Open Space Fund. Funds from the West Commerce Street/Fort Worth Avenue Open Space Fund must be used only for acquiring and maintaining property for parks and open space within this district and for median landscape improvement on West Commerce Street or Fort Worth Avenue. The Fort Worth Avenue Development Group, its successor or a similar organization, should be consulted on uses of the fund

(g) Landscaping in the public right-of-way.

(1) Landscaping may be located in the public right-of-way if a right-of-way landscape permit is obtained from the city.

(2) The city council hereby grants a non-exclusive revocable license to the owners or tenants (with written consent of the owner) of all property within this district for the exclusive purpose of authorizing compliance with the landscaping requirements of this district. An owner or tenant is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a right-of-way landscape permit. This private license will not terminate at the end of any specific time period; however, the city council reserves the right to terminate this license at will, by resolution passed by the city council, at any time such termination becomes necessary. The determination by the city council of the need for termination is final and binding. The city shall become entitled to possession of the licensed area without giving any notice and without the necessity of legal proceedings to obtain possession when, in its judgment, the purpose or use of the license is inconsistent with the public use of the right-of-way or when the purpose or use of the license is likely to become a nuisance or threat to public safety. Upon termination of the license by the city council, each owner or tenant shall remove all improvements and installations in the public rights-of-way to the satisfaction of the director of public works and transportation.

(3) A property owner or tenant is not required to comply with any right-of-way landscaping requirement to the extent that compliance is made impossible due to the city council's revocation of a right-of-way landscape permit or the revocation of the private license granted under this subsection.

(4) Upon the installation of landscaping in the public right-of-way, the owners or tenants shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the private license granted under this subsection, with combined single limits of liability for bodily injury and property damage of not less than $1,000,000 for each occurrence, and $2,000,000 annual aggregate. Coverage under this liability policy must be on an occurrence basis and the city shall be named as additional insured. Proof of such insurance must be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, Dallas, Texas 75201, and the policy must provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal, or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent that they are covered by this liability insurance policy.

(5) Each owner or tenant is responsible for maintaining the right-of-way landscaping in a healthy, growing condition, and for keeping the premises safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to maintain right-of-way landscaping or make repairs. The granting of a license for landscaping under this subsection does not release the owner or tenant from liability for the installation or maintenance of landscaping in the public right-of-way.

(h) Plant requirements. Plants used to satisfy landscape requirements must comply with the following requirements:

(1) A large evergreen shrub must have the ability to grow to a minimum height of three feet within three years.

(2) Solid sod or hydro-mulch grass may be used.

(3) Artificial plant materials may not be used.

(4) Any required landscaping that dies must be replaced.

(5) Except as provided in this subsection, trees and shrubs must be planted at least 10 feet from the centerline of any water or sewer main. Landscaping over water or sewer mains must be limited to ground cover.

[omitted for brevity]

(7) Trees must be trimmed to provide adequate clearance for pedestrians and vehicles so as not to create a safety hazard.

(8) Trees may not be located within 15 feet of light poles, signal lights, warning signs, or traffic control devices. This provision does not apply to existing trees in Subdistricts 4A and 4B.

(9) Trees may not be planted within 90 feet of a school crossing or a railroad crossing. This provision does not apply to existing trees in Subdistricts 4A and 4B.

(10) An adequate irrigation and drainage system must be provided for all landscaping. Drought tolerant plants must be used when an irrigation system is not provided. See Section 51A-10.106, "Irrigation Requirements."

(11) Plants other than trees within parkways must be maintained so that they do not overhang the curb.

(i) Plantings within medians.

(1) Trees within medians may not be planted adjacent to left turn lanes.

(2) Trees within medians must be located so as to provide adequate sight distance.

(3) Trees within medians may not be planted within 30 feet of the tip of the median.

(4) Trees within medians may not be planted within three feet of the back of the curb.

(5) Trees within medians must be placed in a six-foot-wide planting strip.

(6) Plants other than trees within medians must be maintained so that they do not overhang the curb.

(7) Trees within medians must have a minimum clearance of 15 feet.
(8) Drought tolerant plants must be used in medians.

(j) Landscape plan.

(1) This section becomes applicable to a building site when an application is made for a building permit for construction work that within a 24-month period:

(A) increases the number of stories in a building on the site;
(B) increases the combined floor area of all buildings on the site; or
(C) increases the nonpermeable coverage on the site by 1,000 square feet or more.

(2) Landscape plans must be reviewed by water utilities and the department of public works and transportation.

(3) A landscape plan must include a schedule for maintenance of required Landscaping.

(4) A landscape plan must earn at least 75 points (out of a total of 125 possible points). The points awarded for providing each feature is provided in parentheses. Existing landscaping qualifies for points. If the landscape plan earns at least 75 points, the design standards of Section 51A-10.126, "Design Standards," are not required.

(A) Lighting. (Total possible points = 30) Ten points each are awarded for providing tree lighting, building facade lighting, or landscape area lighting. Tree lighting must provide lighting in each tree in the front yard. Building facade lighting must illuminate the entire front facade. Landscape area lighting must illuminate a landscape feature such as a planting bed, fountain, sculpture, or water feature. The lighting must be at least 1.5 foot-candles in intensity.

(B) Foundation planting strip. (Total possible points = 30) Thirty points are awarded for a three-foot-wide foundation planting strip extending along at least 50 percent of the foundation facing the street. The foundation planting strip must have evergreen shrubs planted every three feet on center.

(C) Seasonal color landscaping. (Total possible points = 15) Points may be obtained for providing a landscape area for seasonal color in planting beds, raised planters, or pots. Five points are awarded for each 10 square feet of landscape area. The plants in the landscape area must be changed at least twice per year with appropriate seasonal color plants. The landscape area must contain the appropriate seasonal landscaping at all times except when the landscaping is being changed at the beginning of a new season.

(D) Native or adapted xeriscape landscaping. (Total possible points = 30) Points may be obtained for using native plants or xeriscape plants for at least 80 percent of the landscape requirement. Native plants or adapted xeriscape plants listed in Exhibit 714C must be used.

(E) Creation of open space. (Total possible points = 20) Five points are awarded for every 200 square feet of open space if the open space is a minimum of 500 feet from the building site but within this district. For purposes of this subparagraph, "open space" means a contiguous space containing primarily grass or vegetation and pedestrian amenities such as fountains, benches, paths, or shade structures. In Subdistricts 1E, 4A and 4B, dog parks, community gardens, and publicly-accessed plazas are also open space. Open space must be available for use by the public. The open space must be maintained in a state of good repair and neat appearance at all times by the owner of the property for which the building permit was issued. (Ord. Nos. 25898; 26876; 27820; 28505; 30610; 30705)

SEC. 51P-714.115. STREET AND SIDEWALK STANDARDS.

(a) In general.

(1) The street and sidewalk standards of this section apply only to new construction or a major modification.

(2) Except as provided in this section, streets as shown in Exhibit 714F are required. This provision does not apply in Subdistricts 1C and 2D.

(3) Except as provided in this section, sidewalks along streets as shown in Exhibit 714F are required.

(b) Street standards.

(1) Except as provided in this section, streets must be constructed as shown in Exhibit 714F. If future right-of-way dedications are made in Subdistricts 1D and 4A, the pavement width for new streets must be in accordance with Exhibit 714F. Parallel parking must be provided as shown in Exhibit 714F. This provision does not apply in Subdistricts 1C and 2D.

(2) Vehicular access to and from Subdistrict 4B is restricted to Colorado Boulevard and Walter Drive.

(3) The following frontages are exempt from parallel parking requirements:

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street and Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(F) Street frontages in Subdistricts 4A and 4B.

(G) The Powell Street frontage in Subdistrict 1D so long as it remains a 30-foot right-of-way.

(H) The Sulphur Street frontage in Subdistrict 1D so long as it remains a 40-foot right-of-way.

(I) The Haslett Street frontage in Subdistrict 1D so long as it remains a 40-foot right-of-way.

[omitted for brevity]

(c) Sidewalk standards.

(1) Except as provided in this subsection, in Subdistricts 1A, 1B, and 1D, there must be a 15-foot-wide sidewalk along West Commerce Street and Fort Worth Avenue, and an 11-foot, six-inch- wide sidewalk along any other street. In Subdistrict 1C, there must be a minimum 15-foot-wide pedestrian zone along Fort Worth Avenue, and a minimum 11-foot, six-inch-wide pedestrian zone along Sylvan Avenue. In Subdistrict 1E, there must be a 15-foot-wide pedestrian zone along West Commerce Street and Fort Worth Avenue, and an 11-foot, six-inch-wide pedestrian zone along any other street.

[omitted for brevity]

(9) The street curb may not be counted as part of the sidewalk width.

(10) The following frontages must provide the sidewalks shown on page 6 of Exhibit 714F.

(A) The Fort Worth Avenue frontage of Block B/3926 between Neal Street and Montclair Avenue.

(B) The Fort Worth Avenue frontage of Block 6157 and Block 6156.

(C) The Fort Worth Avenue frontage of Block 3977 between Windomere Avenue and Edgefield Avenue.

(D) The Fort Worth Avenue frontage and the Sylvan Avenue frontage of Block 4015.

(E) Any location where the provision of parallel parking would require a retaining wall in excess of four feet.

(11) Sidewalk widths must taper or expand to match the width of existing sidewalks in front of adjacent properties at the point of convergence.

(12) Sidewalks must be located along the entire length of the street frontage.

(13) Each owner or tenant is responsible for maintaining sidewalks, and for keeping sidewalks safe and in good condition and repair, at no expense to the city, and the city is absolutely exempt from any requirements to maintain sidewalks or make repairs.

[omitted for brevity]

(15) In Subdistrict 1E, a minimum eight (8) foot wide bicycle and pedestrian path must be provided to connect West Main Street and Sylvan Avenue within Phase 2.

SEC. 51P-714.116. SCREENING REGULATIONS.

(a) In general. Except as modified in this section, the provisions of Section 51A-4.301(f), "Screening Provisions for Off-Street Parking," apply.

(b) Parking lots.

(1) Except as provided in this subsection, surface parking lots must be screened with a low screen. The screening requirement for surface parking lots applies only to new construction.

[omitted for brevity]

(c) Loading spaces. Except as provided in this subsection, off-street loading spaces must be screened with a fully sight-obscuring fence or a high screen. In Subdistricts 4A and 4B, only off-street loading spaces visible from Fort Worth Avenue must be screened.

(d) Dumpsters and garbage storage areas.

(1) All dumpsters and garbage storage areas must be screened on all four sides with a solid fence. One side may be a gate.

(2) Screening materials must match the main building. This provision does not apply to Subdistrict 1C and the existing dumpster located adjacent to Chappell Street located in Subdistrict 2D.

(3) Screening must be at least as tall as the objects being screened, but in no case less than six feet in height.

(4) Each panel of the gate must have a pin that can be inserted in a sleeved hole in the ground to allow the gate to be held open during garbage collection.

(e) Outside storage areas.

(1) Except as provided in this subsection, all outside storage areas for commercial and business services uses and industrial uses must be entirely screened on any side visible from a street with a fully sight-obscuring fence or a high screen.

[omitted for brevity]

(f) Nonresidential buildings. The rear or service side of a nonresidential building must be screened with a partially sight-obscuring fence if the nonresidential building is exposed to a residential use.

(g) Maintenance.

(1) Each owner or tenant is responsible for maintaining screening at no expense to the city, and the city is absolutely exempt from any requirements to maintain screening or make repairs.

(2) Screening must be properly maintained so that:

(A) the screening is not out of vertical alignment more than one foot from the vertical, measured at the top of the screening; and

(B) any rotted, fire damaged, or broken slats or support posts; any broken or bent metal posts; any torn, cut, bent, or ripped metal screening; any loose or missing bricks, stones, rocks, mortar, or similar materials; and any dead or damaged landscaping materials are repaired or replaced. (Ord. Nos. 25898; 27820; 28505; 30705)

SEC. 51P-714.117. SIGNS.

(a) See Division 51A-7.2000, "Provisions for the West Commerce Street/Fort Worth Avenue Sign District," of Article VII."

(b) No signs are permitted on street car/trolley shelters except government signs, street car or trolley system logos, schedules, and route information. (Ord. Nos. 25898; 27820; 28505)

SEC. 51P-714.118. ARCHITECTURAL DESIGN STANDARDS.

(a) Purpose.

(1) The district is hereby designated as an area of historical, cultural, and architectural importance and significance. The architectural design standards of this section are intended to preserve the historical, cultural, and architectural importance and significance of the West Commerce Street/Fort Worth Avenue corridor. The corridor has historic and cultural importance as an early major east-west thoroughfare in the Dallas metroplex. The development patterns and architecture along the corridor reflect pioneer settlements; the Great Depression; mid-20th century Americana; and post-World War II automobile, nightclub, and restaurant culture. These architectural design standards are intended to preserve the character of the corridor while allowing compatible new construction and modifications that respect the corridor's historical, cultural, and architectural significance.

(2) The purpose of these architectural design standards is to:

(A) ensure that new development enhances the character of the corridor and complement adjacent neighborhoods;

(B) ensure that increased density in established neighborhoods makes a positive contribution to the area's character;

(C) ensure the integrity of historic buildings and the compatibility of new development; and

(D) enhance the character and environment for pedestrians.

(b) Applicability. The architectural design standards of this section apply to:

(1) New construction and major modifications of buildings containing a nonresidential use.

(2) Buildings containing only residential uses.

[omitted for brevity]

(d) Building orientation.

(1) Except as provided in 51A-714.118(e)(3), the primary facade and primary entrance of new construction must be oriented to face the public right-of-way. In Subdistrict 4B, the primary facade and primary entrance of new construction must be oriented to face Fort Worth Avenue.

(1.1) In Subdistrict 1E, in a building of less than 10 units, when the primary façade of an individual unit is immediately adjacent to right of way, its primary façade and primary entrance must be oriented towards the right of way. All other units within the building can be oriented to front on an open space.

(2) Except as provided in 51P-714.111(c)(1)(D), garage doors serving eight or fewer dwelling units may not face West Commerce Street or Fort Worth Avenue. In Subdistrict 1C, this provision applies only to individual vehicular garages for residential dwelling units.

(e) Entrances.

(1) In general. All street-facing entrances must be architecturally prominent and clearly visible from the street. This provision applies only to new construction. In Subdistrict 1C, except as provided in 51A-714.118(e)(3), all customer entrances for retail and personal service uses must have the same level of design and articulation whether street-facing or not.

(2) Primary customer entrances for retail and personal service uses in all subdistricts. Except as provided in this subsection, primary customer entrances for retail and personal service uses must face the street. For corner lots, primary customer entrances for retail and personal service uses may be oriented toward the corner. Primary customer entrances for retail and personal service uses must be clearly visible through the use of two or more of the following architectural details:

(A) Arcade.
(B) Arch.
(C) Attached tower or turret.

(D) Awning.
(E) Canopy.
(F) Decorative elements such as tile work, molding, raised banding, or projected banding.
(G) Display windows.
(H) Integral planters or wing walls that incorporate landscaped areas or places for sitting.
(I) Overhang.
(J) Peaked roof form.
(K) Patio.
(L) Porch.
(M) Portico.
(N) Projection.
(O) Raised corniced parapet.
(P) Recess.

[omitted for brevity]

(f) Facades.

(1) Street-facing facades on a single development tract must have similar architectural design. This provision does not apply to buildings built before February 1, 2005 in Subdistrict 2D. For Subdistrict 1E, only street-facing facades on a lot must have similar architectural design

(2) Except as provided in this paragraph, street-facing facades exceeding 30 feet in length must have two of the following elements. Street-facing facades exceeding 100 feet in length must have four of the following elements. Street facing facades on single family uses in Subdistrict 4B must have at least two of the following elements. Street-facing facades on structures built prior to 1985 in Subdistrict 1D may contain metal or glass overhead roll up doors and are exempt from the requirements
in the following list.

(A) Change in plane, such as an offset, reveal, recess, or projection. Changes in plane must have a width of no less than 24 inches and a depth of at least eight inches and may include columns, planters, arches, and niches.
(B) Architectural details such as raised bands and cornices.
(C) Architecturally prominent public entrance.
(D) Attached tower or turret.
(E) Awnings.
(F) Change in color.
(G) Change in material.
(H) Change in texture.

(3) Except for structures built prior to 1985 in Subdistrict 1D, the ground floor of the primary facade of nonresidential uses or mixed-use projects with retail uses on the ground

floor must have at least two of the following elements for at least 60 percent of the width of the facade~~:~~. In Subdistrict 1E, this applies only to facades with non-residential facades or entrances.

(A) Arcades, canopies, or secondary roofs to provide shade.
(B) Display windows.
(C) Awnings associated with windows or doors.

(4) Except in Subdistricts 1C, 1D, 1E, 2D, and 4B street-facing facades of all buildings other than accessory buildings must be visually divided into a base, a middle, and a top. The base must be at least two feet above grade and distinguished from the middle by a change of materials, horizontal banding, change of color, or change of plane. The top must be distinguished from the middle by cornice treatments, roof overhangs with brackets, stepped parapets, corbeling, textured materials, or differently colored materials. Color bands are not acceptable as the only treatment for the top.

(5) Accessory structures must have the same architectural detail, design elements, materials, and roof design as the primary structure.

(6) Except as provided in this paragraph, any parking structure for a residential use must be constructed of comparable materials and be of the same architectural treatment as the dwelling units. In Subdistrict 4A, this provision only applies to a facade facing a public street. In Subdistrict 1E, this provision only applies to a façade facing a public street, unless adjacent to rail right of way, in which case architectural treatments should be provided over 40 feet in height.

(7) Additions and alterations must have the same architectural detail, design elements, materials, and roof design as the portion of the structure that is not being altered.

(8) That portion of the ground-level floor facing the street of any multi-floor parking facility must have a use other than parking. For Permissible Building Area E in Subdistrict 1C, a minimum of 50 percent of the ground-level western facade must be a use other than parking.

[omitted for brevity]

(10) Except as provided in this paragraph, if a building is two stories or less, 30 percent of the street-facing facade, excluding fenestration, must be masonry. Except in Subdistrict 1E, if the building is more than two stories, 100 percent of the first-story street-facing facade, excluding fenestration, must be masonry. In Subdistrict 1C, metal and stucco are allowed in addition to masonry on up to 50 percent of the total area of street-facing facade per street frontage. In Subdistrict 4B, 75 percent of the first-story street-facing facade, excluding fenestration, must be masonry.

(9) Except as provided in this paragraph, at least 20 percent, but no more than 80 percent, of street-facing facades of nonresidential uses must be windows and doors. In Subdistrict 1D, the entire square footage of metal overhead rollup doors are counted as door area

and the entire square footage of glass overhead rollup doors are counted as window area. In Subdistrict 1C, at least 20 percent, but no more than 80 percent, of non-street level facades of nonresidential uses must be windows and doors, except for residential portions of mixed-use structures. Windows and doors on street-level facades in Subdistrict 1C must be provided as follows:

	Permissible Building Area A	Permissible Building Area B	Permissible Building Area C	Permissible Building Area D
Minimum transparency required**	50% facing Sylvan*	50% facing Sylvan	50% facing Sylvan	60% facing Fort Worth Ave

* See SEC. 51P-714.118(e)(3) for additional requirements.

** For purposes of calculating the minimum transparency required, glazing must be located a minimum of 3 feet and a maximum of 10 feet above grade.

[omitted for brevity]

(10) Except as provided in this paragraph, if a building is two stories or less, 30 percent of the street-facing facade, excluding fenestration, must be masonry. If the building is more than two stories, 100 percent of the first-story street-facing facade, excluding fenestration, must be masonry. In Subdistrict 1C, metal and stucco are allowed in addition to masonry on up to 50 percent of the total area of street-facing facade per street frontage. In Subdistrict 4B, 75 percent of the first-story street-facing facade, excluding fenestration, must be masonry.

(11) Facades may not consist of more than 80 percent glass. For purposes of this provision, glass block is not considered as glass.

[omitted for brevity]

(16) In Subdistrict 1E Phase 2, a minimum of 25 twenty-five percent of ground-floor units with facades facing West Main Street must be walk-up units.

(g) Fences and walls.

(1) In general. To prevent visual monotony, at least 20 percent of the length of any fence or wall longer than 200 feet must be alternate materials, alternate textures, gates, offsets, or openings. The alternate materials, alternate textures, gates, offsets, or openings may spread out over the length of the fence or wall.

[omitted for brevity]

(h) Materials. Exterior building materials should be high quality and durable.

(1) Glass.

(A) Allowed. Glass is allowed. In Subdistrict 1C, no more than 50 percent of the total area of street-facing facade per street frontage may be metal panels.

(B) Prohibited. The reflectance of glass used on the first two stories may not exceed 15 percent. The reflectance of glass used on stories above the first two stories may not exceed 27 percent. As used in this provision, "reflectance" is the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(2) Masonry.

(A) Allowed.

(i) Brick.

(ii) Cement-based siding or panels.

(iii) Finished concrete masonry units such as split-faced concrete masonry units.

(iv) Tilt architectural pre-cast concrete with an applied masonry finish. Painted pre-cast concrete walls are allowed in Subdistrict 1D for structures built prior to 1985.

(B) Prohibited.

(i) Painted brick.

(ii) Simulated brick.

(iii) Unfinished concrete masonry units.

(3) Metal.

(A) Allowed.

(i) General. Except as provided in this paragraph, no more than 20 percent of a street-facing facade may be flat or corrugated metal panels.

[omitted for brevity]

(B) Prohibited.

(i) Aluminum siding.

(ii) Reflective metal panels.

(4) Plastic.

(A) Allowed. Fiberglass.

(B) Prohibited. Plastic, including plastic siding and vinyl siding.

(5) Stone.

(A) Allowed.

(i) Cast stone.

(ii) Materials that simulate natural stone.

(iii) Natural stone.

(B) Prohibited. Painted stone.

(6) Stucco.

(A) Allowed. Stucco. In Subdistricts 4A and 4B, miscellaneous foam trim sections are permissible as base material to be covered in stucco.

[omitted for brevity]

(7) Tile. Terra cotta and tile are allowed.

(8) Wood.

(A) Allowed.

(i) Natural wood.

(ii) No more than 20 percent of a street-facing facade may be shake shingles or plywood.

(B) Prohibited. Flakeboard.

(i) Roofs. Roofs must comply with the following:

(1) Sloped roofs must have a pitch of 4:12 or more, and must have overhanging eaves extending no less than 12 inches past the supporting walls. Overhanging eaves are not required in Subdistrict 1E.

(2) Except in Subdistrict 1E, flat roofs and roofs with a pitch of less than 4:12 must have a parapet that meets the following:

(A) Except in Subdistrict 1D, the parapet must be articulated or detailed as an element distinct from other building facade elements.

(B) Single-story buildings must have a parapet at least 18 inches high.

(C) Multi-story buildings must have a parapet at least 24 inches high.

(D) Structures built prior to 1985 in Subdistrict 1D must have a minimum 12- inch-high parapet on at least three sides.

[omitted for brevity]

(j) Story dimensions.

(1) A minimum 10-foot floor-to-floor dimension is required for the ground floor of single-story and multi-story residential structures. In Subdistrict 1E, the residential portion of the ground floor of a multi-story mixed use building must have a minimum 10-foot

floor-to-floor dimension required. Except in Subdistricts 1E, 4A and 4B, the foundation must be two feet above grade.

(2) A minimum 12-foot floor-to-floor dimension is required for the ground floor of single-story nonresidential structures and single-story mixed-use projects.

(3) Except as provided in this subsection, a minimum 14-foot floor-to-floor dimension is required for the ground floor of multi-story nonresidential structures and multi-story mixed-use projects.

[omitted for brevity]

SEC. 51P-714.118.1 MIXED INCOME HOUSING.

(a) For Subdistrict 1E, except as provided in this section, compliance with Division 51A-4.1100 is required to obtain the height bonus in Section 51P-714.108.2(d)(5).

(b) For Subdistrict 1E, compliance with Section 51A-4.1107 is not required.

SEC. 51P-714.119 ADDITIONAL PROVISIONS

(a) In general. Property within this district must be properly maintained in a state of good Repair and neat appearance.

(b) Compliance. Development and use of property within this district must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

(c) Visual obstruction regulations. A person shall not erect, place, or maintain a structure, berm, plant life, or any other item on a lot if the item is in a visibility triangle and between two and one half feet and eight feet in height measured from the top of the adjacent street curb. If there is no adjacent street curb, the measurement is taken from the grade of the portion of the street adjacent to the visibility triangle. The board of adjustment shall grant a special exception to the requirements of this subsection when, in the opinion of the board of adjustment, the item will not constitute a traffic hazard.

(d) Temporary cellular unit.

(1) The building official may issue a certificate of occupancy for a period not to exceed one year. The building official may grant two six-month extensions if an application for or amendment to a specific use permit or planned development district has been filed with the director or a permit is issued for the replacement of the existing tower/antenna for cellular communication.

(2) A temporary cellular unit must be removed upon the expiration of its certificate of occupancy or upon the completion or expiration of a permit to construct a structure

to mount a permanent mounted cellular antenna, a monopole cellular tower, or other cellular antenna. (Ord. Nos. 25898; 29914)

Applicant's request:

(e) The building official shall not issue a building permit to authorize work in Subdistrict 1E until there is an executed developer agreement or contract for the following: (1) removal of the west bound slip street; (2) improvements of the approach angle of West Commerce; (3) provide an accessible pedestrian signal system for the crossing of West Commerce to the west; and (4) contribution in an amount not to exceed $100,000 for associated additional improvements necessary for the signalization of the intersection of Fort Worth Avenue at W Commerce Street

Staff recommendation:

(…) The apportionment determination required for 1) removal of the west bound slip street; (2) improvements of the approach angle of West Commerce and installation of upgrades to accommodate accessible pedestrian signal system; and (3) associated improvements for a third signal mast arm at the intersection of Fort Worth Avenue at W Commerce Street must be made prior to issuance of a building permit for new construction.

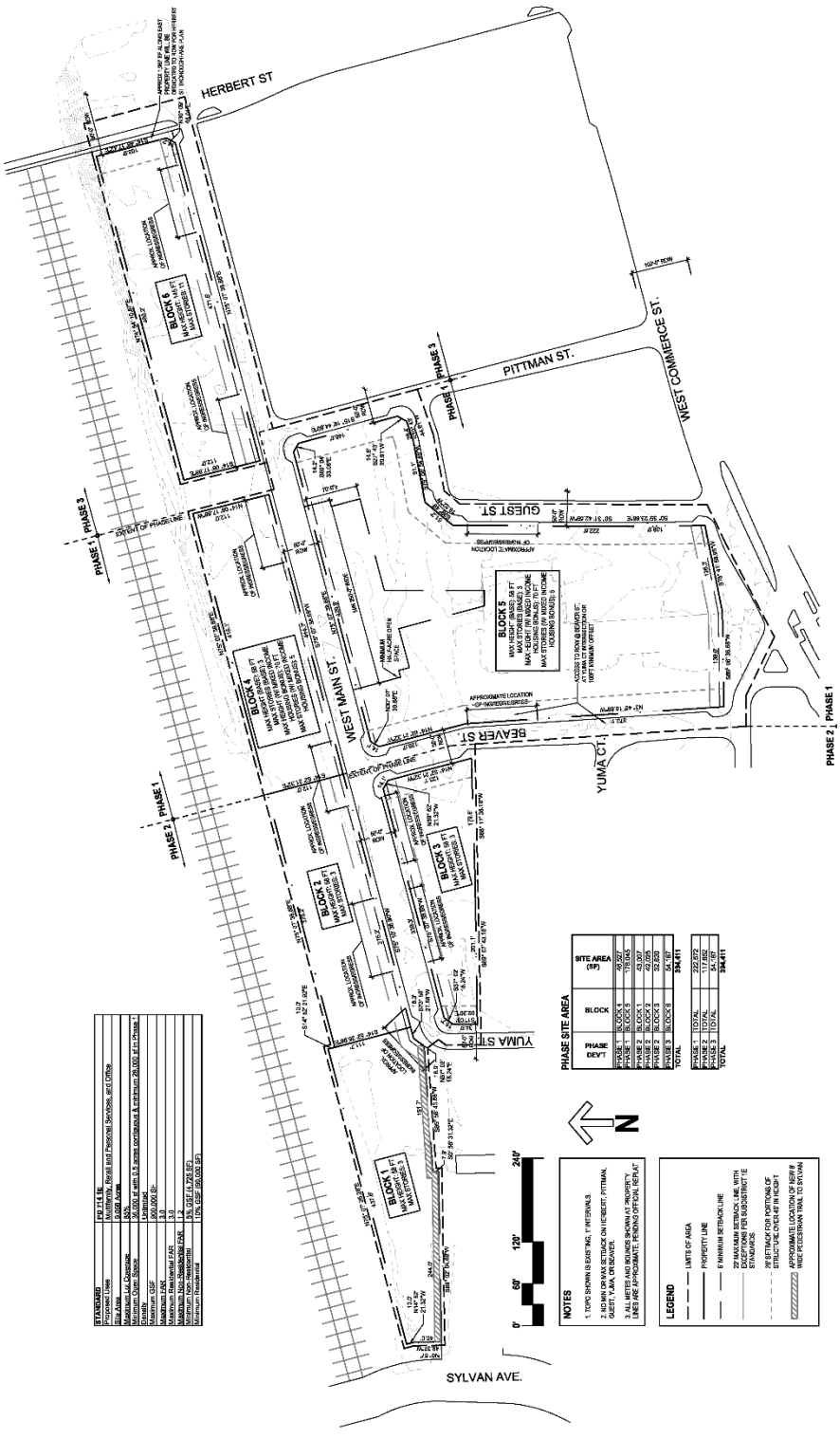
(….) Before the issuance of building permits for new construction, the percentage of the cost for 1) removal of the west bound slip street; (2) improvements of the approach angle of West Commerce and installation of upgrades to accommodate accessible pedestrian signal system; and (3) associated improvements for a third signal mast arm at the intersection of Fort Worth Avenue at W Commerce Street must be paid to the city as determined by apportionment analysis above.

SEC. 51P-714.120. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. 25898)

PROPOSED CONCEPTUAL PLAN



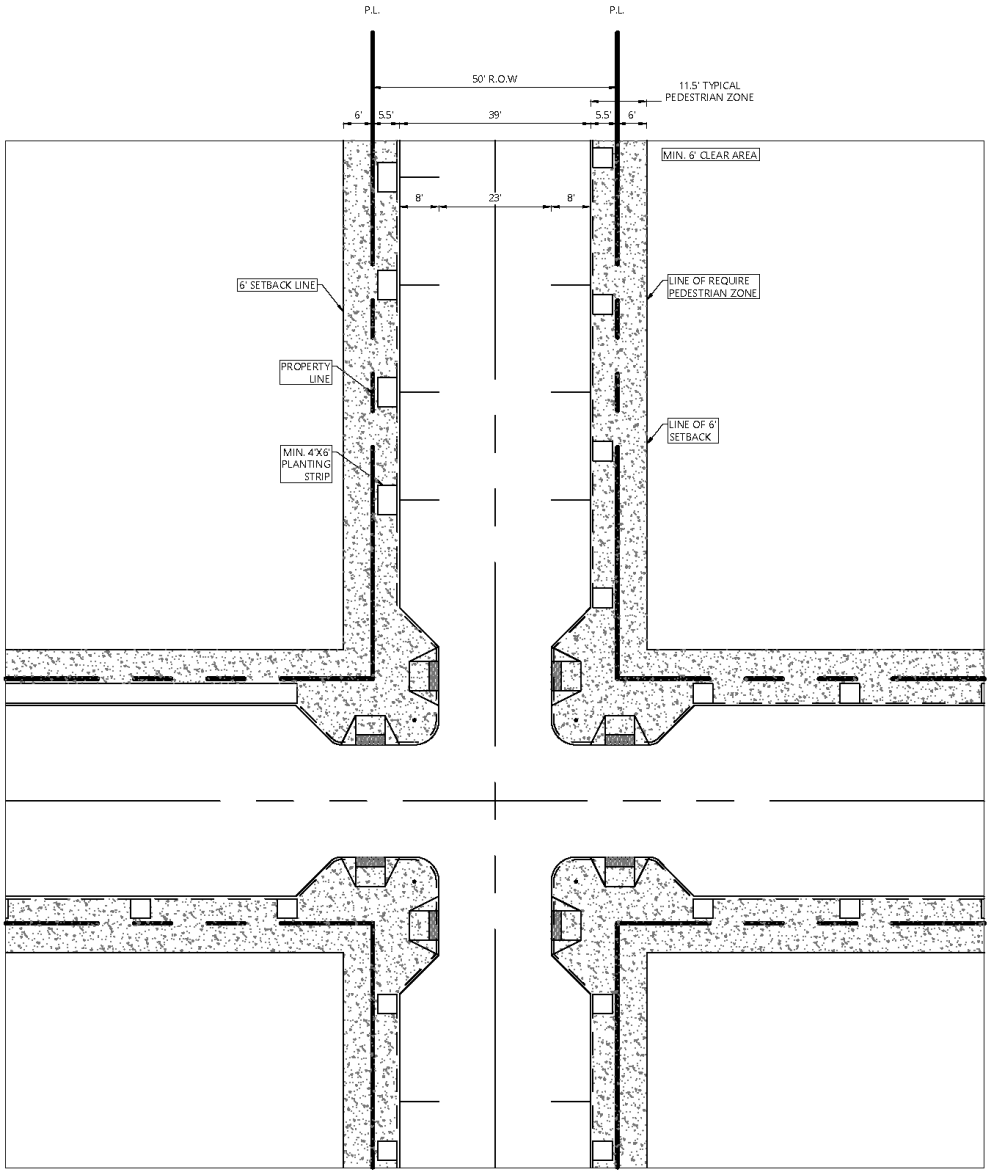
PD 714 Subdistrict 1E - CONCEPTUAL PLAN

CASE Z190-169

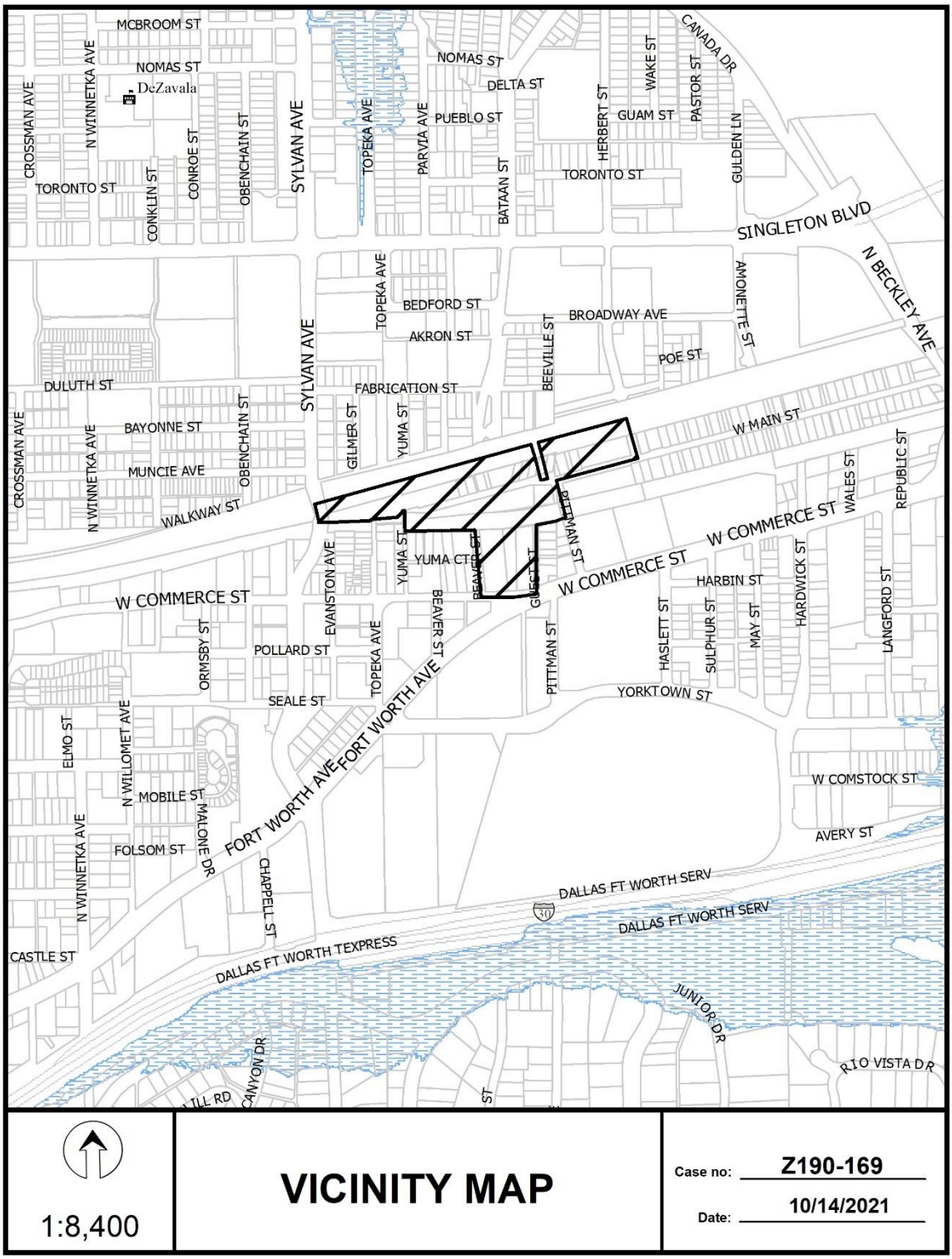
DATE: 10.16.2021

storybuilt.

PROPOSED REVISED EXHIBIT 714F
(to include street cross-section for 50-foot right-of-way for Subdistrict 1E)



50' R.O.W. @ SUBDISTRICT 1E
PLANTING STRIP



1:8,400

VICINITY MAP

Case no: Z190-169

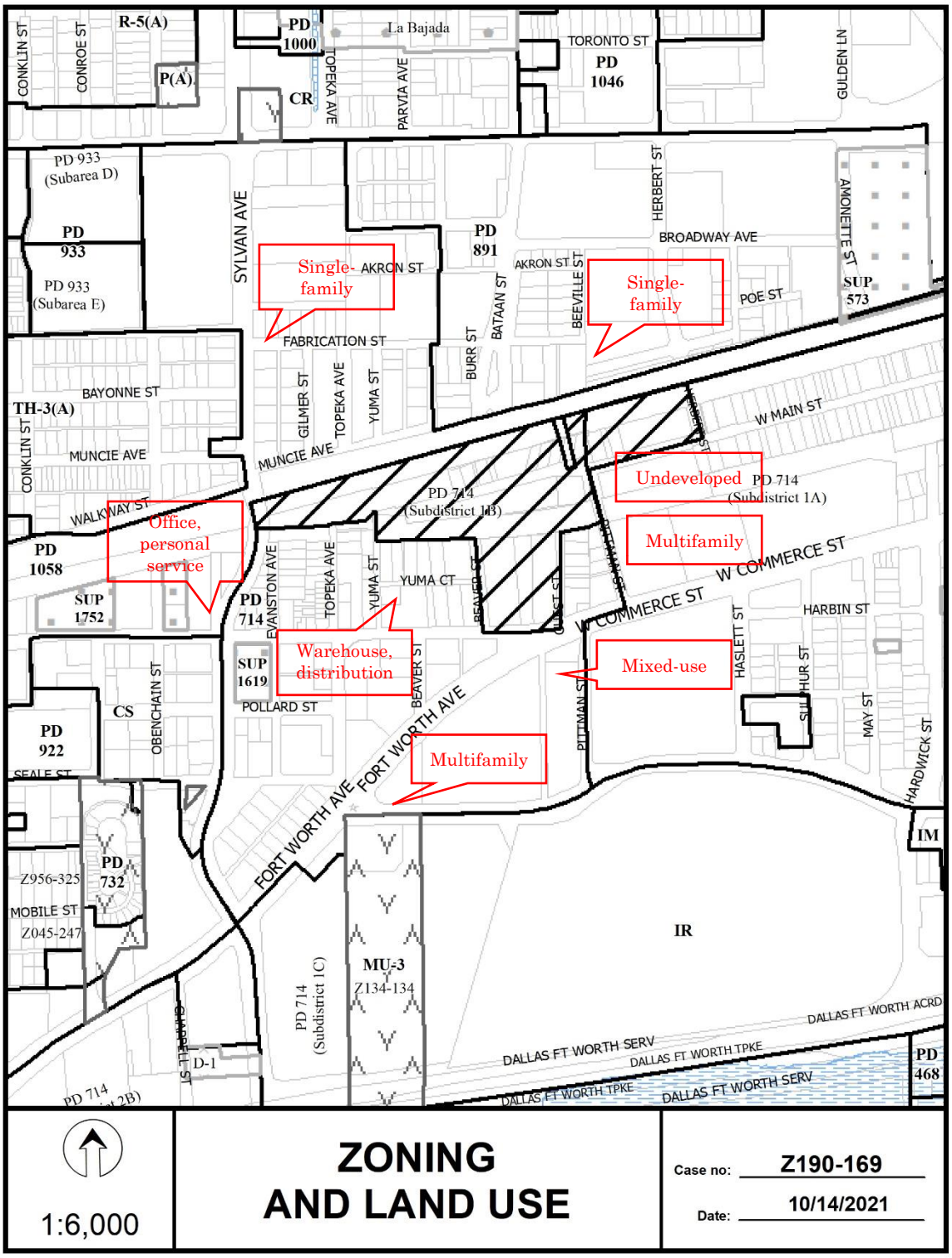
Date: 10/14/2021

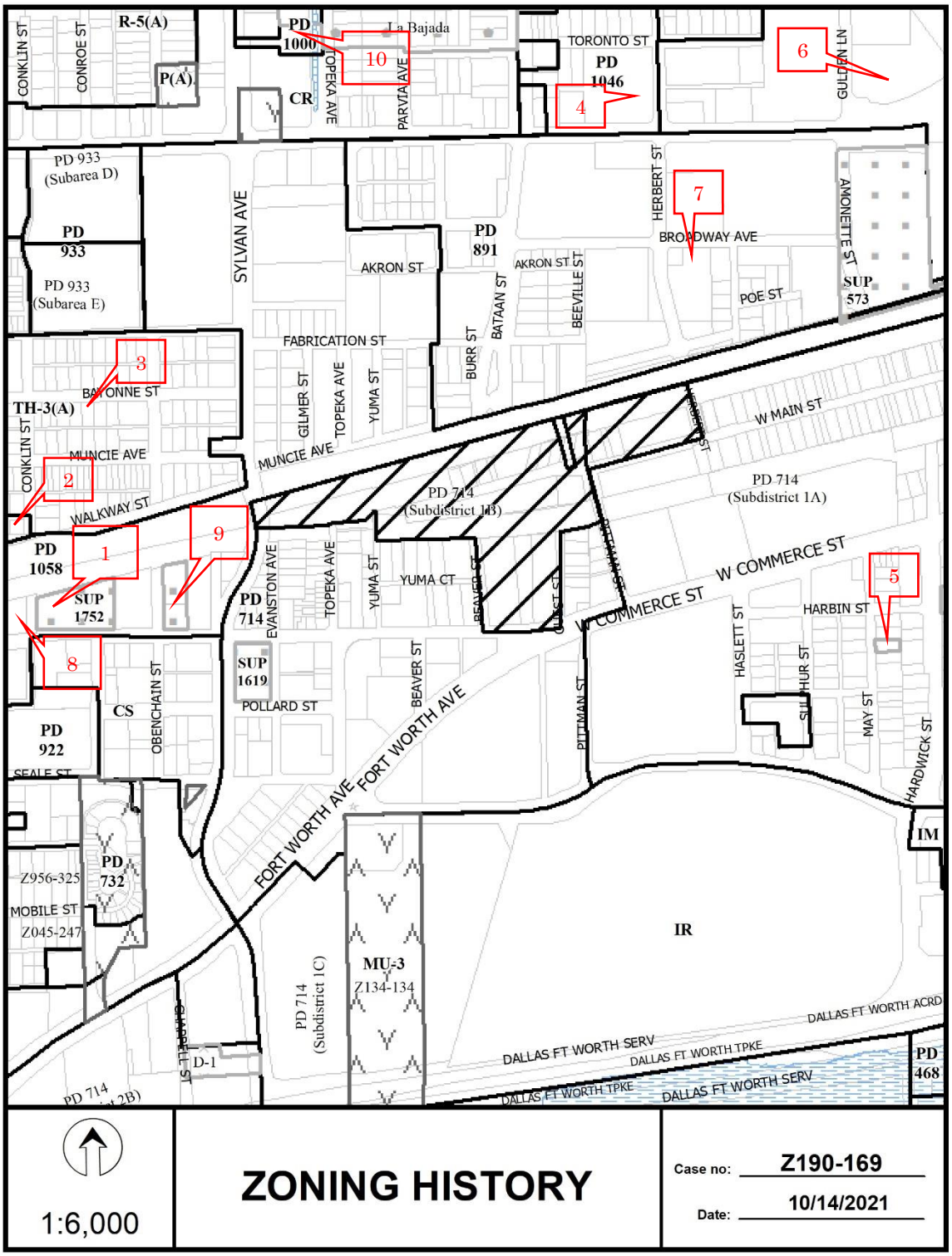
1:6,000

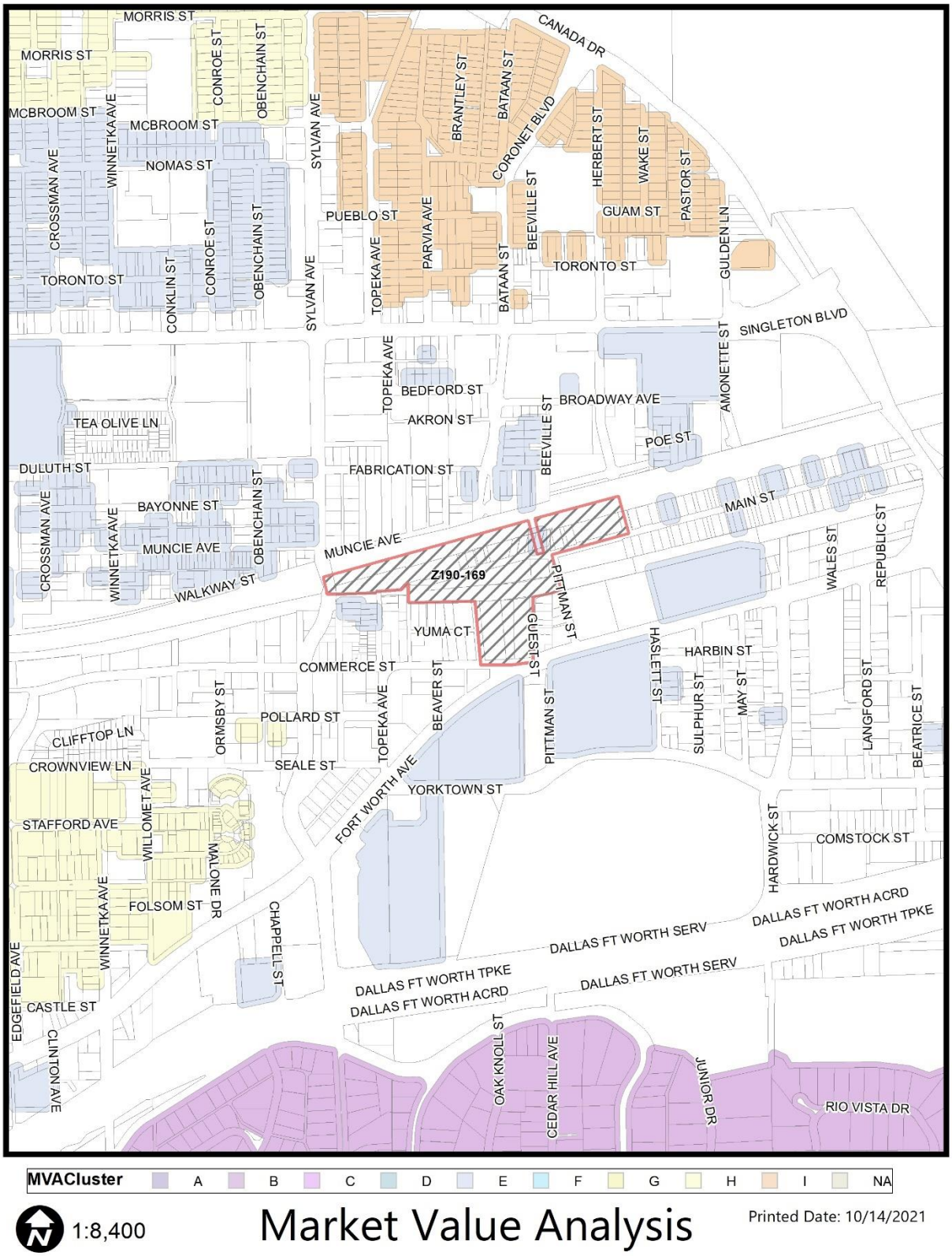
AERIAL MAP

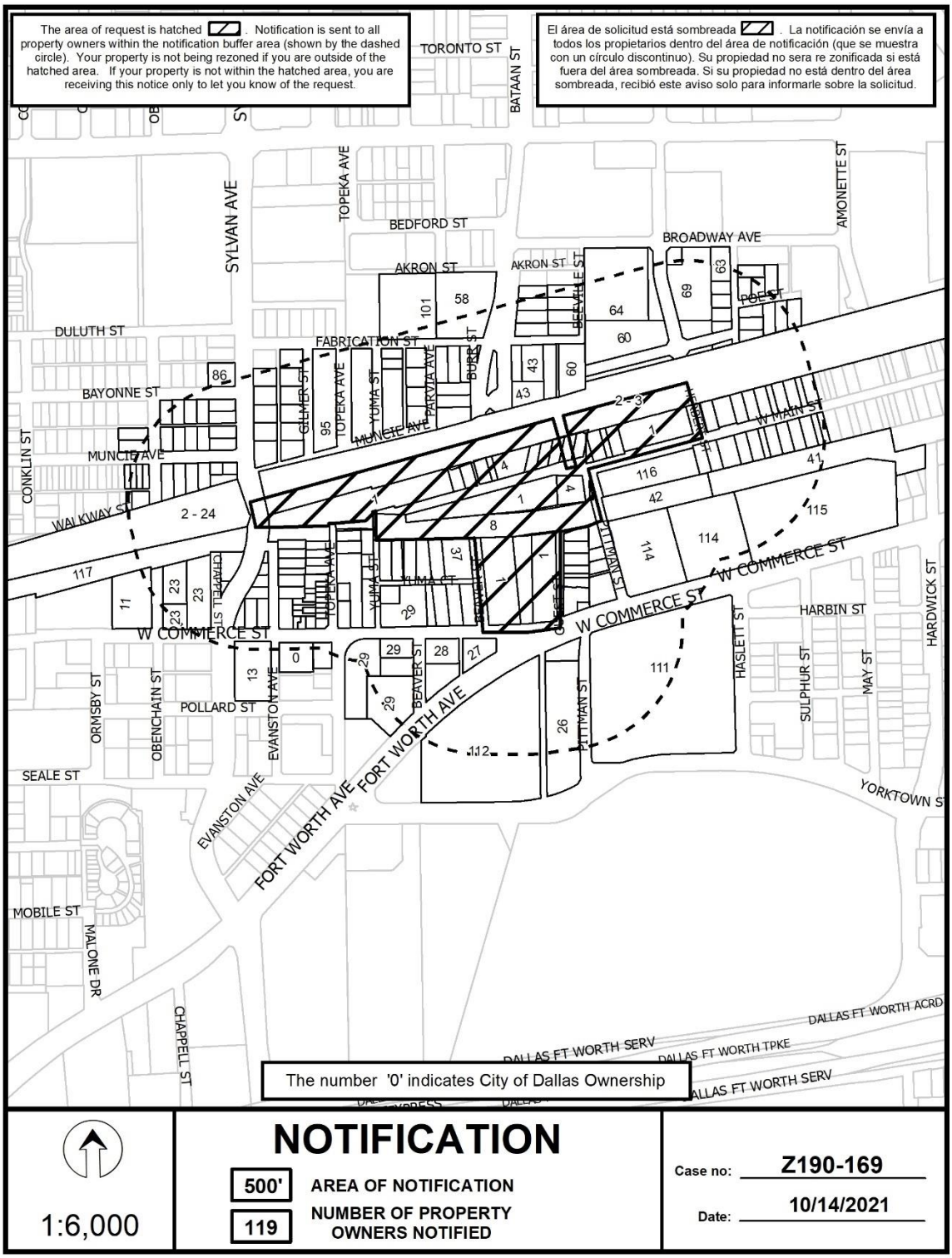
Case no: Z190-169

Date: 10/14/2021


R-5(A)
P(A)
PD 1000
La Bajada
CR
TORONTO ST
PD 1046
GULDEN LN
CONKLIN ST
CONROE ST
TOPEKA AVE
PARVIA AVE
PD 933 (Subarea D)
PD 933
PD 933 (Subarea E)
SYLVAN AVE
Single-family
AKRON ST
FABRICATION ST
PD 891
HERBERT ST
BROADWAY AVE
AMONETTE ST
SUP 573
BEEVILLE ST
Single-family
POE ST
BURR ST
BATAAN ST
BAYONNE ST
TH-3(A)
GILMER ST
TOPEKA AVE
YUMA ST
W MAIN ST
MUNCIE AVE
Undeveloped
PD 714 (Subdistrict 1A)
PD 714 (Subdistrict 1B)
Multifamily
WALKWAY ST
Office, personal service
PD 1058
SUP 1752
PD 714
EVANSTON AVE
YUMA CT
BEAVER ST
QUIRT ST
PITTMAN ST
W COMMERCE ST
HARBIN ST
HASLETT ST
SULPHUR ST
MAY ST
HARDWICK ST
Warehouse, distribution
SUP 1619
POLLARD ST
Mixed-use
CS
OBENCHAIN ST
PD 922
SEALE ST
Multifamily
FORT WORTH AVE
IM
PD 732
Z956-325
MOBILE ST
Z045-247
IR
MU-3
Z134-134
PD 714 (Subdistrict 1C)
CHANDELL ST
D-1
DALLAS FT WORTH SERV
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRD
PD 468
PD 714
1:6,000
ZONING AND LAND USE
Case no: Z190-169
Date: 10/14/2021


R-5(A)
P(A)
PD 1000
La Bajada
CR
TORONTO ST
PD 1046
GULDEN LN
PD 933 (Subarea D)
PD 933
PD 933 (Subarea E)
SYLVAN AVE
AKRON ST
PD 891
HERBERT ST
BROADWAY AVE
AMONETTE ST
SUP 573
POE ST
FABRICATION ST
BATAAN ST
BURR ST
BEEVILLE ST
BAYONNE ST
TH-3(A)
CONKLIN ST
MUNCIE AVE
GILMER ST
TOPEKA AVE
YUMA ST
W MAIN ST
WALKWAY ST
PD 714 (Subdistrict 1B)
PD 714 (Subdistrict 1A)
PD 1058
SUP 1752
EVANSTON AVE
YUMA CT
BEAVER ST
QUIRT ST
PITTMAN ST
W COMMERCE ST
HARBIN ST
HASLETT ST
SULPHUR ST
MAY ST
HARDWICK ST
SUP 1619
POLLARD ST
OBENCHAIN ST
CS
PD 922
SEALE ST
FORT WORTH AVE
IM
PD 732
Z956-325
MOBILE ST
Z045-247
IR
MU-3
Z134-134
PD 714 (Subdistrict 1C)
CHARLL ST
D-1
DALLAS FT WORTH SERV
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRD
PD 468
1
2
3
4
5
6
7
8
9
10
1:6,000
ZONING HISTORY
Case no: Z190-169
Date: 10/14/2021


MORRIS ST
CONROE ST
OBENCHAIN ST
CANADA DR
MCBROOM ST
WINNETKA AVE
SYLVAN AVE
BRANTLEY ST
BATAAN ST
CORONET BLVD
HERBERT ST
WAKE ST
PASTOR ST
NOMAS ST
CROSSMAN AVE
PUEBLO ST
PARVIA AVE
BEEVILLE ST
GUAM ST
GULDEN LN
TORONTO ST
CONKLIN ST
TOPEKA AVE
SINGLETON BLVD
AMONETTE ST
BEDFORD ST
BROADWAY AVE
TEA OLIVE LN
AKRON ST
POE ST
DULUTH ST
FABRICATION ST
BAYONNE ST
MAIN ST
MUNCIE AVE
Z190-169
WALKWAY ST
WALES ST
REPUBLIC ST
PITTMAN ST
GUEST ST
YUMA CT
HASLETT ST
HARBIN ST
COMMERCE ST
BEAVER ST
SULPHUR ST
MAY ST
LANGFORD ST
BEATRICE ST
ORMSBY ST
POLLARD ST
CLIFFTOP LN
CROWNVIEW LN
SEALE ST
YORKTOWN ST
FORT WORTH AVE
STAFFORD AVE
WILLOMET AVE
MALONE DR
HARDWICK ST
COMSTOCK ST
FOLSOM ST
CHAPPELL ST
DALLAS FT WORTH ACRD
DALLAS FT WORTH TPKE
DALLAS FT WORTH SERV
EDGEFIELD AVE
CASTLE ST
CLINTON AVE
OAK KNOLL ST
CEDAR HILL AVE
JUNIOR DR
RIO VISTA DR
MVACluster
A
B
C
D
E
F
G
H
I
NA
1:8,400
Market Value Analysis
Printed Date: 10/14/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
TORONTO ST
BATAAN ST
SYLVAN AVE
TOPEKA AVE
BEDFORD ST
AMONETTE ST
BROADWAY AVE
AKRON ST
DULUTH ST
FABRICATION ST
BAYONNE ST
MUNCIE AVE
CONKLIN ST
WALKWAY ST
W MAIN ST
W COMMERCE ST
HARBIN ST
HARDWICK ST
ORMSBY ST
OBENCHAIN ST
POLLARD ST
EVANSTON AVE
BEAVER ST
HASLETT ST
SULPHUR ST
MAY ST
PITTMAN ST
SEALE ST
FORT WORTH AVE
YORKTOWN ST
MOBILE ST
MALONE DR
CHAPPELL ST
DALLAS FT WORTH SERV
DALLAS FT WORTH TPKE
DALLAS FT WORTH ACRD
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
119
NUMBER OF PROPERTY OWNERS NOTIFIED
1:6,000
Case no: Z190-169
Date: 10/14/2021

10/14/2021

Notification List of Property Owners

Z190-169

119 Property Owners Notified

Label #	*Address*		*Owner*
1	2340	SYLVAN AVE	PSW WEST DALLAS URBAN
2	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
3	9999	NO NAME ST	UNION PACIFIC RR CO
4	501	W MAIN ST	PSW WEST DALLAS URBAN
5	2414	GUEST ST	MNS PROPERTIES INC
6	507	W MAIN ST	HUTCHISON MAUREEN &
7	533	W MAIN ST	COMMERCE PROP WEST LC
8	2500	HARDWICK ST	PSW WEST DALLAS URBAN VILLAGE LLC
9	425	W MAIN ST	PSW REAL ESTATE LLC
10	428	W MAIN ST	Taxpayer at
11	921	W COMMERCE ST	921 WEST COMMERCE STREET DAL
12	702	W COMMERCE ST	CHANDLER FAMILY MANAGMENT LLC
13	2222	SYLVAN AVE	WADE TRANSMISSION & GEAR
14	717	W COMMERCE ST	STANGLIN KENNETH DALE
15	2329	TOPEKA AVE	MOSTAFAVI LEYLA
16	2323	TOPEKA AVE	WILLIEJAXON VIA LLC
17	2319	TOPEKA AVE	OAXACA INTERESTE LLC
18	2316	EVANSTON AVE	STANGLIN KENNETH
19	2326	EVANSTON AVE	STERLING LONEATUS W
20	2330	EVANSTON AVE	URBINA DIONICIO
21	801	W COMMERCE ST	HMK LTD
22	2316	CHAPPEL ST	DABOUB REALTY
23	2314	CHAPPEL ST	DABOUB REALTY LTD
24	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
25	510	W COMMERCE ST	OMERTA INTERESTS LLC
26	510	W COMMERCE ST	OMERTA INTERESTS LLC

10/14/2021

Label #	*Address*		*Owner*
27	601	FORT WORTH AVE	TOMMIES INN INC
28	611	FORT WORTH AVE	SEMOS MARY KATHERINE &
29	600	W COMMERCE ST	LODOR ENTERPRISES INC
30	623	W COMMERCE ST	617 COMMERCE LLC
31	623	W COMMERCE ST	617 COMMERCE LLC
32	617	W COMMERCE ST	617 COMMERCE LLC
33	2330	TOPEKA AVE	MOSTAFAVI LEYLA
34	439	W COMMERCE ST	MNS PROPERTIES INC
35	2408	GUEST ST	MNS PROPERTIES LLC
36	529	W COMMERCE ST	BADER GREG
37	531	W COMMERCE ST	LODOR ENTERPRISES INC
38	629	YUMA CT	YUMA COURT LLC
39	625	YUMA CT	CHAPMAN TRACY SHAWN
40	611	YUMA CT	SEMOS CHARLES TOM
41	2500	HARDWICK ST	TEXAS OAKS HOLDINGS GROUP
42	2500	HARDWICK ST	PSW WEST DALLAS URBAN VILLAGE
43	301	W MAIN ST	WEST DALLAS INVESTMENTS LP
44	303	W MAIN ST	BARR JOHN H TR
45	311	W MAIN ST	COMMERCE PPTIES WEST LC
46	319	W MAIN ST	LEWIS WILLIE CHARLES &
47	323	W MAIN ST	LONE STAR MISSIONARY BAPTIST
48	337	W MAIN ST	PSW WEST DALLAS URBAN VILLAGE
49	339	W MAIN ST	COMMERCE PROPERTIES WEST LC
50	338	W MAIN ST	CUNNINGHAM J W
51	336	W MAIN ST	LYNWOOD SOPORIA
52	324	W MAIN ST	SCOTT GEORGE ESTATE
53	322	W MAIN ST	SCOTT JOE
54	314	W MAIN ST	BARR JOHN H TRUSTEE
55	312	W MAIN ST	JOHNSON JOE AND GRACE
56	302	W MAIN ST	HANDLEY PARTNERS LTD
57	327	POE ST	WEST DALLAS INVESTMENTS L P

10/14/2021

Label #	*Address*		*Owner*
58	2710	MCPHERSON ST	WEST DALLAS INVESTMENTS
59	2702	MCPHERSON ST	DELEON JOE D
60	324	POE ST	WEST DALLAS INVESTMENTS LP
61	320	POE ST	LOZANO SAMUEL
62	316	POE ST	WEST DALLAS INVESMENTS LP
63	2731	MCPHERSON ST	WEST DALLAS INVESTMENTS LP
64	2739	MCPHERSON ST	WEST DALLAS INV LP
65	2741	MCPHERSON ST	WEST DALLAS NV
66	2704	BEEVILLE ST	WEST DALLAS INVESTMENTS LP
67	2704	BEEVILLE ST	WEST DALLAS INVESTMENTS LP
68	2729	HERBERT ST	WEST DALLAS INV
69	350	BROADWAY BLVD	WEST DALLAS INV
70	2419	SYLVAN AVE	MORENO VICTOR &
71	804	MUNCIE AVE	CHESTNUT HILL HOLDINGS LLC
72	2425	SYLVAN AVE	MORENO VICTOR
73	818	MUNCIE AVE	MAIL ANSON DEVELOPMENT CO LP
74	822	MUNCIE AVE	HAGGERTY TERA
75	2507	SYLVAN AVE	HURD REGINALD V
76	2511	SYLVAN AVE	HURD REGINALD VAUGHN
77	2513	SYLVAN AVE	HURD REGINALD VAUGHN
78	2515	SYLVAN AVE	MCDANIEL JEARLDINE
79	810	BAYONNE ST	MARTINEZ LILIAN &
80	816	BAYONNE ST	TARL CABOT LLC
81	818	BAYONNE ST	GARCIA MARCO ESTANISLAO &
82	823	MUNCIE AVE	SMITH JOHN HENRY
83	819	MUNCIE AVE	ARMSTRONG MARIE PEOPLES
84	815	MUNCIE AVE	COLEMAN TONY LYNN SR
85	811	MUNCIE AVE	COLEMAN EMORY L &
86	805	BAYONNE ST	ROSSFERGUSON JEWEL R
87	2403	OBENCHAIN ST	BRADFIELD MINNIE B
88	907	WALKWAY ST	CHOYCE MYZELLA

10/14/2021

Label #	*Address*		*Owner*
89	906	MUNCIE AVE	GONZALEZ JOSE S
90	900	MUNCIE AVE	MERIAN GROUP THE
91	904	MUNCIE AVE	MANZANITA ASSETS LLC
92	902	MUNCIE AVE	GARCIA JUAN P &
93	2503	OBENCHAIN ST	FOUR WINDS BIBLE CHURCH DALLAS
94	2600	SYLVAN AVE	TAHERKHARSANDI ALI
95	2514	SYLVAN AVE	WEST DALLAS INVESTMENTS LP
96	2500	SYLVAN AVE	MIDDLE VILLAGE LLC
97	2501	GILMER ST	Taxpayer at
98	2515	GILMER ST	KASHTKARAN MOHAMMED M
99	2521	GILMER ST	MOHAMMADIAN MOHAMMAD R
100	714	FABRICATION ST	NASSERI MASSOUD
101	611	FABRICATION ST	SQUIRIC WILLIAM J & MYRNA L &
102	2714	BATAAN ST	CHOVANEC ROBERT H JR &
103	406	FABRICATION ST	UNKNOWN
104	422	FABRICATION ST	WEST DALLAS INVESTMENTS LP
105	502	FABRICATION ST	WEST DALLAS INVESTMENTS LP
106	2608	PARVIA AVE	WEST DALLAS INVESTMENTS L
107	2604	PARVIA AVE	EZ TRUCKING LP
108	707	W COMMERCE ST	WILLEJAXON II LLC
109	1	SPENCER CT	WILLEJAXON II LLC
110	9	SPENCER CT	WILLEJAXON II LLC
111	444	W COMMERCE ST	TW COMMERCE TEN 10 LLC &
112	604	FORT WORTH AVE	ICH 2 WEST DALLAS APARTMENTS
113	625	YUMA CT	YUMA COURT LLC
114	425	W COMMERCE ST	WEST COMMERCE I LLC
115	305	W COMMERCE ST	305 WEST COMMERCE LLC
116	400	W MAIN ST	PSW WEST DALLAS URBAN
117	2300	AL LIPSCOMB WAY	BNSF RAILWAY
118	2300	AL LIPSCOMB WAY	BNSF RAILWAY
119	2300	AL LIPSCOMB WAY	BNSF RAILWAY

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Michael V. Pepe

FILE NUMBER: Z201-319(MP) **DATE FILED:** August 10, 2021

LOCATION: East line of Fran Way, between East 11th Street and Avenue B

COUNCIL DISTRICT: 4 **MAPSCO:** 55 F

SIZE OF REQUEST: ±2.26 acres **CENSUS TRACT:** 0049.00

APPLICANT/OWNER: SDC Mixed Development, LLC

REPRESENTATIVE: Suzan Kedron, Jackson Walker LLP

REQUEST: An application for an amendment to Tract IV within Planned Development District No. 812

SUMMARY: The purpose of the request is to primarily add a habitable story to the existing development/landscape plan in Building 1 of the multifamily portion of the development.

STAFF RECOMMENDATION: **Approval**, subject to a revised development/landscape plan and staff's recommended conditions.

PRIOR CPC ACTION: On October 21, 2021, the City Plan Commission held this item under advisement until November 4, 2021.

PLANNED DEVELOPMENT NO. 812:
http://www.dallascityattorney.com/51P/Articles/PDF/Article%20812.pdf

PLANNED DEVELOPMENT NO. 812 EXHIBIT B:
http://www.dallascityattorney.com/51P/Exhibits/812B.pdf

BACKGROUND INFORMATION:

- The applicant is requesting to amend the existing development/landscape plan within PD 812 Tract IV. The project is the third phase of development in PD 812, which already includes a senior multifamily structure Tract I, and several townhomes Tract II. The PD also includes Tract 3, the remaining undeveloped phase of the development. The property occupies the majority of an entire block.

- The applicant is proposing to add an additional story of multifamily to Building 1. The first floor is proposed as retail uses with floors two, three, four, and five proposed as multifamily.

- The applicant is requesting to increase the stories on Building 1 on the development/landscape plan. Since the request includes an increase in habitable stories, it could not be processed as minor amendment and a zoning amendment is needed.

- The proposed development/landscape plan meets existing PD dimensional standards. The only proposed amendment to the conditions is to eliminate the loading requirement for the retail component (one space).

- Since the last CPC meeting, the applicant has indicated that they may not pursue the deviation regarding the loading space requirement; however, staff has not received final confirmation about it at the time of writing this report.

Zoning History:

There have been two zoning cases in the area in the past five years.

1. **Z178-300**: On June 12, 2019, City Council approved an amendment to PD Tract II within Planned Development 812 located on the southwest corner of Avenue B and Fran Way.

2. **Z178-306:** An ongoing Authorized Hearing to consider appropriate zoning for the area including use, development standards, Parking, landscape, sign and other appropriate regulations in the Tenth Street neighborhood.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Corinth Street	Principal Arterial Bike Plan	100 feet
Fran Way	Local	50 feet
Avenue B	Local	50 feet
E 11th St	Local	60 feet

Traffic:

Staff recommends that the applicant amend the development/landscape plan to relocate both the proposed loading area (currently designated of off Corinth Street) and the entrance and exit driveways to the garage along Corinth.

One loading area is currently required by the PD conditions for the retail space in Building 1. The existing development/landscape plan indicated this is loaded on the driveway on Corinth Street. The loading space is accessed by turning left from the driveway and is a short distance from the sidewalk and the right of way of Corinth street. This could create a hazard both to pedestrians on the nearby sidewalk and the oncoming traffic of Corinth, where trucks may have to back up. It is also necessary to maintain a loading space for area business and residential moving trucks. Without a loading space, retail and residential deliveries may block the traffic and access throughout the site on surrounding local streets, which are narrow. As such, staff recommends the loading space requirement remain, but be relocated to a location on the property that will not conflict with traffic and pedestrians on Corinth.

As proposed on the existing and proposed developments plans, the entrance/exit driveway to the parking garage conflicts with the existing median on Corinth Street. This misalignment could create traffic conflict attempting to enter and exit the garage. Since the development /landscape plan as proposed is located near, but not aligned with the median cut on Corinth, staff is of the opinion drivers could attempt dangerous maneuvers around the Corinth median while intending to turn north onto Corinth; therefore, changes should be made on the development/landscape plan for this.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

Policy 1.1.4 Capitalize on transit oriented development opportunities.

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.2 Maximize development opportunities around DART stations.

Neighborhood Plus Plan

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

Goal 6.3 Align planning, funding and community investments within a quarter mile of DART stations to promote transit-oriented development.

Surrounding Land Uses:

	Zoning	Land Use
Site	PD 812 Tract IV	General merchandise or food store
North	CR Community Retail	Undeveloped, Church
Northeast	PD 998 Subdistrict 1	Multifamily
East	CR Community Retail	Undeveloped
South	CR Community Retail, R-5(A) Single Family District	Retail and Personal service uses, Undeveloped
Southwest	PD 812 Tract II	Townhomes
West	PD 812 Tract I, PD 812 Tract III	Undeveloped, Multifamily

Land Use Compatibility:

The site is located within the PD 812 Tract IV and allows multifamily and a variety of retail and personal service uses, with no limit on unit density and a height limit of 80 feet, but the existing development/landscape plan called for 4 stories. The applicant is proposing an additional floor with roughly 30 additional multifamily units. Although the proposed development/landscape plan still meets the standards of PD 812 Tract IV, this addition necessitated a zoning amendment. The other tracts of the development are already developed as multifamily and townhome housing.

The proposed addition has ample access to 4 separate streets, which provide the structure additional distance from nearby homes. The large scale of the site provides appropriate possibility for open space and a potential for a mix of uses. The site is situated with immediate proximity to DART rail and bus stops, as well as other major infrastructure. These conditions, in addition to being within walking distance to area schools, make it a suitable opportunity for additional density and height.

Development Standards (No Changes Proposed):

District	Setbacks		Density/ FAR	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
PD 812 Tract IV	5’	0’	No Max	80’ 7 stories	90%	Multifamily, Light Retail, Office

The conditions that describe PD 812 Tract IV allow for up to 7 stories at a height of 80 feet. The proposal which calls for 5 stories, is less than the maximum allowed in the PD provision.

Parking:

Pursuant to PD 812, the off-street parking requirement for Tract IV is a total minimum of 275 spaces. The existing development/landscape plan called for 296 spaces. The proposed development/landscape plan includes 317 spaces, an increase of 21 spaces for an increase of 30 units. Staff does not object to the number of parking spaces in relation to the 204 proposed units considering the close proximity of this site to the transit station.

The applicant is requesting to amend the PD conditions and the development/landscape plan to eliminate the required one loading space required for the retail uses. It is possible that without designated loading space, loading for both retail and residential uses could take place on the surrounding surface streets, creating potential conflict with circulation and parking. Staff does not support this provision in the PD conditions.

Landscaping:

Per PD 812, landscaping must comply with the development/landscape plan for Tract IV.

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 uncategorized, however is located within close proximity to the “I” category to the west and south and “G” category to the east.

LIST OF OFFICERS

SDC Mixed Development LLC

1. Manager – Jay Oji
2. Manager – Joseph Agumadu

PROPOSED PD CONDITIONS

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; 31234)

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; 31234)

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)

Staff Recommendation:

~~(h) For Tract IV, no off-street loading space is required.~~

Applicant's Request:

(h) For Tract IV, no off-street loading space is required.

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; 29962)

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 must comply with the Tract II perimeter fence and gated streets plan (Exhibit 812C):

(1) Private street or alley.

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

(b) 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.

(c) 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.

(d) Except as provided in this paragraph, the 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 on the Tract II perimeter fence and gated streets plan. (Ord. 31234)

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.

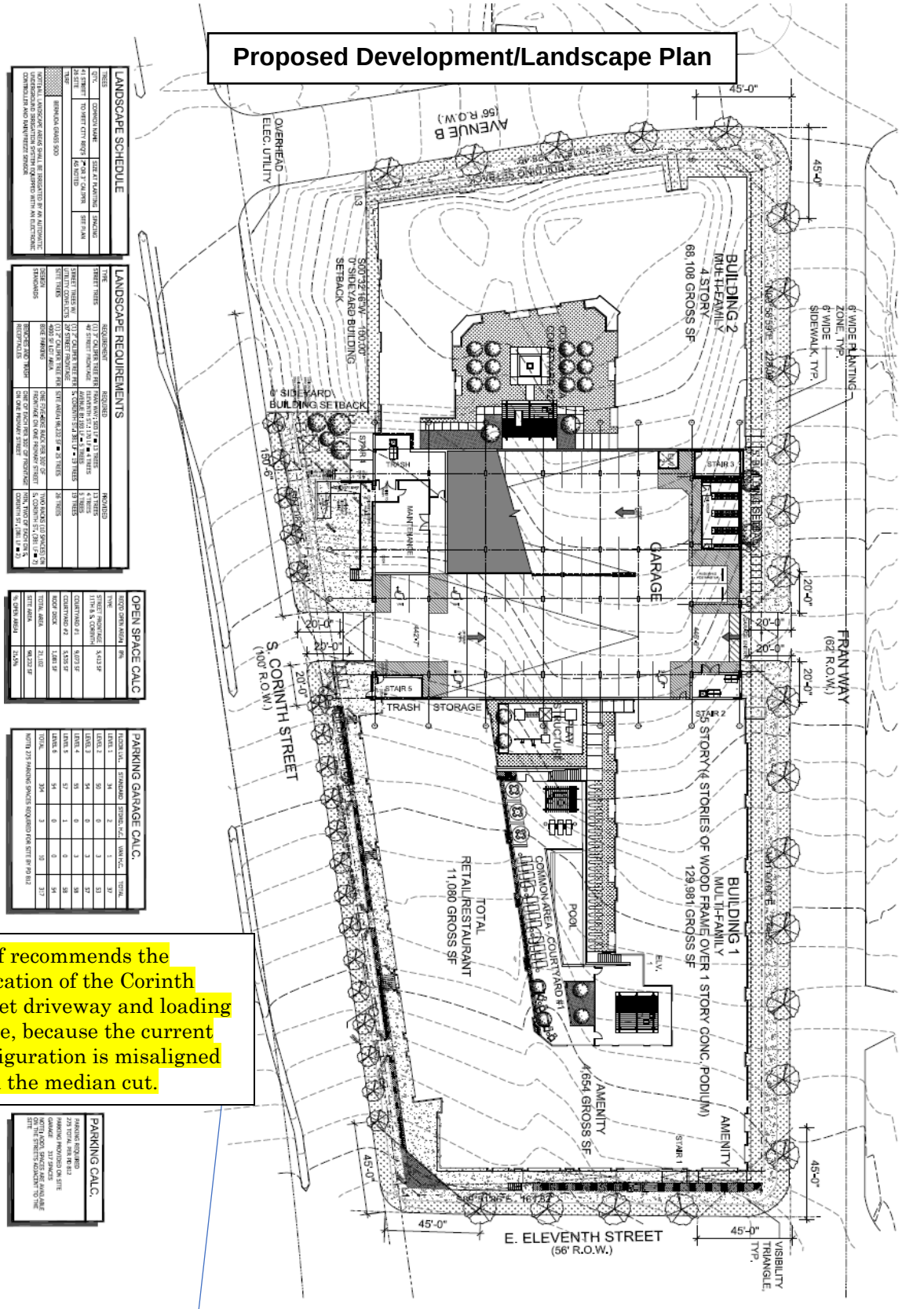
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

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

~~SEC. 51P-812.117. ZONING MAP.~~

~~PD 812 is located on Zoning Map No. L-7. (Ord. 27645)~~

Proposed Development/Landscape Plan



LANDSCAPE SCHEDULE

TREES			
67%	COMMON NAME	SIZE AT PLANTING	SPACING
41 STREET TREES	TO STREET CITY REQTS	3" CAL 3" CALIPER AS NOTED	SEE PLAN
26 SITE TREES			
	BERMUDA GRASS SOD		

NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH AN ELECTRONIC CONTROLLER AND RAIN/FREEZE SENSOR

LANDSCAPE REQUIREMENTS

TYPE	REQUIREMENT	PROVIDED
STREET TREES	(1) 3" CALIPER TREE PER FRAN WAY (203.1') = 5 TREES 40' STREET FRONTAGE AVENUE B (165.1') = 5 TREES	41 TREES 5 TREES 5 TREES
SITE TREES	37 STREET TREES PER S. CORINTH ST (381.0') = 19 TREES	19 TREES
SITE AREA LANDSCAPING	(1) 3" CALIPER TREE PER 4000 SF LOT AREA (93,233 SF = 23 TREES)	26 TREES
SIDEWALK STANDARDS	6' SIDEWALKS	
PARKING	ONE PARKING SPACE PER 300 SF FRONTAGE ON ONE PRIMARY STREET	TOTAL 5 SPACES PER S. CORINTH ST= ONE (1) ■ 5
BENCHES AND TRASH RECEPTACLES	ONE OF EACH PER 300' OF FRONTAGE ON ONE PRIMARY STREET	TOTAL TWO OF EACH ON S. CORINTH ST. (381.1') ■ 2

OPEN SPACE CALC

	ROOF/ OPEN AREA	%
TOTAL		
STREET FRONTAGE 11TH & S. CORINTH	5,433 SF	
COURTYARD #1	16,071 SF	
COURTYARD #2	5,433 SF	
ROOF DECK	3,080 SF	
TOTAL AREA	21,,100	
SITE AREA	98,233 SF	
% OPEN AREA	21.5%	

PARKING GARAGE CALC.

FLOOR LVL	STANDARD	STORD. EQ.	VAN H.C.	TOTAL
LEVEL 1	34	2	1	37
LEVEL 2	30	3	1	34
LEVEL 3	34	3	1	38
LEVEL 4	35	3	1	39
LEVEL 5	37	3	1	41
LEVEL 6	34	3	1	38
TOTAL	304	17	6	317

NOTE: 275 PARKING SPACES REQUIRED FOR SITE BY PD 812

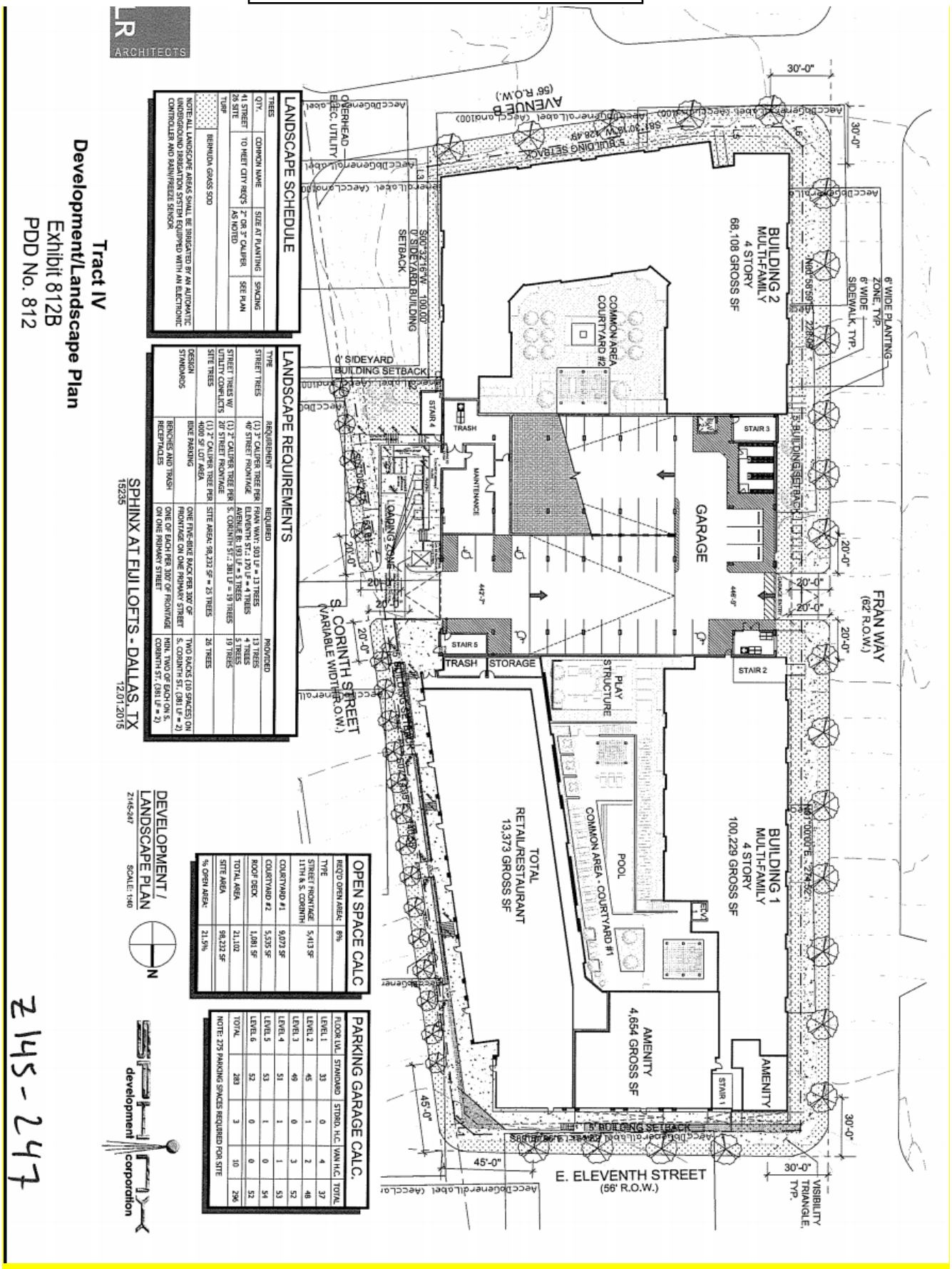
PARKING CALC.

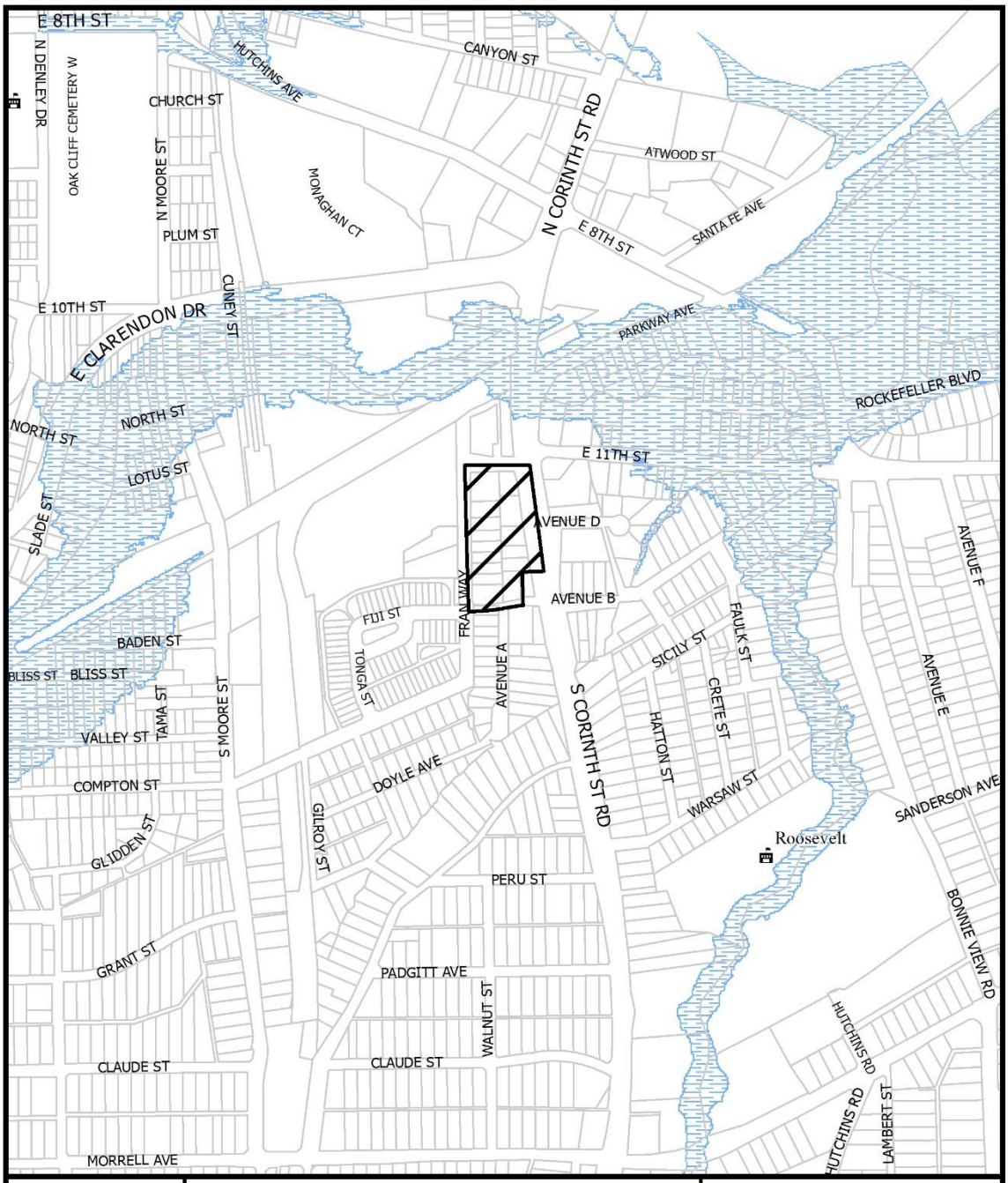
PARKING REQUIRED
275 TOTAL PER PD 812

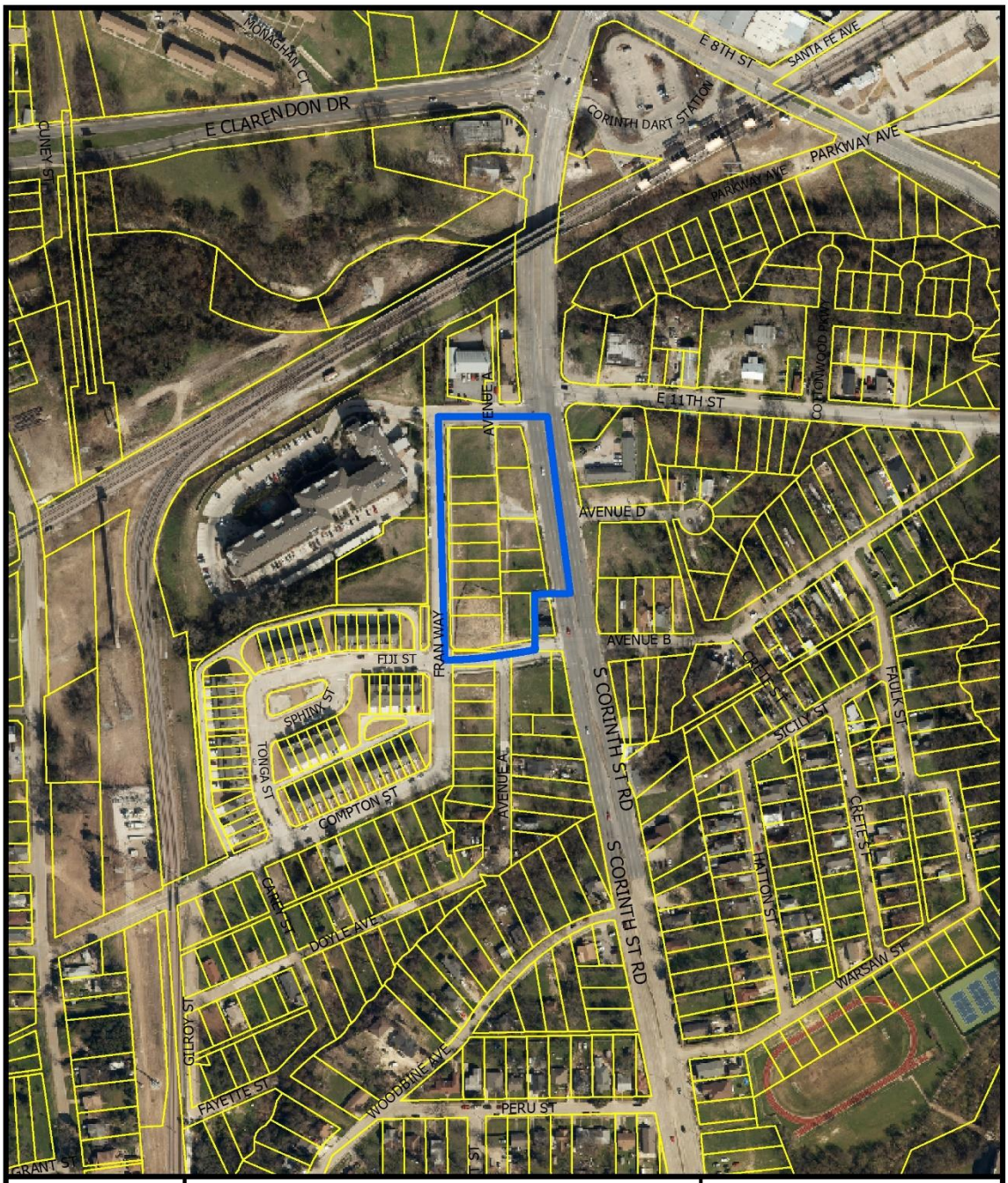
PARKING PROVIDED ON SITE
GARAGE 317 SPACES
ON STREET ADJACENT TO THE SITE

Staff recommends the relocation of the Corinth Street driveway and loading space, because the current configuration is misaligned with the median cut.

Existing Development Plan




E 8TH ST
N DENLEY DR
OAK CLIFF CEMETERY W
HUTCHINS AVE
CANYON ST
CHURCH ST
N MOORE ST
MONAGHAN CT
N CORINTH ST RD
ATWOOD ST
PLUM ST
E 8TH ST
SANTA FE AVE
E 10TH ST
CLINTON ST
E CLARENDON DR
PARKWAY AVE
ROCKEFELLER BLVD
NORTH ST
NORTH ST
LOTUS ST
E 11TH ST
SLADE ST
AVENUE D
AVENUE F
FRANKWAY
AVENUE B
FIJI ST
BADEN ST
TONGA ST
AVENUE A
SICILY ST
FAULK ST
BLISS ST
BLISS ST
TAMA ST
S MOORE ST
CRETE ST
AVENUE E
VALLEY ST
HATTON ST
S CORINTH ST RD
COMPTON ST
DOYLE AVE
WARSAW ST
SANDERSON AVE
GILROY ST
GLIDDEN ST
Roosevelt
PERU ST
BONNIE VIEW RD
GRANT ST
PADGITT AVE
WALNUT ST
HUTCHINS RD
CLAUDE ST
CLAUDE ST
HUTCHINS RD
LAMBERT ST
MORRELL AVE
1:6,000
VICINITY MAP
Case no: Z201-319
Date: 10/4/2021

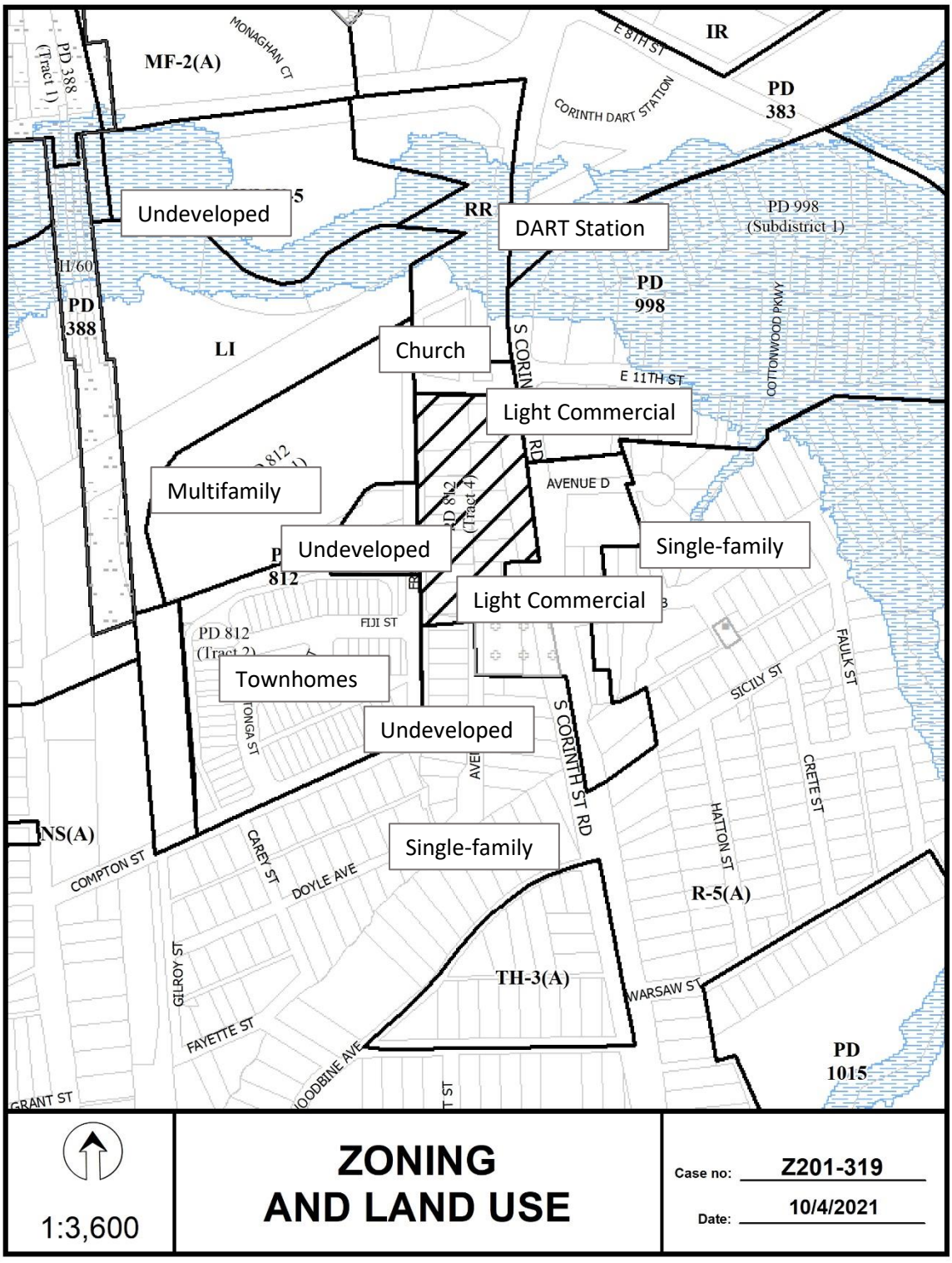


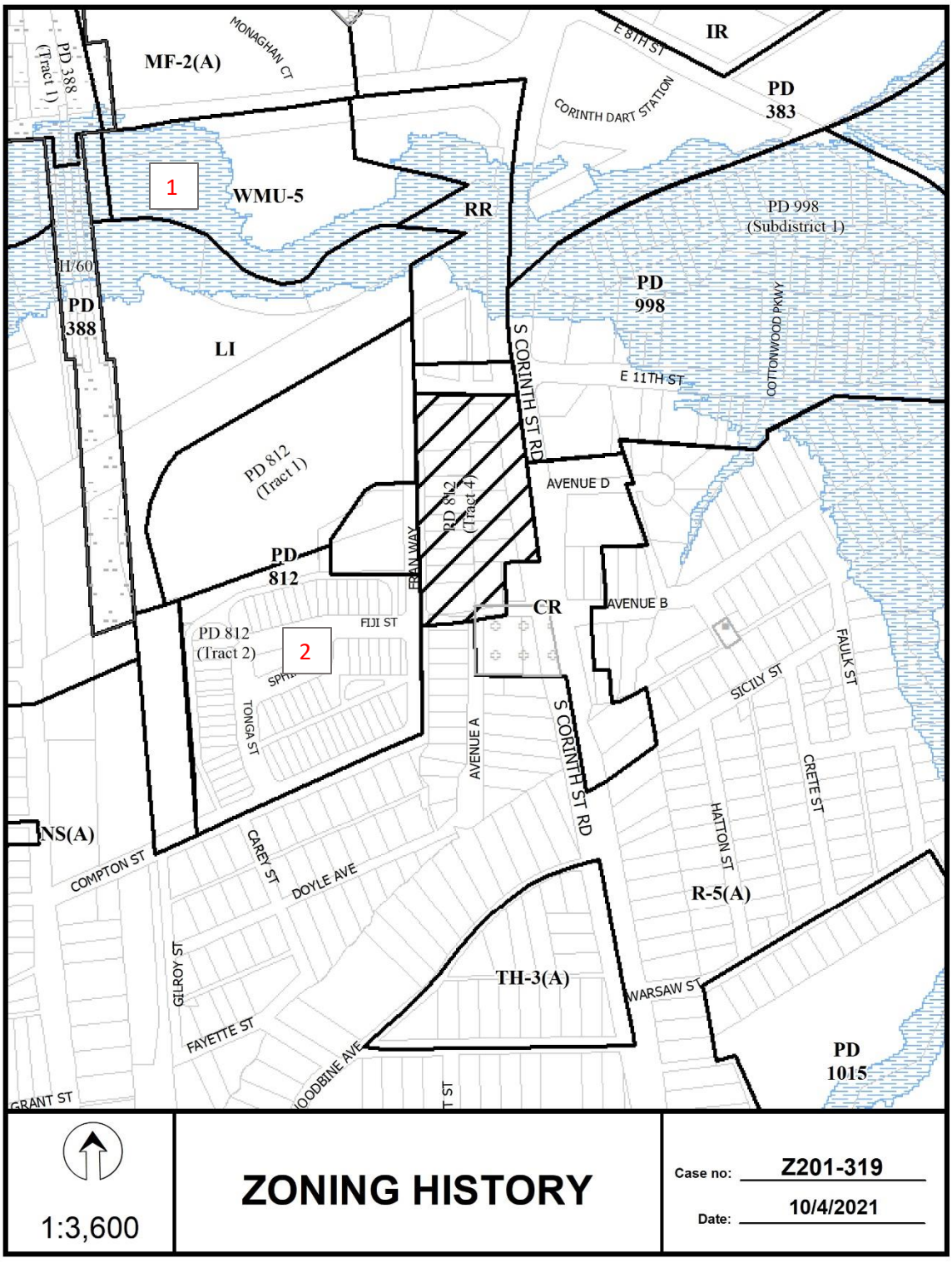
1:3,600

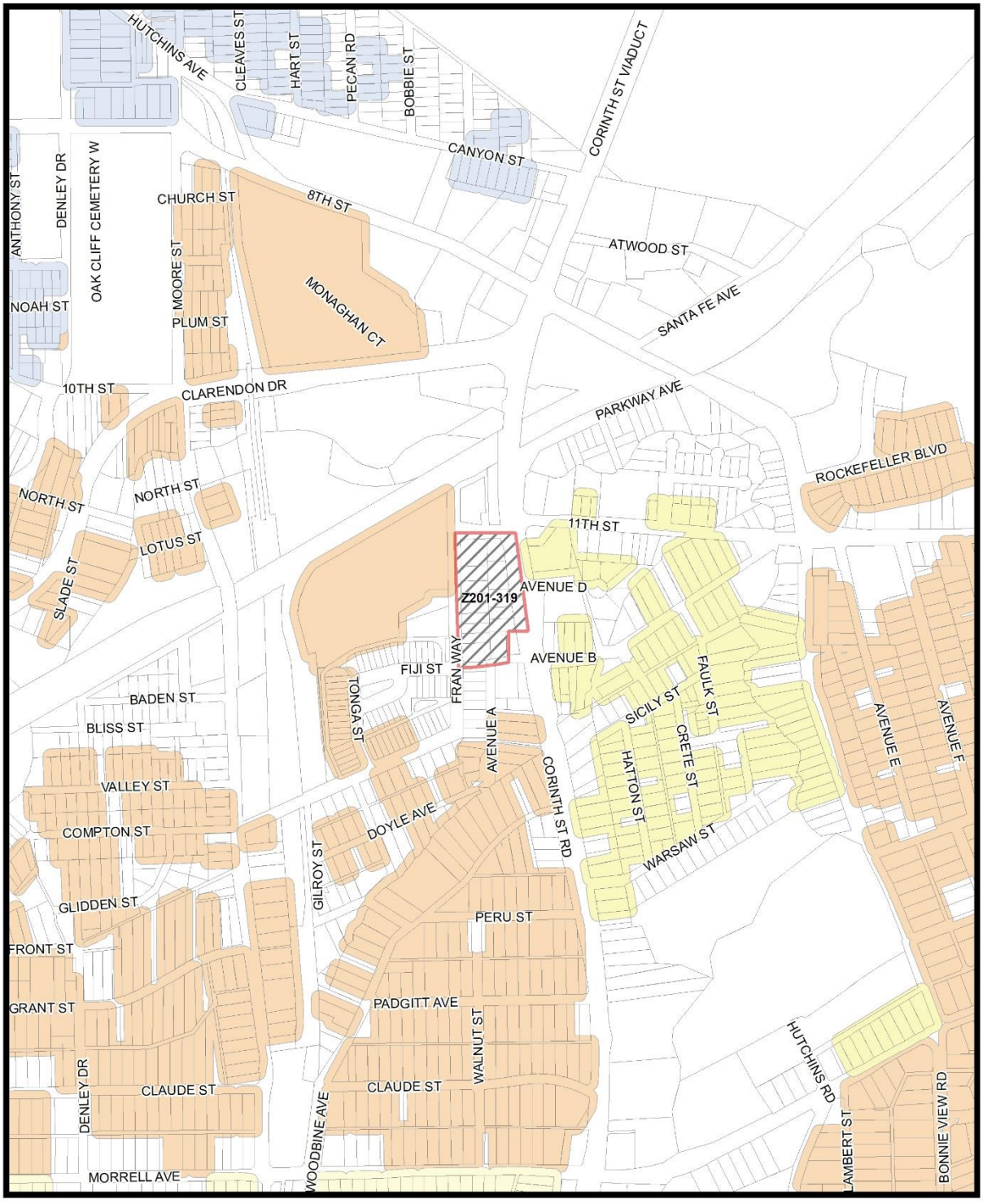
AERIAL MAP

Case no: Z201-319

Date: 10/4/2021


MF-2(A)
MONAGHAN CT
PD 388 (Tract 1)
E 8TH ST
IR
CORINTH DART STATION
PD 383
Undeveloped
RR
DART Station
PD 998 (Subdistrict 1)
PD 998
PD 388
LI
Church
S CORINTH ST RD
COTTONWOOD PKWY
E 11TH ST
Light Commercial
Multifamily
AVENUE D
Undeveloped
Single-family
PD 812
Light Commercial
FIJI ST
PD 812 (Tract 2)
Townhomes
SICILY ST
FAULK ST
TONGA ST
Undeveloped
S CORINTH ST RD
CRETE ST
HATTON ST
COMPTON ST
CAREY ST
DOYLE AVE
Single-family
R-5(A)
GILROY ST
TH-3(A)
WARSAW ST
FAYETTE ST
PD 1015
GRANT ST
1:3,600
ZONING AND LAND USE
Case no: Z201-319
Date: 10/4/2021


MF-2(A)
MONAGHAN CT
PD 388 (Tract 1)
E 8TH ST
IR
CORINTH DART STATION
PD 383
1
WMU-5
RR
PD 998 (Subdistrict 1)
H/60
PD 388
LI
PD 998
S CORINTH ST RD
COTTONWOOD PKWY
E 11TH ST
PD 812 (Tract 1)
PD 812 (Tract 4)
AVENUE D
PD 812
FRAN WAY
CR
AVENUE B
PD 812 (Tract 2)
2
FIJI ST
SICILY ST
FAULK ST
TONGA ST
AVENUE A
S CORINTH ST RD
CRETE ST
HATTON ST
NS(A)
COMPTON ST
CAREY ST
DOYLE AVE
R-5(A)
GILROY ST
TH-3(A)
WARSAW ST
FAYETTE ST
PD 1015
GRANT ST
1:3,600
ZONING HISTORY
Case no: Z201-319
Date: 10/4/2021

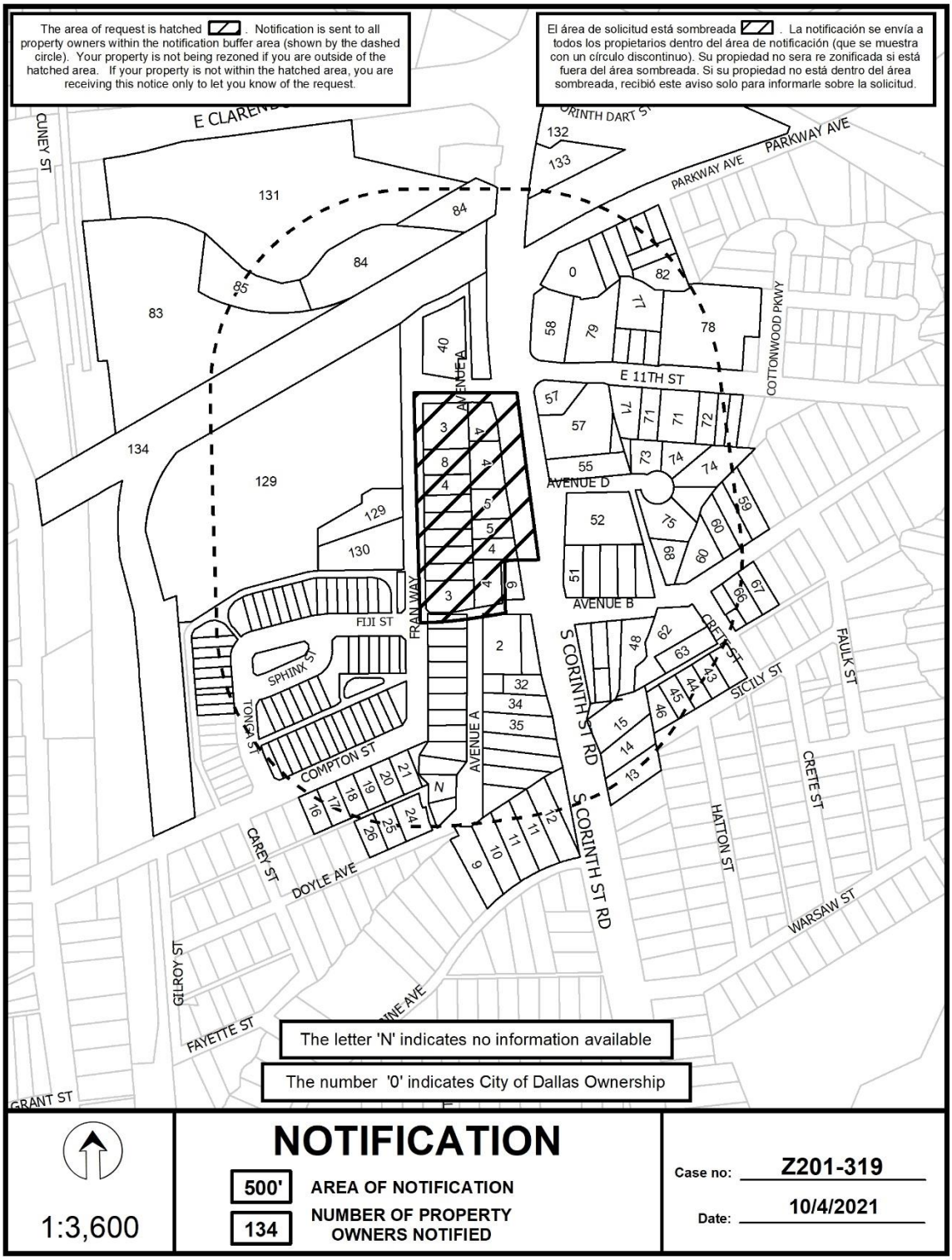


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 10/12/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
E CLARENDON DR
CORINTH DART ST
PARKWAY AVE
CLINEY ST
COTTONWOOD PKWY
E 11TH ST
AVENUE D
AVENUE B
AVENUE A
FIJI ST
SPHINX ST
TONGA ST
COMPTON ST
FRAILWAY
S CORINTH ST RD
CRETE ST
SICILY ST
FAULK ST
HATTON ST
WARSAW ST
CAREY ST
DOYLE AVE
GILROY ST
FAYETTE ST
GRANT ST
The letter 'N' indicates no information available
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
134
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z201-319
Date: 10/4/2021

10/04/2021

Notification List of Property Owners

Z201-319

134 Property Owners Notified

Label #	*Address*		*Owner*
1	419	AVE A	SDC SACHSE SENIOR VILLAS LLC
2	1502	AVE B	TEXAS SDC LLC
3	431	AVE A	SPHINX DEVELOPMENT CORPORATION
4	215	S CORINTH ST RD	SDC MIXED DEVELOPMENT LLC
5	301	S CORINTH ST RD	SDC SACHSE SENIOR VILLAS LLC
6	327	S CORINTH ST RD	BOLDEN CEDRIC
7	315	AVE A	SPHINX DEVELOPMENT CORP
8	407	AVE A	SDC SACHSE SENIOR VILLAS LLC
9	523	WOODBINE AVE	CISNEROS JOSE TAMAYO &
10	519	WOODBINE AVE	CISNEROS JOSE T &
11	515	WOODBINE AVE	KELLEY MANDELL
12	507	WOODBINE AVE	MAGDALENO HERIBERTO &
13	510	S CORINTH ST RD	J EDWARD LEE MINISTRIES INC
14	508	S CORINTH ST RD	CHANDLER DONALD &
15	506	S CORINTH ST RD	CHANDLER DONALD &
16	1514	COMPTON ST	BELTRAN MIGUEL
17	1518	COMPTON ST	ZHU YIQUN
18	1522	COMPTON ST	MANJREKAR ASHISH
19	1526	COMPTON ST	BILODEAU THEODORE
20	1530	COMPTON ST	HAPPY FAMILY RENTALS LLC
21	1534	COMPTON ST	ELVISARA LLC
22	1538	COMPTON ST	KING ALONZO
23	441	AVE A	MILLER GORGE
24	1535	DOYLE AVE	THOMPSON DINO
25	1525	DOYLE AVE	ERGO CONSTRUCTION MGMT LLC
26	1521	DOYLE AVE	ERGO CONSTRUCTION MGMT LLC &

10/04/2021

Label #	*Address*		*Owner*
27	435	AVE A	MEYER STEVE
28	423	AVE A	SDC SACHSE SENIOR VILLAS LLC
29	411	AVE A	SDC SACHSE SENIOR VILLAS
30	409	AVE A	SDC SACHSE SENIOR VILLAS LLC
31	301	S CORINTH ST RD	TEXAS SDC LLC
32	415	CORINTH ST	SDC SACHSE SR VILLAS LLC
33	414	AVE A	SDC SACHSE SR VILLAS LLC
34	417	CORINTH ST	CHANDLER DONALD S &
35	422	AVE A	CANAS LUIS ALBERTO GONZALEZ
36	430	AVE A	SPHINX DEVELOPMENT CORPORATION
37	434	AVE A	DYSON PAULA ET AL &
38	438	AVE A	CANAS JUAN
39	424	S CORINTH ST RD	CHANDLER DONALD &
40	219	AVENUE A	LIBERTY BAPTIST CHURCH
41	191	S CORINTH ST RD	BALLAS VICTOR
42	1631	SICILY ST	ARRIETA LEO R &
43	1627	SICILY ST	BAUMAN LEDDRUE
44	1623	SICILY ST	YOUNG ERMA LEE
45	1619	SICILY ST	ARRIETA LEO ROBERTO
46	1615	SICILY ST	VELASQUEZ RUBEN
47	1606	AVE B	DANIELS MARKUS
48	1622	AVE B	BOLDEN CEDRIC
49	1614	AVE B	SMITH ALEXANDREA ROSE
50	416	S CORINTH ST RD	SMITH ALEXANDREA ROSE SMITH
51	316	S CORINTH ST RD	SDC SACHSE SENIOR VILLAS LLC
52	302	CORINTH ST	SDC SACHSE SENIOR VILLAS LLC
53	1615	AVE B	BOLDEN CEDRIC & IRENE
54	1619	AVE B	ARTEAGASALAS JOSE LUIS &
55	1601	AVE D	HERNANDEZ JUAN
56	234	S CORINTH ST RD	DELAGARZA DAVID
57	260	S CORINTH ST RD	BLACKMAN JOHN B &

10/04/2021

Label #	*Address*		*Owner*
58	218	S CORINTH ST RD	Taxpayer at
59	1719	AVE B	CRUZ ROBERTO CRUZ
60	1711	AVE B	LAU CHING &
61	1715	AVE B	KINGDOM OF GOD CHURCH
62	1702	AVE B	KINGDOM OF GOD BAPTIST CH
63	407	CRETE ST	LOPEZ HERACLIO &
64	1710	AVE B	SIDDIQUE SHUJA & FARHEEN SHAJA
65	406	CRETE ST	LOPEZ HERACLIO M
66	1714	AVE B	CRUZCRUZ ANTONIO G
67	1718	AVE B	LAURIANO CARMEN
68	1700	AVE B	HAYDEN TOM &
69	1712	E 11TH ST	JOHNSON LORA
70	1714	E 11TH ST	MOSAIC TILE SUPPLIES LLC
71	1624	E 11TH ST	AVETON LAURA ZANE &
72	1710	E 11TH ST	AVETON LAURA ZANE
73	1619	AVE D	MARTINEZ ALVARO
74	1623	AVE D	HORTON DAWNA WILSON &
75	1624	AVE D	AIXEN GROUP LLC
76	1623	E 11TH ST	CARR CLYDE
77	1627	E 11TH ST	CARR CLYDE B
78	1711	E 11TH ST	POUNDERS STANLEY &
79	1615	E 11TH ST	MCCOMBS PHYLLIS R
80	1618	PARKWAY AVE	FLOWERS CRANFORD
81	1622	PARKWAY AVE	CANYON O C & DELMA
82	211	CHANEY ST	MCDONALD W G
83	4524	E CLARENDON DR	DALLAS AREA RAPID TRANSIT
84	119	S CORINTH ST RD	ONCOR ELECRIC DELIVERY COMPANY
85	117	CORINTH ST	HERNDON SUSAN W &
86	1	COMPTON ST	FIJI PROPERTY OWNERS ASSN INC
87	1511	COMPTON ST	BRIGHT LEGACY ENTERPRISES LLC
88	1517	COMPTON ST	GRANGER AURIELLE

10/04/2021

Label #	*Address*		*Owner*
89	1523	COMPTON ST	NORRIS DANA
90	1529	COMPTON ST	FISCHER JOSEPHINE
91	1535	COMPTON ST	GRANT JANET
92	1541	COMPTON ST	MISIGARO JENNIFER &
93	1547	COMPTON ST	Taxpayer at
94	1553	COMPTON ST	LOFTON CRYSTAL G
95	1559	COMPTON ST	WHITE ASHLEY
96	1565	COMPTON ST	POLVADO LANCE
97	1571	COMPTON ST	PHAN JOHN
98	1577	COMPTON ST	TAYLOR LETICIA R
99	1512	SPHINX ST	WILHURT INVESTORS LLC
100	1518	SPHINX ST	CALVERT GLENN W
101	1524	SPHINX ST	WING PAL LLC
102	1530	SPHINX ST	NUNEZ JIMMY DANIEL
103	1536	SPHINX ST	OKOBIAH OGHENETEKEVWE
104	1542	SPHINX ST	HINTON FREDERICK H JR
105	1572	FIJI ST	JOHNSON DONYEL
106	1578	FIJI ST	PHILIP SHERENE
107	1584	FIJI ST	SAVAGE JEFFREY MICHAEL
108	1590	FIJI ST	WILHURT INVESTORS LLC
109	1596	FIJI ST	Taxpayer at
110	1583	FIJI ST	BLAIR PROPERTY HOLDINGS SERIES A LLC
111	1577	FIJI ST	DUNLAP KEISHA R
112	1571	FIJI ST	SOLES LAUREN DOMINIQUE
113	1565	FIJI ST	LE TAN M
114	1559	FIJI ST	GREGORY ESTELLE T
115	1553	FIJI ST	OSAYANDE MEGAN E
116	1541	FIJI ST	FONTENEAUX JEREMY E
117	1535	FIJI ST	Taxpayer at
118	1529	FIJI ST	JIMENEZ JOSE MANUEL
119	1523	FIJI ST	REED TAYLOR J &

10/04/2021

Label #	*Address*		*Owner*
120	1517	FIJI ST	MASHBURN AMY
121	1511	FIJI ST	FRANCIS TERRIONE D &
122	307	TONGA ST	WADE LATEEFAH
123	313	TONGA ST	NAKWAASAH MAXX &
124	319	TONGA ST	NORMAN NINA
125	325	TONGA ST	ROBLES JO ANN
126	331	TONGA ST	WILSON DANIELLE
127	337	TONGA ST	SCURLOCK DELOIS
128	343	TONGA ST	CHAN TIFFANY PHOEBE
129	201	FRAN WAY	SDC FIJI SENIOR LP
130	319	FRAN WAY	SPHINX DEVELOPMENT CORP
131	1526	E CLARENDON DR	CCH LAMAR PARTNERS I LP
132	1803	E 8TH ST	DALLAS AREA RAPID TRANSIT
133	116	S CORINTH ST RD	ONCOR ELECRTIC DELIVERY COMPANY
134	555	2ND AVE	DART

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Carlos A. Talison Sr., J.D.

FILE NUMBER:	Z201-189(CT)	**DATE FILED:**	February 8, 2021
LOCATION:	North line of Walnut Hill Lane, between Ferndale Road and Lynbrook Drive		
COUNCIL DISTRICT:	10	**MAPSCO:**	27 R
SIZE OF REQUEST:	±18.425 acres	**CENSUS TRACT:**	130.05

REPRESENTATIVE: Karl Crawley, MASTERPLAN

APPLICANT/OWNER: Richardson I.S.D.

REQUEST: An application for a Planned Development District for a public school other than an open enrollment charter school use and R-7.5(A) Single Family District uses on property zoned a R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to primarily allow for modified development standards related to permitted uses, yard, lot, and space regulations, parking, and landscape requirements. [Lake Highlands Junior High School]

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

PRIOR CPC ACTION: On October 21, 2021, the City Plan commission held this item under advisement until November 4, 2021. Since that time, the applicant has provided an updated development plan and updated conditions.

BACKGROUND INFORMATION:

- The request site is developed with an existing structure housing a public school other than an open enrollment charter school use and has been in operation since 1956.
- The applicant seeks to create a Planned Development District for the public school other than an open enrollment charter school use and R-7.5(A) Single Family District uses. In a R-7.5(A) District, a public school is permitted with an SUP and the applicant is requesting to permit it by right with the request of a Planned Development district with deviations primarily regarding yard, lot, space regulations.
- The development plan depicts the new location of the main structure on the site.
- The applicant is seeking to delay the completion of landscaping until the demolition of the existing school and a new parking ratio to support the junior high school.

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Walnut Hill Lane	Principal Arterial	100 ft.
Ferndale Road	Local	-
Lynbrook Drive	Local	-

Traffic:

The applicant submitted a Traffic Management Plan with this request that includes recommended actions and strategies to manage vehicular traffic and parking, pedestrian activity, and travel by all other modes during peak demand conditions for the elementary school use. The Engineering Division of the Sustainable Development and Construction Department reviewed the request and determined that the proposed request will not have a negative impact on the surrounding street system.

COMPREHENSIVE PLAN:

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

The proposed zoning request meets the following goals and objectives of the comprehensive plan**:**

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics. 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.

URBAN DESIGN ELEMENT

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A)	Public School
North	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	R-7.5(A)	Church
Southwest	R-7.5(A) SUP No. 949 PD No. 617	Church Private School Public School

Land Use Compatibility

The request site is the location of a junior high school and a portion of it is currently developed. The applicant proposes a Planned Development District to allow for a private school use by right and all other main uses permitted within an R-7.5(A) Single Family District. With the Planned Development District, the applicant is proposing a new 250,000 square foot main structure for the school with the existing structure to be demolished at the completion to the construction of the new building. Per the PD conditions, the applicant is seeking a 65 foot height for the structure, 250,000 square foot maximum floor area for the public school other than open enrollment charter school, 30 percent lot coverage, parking in the front yard, and a delay on landscape compliance.

Surrounding land uses consist of single family to the north, south, and east of the site, and church to the west.

The PD has a base zoning of R-7.5(A), which would allow for residential uses. This protects the neighborhood in the event of a possible replat or change of use in the property.

The maximum height of the proposed structure is 65 feet, while limiting the height to 35 feet for the portions of the building that are in close proximity to the single family residences to the north and east. This provision as identified on the development plan would ensure less visual intrusion for the single family homes.

Staff supports the planned development district because the school has operated within the community at this location for many years and provides a development plan for the property. Staff considers the planned development district to be compatible with the surrounding single-family neighborhood because compliance with the proposed PD conditions, a development plan, and a Traffic Management Plan requiring periodic updates will ensure the operation runs optimally in the future.

Development Standards

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Primary Uses
	Front	Side/Rear				
Existing: R-7.5(A) Single Family District	25’	5’ for Res. Other: Side: 10’ Rear: 15’	1 Dwelling Unit/ 7,500 Sq. ft	30’ Any legal height subject to RPS for institutional	45% for residential 25% for nonresidential 60% for institutional	Single Family
Proposed: PD	25’	5’ for Res. Other: Side: 10’ Rear: 15’	1 Dwelling Unit/ 7,500 Sq. ft	65’	30% for public school 45% for residential 25% for nonresidential	Public School, Single Family

The development standards for the site closely knit to the conditions of a R-7.5(A) Single Family District. Deviations include the 65-foot height for a public school use and not applying RPS. It is important to note that institutional uses are allowed any legal height, subject to residential proximity slope. Due to the site’s proximity to the single family residential district, staff conducted a rough estimate of how RPS would apply, and it appears that the proposed maximum 65’ may not conflict with RPS, as the portions of the buildings closer to the single family homes to the north and east are proposed at 35’.

Parking:

The requirement for off-street parking for the school is derived from three criterions: 1) the number of classrooms, 2) the type of institution that serves the students (e.g., elementary, middle or high school), and 3) the parking requirement established by the PD. The requirements for off-street parking requires three and one-half spaces for junior high/middle school classrooms. At this ratio, the school is required to provide 200 off-street parking spaces for the proposed 57 junior high/middle school classrooms.

The applicant has now proposed a parking ratio of 3 parking spaces per classroom which would make 171 required parking spaces. The site is providing 186 parking space per the development plan and is meeting the required amount of parking. Staff has no objection to the change in the parking ratio for the site.

The applicant is proposing parking within the setbacks and no screening of the parking. Currently, parking on the site is within the setbacks. The added parking will also be in the setback abutting Walnut Hill Lane, which staff does not view as having a negative effect on surrounding properties. There are approximately 90 feet from the location of the parking stalls and the side yards of the residential properties across Walnut Hill Lane.

Landscaping

Per the PD conditions, landscaping must be provided in accordance with Article X, as amended. The applicant seeks to delay the completion of landscaping 240 days after the completion of the removal of the existing structure. Per code, all landscaping must be completed before the final inspection.

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 categorized as being within an MVA cluster, surrounding properties to the west are located within the “C” Category and properties to the north, south, and east are within the “D” Category.

LIST OF OFFICERS

Richardson Independent School District

BOARD OF TRUSTEES

Karen Clardy, President

Jean Bono, Vice President

Regina Harris, Secretary

Kim Caston, Treasurer

Eron Linn, Member

Eric Eager, Member

Debbie Renteria, Member

Dr. Jeannie Stone, Superintendent

Tabitha Branum, Deputy Superintendent

Dr. Chris Goodson, Assistant Superintendent

Dr. Kristin Byno, Assistant Superintendent

David Pate, CFO

Brenda Payne, Assistant Superintendent

Dr. Melissa Heller, Assistant Superintendent

Sandra Hayes, Assistant Superintendent

Mia Martin, General Counsel

Henry Hall, Chief Technology Officer

James L. Watson, Chief Executive Director of Operations

PROPOSED PD CONDITIONS

ARTICLE XXX

SEC. 51P-xxx.101. LEGISLATIVE HISTORY.

PD XXX was established by Ordinance No. XXXX, passed by the Dallas City Council on XXXX

SEC. 51P-XXX.102. PROPERTY LOCATION AND SIZE.

PD XXX is established on property generally located on Walnut Hill Lane. The size of PD XXX is approximately 18.425 acres.

SEC. 51P-xxx.103. DEFINITIONS AND INTERPRETATIONS.

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

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

(c) This district is considered to be a residential zoning district. (Ord. 27296)

SEC. 51P-xxx.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit xxxA: development plan.

SEC. 51P-xxx.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 (Exhibits xxxA). If there is a conflict between the text of this article and the development plans, 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-xxx.106. MAIN USES PERMITTED.

(a) Except as provided in below, all uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code, as amended. For example, a use permitted in the R-10(A) Single Family District by specific use permit (SUP) only is permitted in this planned development district by SUP. A use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this planned development district, etc.

(b) Public school, other than an open enrollment charter school, is allowed by right.

SEC. 51P-xxx.107. ACCESSORY USES.

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

SEC. 51P-xxx.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 51A4.400, this section controls.)

(a) Floor area: Maximum floor area for a public school other than an open enrollment charter school use is 250,000 square feet. The existing school located on the Property at the time of adoption of this ordinance is not counted towards the maximum floor area allowed. Demolition of the existing school, in its entirety, on the Property at the time of the adoption of this ordinance must begin within 180 days of the issuance of either a temporary or permanent certificate of occupancy for the proposed school.

(b) Height: Maximum height for a public school other than an open enrollment charter school is 65 feet, as shown on the attached Development Plan. Light poles are allowed a maximum height of 30 feet.

(c) Setbacks: Steps, handrails, flagpoles and light poles are allowed in the required setbacks. Solid screening walls are allowed in the required side yard. Parking for a public school other than an open enrollment charter school is allowed in the required yard.

(d) Lot coverage: Maximum lot coverage for a public school other than an open enrollment charter school is 30%. The existing school located on the Property at the time of adoption of this ordinance is not counted towards the maximum lot coverage allowed.

SEC. 51P-xxx.109. OFF STREET PARKING AND LOADING.

(a) Off-street parking must be provided in accordance with Division 51A-4.300 et seq., with the following exception.

(b) Parking for a public school other than an open enrollment charter school, to be used as a junior high/middle school is to be provided at a ratio of 3.0 parking spaces per classroom.

SEC. 51P-xxx.109.1 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. 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 odd-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;

(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.

(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.

(d) 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-xxx.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-xxx.111. OUTDOOR LIGHTING

(a) Maximum heights for outdoor light is 30 feet and as shown on the development plan.
(b) All outdoor lighting must be directed downward and away for adjacent properties
(c) Lighting may not produce glare or direct illumination across a property line of an intensity that creates a nuisance or detracts from the use or enjoyment of adjacent property
(d) Tennis courts and/or athletic fields may not be lighted.

SEC. 51P-xxx.112. LANDSCAPING.

(a) Landscaping must be provided in accordance with Article X with the following exceptions:

(i) Any landscaping required within the diagrammatic phase line as shown on the development plan must be planted within 240 days of the completion of the removal of the existing school.

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

(c) Parking located along the north property line of the school will be screened with either solid screening in accordance with Section 51A-4.301(f)(5), or a change in grade elevation such that the surface of the parking space is a minimum of three (3) feet below the grade of the adjacent alley is considered as screening of the parking space.

SEC. 51P-xxx.114. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. The one detached sign shown on the attached development plan on the Walnut Hill Road

frontage, is allowed with a minimum setback of ten (10) feet, a maximum height of twenty (20) feet and a maximum effective sign area of 50 square feet. All other signs must comply with the non-business rules.

SEC. 51P-xxx.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.

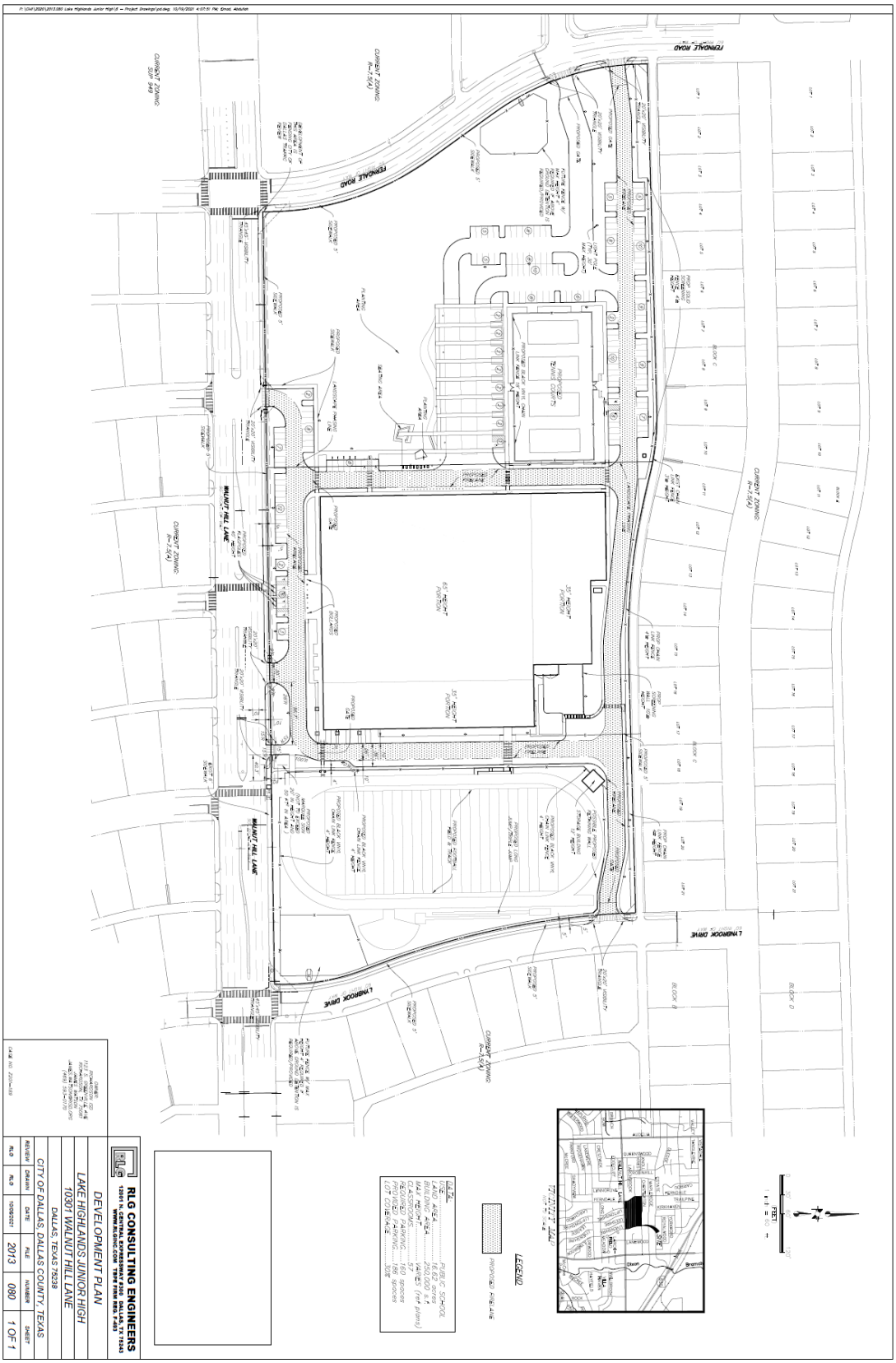
(c) Fencing and playground equipment. For a public school other than an open enrollment charter school use, fencing may be provided in the required yards with a maximum height of four feet. Playground equipment and athletic backstops and similar structures need not be shown on an approved development plan. The loading area will be screened from the properties north of the school with a solid screen with a minimum height of eight feet.

SEC. 51P-xxx.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 for 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



Proposed Traffic Management Plan

LAMBETH ENGINEERING ASSOCIATES PLLC
Texas Registered Engineering Firm F-19508

Traffic Management Plan
Lake Highlands Junior High School

To: David Nevarez, P.E., PTOE
City of Dallas

From: Christy Lambeth, P.E., PTOE
Lambeth Engineering Associates, PLLC, *F-19508*

Date: October 7, 2021

Re: Traffic Management Plan for Lake Highlands Junior High School on 10301 Walnut Hill Lane in Dallas, Texas

---

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to create a traffic management plan (TMP) for Lake Highlands Junior High School (LHJH). The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Below is general information about LHJH.

School:

- Location: 10301 Walnut Hill Lane in Dallas, Texas 75238
- School District: Richardson Independent School District
- School Times: 8:15 AM – 3:40 PM

Zoning:

- Existing Zoning: Single Family, R-7.5(A)
- Proposed Zoning: Planned Development
- Project: A new LHJH school building will be constructed to replace the existing facility. The new school building will be constructed at the existing site, the existing building will remain in place and in operation while the new building is being constructed.

Students:

- Existing Student Enrollment: 850 students in 7th and 8th grades, of which approximately 625 attend in-person (225 students currently attended virtually during site visits due to social distancing for the pandemic).
- Planned Student Capacity: 1,500 students in 6th through 8th grades.

8637 CR 148, Kaufman, TX 75142 972.989.3256 christy@lambetheng.com

School Access:

- Surrounding Roadways:
  - Walnut Hill Lane: On the south; Principal Arterial; six-lane divided roadway.
  - Ferndale Road: On the west; Local Street; four-lane undivided roadway.
  - Public Alley: On the north; paved, two-way roadway.
  - Lynbrook Drive: On the east; Local Street; two-lane undivided roadway.
- Sidewalks are provided on Walnut Hill Lane and Ferndale Road adjacent to the school and on the residential side of Lynbrook Drive. Sidewalks will be constructed on the west side of Lynbrook Drive, adjacent to the school, as part of this project.

Traffic Management Plan

Queue

Lambeth Engineering met with Principal Nick Rustin and with the School Resource Officer, Jeff Labarba, during the process of developing the TMP. Traffic observations were conducted on the following dates and times:

- Wednesday, December 9, 2020 – PM Dismissal
- Tuesday, December 15, 2020 – AM Arrival
- Tuesday, December 15, 2020 – PM Dismissal
- Wednesday, December 16, 2020 – PM Dismissal
- Thursday, January 28, 2021 – AM Arrival
- Friday, January 29, 2021 – PM Dismissal

The peak queue of parent vehicles picking up students was observed to be about 100 vehicles. However, Lambeth Engineering has observed a higher percentage of parents picking up students this school year, which is likely due to social distancing for COVID 19. In addition to observations that were conducted when the weather was windy and chilly increasing the number of parents picking up. For planning purposes, a rate of one parent vehicle per 7.5 students was used for this TMP. Although more parents were observed picking up students than this rate reflects, the rate of one parent vehicle per 7.5 students is more consistent with the rates found in observations of other junior high schools.

As expected, the peak period of parent vehicles accumulating at the school occurred during the afternoon dismissal period. Most of the traffic clears the campus within ten (10) minutes once school is dismissed. The current traffic pattern is summarized in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 1** below. As shown, the proposed site plan has adequate space to accommodate the parents on-site and on-street, adjacent to the school.

Table 1. TMP Summary – Buildout Scenarios

Grade	Students	School Times	Travel Modes		Parernt Projected Demand	Provided Parent On-Site	On-Site Surplus/ Deficit	On-Street Parent	Total Surplus/ Deficit
6th - 8th	1,500	Beginning: 8:15 AM	Buses	~20%	200	162	-38	37	-1
			Parents	~65%					
		Dismissal: 3:40 PM	Walkers	~15%					
			--	--					

Provided space for parent vehicles: 3,082 LF (131 vehicles) on-site queue space in parking lots, 870 LF (37 vehicles) on-street parking adjacent to school, and 31 on-campus parking spaces for parents.

Recommendations

The TMP recommendations are described below and shown in the attached exhibits. There are two TMP scenarios – one for when the school opens and is not yet reaching capacity and another for when school nears capacity. The security resource officer at LHJH is very involved in the campus and will continue to monitor traffic closely and switch as the school grows in order to safely accommodate traffic.

Students

1. Students are dropped off along the west side of the building. Students are picked up along the west and east sides of the building.
2. Being a junior high school, students will walk to their parents' vehicles.
3. Students walking home should be instructed to walk along sidewalks and cross at crosswalks. Students should not be permitted to cross midblock.

Parents

4. Parents pick up students in the following locations:
    a. On-site – Partial Buildout TMP:
        i. Parents enter the school's western driveway, off Ferndale Road, queue through the internal access road, pick up students on the south of the tennis courts and the east side of the building, and exit by turning onto Lynbrook Drive.
        ii. Parents may also enter the western driveway off Ferndale Road, queue through the staff parking lot, north of tennis courts and, pick up students on the east side of the building, and exit by turning right onto Walnut Hill Lane.
        iii. Parents driving through the drop-off and pick-up area should not park or wait in the escape/travel lane so that other parents can pass by.
    b. On-site –Buildout TMP:
        i. Parents enter the school's western driveway off Ferndale Road, queue through the internal access road, pick up students on the south of the tennis courts and the east side of the building, and exit by turning back to Ferndale Road.
        ii. Parents may also enter the eastern driveway on Lynbrook Drive, queue north of the track and on the east side of the school building, pick up students on the east side of the building, and exit by turning right onto Walnut Hill Lane.
        iii. Parents driving through the drop-off and pick-up area should not park or wait in the escape/travel lane so that other parents can pass by.
    c. There are currently several different areas for parents to pick up students and parents/students find locations that work well and continue to pick up in those areas. As student capacity increases, Principal Ruskin is aware the school may need to implement designated pick-up areas such as 6th grade students are picked up on the east side of the building and 7th and 8th grade students are picked up on the west side.
    d. Parents who wish to walk and pick up their students could park at designated areas in the western staff parking lot.
    e. Parents may not park in the parking spaces in front of the school during arrival or dismissal since buses will be queueing in this area.

Buses

5. Six (6) to ten (10) school buses will continue serving LHJH school, which will be staged in the front loop off Walnut Hill Lane.
6. Buses enter via the center driveway on Walnut Hill Lane and exit via the western driveway on Walnut Hill Lane.

Staff

7. Staff should monitor students at each area where parents are picking up students until students are dismissed.

Licensed Peace Officers

8. A designated security resource officer is assigned to LHJH and will continue to be on-site with the new building.

Crossing Guards

9. There are currently no school crossing guards assigned at LHJH. While they may be helpful to assist students crossing Walnut Hill Lane, the City of Dallas does not provide crossing guards for junior high schools.

Parking Restrictions

10. Parents should not park around the driveway openings, as illustrated in the TMP exhibit.
11. It is recommended that parking restrictions on Walnut Hill Lane, adjacent to the school, remain.

School Zones

12. There are currently school zones on Walnut Hill Lane and on Ferndale Drive. It is recommended these school zones to remain after the reconstruction.
13. It is recommended the City evaluate installing a school zone on Lynbrook Drive. It is likely a school zone would be beneficial after the school's reconstruction.

Off-Site Improvements

14. Update school-related signs to satisfy current TxMUTCD criteria. Lambeth Engineering is working with RLG Consulting Engineers, the LHJH Civil Engineer, to create signing and striping plan noting which school-related signs and striping will remain in place, which ones need to be updated, and new signs and striping that need to be provided. The signing and striping plan will be submitted to the City of Dallas with engineering plans.
15. Post a "Do Not Enter" sign at the driveway exits on Walnut Hill Lane.

Summary

The Lake Highlands Junior High School TMP is designed to provide safe vehicular and pedestrian movement to and from school and can accommodate the projected vehicular queues on campus and on-street, adjacent to the school, without blocking through traffic.

Per City guidelines, and as recommended, the bus traffic and parent traffic are separated with the site design.

Considering students are picked up by parents primarily off Ferndale Road with limited on-site queue space, traffic is flowing relatively well around LHJH. The proposed site plan provides additional on-site queueing and on-site parking for parents to pick up students on-site. This will relieve on-street pickup, especially for vehicles that queue on both sides of surrounding streets. If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

END

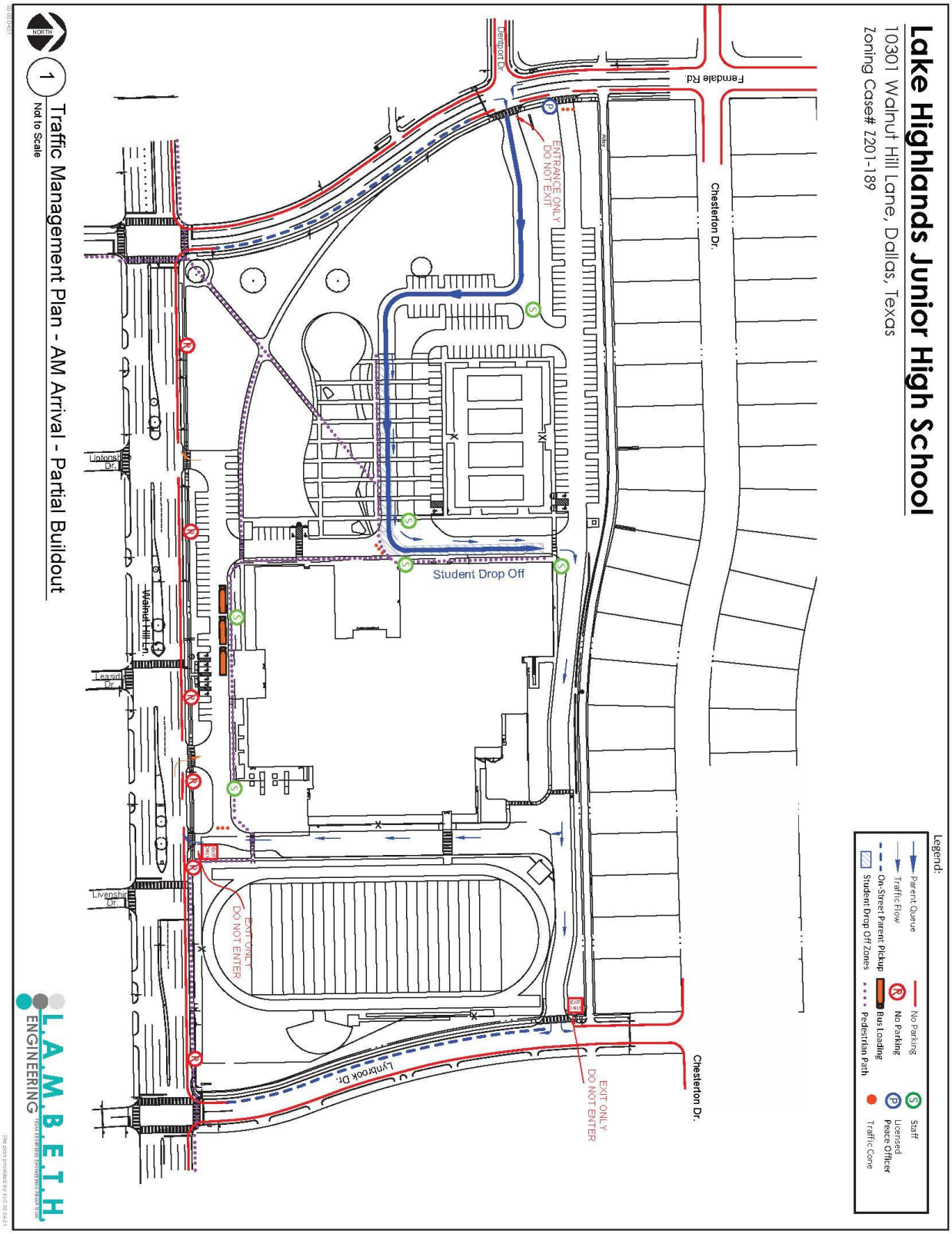
REVIEW AND COMMITMENT

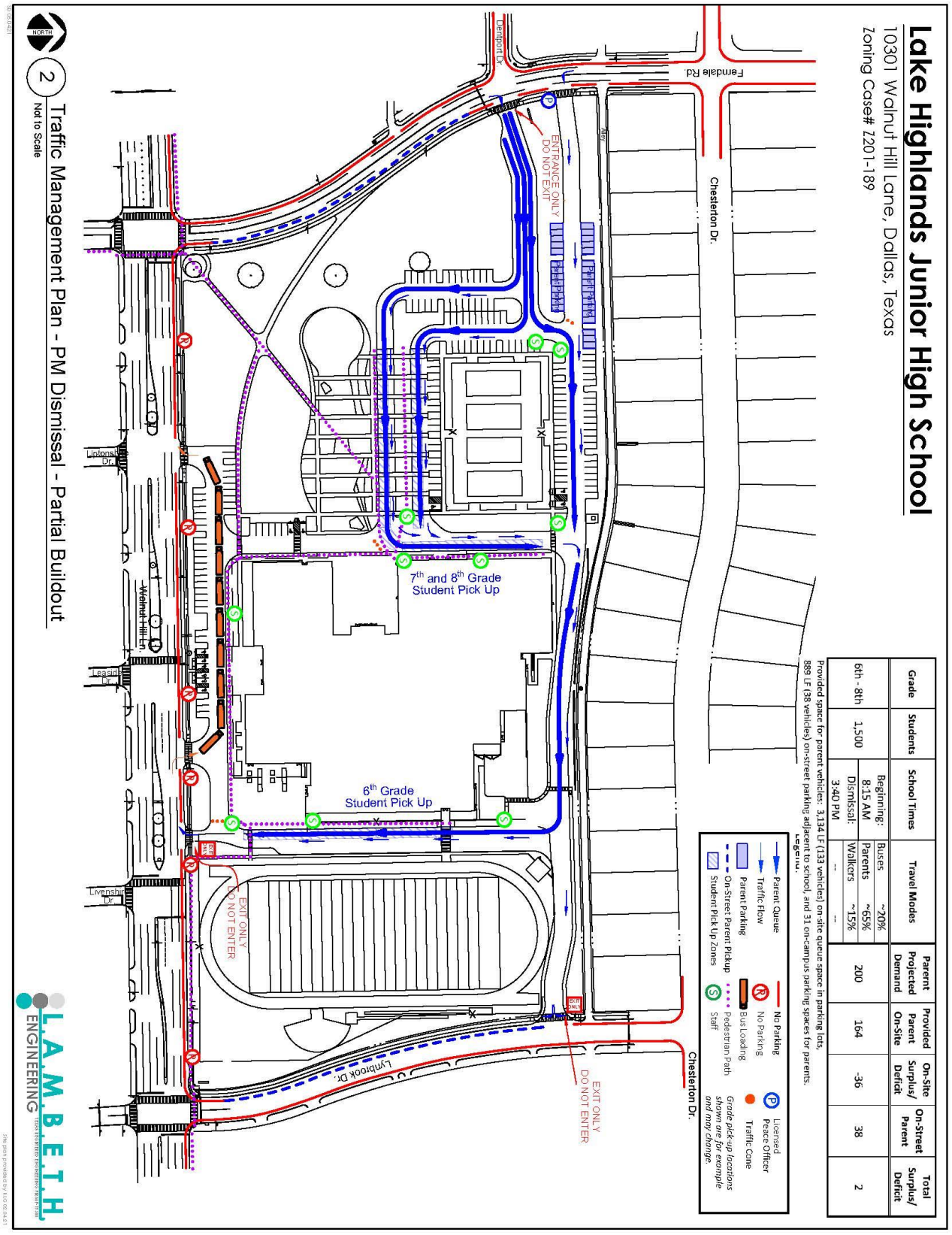
The traffic management plan for **Lake Highlands Junior High School,** located at 10301 Walnut Hill Lane in Dallas, Texas, was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe and efficient traffic operations.

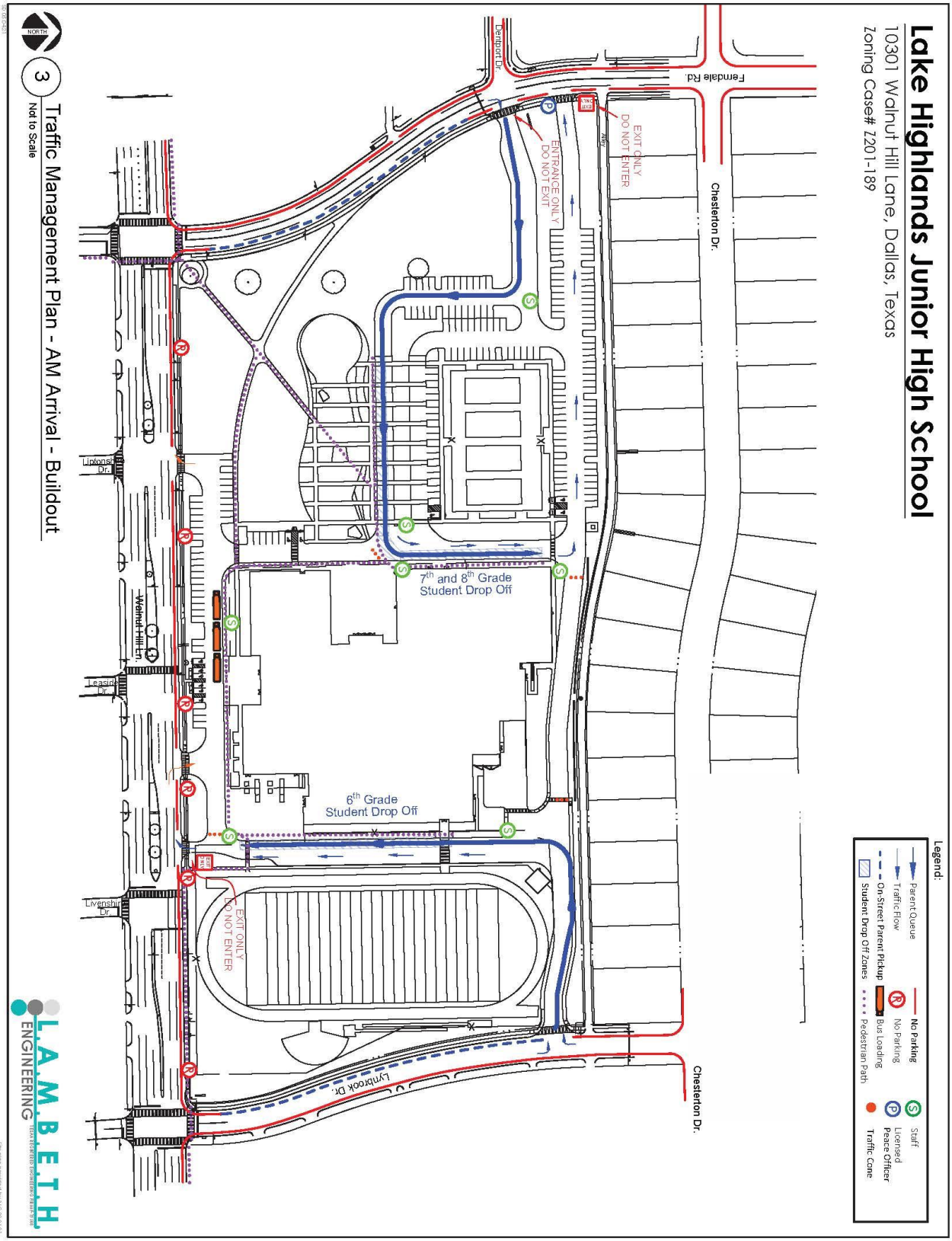
By consent of this TMP submittal, the school administration agrees to the strategies presented herein for which the school is held responsible unless the City of Dallas deems further measures are appropriate.

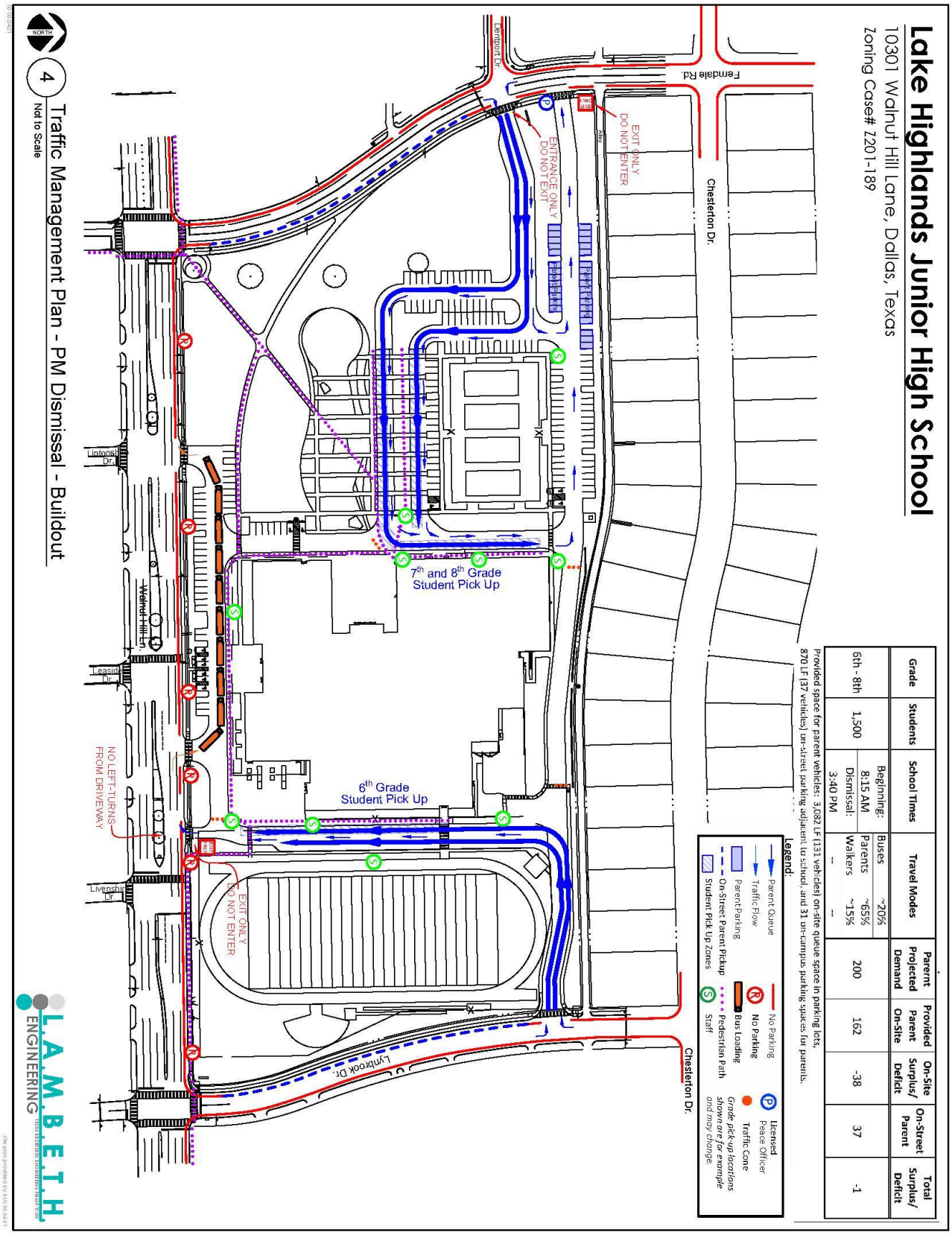
The school is also committed to continually review and assess the effectiveness of this plan and if warranted, implement changes in the interest of increasing safety and minimizing impacts on the surrounding community.

Signature	4/6/21 Date
Nick Rusin Name	Principal Title


Lake Highlands Junior High School
10301 Walnut Hill Lane, Dallas, Texas
Zoning Case# Z201-189
Legend:
Parent Queue
Traffic Flow
On-Street Parent Pickup
Student Drop Off Zones
No Parking
No Parking
Bus Loading
Pedestrian Path
Staff
Licensed Peace Officer
Traffic Cone
Chesterton Dr.
Fernadale Rd.
Denport Dr.
ENTRANCE ONLY
DO NOT EXIT
Student Drop Off
Walnut Hill Ln.
Liptonshire Dr.
Leasing Dr.
Liverpool Dr.
EXIT ONLY
DO NOT ENTER
Lyntbrook Dr.
EXIT ONLY
DO NOT ENTER
Chesterton Dr.
NORTH
1
Not to Scale
Traffic Management Plan - AM Arrival - Partial Buildout
L.A.M.B.E.T.H.
ENGINEERING


Lake Highlands Junior High School
10301 Walnut Hill Lane, Dallas, Texas
Zoning Case# Z201-189
Grade
Students
School Times
Travel Modes
Parent Projected Demand
Provided Parent On-Site
On-Site Surplus/ Deficit
On-Street Parent
Total Surplus/ Deficit
6th - 8th
1,500
Beginning: 8:15 AM
Dismissal: 3:40 PM
Buses ~20%
Parents ~65%
Walkers ~15%
200
164
-36
38
2
Provided space for parent vehicles: 3,134 LF (133 vehicles) on-site queue space in parking lots,
889 LF (38 vehicles) on-street parking adjacent to school, and 31 on-campus parking spaces for parents.
Legend:
Parent Queue
Traffic Flow
Parent Parking
On-Street Parent Pickup
Student Pick Up Zones
No Parking
Bus Loading
Pedestrian Path
Staff
Licensed Peace Officer
Traffic Cone
Grade pick-up locations shown are for example and may change
Chesterton Dr.
Fendale Rd.
Dentport Dr.
Lynbrook Dr.
Lintonshire Dr.
Walnut Hill Ln.
Leasid Dr.
Livenshire Dr.
ENTRANCE ONLY
DO NOT EXIT
EXIT ONLY
DO NOT ENTER
7th and 8th Grade
Student Pick Up
6th Grade
Student Pick Up
NORTH
2
Traffic Management Plan - PM Dismissal - Partial Buildout
Not to Scale
L.A.M.B.E.T.H.
ENGINEERING


Lake Highlands Junior High School
10301 Walnut Hill Lane, Dallas, Texas
Zoning Case# Z201-189
Legend:
Parent Queue
Traffic Flow
On-Street Parent Pickup
Student Drop Off Zones
No Parking
No Parking
Bus Loading
Pedestrian Path
Staff
Licensed Peace Officer
Traffic Cone
Chesterton Dr.
Fernadale Rd.
Dempsey Dr.
EXIT ONLY
DO NOT ENTER
ENTRANCE ONLY
DO NOT EXIT
7th and 8th Grade
Student Drop Off
6th Grade
Student Drop Off
Walnut Hill Ln
Lyndbrook Dr.
Chesterton Dr.
3
Traffic Management Plan - AM Arrival - Buildout
Not to Scale
L.A.M.B.E.T.H.
ENGINEERING


Lake Highlands Junior High School
10301 Walnut Hill Lane, Dallas, Texas
Zoning Case# Z201-189
Grade
Students
School Times
Travel Modes
Parent Projected Demand
Provided Parent On-Site
On-Site Surplus/ Deficit
On-Street Parent
Total Surplus/ Deficit
6th - 8th
1,500
Beginning: 8:15 AM
Dismissal: 3:40 PM
Buses ~20%
Parents ~65%
Walkers ~15%
200
162
-38
37
-1
Provided space for parent vehicles: 3,082 LF (131 vehicles) on-site queue space in parking lots, 870 LF (37 vehicles) on-street parking adjacent to school, and 31 on-campus parking spaces for parents.
Legend:
Parent Queue
Traffic Flow
Parent Parking
On-Street Parent Pickup
Student Pick Up Zones
No Parking
No Parking
Bus Loading
Pedestrian Path
Staff
Licensed Peace Officer
Traffic Cone
Grade pick-up locations shown are for example and may change.
Chesterton Dr.
Ferndale Rd.
Dentport Dr.
Alley
EXIT ONLY DO NOT ENTER
ENTRANCE ONLY DO NOT EXIT
7th and 8th Grade Student Pick Up
6th Grade Student Pick Up
Lipton Dr.
Walnut Hill Ln
Leaside Dr.
Liverside Dr.
NO LEFT-TURNS FROM DRIVEWAY
EXIT ONLY DO NOT ENTER
Lynbrook Dr.
Chesterton Dr.
NORTH
4
Not to Scale
Traffic Management Plan - PM Dismissal - Buildout
L.A.M.B.E.T.H. ENGINEERING

Appendix

LAMBETH ENGINEERING ASSOCIATES

Parking Summary
Lake Highlands Junior High School

October 7, 2021

Parking Observations

Lambeth Engineering conducted parking observation at Lake Highlands Junior High School. As shown below in **Table A**, the parking demand was relatively consistent, with a peak parking demand of 80 spaces on-site.

Table A. Observed Parking Demand

Day	Date	Time	Vehicles Parked				
			Lot 1	Lot 2	Lot 3	Lot 4	Total
Tuesday	December 15, 2020	9:00 AM	31	27	7	13	**78**
Tuesday	December 15, 2020	2:40 PM	29	28	7	14	**78**
Wednesday	December 16, 2020	2:40 PM	28	27	6	13	**74**
Thursday	January 28, 2021	2:00 PM	30	32	7	11	**80**
Friday	January 29, 2021	10:30 AM	28	30	7	12	**77**

Projected Parking Demand

There are currently 100 staff teaching 850 students. Considering the future capacity of the school is 1,500 students, the projected number of staff is 176. Not all of the staff is on campus at the same time. The projected parking demand for staff is 141 parking spaces.

Available Parking

The proposed site plan has 183 parking spaces.

As summarized in **Table B**, of the 183 parking spaces, 142 are parking spaces for staff. Ten (10) parking spaces are available for visitors, and thirty-one (31) are available for parents to park in when picking up students. These spaces supplement on-street pickup and parents queueing through staff parking lots.

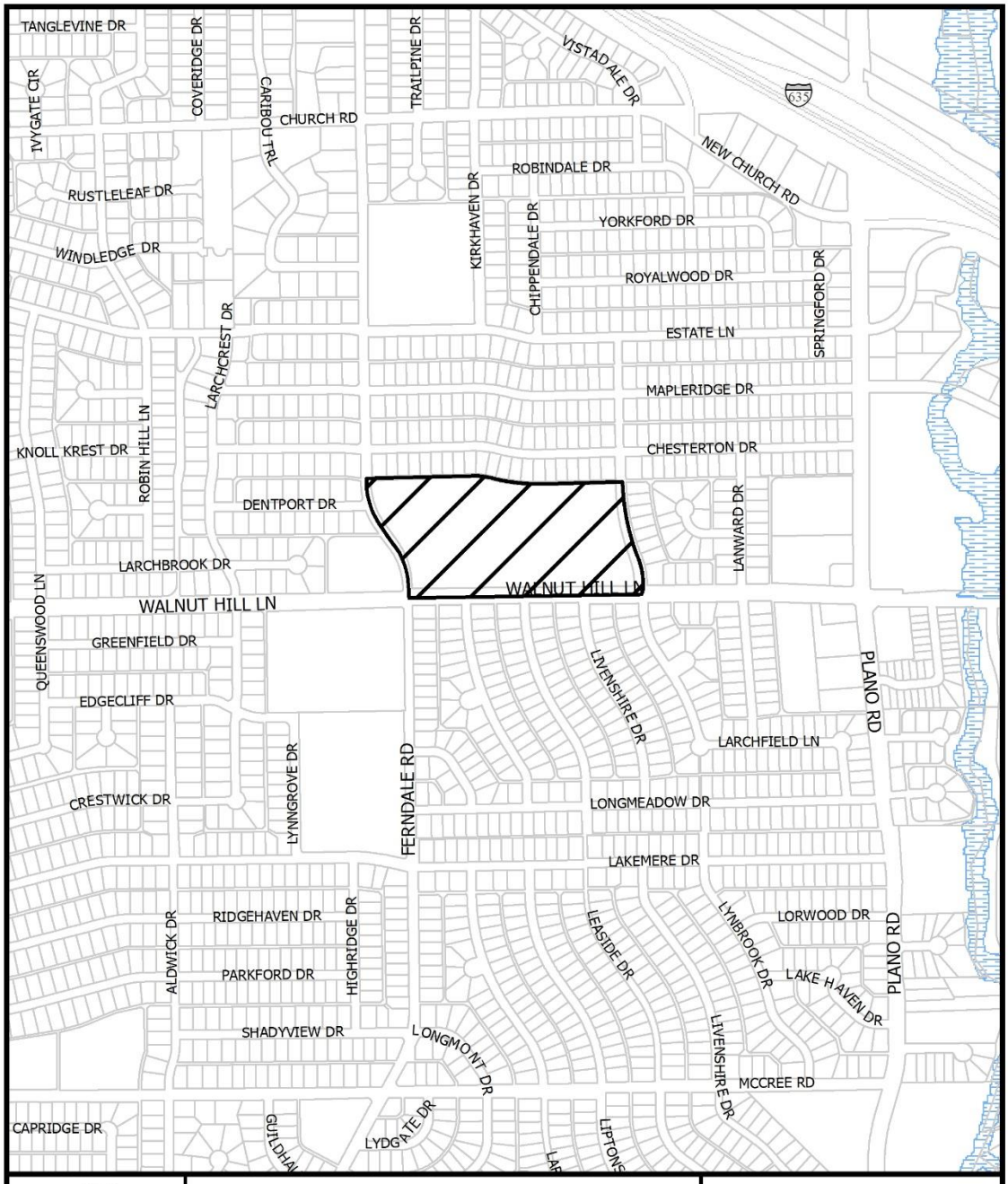
Table B. Parking Summary

Parking Area	Parking Spaces			
	Total	Staff	Parents	Visitors
West Lot	**138**	107	31	--
Front Drive	**45**	35	--	10
	183	**142**	**31**	**10**

Parking Rate

Based on observations, a parking rate of 2.8 spaces per classroom is recommended for Lake Highlands Junior High. This results in a requirement of 160 spaces for fifty-seven (57) classrooms.

END

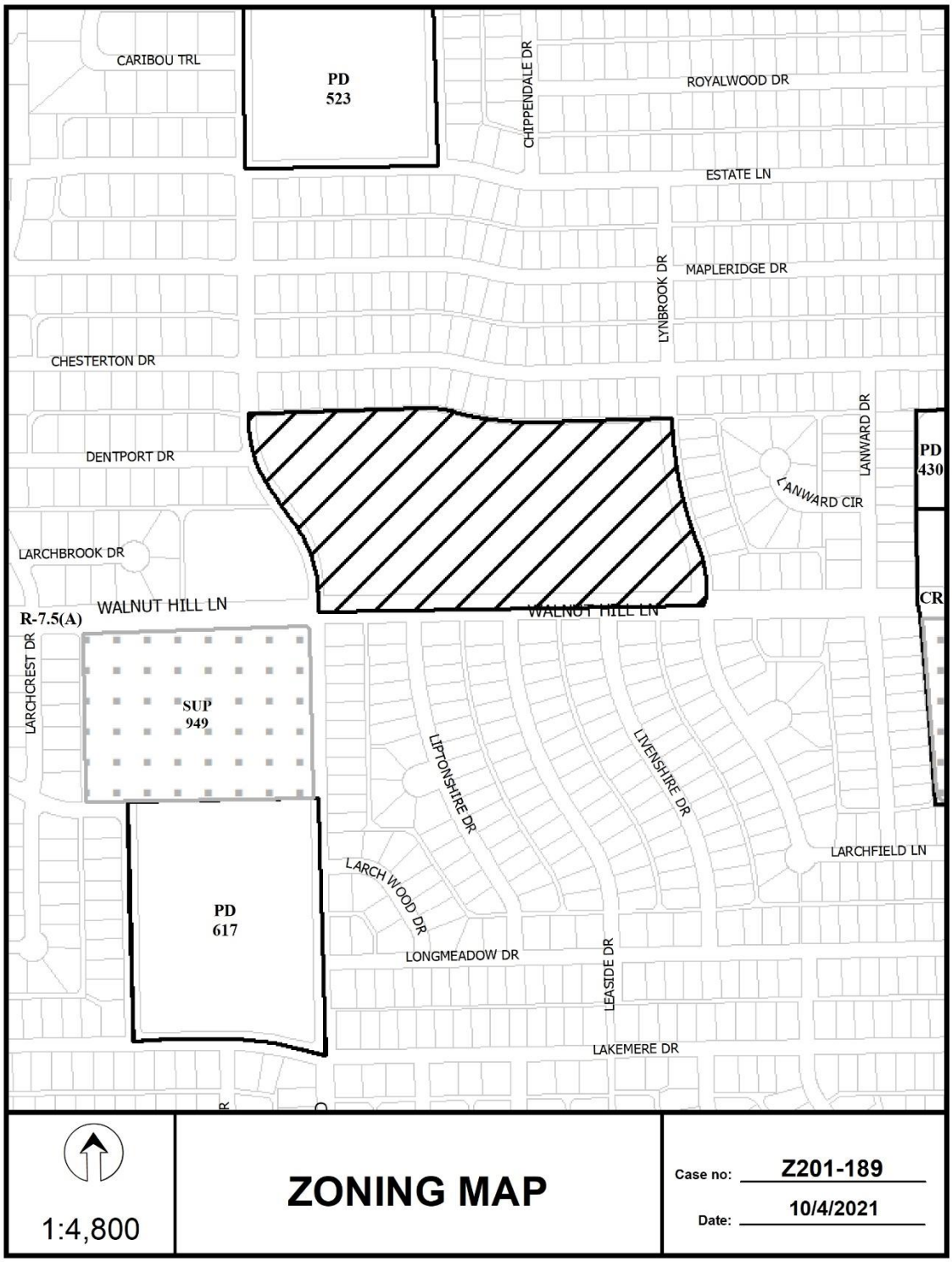


1:8,400

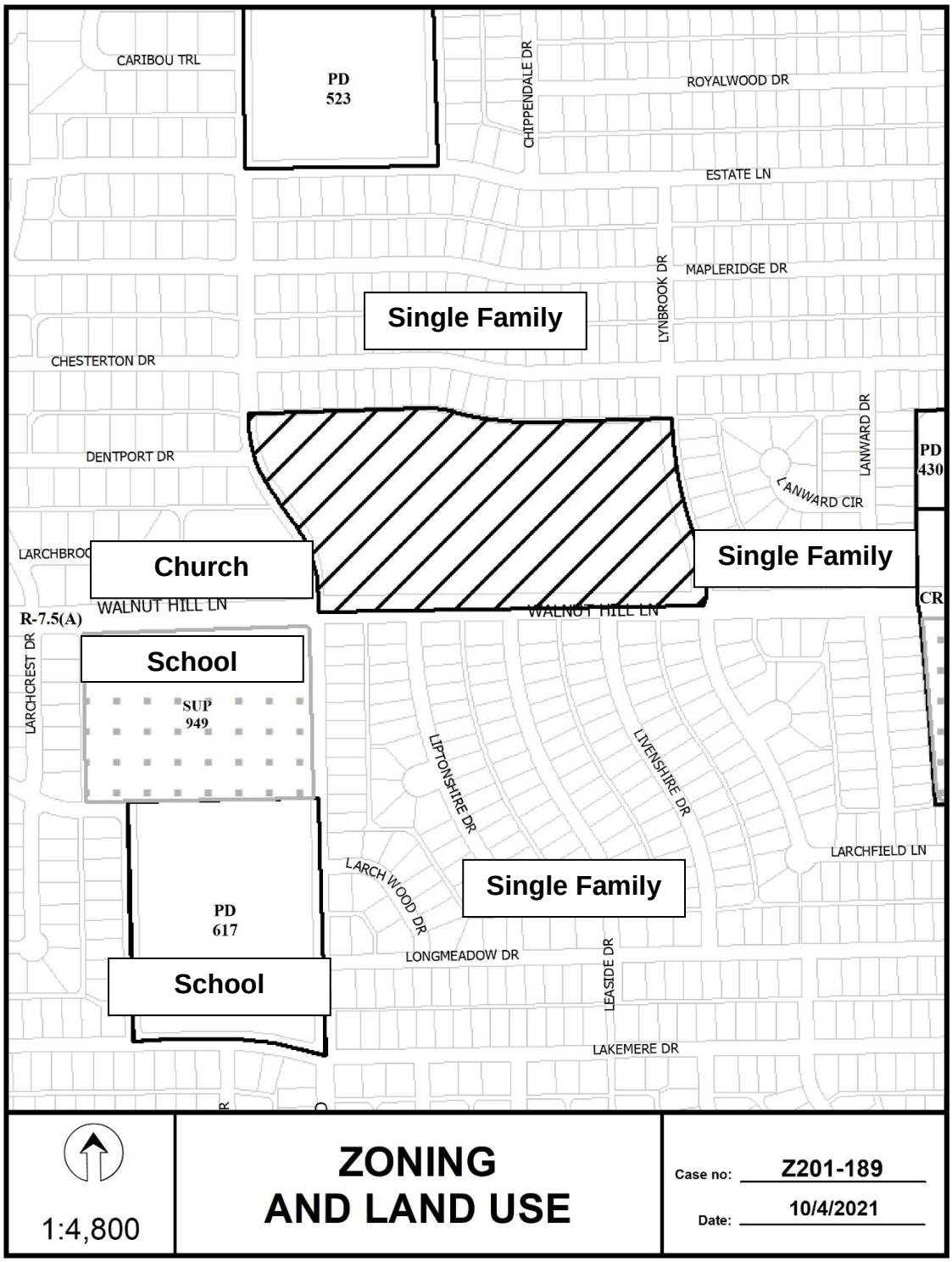
VICINITY MAP

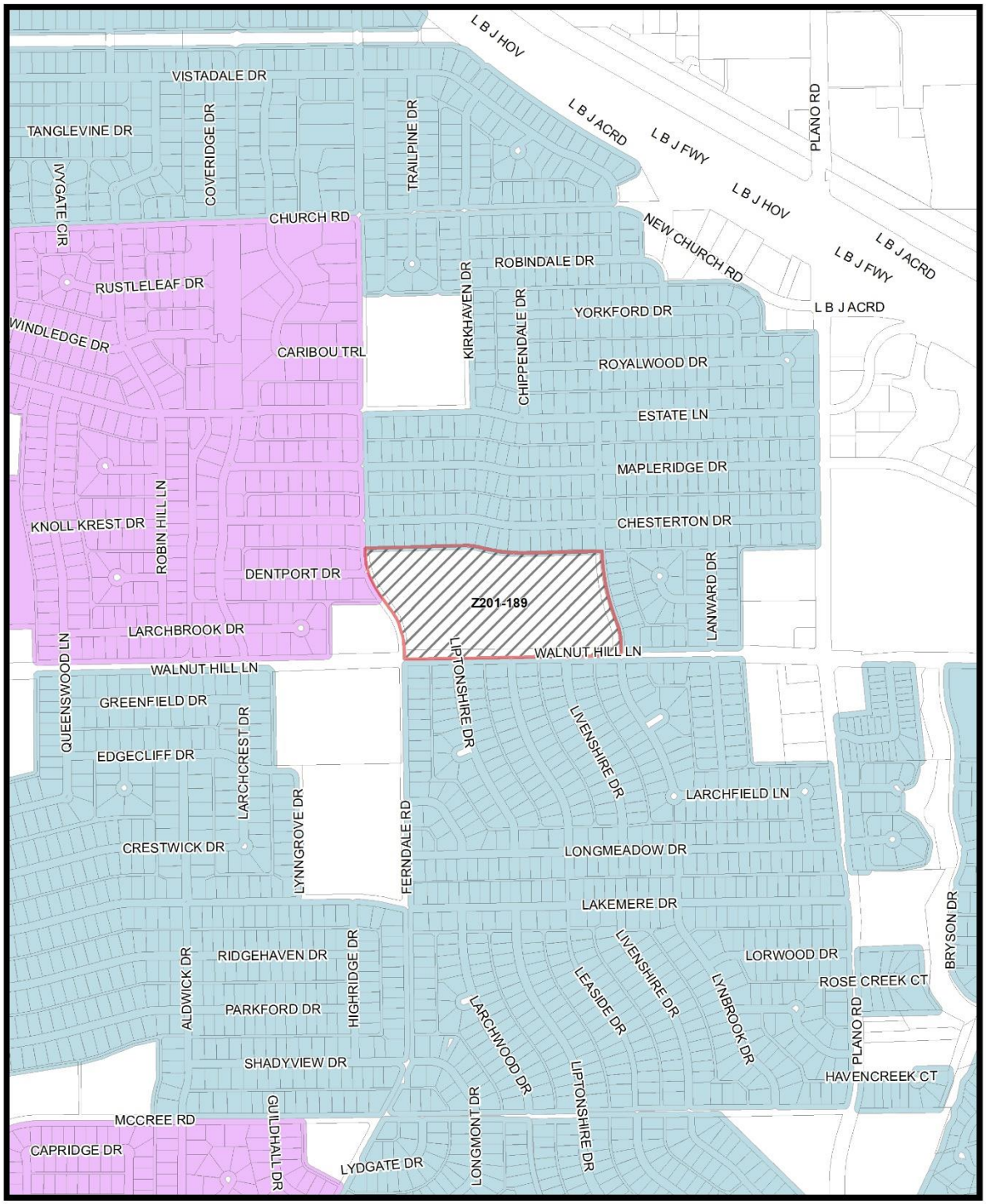
Case no: Z201-189

Date: 10/4/2021


CARIBOU TRL
PD 523
CHIPPENDALE DR
ROYALWOOD DR
ESTATE LN
LYNBROOK DR
MAPLERIDGE DR
CHESTERTON DR
DENTPORT DR
LANWARD DR
LANWARD CIR
PD 430
CR
LARCHBROOK DR
WALNUT HILL LN
WALNUT HILL LN
R-7.5(A)
LARCHCREST DR
SUP 949
LIPTONSHIRE DR
LIVENSHIRE DR
LARCHFIELD LN
PD 617
LARCH WOOD DR
LONGMEADOW DR
LEASIDE DR
LAKEMERE DR
1:4,800
ZONING MAP
Case no: Z201-189
Date: 10/4/2021

CARIBOU TRL
ESTATE LN
KIRKHAVEN DR
CRIPPENDALE DR
ROYALWOOD DR
MAPLERIDGE DR
LYNBROOK DR
CHESTERTON DR
DENTPORT DR
LANWARD DR
LANWARD CIR
LARCHBROOK DR
WALNUT HILL LN
WALNUT HILL LN
LARCHCREST DR
EDGECLIFF DR
LYNNGROVE DR
FERNDALE RD
LIPTONSHIRE DR
LARCHWOOD DR
LEWISHIRE DR
LARCHFIELD LN
LEASIDE DR
LONGMEADOW DR
LAKEMERE DR
1:4,800
AERIAL MAP
Case no: Z201-189
Date: 10/4/2021


CARIBOU TRL
PD 523
CHIPPENDALE DR
ROYALWOOD DR
ESTATE LN
MAPLERIDGE DR
LYNBROOK DR
Single Family
CHESTERTON DR
DENTPORT DR
LANWARD DR
LANWARD CIR
PD 430
LARCHBROO
Church
Single Family
WALNUT HILL LN
WALNUT HILL LN
R-7.5(A)
School
LARCHCREST DR
SUP 949
LIPTONSHIRE DR
LIVENSHIRE DR
LARCHFIELD LN
LARCH WOOD DR
Single Family
PD 617
LONGMEADOW DR
LEASIDE DR
School
LAKEMERE DR
1:4,800
ZONING
AND LAND USE
Case no: Z201-189
Date: 10/4/2021

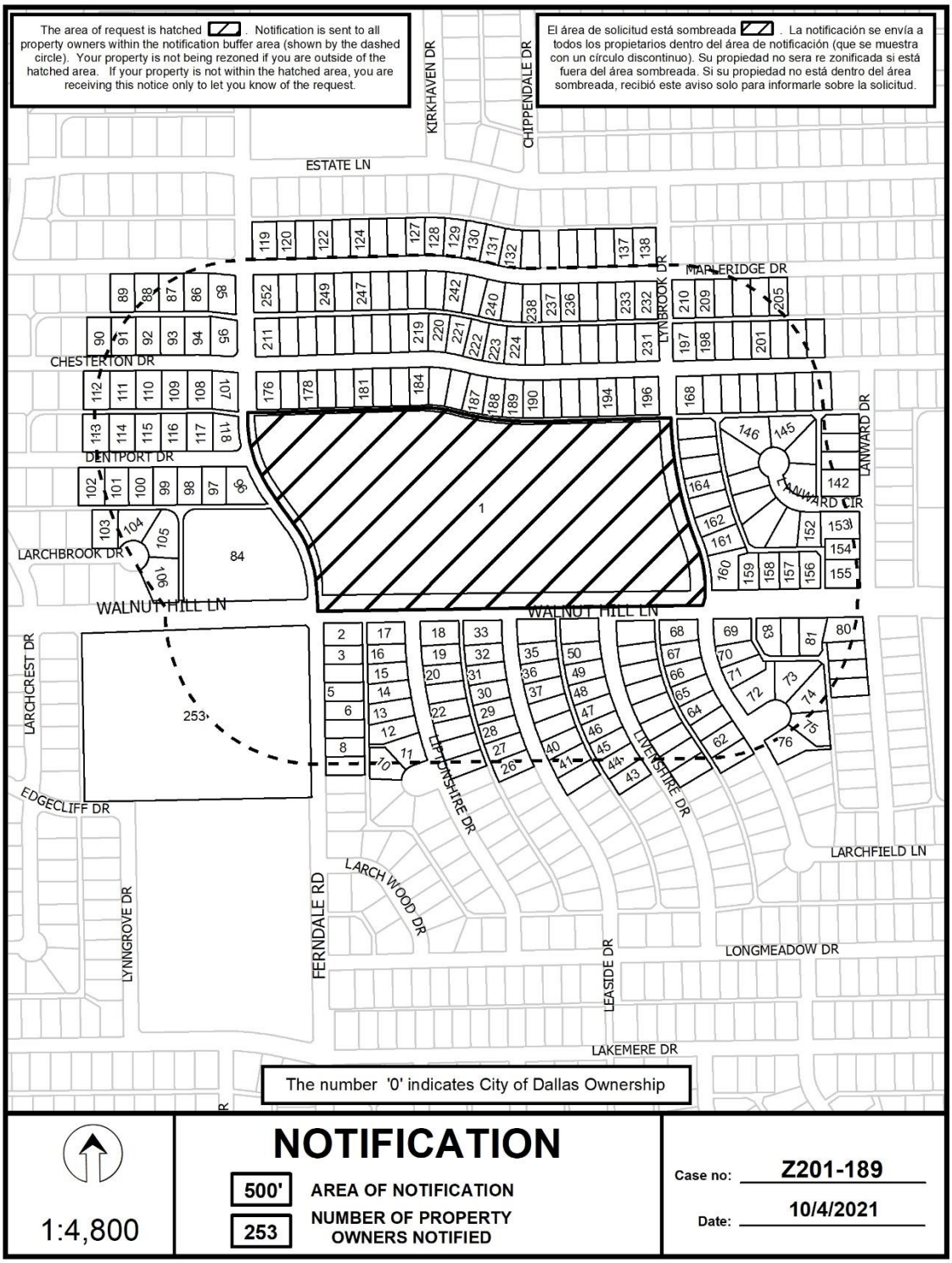


Market Value Analysis A B C D E F G H I NA

1:8,400

Market Value Analysis

Printed Date: 10/5/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
KIRKHAVEN DR
CHIPPENDALE DR
ESTATE LN
MAPLERIDGE DR
LYNBROOK DR
CHESTERTON DR
DENTPORT DR
LARCHBROOK DR
LANWARD DR
LANWARD CIR
WALNUT HILL LN
LARCHCREST DR
EDGECLIFF DR
LYNNGROVE DR
FERNDALE RD
LARCH WOOD DR
LIPTONSHIRE DR
LIVENSHIRE DR
LEASIDE DR
LONGMEADOW DR
LARCHFIELD LN
LAKEMERE DR
1
84
253
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
253
NUMBER OF PROPERTY OWNERS NOTIFIED
1:4,800
Case no: Z201-189
Date: 10/4/2021

10/04/2021

Notification List of Property Owners

Z201-189

253 Property Owners Notified

Label #	*Address*		*Owner*
1	10201	WALNUT HILL LN	RICHARDSON ISD
2	9662	FERNDALE RD	MCMAUGHAN SEAN &
3	9656	FERNDALE RD	BELL NELDA K
4	9652	FERNDALE RD	GAVITT CHARLTON & JANET
5	9646	FERNDALE RD	ZARATE SERGIO & BARBARA A
6	9642	FERNDALE RD	THIBODEAU PATRICK & JESSICA
7	9636	FERNDALE RD	RYAN JEFF A & ELIZABETH C
8	9632	FERNDALE RD	VISKER TARA &
9	9626	FERNDALE RD	OLGUIN JOSE JR
10	9627	LIPTONSHIRE DR	CHAPMAN KEITH E &
11	9631	LIPTONSHIRE DR	RESIDENTIAL RESERVICES LLC
12	9637	LIPTONSHIRE DR	LARUSCH KARI & JUSTIN
13	9641	LIPTONSHIRE DR	NOVAK MARK EST OF &
14	9645	LIPTONSHIRE DR	JONES LAUREN MCCOMMON &
15	9649	LIPTONSHIRE DR	NEGRON LARRY L & SUSAN D
16	9655	LIPTONSHIRE DR	MEEKHOF MILES S
17	9659	LIPTONSHIRE DR	MARTINEZ BRENDA F
18	9660	LIPTONSHIRE DR	BOOTH LEE R
19	9656	LIPTONSHIRE DR	DURHAM JEFFREY BROOKS &
20	9650	LIPTONSHIRE DR	MARTINEZ JOHNNY
21	9646	LIPTONSHIRE DR	MORROW HERMINE B
22	9640	LIPTONSHIRE DR	GRAHAM SCOTT KEITH &
23	9636	LIPTONSHIRE DR	COULTER BENJAMIN & MARGARET M
24	9630	LIPTONSHIRE DR	BRIGHTWELL JEFFREY O
25	9626	LIPTONSHIRE DR	PICKERING KERRY
26	9629	LEASIDE DR	PARKER SHARON L & LAURIE

Label #	*Address*		*Owner*
27	9635	LEASIDE DR	BOWEN JESSE G III &
28	9639	LEASIDE DR	FINKEN CASSIE CARTER &
29	9643	LEASIDE DR	RODRIGUEZ SHANNON & LUIS
30	9647	LEASIDE DR	GILLIGAN SHEILA K
31	9651	LEASIDE DR	MURPHY PENCY
32	9655	LEASIDE DR	HINSON JERAD TAYLOR &
33	9659	LEASIDE DR	BATISTA IVAN & KELSEY
34	9660	LEASIDE DR	DAVIS COURTNEY M
35	9656	LEASIDE DR	PRICE BETTY ANNE
36	9650	LEASIDE DR	L M WALTERS INC
37	9646	LEASIDE DR	MARTYN LYNDA K
38	9640	LEASIDE DR	MORROW DEBORAH D
39	9636	LEASIDE DR	HANSEN CHRISTINE C &
40	9630	LEASIDE DR	HANNAN PAUL B
41	9626	LEASIDE DR	NEX BRADY LEE &
42	9620	LEASIDE DR	ADAMS-SUGAWARA ESTELLA &
43	9625	LIVENSHIRE DR	OSORIO ARMANDO A JR
44	9629	LIVENSHIRE DR	CLEAR RICHARD C &
45	9635	LIVENSHIRE DR	VIDRIK BRIAN M & JESSICA J
46	9639	LIVENSHIRE DR	CARDWELL ELIZABETH
47	9643	LIVENSHIRE DR	MOORE MADDISON & WILLIAM TREVOR
48	9647	LIVENSHIRE DR	HERRING SHIRLEY A
49	9651	LIVENSHIRE DR	ROBLES ROY
50	9655	LIVENSHIRE DR	KRACH KATHLEEN E
51	9659	LIVENSHIRE DR	DAGATE ANTIONETTE LF EST
52	9660	LIVENSHIRE DR	WILSON LANDON M &
53	9656	LIVENSHIRE DR	ROBERTS MICHAEL J
54	9650	LIVENSHIRE DR	POSEY TIMOTHY C & SHELLY D
55	9646	LIVENSHIRE DR	BROWN GARRETT THOMAS &
56	9640	LIVENSHIRE DR	NGUYEN HONG
57	9636	LIVENSHIRE DR	PLYMALE CARL & ELIZABETH

Label #	*Address*		*Owner*
58	9630	LIVENSHIRE DR	ZINK STEPHEN R & CAROL
59	9626	LIVENSHIRE DR	MITERKO MICHELLE &
60	9620	LIVENSHIRE DR	HUBER KRISTEN MANZ
61	9637	LYNBROOK DR	JORDAN PATRICIA L
62	9641	LYNBROOK DR	NOLEN WHITNEY PAIGE &
63	9647	LYNBROOK DR	DUNGAN JEREMY
64	9651	LYNBROOK DR	BENAVIDES CHARLES JR & SOFIA G
65	9657	LYNBROOK DR	DOTSON CAMERON & CAITLIN
66	9661	LYNBROOK DR	BRUNSKILL SCOTT M
67	9667	LYNBROOK DR	SWAN PROPERTIES LTD
68	9671	LYNBROOK DR	PRECHTL JACOB B
69	9670	LYNBROOK DR	HILSETH HOMES CO
70	9660	LYNBROOK DR	FRIEND RACHEL A
71	9656	LYNBROOK DR	KIRKPATRICK HENRY M & JULIA L
72	9648	LYNBROOK DR	HUBBARD CHRISTOPHER J & NATALIE A
73	9644	LYNBROOK DR	MEATH ROSEMARY E
74	9640	LYNBROOK DR	MILLENNIUM TRUST COMPANY LLC
75	9634	LYNBROOK DR	BOUDREAU MAUREEN
76	9630	LYNBROOK DR	ABEAR HOMES LLC
77	9641	LANWARD DR	NEIGHBOR DOROTHY MAE
78	9645	LANWARD DR	WAGLIARDO MARK A &
79	9651	LANWARD DR	FERGUSON PATRICIA
80	9655	LANWARD DR	WALTERS REVOCABLE TRUST
81	10522	WALNUT HILL LN	GLEBOFF DEE & STEPHEN
82	10516	WALNUT HILL LN	LEAL MABEL M
83	10512	WALNUT HILL LN	TRUEX JASON
84	10101	WALNUT HILL LN	BETHANY LUTHERAN CHURCH
85	10154	MAPLERIDGE DR	COOPER SHARON ANN
86	10148	MAPLERIDGE DR	JAMESON DEBORAH
87	10142	MAPLERIDGE DR	MCMURCHIE STEVEN B &
88	10136	MAPLERIDGE DR	SYFAN TIFFANY &

Label #	*Address*		*Owner*
89	10130	MAPLERIDGE DR	SHOPOFF HEATHER C & KEVIN
90	10123	CHESTERTON DR	BROWN DENNIE & MELANIE
91	10129	CHESTERTON DR	CAIN JERRY L & SHARON A
92	10135	CHESTERTON DR	YOUNGBLOOD GEORGE T &
93	10141	CHESTERTON DR	URBANUS JAMES M & SUSAN R
94	10147	CHESTERTON DR	LUCIDO ANTHONY GERARD & AMY MARIE
95	10153	CHESTERTON DR	DELGADO ESTEBAN A & TIANA
96	10160	DENTPORT DR	ROEY RICHIE
97	10154	DENTPORT DR	PATEL GITESH & JENNIFER
98	10148	DENTPORT DR	ALLEN HUNTER T & MARY L
99	10142	DENTPORT DR	DAVIS JAMES B & ABIGAIL R
100	10136	DENTPORT DR	LEWIS RICHARD W & GAYLE
101	10130	DENTPORT DR	CLEMMONS THOMAS &
102	10124	DENTPORT DR	ACOSTA GERSON LEVI &
103	10023	LARCHBROOK DR	CASKEY MICHAEL KEVIN
104	10027	LARCHBROOK DR	WESTERHEIM SUZANNE R
105	10031	LARCHBROOK DR	AKEROYD CHARLES R & SUSAN H
106	10030	LARCHBROOK DR	DANIELS STEPHEN V & CHRISTINA
107	10154	CHESTERTON DR	BURNS JULIE ANNE
108	10148	CHESTERTON DR	JARRELL HEATHER &
109	10142	CHESTERTON DR	Taxpayer at
110	10136	CHESTERTON DR	DUPREE JOHN C & REGINA K
111	10130	CHESTERTON DR	STENGEL HEATHER & DAVID
112	10124	CHESTERTON DR	HEJL JERRY R & THERESA A
113	10123	DENTPORT DR	BONNER CHRISTOPHER N &
114	10129	DENTPORT DR	Taxpayer at
115	10135	DENTPORT DR	EDWARDS KELLY &
116	10141	DENTPORT DR	BADRINA EDDY & RACHEL
117	10147	DENTPORT DR	BABAA BETTY JEAN EST OF &
118	10153	DENTPORT DR	ROSS ADAM B &
119	10203	MAPLERIDGE DR	WHITE KELLY

Label #	*Address*		*Owner*
120	10209	MAPLERIDGE DR	JANICKI MARK M &
121	10215	MAPLERIDGE DR	CLEAVER TARA JEAN &
122	10219	MAPLERIDGE DR	BOOTHE NINA E
123	10225	MAPLERIDGE DR	DENTON MARK D &
124	10229	MAPLERIDGE DR	SMILEY JAMES C & MEREDITH W
125	10235	MAPLERIDGE DR	LINDLEY MARIE K &
126	10305	MAPLERIDGE DR	BARTEE JAMES A & HANAH N
127	10311	MAPLERIDGE DR	GENTRY LAURA
128	10317	MAPLERIDGE DR	GOMEZ IVORRY
129	10321	MAPLERIDGE DR	MARTYN TAYLOR S & ALLISON A
130	10327	MAPLERIDGE DR	LAURENCE WILLIAM W LIFE ESTATE
131	10331	MAPLERIDGE DR	NELSON JAMES A III EST OF
132	10337	MAPLERIDGE DR	LUPOLD AUBREY E & JAMES EDWARDS JR
133	10407	MAPLERIDGE DR	POWELL MICHAEL S & ALICIA B
134	10415	MAPLERIDGE DR	TSE KINGSTON L
135	10419	MAPLERIDGE DR	LICEA RAUL
136	10423	MAPLERIDGE DR	MCMENAMY KEITH H &
137	10429	MAPLERIDGE DR	BROWN DAVID RICHARD &
138	10433	MAPLERIDGE DR	PEREZ VICTOR & BRANDI FAMILY
139	9783	LANWARD DR	FULANI KAMAL & BINA
140	9773	LANWARD DR	GOAD BRYAN & NICOLE
141	9763	LANWARD DR	TUCKER DON
142	9759	LANWARD DR	FANDREY SARAH B
143	9755	LANWARD CIR	HESTON SCOTT M & JOANNE M
144	9751	LANWARD CIR	SANCHEZ MICHELLE D
145	9747	LANWARD CIR	CUNNINGHAM KEVIN R &
146	9743	LANWARD CIR	WETZEL TAMMY ANN
147	9739	LANWARD CIR	DWYER EILEEN
148	9735	LANWARD CIR	OBRIEN THOMAS JOHN &
149	9731	LANWARD CIR	HOWARD DAVID M &
150	9727	LANWARD CIR	PRINCIPE CHRISTINA

Label #	*Address*		*Owner*
151	9723	LANWARD CIR	BLASSBERG LAUREN NICOLE &
152	9719	LANWARD CIR	SEQUENZIA AUDREY D & SAMUEL A
153	9715	LANWARD DR	DIFFEE MICHAEL D & LAURIE
154	9711	LANWARD DR	FOSTER ROBERT LOUIS
155	9703	LANWARD DR	JONES HARMANN COLBY
156	10523	WALNUT HILL LN	VEGA IVAN &
157	10519	WALNUT HILL LN	TORRESCANO SAMUEL &
158	10515	WALNUT HILL LN	OPENDOOR PROPERTY TRUST I
159	10509	WALNUT HILL LN	HAMILTON JOHN & SEHR
160	10505	WALNUT HILL LN	INMAN JOHN T & TAMMY
161	9710	LYNBROOK DR	BROWN TITUS BERNARD &
162	9714	LYNBROOK DR	GRIEDER ISAAC T & STEPHANIE L
163	9718	LYNBROOK DR	CAHN ANDREW M
164	9724	LYNBROOK DR	TOKAR THOMAS A & TRENITY A
165	9728	LYNBROOK DR	CHENAULT PARKER J &
166	9732	LYNBROOK DR	MULLINS TERRY L &
167	9738	LYNBROOK DR	MADEL ZACHARY C
168	10506	CHESTERTON DR	FINDLEY BETTY L
169	10510	CHESTERTON DR	WALLACE GREG
170	10516	CHESTERTON DR	CORBETT SHEILA DIANE
171	10520	CHESTERTON DR	VAN HON ENTERPRISES LLC
172	10526	CHESTERTON DR	FERGUSON MEGAN LEIGH BERGEN
173	10530	CHESTERTON DR	CRABTREE DONALD LEE
174	10536	CHESTERTON DR	BARTON DOUGLAS L &
175	10540	CHESTERTON DR	COURTNEY LENNON
176	10206	CHESTERTON DR	PIPES LARRY N
177	10212	CHESTERTON DR	VISCERIN LLC
178	10216	CHESTERTON DR	STROTHMANN SCOTT E
179	10220	CHESTERTON DR	BAILEY THOMAS O JR &
180	10224	CHESTERTON DR	HENRY DERECK DUAINE &
181	10228	CHESTERTON DR	LACROIX BRIAN & YVETTE

Label #	*Address*		*Owner*
182	10234	CHESTERTON DR	PEACOCK NATHAN H
183	10304	CHESTERTON DR	BEIKMAN LAURA G &
184	10310	CHESTERTON DR	PHILLIPS GRANT &
185	10318	CHESTERTON DR	LEE RICHARD JOSEPH &
186	10322	CHESTERTON DR	GRAY ANDREA
187	10328	CHESTERTON DR	ENGLE DEV & ALICIA
188	10332	CHESTERTON DR	GOUT RUSS & JOANN
189	10338	CHESTERTON DR	WESTBAY JOSHUA J &
190	10406	CHESTERTON DR	BALDOCK GRADY R & MARY E
191	10410	CHESTERTON DR	CRISTOFOLI DAVID ROBERT & BRITTANY BACHMAN
192	10414	CHESTERTON DR	LOYD JESSICA ANN
193	10418	CHESTERTON DR	SMITH LINDA J
194	10422	CHESTERTON DR	CROWE HERBERT C EST OF
195	10428	CHESTERTON DR	ACME COOPEAGE CO INC
196	10432	CHESTERTON DR	BRUNSKILL SURVIVORS TRUST
197	10505	CHESTERTON DR	JONES KENNETH M ET AL
198	10509	CHESTERTON DR	COX CATHLEEN S
199	10515	CHESTERTON DR	BERRY CLARENCE E &
200	10519	CHESTERTON DR	BERNAL MARIA C
201	10525	CHESTERTON DR	ST JACQUES KEVIN R &
202	10529	CHESTERTON DR	KISSINGER DONALD
203	10535	CHESTERTON DR	HARRISON MARY BETH
204	10539	CHESTERTON DR	MULLEN BRIAN & MALLORY
205	10530	MAPLERIDGE DR	MCNUTT MELINDA A TR
206	10526	MAPLERIDGE DR	GARDNER MICHAEL & JULIE
207	10520	MAPLERIDGE DR	SIMS ELIZABETH D
208	10516	MAPLERIDGE DR	MILLER DIVERSIFIED COMPANIES LLC
209	10510	MAPLERIDGE DR	MOLDOVAN NEELY & ANDREW
210	10506	MAPLERIDGE DR	DHALLIWAL MICHAEL G & KATELYN D
211	10205	CHESTERTON DR	HUIZAR ALVINO III
212	10211	CHESTERTON DR	REYNOLDS DOUGLASS &

Label #	*Address*		*Owner*
213	10215	CHESTERTON DR	BLACKWELL WILLIAM A JR &
214	10219	CHESTERTON DR	CHESTERTON HOLDINGS LLC
215	10225	CHESTERTON DR	RANDLES KATELYN & KEVIN
216	10229	CHESTERTON DR	BEHRENS NICHOLE & MATTHEW
217	10235	CHESTERTON DR	GERON THOMAS CHARLES JR
218	10305	CHESTERTON DR	SULLIVAN SYBILA S LIFE ESTATE
219	10311	CHESTERTON DR	GILBREATH DALLAS E
220	10317	CHESTERTON DR	HOLLAND JOHN C
221	10321	CHESTERTON DR	RAMSEY ANGELA LOUISE
222	10327	CHESTERTON DR	CARSON MELISSA
223	10331	CHESTERTON DR	MAUPIN BRIAN E &
224	10337	CHESTERTON DR	MCMILLAN JOHN KENT
225	10407	CHESTERTON DR	VARNON CHARLES D
226	10411	CHESTERTON DR	FORDHAM JANET KAY
227	10415	CHESTERTON DR	SHEA JOYCE R
228	10419	CHESTERTON DR	BROWDER RYAN T & CAMILLE E
229	10423	CHESTERTON DR	STEDMAN NICHOLAS S & LAUREN C
230	10429	CHESTERTON DR	HALL JOHN W
231	10433	CHESTERTON DR	KIMBALL DAVID
232	10434	MAPLERIDGE DR	ROMINE MAGGIE
233	10430	MAPLERIDGE DR	WALLACE MEGAN & JACOB
234	10424	MAPLERIDGE DR	SUPPLEE MADELEINE D &
235	10420	MAPLERIDGE DR	FAGAN PATRICK & BRENDA
236	10416	MAPLERIDGE DR	HOWARD DANA WILCOX
237	10412	MAPLERIDGE DR	STRACK GLEN C &
238	10408	MAPLERIDGE DR	EVERETT MARY JANE
239	10338	MAPLERIDGE DR	HSG
240	10332	MAPLERIDGE DR	HARDGRAVE JOE D & JULIE A
241	10328	MAPLERIDGE DR	LEASK DOLORES
242	10322	MAPLERIDGE DR	GLOVER FAMILY TRUST
243	10318	MAPLERIDGE DR	PENNY AMBER &

Label #	*Address*		*Owner*
244	10312	MAPLERIDGE DR	GANT BRYAN L & TERESA D
245	10306	MAPLERIDGE DR	MOSES FAMILY TRUST
246	10236	MAPLERIDGE DR	LYONS PERRY
247	10230	MAPLERIDGE DR	JARRELL ALLEGRA R
248	10226	MAPLERIDGE DR	CROWDER KERRY &
249	10220	MAPLERIDGE DR	JASON CARRUTHERS & RACHEL
250	10214	MAPLERIDGE DR	POMERENKE BRANDON
251	10210	MAPLERIDGE DR	SUDAN JASON P
252	10204	MAPLERIDGE DR	BENTLEY MICHAEL & LEANNA
253	9635	FERNDALE RD	SPCPDA RC

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Carlos A. Talison Sr., J.D.

FILE NUMBER: Z201-320(CT) **DATE FILED:** August 10, 2021

LOCATION: North line of Ridge Center Drive, west of Cedar Ridge Drive

COUNCIL DISTRICT: 3 **MAPSCO:** 4 O

SIZE OF REQUEST: ±22 acres **CENSUS TRACT:** 165.21

REPRESENTATIVE: David Martin, Winstead PC

APPLICANT: JPI Real Estate Acquisition, LLC

OWNER: RaceTrac Petroleum, Inc.

REQUEST: An application for the termination of deed restrictions [Z834-127] on property zoned Planned Development District No. 1036, on the north line of Ridge Center Drive, west of Cedar Ridge Drive.

SUMMARY: The purpose of the request is to allow for a multifamily development with an increased height on the site

STAFF RECOMMENDATION: **Approval.**

PRIOR CPC ACTION: On October 21, 2021, the City Plan Commission held this item under advisement until November 4, 2021.

BACKGROUND INFORMATION:

- The subject site contains approximately 22 acres. The existing zoning is Planned Development District No. 1036.
- The purpose is to remove deed restrictions restricting multifamily use, the height structures to24 feet, and the requirement to seek a building permit before the approval of a landscape plan before the issuance of a permit.
- The site is currently undeveloped.
- On September 9, 2020, City Council approved an application for a Planned Development District (PD No. 1036) for multifamily uses on the subject site.
- On August 5, 2021, the City Plan Commission approved a two-year waiver (W201-003) for the site that enabled the applicant to submit this request.

Zoning History: There has been one zoning requests in the surrounding area in the past five years:

1. **Z190-231:** On September 9, 2020, City Council approved a Planned Development District for MF-2(A) Multifamily District uses on property zoned RR Regional Retail and NO(A) Neighborhood Office. [subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Ridge Center Drive	Local	50 feet
Cedar Ridge Drive	Minor Arterial	100 feet

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that it will not significantly impact the 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 land use goals and policies of the Comprehensive Plan.

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.

NEIGHBORHOOD PLUS PLAN

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

Surrounding Land Uses:

	Zoning	Land Use
Site	Planned Development District No. 1036	Undeveloped
North	A(A) Agricultural District	Undeveloped, Interstate Highway
East	RR Regional Retail	Fueling Station Auto Service Center
South	MF-1(A) Multifamily District SUP No.1474 RR – Regional Retail	Public School Undeveloped
West	NO(A) Neighborhood Office District	Undeveloped

Land Use Compatibility:

The subject site contains approximately 22 acres. The existing zoning is Planned development District No. 1036. The purpose of the request is to remove deed restrictions that restrict multifamily use, the height structures (24 feet), and the requirement to seek a building permit before the approval of a landscape plan before the issuance of a permit.

The current deed restriction will not allow for the development of the approved Planned Development District which allows multifamily uses and a maximum base height of 36 feet and a maximum height of 51 feet should the development meet mixed housing income bonus conditions. Surrounding land uses include a school to the south, undeveloped tracts to the west and north, and single family east across Cedar Ridge Drive in the City of Duncanville.

Staff supports the removal of the deed restrictions on the site to allow for the previously approved development of the site.

Development Standards:

District	Setbacks		Density/ FAR	Height	Lot Coverage	Special Standards	Primary Uses
Proposed: PD No. 1036	15’	0’ for SF 5-15’ Others	No maximum	36’ 51’ with MIHB	60% for res. 50% for non res.	MIHB Open Space	Multifamily

Per the previously approved Planned Development District, the subject has a base height of 36 feet and a maximum height of 51 feet should the development minimum of five percent of the total number of units are provided at income band 2.

Parking:

Pursuant to the ordinance for Planned Development District No. 1036, off-street parking must be provided in accordance with Division 51A-4.200. Multifamily developments are parked at one parking space per bedroom and requires 592 parking spaces for this development, based on the development plan parking has been met as the site is providing 612 parking spaces for the site.

Landscaping:

Landscaping must be provided in accordance with the landscaping requirements in 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 to orange, representing the weakest markets. The subject site is uncategorized. Properties to the southeast are within Category “E.”

List of Partners/Principals/Officers

RaceTrac Petroleum, Inc. (Owner)

Robert Dumbacher - Director

Carl Bolch, Jr. - Chairman

Susan Bolch - Director

Max Lenker - Director

Allison Moran - Director

Bill Milam - President

Melanie Isbill - Director

Natalie Morhous - Director

Joedan Bolch - Director

Max McBrayer, Jr. - Chief Financial Officer

Joseph Akers - Chief Legal Officer

JPI Acquisition, LLC

Payton Mayes, Chief Executive Officer

Mollie Fadule, Chief Financial Officer & Chirf Investment Officer

Missy Hubbell, Chief People Officer

Michael Shepard, Chief Innovation Officer

Patty Bartlett, Executive Vice President

Miller Sylvan, Senior Vice President

Blake Taylor, Senior Vice President

David Potter, Vice President

Beth Beach, Senior Vice President

Deed Restrictions

841807

DEED RESTRICTIONS 0515 9.00 DEED 05/01/84

THE STATE OF TEXAS
COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, TODD & HUGHES CONSTRUCTION CORPORATION, is the owner of the following described property situated in Dallas County, Texas, being in particular a 31.735 acre tract of land out of the A. J. Wilson Survey, Abstract No. 1534, recorded in Vol. 84028, Page 0085, of the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit "A" (attached hereto and incorporated herein for all purposes) and hereinafter referred to as the "Original Tract."

That the undersigned does hereby impress the Original Tract with the following deed restriction, to-wit:

The undersigned, its successors and/or assigns, do hereby agree that there shall be no multiple family dwelling units constructed or multiple family uses conducted on the property.

That the undersigned does hereby impress 20.00 acres of the Original Tract, being more particularly described in Exhibit "B" (attached hereto and incorporated herein for all purposes), hereinafter referred to as the "Subject Tract," with the following deed restrictions, to-wit:

1. The undersigned, its successors and/or assigns, do hereby agree that no structure on the property shall exceed twenty-four (24) feet in height, except for structures containing hotel/motel uses which shall not exceed seventy-two (72) feet in height; and

2. The undersigned, its successors and/or assigns, do hereby agree not to seek a building permit for any development on the Subject Tract until a landscape plan is submitted to the City of Dallas and is approved by its City Plan Commission.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City

DEED RESTRICTIONS - Page 1 of 2

34108 4794

Z201-320

2834-127/3406-5

841807

of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owners hereof do grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

These restrictions are hereby declared covenants running with the land and shall be fully binding upon the persons acquiring property within the described tract, and any person by acceptance of title to any of the described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

TODD & HUGHES CONSTRUCTION CORPORATION

By: _____
Its: VICE PRES

THE STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Clif Todd, Vice Pres. of TODD & HUGHES CONSTRUCTION CORPORATION, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TODD & HUGHES CONSTRUCTION CORPORATION, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of May, 1984.

Kathryn Roan
Notary Public In and For
The State of Texas

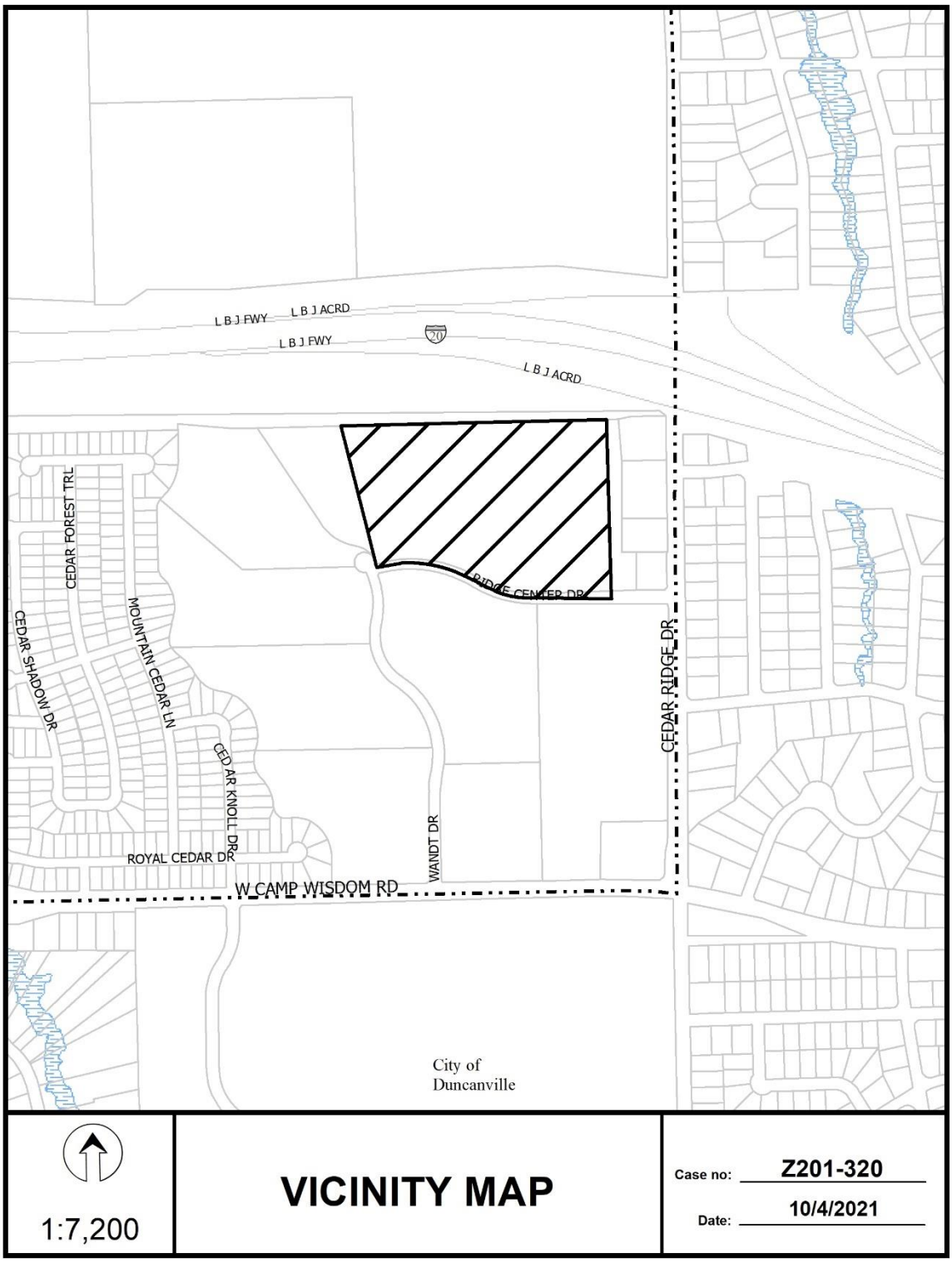
KATHRYN ROAN
(Print Name of Notary Public Here)

My Commission Expires:
8-25-85

Approved as to form:
ANALESLIE MUNOY, City Attorney

By _____
Assistant City Attorney

DEED RESTRICTIONS - Page 2 of 2

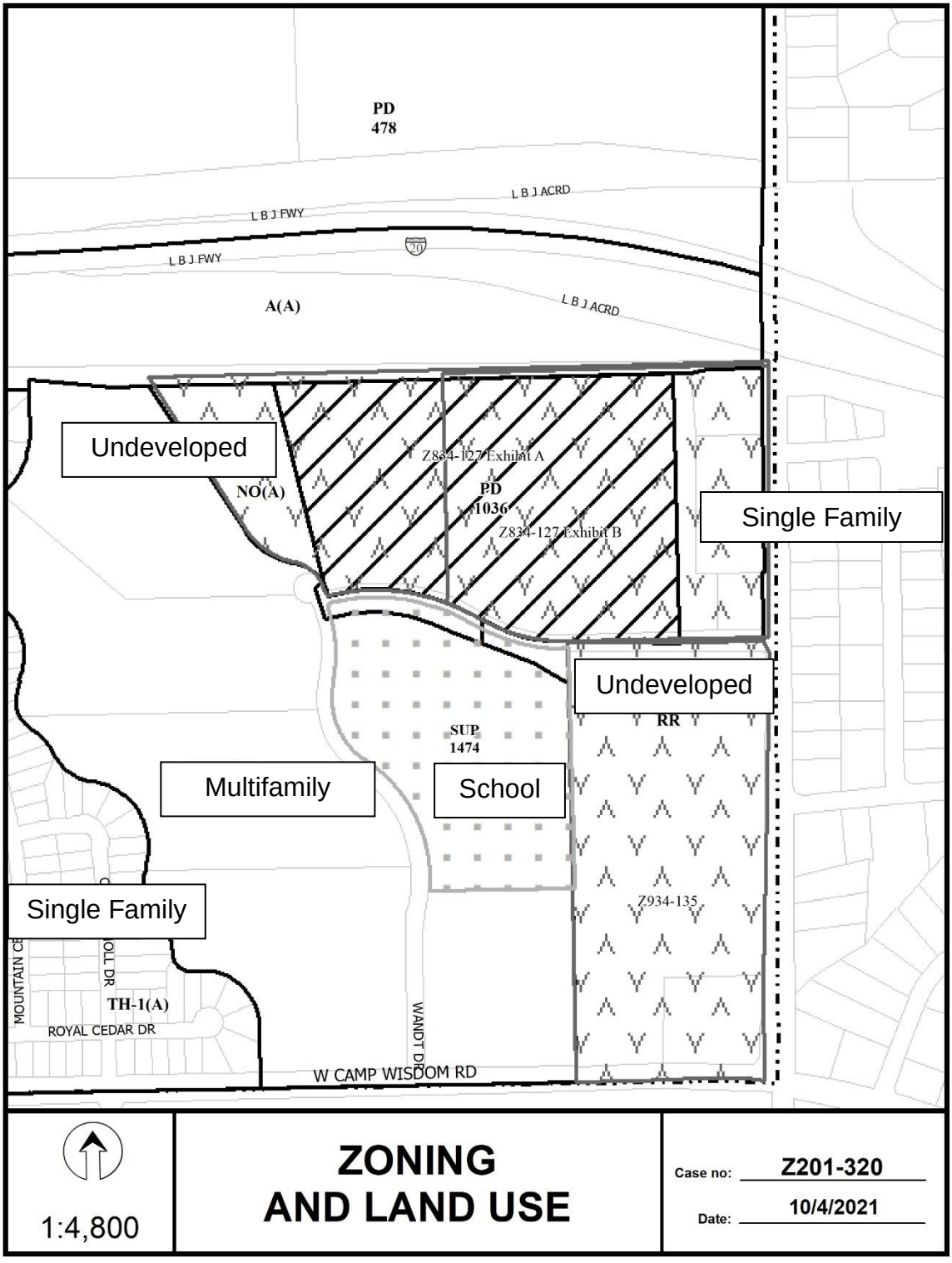

L B J FWY
L B J ACRD
L B J FWY
L B J ACRD
20
CEDAR FOREST TRL
MOUNTAIN CEDAR LN
CEDAR SHADOW DR
CED AR KNOLL DR
ROYAL CEDAR DR
WANDT DR
CEDAR RIDGE DR
W CAMP WISDOM RD
City of
Duncanville
1:7,200
VICINITY MAP
Case no: Z201-320
Date: 10/4/2021

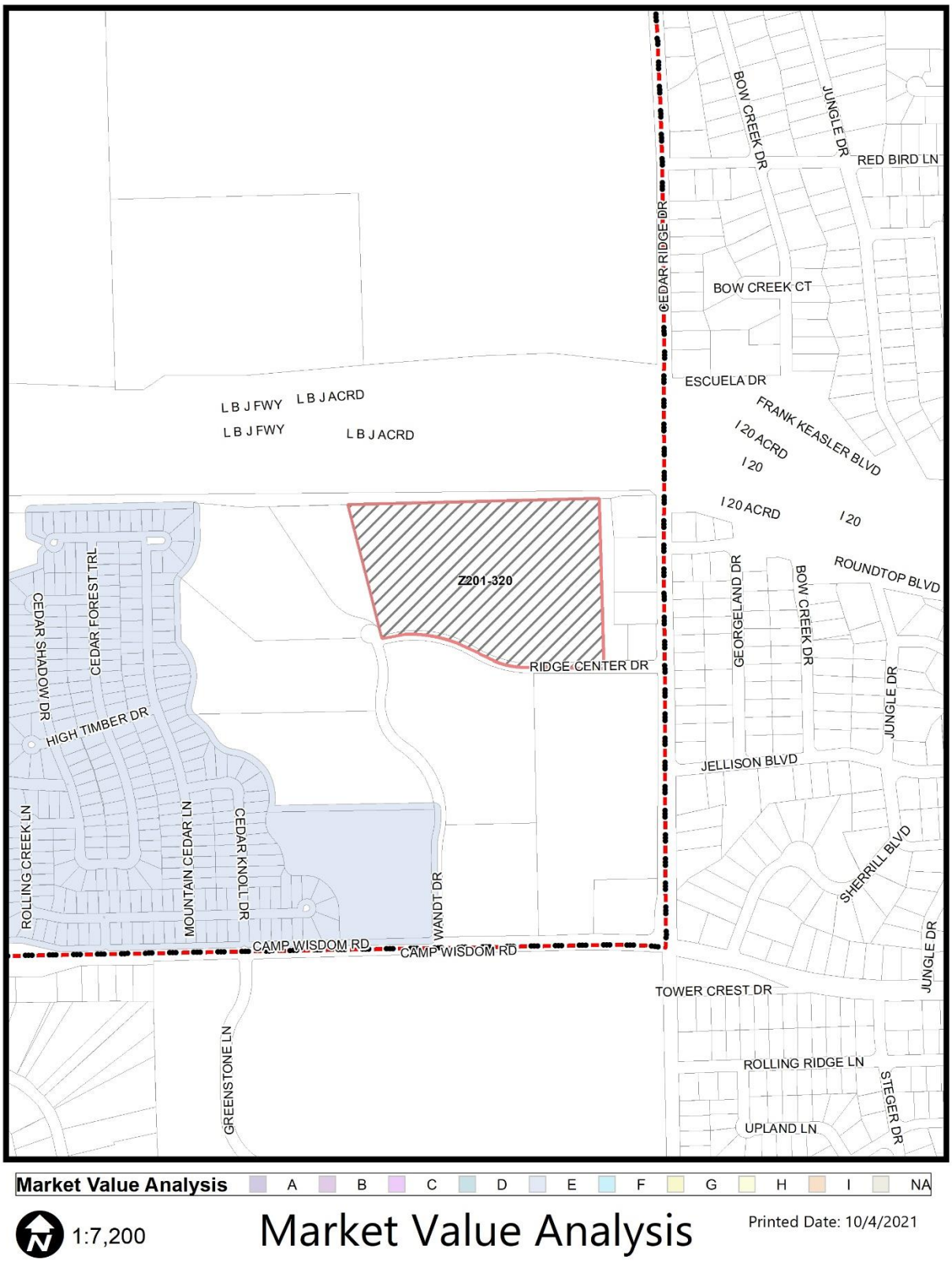
1:4,800

AERIAL MAP

Case no: Z201-320

Date: 10/4/2021


PD
478
L B J FWY
L B J ACRD
L B J FWY
20
A(A)
L B J ACRD
Undeveloped
Z834-127 Exhibit A
NO(A)
PD
1036
Z834-127 Exhibit B
Single Family
Undeveloped
RR
SUP
1474
Multifamily
School
Z934-135
Single Family
MOUNTAIN CR
HOLL DR
TH-1(A)
ROYAL CEDAR DR
WANDT DR
W CAMP WISDOM RD
1:4,800
ZONING
AND LAND USE
Case no: Z201-320
Date: 10/4/2021

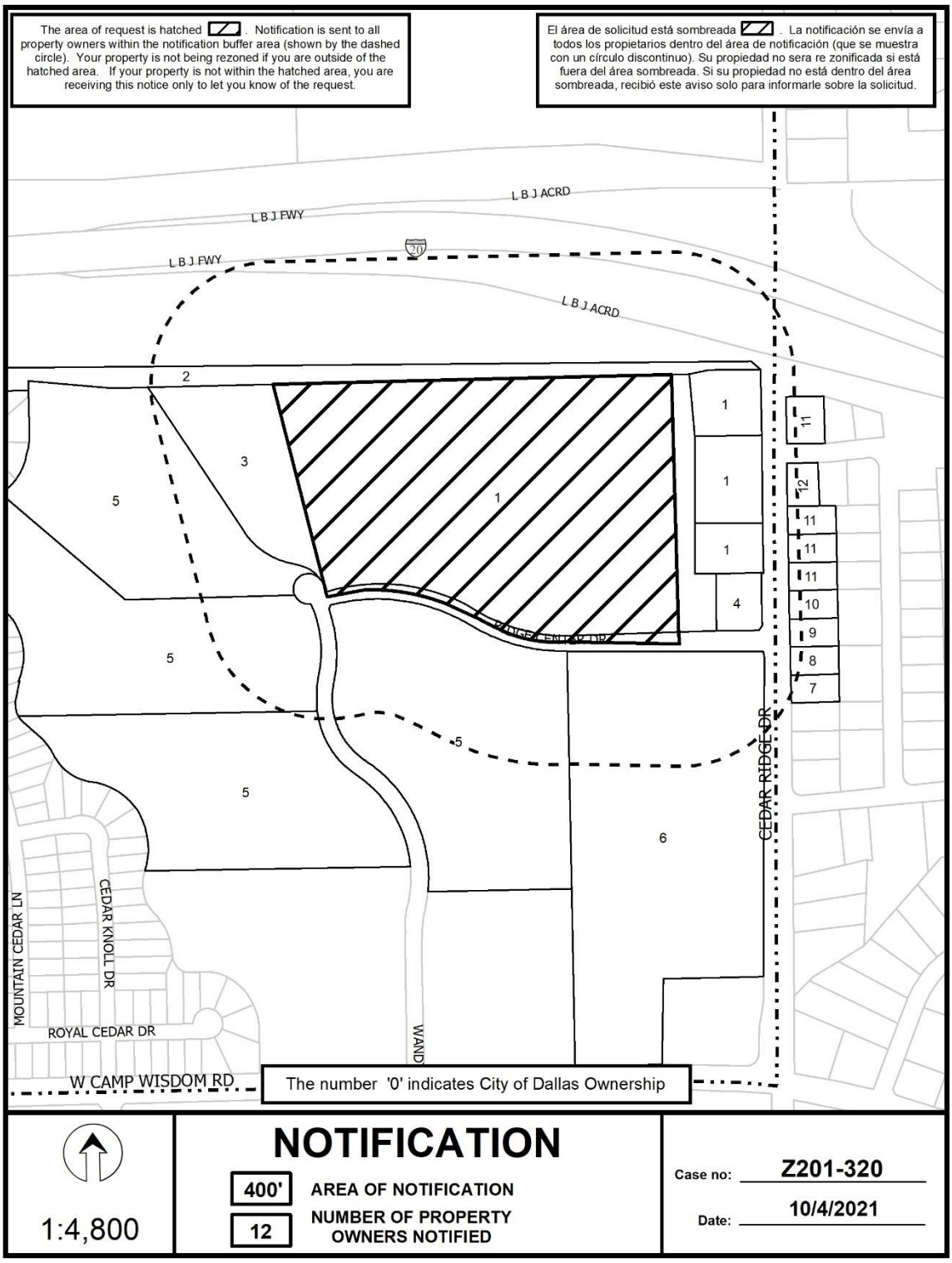


Market Value Analysis A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 10/4/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
L B J ACRD
L B J FWY
L B J FWY
L B J ACRD
20
CEDAR RIDGE DR
MOUNTAIN CEDAR LN
CEDAR KNOLL DR
ROYAL CEDAR DR
W CAMP WISDOM RD
The number '0' indicates City of Dallas Ownership
1:4,800
NOTIFICATION
400'
AREA OF NOTIFICATION
12
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z201-320
Date: 10/4/2021

10/04/2021

Notification List of Property Owners

Z201-320

12 Property Owners Notified

Label #	*Address*		*Owner*
1	6675	CEDAR RIDGE DR	RACETRAC PETROLEUM INC
2	40900	LBJ FWY	ONCOR ELECRTIC DELIVERY COMPANY
3	6200	RIDGE CENTER DR	FIGUEROA GUILLERMO
4	6767	CEDAR RIDGE DR	FARABI INVESTMENT INC
5	6367	W CAMP WISDOM RD	DUNCANVILLE I S D
6	6915	CEDAR RIDGE DR	DUNCANVILLE ISD
7	914	N CEDAR RIDGE DR	COLLARD LESLEY JENE
8	918	N CEDAR RIDGE DR	CHANDLER CAROLYN
9	922	N CEDAR RIDGE DR	TITSWORTH EDISON L
10	1002	N CEDAR RIDGE DR	ROBERTS MICHAEL A &
11	1006	N CEDAR RIDGE DR	DENHAM HAL G & MARY ANN
12	722	ROUNDTOP BLVD	CARPET BROKERS INC

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Ryan Mulkey

FILE NUMBER:	Z201-171(RM)	**DATE FILED:**	January 14, 2021
LOCATION:	East line of San Marino Avenue, south of Turin Drive		
COUNCIL DISTRICT:	5	**MAPSCO:**	58 Z
SIZE OF REQUEST:	Approx. 2.04 acres	**CENSUS TRACT:**	116.02

REPRESENTATIVE: Jokabet Anaya

OWNER/APPLICANT: Richard Jessup, Jessup Charitable Remainder Trust

REQUEST: An application for 1) a new Planned Development Subdistrict for LI Light Industrial District uses; and 2) a Specific Use Permit for a commercial motor vehicle parking use on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow for a commercial motor vehicle parking use on the site.

STAFF RECOMMENDATION: **Approval** of a new Planned Development Subdistrict for LI Light Industrial District uses, subject to revised conditions; and 2) **approval** of the Specific Use Permit for a two-year period, subject to a site plan and conditions.

PRIOR CPC ACTION: On October 21, 2021, the City Plan Commission held this item under advisement until November 4, 2021.

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay. The site is currently undeveloped.

- The applicant proposes to develop the property with commercial motor vehicle parking, defined as a facility for the temporary, daily, or overnight parking of commercial motor vehicles. This means a vehicle that is designed or used for the transportation of cargo; has a gross weight, registered weight, or gross weight rating in excess of 26,000 pounds; and is not owned or operated by a governmental entity. The use also allows motor vehicles with two or more rear axles such as trucks, truck tractors, and similar vehicles. Storage of vehicles can be provided for no charge or for a fee, regardless of whether that fee is charged independently of any other use on the lot, if the parking is not accessory to a main use on the lot.

- Subdistrict 1 within PD 534 does not currently allow commercial motor vehicle parking. With this request, the applicant proposes to create a new subdistrict within PD 534 to allow commercial motor vehicle parking by SUP.

- The applicant also requests an SUP to allow the commercial motor vehicle parking use.

Zoning History:

There have been two zoning changes in the area in the last five years.

1. **Z201-239:** On April 19, 2021, an application was submitted for 1) a CS Commercial Service District on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, partially within a D-1 Liquor Control Overlay, and an R-7.5(A) Single Family District; and 2) the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District on the southwest line of C.F. Hawn Frontage Road, east of Dowdy Ferry Road. The application is currently under advisement by City Plan Commission.

2. **Z201-244:** On September 2, 2021, City Council recommended approval of an application for a Specific Use Permit for vehicle or engine repair or maintenance for a three-year period, subject to a site plan and conditions, on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay at the northeast corner of San Marino Avenue and Turin Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
San Marino Avenue	Local Street	-
La Paz Street	Local Street	-

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 1.1.2 Focus on Southern Sector development opportunities.

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

TRANSPORTATION ELEMENT

GOAL 1.1 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.4 Promote the safe and efficient movement of goods.

Land Use:

	Zoning	Land Use
Site	Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay	Undeveloped
Northeast	R-7.5(A) Single Family District	Public park, playground, or golf course
Southeast	Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay	Office showroom/warehouse
Southwest	Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay	Vehicle or engine repair or maintenance, industrial (inside)
Northwest	Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay	Auto service center

Land Use Compatibility:

The area of request is currently undeveloped. Directly northeast of the area of request is a public park zoned an R-7.5(A) Single Family District. To the southeast, southwest, and northwest are commercial and industrial uses including office showroom/warehouse, vehicle or engine repair or maintenance, industrial (inside), and auto service center. The proposed land use is compatible with the surrounding commercial and industrial uses. To provide greater compatibility with the public park use and single family residential zoning to the northeast, the applicant proposes an eight-foot-high solid screening fence along the boundary of the property, plus a landscape screening buffer along the rear property line. The railroad right-of-way between the rear property line and the public park will also provide separation between the two uses.

The applicant proposes to develop the site with commercial motor vehicle parking. Subdistrict 1 within PD 534 does not currently allow commercial motor vehicle parking. With this request, the applicant proposes to create a new subdistrict within PD 534 to allow commercial motor vehicle parking by SUP. No other changes are proposed to the existing conditions of PD 534. With this application, the applicant also requests an SUP to allow the commercial motor vehicle parking use.

Permitted uses and development standards in Subdistrict 1 of PD 534 largely conform to those of an LI Light Industrial District. In a standard LI District, commercial motor vehicle parking is typically permitted by right, but if the property is located within 500 feet of a residential district, the use is permitted by SUP only. Because the request area is within 500

feet of a residential district, staff believes it is appropriate that the use be permitted by SUP only within the new subdistrict proposed by the applicant.

In addition to the SUP conditions for landscaping and fencing, the applicant proposes that ingress and egress of commercial motor vehicles is prohibited between the hours of 10:00 p.m. and 7:00 a.m., Monday through Sunday, to restrict the flow of heavy commercial traffic to and from the site. They also propose a time limit of two years with no eligibility for automatic renewals of the SUP.

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

Staff supports the applicant's request to create a new subdistrict within PD 534 because it would allow the proposed commercial motor vehicle parking use by SUP only. This request is in line with the requirements that would apply in a standard LI District for this use. Staff also supports the request for an SUP for commercial motor vehicle parking use because the proposed use is compatible with the surrounding industrial uses to the southeast, southwest, and northwest. The applicant has included additional SUP conditions to provide greater compatibility with the public park use and single family residential zoning to the northeast. Lastly, the proposed two-year time limit with no eligibility for automatic renewals would allow the use to be reevaluated in a short period of time.

On October 14, 2021, a civil citation was issued to the applicant because the site is currently in violation of the Dallas City Code. A re-inspection of the property is scheduled for October 22, 2021. Planning staff has not received an update about the outcome of that inspection at the time of writing this report.

Landscaping:

Landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. A landscape screening buffer will be required along the rear property line to provide greater compatibility with the abutting single family residential zoning.

Parking:

Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, refers to the Dallas Development Code for parking regulations. Pursuant to the Dallas Development Code, there is no off-street parking requirement for commercial motor vehicle parking. Per the proposed site plan, the site will provide a total of 27 parking spaces for commercial motor vehicles.

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 not located within an MVA cluster. To the southeast and northwest of the area of request are two "H" MVA clusters. Further southwest of the area of request, across Interstate 175, is another large "H" MVA cluster. Further east of the area of request is a large "F" MVA cluster.

List of Partners/Principals/Officers

Jessup Charitable Remainder Trust

Richard Jessup, Trustee

PROPOSED PD CONDITIONS

ARTICLE 534.

PD 534.

C.F. Hawn Special Purpose District No. 2

SEC. 51P-534.101. LEGISLATIVE HISTORY.

PD 534 was established by Ordinance No. 23987, passed by the Dallas City Council on August 25, 1999. Ordinance No. 23987 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. (Ord. Nos. 19455; 23987; 25164; _____)

SEC. 51P-534.102. PROPERTY LOCATION AND SIZE.

PD 534 is established on property generally located on both sides of C.F. Hawn Freeway (U.S. Highway 175) between Buckner Boulevard and the T. & N. O. Railroad. The size of PD 534 is approximately 117.00 acres. (Ord. Nos. 23987; 25164)

SEC. 51P-534.103. DEFINITIONS.

Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this article:

(1) FULL CUT-OFF LIGHT FIXTURE means a light fixture that does not emit light above the fixture's horizontal angle. Full cut-off fixtures direct light down to the ground.

(2) PARKWAY means that portion of the street right-of-way located between the street curb and the front lot line.

(3) SUBDISTRICT means one of the subdistricts referred to in Section 51P-534.106 of this article.

(4) THIS DISTRICT means the entire planned development district created by Ordinance No. 23987. (Ord. Nos. 23987; 25164)

SEC. 51P-534.104. INTERPRETATIONS.

(a) Unless otherwise stated, all code references are to CHAPTER 51A.

(b) The provisions of Section 51A-4.702, "Planned Development (PD) District Regulations," relating to site plans, conceptual plans, and development plans do not apply to this district.

(c) Section 51A-2.101, "Interpretations," applies to this article.

(d) The following rules apply in interpreting the use regulations in this article:

(1) The absence of a symbol appearing after a listed use means that the use ispermitted

by right.

(2) The symbol *[L]* appearing after a listed use means that the use is permitted by right as a limited use only.

(3) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(4) The symbol *[DIR]* appearing after a listed use means that a site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803. ("DIR" means "development impact review." For more information regarding development impact review generally, see Division 51A-4.800.)

(5) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. ("RAR" means "residential adjacency review." For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(e) This district is considered to be a nonresidential zoning district. (Ord. Nos. 23987; 25164)

SEC. 51P-534.105. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 534A: subdistrict boundary descriptions.

(2) Exhibit 534B: subdistrict map. (Ord. Nos. 23987; 25164; 28694)

SEC. 51P-534.106. CREATION OF SEPARATE SUBDISTRICTS.

This district is divided into ~~four~~ five subdistricts: Subdistricts 1, 1A, 2, 2A, and 3. The boundaries of all subdistricts are verbally described in Exhibit 534A. A map showing the boundaries of the various subdistricts is Exhibit 534B. In the event of a conflict, the verbal descriptions in Exhibit 534A control over the graphic description in Exhibit 534B." (Ord. Nos. 23987; 25164; 28694)

SEC. 51P-534.107. MAIN USES PERMITTED.

(a) Subdistricts 1, 1A, and 3 (Light Industrial Subdistricts).

(1) Agricultural uses.

-- None permitted.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. *[SUP]*
-- Bus or rail transit vehicle maintenance or storage facility. *[RAR]*
-- Catering service.
-- Commercial cleaning or laundry plant. *[RAR]*

-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing. *[RAR]*
-- Labor hall. *[By right when located at least 1000 feet from all conforming residential uses and 500 feet from all "public school" uses; otherwise,by SUP.]*
-- Machine or welding shop. *[SUP]*
-- Machinery, heavy equipment, or truck sales and services. *[SUP]*
-- Medical or scientific laboratory. *[SUP]*
-- Technical school.
-- Tool or equipment rental. *[SUP]*
-- Vehicle or engine repair or maintenance. *[SUP]*

(3) Industrial uses.

-- Industrial (inside).
-- Industrial (inside) for light manufacturing.
-- Industrial (outside). *[By SUP if "potentially incompatible" (See Subsection (a) of Section 51A-4.203); otherwise, by right with RAR required.]*
-- Metal salvage facility. *[SUP]*
-- Outside salvage or reclamation. *[SUP]*

(4) Institutional and community service uses.

-- Adult day care facility.
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Hospital. *[SUP]*
-- Public or private school. *[SUP]*

(5) Lodging uses.

-- Hotel or motel. *[SUP]*

(6) Miscellaneous uses.

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

(7) Office uses.

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

(8) Recreation uses.

-- Country club with private membership.

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

(9) Residential uses.

-- None permitted.

(10) Retail and personal service uses.

-- Auto service center. *[SUP]*
-- Car wash. *[RAR]*
-- Commercial amusement (inside). *[SUP]*
-- Commercial motor vehicle parking. *[In Subdistrict 1A only by SUP only]*
-- Commercial parking lot or garage. *[RAR]*
-- Drive-in theater. *[SUP]*
-- Dry cleaning or laundry store.
-- Furniture store. *[SUP]*
-- General merchandise or food store 3,500 square feet or less.
-- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
-- Household equipment and appliance repair.
-- Motor vehicle fueling station.
-- Personal service uses.
-- Restaurant without drive-in or drive-through service.
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Temporary retail use.
-- Theater.
-- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

-- Commercial bus station and terminal. *[RAR]*
-- Heliport. *[SUP]*
-- Helistop. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[By SUP or city council resolution. See Section 51A-4.211(10)(E).]*

(12) Utility and public service uses.

-- Commercial radio and television transmitting station.
-- Electrical generating plant. *[SUP]*
-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[RAR]*
-- Tower/antenna for cellular communication.
-- Utility or government installation other than listed. *[SUP]*
-- Water treatment plant. *[RAR]*

(13) Wholesale, distribution, and storage uses.

-- Contractor's maintenance yard. *[SUP]*
-- Mini-warehouse. *[SUP]*
-- Office showroom/warehouse. *[SUP]*
-- Trade center.
-- Vehicle storage lot. *[SUP]*
-- Warehouse. *[RAR]*

(b) Subdistricts 2 and 2A (Commercial and Retail Subdistrict).

(1) Agricultural uses.

None permitted.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. *[SUP]*
-- Bus or rail transit vehicle maintenance or storage facility. *[RAR]*
-- Catering service.
-- Commercial cleaning or laundry plant. *[RAR]*
-- Custom business services.
-- Custom woodworking, furniture construction, or repair.
-- Electronics service center.
-- Job or lithographic printing.
-- Labor hall. *[SUP]*
-- Machine or welding shop. *[SUP]*
-- Machinery, heavy equipment, or truck sales and services. *[SUP]*
-- Medical or scientific laboratory. *[SUP]*
-- Technical school.
-- Tool or equipment rental. *[SUP]*
-- Vehicle or engine repair or maintenance.

(3) Industrial uses.

-- Industrial (inside) light manufacturing.

(4) Institutional and community service uses.

-- Adult day care facility.
-- Child-care facility.
-- Church.
-- College, university, or seminary.
-- Community service center. *[SUP]*
-- Hospital. *[SUP]*
-- Library, art gallery, or museum.
-- Public or private school.

(5) Lodging uses.

-- Hotel or motel. *[SUP]*

(6) Miscellaneous uses.

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

(7) Office uses.

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

(8) Recreation uses.

-- Country club with private membership.
-- Private recreation center, club, or area.
-- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

-- Ambulance service. *[RAR]*
-- Auto service center. *[SUP in Subdistrict 2. By right in Subdistrict 2A.]*
-- Business school.
-- Commercial amusement (inside). *[SUP]*
-- Commercial amusement (outside). *[SUP]*
-- Commercial parking lot or garage. *[RAR]*
-- Dry cleaning or laundry store.
-- Furniture store. *[SUP in Subdistrict 2. By right in Subdistrict 2A.]*
-- General merchandise or food store 3,500 square feet or less.
-- General merchandise of food store greater than 3,500 square feet.
-- Home improvement center, lumber, brick, or building materials sales yard. *[RAR]*
-- Motor vehicle fueling station. *[SUP]*
-- Nursery, garden shop, or plant sales.
-- Personal service uses.
-- Restaurant with drive-in or drive-through service. *[DIR]*
-- Restaurant without drive-in or drive-through service. *[RAR]*
-- Temporary retail use.
-- Theater.
-- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses.

-- Commercial bus station and terminal. *[DIR]*
-- Heliport. *[SUP]*
-- Helistop. *[SUP]*

-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[SUP or city council resolution. See Section 51A-4.211(10)(E).]*

(12) Utility and public service uses.

-- Commercial radio or television transmitting station.
-- Electrical substation.
-- Local utilities.
-- Police or fire station.
-- Post office.
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication.
-- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

-- Manufactured building sales lot. *[SUP]*
-- Mini-warehouse. *[SUP]*
-- Office showroom/warehouse. *[SUP]*

(Ord. Nos. 23987; 25164; 28694)

SEC. 51P-534.108. ACCESSORY USES.

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

(b) The following accessory uses are not permitted in Subdistricts 1 and 3:

-- Accessory community center (private).
-- Accessory medical/infectious waste incinerator.
-- Accessory pathological waste incinerator.
-- Home occupation.
-- Private stable.

(c) The following accessory uses are not permitted in Subdistricts 2 and 2A:

-- Accessory community center (private).
-- Home occupation.
-- Private stable.

(Ord. Nos. 23987; 25164; 28694)

SEC. 51P-534.109. YARD, LOT, AND SPACE REGULATIONS.

(a) Subdistricts 1, 1A, and 3. The yard, lot, and space regulations of the LI Light Industrial District, contained in Section 51A-4.123(b)(4), apply in these subdistricts. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division

51A-4.400 controls.)

(b) Subdistricts 2 and 2A. The yard, lot, and space regulations of the CR Community Retail District, contained in Section 51A-4.122(b)(4), apply in this subdistrict. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.) (Ord. Nos. 23987; 25164; 28694)

SEC. 51P-534.110. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 23987; 25164)

SEC. 51P-534.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23987; 25164)

SEC. 51P-534.112. LANDSCAPING.

(a) Application of section.

(1) Parkway landscaping provisions become applicable to a lot when an application is made for a building permit for construction work that increases building height, floor area ratio, required parking, or nonpermeable coverage of the lot. Parkway improvements on state highways are subject to Texas Department of Transportation approval. If this approval cannot be obtained, parkway improvements must be located within that portion of the required front yard immediately adjacent to the parkway.

(2) Site area landscaping, front yard strip landscaping, screening, and sidewalk provisions become applicable to a lot when an application is made for a building permit for construction work that increases either the floor area ratio, building height, or nonpermeable coverage of the lot by more than 20 percent. For purposes of this section, compliance with Article X must include incorporating two of the following six design standards: enhanced vehicular pavement, permeable vehicular pavement, pedestrian facilities, foundation planting strip, understory preservation, or enhanced pedestrian walkways.

(3) Front yard strip landscaping and screening provisions may be imposed during required development impact or residential adjacency review procedures.

(b) Parkway landscaping. One tree at least three and one-half caliper inches, or two trees at least one and one-half caliper inches, must be provided between the street curb and the sidewalk for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and access-ways at points of ingress and egress. No underground irrigation system is required for parkway landscaping.

(c) Front yard strip landscaping.

(1) The 10-foot-wide strip of land along the entire length of the front yard and immediately adjacent to the property line must be landscaped as follows:

(A) Forty percent of the surface must be permeable.

(B) Ten percent must be landscaped with trees, shrubs, or a combination of

trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.

(C) One tree at least three and one-half caliper inches, or two trees at least one and one-half caliper inches, must be provided between the street curb and the sidewalk for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and access-ways at points of ingress and egress.

(D) An underground irrigation system must be provided.

(2) Front yard strip landscaping must be approved by the building official.

(d) Site area landscaping. The remainder of the lot must be landscaped in accordance with the provisions contained in Article X. An underground irrigation system must be provided.

(e) Screening.

(1) A six-foot-high solid screening fence must be provided along all rear and side lot lines that are adjacent to residential districts.

(2) Off-street parking must be screened from an abutting street right-of-way with:

(A) a minimum three-foot-high solid fence, with an 18-inch-wide planting bed located on its street side; or

(B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.

(3) Outside industrial uses must be screened with a minimum six-foot-high fence with a screening factor of less than 66 percent, and an 18-inch-wide planting bed located on its street side.

(f) Sidewalks. A sidewalk with a minimum width of six feet must be provided in the parkway. On state highways, this sidewalk must be provided in the parkway, subject to Texas Department of Transportation approval. If Texas Department of Transportation approval cannot be obtained, the property is exempt from this requirement.

(g) Completion. All landscaping must be completed in accordance with the provisions contained in Article X.

(h) General maintenance.

(1) Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city. If a property owner fails to replace landscaping required under this section within 90 days, the property owner shall be subject to a fine of up to $2,000 per day for each day that the violation exists.

(2) Any damage to utility lines resulting from the negligence of the property owner or his agents or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area located in a utility easement, it is the obligation of the property owner to replace the plant materials within 90 days.

(i) Landscape plan.

(1) A landscape plan must be submitted to and approved by the building official prior to the installation of landscaping required by this article.

(2) Upon the submission of a plan for or including the installation of parkway landscaping, the building official shall circulate it to all affected city departments and all utility and communication companies for review and comment. If, after receiving comments from affected city departments and utility and communication companies, the building official determines that the construction and planting proposed is in compliance with this article, and will not be inconsistent with and will not impair the public utility or communications company use of the right-of-way, the building official shall approve the landscape plan; otherwise, the building official shall disapprove the plan.

(3) If the building official disapproves the plan on the basis that the installation of the landscaping within the parkway will be inconsistent with, or will unreasonably impair the publicutility or communication company use of the street right-of-way, a new plan incorporating the parkway landscaping requirements within the required front yard shall be submitted to the building official for approval.

(j) Private license granted.

(1) The city council hereby grants a private license to each of the abutting property owners of the property in the C.F. Hawn Special Purpose District No. 2 for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this section. An abutting 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 Chapter 52 of the Dallas City Code, as amended. 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 judgement 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 likelyto become a nuisance.

(2) To the extent that the provisions contained in this section conflict with the applicable licensing provisions contained in Chapter 43 of the Dallas City Code, the provisions contained in Chapter 43 are waived.

(3) In no event shall the license granted by this section be construed to grant an easement or real property interest of any kind to the licensees. (Ord. Nos. 23987; 25164)

SEC. 51P-534.113. SIGNS.

(a) In general. Signs within Subdistricts 1, 1A, 2, 2A, and 3 must comply with the provisions for business zoning districts contained in Article VII. In addition, all signs within this district must comply with the following regulations.

(b) Non-premise signs. Non-premise signs are prohibited within this planned development district.

(c) Detached premise signs.

(1) Location. No portion of any detached premise sign may be located within 15 feet of the right-of-way line.

(2) Height. No portion of any detached premise sign located within 25 feet of theright-of-way line may exceed 10 feet in height.

(3) Size. No detached sign located within 25 feet of the right-of-way line may exceed 150 square feet in effective area. (Ord. Nos. 23987; 25164; 28694)

SEC. 51P-534.114. LIGHTING.

(a) In general. In addition to the provisions of Section 51A-4.301(e), "Lighting Regulationsfor Off-street Parking," the following lighting regulations apply within this district.

(b) Glare. Full cut-off luminaries are required for any fixture.

(c) Intensity. The intensity of lighting on the parking surface must be:

(1) an average of at least two footcandles, initial measurement, and at least one footcandle on a maintained basis; and

(2) a minimum at any point of at least 0.6 footcandle initial, and at least 0.4 footcandle maintained or one-third of the average footcandle measurement for the lighted area, whicheveris greater.

(d) Light source. Metal halide must be used as the lighting source for lighting required underthis section. High pressure sodium may not be used as a lighting source.

(e) Location. Light fixtures within the district must include luminaries located between 10and 14 feet above grade. (Ord. Nos. 23987; 25164)

SEC. 51P-534.115. 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 andregulations, and with all ordinances, rules, and regulations of the city.

(c) Any outside storage area within this district must be screened from the street right-of-way. See Section 51A-4.602(b).

(d) For an auto service center in Subdistrict 2A, overnight parking of vehicles is prohibitedwithin 200 feet of the northeastern property line. (Ord. Nos. 23987; 25164; 26102; 28694)

SEC. 51P-534.116. COMPLIANCE WITH CONDITIONS.

The building official shall not issue a building permit or a certificate of occupancy for a use inthis planned development district until there has been full compliance with this article, the DallasDevelopment Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 23987; 25164; 26102)

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 (two years from the passage of this ordinance).

4. LANDSCAPING: A screening buffer shall be provided along the rear property line adjacent to single family residential zoning.

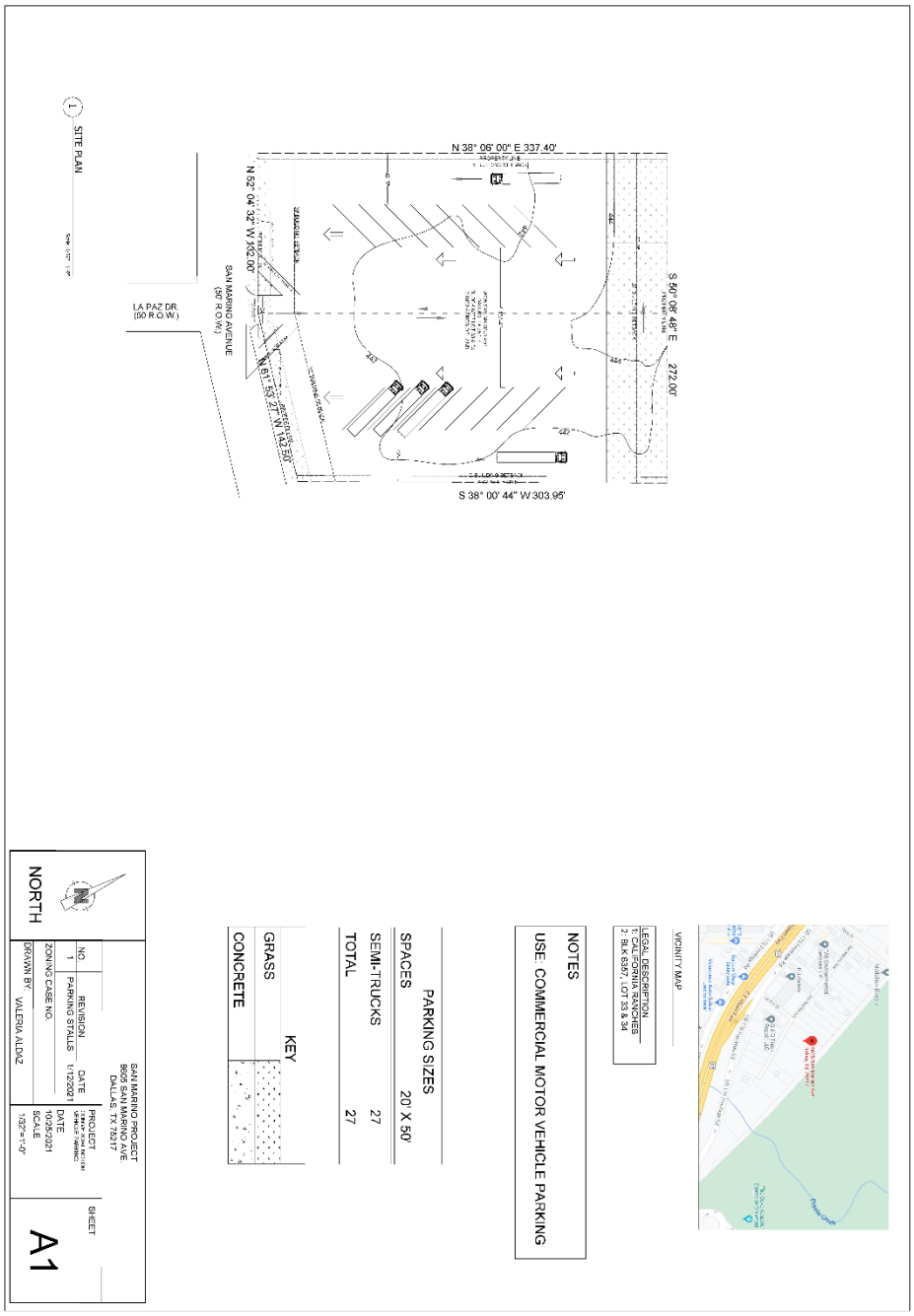
5. FENCING: An eight-foot-high solid screening fence must be maintained along the boundary of the property as shown on the attached site plan.

6. INGRESS/EGRESS: Ingress and egress of commercial motor vehicles is prohibited between the hours of 10:00 p.m. and 7:00 a.m., Monday through Sunday.

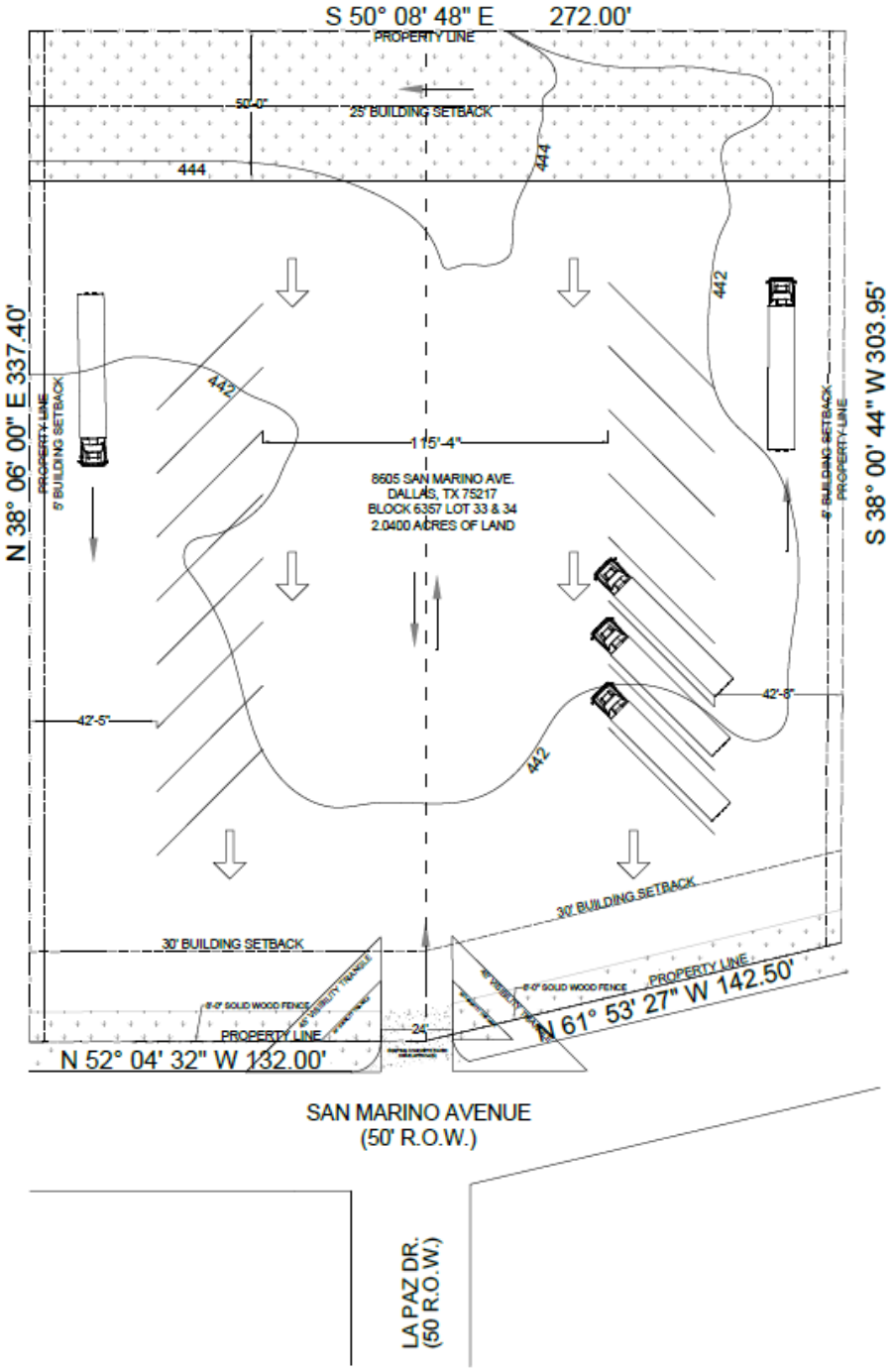
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

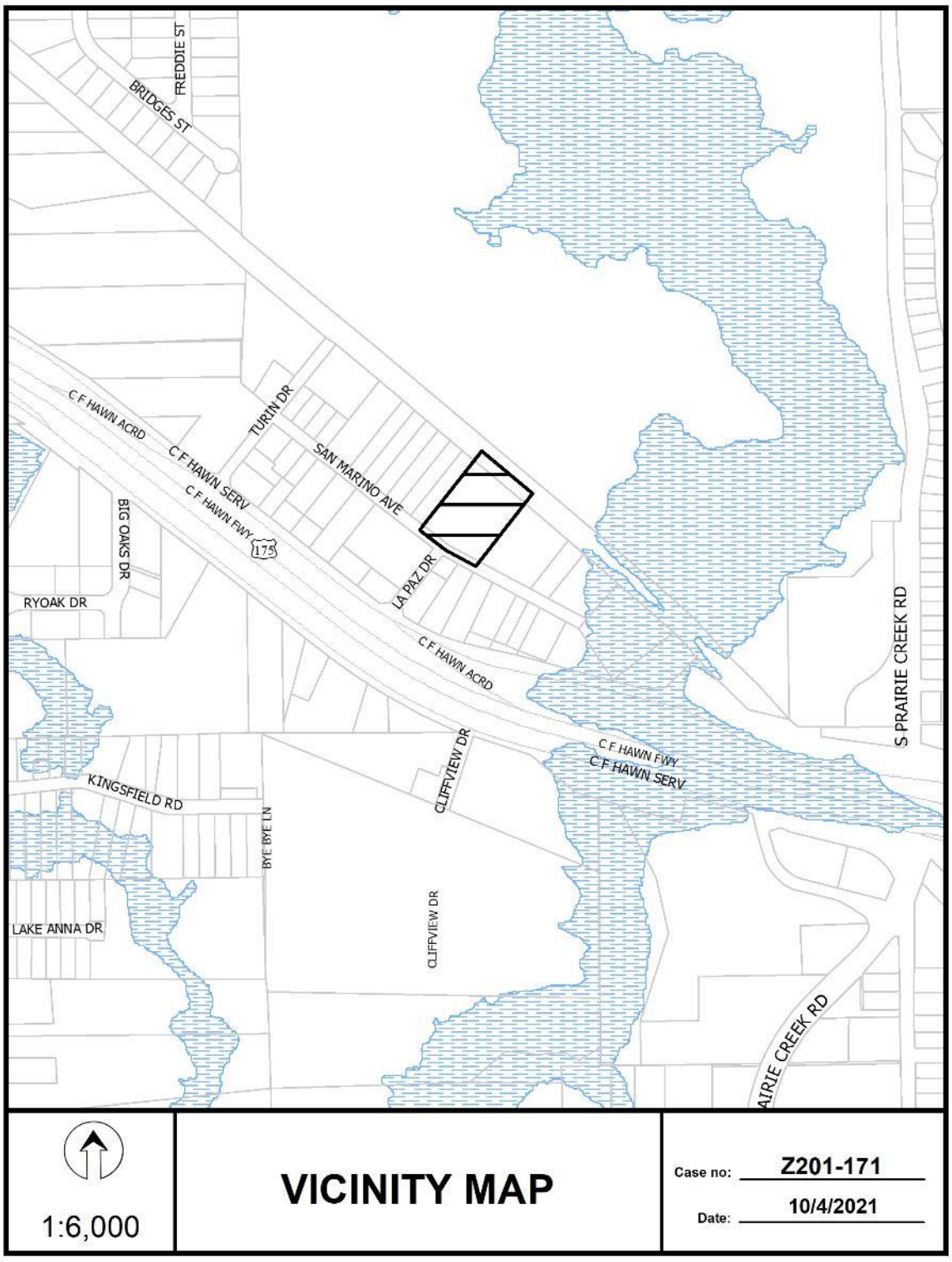
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SUP SITE PLAN



PROPOSED SUP SITE PLAN (ENLARGED)



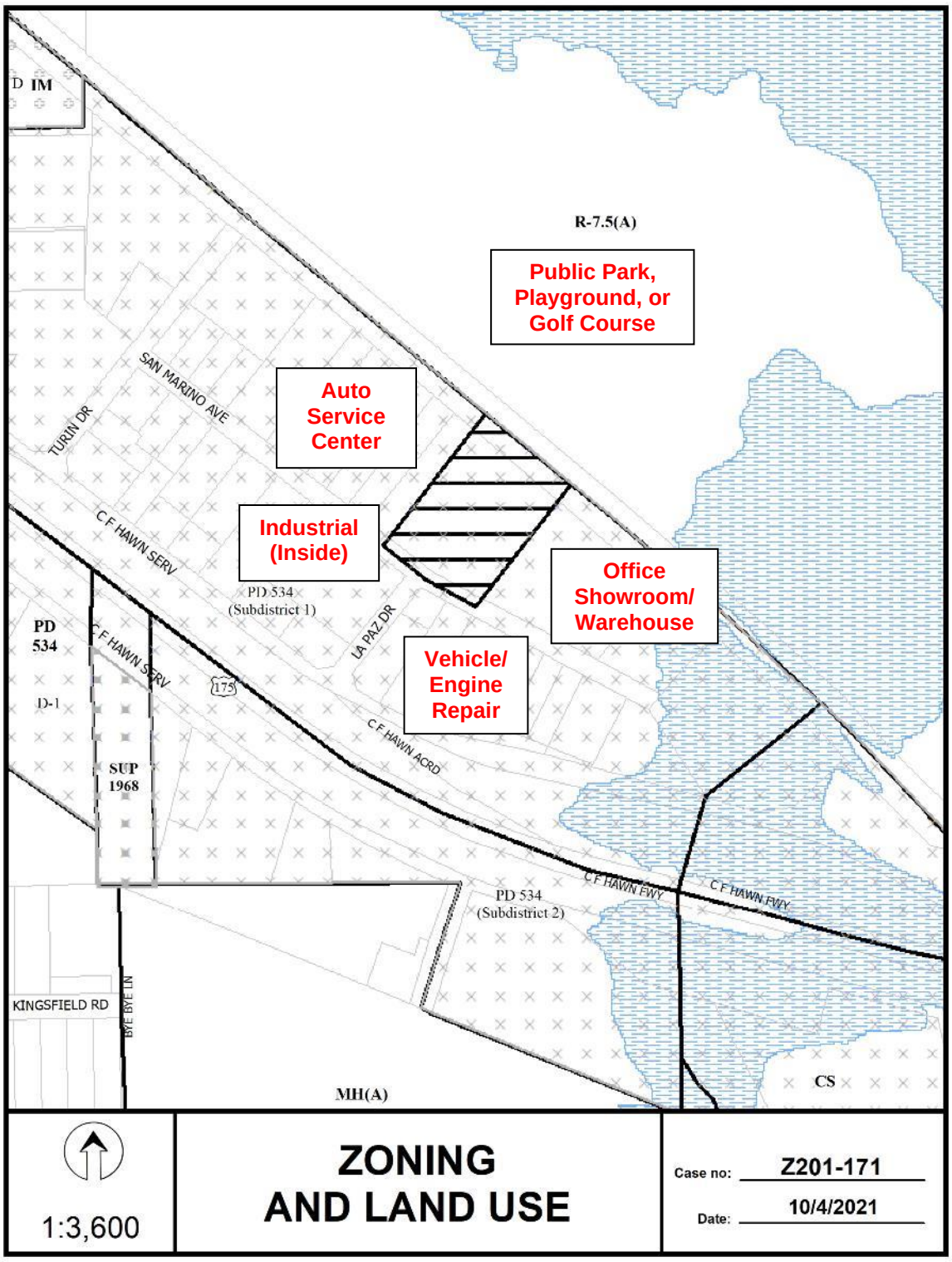

FREDDIE ST
BRIDGES ST
C F HAWN ACRD
C F HAWN SERV
C F HAWN FWY
175
TURIN DR
SAN MARINO AVE
LA PAZ DR
BIG OAKS DR
RYOAK DR
C F HAWN ACRD
S PRAIRIE CREEK RD
CLIFFVIEW DR
C F HAWN FWY
C F HAWN SERV
KINGSFIELD RD
BYE BYE LN
CLIFFVIEW DR
LAKE ANNA DR
AIRIE CREEK RD
1:6,000
VICINITY MAP
Case no: Z201-171
Date: 10/4/2021

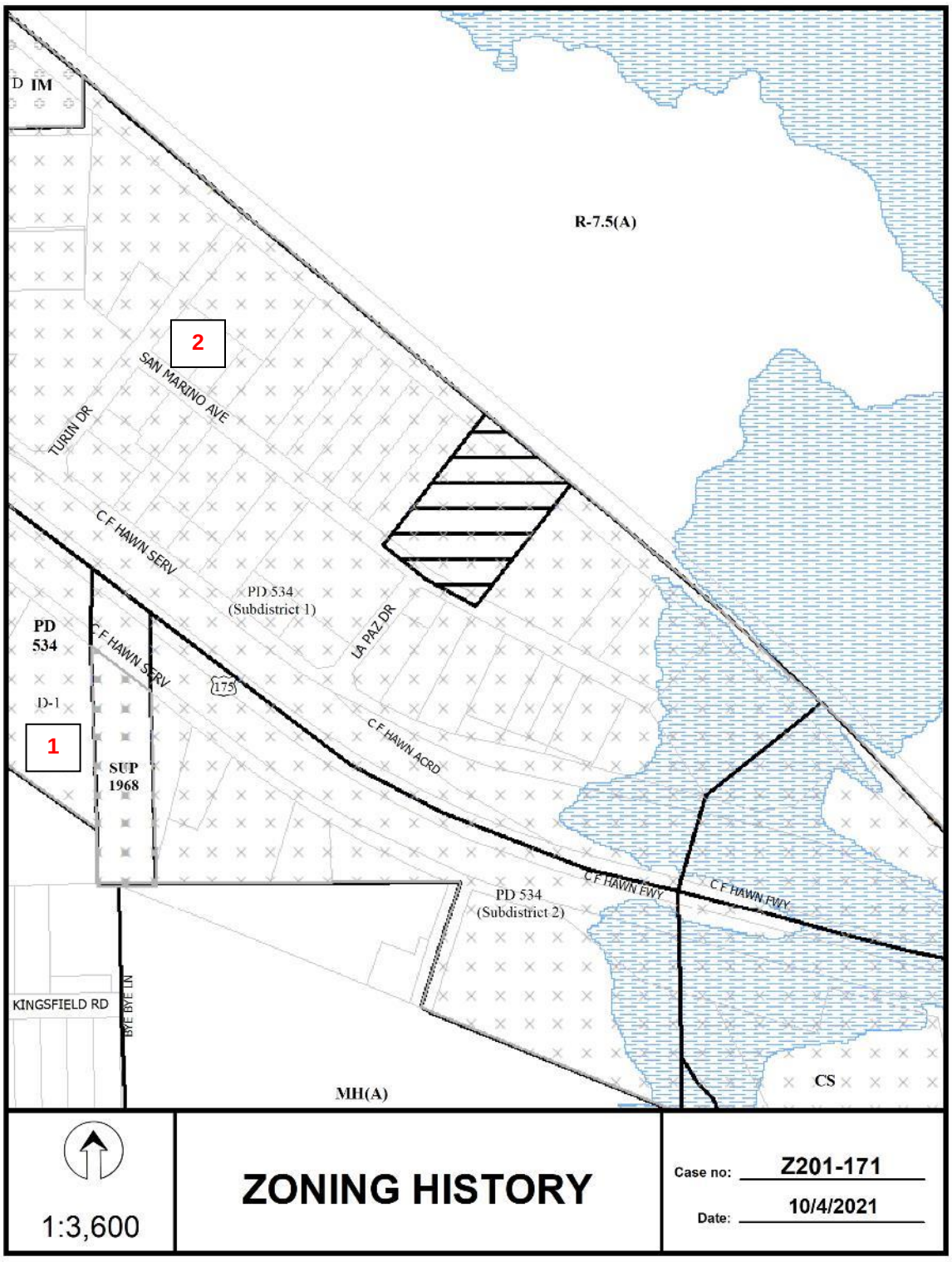
1:3,600

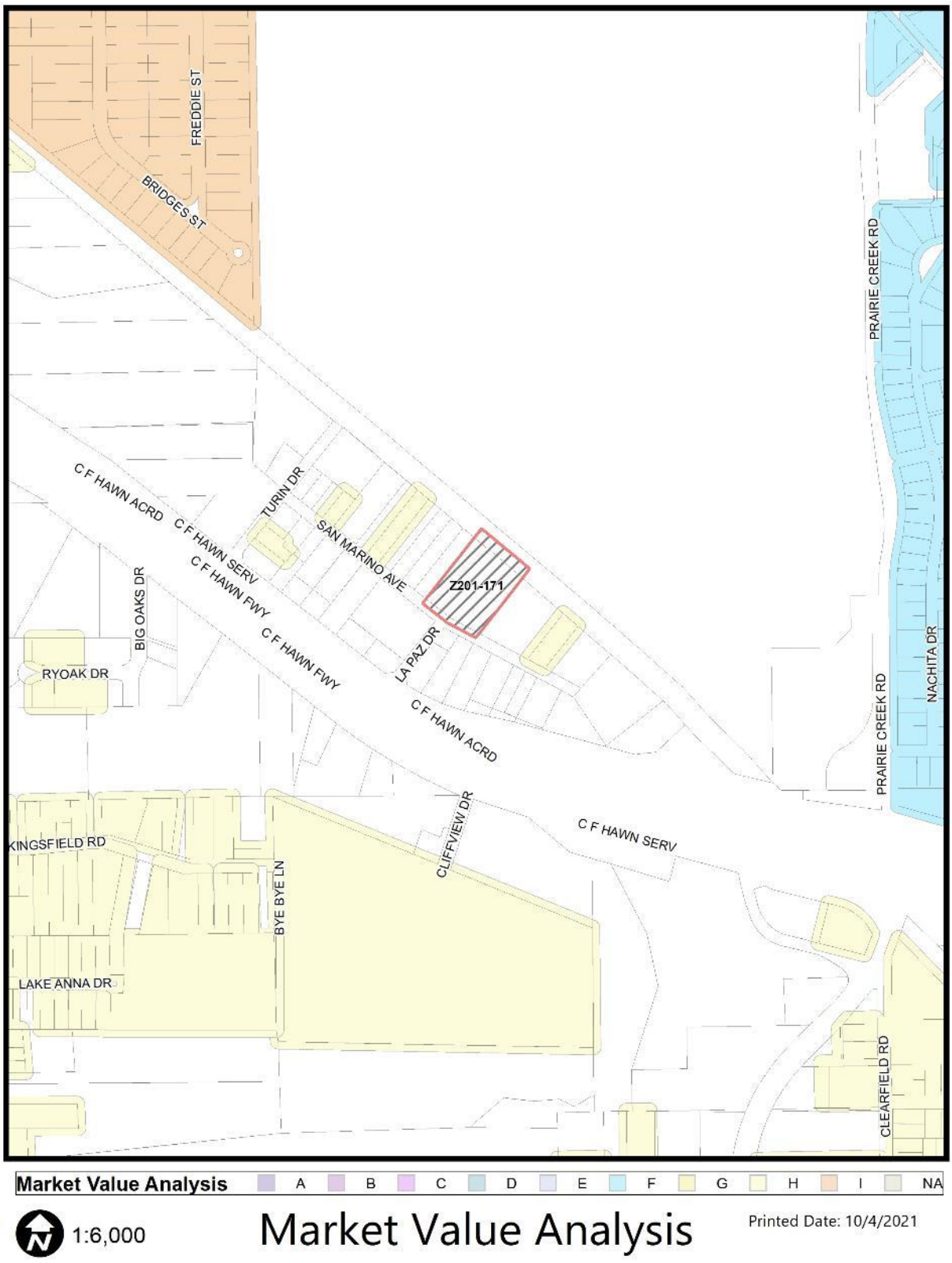
AERIAL MAP

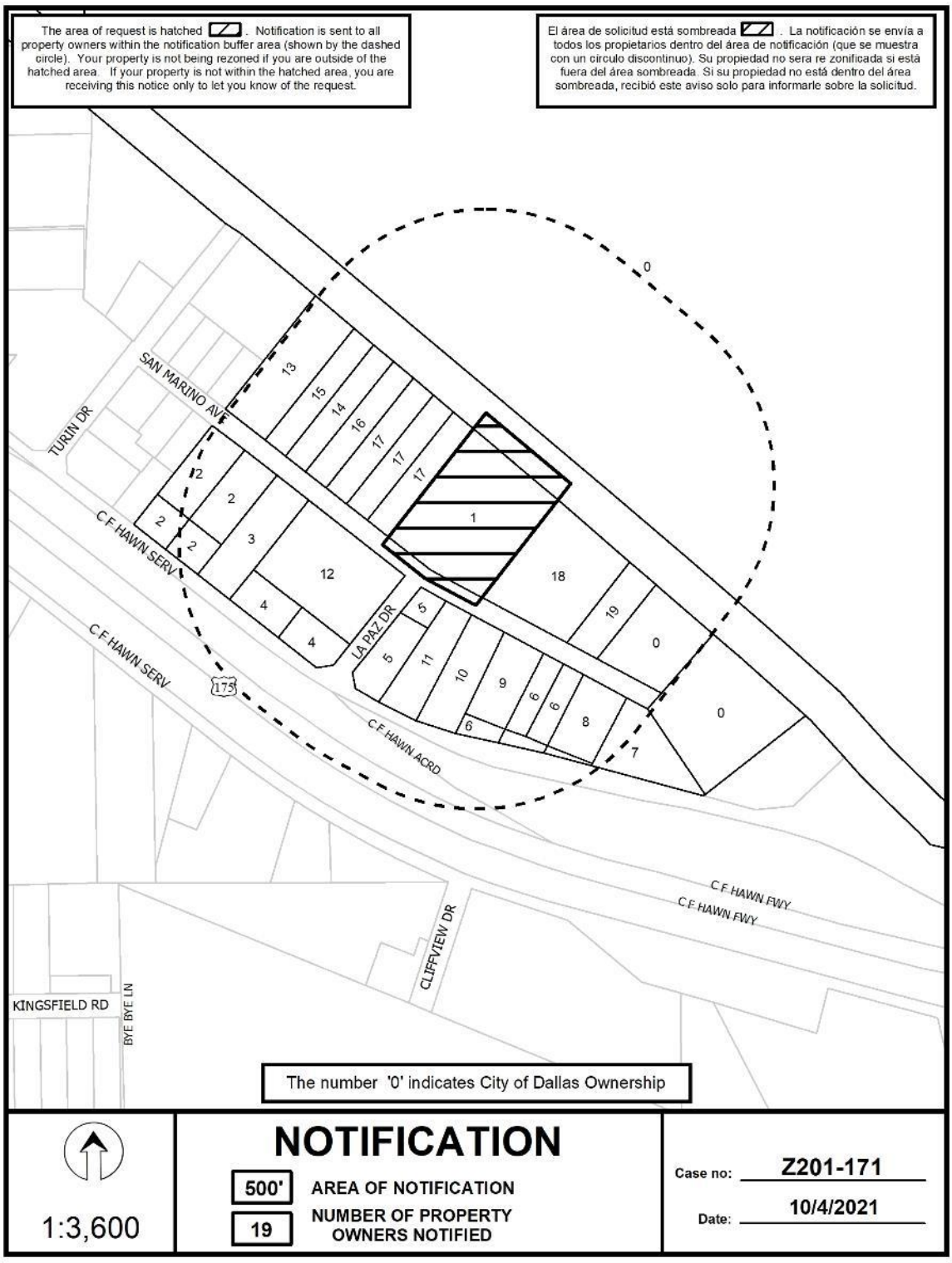
Case no: Z201-171

Date: 10/4/2021


D IM
R-7.5(A)
Public Park, Playground, or Golf Course
SAN MARINO AVE
TURIN DR
Auto Service Center
C F HAWN SERV
Industrial (Inside)
PD 534 (Subdistrict 1)
Office Showroom/ Warehouse
PD 534
D-1
C F HAWN SERV
LA PAZ DR
175
Vehicle/ Engine Repair
C F HAWN ACRD
SUP 1968
C F HAWN FWY
C F HAWN FWY
PD 534 (Subdistrict 2)
KINGSFIELD RD
BYE BYE LN
MH(A)
CS
1:3,600
ZONING AND LAND USE
Case no: Z201-171
Date: 10/4/2021


D IM
R-7.5(A)
2
SAN MARINO AVE
TURIN DR
C F HAWN SERV
PD 534
(Subdistrict 1)
LA PAZ DR
PD
534
C F HAWN SERV
175
D-1
1
SUP
1968
C F HAWN ACRD
C F HAWN FWY
C F HAWN FWY
PD 534
(Subdistrict 2)
KINGSFIELD RD
BYE BYE LN
MH(A)
CS
1:3,600
ZONING HISTORY
Case no: Z201-171
Date: 10/4/2021


FREDDIE ST
BRIDGES ST
PRAIRIE CREEK RD
C F HAWN ACRD
C F HAWN SERV
TURIN DR
SAN MARINO AVE
Z201-171
C F HAWN FWY
BIG OAKS DR
RYOAK DR
LA PAZ DR
C F HAWN ACRD
PRAIRIE CREEK RD
NACHITA DR
CLIFFVIEW DR
C F HAWN SERV
KINGSFIELD RD
BYE BYE LN
LAKE ANNA DR
CLEARFIELD RD
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 10/4/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
SAN MARINO AVE
TURIN DR
C F HAWN SERV
C F HAWN SERV
LA PAZ DR
C F HAWN ACRD
C F HAWN FWY
C F HAWN FWY
CLIFFVIEW DR
KINGSFIELD RD
BYE BYE LN
175
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
19
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z201-171
Date: 10/4/2021

10/04/2021

Notification List of Property Owners

Z201-171

19 Property Owners Notified

Label #	*Address*		*Owner*
1	8605	SAN MARINO AVE	Taxpayer at
2	8510	C F HAWN FWY	DELMARVA LLC
3	8524	C F HAWN FWY	HOUSE DEARL
4	8528	C F HAWN FWY	CERVANTES JOSE
5	8606	C F HAWN FWY	HOOKS KENNETH R JR
6	8628	C F HAWN FWY	MENDOZA ELI
7	8668	C F HAWN FWY	PURPLE SPRINGS LLC
8	8640	C F HAWN FWY	FAH BRIAN T
9	8616	SAN MARINO AVE	MENDOZA ELI
10	8608	SAN MARINO AVE	MORALES JOSE H
11	8618	C F HAWN FWY	PATTEN 8618 HAWN LLC
12	121	LA PAZ DR	Taxpayer at
13	8517	SAN MARINO AVE	WOOD LUCY A ET AL ESTATE OF
14	8531	SAN MARINO AVE	OLIVER DON W
15	8527	SAN MARINO AVE	MENDOZA JUAN R
16	8535	SAN MARINO AVE	MARTINEZ ROGELIO E & MARIA DE LOURDES
17	8539	SAN MARINO AVE	FERRIS KELLY
18	8615	SAN MARINO AVE	PADILLA ADALBERTO
19	8631	SAN MARINO AVE	GUITERREZ ANSELMA

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Ryan Mulkey

FILE NUMBER:	Z201-239(RM)	**DATE FILED:**	April 19, 2021
LOCATION:	Southwest line of C.F. Hawn Frontage Road, east of Dowdy Ferry Road		
COUNCIL DISTRICT:	8	**MAPSCO:**	58 Z
SIZE OF REQUEST:	Approx. 10.37 acres	**CENSUS TRACT:**	116.02

REPRESENTATIVE: Peter Kavanagh, Zone Systems, Inc.

OWNER: Progresso Farms, LLC

APPLICANT: JMV Transport Corp.

REQUEST: An application for 1) a CS Commercial Service District on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, partially within a D-1 Liquor Control Overlay, and an R-7.5(A) Single Family District; and 2) the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District.

SUMMARY: The purpose of the request is to develop the site with a freight terminal.

STAFF RECOMMENDATION: **Approval** of the portion of the area of request currently zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay; and **denial** of the termination of deed restrictions [Z889-170] on property zoned a CS Commercial Service District.

PRIOR CPC ACTION: On October 7, 2021, the City Plan Commission held this item under advisement until November 4, 2021.

BACKGROUND INFORMATION:

- The area of request is currently undeveloped. The majority of the area of request was previously used as a manufactured building sales lot.

- The applicant proposes to develop the site with a freight terminal. The site will include a building for offices and truck maintenance, as well as storage of trucks.

- The portion of the request area currently zoned a CS District has deed restrictions that prohibit all uses on the property except mobile home and recreational vehicle sales (Z889-170). The applicant proposes to terminate these deed restrictions as part of the request, as they restrict the proposed development of the property.

Zoning History:

There have been two zoning cases in the area in the past five years.

1. **Z201-171:** On January 14, 2021, an application was submitted for 1) a new subdistrict; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay. The application is currently under review by staff.

2. **Z201-244:** On September 2, 2021, City Plan Commission recommend approval of an application for a Specific Use Permit for vehicle or engine repair or maintenance for a three-year period, subject to a site plan and conditions, on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay at the northeast corner of San Marino Avenue and Turin Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
C.F. Hawn Freeway	Highway	-
Big Oaks Drive	Local Street	-

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 applicant's request is consistent with the goals and policies marked with an asterisk (*). The applicant's request may be considered inconsistent with the goals and policies not marked with an asterisk and in *italics*.

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

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

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

TRANSPORTATION ELEMENT

GOAL 1.1 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.4 Promote the safe and efficient movement of goods. *

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	Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2; Subdistrict 2 within PD 534 with a D-1 Liquor Control Overlay; R-7.5(A) Single Family District	Undeveloped
North	Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay	Auto service center; vehicle display, sales, and service
East	Subdistrict 2A within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay with SUP 1968 for an office showroom/warehouse	Warehouse, office showroom/warehouse
South	R-7.5(A) Single Family District	Single family
West	Subdistrict 3 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2; R-7.5(A) Single Family District	Outside salvage or reclamation, single family, undeveloped

Land Use Compatibility:

The area of request is currently undeveloped. North of the request area across C.F. Hawn Freeway is an auto service center as well as a vehicle display, sales, and service use. To the east is a warehouse, and to the west is an outside salvage or reclamation use. There are also single family uses to the west of the request area, further away from the freeway. South of the area of request are more single family uses.

The area of request currently has a mix of zoning designations. The majority of the request area that fronts C.F. Hawn Freeway is zoned Subdistrict 2 within PD 534 with a D-1 Overlay. There is also a parcel at the southeast corner of C.F. Hawn Freeway and Big Oaks Drive zoned Subdistrict 2 within PD 534, without a D-1 Overlay.

Immediately south of this parcel along Big Oaks Drive is property zoned a CS District with deed restrictions that prohibit all uses on the property except mobile home and recreational vehicle sales (Z889-170). These existing deed restrictions also prohibit vehicular access to the property from Big Oaks Drive, require an eight-foot solid privacy fence adjacent to Big Oaks Drive, restrict the height of light fixtures and light poles to a maximum of 20 feet, and restrict the height of structures to a maximum of 20 feet. The

applicant proposes to terminate these deed restrictions as part of the request, as they restrict the proposed development of the property.

The remainder of the area of request is zoned an R-7.5(A) District. This portion of the request area has substantial tree coverage, as well as existing floodplain in the southwest corner.

The applicant's request is to apply a CS District to the entire area. Staff has several concerns with this request. Staff does not support the rezoning of the portion zoned an R-7.5(A) District because of its adjacency to established residential areas. Staff believes the heavier commercial use would not be compatible with these surrounding residential uses. Additionally, staff does not support the rezoning of any property with frontage on Big Oaks Drive, as this is largely a residential street leading to the existing single-family homes along Royal Drive. While site issues such as tree preservation and floodplain can be addressed at permitting, it is also important to note that the entire area of request has extensive tree vegetation as well as floodplain.

Staff supports the rezoning of the portion of the request area currently zoned Subdistrict 2 within PD 534 with a D-1 Overlay. This portion has direct access to C.F. Hawn Freeway, which is an established truck route that will benefit the applicant's proposed development. Staff's recommendation is also in line with the established land use pattern along this section of C.F. Hawn Freeway, which generally shows more intense commercial development immediately abutting the freeway and less intense residential development further away from the freeway.

The applicant's request also includes the termination of deed restrictions that apply to the portion currently zoned a CS District, which has frontage onto Big Oaks Drive. Among other things, these deed restrictions prohibit all uses on the property except mobile home and recreational vehicle sales and prohibit vehicular access to the property from Big Oaks Drive.

However, staff does not support the applicant's proposed termination of deed restrictions that apply to the portion of the request area currently zoned a CS District because these deed restrictions lie outside the boundaries of the portion of which staff is recommending approval. Staff believes these deed restrictions should remain in effect until such time as this property is developed with uses other than mobile home and recreational vehicle sales.

Development Standards

Following is a comparison table showing differences in the development standards between the existing and proposed zoning districts.

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/ Rear					
Existing 1: PD 534, SD 2	15’	20’ adj to res Other: No min	0.75 FAR overall 0.5 office	54’ 4 stories	60%	Proximity Slope Visual Intrusion	Commercial and retail uses
Existing 2: R-7.5(A)	25’	5’	1 du/7,500 sf	30’	45%		Single family
Proposed: CS	15’ adj to expressway or thoroughfare Other: None	20’ adj to res Other: No min	0.75 FAR overall 0.5 office/lodging/ retail combined	45’ 3 stories	80%	Proximity Slope Visual Intrusion	Commercial and business service; supporting retail, personal service, and office

Land Use Comparison

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200 or Section 51P-534.107(b) as applicable

	Existing		Proposed
Use	**PD 534, SD 2**	**R-7.5(A)**	**CS**
AGRICULTURAL USES			
Animal production			
Commercial stable			
Crop production		•	•
Private stable			
COMMERCIAL AND BUSINESS SERVICE USES			
Building repair and maintenance shop	S		R
Bus or rail transit vehicle maintenance or storage facility	R		R
Catering service	•		•
Commercial cleaning or laundry plant	R		R
Custom business services	•		•
Custom woodworking, furniture construction, or repair	•		•
Electronics service center	•		•
Job or lithographic printing	R		R
Labor hall	S		S
Machine or welding shop	S		R
Machinery, heavy equipment, or truck sales and services	S		R
Medical or scientific laboratory	S		•
Technical school	•		•
Tool or equipment rental	S		•
Vehicle or engine repair or maintenance	•		R
INDUSTRIAL USES			
Alcoholic beverage manufacturing			
Gas drilling and production		S	S
Gas pipeline compressor station			
Industrial (inside)			

Use	PD 534, SD 2	R-7.5(A)	CS
Industrial (inside) for light manufacturing	•		•
Industrial (outside)			
Medical/infectious waste incinerator			
Metal salvage facility			
Mining			
Municipal waste incinerator			
Organic compost recycling facility			
Outside salvage or reclamation			
Pathological waste incinerator			
Temporary concrete or asphalt batching plant		★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES			
Adult day care facility	•	S	•
Cemetery or mausoleum		S	S
Child-care facility	•	S	•
Church	•	•	•
College, university, or seminary	•	S	•
Community service center	S	S	S
Convalescent and nursing homes, hospice care, and related institutions			
Convent or monastery		S	•
Foster home		S	
Halfway house			S
Hospital	S		R
Library, art gallery, or museum	•	S	
Public or private school	•	S	★
LODGING USES			
Extended stay hotel or motel			S
Hotel or motel	S		★
Lodging or boarding house			•
Overnight general purpose shelter			★
MISCELLANOUS USES			
Carnival or circus (temporary)	★	★	★
Hazardous waste management facility			
Placement of fill material			
Temporary construction or sales office	•	•	•
OFFICE USES			
Alternative financial establishment			S
Financial institution without drive-in window	•		•
Financial institution with drive-in window	D		R
Medical clinic or ambulatory surgical center	S		•
Office	•		•

Use	PD 534, SD 2	R-7.5(A)	CS
RECREATION USES			
Country club with private membership	•	S	•
Private recreation center, club, or area	•	S	•
Public park, playground, or golf course	•	•	•
RESIDENTIAL USES			
College dormitory, fraternity, or sorority house			•
Duple			
Group residential facility			
Handicapped group dwelling unit		★	
Manufactured home park, manufactured home subdivision, or campground			
Multifamily			
Residential hotel			
Retirement housing			
Single family		•	
RETAIL AND PERSONAL SERVICE USES			
Ambulance service	R		R
Animal shelter or clinic without outside runs			R
Animal shelter or clinic with outside runs			★
Auto service center	S		R
Business school	•		•
Car wash			R
Commercial amusement (inside)	S		★
Commercial amusement (outside)	S		D
Commercial motor vehicle parking			★
Commercial parking lot or garage	R		R
Convenience store with drive-through			S
Dry cleaning or laundry store	•		•
Furniture store	S		•
General merchandise or food store 3,500 square feet or less	•		•
General merchandise or food store greater than 3,500 square feet	•		•
Home improvement center, lumber, brick or building materials sales yard	R		R
Household equipment and appliance repair			•
Liquefied natural gas fueling station			S
Motor vehicle fueling station	S		•
Nursery, garden shop, or plant sales	•		•
Outside sales			S
Paraphernalia shop			S
Pawn shop			•

Use	PD 534, SD 2	R-7.5(A)	CS
Personal service use	•		•
Restaurant without drive-in or drive-through service	D		R
Restaurant with drive-in or drive-through service	R		D
Surface parking			
Swap or buy shop			S
Taxidermist			•
Temporary retail use	•		•
Theater	•		•
Truck stop			S
Vehicle display, sales, and service	S		R
TRANSPORTATION USES			
Airport or landing field			
Commercial bus station and terminal	D		D
Heliport	S		S
Helistop	S		S
Private street or alley		S	
Railroad passenger station			S
Railroad yard, roundhouse, or shops			
STOL (short take off or landing port)			
Transit passenger shelter	•	★	•
Transit passenger station or transfer center	★	S	★
UTILITY AND PUBLIC SERVICE USES			
Commercial radio or television transmitting station	•		•
Electrical generating plant			
Electrical substation	•	S	•
Local utilities	•	★	★
Police or fire station	•	S	•
Post office	•		•
Radio, television, or microwave tower	S	S	R
Refuse transfer station			
Sanitary landfill			
Sewage treatment plant			
Tower/antenna for cellular communication	•	★	★
Utility or government installation other than listed	S	S	S
Water treatment plant			
WHOLESALE, DISTRIBUTION, AND STORAGE USES			
Auto auction			S
Building mover's temporary storage yard			S
Contractor's maintenance yard			R
Freight terminal			R
Livestock auction pens or sheds			

Use	PD 534, SD 2	R-7.5(A)	CS
Manufactured building sales lot	S		R
Mini-warehouse	S		•
Office showroom/warehouse	S		•
Outside storage			R
Petroleum product storage and wholesale			S
Recycling buy-back center			★
Recycling collection center			★
Recycling drop-off container		★	★
Recycling drop-off for special occasion collection		★	★
Sand, gravel, or earth sales and storage			S
Trade center			•
Vehicle storage lot			S
Warehouse			R

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a freight terminal is one space per 1,000 square feet of floor area. If the applicant proceeds to develop the site with the proposed freight terminal use, they will be required to adhere to this parking ratio.

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 not located within an MVA cluster. To the west and south are “H” MVA clusters. Further north of the request area is an “I” MVA cluster.

List of Partners/Principals/Officers

Progresso Farms, LLC

David Jasso, President

APPLICANT'S PROPOSED TERMINATION OF DEED RESTRICTIONS

The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

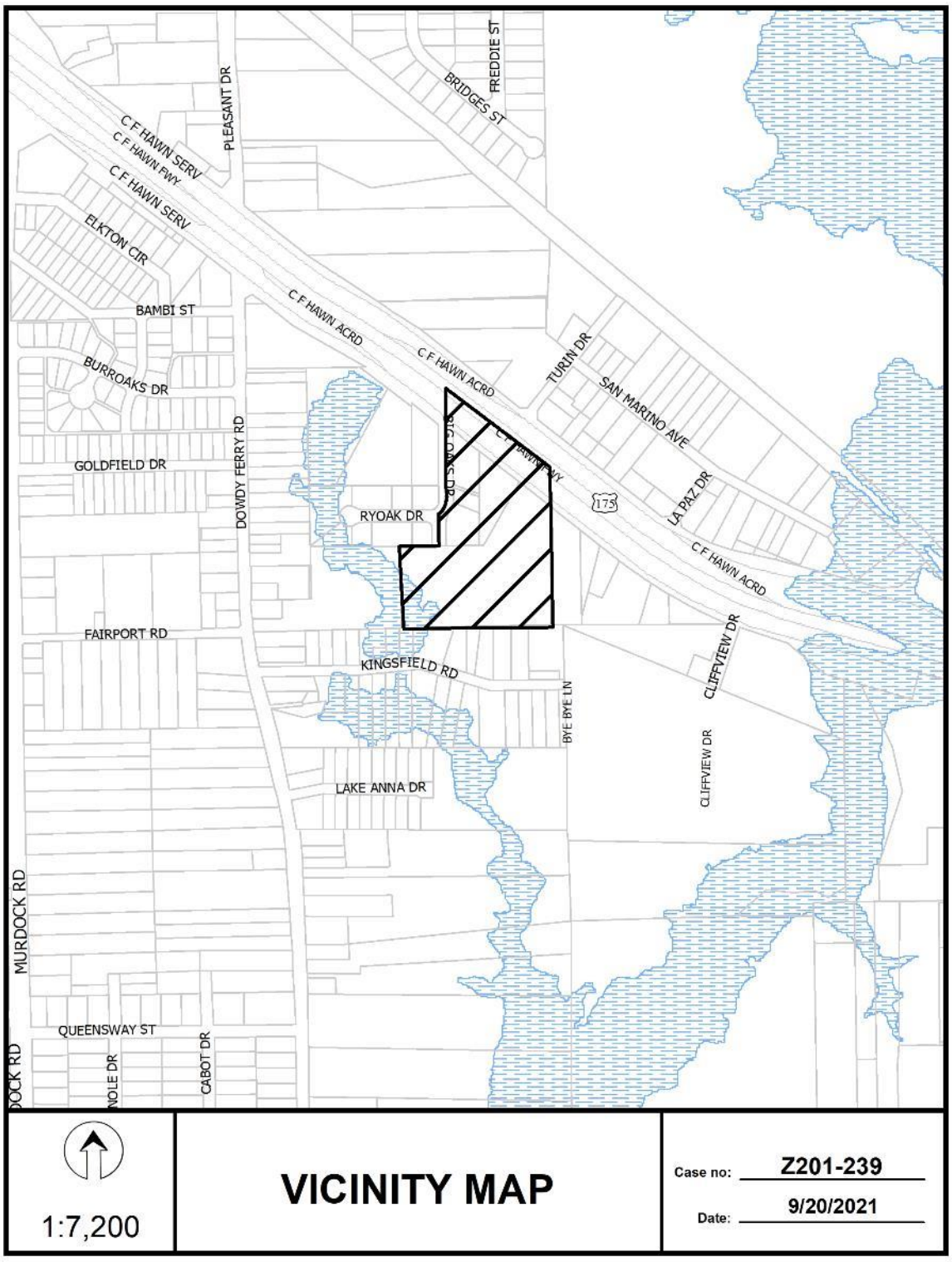
(1) All uses except mobile home and recreational vehicle sales are prohibited on the property.

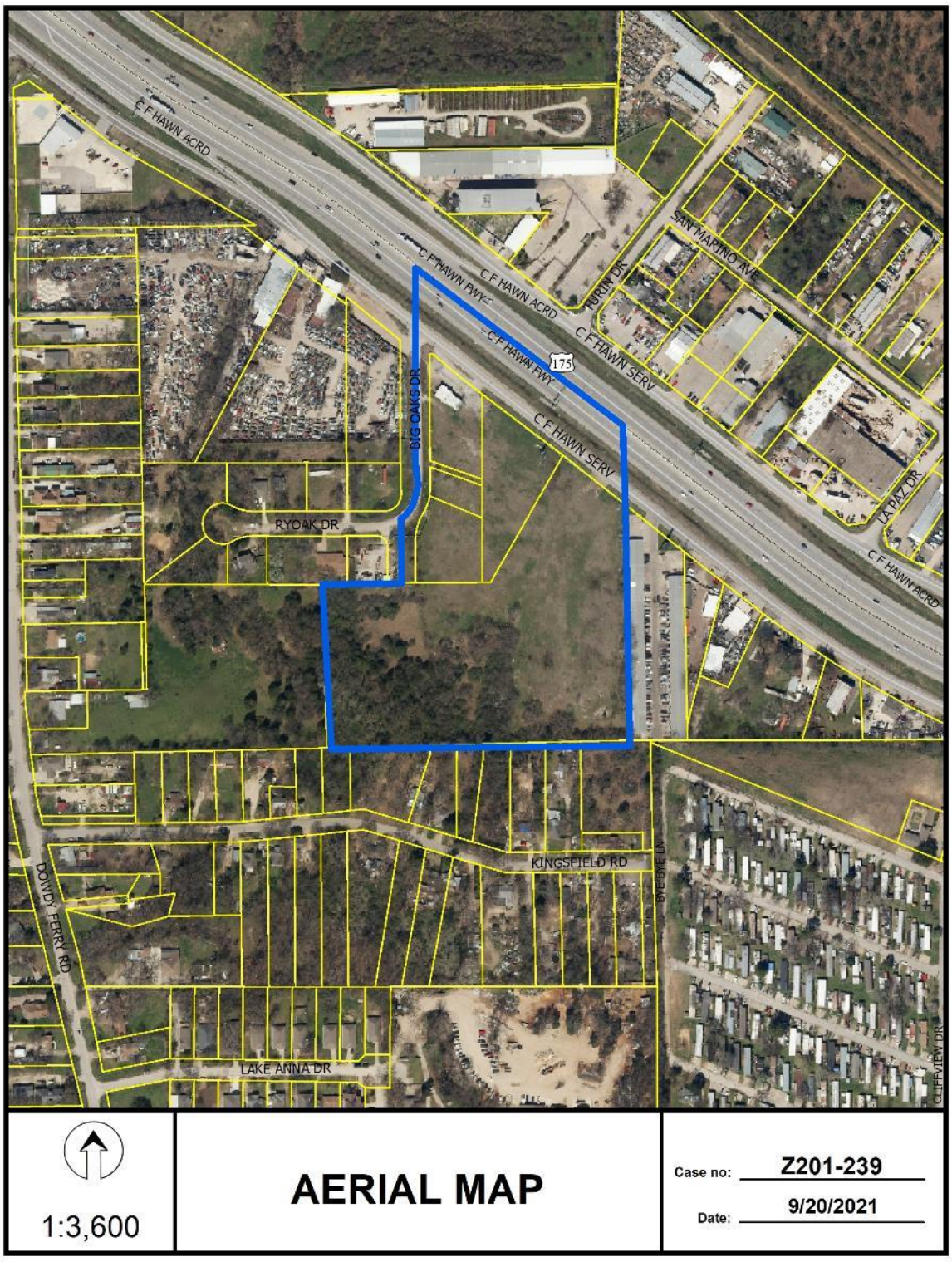
(2) Vehicular access to the property from Big Oaks Drive is prohibited.

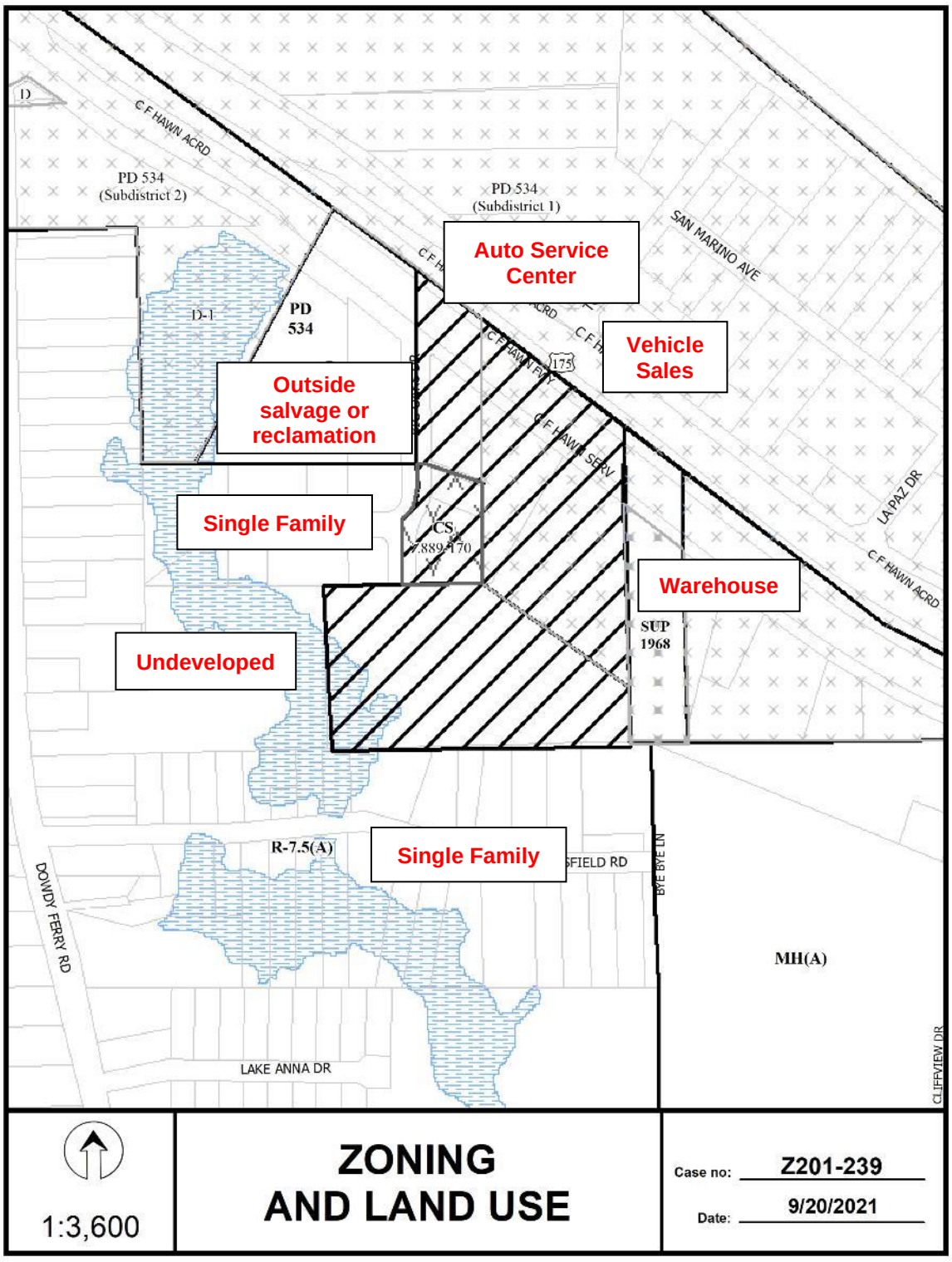
(3) An 8 foot solid wood privacy fence adjacent to Big Oaks Drive must be constructed and maintained.

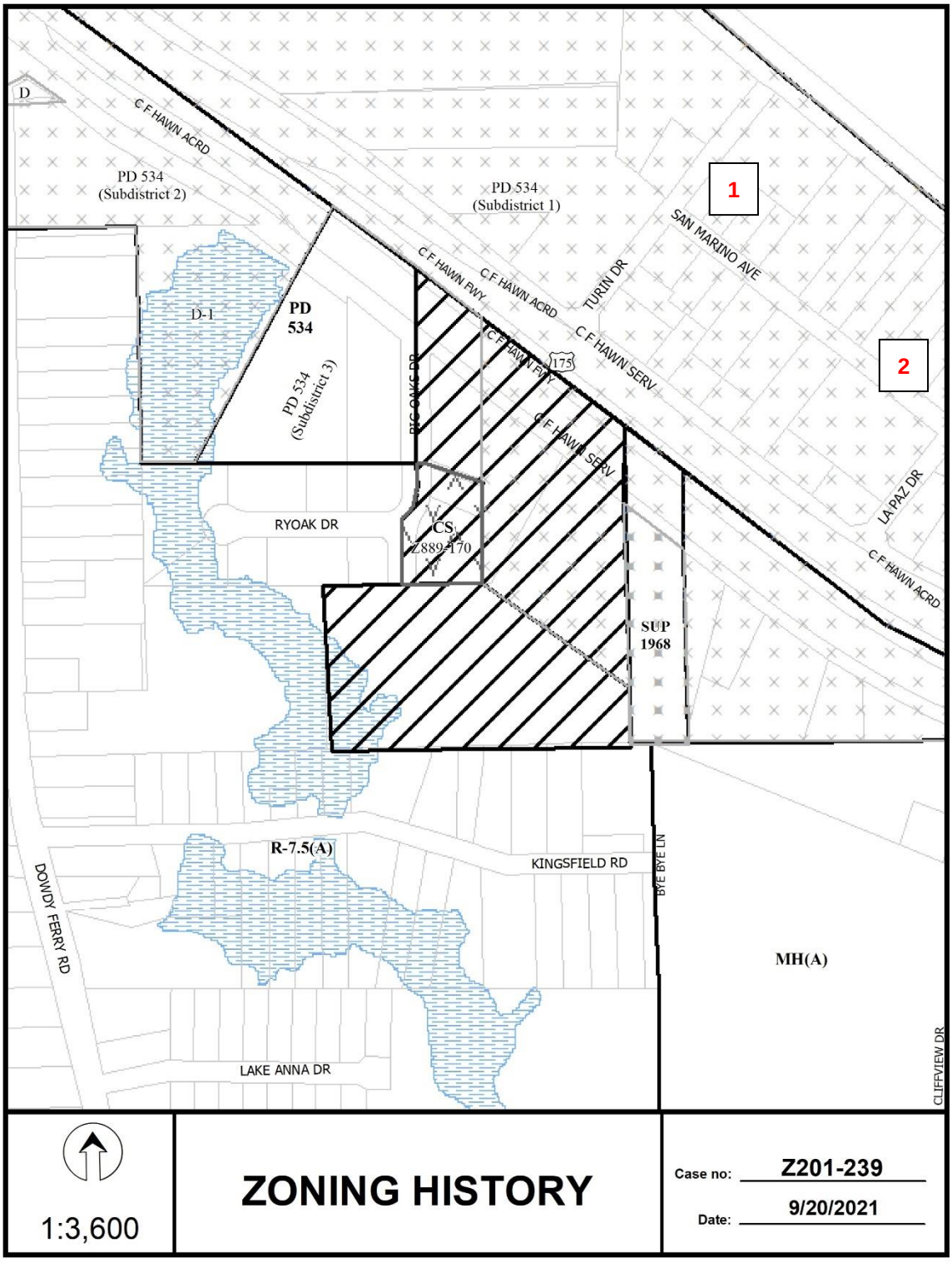
(4) No light fixture or light pole may exceed a height of 20 feet.

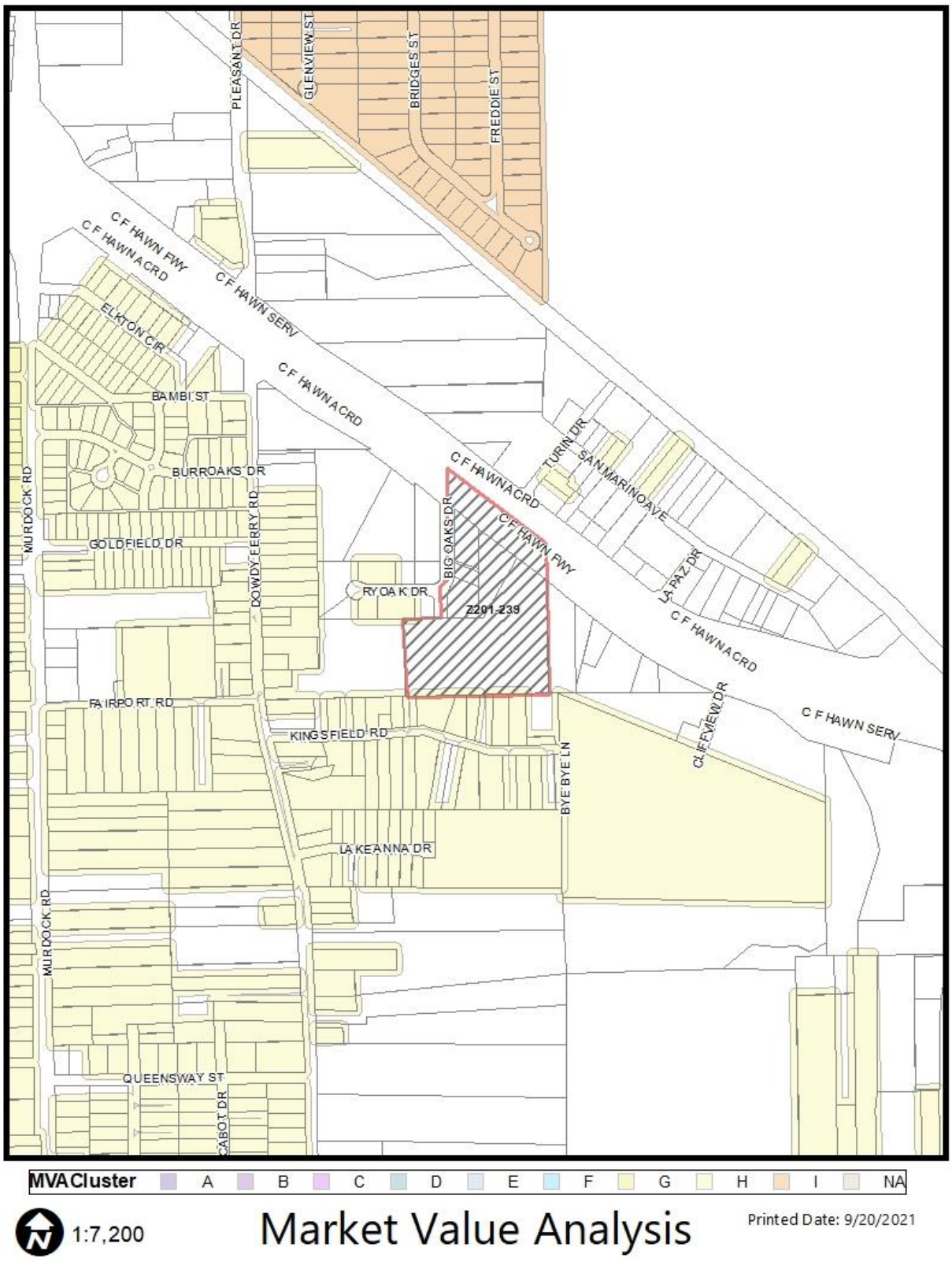
(5) Structures are restricted to a maximum height of 20 feet.


PLEASANT DR
FREDDIE ST
BRIDGES ST
C F HAWN SERV
C F HAWN FWY
C F HAWN SERV
ELKTON CIR
BAMBI ST
C F HAWN ACRD
C F HAWN ACRD
TURIN DR
SAN MARINO AVE
BURROAKS DR
GOLDFIELD DR
DOWDY FERRY RD
RYOAK DR
175
LA PAZ DR
C F HAWN ACRD
FAIRPORT RD
KINGSFIELD RD
CLIFFVIEW DR
BYE BYE LN
CLIFFVIEW DR
LAKE ANNA DR
MURDOCK RD
QUEENSWAY ST
CABOT DR
1:7,200
VICINITY MAP
Case no: Z201-239
Date: 9/20/2021


C F HAWN ACRD
C F HAWN FWY
C F HAWN ACRD
PURIN DR
SAN MARINO AVE
C F HAWN FWY
C F HAWN SERV
175
BIG OAKS DR
C F HAWN SERV
LA PAZ DR
RYOAK DR
C F HAWN ACRD
KINGSFIELD RD
BYE BYE LN
DOWDY FERRY RD
LAKE ANNA DR
CLIFFVIEW DR
1:3,600
AERIAL MAP
Case no: Z201-239
Date: 9/20/2021


Auto Service Center
Vehicle Sales
Outside salvage or reclamation
Single Family
Warehouse
Undeveloped
Single Family
PD 534 (Subdistrict 2)
PD 534 (Subdistrict 1)
PD 534
D-1
CS
SUP 1968
R-7.5(A)
MH(A)
C F HAWN ACRD
SAN MARINO AVE
LA PAZ DR
DOWDY FERRY RD
LAKE ANNA DR
CLIFFVIEW DR
BYE BYE LN
1:3,600
ZONING AND LAND USE
Case no: Z201-239
Date: 9/20/2021


D
C F HAWN ACRD
PD 534
(Subdistrict 2)
PD 534
(Subdistrict 1)
1
SAN MARINO AVE
C F HAWN FWY
C F HAWN ACRD
TURIN DR
C F HAWN SERV
2
D-1
PD
534
PD 534
(Subdistrict 3)
BIG OAKS DR
175
C F HAWN FWY
C F HAWN SERV
LA PAZ DR
RYOAK DR
CS
Z889-170
C F HAWN ACRD
SUP
1968
R-7.5(A)
KINGSFIELD RD
BYE BYE LN
DOWDY FERRY RD
MH(A)
LAKE ANNA DR
CLIFFVIEW DR
1:3,600
ZONING HISTORY
Case no: Z201-239
Date: 9/20/2021


PLEASANT DR
GLENVIEW ST
BRIDGES ST
FREDDIE ST
C F HAWN FWY
C F HAWN ACRD
C F HAWN SERV
ELKTON CIR
BAMBI ST
BURROAKS DR
MURDOCK RD
GOLDFIELD DR
DOWDY FERRY RD
BIG OAKS DR
RYOAK DR
Z201-239
TURIN DR
SAN MARINO AVE
LA PAZ DR
FAIRPORT RD
KINGSFIELD RD
CLIFFVIEW DR
BYE BYE LN
LAKEANNA DR
QUEENSWAY ST
CABOT DR
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:7,200
Market Value Analysis
Printed Date: 9/20/2021

The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
C F HAWN ACRD
C F HAWN FWY
C F HAWN SERV
175
SAN MARINO AVE
TURIN DR
LA PAZ DR
BIG OAK DR
RYOAK DR
KINGSFIELD RD
LBYE BYE LN
DOWDY FERRY RD
CLIFFVIEW DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
400'
AREA OF NOTIFICATION
244
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z201-239
Date: 9/20/2021

09/20/2021

Notification List of Property Owners

Z201-239

244 Property Owners Notified

Label #	*Address*		*Owner*
1	8449	KINGSFIELD RD	BELITERE NICHOLAS SR
2	8425	KINGSFIELD RD	SALAZAR MARIA
3	8421	KINGSFIELD RD	CAZARES CASAS LLC
4	8409	KINGSFIELD RD	HUDSON NATALIE &
5	8405	KINGSFIELD RD	FLOWERS BILLY R
6	8357	KINGSFIELD RD	B & B HOME INVESTMENTS LLC
7	8353	KINGSFIELD RD	MALONE MRS DESSIE D
8	8405	C F HAWN FWY	PROGRESO FARMS LLC
9	8505	C F HAWN FWY	REEVES GROUP LTD
10	8360	C F HAWN FWY	HOPKINS STANLEY
11	8508	C F HAWN FWY	DELMARVA LLC
12	8506	SAN MARINO AVE	M G ENTERPRISES CONCRETE
13	120	TURIN DR	BANDA JOSE G &
14	8514	SAN MARINO AVE	ALLBRITTON MARY M
15	8510	SAN MARINO AVE	BANDA JOSE & MARIA
16	8428	C F HAWN FWY	FORD STEPHEN D
17	8524	C F HAWN FWY	HOUSE DEARL
18	8528	C F HAWN FWY	CERVANTES JOSE
19	121	LA PAZ DR	Taxpayer at
20	733	CLIFFVIEW DR	HENDRY ENTERPRISES INC
21	733	CLIFFVIEW DR	MUNOZ, JAZMIN
22	733	CLIFFVIEW DR	MARTINEZ JORGE
23	733	CLIFFVIEW DR	HENDRY AFFORDABLE HOUSING
24	733	CLIFFVIEW DR	RIDGECREST MHP
25	733	CLIFFVIEW DR	ARANDA AUGUSTIN
26	733	CLIFFVIEW DR	ESPINOZA ANTONIA

09/20/2021

Label #	*Address*		*Owner*
27	733	CLIFFVIEW DR	MARTINEZ MONICA
28	733	CLIFFVIEW DR	HERNANDEZ ALONDRA
29	733	CLIFFVIEW DR	SANCHEZ, MARTIN A.G.
30	733	CLIFFVIEW DR	RAMOS MARIA
31	733	CLIFFVIEW DR	RUELAS, SANDRA
32	733	CLIFFVIEW DR	LOPEZ HECTOR
33	733	CLIFFVIEW DR	RUIZ NANCY
34	733	CLIFFVIEW DR	VASQUEZ JUVENTINO
35	733	CLIFFVIEW DR	GALARZA JESUS
36	733	CLIFFVIEW DR	ADAME MARIA
37	733	CLIFFVIEW DR	ROJAS DAVID
38	733	CLIFFVIEW DR	ULLOA ISSELDA
39	733	CLIFFVIEW DR	MORALES PORFIRIO
40	733	CLIFFVIEW DR	GARZA TOMAS
41	733	CLIFFVIEW DR	CARRANZA, MATERESITA
42	733	CLIFFVIEW DR	DAGOBERTO MORENO
43	733	CLIFFVIEW DR	LOMELI JOSE
44	733	CLIFFVIEW DR	SANCHEZ, JUAN
45	733	CLIFFVIEW DR	CORTEZ EFREN & OLGA
46	733	CLIFFVIEW DR	RODRIGUEZ, DEMETRIO
47	733	CLIFFVIEW DR	ASTORGA VICTOR
48	733	CLIFFVIEW DR	VELASQUEZ MAGALY
49	733	CLIFFVIEW DR	ALDERETE FLORA
50	733	CLIFFVIEW DR	LICEA CANDIDO
51	733	CLIFFVIEW DR	GUDINO ESMERALDA
52	733	CLIFFVIEW DR	MEDELLIN MARIANA
53	733	CLIFFVIEW DR	MENDEZ JUAN
54	733	CLIFFVIEW DR	GALAN JUANITA
55	733	CLIFFVIEW DR	SOSA, MARIA
56	733	CLIFFVIEW DR	HURRERA LUIS
57	733	CLIFFVIEW DR	VASQUEZ MARIA LOURDES

09/20/2021

Label #	*Address*		*Owner*
58	733	CLIFFVIEW DR	VILLAGRAN JOEL
59	733	CLIFFVIEW DR	OLALDE JUAN
60	733	CLIFFVIEW DR	ROMO FERNANDO
61	733	CLIFFVIEW DR	DOMINGUEZ, GUADALUPE H
62	733	CLIFFVIEW DR	GARCIA AMALIO
63	733	CLIFFVIEW DR	SIMON MAURICO
64	733	CLIFFVIEW DR	REZA AMBROSIO
65	733	CLIFFVIEW DR	NINO JOSE C.
66	733	CLIFFVIEW DR	NINO MAURO
67	733	CLIFFVIEW DR	PATRON, LEONARD G
68	733	CLIFFVIEW DR	GUTIERREZ ROSA
69	733	CLIFFVIEW DR	AGUILERA SANTIAGO
70	733	CLIFFVIEW DR	HERNANDEZ PEDRO
71	733	CLIFFVIEW DR	DIAS ENRIQUE
72	733	CLIFFVIEW DR	SALAZAR TOBIAS
73	733	CLIFFVIEW DR	CASTRO, MARGARITA
74	733	CLIFFVIEW DR	GOMEZ, JOSE
75	733	CLIFFVIEW DR	ZUNIGA JAIME
76	733	CLIFFVIEW DR	FRIAS ERNESTO
77	733	CLIFFVIEW DR	ROMO ABEL
78	733	CLIFFVIEW DR	OVALLE JAIME
79	733	CLIFFVIEW DR	LOPEZ JOSE
80	733	CLIFFVIEW DR	MARTINEZ JESUS NOE
81	733	CLIFFVIEW DR	CARRANZA MIGUEL
82	733	CLIFFVIEW DR	MORALES ALMA
83	733	CLIFFVIEW DR	PEREZ WILSON
84	733	CLIFFVIEW DR	MUNOZ JOSE
85	733	CLIFFVIEW DR	PONCE, MARIBEL
86	733	CLIFFVIEW DR	CORTINA, LUCIA
87	733	CLIFFVIEW DR	MALDONADO ALFONSO
88	733	CLIFFVIEW DR	BAILON ANAL

09/20/2021

Label #	*Address*		*Owner*
89	733	CLIFFVIEW DR	RODAS, ALMA
90	733	CLIFFVIEW DR	PEREZ JUAN
91	733	CLIFFVIEW DR	RIOS FRANCISCO
92	733	CLIFFVIEW DR	ALVAREZ JOSE
93	733	CLIFFVIEW DR	BARAJAS ALFREDO
94	733	CLIFFVIEW DR	GARCIA JESSICA
95	733	CLIFFVIEW DR	RAMOS JOSE L
96	733	CLIFFVIEW DR	RODRIGUEZ SEVERIANO
97	733	CLIFFVIEW DR	VELAZQUEZ MARIA
98	733	CLIFFVIEW DR	BLAGBURN SANDRA
99	733	CLIFFVIEW DR	CASTRO MARIA
100	733	CLIFFVIEW DR	DELACRUZ UFRANO
101	733	CLIFFVIEW DR	HERNANDEZ GERARDO
102	733	CLIFFVIEW DR	IPINE LORENZO
103	733	CLIFFVIEW DR	RODRIQUEZ CELIA
104	733	CLIFFVIEW DR	DIAZ, PRIMITIVO M
105	733	CLIFFVIEW DR	VILLAGRAN MANUEL
106	733	CLIFFVIEW DR	PADRON CARDENAS VICTOR A & MONTOYA BRENDA
107	733	CLIFFVIEW DR	RIVAS JUAN
108	733	CLIFFVIEW DR	VAZQUEZ CARLOS
109	733	CLIFFVIEW DR	MALDONADO, SILVIA
110	733	CLIFFVIEW DR	MARTINEZ PABLO
111	733	CLIFFVIEW DR	PEREZ EUNICE
112	733	CLIFFVIEW DR	ALVAREZ, ANA
113	733	CLIFFVIEW DR	ZUNIGA MARTHA
114	733	CLIFFVIEW DR	FLORES ROBERT
115	733	CLIFFVIEW DR	GOMEZ JOSE
116	733	CLIFFVIEW DR	PONCE MARIBEL
117	733	CLIFFVIEW DR	PERAZA MARCOS
118	733	CLIFFVIEW DR	LOPEZ MACARIA
119	733	CLIFFVIEW DR	TORRES MANUEL

09/20/2021

Label #	*Address*		*Owner*
120	733	CLIFFVIEW DR	PARADA, GUADALUPE
121	733	CLIFFVIEW DR	HENDRY AFFORDABLE HOUSING LP
122	733	CLIFFVIEW DR	FRANCISCO VENCES LOPEZ
123	733	CLIFFVIEW DR	GONSALEZ MARIA
124	733	CLIFFVIEW DR	CHAVEZ, CHRISTAL
125	733	CLIFFVIEW DR	ARGUELLO MARCELA
126	733	CLIFFVIEW DR	ANTONIO ALBA
127	733	CLIFFVIEW DR	PERALES LORENA
128	733	CLIFFVIEW DR	RAMIREZ LUIS
129	733	CLIFFVIEW DR	RODRIGUEZ, OSCAR D
130	733	CLIFFVIEW DR	SERVIN AMANCIA
131	733	CLIFFVIEW DR	PEREZ FABIAN
132	733	CLIFFVIEW DR	YANEZ JUAN
133	733	CLIFFVIEW DR	ZAVALA ELIAS
134	733	CLIFFVIEW DR	CORTEZ, JUAN
135	733	CLIFFVIEW DR	DIXON JOHN L
136	733	CLIFFVIEW DR	HERNANDEZ ZAIDA
137	733	CLIFFVIEW DR	GARZA HERNALA
138	733	CLIFFVIEW DR	ROJAS SAUL
139	733	CLIFFVIEW DR	LOPEZ MONICA
140	733	CLIFFVIEW DR	HERNANDEZ ESTELA
141	733	CLIFFVIEW DR	TILERY SHAQUALA
142	733	CLIFFVIEW DR	SALGODO CESAR
143	733	CLIFFVIEW DR	LOPEZ, FABIAN
144	733	CLIFFVIEW DR	RUIZ, JUAN
145	733	CLIFFVIEW DR	MENDOZA ISRAEL
146	733	CLIFFVIEW DR	MULLER MARY
147	733	CLIFFVIEW DR	GONZALEZ, NORMA L
148	733	CLIFFVIEW DR	RODRIGUEZ PATSY
149	733	CLIFFVIEW DR	FRAYRE JESUS
150	733	CLIFFVIEW DR	LOPEZ MARTIN

09/20/2021

Label #	*Address*		*Owner*
151	733	CLIFFVIEW DR	LOPEZ MARTIN
152	733	CLIFFVIEW DR	GUADALUP JIMENEZ
153	733	CLIFFVIEW DR	CORDERO SOFIA
154	733	CLIFFVIEW DR	VARGAS, JOSE
155	733	CLIFFVIEW DR	YANEZ JUAN
156	733	CLIFFVIEW DR	ROMO JOSE
157	733	CLIFFVIEW DR	GARZA RUTH S.
158	733	CLIFFVIEW DR	MORIN MARTIN
159	733	CLIFFVIEW DR	VALENSIANA HORACIO
160	733	CLIFFVIEW DR	HERNANDEZ APOLINAR
161	733	CLIFFVIEW DR	OVALLE, MARTHA
162	733	CLIFFVIEW DR	NAVARRO ROMUALDA
163	733	CLIFFVIEW DR	FLORES, SANDRA
164	733	CLIFFVIEW DR	GONZALEZ ALICIA
165	733	CLIFFVIEW DR	ROMO TEODORO M
166	733	CLIFFVIEW DR	ROMO ANTONIO
167	733	CLIFFVIEW DR	MARTINEZ ANN
168	733	CLIFFVIEW DR	MIRIAM RODRIGUEZ
169	733	CLIFFVIEW DR	YALDIVIA FRANCISO
170	733	CLIFFVIEW DR	PEREZ JOSE
171	733	CLIFFVIEW DR	SANCHEZ EDUARDO G
172	733	CLIFFVIEW DR	CABRERA JONATHAN
173	733	CLIFFVIEW DR	GONZALEZ HUMBERTO
174	733	CLIFFVIEW DR	REYES MARICELA
175	733	CLIFFVIEW DR	AGUILIAR FRANCISCO
176	733	CLIFFVIEW DR	MARTINEZ VICENTE
177	733	CLIFFVIEW DR	ROGELIO AUILA
178	733	CLIFFVIEW DR	LOPEZ, EDUARDO
179	733	CLIFFVIEW DR	MACIAS GILBERTO
180	733	CLIFFVIEW DR	BARAJAS YSIDRO
181	733	CLIFFVIEW DR	CRUZ MARIA GUADALUPE

09/20/2021

Label #	*Address*		*Owner*
182	733	CLIFFVIEW DR	HERNANDEZ, PRIMITIVO C
183	733	CLIFFVIEW DR	ESQUIVEL CYNTHIA R
184	733	CLIFFVIEW DR	JAIRO BENITO REYES
185	733	CLIFFVIEW DR	PEREZ MARCELINO
186	733	CLIFFVIEW DR	MARTINEZ MARIA
187	733	CLIFFVIEW DR	RUIZ JOSE
188	733	CLIFFVIEW DR	GARCIA LEONARD
189	733	CLIFFVIEW DR	JASSO PEDRO
190	733	CLIFFVIEW DR	NEAVE JORGE & RAMONA
191	733	CLIFFVIEW DR	ZUNIGA DERMIN DE JESUS
192	733	CLIFFVIEW DR	MENDOZA, MANUEL
193	733	CLIFFVIEW DR	ROMO JAVIER
194	733	CLIFFVIEW DR	PADILLA, ROSA
195	733	CLIFFVIEW DR	SOLIS, JULIO A
196	733	CLIFFVIEW DR	MARTINEZ CLEMENTE E
197	733	CLIFFVIEW DR	OCURA MARIA D
198	733	CLIFFVIEW DR	MARTINEZ ENRIQUE
199	733	CLIFFVIEW DR	SOTO CARLOS
200	733	CLIFFVIEW DR	BADILLO RAMON
201	733	CLIFFVIEW DR	MALDONADO ARNULFO
202	733	CLIFFVIEW DR	GALAN SUSAN C
203	733	CLIFFVIEW DR	PERAZA EDGAR
204	733	CLIFFVIEW DR	LLANAS MARIO
205	733	CLIFFVIEW DR	TAPIA JUANA
206	733	CLIFFVIEW DR	REYNA JOHNNY
207	733	CLIFFVIEW DR	ARRONA HUMBERTO
208	733	CLIFFVIEW DR	GAONA, DULCE
209	733	CLIFFVIEW DR	RODRIGUEZ HILDA
210	733	CLIFFVIEW DR	HENDRY AFFORDABLE HOUSING
211	8445	KINGSFIELD RD	HUERTA ROMAN
212	8349	KINGSFIELD RD	Taxpayer at

09/20/2021

Label #	*Address*		*Owner*
213	8341	KINGSFIELD RD	Taxpayer at
214	8339	KINGSFIELD RD	BAHENA TAWRINA A
215	8337	KINGSFIELD RD	HO JUI HUI
216	8329	KINGSFIELD RD	FUENTES HERMELINDA RODRIGUEZ &
217	8322	KINGSFIELD RD	QUINTERO SIDRONIO
218	8330	KINGSFIELD RD	FLORES JUAN MANUEL
219	8334	KINGSFIELD RD	MARQUEZ JESUS
220	8336	KINGSFIELD RD	SANCHEZ JOHNIE &
221	8346	KINGSFIELD RD	DIAZ SALVADOR SALAZAR &
222	8354	KINGSFIELD RD	HERRERA FELIX
223	8404	KINGSFIELD RD	GRANSFOUR PROPERTY LLC
224	8408	KINGSFIELD RD	LOPEZ ESBEIDA JAIMES
225	8416	KINGSFIELD RD	Taxpayer at
226	8424	KINGSFIELD RD	JUAREZ CONRADO & VIRGINIA
227	8440	KINGSFIELD RD	RAMOS MARTIN GARCIA &
228	8371	C F HAWN FWY	Taxpayer at
229	616	DOWDY FERRY RD	EASTERLING LYNNDELL
230	8200	RYOAK DR	RODRIGUEZ SAUL MENDOZA
231	8393	C F HAWN FWY	TSEGU RUSOM
232	435	BIG OAKS DR	CERDA RUDY
233	8325	RYOAK DR	CUELLAR RODOLFO CERDA &
234	8309	RYOAK DR	ISBELL JIMMY
235	8310	RYOAK DR	FERMAN SANTOS YENIRA
236	8324	RYOAK DR	REYES GUSTAVO JUAN &
237	8330	RYOAK DR	RODRIGUES MARGARITO BELTRAN
238	8523	C F HAWN FWY	PEREZ MARIA
239	8525	C F HAWN FWY	MORALES JOSE
240	8601	C F HAWN FWY	LINDSEY ROBERT ED
241	110	TURIN DR	DIKEOCHA WILLIAM
242	8388	C F HAWN FWY	NOVATECH LLC
243	8300	RYOAK DR	EASTERLING LYNNDELL &

09/20/2021

Label #	*Address*		*Owner*
244	8365	C F HAWN FWY	Taxpayer at

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Ryan Mulkey

FILE NUMBER:	Z201-279(RM)	**DATE FILED:**	June 14, 2021
LOCATION:	Southeast corner of Diceman Drive and Old Gate Lane		
COUNCIL DISTRICT:	9	**MAPSCO:**	38 N
SIZE OF REQUEST:	Approx. 1.8 acres	**CENSUS TRACT:**	81.00

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

OWNER: Chuck and Lori Allen

APPLICANT: Brytar Companies

REQUEST: An application for 1) a Planned Development District for R-10(A) Single Family District uses, a child-care facility, and a private school use; and 2) the termination of Specific Use Permit No. 1642 for a child-care facility on property zoned an R-10(A) Single Family District with consideration for an amendment to Specific Use Permit No. 1642 for a child-care facility and a proposed private school use.

SUMMARY: The purpose of the request is to allow for modified development standards primarily related to permitted uses, setbacks, lot area, and parking to allow for a child-care facility, a private school, and single family homes on the site.

STAFF RECOMMENDATION: **Approval** of a Planned Development District for R-10(A) Single Family District uses, subject to conditions; and **approval** of an amendment to Specific Use Permit No. 1642 for a child-care facility and a proposed private school use, subject to a site plan, a traffic management plan, and staff's recommended conditions.

PRIOR CPC ACTION: On September 2, 2021, the City Plan Commission held this item under advisement until October 7, 2021. On October 7, 2021, the City Plan Commission held this item under advisement until November 4, 2021 with instructions to staff to advertise for an amendment to and/or expansion of Specific Use Permit No. 1642 for a child-care facility and a proposed private school use.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-10(A) Single Family District and is developed with a child-care facility, which is permitted under Specific Use Permit No. 1642.

- The applicant proposes to continue use of the property as a child-care facility, and to add a private school to Tract 1 of the PD. Tract 2 will be developed with a single-family use. The applicant's conceptual plan demonstrates Tracts 1 and 2 of the PD, and the development plan is for Tract 1 of the PD.

- Specific Use Permit No. 1642 was originally approved on September 13, 2006 for a three-year period with eligibility for automatic renewals for additional three-year periods. The SUP allows for a child-care facility on the site and was automatically renewed for additional three-year periods in 2009, 2012, 2015, and 2018.

- The applicant has also submitted an application for the automatic renewal of SUP 1642 for an additional three-year period (Z201-251). This request may be approved independently of the request for a PD and termination of SUP 1642 (Z201-279). If the request for a PD and termination of SUP 1642 is approved by City Council, the SUP would still be terminated regardless of its recent renewal.

- The applicant proposes a Planned Development District for R-10(A) Single Family District uses. A child-care facility and a private school are only permitted by SUP in an R-10(A) Single Family District; however, the applicant proposes to allow these uses by right within the proposed PD.

- The applicant proposes to modify standards for setbacks and parking, including a provision for on-street parking. They had originally requested an additional modification to lot area to allow two single-family homes to be constructed on Tract 2, but this condition has been removed from the request.

- The request also includes the termination of Specific Use Permit No. 1642. Because the proposed PD would allow for a child-care facility by right, this SUP would no longer be required.

- On October 7, 2021, the City Plan Commission held this item under advisement until November 4, 2021 with instructions to staff to advertise for an amendment to and/or expansion of Specific Use Permit No. 1642 for a child-care facility and a proposed private school use. The request now includes consideration of an amendment to SUP 1642 for a child-care facility and a proposed private school use. An expansion of SUP 1642 would not be needed for this request as SUP No. 1642 already includes the entirety of the proposed area of request.

Zoning History:

There have been three zoning cases on two sites in the area in the past five years.

1. **Z178-239:** On June 4, 2018, Specific Use Permit No. 1642 for a child-care facility was automatically renewed for a three-year period on property zoned an R-10(A) Single Family District at the east corner of Diceman Drive and Old Gate Lane. [Subject Site]

   Z201-251: On May 6, 2021, staff received an application for an automatic renewal of Specific Use Permit No. 1642 for an additional three-year period. [Subject Site and Under Review]

2. **Z190-280:** On June 8, 2020, Specific Use Permit No. 2154 for a child-care facility was automatically renewed for an additional five-year period on property zoned Planned Development District No. 972 on the east side of Old Gate Lane, north of Diceman Drive.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Diceman Drive	Local Street	-
Old Gate Lane	Local Street	-

Traffic:

The Engineering Division of Sustainable Development & Construction reviewed a Traffic Management Plan for the site dated August 9, 2020. The report proposes the management of motor vehicles during school peak hours for an ultimate enrollment of 202 students. Based on a review of the application documents, Engineering staff recommends revisions to the proposed development plan (and TMP) to comply with City standards including modifications of curbs at intersections to remove on-street head-in parking and accommodate sidewalk and ADA pedestrian amenities.

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 OPPORTUNITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

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	R-10(A) Single Family District with SUP 1642	Child-care facility
Northwest	Planned Development District No. 972 with SUP 2154, NS(A) Neighborhood Service District, R-7.5(A) Single Family District	Church, child-care facility, personal service use, surface parking
Northeast	R-10(A) Single Family District with an NSO Neighborhood Stabilization Overlay	Single family
Southeast	R-10(A) Single Family District with an NSO Neighborhood Stabilization Overlay	Single family
Southwest	R-7.5(A) Single Family District	Single family

Land Use Compatibility:

The area of request is surrounded by single family uses to the northeast, southeast, and southwest. Northwest of the site is a church, which also contains a child-care facility, a personal service use, and surface parking.

On Tract 1 of the PD, the applicant proposes to continue the child-care facility use, and to add a private school use including two elementary classrooms and one middle school

classroom. On Tract 2, the applicant proposes a single-family use. Permitted uses will default to those of an R-10(A) District. Previously, the applicant had proposed that a child-care facility and a private school would be permitted by right within the proposed PD. However, the applicant has agreed to CPC's request that these uses continue to be allowed by SUP.

Yard, lot, and space regulations will also default to those of an R-10(A) District, with two deviations. The front yard setback is proposed to be 25 feet with an allowance for encroachments such as the playgrounds that are currently in the front yard of the site. A standard R-10(A) District would require a 30-foot front yard setback and would not allow encroachments in the front yard. The applicant also requests that maximum fence height for institutional uses in a required front yard is six feet. This condition will accommodate the existing fence around the playgrounds.

Additionally, the request now includes consideration of an amendment to SUP 1642 for a child-care facility and a proposed private school use. This consideration proposes that within the PD conditions, a child-care facility and a private school are not permitted by right but are instead permitted by SUP, which is the requirement for these uses in the existing R-10(A) District. In conjunction with these changes to the proposed PD conditions, this consideration proposes an amendment to the existing SUP 1642 that will continue to allow the existing child-care facility as well as the proposed private school.

Under this scenario, a conceptual plan and development plan would not be required as part of the PD because they would be replaced by an updated site plan as part of SUP 1642. The requirement for a traffic management plan would also move from the PD to SUP 1642. Other than these changes, no other modifications are proposed to the applicant's PD conditions as originally presented.

Staff largely supports the applicant's request for a PD because it would allow the continued use of a nonconforming site while still meeting the intent of the underlying residential district. Staff also supports the proposal to 1) allow the child-care facility and private school uses by SUP under the proposed PD; and 2) amend the existing SUP 1642 to continue to allow the existing child-care facility while also allowing a private school. This scenario would allow continued monitoring and review of the site by staff and the commission.

In terms of the time limit for SUP 1642, the applicant requests an initial time period of 30 years with eligibility for automatic renewal for additional five-year periods. Staff recommends a three-year period without eligibility for automatic renewal because it would

allow an initial evaluation period to see how the site performs with an additional use and under the new conditions.

Development Standards

Following is a comparison table showing differences between an R-10(A) District and the applicant's proposed PD for R-10(A) District uses.

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/ Rear					
Existing: R-10(A)	30'	6' for SF Other: 10'/15'	1 du/10,000 sf	30'	45%		Single family
PD: R-10(A)	25' w/ encroach.	6' for SF Other: 10'/15'	1 du/10,000 sf	30'	45%		Single family; child-care facility and private school by SUP

Landscaping:

Based on the proposed PD conditions, landscaping will be provided in accordance with the landscaping requirements in Article X, as amended. Per the Chief Arborist, repaving the existing parking lot would not trigger Article X. Although the existing site doesn't currently comply with Article X, Article X is not triggered by this request as there is no proposed building addition.

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for a child-care facility is one space per 500 square feet of floor area. The off-street parking requirement for a private school is 1.5 spaces for each elementary classroom and 3.5 spaces for each middle school classroom. The total floor area of the child-care facility is 31,500 square feet. The private school will have two elementary and one middle school classrooms. Therefore, the total required parking for the site is 70 spaces.

To meet this parking requirement, the applicant proposes 46 off-street parking spaces, 40 of which will be provided by repaving the existing parking lot directly south of the existing building. The applicant proposes to provide the remaining required parking through a combination of delta credits and on-street spaces.

The on-street spaces that are greyed out on the development plan cannot be used by the applicant because they are located in either a T-intersection or a visibility triangle. Per the applicant, the site has eight delta credits for the loss of these spaces. Although these credits have not been verified through plan review yet, the applicant would like to proceed with the zoning case as is. If the project progresses to permitting and it is determined that the site does not have eight delta credits, the applicant may need to amend their site plan to accommodate this change. The applicant believes the 16 other on-street parking spaces are viable parking spaces and proposed the PD conditions to give credit towards meeting the parking requirement. However, staff sees opportunities for the required off-street parking to be met utilizing the proposed Tract 2.

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 not in an MVA cluster. To the north, east, and south is a “B” MVA cluster. To the west is a “D” MVA cluster.

List of Partners/Principals/Officers

Brytar Companies

Scott Remphrey, Managing Partner/President
Monica Kellett, Vice President
Jimmy Crawford, Limited Partner

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 southeast corner of Old Gate Lane and Diceman Street. The size of PD _____ is approximately 1.79 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. In this article,

(c) This district is considered to be a residential zoning district.

SEC. 51P- ____.104. DEVELOPMENT PLAN.

(a) Tract 1. 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.

(b) Tract 2. For single family uses, a final plat may serve as the development plan. If there is a conflict between the text of this article and a final plat, the text of this article controls.

(c) For all other uses, a development plan must be approved by the city plan commission before the issuance of any building permit to authorize work in this district. If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- ____.105. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the R-10(A) Single Family District, subject to the same conditions applicable in the R-10(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-10(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-10(A) Single Family District is subject to DIR in this district; etc.

SEC. 51P-____.106. 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-____.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-10(A) Single Family District apply.

(b) Front yard. Minimum front yard is 25 feet. Encroachments such as awnings, balconies, bay windows, playgrounds, ramps, retaining walls, stairs, stoops, and unenclosed porches are allowed into the required front yard and do not need to be shown on the development plan.

SEC. 51P- ____.108. OFF-STREET PARKING AND LOADING.

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

(b) Parking location. Parking may be located within a required front yard.

(c) On-street parking.

(1) Except as provided in this subparagraph, any on-street parking spaces that abut the building site may be counted as a reduction in the off-street parking requirement of the use adjacent to the on-street parking space. On-street parking must be striped in accordance with standard city specifications.

(A) An on-street parking space may not be used to reduce the required parking for more than one use, except that an on-street parking space may be used to reduce the combined total parking requirement for a mixed use development.

(B) An on-street parking space that is not available to the public at all times of the day may only be counted as a partial parking space in proportion to the amount of time that is available. For example, a parking space that is available to the public only eight hours per day will be counted as one-third of the parking space (8 / 24 = 1/3). The total number of the limited-availability parking spaces will be counted to the nearest whole number, with one-half counted as an additional space.

SEC. 51P- ____.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-_____.110. LANDSCAPING.

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

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

SEC. 51P- ____.111. SIGNS.

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

SEC. 51P- ____.112. 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) Maximum fence height for institutional uses in a required front yard is six feet as shown on the development plan.

SEC. 51P-_____.113. 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 SUP CONDITIONS

1. USE: The only uses authorized by this specific use permit ~~is~~ are a child-care facility and a private school.

2. SITE PLAN: Use and development of the property must comply with the attached site plan.

Staff's Recommendation

3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).

Applicant's Request

3. TIME LIMIT: This specific use permit expires on (30 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. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.~~

5. ENROLLMENT: Enrollment in the child-care facility may not exceed ~~94~~ 208.

6. HOURS OF OPERATION: The child-care facility and private school may only operate between ~~9:00 a.m. and 3:00 p.m.~~ 7:00 a.m. and 6:00 p.m., Monday through Friday.

~~7. LOADING/UNLOADING: The maximum number of children permitted to be dropped off or picked up during any one-hour interval is 42. All children must be escorted into and out of the child-care facility by an adult.~~

~~8. OUTDOOR PLAY AREA: A minimum of 100 square feet of outdoor play area must be provided for each child in the play area at one time. The outdoor play area must be located as shown on the attached site plan.~~

9. PARKING: Parking must be located as shown on the attached site plan.

~~10. SIGNS: Between 8:30 a.m. and 3:30 p.m., Monday through Friday, signs indicating 'Enter Only' and 'Exit Only' must be provided in the locations shown on the attached site plan.~~

11. TRAFFIC MANAGEMENT PLAN:

(a) In general. The operation of a private school must comply with the 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.

(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 the one year anniversary of issuance of the certificate of occupancy. 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.

(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;

(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.

(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.

(d) Amendment process.

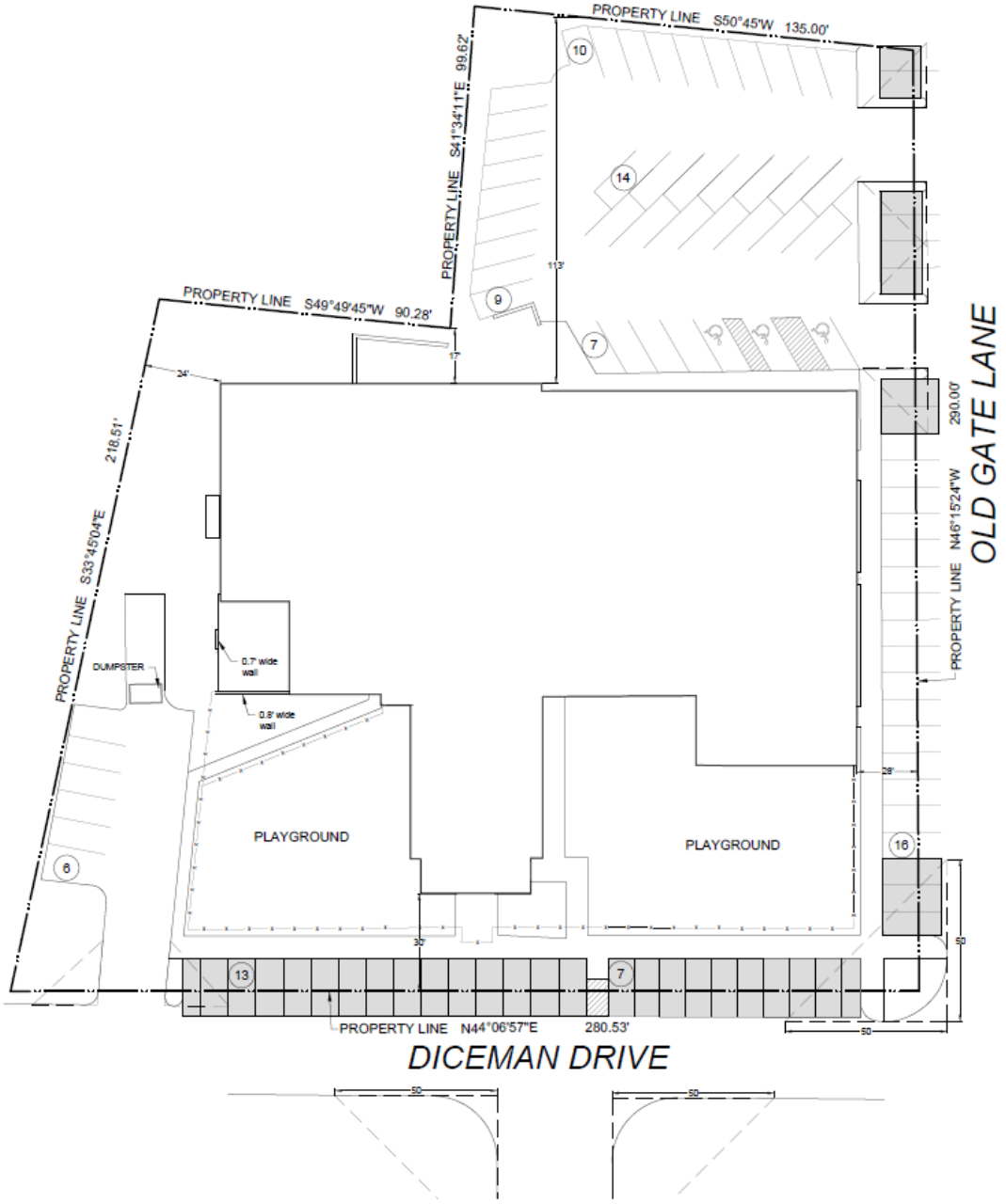
(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(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.

~~11.~~ 12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

~~12.~~ 13. 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



Site plan to be updated to include the Tract 2 portion

Staff recommends meeting parking requirements utilizing Tract 2

PROPOSED TRAFFIC MANAGEMENT PLAN

LAMBETH
ENGINEERING
ASSOCIATES PLLC
Texas Registered Engineering Firm F-19508

Traffic Management Plan
Higher Ground Education

August 16, 2021

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth Engineering) were retained to conduct a traffic management plan (TMP) for Higher Ground Education (Higher Ground). The purpose of this TMP is to ensure safe vehicular and pedestrian circulation during peak morning drop-off and afternoon pick-up periods. Below is general information about Higher Ground Education.

School:

- Location: 9100 Diceman Drive, Dallas; Higher Ground Education is located across the street from White Rock United Methodist Church.
- Type of School: Montessori School
- School Times: 7:00 AM – 6:00 PM

Zoning:

- Existing Zoning: SUP 1642
- Proposed Zoning: Planned Development
- Project: A Montessori school, Higher Ground Education, will occupy an existing building. The school is scheduled to open in the fall of 2022 with childcare for 116 children, ranging from infants through Prekindergarten, and one elementary school classroom with 28 students in one (1) classroom. The school is scheduled to expand within the existing building in 2027 by adding an additional elementary classroom and a middle school classroom. At buildout, the childcare facility is able to accommodate 116 children and the elementary/middle schools will be able to accommodate 86 students—a total of 202 children.

  A unique characteristic of the Higher Ground elementary and middle school is early drop off and after care are included with tuition. Parents can drop off and pick up students when convenient for them. Students typically arrive between 7:00 AM – 8:30 AM and are picked up between 2:30 PM – 6:00 PM. Due to the prolonged arrival and dismissal periods, the school does not have typical "after school" queues of parents picking up students. Parents will park in the parking lot as they arrive and walk into the school to pick up students. The childcare facility will not accommodate elementary or middle school students from other schools.

8637 CR 148, Kaufman, TX 75142 972.989.3256 christy@lambetheng.com

Students:

- Planned Student Enrollment: The planned numbers of children to attend the day care and school are summarized in **Table *1*** below.

Table 1. Planned Student Enrollment

Age	Phase 1	Full Buildout
Childcare		
Infant	9	9
Toddler	26	26
Children's House	81	81
Total Childcare Children:	**116**	**116**
Montesorri School		
Elementary School	28	56
Middle School	–	30
Total School Students:	**28**	**86**
Total Children:	**144**	**202**

School Access:

- Surrounding Roadways:
  - Diceman Drive: Two-lane, undivided roadway
  - Old Gate Lane: Two-lane, undivided roadway
- Sidewalks:
  - Sidewalks are provided adjacent to the site on Diceman Drive and Old Gate Lane.
  - There are no barrier-free ramps at the Diceman Drive/Old Gate Lane intersection. However, there are no sidewalks across the street that the barrier free ramps would connect to.

LAMBETH ENGINEERING ASSOCIATES

Traffic Management Plan

Queue

Lambeth Engineering coordinated with Higher Ground during the process of developing the TMP.

Higher Ground provided Lambeth Engineering with Smartcare data for checking students into/out of school from similar locations. This data was used along with experience from observations to account for parents picking up students over a three-and-a-half-hour period. The peak of parents dropping off/picking up students is one vehicle per seven (7) students, which was applied in this TMP.

The projected vehicular accumulations are summarized in **Table 2** below. As shown, the proposed site plan has adequate space to accommodate the parents on-site and on-street, adjacent to the school.

Table 2. TMP Summary

School Times	Travel Modes	Grade	Students	Projected Parent Vehicles	Available Spaces for Parent Vehicles	Surplus Availability
Beginning: 7:00 AM Ending: 6:00 PM	Parents: 100% Buses: 0% Walkers: 0%	Childcare	116	17	--	--
		Elementary School	56	8	--	--
		Middle School	30	4	--	
		Total	202	29	35	6

The daily peak parking demand is projected for Higher Ground to illustrate that there is a sufficient number of on-site parking spaces. Parking for staff is calculated assuming 90% of staff is on campus at one time (Lambeth Engineering has observed approximately 85% of school staff on campus at peak pick up times at other school locations). As shown, there are more than adequate spaces for parents to park and pick up students.

Table 3. Parking Summary

User	Phase 1	Buildout
Staff Parking Demand	19	27
Parents		
Childcare Parents	17	17
School Parents		12
Total Spaces:	35	56
Parking Supply (Spaces):	62	62
Parking Surplus (Spaces):	27	6

Recommendations

The TMP recommendations are described below and shown in **Exhibit 1**.

Students

1. Students will remain in their classrooms or other parts of the school building until parents come to pick them up.

Parents

2. Parents park on site in the parking lot off of Old Gate Lane.
3. Parents park in available parking spaces and walk to the school to drop off and pick up their students. With parents' permission, older students may walk into/out of the school after their parents park in the parking spaces.
4. Parents may not park on the other side of Diceman Drive or Old Gate Lane or drop off students in the street.
5. Parents may not park on-street near driveways or intersections so that they do not block view of other motorists.

Buses

6. No school buses are planned to be serving Higher Ground.

Staff

7. With parents parking and walking in to drop off and pick up students, staff is not needed to monitor parking areas during dismissal.

Licensed Peace Officers

8. A designated, licensed peace officer is not recommended.

Parking Restrictions

9. No parking restrictions are recommended since there is sufficient space on site.

School Zones

10. There is an existing school zone on Diceman Drive, in front of the school. The school zone is likely in place to serve The Children's Center at White Rock United Methodist Church and St. Bernard of Clairvaux Catholic School.

Summary

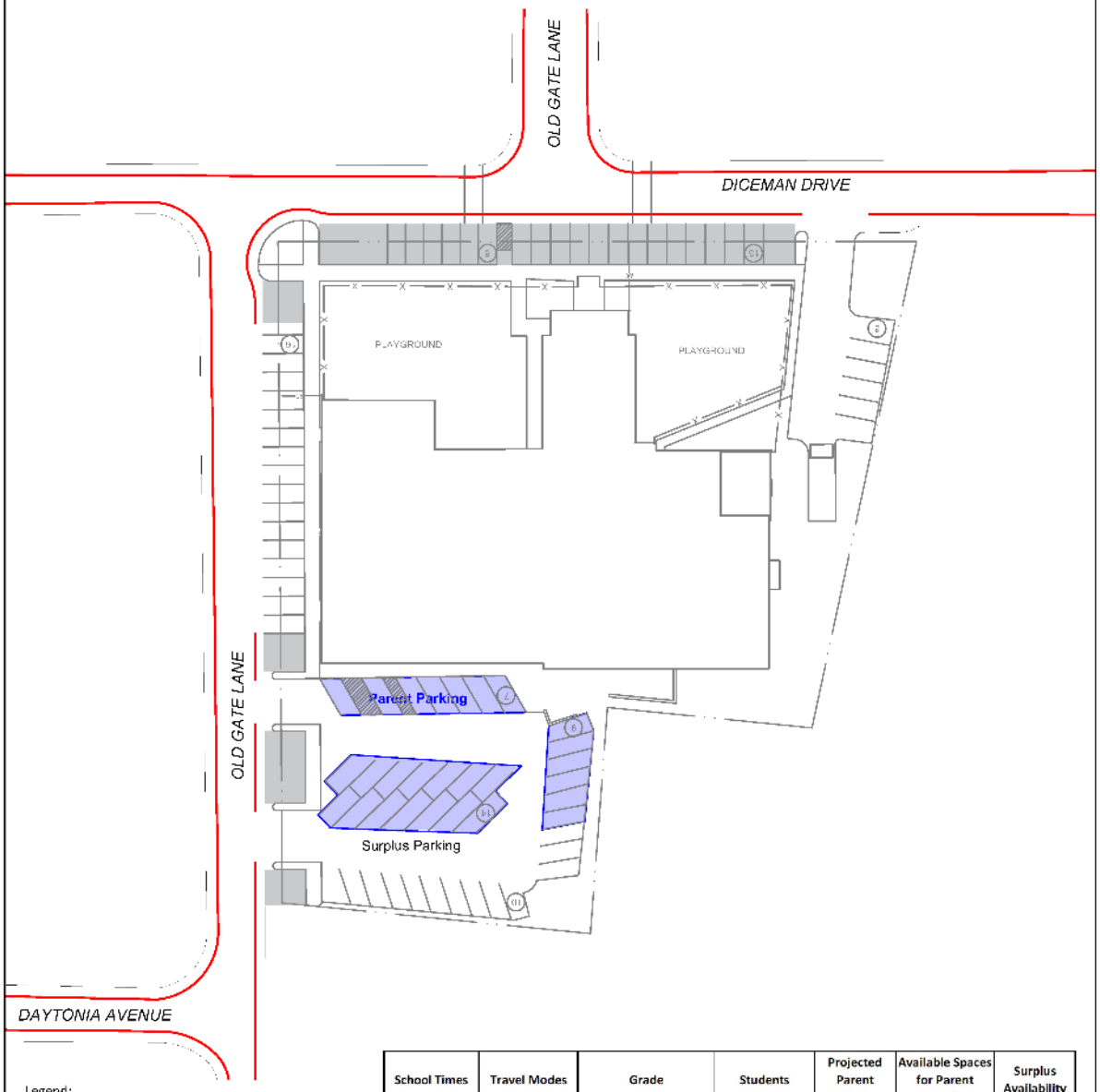
The Higher Ground Education Traffic Management Plan is designed to provide safe vehicular and pedestrian movement to and from school and can accommodate the projected vehicular queues on campus and on-street, adjacent to the school, without blocking through traffic.

If traffic congestion or unsafe movements are noticed, the plan should be reviewed and updated promptly.

END

Higher Ground Education

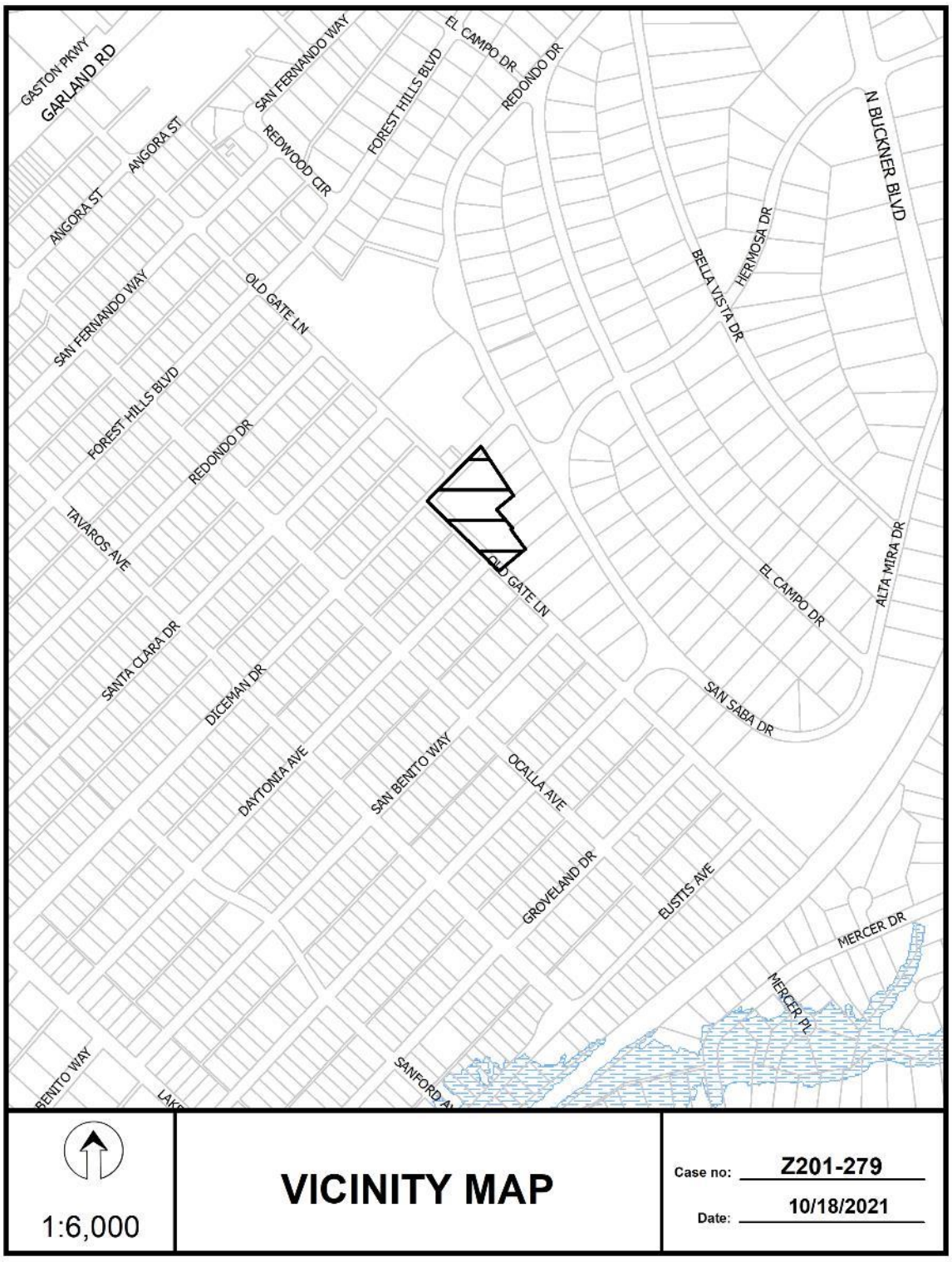
9100 Diceman Drive, Dallas, Texas

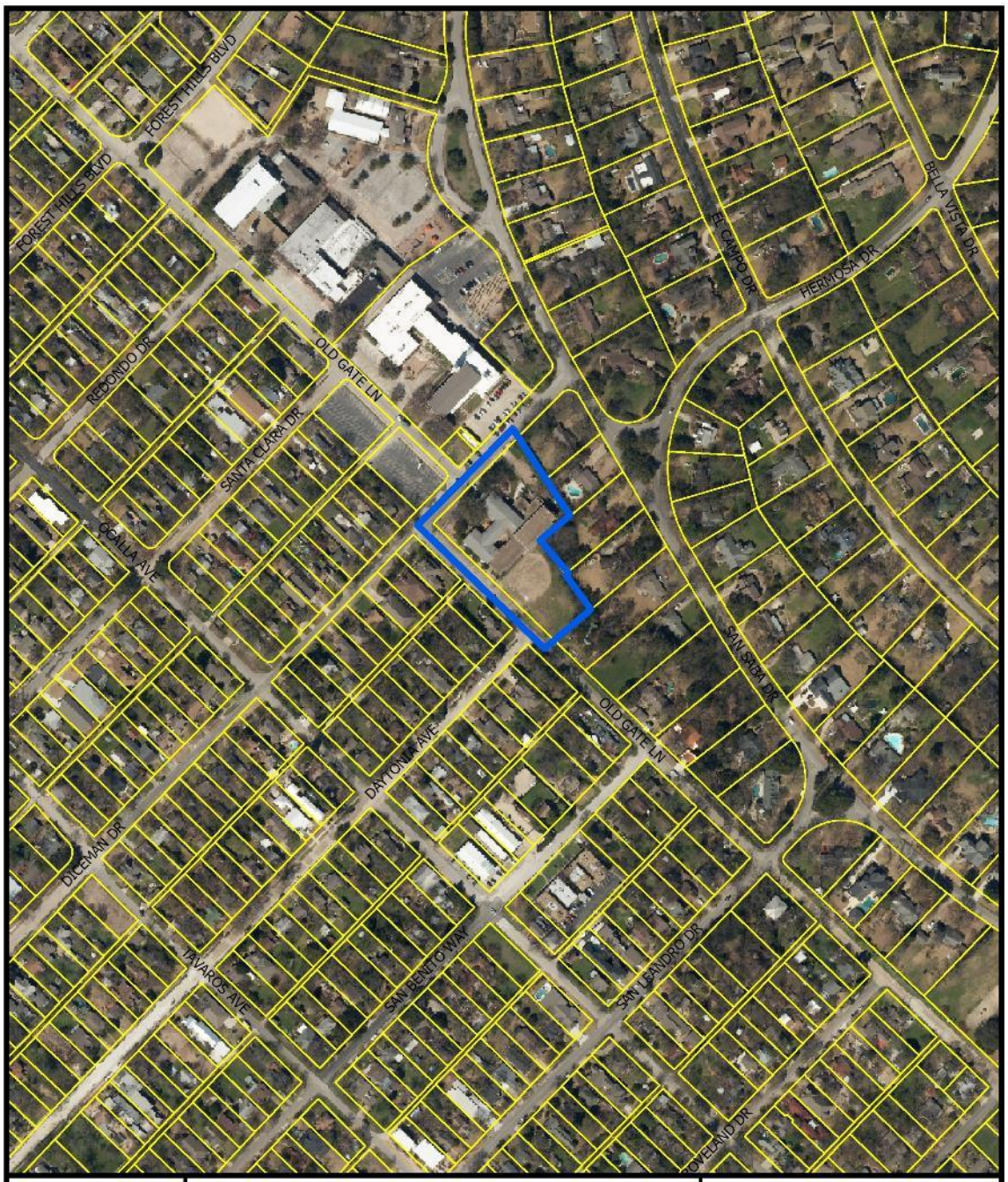


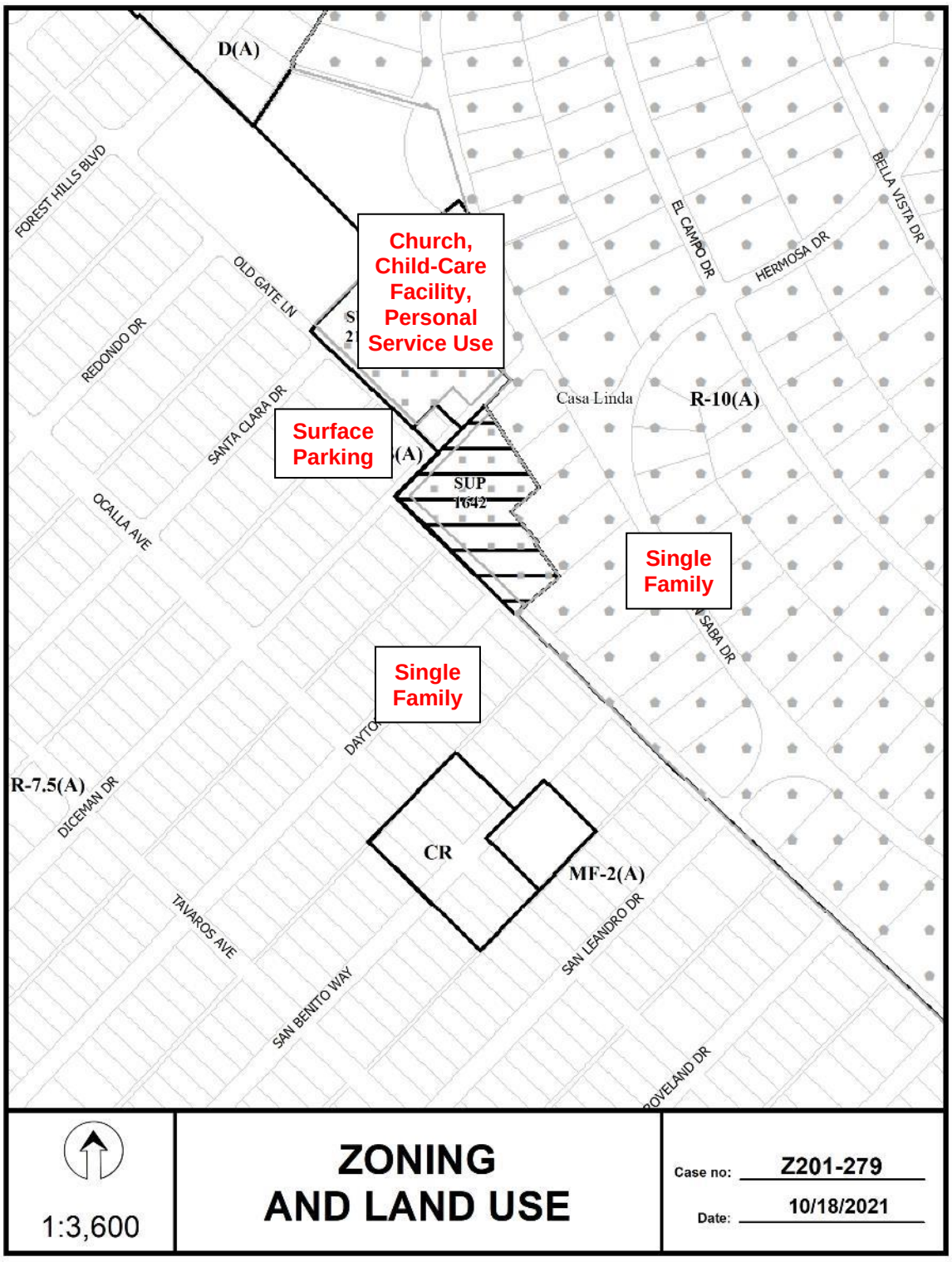
School Times	Travel Modes	Grade	Students	Projected Parent Vehicles	Available Spaces for Parent Vehicles	Surplus Availability
Beginning: 7:00 AM Ending: 6:00 PM	Parents: 100% Buses: 0% Walkers: 0%	Childcare	116	17	--	--
		Elementary School	56	8	--	--
		Middle School	30	4	--	
		Total	202	29	35	6

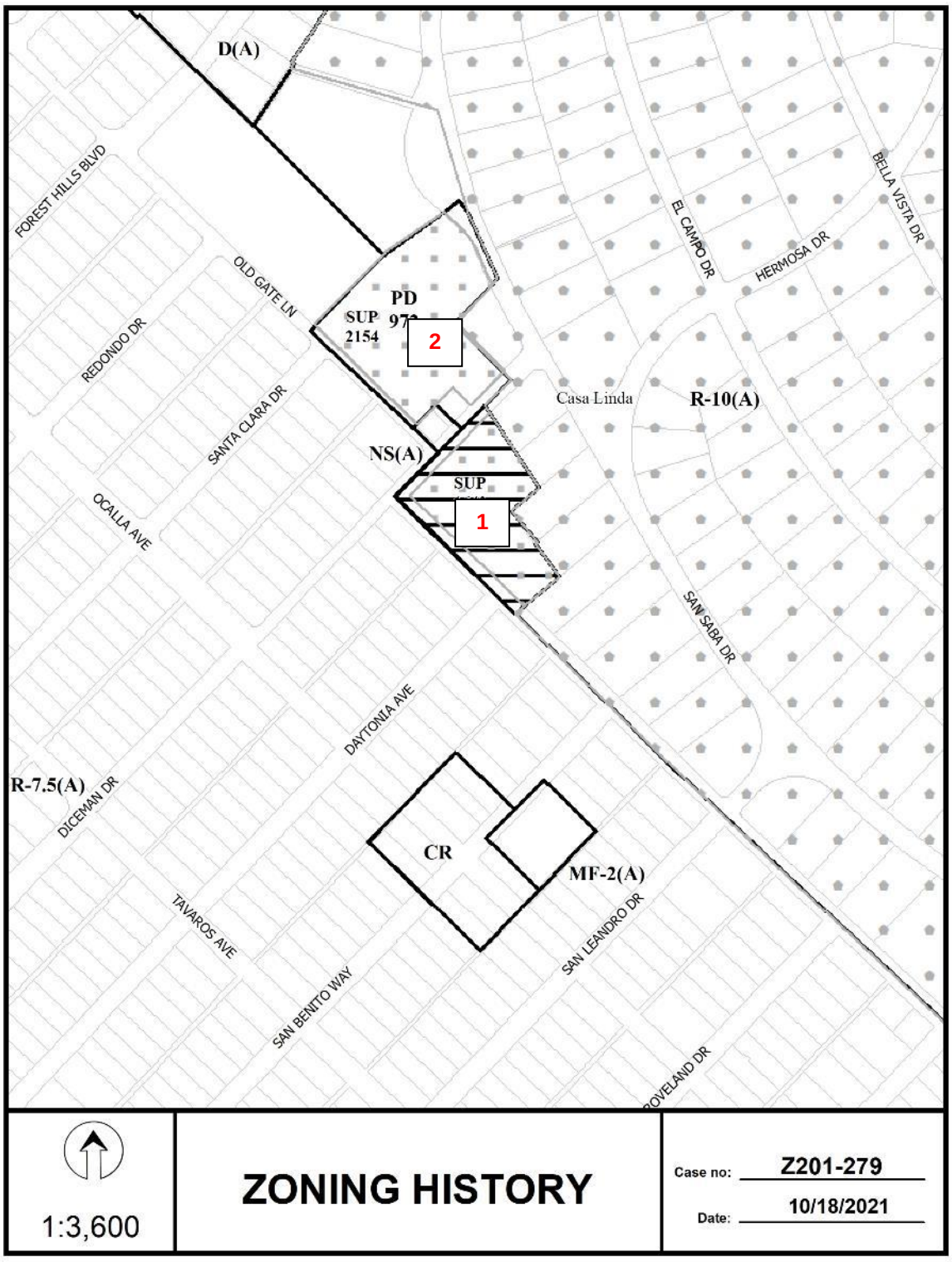
1 Traffic Management Plan
Not to Scale

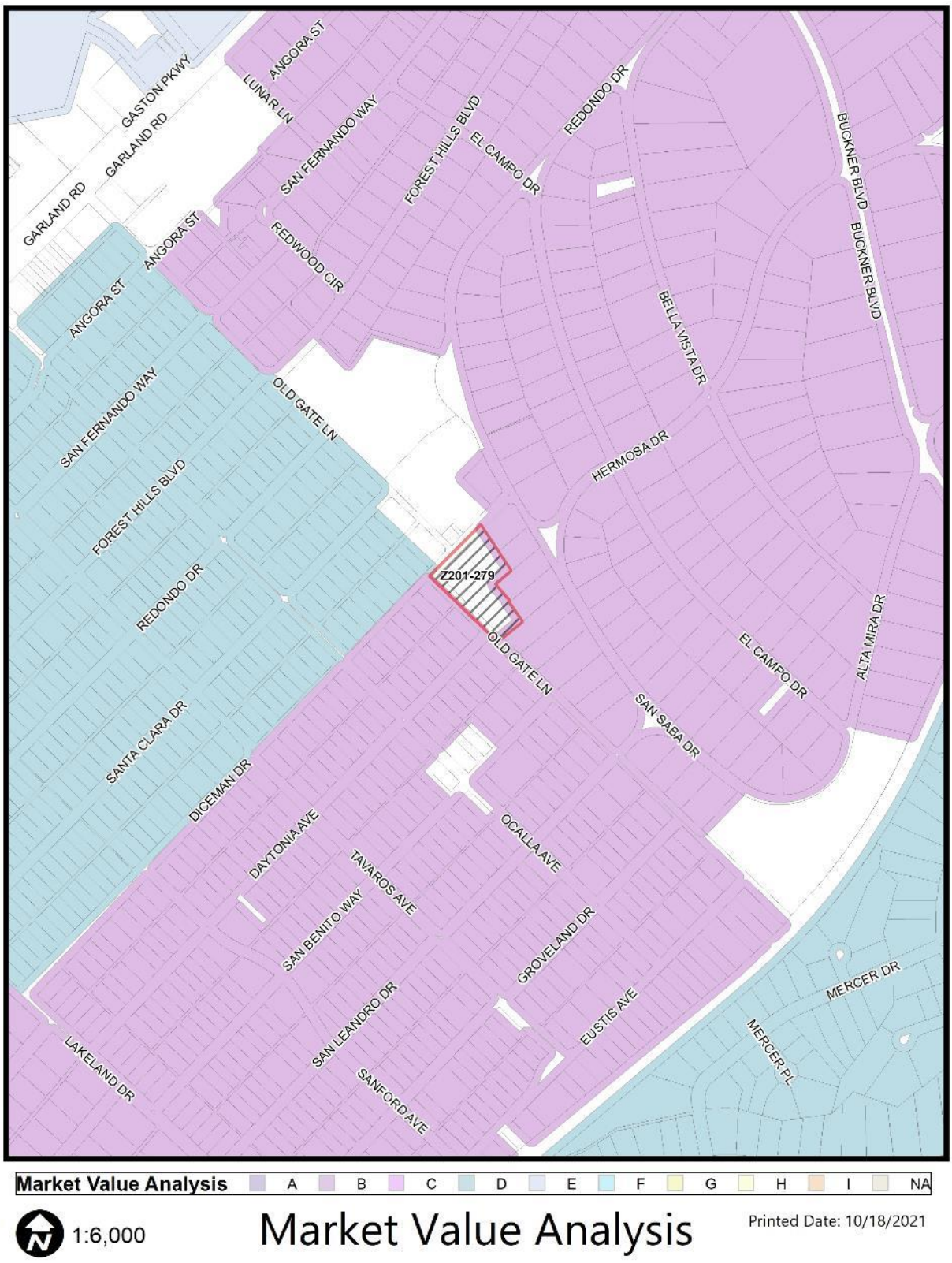
L.A.M.B.E.T.H. ENGINEERING

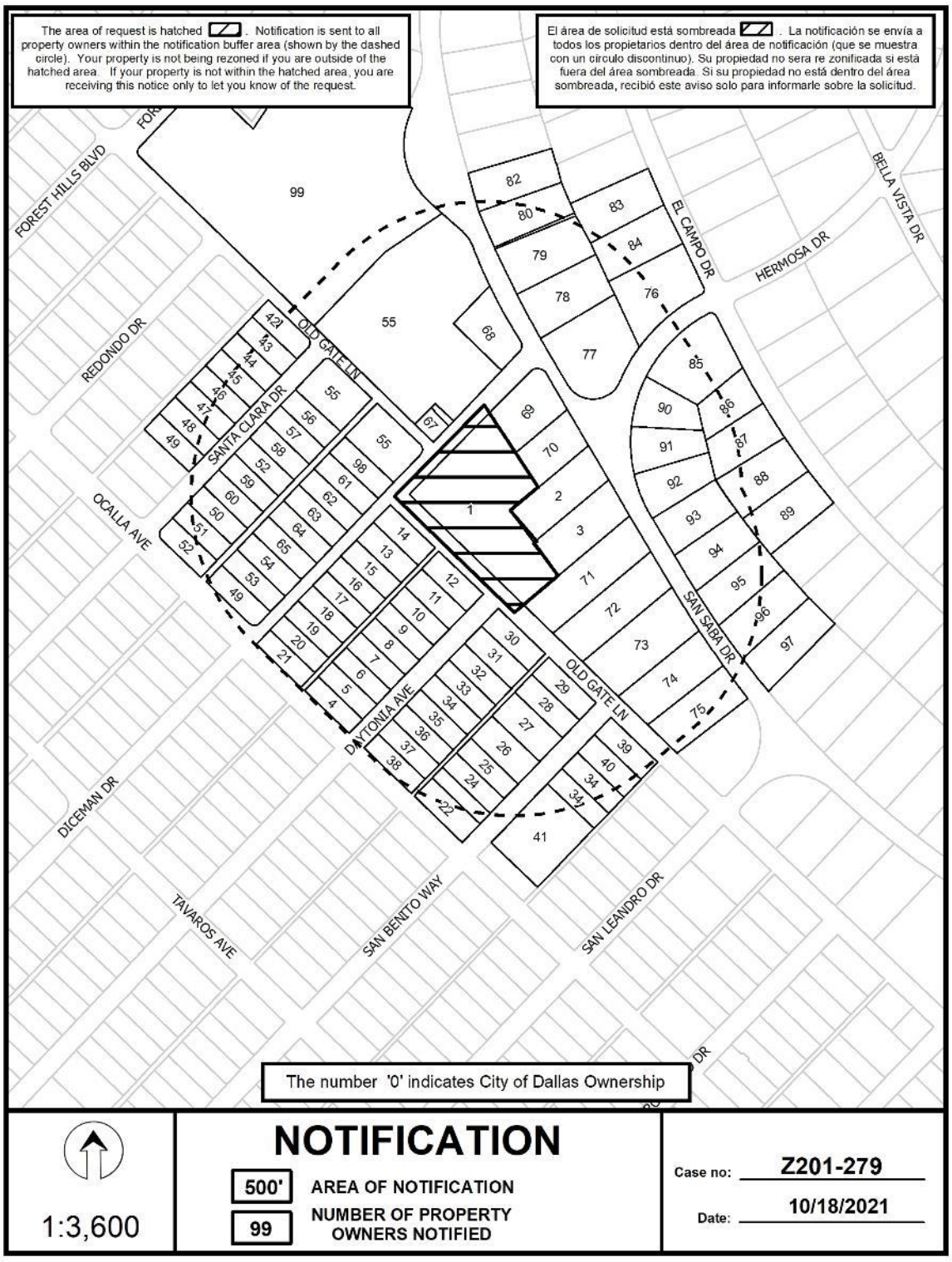

GASTON PKWY
GARLAND RD
ANGORA ST
SAN FERNANDO WAY
REDWOOD CIR
FOREST HILLS BLVD
EL CAMPO DR
REDONDO DR
N BUCKNER BLVD
HERMOSA DR
BELLA VISTA DR
OLD GATE LN
TAVAROS AVE
SANTA CLARA DR
DICEMAN DR
DAYTONA AVE
SAN BENITO WAY
OCALLA AVE
GROVELAND DR
EUSTIS AVE
SAN SABA DR
ALTA MIRA DR
MERCER DR
MERCER PL
SANFORD AV
1:6,000
VICINITY MAP
Case no: Z201-279
Date: 10/18/2021


FOREST HILLS BLVD
FOREST HILLS BLVD
REDONDO DR
OLD GATE LN
SANTA CLARA DR
OCALLA AVE
EL CAMPO DR
HERMOSA DR
BELLA VISTA DR
SAN SABA DR
OLD GATE LN
DAYTONA AVE
DICEMAN DR
TAVAROS AVE
SAN BENITO WAY
SAN LEANDRO DR
ROVELAND DR
1:3,600
AERIAL MAP
Case no: Z201-279
Date: 10/18/2021


D(A)
FOREST HILLS BLVD
OLD GATE LN
REDONDO DR
SANTA CLARA DR
OCALLA AVE
Church, Child-Care Facility, Personal Service Use
Surface Parking
Casa Linda
R-10(A)
SUP 1642
Single Family
Single Family
EL CAMPO DR
HERMOSA DR
BELLA VISTA DR
SABA DR
DAYTO
R-7.5(A)
DICEMAN DR
CR
MF-2(A)
TAVAROS AVE
SAN BENITO WAY
SAN LEANDRO DR
1:3,600
ZONING AND LAND USE
Case no: Z201-279
Date: 10/18/2021


D(A)
FOREST HILLS BLVD
OLD GATE LN
REDONDO DR
SANTA CLARA DR
OCALLA AVE
PD
SUP
2154
2
NS(A)
SUP
1
Casa Linda
R-10(A)
EL CAMPO DR
HERMOSA DR
BELLA VISTA DR
SAN SABA DR
DAYTONIA AVE
R-7.5(A)
DICEMAN DR
CR
MF-2(A)
TAVAROS AVE
SAN BENITO WAY
SAN LEANDRO DR
ROVELAND DR
1:3,600
ZONING HISTORY
Case no: Z201-279
Date: 10/18/2021


Z201-279
ANGORA ST
GASTON PKWY
LUNAR LN
GARLAND RD
SAN FERNANDO WAY
FOREST HILLS BLVD
EL CAMPO DR
REDONDO DR
BUCKNER BLVD
REDWOOD CIR
BELLA VISTA DR
OLD GATE LN
HERMOSA DR
SANTA CLARA DR
DICEMAN DR
SAN SABA DR
ALTA MIRA DR
DAYTONIA AVE
TAVAROS AVE
OCALLA AVE
SAN BENITO WAY
GROVELAND DR
SAN LEANDRO DR
EUSTIS AVE
MERCER DR
MERCER PL
LAKELAND DR
SANFORD AVE
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 10/18/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un circulo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
FOREST HILLS BLVD
REDONDO DR
OCALLA AVE
DICEMAN DR
TAVAROS AVE
SAN BENITO WAY
SAN LEANDRO DR
DAYTONIA AVE
SANTA CLARA DR
OLD GATE LN
EL CAMPO DR
HERMOSA DR
BELLA VISTA DR
SAN SABA DR
The number '0' indicates City of Dallas Ownership
NOTIFICATION
500'
AREA OF NOTIFICATION
99
NUMBER OF PROPERTY OWNERS NOTIFIED
1:3,600
Case no: Z201-279
Date: 10/18/2021

10/18/2021

Notification List of Property Owners

Z201-279

99 Property Owners Notified

Label #	*Address*		*Owner*
1	1600	OLDGATE LN	ALLEN CHUCK M & LORI M
2	1511	SAN SABA DR	VAN PELT BARBARA
3	1515	SAN SABA DR	SANDERS ROBERT & DONNA
4	9003	DAYTONIA AVE	RUELAS VIRGINIA
5	9007	DAYTONIA AVE	CALANDRO JOHN IV &
6	9011	DAYTONIA AVE	REEVES ALICE S
7	9015	DAYTONIA AVE	PINSON ROBERT S & DEBRA D
8	9019	DAYTONIA AVE	RYAN DEBORAH ANN
9	9023	DAYTONIA AVE	KOENIG ALEXANDRIA &
10	9027	DAYTONIA AVE	GALLIA DONALD WAYNE
11	9031	DAYTONIA AVE	GALLIA DONALD WAYNE
12	9035	DAYTONIA AVE	GANTER ELAINE
13	9030	DICEMAN DR	FRANK ROBERT SCOTT & DENISE N
14	9034	DICEMAN DR	FUDGE JAMES DURHAM &
15	9026	DICEMAN DR	MELSHEIMER LAWRENCE A
16	9022	DICEMAN DR	DUKE CHARLES W
17	9018	DICEMAN DR	TUCKER RICHARD ALLEN &
18	9012	DICEMAN DR	CAPES KATHY LU &
19	9010	DICEMAN DR	DAVIS D LEE
20	9006	DICEMAN DR	MCMURRY TIM M &
21	9002	DICEMAN DR	ALVAREZ JOSE A
22	1720	OCALLA AVE	GANTER KEVIN & MICHELLE
23	9007	SAN BENITO WAY	Taxpayer at
24	9011	SAN BENITO WAY	Taxpayer at
25	9015	SAN BENITO WAY	Taxpayer at
26	9019	SAN BENITO WAY	GANTER KEVIN

10/18/2021

Label #	*Address*		*Owner*
27	9027	SAN BENITO WAY	GANTER KEVIN &
28	9031	SAN BENITO WAY	NOVAK HOWARD JAY & REGINA
29	9035	SAN BENITO WAY	MITCHELL BEAU L
30	9034	DAYTONIA AVE	JAROSZ CHRISTINE M
31	9030	DAYTONIA AVE	GOOD MATTHEW &
32	9026	DAYTONIA AVE	SIMMONS PAUL LUTHER III
33	9022	DAYTONIA AVE	PENDLETON ANDREA D
34	9018	DAYTONIA AVE	JOHNSON ERIC W
35	9014	DAYTONIA AVE	WALLEY TAMA
36	9010	DAYTONIA AVE	GRUBB RHONDA G
37	9006	DAYTONIA AVE	VANSLYKE DALE D & KARIN H
38	9002	DAYTONIA AVE	CURTIS KRIS KATHRYN
39	9034	SAN BENITO WAY	GANTER KEVIN &
40	9030	SAN BENITO WAY	TOLER DARRELL
41	9008	SAN BENITO WAY	CUTCHINC PROPERTIES LLC
42	9047	SANTA CLARA DR	HELMS PAULA
43	9043	SANTA CLARA DR	FREYER TIMOTHY C &
44	9039	SANTA CLARA DR	KAM CAROL M
45	9035	SANTA CLARA DR	BLACKWOOD VAN JR &
46	9029	SANTA CLARA DR	BROWN STEWART &
47	9025	SANTA CLARA DR	RANEY WILLIAM J & EMILY L
48	9021	SANTA CLARA DR	MORSE NATALEE S
49	9017	SANTA CLARA DR	COMPTON KATHERINE
50	9012	SANTA CLARA DR	ROBERTS KEVIN W & TAMRA E
51	9006	SANTA CLARA DR	HUGHES H C
52	9002	SANTA CLARA DR	MONROE JOWANNA
53	9007	DICEMAN DR	HAYDEN MARY JEAN
54	9011	DICEMAN DR	ORTEGA MARY L
55	9044	SANTA CLARA DR	WHITE ROCK METHODIST CHURCH
56	9038	SANTA CLARA DR	RASH MARJORIE L
57	9034	SANTA CLARA DR	HEINEMAN LEE ANN

10/18/2021

Label #	*Address*		*Owner*
58	9028	SANTA CLARA DR	WETZEL TOMMY W LIFE ESTATE
59	9018	SANTA CLARA DR	Taxpayer at
60	9016	SANTA CLARA DR	DANDRIDGE FRANCES G & MICHAEL E
61	9035	DICEMAN DR	AVETT SUSAN A
62	9029	DICEMAN DR	ALLEN LAUREN OSBORNE &
63	9023	DICEMAN DR	SHERWOOD BRIAN &
64	9019	DICEMAN DR	FITRI LLC
65	9017	DICEMAN DR	THURMAN DONALD W JR &
66	9105	DICEMAN DR	JEHLE STEPHANIE
67	9103	DICEMAN DR	WHITE ROCK UNITED METHODIST CHURCH OF DALLAS
68	1445	SAN SABA DR	JELEN JASON
69	1503	SAN SABA DR	GAROUTTE NANCY ALICE
70	1507	SAN SABA DR	IRVIN MARCUS LYNN &
71	1519	SAN SABA DR	HOOKER CHARLES R &
72	1523	SAN SABA DR	SWAYZE ROBERT L & MARY LYNN
73	1527	SAN SABA DR	DAVIS LESLIE GAY &
74	1531	SAN SABA DR	PETERSON RANDOLPH M
75	1535	SAN SABA DR	CROSSLAND NICK A & SARAH F
76	1441	EL CAMPO DR	ANDERHOLM JOHN SCOTT
77	1446	SAN SABA DR	GLICK MICHAEL A
78	1440	SAN SABA DR	HOOD SARA LEE STEIGERWALD
79	1436	SAN SABA DR	HOFFMAN DAVID M & CAMERON ABIGAIL
80	1432	SAN SABA DR	RSJ FAMILY TRUST
81	1432	SAN SABA DR	HOFFMAN DAVID &
82	1428	SAN SABA DR	YOUNG BETH L
83	1433	EL CAMPO DR	CARTWRIGHT BRET M &
84	1437	EL CAMPO DR	BURT KEVIN & LO ANN QUINN
85	1505	EL CAMPO DR	TOBOLOWSKY MICHAEL BENJAMIN &
86	1509	EL CAMPO DR	CASA LINDA CUSTOM LLC
87	1515	EL CAMPO DR	HOLLON WILLIAM H JR
88	1517	EL CAMPO DR	WALLIS PAUL ESTATE OF

10/18/2021

Label #	*Address*		*Owner*
89	1521	EL CAMPO DR	DAVIS KIM MARIE
90	9204	HERMOSA DR	CHRISTENSEN MARGARET B
91	1504	SAN SABA DR	MELIA THERESA & JAMES
92	1508	SAN SABA DR	SVOBODA TOMMY J
93	1512	SAN SABA DR	ZITMORE MILES & ESTHER
94	1516	SAN SABA DR	BLALOCK E JEAN
95	1520	SAN SABA DR	MULLINIX MARK L &
96	1524	SAN SABA DR	GUESS EVERETT & TWYNNE
97	1528	SAN SABA DR	HARTZ FRANCIS & CATHERINE L
98	9039	DICEMAN DR	WEGREN JANNA
99	1423	SAN SABA DR	SBCCP RC

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Ryan Mulkey

FILE NUMBER:	Z201-304(RM)	**DATE FILED:**	July 16, 2021
LOCATION:	West line of Chalk Hill Road, south of Butternut Street		
COUNCIL DISTRICT:	6	**MAPSCO:**	42 Q
SIZE OF REQUEST:	Approx. 0.17 acre	**CENSUS TRACT:**	106.02

REPRESENTATIVE: Luis Perez

OWNER/APPLICANT: Jesse Cardoza

REQUEST: An application for an NS(A) Neighborhood Service District on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of the request is to develop the site with an office building.

STAFF RECOMMENDATION: **Approval.**

PRIOR CPC ACTION: On October 7, 2021, the City Plan Commission held this item under advisement until November 4, 2021.

BACKGROUND INFORMATION:

- The area of request is currently zoned an R-5(A) Single Family District and is undeveloped.
- The applicant proposes to develop the site with a one-story office building.
- The applicant requests an NS(A) Neighborhood Service District, which is intended to accommodate convenience retail shopping, services, and professional offices principally servicing and compatible in scale and intensity of use with adjacent residential uses.

Zoning History:

There have been no zoning cases in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Chalk Hill Road	Principal Arterial	100 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN ELEMENT

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

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	R-5(A) Single Family District	Undeveloped
North	CS Commercial Service District	Single family, office showroom/warehouse, vehicle or engine repair or maintenance
East	IM Industrial/Manufacturing District	Office showroom/warehouse
South	R-5(A) Single Family District	Undeveloped, single family
West	R-5(A) Single Family District	Undeveloped, single family

Land Use Compatibility:

Immediately north of the request area is a lot zoned a CS Commercial Service District that has an existing single family use. Within this same CS District are office showroom/warehouse and vehicle or engine repair or maintenance uses. To the east across Chalk Hill Road is an IM Industrial/Manufacturing District with another office showroom/warehouse use. Although uses to the north and east are largely commercial and industrial, areas to the south and west are zoned an R-5(A) Single Family District and are part of an established single family neighborhood. Although some of the lots within this neighborhood are undeveloped, the majority of these lots have existing single family homes.

The applicant proposes to develop the site with a one-story office building. To accomplish this, they request an NS(A) Neighborhood Service District. This district is intended to serve as a transitional district between residential areas and more intense commercial areas. The NS(A) District allows nonresidential uses that are generally considered compatible with adjacent residential uses. This includes the following uses permitted by right: adult daycare facility; child-care facility; library, art gallery, or museum; medical clinic

or ambulatory surgical center; financial institution without drive-in window; office; dry cleaning or laundry store; general merchandise or food store 3,500 square feet or less; and personal service use. A restaurant without drive-in or drive-through service is permitted subject to residential adjacency review at permitting. The NS(A) District also allows some nonresidential uses by SUP including motor vehicle fueling station and post office. For a full comparison between uses permitted in the existing and proposed zoning districts, see the land use comparison table below.

Staff supports the request because it will allow the applicant's proposed use of the site while ensuring that development will be compatible in scale and intensity of use with the adjacent residential uses. The requested district will also provide a transition between the largely residential uses to the south and west and the heavier commercial and industrial uses to the north and east.

Development Standards

Following is a comparison table showing differences in the development standards between the existing and proposed zoning districts. The NS(A) District reduces the minimum setback required in an R-5(A) District from 20 feet to 15 feet. A 20' minimum side and rear setback is required in an NS(A) District adjacent to residential zoning; otherwise, no side or rear setback is required. Maximum lot coverage is reduced from 45% to 40%, and structures in an NS(A) District are subject to residential proximity slope restrictions.

District	Setback		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/ Rear					
Existing: R-5(A)	20'	5'	1 du/5,000 sf	30'	45% for res structure 25% for nonres structure		Single family
Proposed: NS(A)	15'*	20' adj to res Other: No min	0.5 FAR	30' 2 stories	40%	Proximity Slope	Retail and personal service, office

*May be subject to block face continuity at permitting

Land Use Comparison

Following is a comparison table showing differences in the permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200

	Existing	Proposed
Use	**R-5(A)**	**NS(A)**
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service		
Commercial cleaning or laundry plant		
Custom business services		
Custom woodworking, furniture construction, or repair		
Electronics service center		
Job or lithographic printing		
Labor hall		
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory		
Technical school		
Tool or equipment rental		
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S
Gas pipeline compressor station		
Industrial (inside)		

Use	R-5(A)	NS(A)
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	★	★
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	S	•
Cemetery or mausoleum	S	S
Child-care facility	S	•
Church	•	•
College, university, or seminary	S	S
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		
Convent or monastery	S	•
Foster home	S	
Halfway house		
Hospital		
Library, art gallery, or museum	S	•
Public or private school	S	★
LODGING USES		
Extended stay hotel or motel		
Hotel or motel		
Lodging or boarding house		
Overnight general purpose shelter		
MISCELLANOUS USES		
Carnival or circus (temporary)	★	★
Hazardous waste management facility		
Placement of fill material		
Temporary construction or sales office	•	•
OFFICE USES		
Alternative financial establishment		
Financial institution without drive-in window		•
Financial institution with drive-in window		
Medical clinic or ambulatory surgical center		•
Office		•

Use	R-5(A)	NS(A)
RECREATION USES		
Country club with private membership	S	•
Private recreation center, club, or area	S	S
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house		S
Duplex		
Group residential facility		
Handicapped group dwelling unit	★	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily		
Residential hotel		
Retirement housing		
Single family	•	
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		
Animal shelter or clinic with outside runs		
Auto service center		
Business school		
Car wash		
Commercial amusement (inside)		
Commercial amusement (outside)		
Commercial motor vehicle parking		
Commercial parking lot or garage		
Convenience store with drive-through		
Dry cleaning or laundry store		•
Furniture store		
General merchandise or food store 3,500 square feet or less		•
General merchandise or food store greater than 3,500 square feet		
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		
Liquefied natural gas fueling station		
Motor vehicle fueling station		S
Nursery, garden shop, or plant sales		
Outside sales		
Paraphernalia shop		
Pawn shop		

Use	R-5(A)	NS(A)
Personal service use		•
Restaurant without drive-in or drive-through service		R
Restaurant with drive-in or drive-through service		
Surface parking		
Swap or buy shop		
Taxidermist		
Temporary retail use		
Theater		
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop		
Private street or alley	S	
Railroad passenger station		
Railroad yard, roundhouse, or shops		
STOL (short take off or landing port)		
Transit passenger shelter	★	•
Transit passenger station or transfer center	S	★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station		•
Electrical generating plant		
Electrical substation	S	S
Local utilities	★	★
Police or fire station	S	S
Post office		S
Radio, television, or microwave tower	S	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		

Use	R-5(A)	NS(A)
Manufactured building sales lot		
Mini-warehouse		
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center		
Recycling collection center		
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

Landscaping:

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

Parking:

Pursuant to the Dallas Development Code, the off-street parking requirement for an office use is 1 space per 333 square feet of floor area. If the applicant proceeds to develop the site with the proposed office use, they will be required to adhere to this parking ratio.

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 not in an MVA area, though it is surrounded by an “F” MVA area to the north, west, and south.

List of Partners/Principals/Officers

Jesse Cardoza

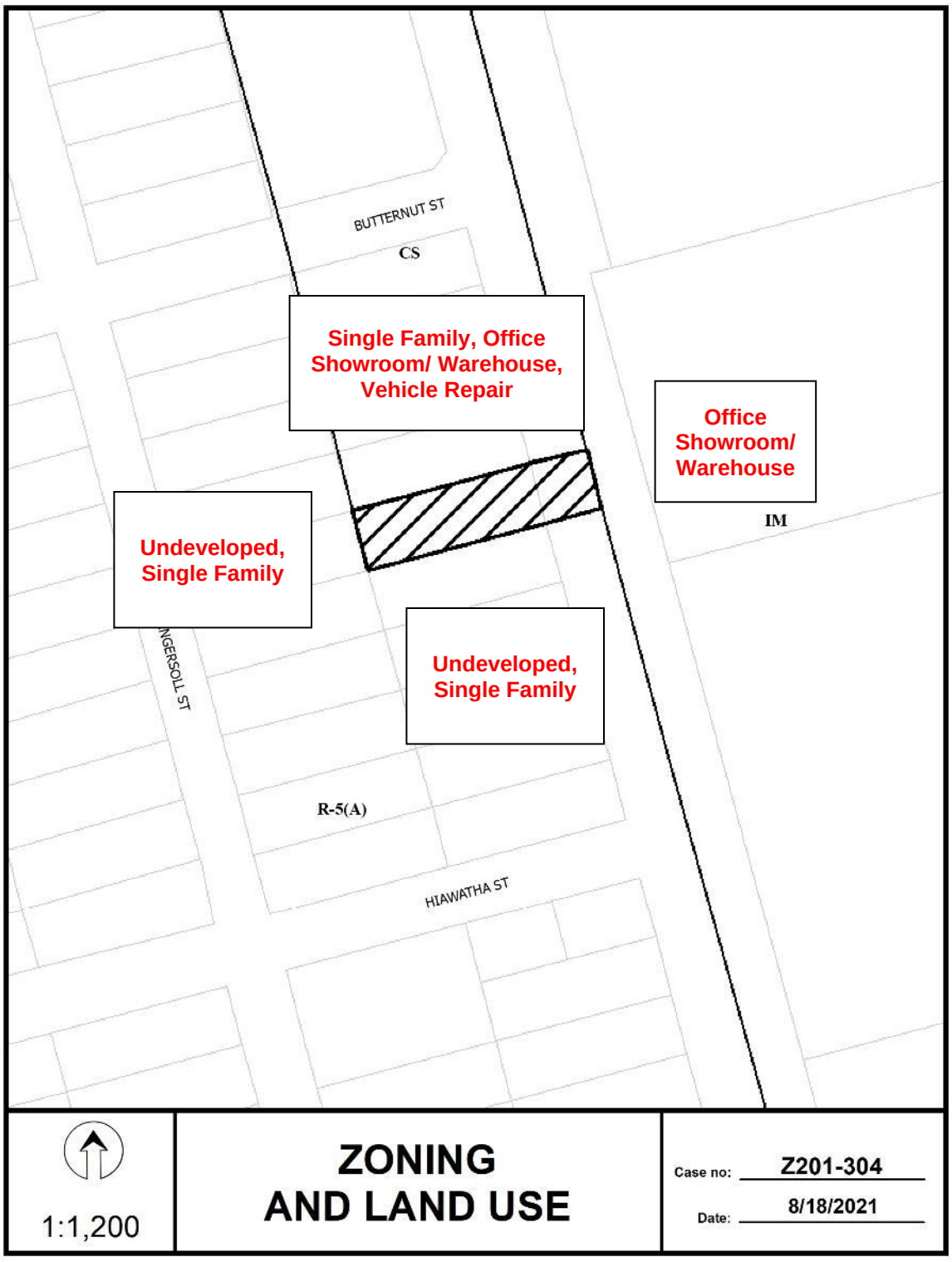
TUMALO TRL
BERNAL DR
IROQUOIS DR
TORONTO ST
PALACIOS AVE
MCBROOM ST
SINGLETON BLVD
SINGLETON BLVD
CHALK HILL RD
WEIR ST
INGERSOLL ST
BUTTERNUT ST
HIAWATHA ST
CLYMER ST
EARNEST ST
IROQUOIS DR
FEW ST
FITCHBURG ST
FITCHBURG ST
KENESAW DR
LAPSLEY ST
1:4,800
VICINITY MAP
Case no: Z201-304
Date: 8/18/2021

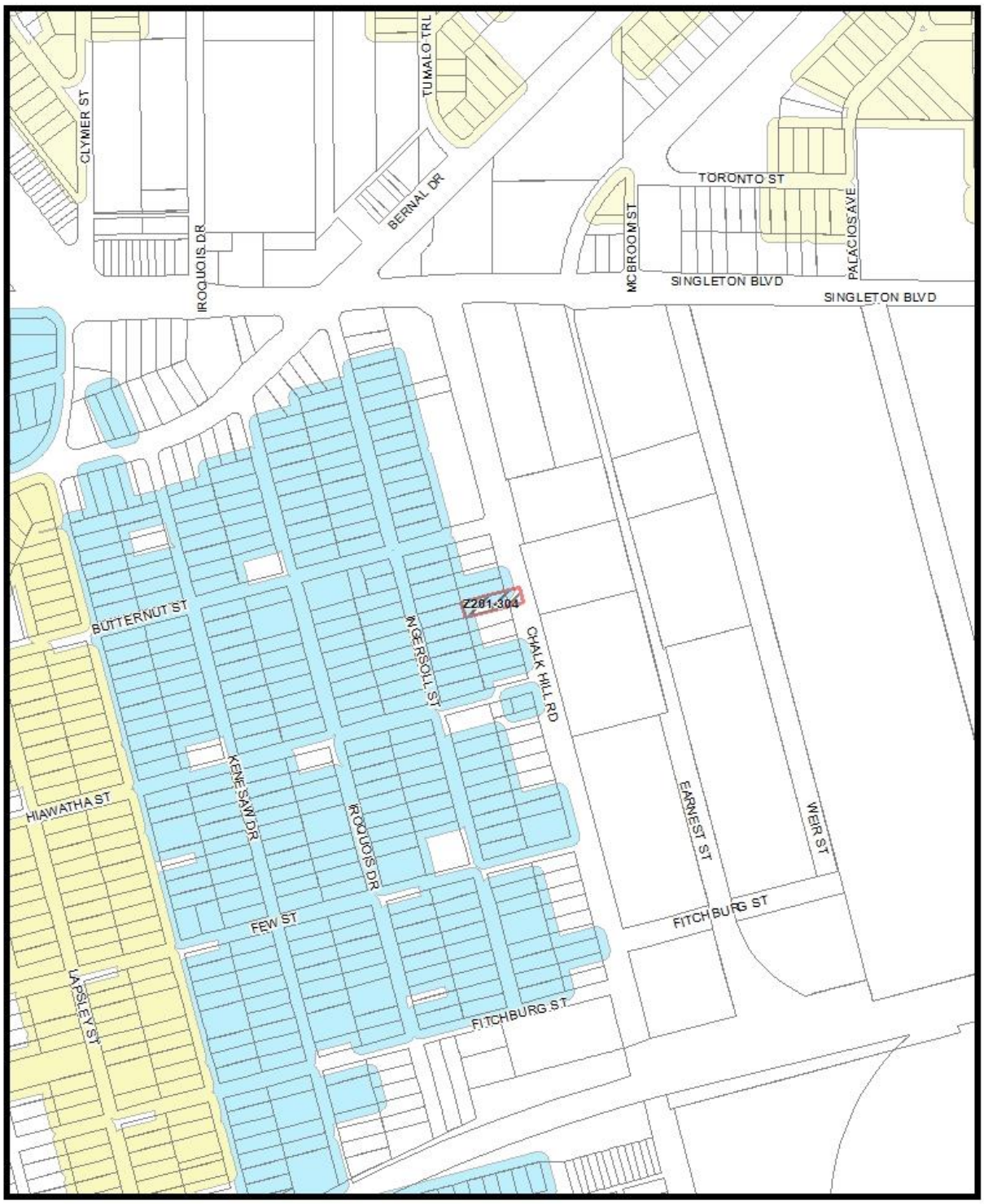
1:1,200

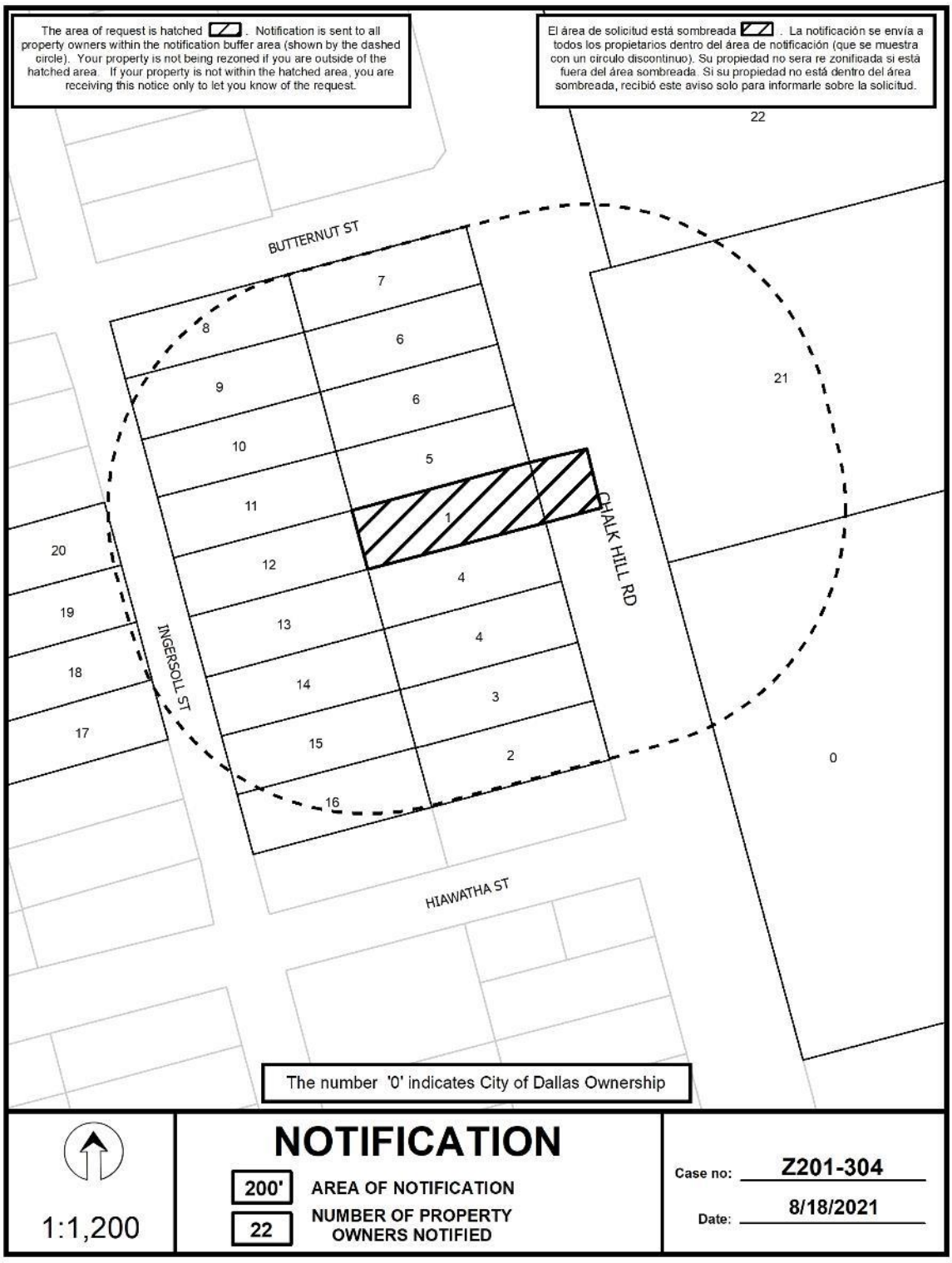
AERIAL MAP

Case no: Z201-304

Date: 8/18/2021


BUTTERNUT ST
CS
Single Family, Office Showroom/ Warehouse, Vehicle Repair
Office Showroom/ Warehouse
IM
Undeveloped, Single Family
Undeveloped, Single Family
INGERSOLL ST
R-5(A)
HIAWATHA ST
1:1,200
ZONING AND LAND USE
Case no: Z201-304
Date: 8/18/2021


CLYMER ST
TUMALO TRL
BERNAL DR
IROQUOIS DR
TORONTO ST
MCBROOM ST
PALACIOS AVE
SINGLETON BLVD
SINGLETON BLVD
Z201-304
BUTTERNUT ST
INGERSOLL ST
CHALK HILL RD
HIAWATHA ST
KENESAW DR
IROQUOIS DR
EARNEST ST
WEIR ST
FEW ST
FITCHBURG ST
FITCHBURG ST
LARSTEV ST
MVACluster
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 8/18/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
BUTTERNUT ST
HIAWATHA ST
INGERSOLL ST
CHALK HILL RD
22
21
0
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
6
5
4
4
3
2
1
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
22
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z201-304
Date: 8/18/2021

08/17/2021

Notification List of Property Owners

Z201-304

22 Property Owners Notified

Label #	*Address*		*Owner*
1	2623	CHALK HILL RD	RIOS ANTHONY
2	2605	CHALK HILL DR	CONTRERAS JUANITA P ESTATE OF
3	2611	CHALK HILL DR	CONTRERAS JUANITA
4	2615	CHALK HILL RD	HERNANDEZ SEBASTIAN
5	2627	CHALK HILL DR	YANEZ JOSE & MARGARET
6	2631	CHALK HILL RD	THREE VINCENTS LLC
7	2639	CHALK HILL RD	WELLS MARK B
8	2638	INGERSOLL ST	CHUNG HEA SOON
9	2634	INGERSOLL ST	DAVIS MAXIMILIANO
10	2630	INGERSOLL ST	FLORES LUCIO CORONADO &
11	2626	INGERSOLL ST	MARTINEZ VERONICA P
12	2622	INGERSOLL ST	FLORES HERNAN
13	2618	INGERSOLL ST	VILLEGAS ISRAEL L
14	2614	INGERSOLL ST	ORDONEZ RODOLFO ESTATE OF
15	2610	INGERSOLL ST	SANCHEZ MARY
16	2606	INGERSOLL ST	VERVER DESIDERIO JR & STEPHANIE
17	2615	INGERSOLL ST	BALDERAS RODOLFO
18	2619	INGERSOLL ST	AGUERO ALMA D E EST OF
19	2623	INGERSOLL ST	GONZALEZ RICARDO &
20	2627	INGERSOLL ST	MARTINEZ CYNTHIA
21	2632	CHALK HILL DR	AHMEND SHAHZAD & FAREEHA
22	2700	CHALK HILL DR	CHALK HILL PROPERTIES LLC

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Karina Castillo

FILE NUMBER:	Z201-282(KC)	**DATE FILED:**	June 16, 2021
LOCATION:	Northwest corner of Chalk Hill Road and Fitchburg Street		
COUNCIL DISTRICT:	6	**MAPSCO:**	42 Q
SIZE OF REQUEST:	Approx. 0.34 acres	**CENSUS TRACT:**	106.02

REPRESENTATIVE: Michael R. Coker

APPLICANT/OWNER: Gamaliel Albarran

REQUEST: An application for the renewal of Specific Use Permit No. 1750 for a commercial motor vehicle parking use on property zoned CS Commercial Service District.

SUMMARY: The purpose of the request is to allow for the continued use of the commercial motor vehicle parking on the site.

STAFF RECOMMENDATION: **Approval** for a five-year period, subject to staff's recommended conditions.

PRIOR CPC ACTION: On September 2, 2021, the City Plan Commission held this case under advisement. On September 23, 2021, the City Plan Commission held this case under advisement until November 4, 2021. No changes have been received by staff after that meeting.

BACKGROUND INFORMATION:

- The request site is currently developed with a commercial vehicle parking lot.
- SUP 1750 to allow for a commercial vehicle parking lot was originally approved by City Council on April 22, 2009. Since the initial approval, the SUP was renewed every two years for a total of four renewals. The renewals were approved on August 28, 2013, August 26, 2015, April 26, 2017, and October 23, 2019.
- SUP 1750 was initially approved for four years with the option for auto-renewal every two years. When the renewal was approved in 2013, the option for automatic renewal was removed.
- In 2015, City Council approved the renewal of SUP 1750 for a two-year period, subject to revised conditions. Revisions included limiting the types of vehicles allowed to be stored and adding an automatic security gate.
- In 2017, City Council approved the renewal of SUP 1750 for a two-year period, subject to a revised site plan/landscape plan. While the site was previously approved with an alternative pavement material, a note was added to the plan stating that an alternative pavement material is allowed if approved by the Engineering Division.
- The applicant proposes to continue the existing use.
- A commercial motor vehicle parking is defined by the Dallas Development Code as 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 the parking is not accessory to a main use on the lot.
- The commercial motor vehicle parking is allowed by right in the CS Commercial Service district except by SUP only if located within 500 feet of a residential district. This site abuts a residential district to the west.
- The City Plan Commission held this case under advisement during the September 2, 2021 and September 23, 2021 meetings. Following the action taken at the last meeting, staff has not received any changes.

Zoning History:

There have been two zoning cases on this site in the past five years.

1. **Z167-182:** On April 26, 2017, City Council approved the renewal of SUP 1750 to allow for a commercial vehicle parking lot on property zoned CS Commercial Service District at the northwest corner of Chalk Hill Road and Fitchburg Street. [subject site]

2. **Z189-249:** On October 23, 2019, City Council approved the renewal of SUP 1750 to allow for a commercial vehicle parking lot on property zoned CS Commercial Service District at the northwest corner of Chalk Hill Road and Fitchburg Street. [subject site]

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Chalk Hill Rd.	Principal Arterial	100’
Fitchburg St.	Local Street	56’

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:

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	CS Commercial Service	Commercial Motor Vehicle Parking Lot
North	CS Commercial Service	Single-family, Outside Storage
East	IM Industrial Manufacturing	Auto Shop, Event Venue
South	IM Industrial Manufacturing	Truck Repair Shop
West	R-5(A) Residential	Single-family

Land Use Compatibility:

The area of request is currently developed as a commercial motor vehicle parking lot. The property directly north of the site is an existing single-family residence. The site to the south is a truck repair shop. The property to the east includes an auto repair shop and an event venue. The area to the west of the site is a single-family neighborhood. The area towards to the north includes a commercial vehicle parking lot and a contractor's office.

The CS Commercial Service District permits a commercial motor vehicle use by right, except when the use is located within 500 feet of a residential district; then an SUP is required. Since this site is abutting a single-family district to the west, an SUP is required for this use at this site.

Staff supports this use that serves as a transitional use between the existing single-family neighborhood and the auto repair shops. The SUP has conditions to mitigate any potential negative impacts. These include limiting the types and number of commercial vehicles allowed at the site, restricting the use of outdoor speakers, requiring screening, and an automatic security gate along the ingress/egress on Chalk Hill Road. The ingress/egress point for this site is located on Chalk Hill Rd, which is classified as a principal arterial road. This road classification is appropriate for commercial traffic. In addition, the site includes a landscaping buffer that separates the abutting residential zoning district from the parking spaces.

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 is not proposing any changes to the site plan but is requesting to update the time limit to be five-years with eligibility for automatic renewal for additional five-year periods. Since the initial approval in 2009, the site has remained in compliance and has been consistently renewed every two years per the current conditions. Staff supports the time frame for five years due to their compliance throughout the years, however, does not support the automatic renewal due to the nature of the use and its proximity to residential properties. The five-year period will allow for Staff to review the request to analyze whether the site is in compliance and determine if any changes are necessary due to changes in surrounding areas following the approval.

Landscaping:

Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

Parking:

The Dallas Development Code requires no off-street parking spaces for this use. The commercial motor vehicle parking lot consists of 13 commercial motor vehicle parking spaces and three off-street parking spaces being provided as shown on the site plan/landscape plan.

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 not in an MVA cluster. To the north and the west are “F” MVA clusters.

List of Partners/Principals/Officers

Gamaliel Albarran Sr.
2403 Ingersoll Street
Dallas, Texas 75212

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/landscape plan.

Staff Recommendation:

3. TIME LIMIT: This specific use permit expires on ~~October 23, 2019~~_____ (five years) from the passage of this ordinance.

Applicant's Request:

3. TIME LIMIT: This specific use permit expires on ~~October 23, 2019~~_____ (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. (The Code currently provides that applications for automatic renewal must filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced. ~~October 23, 2021~~

4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

5. COMMERCIAL VEHICLES: The only commercial vehicles allowed to park on the Property are dump trucks and tractors. Trailers, buses, and vehicles longer than 30 feet are prohibited.

6. INGRESS/EGRESS: Ingress and egress must be provided in the location shown on the attached site plan/landscape plan. No other ingress or egress is permitted.

7. OUTDOOR LOUDSPEAKERS: Outdoor loudspeakers are prohibited.

8. PARKING: Thirteen commercial motor vehicle parking spaces and three off-street parking spaces must be located as shown on the attached site plan/landscape plan.

9. REFRIGERATION UNITS: Trailers with refrigeration units are prohibited.

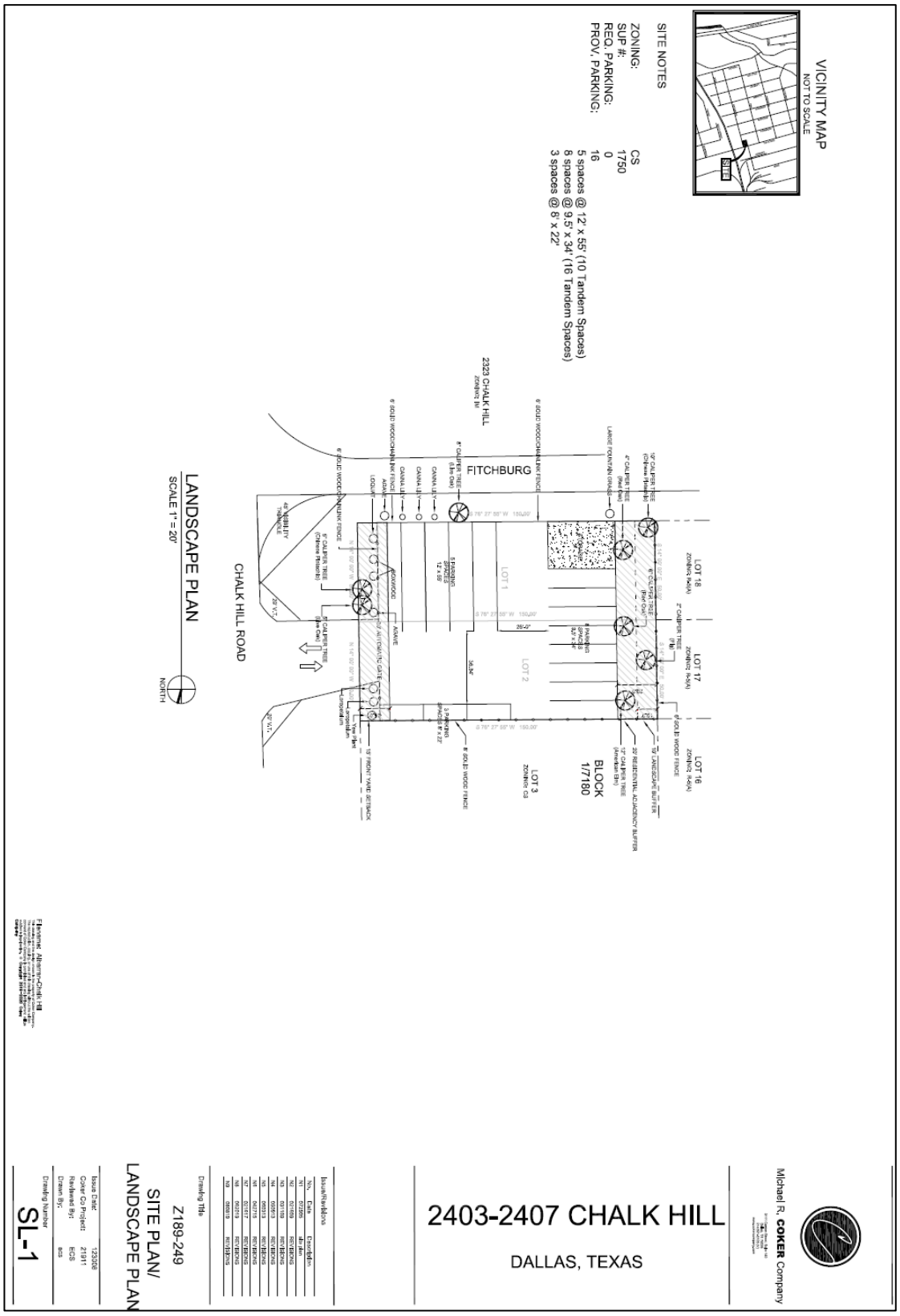
10. SCREENING: A six-foot-high solid fence must be provided in the location shown on the attached site plan/landscape plan.

11. SECURITY GATE: An automatic gate must be installed across the Chalk Hill Road ingress and egress location on the attached site plan/landscape plan.

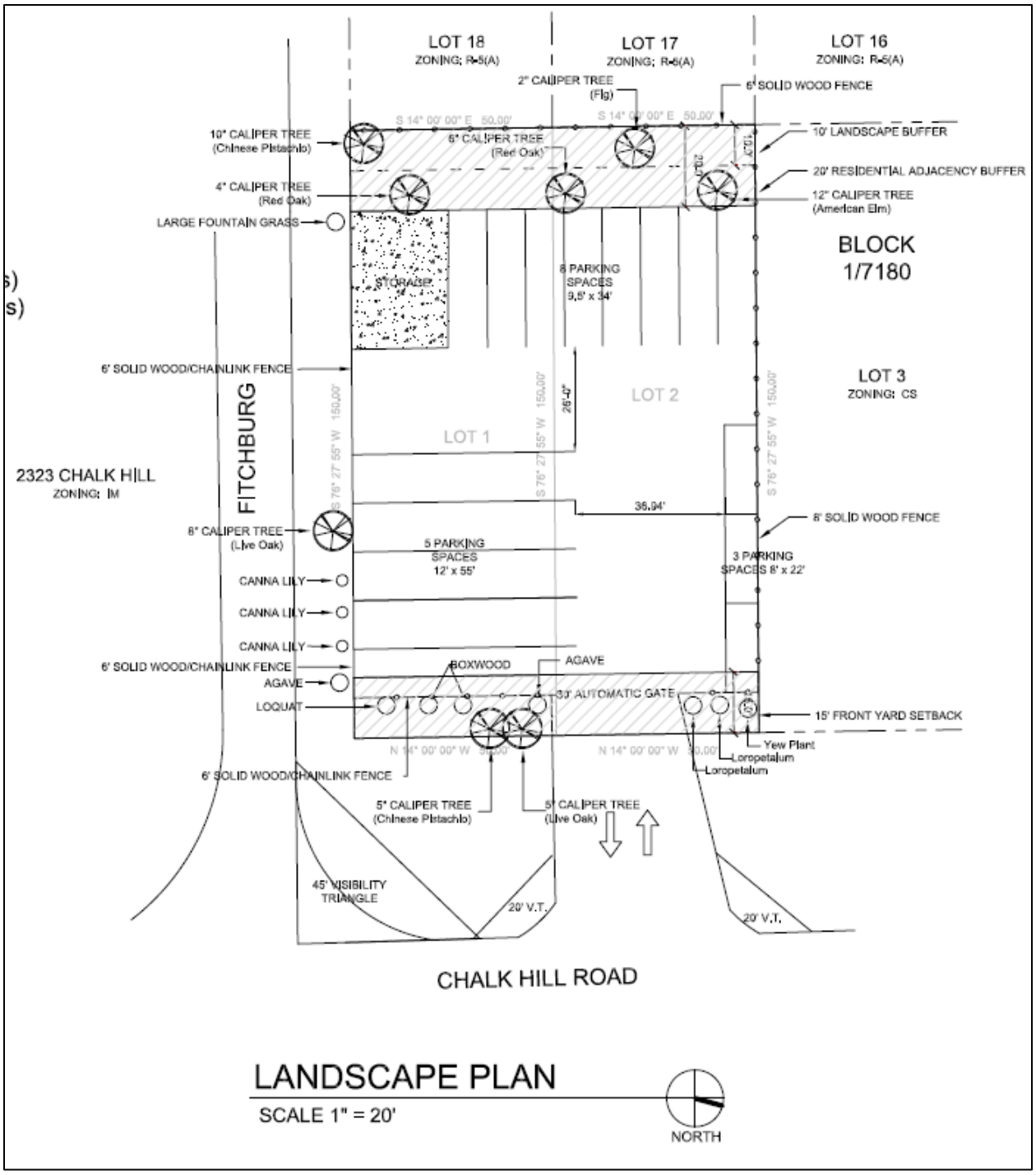
12. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

13. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN (No Changes)


VICINITY MAP
NOT TO SCALE
SITE NOTES
ZONING: CS
SUP #: 1750
REQ. PARKING: 0
PROV. PARKING: 16
5 spaces @ 12' x 55' (10 Tandem Spaces)
8 spaces @ 9.5' x 34' (16 Tandem Spaces)
3 spaces @ 8' x 22'
LANDSCAPE PLAN
SCALE 1" = 20'
NORTH
CHALK HILL ROAD
FITCHBURG
2323 CHALK HILL
ZONING: IM
LOT 1
LOT 2
LOT 3
ZONING: CS
LOT 16
ZONING: R-5(A)
LOT 17
ZONING: R-5(A)
LOT 18
ZONING: R-5(A)
BLOCK 1/7180
6' SOLID WOOD FENCE
6' SOLID WOOD/CHAIN LINK FENCE
10' LANDSCAPE BUFFER
20' RESIDENTIAL ADJACENCY BUFFER
15' FRONT YARD SETBACK
3 PARKING SPACES 8' x 22'
10 PARKING SPACES 9.5' x 34'
5 PARKING SPACES 12' x 55'
ACCESS GATE
ADA RAMP
ACCESS AISLE
ACCESS AISLE
ADA RAMP
ACCESS GATE
ACCESS AISLE
ADA RAMP

ENLARGED SITE PLAN (Enlarged)



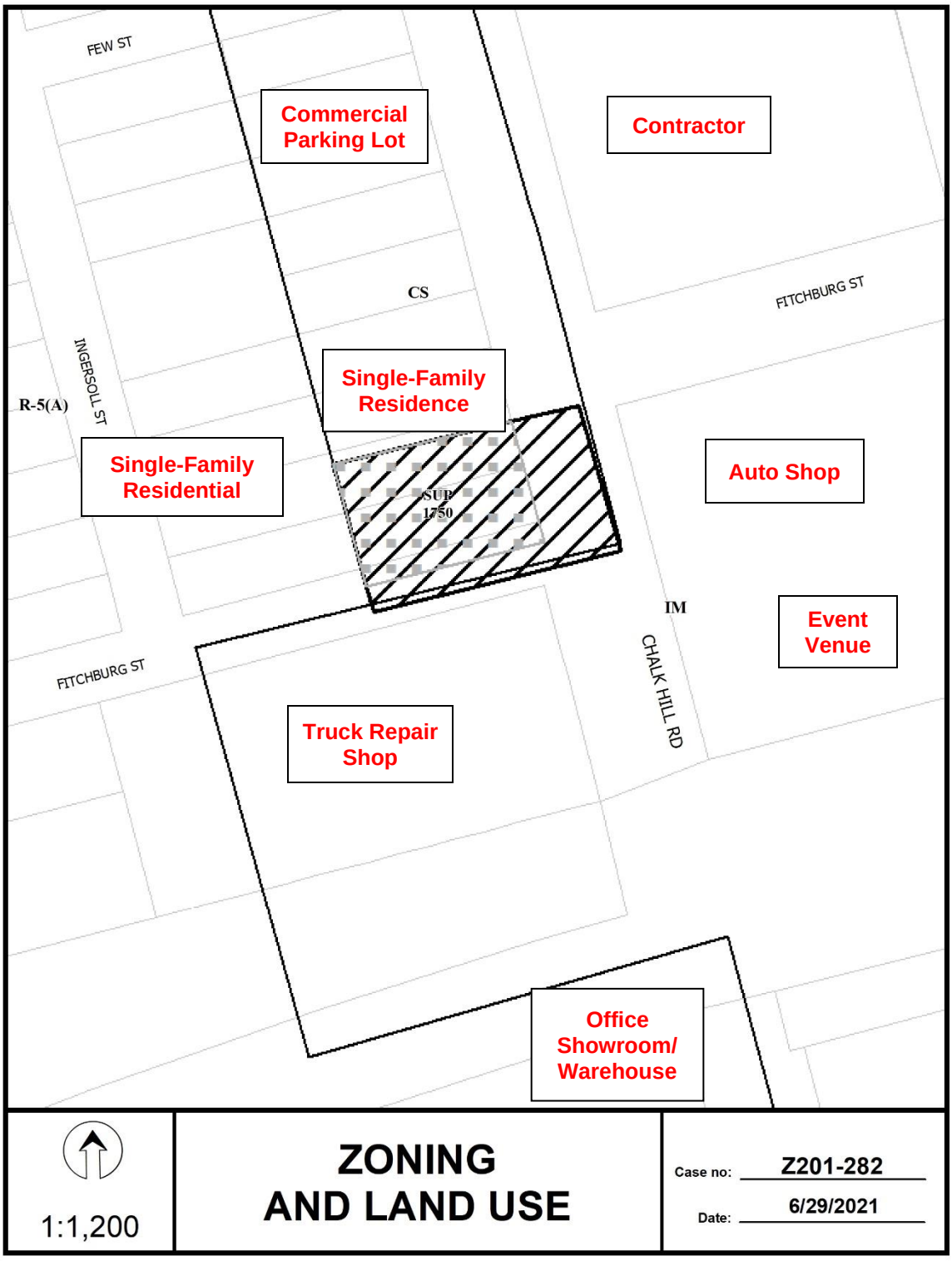
BUTTERNUT ST
CHALK HILL RD
WEIR ST
HIAWATHA ST
INGERSOLL ST
EARNEST ST
IROQUOIS DR
FEW ST
FITCHBURG ST
CLYMER ST
KENESAW DR
FITCHBURG ST
DOW CT
EAGLE HEIGHTS DR
FANNIE ST
INGERSOLL ST
FANNIE ST
CHIPPEWA DR
CLYMER ST
IROQUOIS DR
BLACKHAWK DR
DALLAS FT WORTH SERV
1:4,800
VICINITY MAP
Case no: Z201-282
Date: 6/29/2021

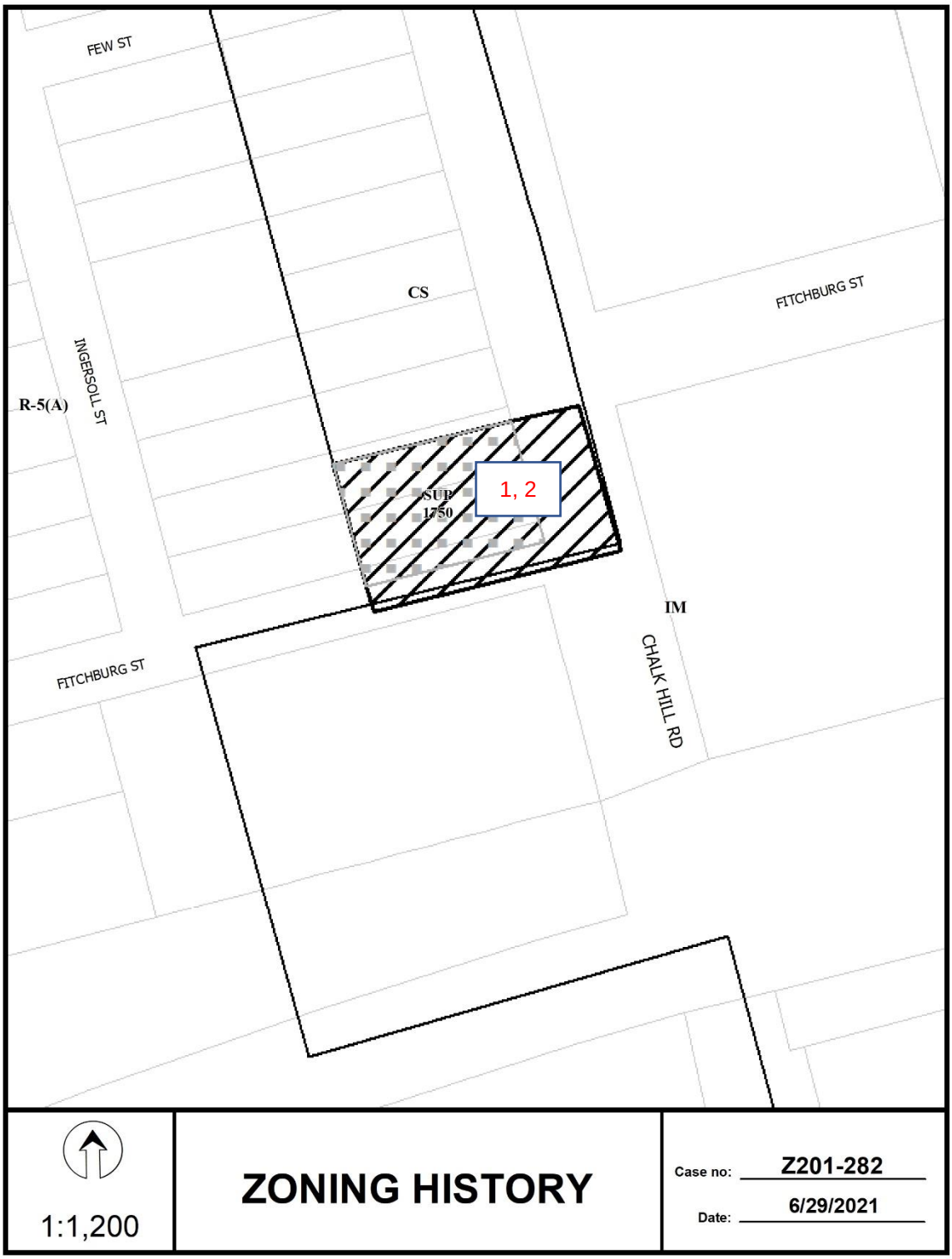
1:1,200

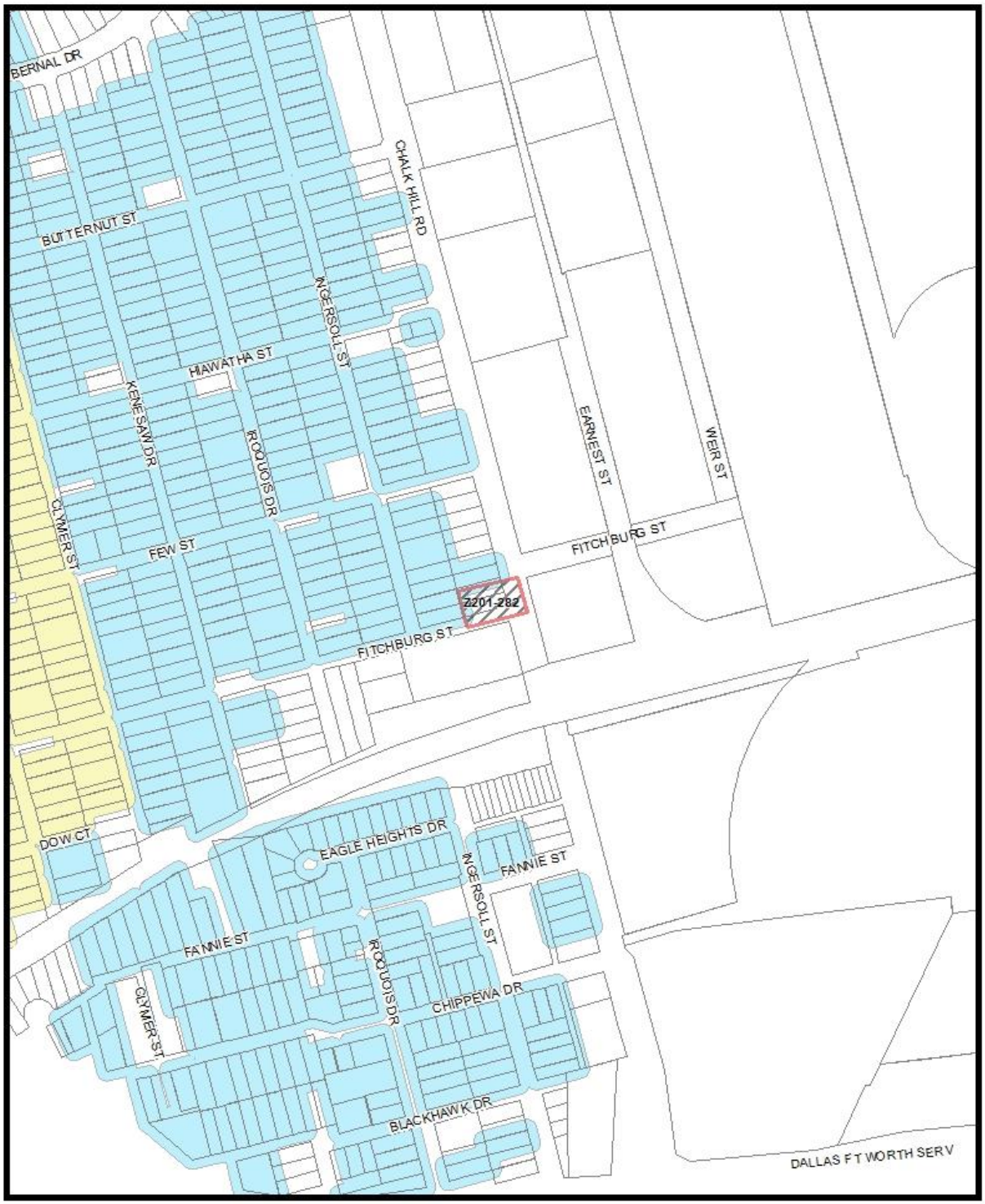
AERIAL MAP

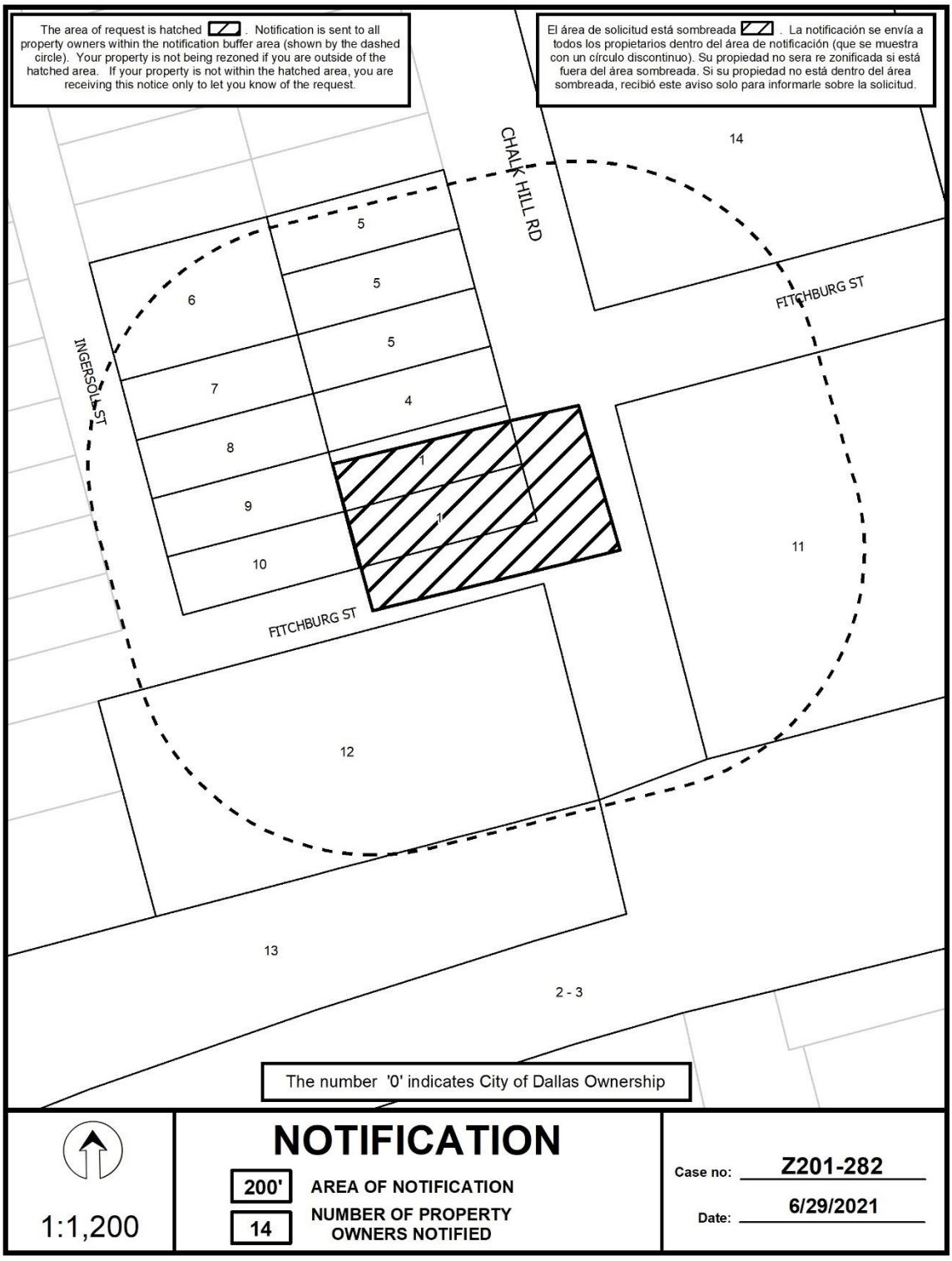
Case no: Z201-282

Date: 6/29/2021


FEW ST
Commercial Parking Lot
Contractor
CS
FITCHBURG ST
INGERSOLL ST
R-5(A)
Single-Family Residence
Single-Family Residential
SUP 1750
Auto Shop
IM
Event Venue
FITCHBURG ST
CHALK HILL RD
Truck Repair Shop
Office Showroom/ Warehouse
1:1,200
ZONING AND LAND USE
Case no: Z201-282
Date: 6/29/2021


FEW ST
CS
FITCHBURG ST
INGERSOLL ST
R-5(A)
SUP 1750
1, 2
IM
CHALK HILL RD
FITCHBURG ST
1:1,200
ZONING HISTORY
Case no: Z201-282
Date: 6/29/2021


BERNAL DR
BUTTERNUT ST
CHALK HILL RD
INGERSOLL ST
HIAWATHA ST
KENESAW DR
IROQUOIS DR
EARNEST ST
WEIR ST
CLYMER ST
FEW ST
FITCHBURG ST
Z201-282
FITCHBURG ST
DOW CT
EAGLE HEIGHTS DR
INGERSOLL ST
FANNIE ST
FANNIE ST
IROQUOIS DR
CHIPPEWA DR
CLYMER ST
BLACKHAWK DR
DALLAS FT WORTH SERV
MVA Cluster
A
B
C
D
E
F
G
H
I
NA
1:4,800
Market Value Analysis
Printed Date: 8/24/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
CHALK HILL RD
INGERSOLL ST
FITCHBURG ST
FITCHBURG ST
14
5
5
5
6
7
4
8
1
9
1
10
11
12
13
2 - 3
The number '0' indicates City of Dallas Ownership
NOTIFICATION
200'
AREA OF NOTIFICATION
14
NUMBER OF PROPERTY OWNERS NOTIFIED
1:1,200
Case no: Z201-282
Date: 6/29/2021

06/25/2021

Notification List of Property Owners

Z201-282

14 Property Owners Notified

Label #	*Address*		*Owner*
1	2403	CHALK HILL RD	ALBARRAN GAMALIEL SR
2	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
3	9999	NO NAME ST	UNION PACIFIC RR CO
4	2411	N CHALK HILL DR	Taxpayer at
5	2415	CHALK HILL RD	GARCIA ROQUE & ROSALBA
6	2418	INGERSOLL ST	HERNANDEZ ANTONIO JR
7	2414	INGERSOLL ST	GONZALEZ SALLY B
8	2410	INGERSOLL ST	LARA ALEJANDRO
9	2406	INGERSOLL ST	GARFIAS MARIA L & JOSAFAT
10	2402	INGERSOLL ST	ALBARRAN CONRADO J
11	2414	CHALK HILL DR	BENITEZ FREDIS & MARGARITA
12	2323	CHALK HILL RD	A TRUCK EXPRESS INC
13	5401	FANNIE ST	MISSOURI PACIFIC RR CO
14	2518	CHALK HILL DR	FOUR L CAPITAL LTD

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 4, 2021**

Planner: Karina Castillo

FILE NUMBER:	Z201-308(KC)	**DATE FILED:**	July 28, 2021
LOCATION:	Southeast corner of North Westmoreland Road and Bickers Street		
COUNCIL DISTRICT:	6	**MAPSCO:**	43 K
SIZE OF REQUEST:	2.002 acres	**CENSUS TRACT:**	0205.00

REPRESENTATIVE: Zone Systems, Inc. (Peter Kavanagh)

OWNER/APPLICANT: Hampton Supportive Housing, Inc.

REQUEST: An application for a Specific Use Permit for a retirement housing on property zoned Tract 12 – Area 1 [Mixed Use (MU-1) Tract] within Planned Development District No. 508, (the West Dallas Planned Development District).

SUMMARY: The purpose of the request is to allow for a retirement housing on the site.

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

PRIOR CPC ACTION: On October 7, 2021, the City Plan Commission held this case under advisement. A new site plan has been submitted following the meeting.

BACKGROUND INFORMATION:

- The site is currently developed with a retirement housing.
- The use was previously under SUP No. 1422 within Planned Development District No. 508 Tract 12 [Mixed Use (MU-1) Tract].
- SUP No. 1422 was approved on September 23, 2000 and allowed for retirement housing for a 20-year period with eligibility for automatic renewals.
- A request for renewal of the SUP was not submitted within the required timeframe prior to the expiration which resulted in the SUP expiring in 2020 and the applicant is seeking a new SUP to be able to continue the use.
- This request is for a SUP to allow for retirement housing.
- Retirement housing is defined by the Dallas Development Code as a residential facility principally designed for persons 55 years of age or older. This use does not include a "convalescent and nursing homes, hospice care, and related institutions" use, which is defined as a separate main use.
- Even though the use has been operating for many years, since this is a new SUP request, the site plan must meet all code requirements. Staff has identified that the use required 65 spaces, while the site only provides 54.
- The City Plan Commission held this case under advisement during the October 7, 2021 meeting. Following the action taken at the last meeting, a new site plan was provided to reflect the current conditions of the site. One parking space was removed to show the dumpster container and another space was removed to allow for a storage building. The site plan has been modified to show those changes and replace the spaces that were removed by including additional spaces at the northern side of the property.
- Staff confirmed that the site has delta credits because the parking requirements changed in 2012. With the delta credits, the site provides the required number of parking spaces and no variance would be required unless the site is altered to increase the parking requirement such as expanding or increasing the number of dwelling units.

Zoning History:

There has been one zoning case on one site in the area in the past five years.

1. **Z189-168:** On August 28, 2019, City Council approved Planned Development No. 1017 for R-5(A) Single Family District uses and a public school other than an open enrollment charter school on property zoned an R-5(A) Single Family District and

a CR Community Retail District bounded by Bickers Street to the north, North Westmoreland Road to the east, Gallagher Street to the south, and Furey Street to the west.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
N Westmoreland Rd.	Principal Arterial	100’
Bickers St.	Community Collector	60’

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

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

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

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

URBAN DESIGN

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.3 Encourage complementary building height, scale, design and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.1 Maintain neighborhood scale and character.

Land Use:

	Zoning	Land Use
Site	PD 508 Tract 12 – Area 1 (MU-1)	Retirement Housing
North	PD 508 Tract 8 (MF-2(A))	Undeveloped, Single-family
East	PD 508 Tract 12 – Area 1 (MU-1), SUP 1627, SUP 1407	Single-family
South	PD 508 Tract 12 – Area 1 (MU-1)	Undeveloped
West	PD 1017, P(A), R-5(A)	Middle School, Vacant, Single-family, Tire Shop

Land Use Compatibility:

The area of request is currently developed as a retirement housing consisting of 18,208 square feet. The property is abutting a single-family subdivision to the east and undeveloped land to the south. Located across Bickers St. to the north is more vacant land. Across N. Westmoreland Rd.is a middle school, a tire shop, and more vacant land. Further north and west are more single-family residential uses.

The property is zoned as Planned Development District No. 508 Tract 12 – Area 1 which allows for retirement housing with a Specific Use Permit.

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.

This request is for a new SUP to allow the current use that is operating as a retirement housing. The applicant has submitted the same conditions and site plan that were previously approved for SUP No. 1422. Staff supports this request due to it being located at the intersection of an arterial and a collector road. The classification of the roads helps alleviate any traffic concerns that may result from a higher density residential development. The site is accessed from Bickers Street which reduces the points of conflict on the higher classified roadway of North Westmoreland Road. The only abutting existing use is a single-family neighborhood that backs up to the retirement housing. There are not any homes that front this use. All the homes have access from a local street and do not have any driveways on Bickers Street. The other existing uses including a middle school and a tire shop are located along North Westmoreland Road, being an arterial road that supports more intense uses. This use acts as a buffer between the single-family residential and the higher intensity uses along North Westmoreland Road. A new site plan has been provided to match the currently existing conditions. One parking space was removed to hold the dumpster container and another space was removed to allow for a storage building. The site plan has been modified to show those changes and replace the spaces that were removed by including additional spaces at the northern side of the property. Since the site has delta credits due to the parking requirements changing in 2012, they have sufficient parking spaces to meet the minimum requirements.

Landscaping:

Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

Parking:

A minimum of 54 parking spaces must be provided in the location shown on the site plan. The new site plan now shows the currently existing conditions of the site and is providing sufficient parking spaces to meet the minimum requirements. This site has delta credits due to the parking requirements changing in 2012 therefore, no additional parking spaces are required at this time. If the site is to change in a way that would require additional parking spaces such as expanding the facility or creating additional suites/units, they will be required to provide those at that time.

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 located within a “H” MVA cluster.

List of Partners/Principals/Officers

HAMTPON SUPPORTIVE HOUSING INC.

Principal Officer
DEBORAH STOUFF

Main address
911 N Studebaker Rd Long Beach CA 90815-4900
Long Beach, CA 90815

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is retirement housing.

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 (20-years from the passage of this ordinance), but is eligible for automatic renewal for additional 20-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas Development Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)

4. LANDSCAPING: Landscaping must be provided in accordance with Article X of the Dallas Development Code. Plant materials must be maintained in a healthy, growing condition.

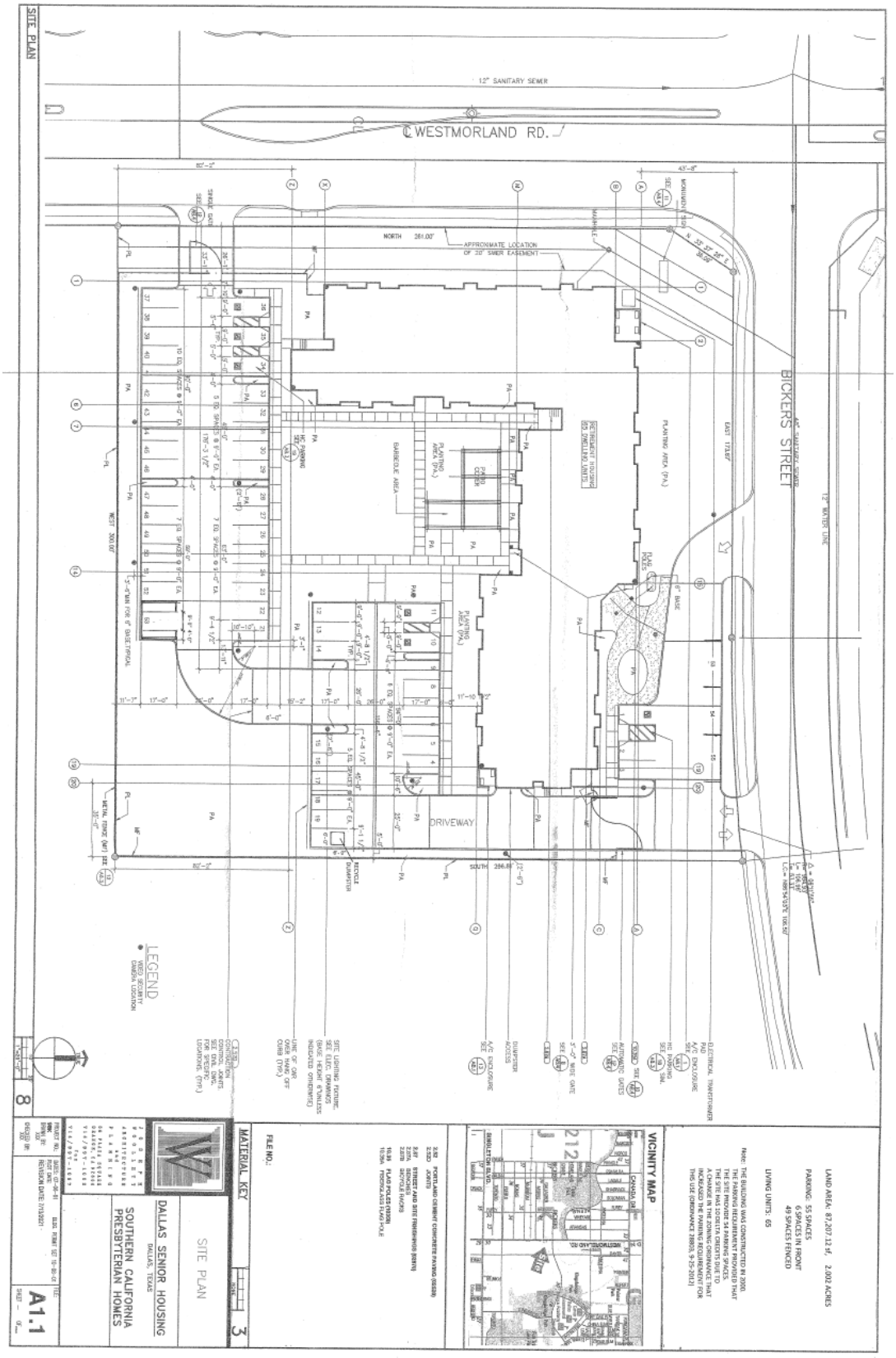
5. INGRESS AND EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

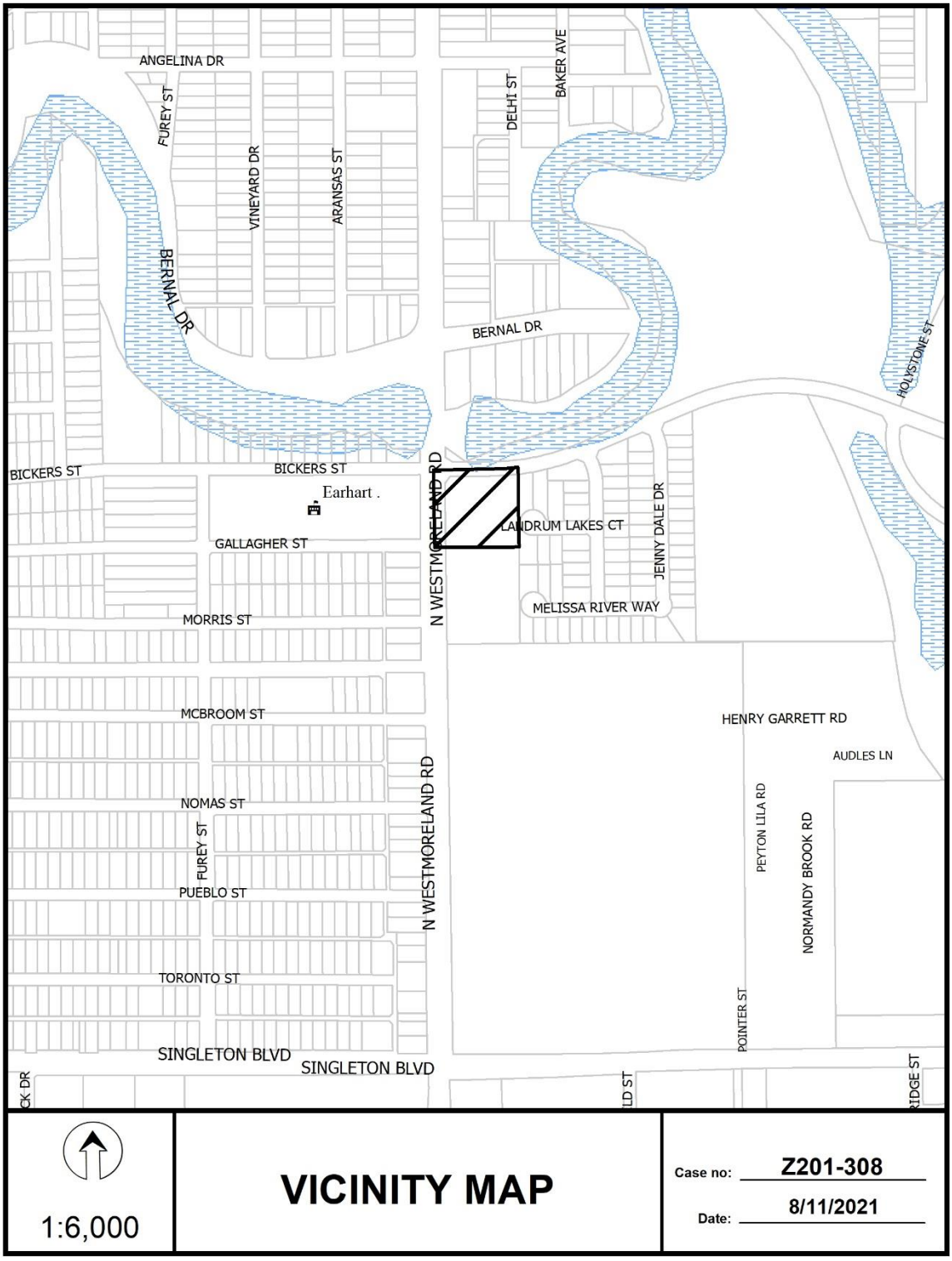
6. OFF-STREET PARKING: A minimum of 54 off-street parking spaces must be provided in the location shown on the attached site plan.

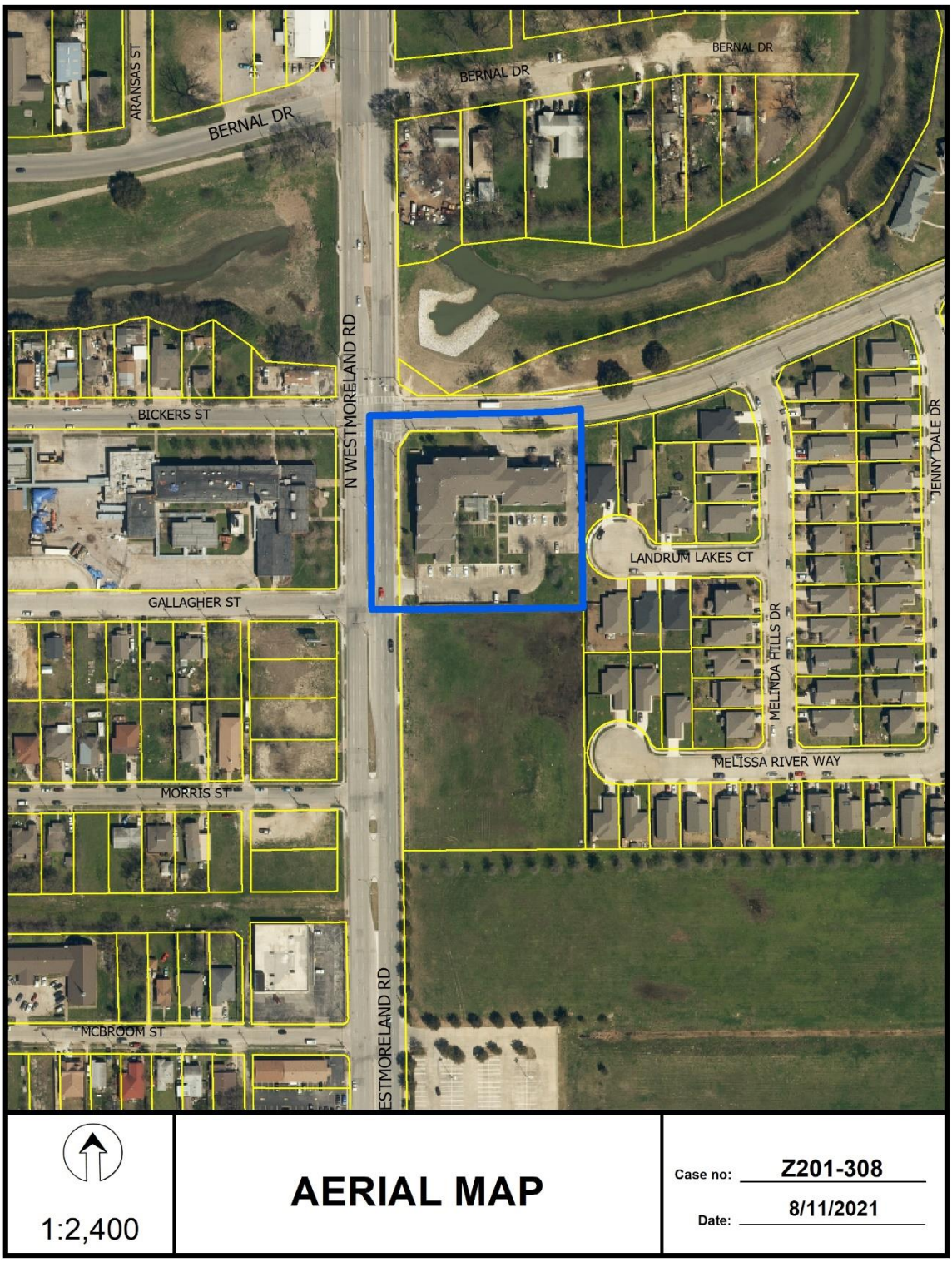
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

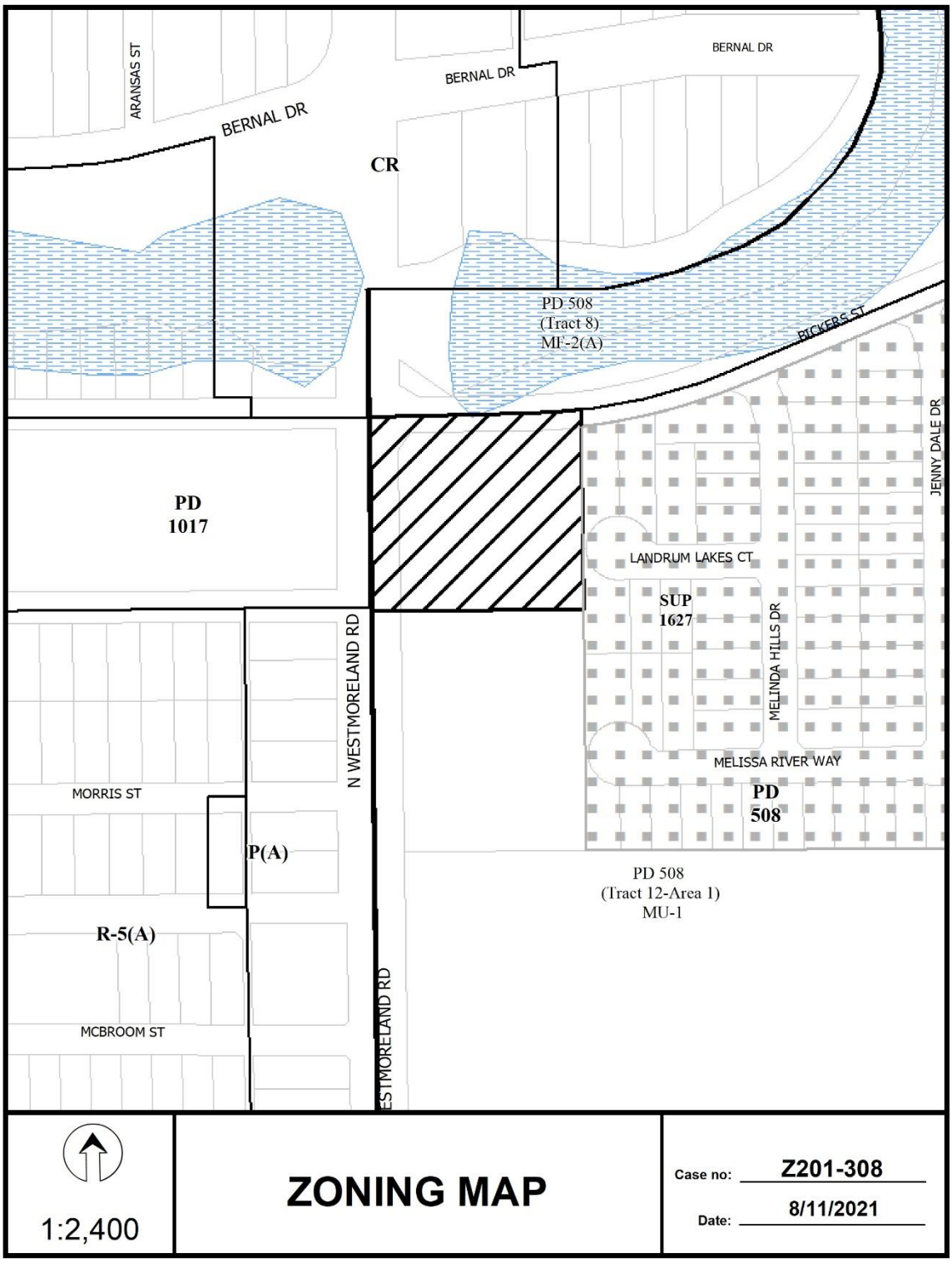
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

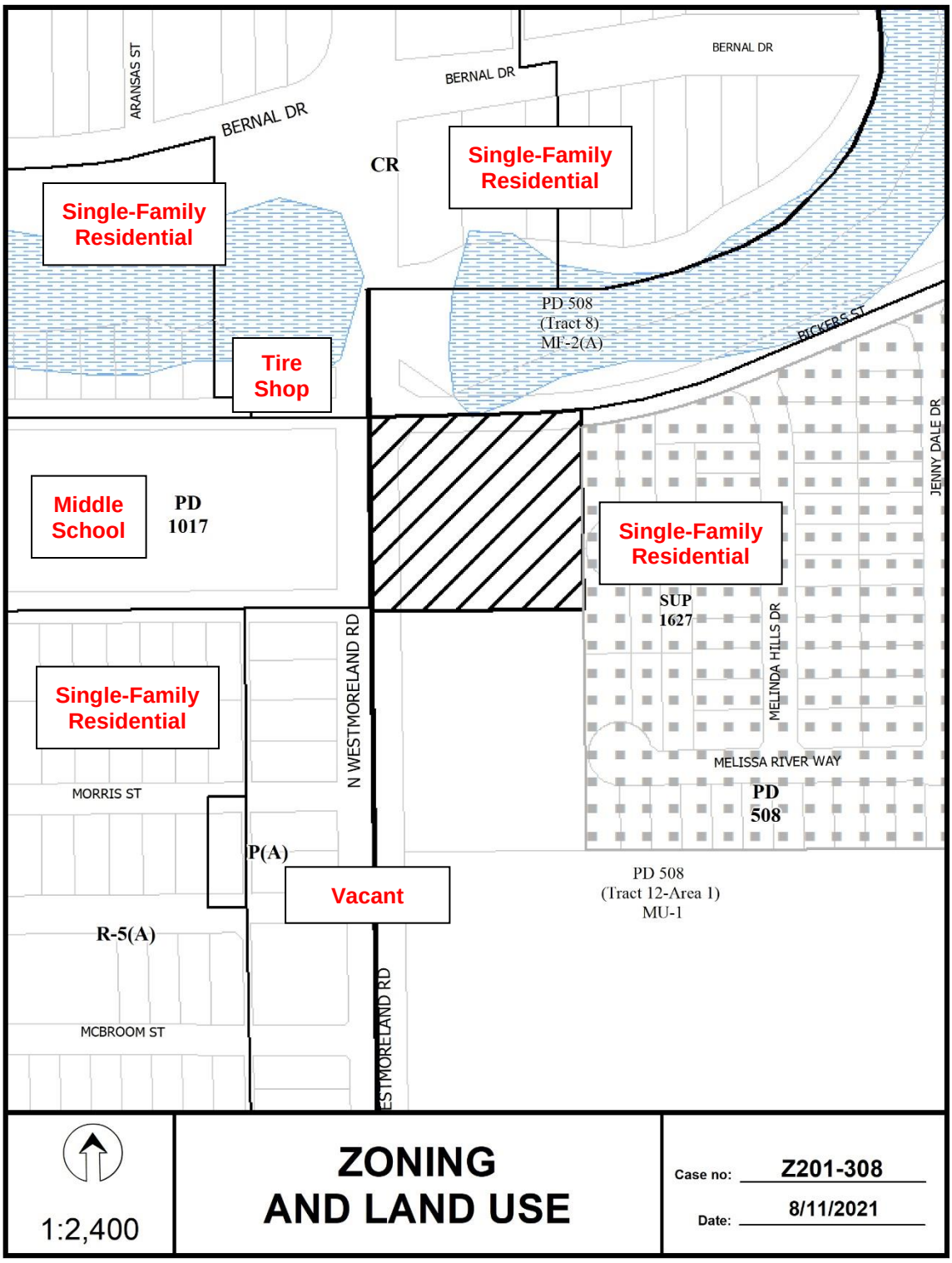
PROPOSED SITE PLAN

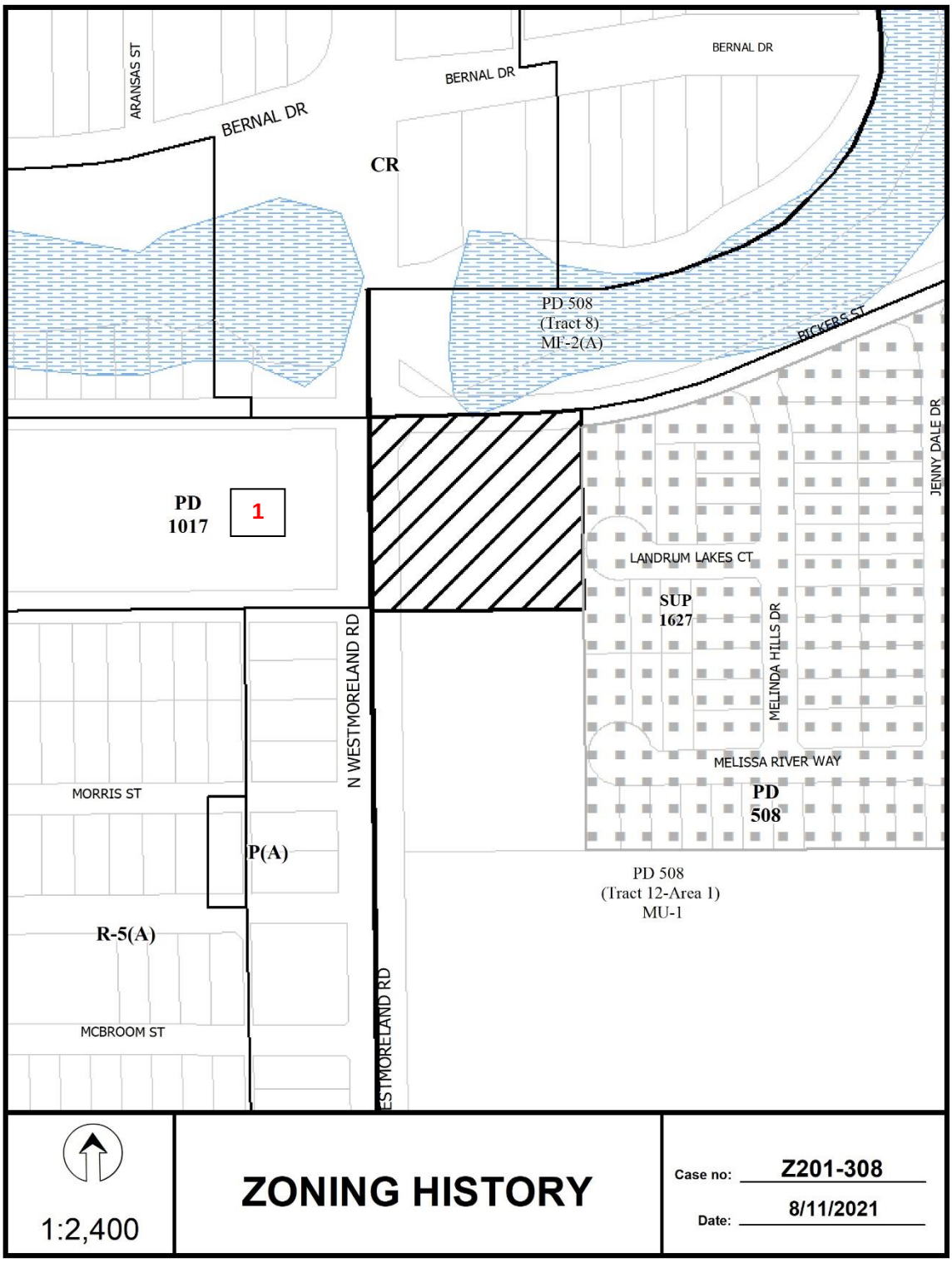


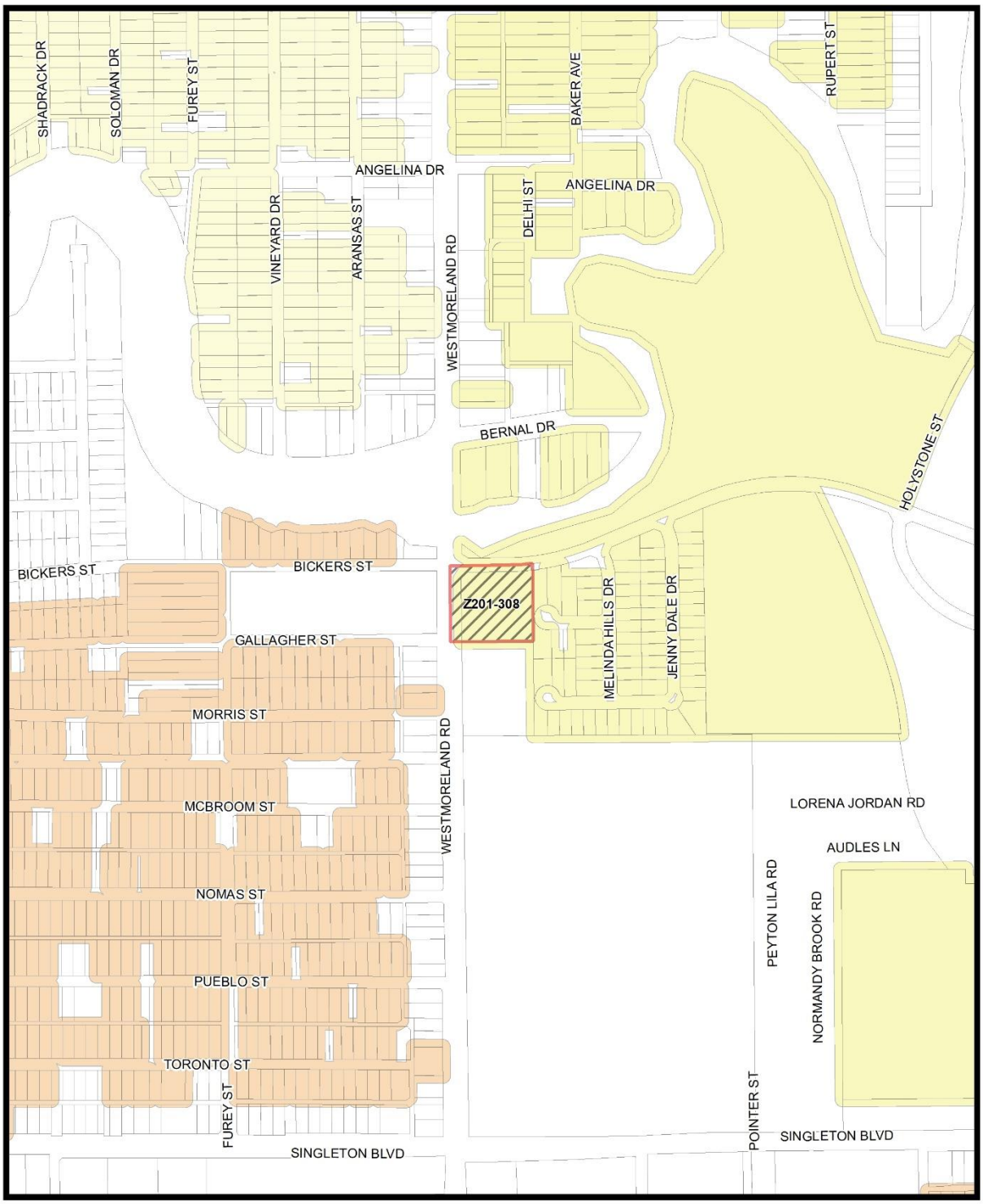

ANGELINA DR
FUREY ST
VINEYARD DR
ARANSAS ST
DELHI ST
BAKER AVE
BERNAL DR
BERNAL DR
HOLYSTONE ST
BICKERS ST
BICKERS ST
Earhart .
GALLAGHER ST
N WESTMORELAND RD
LANDRUM LAKES CT
JENNY DALE DR
MELISSA RIVER WAY
MORRIS ST
MCBROOM ST
HENRY GARRETT RD
AUDLES LN
NOMAS ST
FUREY ST
PUEBLO ST
N WESTMORELAND RD
PEYTON LILA RD
NORMANDY BROOK RD
TORONTO ST
POINTER ST
SINGLETON BLVD
SINGLETON BLVD
1:6,000
VICINITY MAP
Case no: Z201-308
Date: 8/11/2021


ARANSAS ST
BERNAL DR
BERNAL DR
BERNAL DR
N WESTMORELAND RD
BICKERS ST
GALLAGHER ST
LANDRUM LAKES CT
MELINDA HILLS DR
JENNY DALE DR
MELISSA RIVER WAY
MORRIS ST
MCBROOM ST
ESTMORELAND RD
1:2,400
AERIAL MAP
Case no: Z201-308
Date: 8/11/2021


ARANSAS ST
BERNAL DR
BERNAL DR
BERNAL DR
CR
PD 508
(Tract 8)
MF-2(A)
BICKERS ST
JENNY DALE DR
PD
1017
LANDRUM LAKES CT
SUP
1627
MELINDA HILLS DR
MELISSA RIVER WAY
PD
508
N WESTMORELAND RD
MORRIS ST
P(A)
R-5(A)
MCBROOM ST
ESTMORELAND RD
PD 508
(Tract 12-Area 1)
MU-1
1:2,400
ZONING MAP
Case no: Z201-308
Date: 8/11/2021


ARANSAS ST
BERNAL DR
BERNAL DR
BERNAL DR
CR
Single-Family Residential
Single-Family Residential
Tire Shop
PD 508 (Tract 8) MF-2(A)
BICKERS ST
JENNY DALE DR
Middle School
PD 1017
Single-Family Residential
SUP 1627
MELINDA HILLS DR
N WESTMORELAND RD
Single-Family Residential
MELISSA RIVER WAY
PD 508
MORRIS ST
P(A)
Vacant
PD 508 (Tract 12-Area 1) MU-1
R-5(A)
MCBROOM ST
ESTMORELAND RD
1:2,400
ZONING AND LAND USE
Case no: Z201-308
Date: 8/11/2021


ARANSAS ST
BERNAL DR
BERNAL DR
BERNAL DR
CR
PD 508
(Tract 8)
MF-2(A)
BICKERS ST
JENNY DALE DR
PD
1017
1
LANDRUM LAKES CT
SUP
1627
MELINDA HILLS DR
MELISSA RIVER WAY
PD
508
N WESTMORELAND RD
MORRIS ST
P(A)
PD 508
(Tract 12-Area 1)
MU-1
R-5(A)
MCBROOM ST
ESTMORELAND RD
1:2,400
ZONING HISTORY
Case no: Z201-308
Date: 8/11/2021

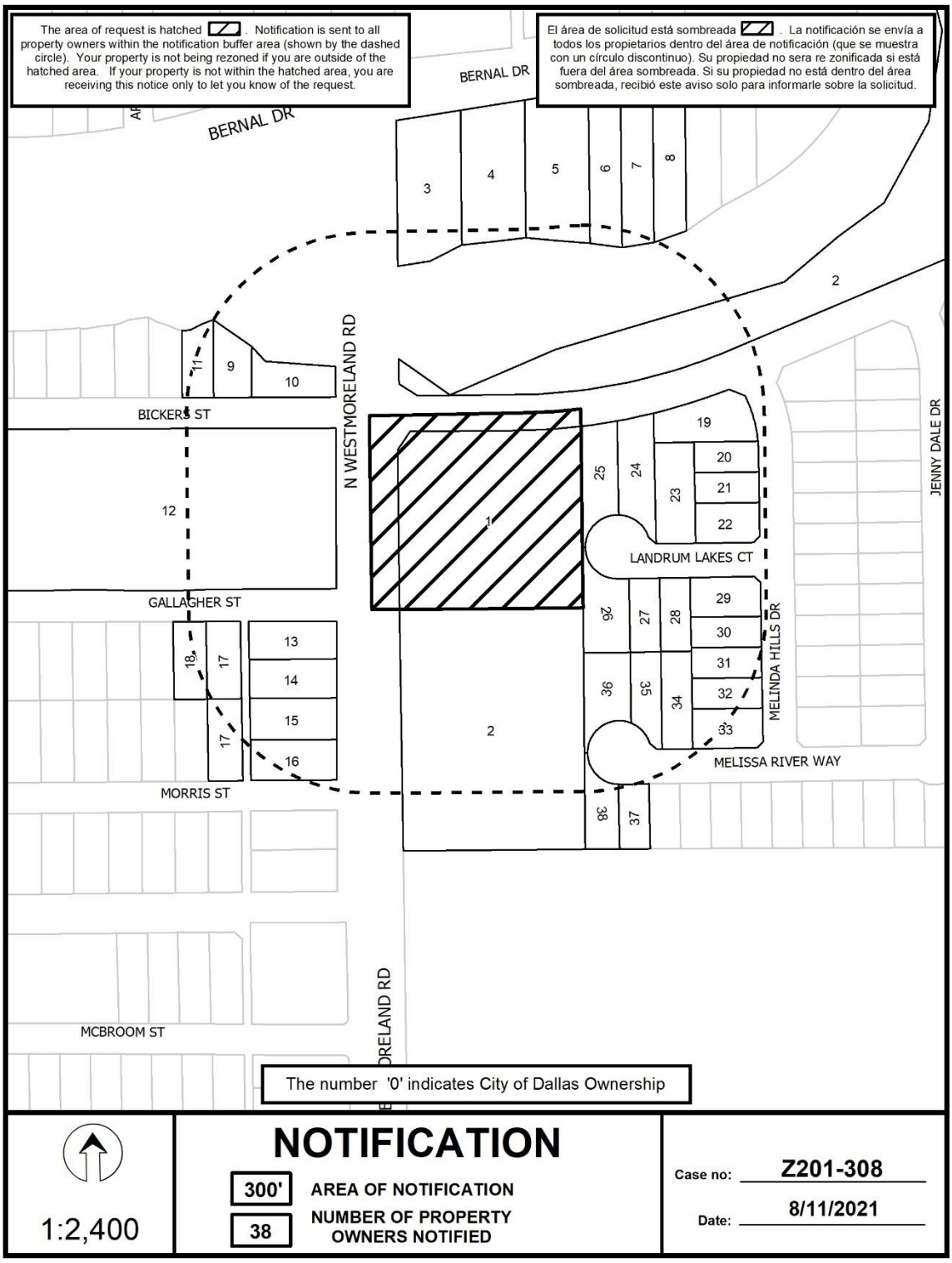


Market Value Analysis A B C D E F G H I NA

1:6,000

Market Value Analysis

Printed Date: 8/11/2021


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
BERNAL DR
BERNAL DR
N WESTMORELAND RD
BICKERS ST
GALLAGHER ST
MORRIS ST
MCBROOM ST
LANDRUM LAKES CT
MELINDA HILLS DR
MELISSA RIVER WAY
JENNY DALE DR
The number '0' indicates City of Dallas Ownership
1:2,400
NOTIFICATION
300'
AREA OF NOTIFICATION
38
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z201-308
Date: 8/11/2021

08/11/2021

08/10/2021

Notification List of Property Owners

Z201-308

38 Property Owners Notified

Label #	*Address*		*Owner*
1	3260	BICKERS ST	HAMPTON SUPPORTIVE
2	3020	BICKERS ST	DALLAS HOUSING AUTHORITY
3	3230	BERNAL DR	WILLIS TIM H &
4	3226	BERNAL DR	NUNEZ JULIAN ESTATE OF
5	3218	BERNAL DR	TEMPLO APOSENTO ALTO
6	3210	BERNAL DR	CAZARES JOSE PEDRO &
7	3206	BERNAL DR	BARRIENTOS ANNA P ET AL
8	3202	BERNAL DR	RIVERA JUAN &
9	3315	BICKERS ST	JOHNSON GWENDOLYN HILL
10	3603	N WESTMORELAND RD	HAYES LENA RUTH
11	3321	BICKERS ST	JONES KATIE M
12	3531	N WESTMORELAND RD	Dallas ISD
13	3517	N WESTMORELAND RD	Taxpayer at
14	3511	N WESTMORELAND RD	Taxpayer at
15	3503	N WESTMORELAND RD	Taxpayer at
16	3303	MORRIS ST	Taxpayer at
17	3316	GALLAGHER ST	NEW MOUNT CALVARY BAPTIST CHURCH
18	3320	GALLAGHER ST	SALGADO JOSE &
19	3541	MELINDA HILLS DR	HENSLEE DUSTIN
20	3537	MELINDA HILLS DR	HAILE CHOMBE ALEMAYEHU &
21	3533	MELINDA HILLS DR	TRAN HEIN &
22	3529	MELINDA HILLS DR	CAVANAR SAKEENA L &
23	3103	LANDRUM LAKES CT	Taxpayer at
24	3107	LANDRUM LAKES CT	Taxpayer at
25	3111	LANDRUM LAKES CT	RODRIGUEZ JOSE PAEZ
26	3110	LANDRUM LAKES CT	DELLINGER LYNNELLE

08/10/2021

Label #	*Address*		*Owner*
27	3106	LANDRUM LAKES CT	JONES LAUREN
28	3102	LANDRUM LAKES CT	NISCOLN LLC
29	3519	MELINDA HILLS DR	LANTAJO ROMMEL V
30	3515	MELINDA HILLS DR	Taxpayer at
31	3511	MELINDA HILLS DR	HUYNH NGOC ANH THI
32	3507	MELINDA HILLS DR	NGUYEN LY & LUAN
33	3503	MELINDA HILLS DR	TAYLOR MARGARET & LESLEY
34	3141	MELISSA RIVER WAY	NGUYEN SUONG N
35	3145	MELISSA RIVER WAY	NGUYEN CHIEN M & MONG T DANG
36	3149	MELISSA RIVER WAY	Taxpayer at
37	3146	MELISSA RIVER WAY	TRAN TUAN VAN
38	3150	MELISSA RIVER WAY	Taxpayer at

DRAFT

CITY PLAN COMMISSION
MEETING SCHEDULE
2022

January		February		March	
6	Meeting	3	Meeting	3	Meeting
13	Off	10	Off	10	Off
20	Meeting	17	Meeting	17	Off (Spring Break)
27	Off	24	Off	24	Meeting
				31	Off

April		May		June	
7	Meeting	5	Off	2	Meeting
14	Off (Maundy/Holy Thurs)	12	Off	9	Off
21	Meeting (Passover)	19	Meeting	16	Meeting
28	Off	26	Off	23	Off
				30	Off

July		August		September	
7	Meeting	4	Meeting	1	Meeting
14	Off	11	Off	8	Off
21	Meeting	18	Meeting	15	Meeting
28	Off	25	Off	22	Off
				29	Off

October		November		December	
6	Meeting	3	Meeting	1	Off
13	Off	10	Off	8	Off
20	Meeting	17	Meeting	15	Meeting
27	Off	24	Off (Thanksgiving)	22	Off (Hanukkah)
				29	Off (Kwanzaa)

10/14/2021

2022 Holiday Calendar

Saturday, January 1 **Friday, December 31** ***(COD observed)***	**New Year's Day** ***(2021 Kwanzaa Ends)***
Monday, January 17	**Martin Luther King, Jr. Day**
Monday, February 21	**Presidents' Day**
Monday, March 14 – Friday, March 18	**DISD Spring Break**
Thursday, April 14	**Maundy Thursday** **(Holy Thursday)**
Friday, April 15	**Good Friday**
Sunday, April 17	**Easter**
Friday, April 15 – Saturday, April 23 ***(begins at sunset and ends at nightfall)***	**Passover**
Saturday, April 30 – Tuesday, May 3 ***(San Diego, California)***	**National APA**
Monday, May 30	**Memorial Day**
Monday, June 20	**Juneteenth**
Monday, July 4	**Independence Day**
Monday, September 5	**Labor Day**
Sunday, September 25 - Tuesday, September 27 ***(begins at sunset and ends at nightfall)***	**Rosh Hashanah**
Tuesday, October 4 - Wednesday, October 5 ***(begins at sunset and ends at nightfall)***	**Yom Kippur**
Monday, October 10	**Columbus Day**
TBD ***(El Paso)***	**Texas APA**
Friday, November 11	**Veterans Day**
Thursday, November 24	**Thanksgiving Day**
Sunday, December 18 – Monday, December 26 ***(begins at sunset and ends at nightfall)***	**Hanukkah**
Sunday, December 25 **Monday, December 26** ***(COD observed)***	**Christmas Day**
Sunday, January 1, 2023 **Monday, January 2** ***(COD observed)***	**New Year's Day**
Monday, December 26, 2022 – Saturday, January 1, 2023	**Kwanzaa**