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City of Dallas

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*

Public Notice

221064

POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

November 17, 2022

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, NOVEMBER 17, 2022
AGENDA

BRIEFINGS: **Videoconference/Council Chamber*** **9:00 a.m.**

(The City Plan Commission may be briefed on any item on the agendas if it becomes necessary.)

PUBLIC HEARINGS: **Videoconference/Council Chambers*** **12:30 p.m.**

Public hearings will not be heard before 12:30 p.m.

PURPOSE: To consider the attached agendas.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla,
Dallas, Texas**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: <https://bit.ly/CPC111722> or by calling the following phone number: **Webinar number:** 2497 542 3654 (Webinar password: dallas (325527 from phones)) and by **phone:** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (Access code: 2497 542 3654) **Password** (if required) 325527.

Members of the public wishing to speak must sign up with the Planning and Urban Design Department by registering online at <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx> or calling (214) 670-4209, by 5:00 p.m., Wednesday, November 16, 2022, sixteen (16) hours prior to the meeting date and time.

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. The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Planning and Urban Design Department by calling (214) 670-4209 or TTY (800) 735-2989, forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, NOVEMBER 17, 2022
ORDER OF BUSINESS**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Council Rules of Procedure must sign up with the City Secretary's Office.

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.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m2010d27e522b36503897a92e85532e8b):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m2010d27e522b36503897a92e85532e8b>

Public hearings will not be heard before 12:30 p.m.

BRIEFING ITEMS:

Items 1-2

ACTION ITEMS:

MISCELLANEOUS ITEMS – CONSENT

Items 3-6

ZONING – INDIVIDUAL

Items 7

ZONING – UNDER ADVISEMENT

Item 8-10

SUBDIVISION – CONSENT

Items 11-19

SUBDIVISION – RESIDENTIAL REPLATS

Items 20-21

STEET NAME CHANGE

Item 22-23

OTHER MATTERS:

ITEM FOR RECONSIDERATION

Item 24

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURMENT

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 pistol 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."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

CALL TO ORDER

Executive Session (Sec. 551.071 T.O.M.A.):

DCA212-002 - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, "Lodging Uses" and Section 51A-4.205 "Lodging Uses" to define a new use called "Short-term rental lodging" and related regulations.

BRIEFINGS:

1. [22-2739](#) DCA212-002(SD) - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, "Lodging Uses" and Section 51A-4.205 "Lodging Uses" to define a new use called "Short-term rental lodging" and related regulations.

Steven Doss, Senior Planner, Planning and Urban Design

Attachments: [DCA212-002\(SD\) Briefing](#)

2. [22-2741](#) Zoning classification and processes for institutional uses.
Jenniffer Allgaier, Senior Planner, Planning and Urban Design

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the November 3, 2022 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Items:****Minor Amendments:**

3. [M212-038](#) An application for a minor amendment to an existing development and landscape plans on property zoned Planned Development District No. 484, generally at the southeast corner of Bruton Road and St. Augustine Road.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Karl A Crowley, Masterplan

Planner: Athena Seaton

M212-038(AS)

Council District: 5

Attachments: [M212-038\(AS\) Case Report](#)
[M212-038\(AS\) Approved Development Plan](#)
[M212-038\(AS\) Approved Landscape Plan](#)
[M212-038\(AS\) Proposed Development Plan](#)
[M212-038\(AS\) Proposed Landscape Plan](#)

4. [M212-048](#) An application for approval of a site plan providing relief for the street facing frontage requirement along Louise Avenue on property zoned Subdistrict 4, within Planned Development District No. 317, the Cedars Area Special Purpose District, on the southeast corner of Good Latimer Expressway and Louise Avenue.

Staff Recommendation: **Approval**, subject to a site plan.

Applicant: SCP/O1 Good Latimer OZ Owner, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Athena Seaton

M212-048(AS)

Council District: 2

Attachments: [M212-048\(AS\) Case Report](#)

5. [M212-016](#) An application for a minor amendment to an existing development/landscape plan on property zoned Planned Development District No. 953, on the southwest intersection of Whispering Cedar Drive and Ledbetter Drive.

Staff Recommendation: **Approval.**

Applicant: GSNETX Stem Center of Excellence

Representative: Rob Baldwin, Baldwin Associates

Planner: Hannah Carrasco

M212-016(HC)

Council District: 3

Attachments: [M212-016\(HC\) Case Report](#)

6. [M212-058](#) An application for a minor amendment to an existing development and landscape plan on property zoned Planned Development District No. 756, on northwest corner of Abernathy Street and Lombardy Lane.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Karl A Crowley, Masterplan

Planner: Hannah Carrasco

M212-058(HC)

Council District: 6

Attachments: [M212-058\(HC\) Case Report](#)

Zoning Cases - Under Advisement:

7. [Z201-161-2](#) An application for the renewal of Specific Use Permit No. 2053 for an outside storage and reclamation use on property zoned an IM Industrial Manufacturing District, on the southeast corner of Norwich Lane and Bedford Street.

Staff Recommendation: **Approval**, subject to a site plan and conditiopns.

Applicant: Ignacio Hernandez, HZ Auto Sales, LLC

Representative: Ignacio Hernandez and Lorena Hernandez

UA From: July 21, 2022 and September 1, 2022.

Planner: Hannah Carrasco

Z201-161(HC)-2

Council District: 6

Attachments: [Z201-161\(HC\)-2 Case Report](#)
[Z201-161\(HC\) Revised Site Plan](#)
[Z201-161 Previously Approved Site Plan](#)

8. [Z212-201-1](#) An application for a new subdistrict within Planned Development District No. 160, on property zoned Tract 1B within Planned Development District No. 160, on the north line of Neches Street, between Cedar Hill Avenue and Woodlawn Avenue.
Staff recommendation: **Approval**, subject to conditions.
Applicant/Representative: Ramon Aranda
UA From: October 13, 2022.
Planner: Michael Pepe
Z212-201(MP)-1
Council District: 1

Attachments: [Z212-201\(MP\)-1 Case Report](#)

9. [Z212-231-2](#) An application for a WR-3 Walkable Urban Residential District on property zoned an IR Industrial/Research District, on the southeast line of Kimsey Drive, northwest of the intersection of Kimsey Drive and Maple Avenue.
Staff Recommendation: **Approval**.
Applicant: Jay Adeyina, President, Silverline Custom Homes LLC.
UA From: October 6, 2022 and November 3, 2022.
Planner: Michael Pepe
Z212-231(MP)-2
Council District: 2

Attachments: [Z212-231\(MP\)-2 Case Report](#)

Zoning Cases - Individual:

10. [Z212-261](#) An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, in an area bound by Boaz Street, West Greenway Boulevard, Glenwick Lane, and Inwood Road.
Staff Recommendation: **Hold under advisement to December 15, 2022.**
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
Planner: Jenniffer Allgaier
Z212-261(JA)
Council District: 13

Attachments: [Z212-261\(JA\) CPC Report 11-17-2022 PAGE ONE FOR REFER](#)
[Z212-261\(JA\) SUP Site Plan Revisions Pending](#)
[Z212-261\(JA\) TMP Revisions Pending](#)

SUBDIVISION DOCKET:**Consent Items:**

11. [S201-536R](#) An application to revise a previously approved preliminary plat S201-156 to create one 7.005-acre lot, one 9.465-acre lot, and one 13.135-acre lot from 29.699-acres tract of land containing part of City Block 8787 and all of Lot 1 in City Block 8787 on property located on South Belt Line Road, west of Kleberg Road.

Owner: Anani, LLC

Surveyor: R.C. Myers Surveying, LLC

Application Filed: October 19, 2022

Zoning: IM, IR

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

Planner: Sharmila Shresta

Council District: 8

Attachments: [S201-536R Case Report](#)
[S201-536R Plat 1 of 2](#)
[S201-536R Plat 2 of 2](#)

12. [S223-014](#) An application to create one 0.224-acre (8,716-square foot) lot from a tract of land in City Block 2/648 on property located on Annex Avenue at San Jacinto Street, southeast corner.

Owner: Hollyvale Rental Holdings, LLC

Surveyor: Adams Surveying Company, LLC

Application Filed: October 19, 2022

Zoning: MF-2(A)

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

Planner: Sharmila Shresta

Council District: 2

Attachments: [S223-014 Case Report](#)
[S223-014 Plat](#)

13. [S223-015](#) An application to create a 140-residential lot development and to create 4 common areas, and to dedicate right-of-way from a 51.127-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez Lane, east of Bobtown Road.
Owner: D.R. Horton Texas, LTD
Application Filed: October 19, 2022
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: ETJ

Attachments: [S223-015 Case Report](#)
[S223-015 Plat](#)
14. [S223-018](#) An application to create one 3.001-acre lot from a tract of land in City Block 8780 on property located on Jordan Valley Road, southwest of Palomino Road.
Owners: Camerino Junior Negrete and Maria Negrete
Surveyor: Peiser and Mankin Surveying, LLC
Application Filed: October 19, 2022
Zoning: A(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8

Attachments: [S223-018 Case Report](#)
[S223-018 Plat](#)
15. [S223-019](#) An application to replat a 29.12-acre tract of land containing part of City Block 8035 and all of Lot 66A in City Block 8035 to create one lot on property located on Duncanville Road, south of Ledbetter Drive.
Owners: LB DR LLC/ 4307 DR LLC, Felix Bahena Solano, Dagoberto Guzman Bahena, Umberto Guzman Bahena
Surveyor: Eagle Surveying, LLC
Application Filed: October 20, 2022
Zoning: IR
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3

Attachments: [S223-019 Case Report](#)
[S223-019 Plat](#)

16. [S223-020](#) An application to create one 4.286-acre (186,701-square foot) lot from a tract of land in City Block 8514 on property located at 9210 Teagarden Road, east of Dowdy Ferry Road.
Owners: Humberto Hernandez, Ma Del Rosario Velazquez
Surveyor: LIM and Associates, Inc.
Application Filed: October 21, 2022
Zoning: R-10(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8

Attachments: [S223-020 Case Report](#)
[S223-020 Plat](#)

17. [S223-021](#) An application to create one 24.6269-acre lot, one 159.1473-acre lot, and to dedicate right-of-way from a tract of land in City Block 8273 and 8276 on property located on Witt Road, southwest of Lancaster-Hutchins Road.
Owner: Prologis-Exchange Tx 2006, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: October 21, 2022
Zoning: PD 761 (LI)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8

Attachments: [S223-021 Case Report](#)
[S223-021 Plat](#)

18. [S223-022](#) An application to create an 11-residential lot development ranging in size from 0.5 acre to 1.76 acre and to dedicate a public right-of-way from a 14.92-acre tract of land in City Block 8817 on property located on Skyfrost Drive, west of Oak Avenue.
Owner: Ginza Investments, LLC
Surveyor: Xavier Chapa Engineering/ Surveying
Application Filed: October 21, 2022
Zoning: R-1/2ac(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8

Attachments: [S223-022 Case Report](#)
[S223-022 Plat 1 of 2](#)
[S223-022 Plat 2 of 2](#)

19. [S223-023](#) An application to replat a 0.339-acre tract of land containing all of Lots 12 and 13 in City Block 9/2262 to create one lot on property located on Arroyo Avenue at Rosewood Avenue, east corner.
Owner: Dual Workshop
Surveyor: Urban Structure
Application Filed: October 21, 2022
Zoning: PD 193 MF-2(A)
Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shresta
Council District: 2

Attachments: [S223-023 Case Report](#)
[S223-023 Plat](#)

Residential Replats:

20. [S223-016](#) An application to replat a 2.715-acre tract of land containing part of Lot 17 in City Block 6625 to create 9-residential lots ranging in size from 7,618 square feet to 16,181 square feet on property located on Hillvale Drive, west of Rocky Ridge Road.
Owner: Castiel Investments, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: October 19, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shresta
Council District: 4

Attachments: [S223-016 RESREPLAT Case Report](#)

21. [S223-017](#) An application to replat a 0.340-acre (15,000-square foot) tract of land containing all of Lots 14 and 15 in City Block 7/3873 to move internal lot lines to create one 6,750-square foot lot and one 8,250-square foot lot on property located on Peru Street, west of Corinth Street.
Owner: Sammy S. Altaan
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 19, 2022
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket. Planner: Sharmila Shresta
Council District: 4

Attachments: [S223-017 RESREPLAT Case Report](#)

Street Name Change:

22. [NC212-007](#) An application to change the name of Romine Avenue, between S. Central Expressway and S. Malcolm X Boulevard, to "Vestana Wollos Avenue".
Applicant: City of Dallas
Application Filed: August 31, 2022
Notices Sent: 62 notices sent on October 17, 2022
Staff Recommendation: **Approval** provided that the required waivers are granted for Sec 51A-9.304(a)(5) and Sec 51A-9.304(c)(2)
SRC Recommendation: Denial
Planner: Sharmila Shresta
Council District: 7

Attachments: [NC 212-007 Case Report](#)

23. [NC212-008](#) An application to change the name of Audrey Street, between Agnes Street and Greenbay Street, to "Dimple Jackson Street".
Applicant: City of Dallas
Application Filed: August 31, 2022
Notices Sent: 53 notices sent on October 17, 2022
Staff Recommendation: **Approval** provided that the required waivers are granted for Sec 51A-9.304(a)(5)
SRC Recommendation: Approval
Planner: Sharmila Shresta
Council District: 7

Attachments: [NC 212-008 Case Report](#)

OTHER MATTERS:**Items for Reconsideration:**

24. [Z212-271-R](#) 1. Reconsideration of action taken on November 3, 2022, which was in considering an application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family District on the northeast corner of Linfield Road and Bonnie View Road, it was moved to hold the item under advisement until December 15, 2022.

If #1 is approved, then consideration of #2.

2. An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family District, on the northeast corner of Linfield Road and Bonnie View Road.

Staff Recommendation: **Approval**, subject to a revised site plan, a revised traffic management plan, and conditions.

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

Planner: Jenniffer Allgaier

Z212-271(JA)-R

Council District: 4

Attachments: [Z212-271\(JA\)-R Case Report](#)
 [Z212-271\(JA\) SUP Site Plan](#)
 [Z212-271\(JA\) TMP](#)
 [Z212-271\(JA\) Revised TMP](#)

Consideration of Appointments to CPC Committees:

ADJOURNMENT

UPCOMING MEETING:

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, November 15, 2022

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, November 15, 2022, at 9:00 a.m., in Room L1FN, at Dallas City Hall and by videoconference, to consider (1) DCA212-007 - Consideration of amending Chapter 51A of the Dallas Development Code, Section 51A-4.701(d), "Two year limitation" to revise the applicability of the two-year limitation, the standard for the waiver of two-year limitation, and related regulations. The public may attend the meeting via the videoconference link: <https://bit.ly/ZOAC111522>

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

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 City Council 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 §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-2739

Item #: 1.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

DCA212-002(SD) - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, "Lodging Uses" and Section 51A-4.205 "Lodging Uses" to define a new use called "Short-term rental lodging" and related regulations.

Steven Doss, Senior Planner, Planning and Urban Design

FILE NUMBER: DCA212-002(SD)

DATE INITIATED: Spring 2022

TOPIC: Development Code Amendment to the Dallas Development Code address short-term rental lodging uses.

CITY COUNCIL DISTRICTS: All

CENSUS TRACTS: All

PROPOSAL: Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, "Lodging Uses" and Section 51A-4.205, "Lodging Uses" to define a new use called "Short-term rental lodging" and related regulations.

SUMMARY: The proposed code amendments create a new use to capture the use of residential properties as overnight accommodation for a period of fewer than 30 consecutive days per rental period. The proposed amendments includes a purpose statement, definition, permitted districts, and other provisions.

ZONING ORDINANCE ADVISORY COMMITTEE RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

Code Amendments webpage:

<https://dallascityhall.com/departments/pnv/Pages/Code-Amendments.aspx>

STR project webpage:

<https://dallascityhall.com/departments/pnv/Pages/Short-Term-Rentals.aspx>

Appendices

1. Use Charts
2. Comparison Cities
3. Heat Map and Data for Active and Pending STRs
4. Other Lodging Uses

BACKGROUND:

A code amendment was initiated by City Plan Commission (CPC) at the December 2, 2021 meeting. CPC authorized a hearing to consider specifically defining a new use, "Short-term rental lodging" within the Lodging Uses sections of Chapters 51 and 51A, as well as related regulations.

- On June 23, 2022; July 7, 2022; August 2, 2022; August 16, 2022; and August 30, 2022, the Zoning Ordinance Advisory Committee (ZOAC) discussed potential amendments related to this item. Case reports, meeting minutes, and video recording links can be found on the Code Amendments webpage and short-term rental (STR) code amendment project webpage.
- On October 4, 2022, ZOAC voted to recommend approval of the proposed amendments as found below.

Progress prior to CPC and City Council referral to ZOAC

- Initial staff briefing to City Council Quality of Life, Arts and Culture Committee (QLAC) on Short-term rental regulations on February 18, 2020.
 - Update committee on current STR practices in Dallas.
 - Receive direction from the Committee on STR registration and additional regulations.
- QLAC initiated a Short-Term Rental Task Force with members appointed by City Council to develop recommendations for STR regulations. The STR Task Force began meeting in June 2020 and developed recommendations in December 2020.
- On January 19, 2021 staff briefed the STR Task Force's recommendations to QLAC.
- On February 23, 2021 staff briefed QLAC in closed session on legal issues regarding regulation of STRs.
- On March 23, 2021 staff briefed QLAC on options to regulation STRs.
- On May 5, 2021 City Council held a public hearing to hear public comment on potential STR regulations.
- Between November 15, 2021 and January 18, 2022 a restructured QLAC STR Task Force held several meetings to discuss a proposal to require STR registration with the City.
- On January 31 and February 22, 2022 QLAC held public hearings to receive public and stakeholder input.
- On May 4, 2022 staff briefed City Council on the current state of progress, including recommendations from the STR Task Force. City leadership asked staff to return to a briefing session with general recommendations for further discussion intended to refine a clear direction from City Council on STR regulations in Dallas.
- On June 1, 2022 staff briefed City Council on potential options for zoning and registration requirements for short-term rentals. City leadership asked staff to return with a hybrid zoning option and further details about the registration process.

- On June 7, 2022 five members of City Council submitted a memo to the City Manager reflecting support of an option that would define short-term rental as a lodging use and would include zoning regulations that would be identical with the ones for lodging uses currently, with the understanding that additional standards would potentially develop through the typical code amendment process.

STAFF ANALYSIS:

Short-term rentals (STRs) are typically residential properties that are rented for overnight accommodation for a period of fewer than 30 consecutive days. Currently, the city has no standards in the development code on whether the use of a residential property for short-term rental lodging is appropriate. However, the city does consider a short-term rental to be analogous to a hotel for purposes of collecting the city's Hotel Occupancy Tax (HOT). Providing standards within the zoning code would clarify what uses are considered lodging.

CHAPTER 44 TAXATION ARTICLE V HOTEL OCCUPANCY TAX SECTION 44-34 DEFINITIONS

In this article,

...

(4) HOTEL means any building in which members of the public obtain sleeping accommodations for consideration. The term includes a hotel, motel, tourist home, tourist house, tourist court, lodging house, inn, rooming house, or bed and breakfast....

This Article requires that an STR must comply with city code and remit the tax to the city, as well as follow any relevant rules crafted to enable that remittance. Currently, this includes registering with the City Controller's Office as a hotel and paying the HOT. Both requirements may be met by registering with the city's vendor for hotel registration and HOT collection or directly with the city. It is important to note that this section of city code only considers STRs to be hotels for the purpose of collecting the HOT.

They city currently requires that all residential properties that are rented for a period of more than 30 consecutive days (whether they are in multifamily or single family structures) register with the Code Compliance Department and be inspected. However, short-term rentals that pay the HOT are exempt from this requirement.

CHAPTER 27 MINIMUM PROPERTY STANDARDS ARTICLE VIII REGISTRATION AND INSPECTION OF RENTAL PROPERTIES AND CONDOMINIUMS SECTION 27-30 REGISTRATION AND POSTING REQUIREMENTS; DEFENSES

(g) It is a defense to prosecution under this section that:

...

(5) at the time of the notice of a violation:

(A) the property was a short-term rental; and

(B) applicable hotel occupancy taxes levied on the property under [Article V of Chapter 44](#) of the city code, as amended, had been collected and remitted in full.

The Code Compliance Department is developing proposed standards for an STR registration ordinance. While still in progress, the registration ordinance could include operational

recommendations such as, but not limited to, spacing limitations, occupant maximums, emergency contact information, and neighbor notification.

Zoning & Land Use Options

City Council has placed a priority on potential STR regulations, and staff has briefed Council several times with regards to a potential comprehensive package that will regulate STRs.

National best practices to STR regulation include zoning and / or registration. The proposed amendment is only reflective of zoning. Council developed a general consensus that STRs should be defined as a lodging use and requested that staff refer that consensus to ZOAC. ZOAC's recommendation in this matter is consistent with the general consensus of Council.

Some cities have determined that STRs should be treated similar to commercial hotels, and only allow them in a similar set of zoning districts as hotels. Other cities have determined that problems arise not necessarily from the short term of rental periods, but from a lack of on-site supervision and accountability for the renters. These cities have drawn a line between owner-occupied STRs, where the rental use is ancillary to the primary residential use, and non-owner occupied STRs, where the rental use is the primary full-time use. Cities with this regime often treat the two types of STRs differently. More detail on comparison cities is in the appendix below.

Per the City Council direction via the June 15, 2022 briefing, staff drafted a proposal based on the option preferred by City Council. That proposal has been refined through several ZOAC meetings to the language below.

Based on public input, discussion, and research, ZOAC recommends the following proposed amendments for approval by City Plan Commission. Registration ordinance standards are not within the purview of ZOAC or CPC, and as such are not included in this case report.

Map of Existing Short-Term Rentals

Staff has worked with GIS and City Controller's Office staff to prepare a heat map of Short-Term Rentals in the City of Dallas. This includes properties with an active or pending registration status for the purpose of paying Hotel / Motel Tax to the City, but staff cannot confirm that each property is currently listed on any booking site. Registration through the City Controller's Office is permanent, so some properties may not be currently active as an STR.

Owner Occupancy

Several pieces of information related to owner occupancy were requested, including:

- Typical provisions from other municipalities, included methods of establishing owner occupancy include:
 - Many cities do not differentiate between owner occupied STRs and non-owner occupied STRs.
 - **San Antonio** differentiates between owner or operator occupied and non-owner or non-operator occupied STRs for purposes of density limits. The City uses homestead exemption, voter registration, vehicle registration, "or similar means" to establish owner occupancy. San Antonio allows a tenant to operate a short-term rental as a Type 1 (no density limits) with written permission from the landlord.
 - **Los Angeles** only allows STRs as a "home-sharing" use. A "home-sharing" use can only be operated by a "Host" in their "Primary Residence," which is defined as "The sole residence from which the Host conducts Home-Sharing and in **which the Host resides**

for more than 6 months of the calendar year. The City establishes the primary residence with a photo ID and one or more of the following:

- Voter registration
- Vehicle registration
- Health insurance or auto insurance bill within the last six months
- Paystub within the last six months
- Homeowner's exemption from property tax
- Current rental or lease agreement.
- **Denver** only allows STRs as an accessory to a primary residential use, so the operator must maintain the primary dwelling unit on a lot as their primary residence as established by a Colorado state identification card and two of the following:
 - Motor vehicle registration
 - Voter registration
 - Federal or state tax returns
 - Utility bill
 - Other legal documentation approved by the Director of the Denver Department of Excise and Licenses.
- Consideration of owner occupancy under state law
 - In staff's research there appears to be no conflict with Texas state statute related to owner occupancy.
- Zoning regulations related to owner occupancy
 - Typical regulations related to owner occupancy focus on basic allowance of the STR use or the concentration / density of STRs in particular area. When owner-occupancy is not a base requirement for STR operation, owner occupied STRs are typically exempt from any density limit, while non-owner occupied STRs are required to comply with these limits.

STRs in legal dwelling units in non-residential zoning districts:

- The Committee had discussion surrounding the use of an otherwise legal dwelling unit as an STR in a zoning district that would not allow the use. Staff has revised the use table in Appendix 1 to reflect this discussion.

Parking Standards

- In nearly all cases, existing dwelling units have minimum parking requirements in place today, typically one required space for a single-family unit and one required space per bedroom for multifamily units. If more parking is desired for STRs, the Committee can make a recommendation on a minimum number of spaces. Some cities require one space per sleeping room.
- **Arlington** limits parking to the number of off-street spaces that are present on the property. This standard is contained in the registration ordinance, not the zoning ordinance.
- **San Antonio** requires a minimum of one parking space per rental unit.
- **New Braunfels** requires a minimum of one parking space per sleeping room, and a garage parking space is not counted towards this requirement.

Purpose Statement

The following statement was recommended by ZOAC. This language will likely be included in the enacting ordinance as opposed to being codified in Chapter 51A.

Purpose: To establish regulations to protect the health and safety of occupants of short-term rental properties, to protect the integrity of the districts in which short-term rental properties operate, and to preserve the neighborhood character of residential districts within the city and to minimize adverse impacts to the housing supply caused by the conversion of residential units to transient use.

Some examples of purpose statements from other cities are included below:

- **San Antonio:** The purpose of this article is to establish regulations for the protection of the health and safety of occupant(s) of short term rental properties, and to protect the integrity of the neighborhoods in which short term rental properties operate.
- **Arlington:** The purpose of this Chapter is to safeguard the life, health, safety, welfare, and property of the occupants of residential dwelling units, the neighbors of said occupants, and the general public, through the regulation of short-term rental residential property. The intent of this Chapter is to preserve the neighborhood character of residential subdivisions within the City of Arlington and to minimize adverse impacts to the housing supply caused by the conversion of residential units to tourist or transient use.
- **Los Angeles:** *Note – Home-sharing as an accessory use to residential.* The purpose of this subdivision is to allow for the efficient use and sharing of a residential structure which is a Host's Primary Residence, without detracting from the surrounding residential character or the City's available housing stock.
- **New Braunfels:** This section is intended to provide a procedure to allow the rental of private dwellings to visitors on a short term basis, while ensuring that such rental use does not create adverse impacts to surrounding neighborhoods due to excessive traffic, noise, and density. Additionally, this section is intended to ensure that the number of occupants within such rental units does not exceed the reasonable capacity of the structure to cause health and safety concerns, and that minimum health and safety standards are maintained in such units to protect visitors from unsafe or unsanitary conditions.

Proposed Amendments

SEC 51A-4.205. LODGING USES

(3) Short-term rental lodging. [~~Reserved~~]

(A) Definition: A full or partial unit* containing one or more kitchens, one or more bathrooms, and one or more bedrooms that is rented to occupants for fewer than 30 consecutive days per rental period.

(B) Districts permitted: By right in MO(A), GO(A), central area, mixed use, multiple commercial, and urban corridor districts.

(C) Required off-street parking: One space per full or partial unit rented to occupants.

(D) Required off-street loading: none

(E) Additional provisions:

(i) This use must comply with Chapter ##, “Short-Term Rentals” of the Dallas City Code.

(ii) The number of short-term rentals in a single unit may not exceed one.

(iii) A short-term rental must not be used as a commercial amusement (inside), commercial amusement (outside), restaurant with drive-in or drive-through service, restaurant without drive-in or drive-through service, or any other use unless located in a zoning district in which the use is permitted and a Certificate of Occupancy is issued for the use.

(v) Short-term rental lodging is prohibited in a multifamily structure or development that has received and utilized a development bonus under Division 51A-4.1100 “Mixed Income Housing.”

Appendix 1 – Use Tables

The intent of this table is for informational purposes and comparison on districts where the uses are allowable.

P: Use permitted by right

S: Use permitted by Specific Use Permit

**: Consult the use regulations in Division 51A-4.200*

For informational purposes only

	4.205 Lodging Uses	Hotel or motel	Extended stay hotel or motel	Lodging or boarding house	Overnight general purpose shelter	Short-term rental lodging [proposed new use]
Residential Districts	A(A)					
	R					
	D(A)					
	TH-1-3(A)					
	CH					
	MF-1(A)					
	MF-1(SAH)					
	MF-2(A)			P		P
	MF-2(SAH)			P		P
	MF-3(A)			P		P
	MF-4(A)			P		P
	MH(A)					
Nonresidential Districts	NO(A)					
	LO(A)					
	MO(A)	*	*	S		P
	GO(A)	*	*	S		P
	NS(A)					
	CR	S	S		S	
	RR	*	*	S	P	
	CS	*	*	S	P	
	LI	*	*	S	P	
	IR	*	*	S	P	
	IM	*	*	S	S	
	CA-1(A)	*	*	S	P	P
	CA-2(A)	*	*	S	P	P
	MU-1	*	*	S		P
	MU-1(SAH)	*	*	S		P
	MU-2	*	*	S		P
	MU-2(SAH)	*	*	S		P
	MU-3	*	*	S		P

	MC-1	*	*	S		<i>P</i>
	MC-2	*	*	S		<i>P</i>
	MC-3	*	*	S		<i>P</i>
	MC-4	*	*	S		<i>P</i>
	UC-1-UC-3					<i>P</i>
	P(A)					

Appendix 2 – Comparison Cities

- All cities listed apply their short-term rental regulations to stays of fewer than 30 days.
- All cities listed require registration with the city.
- All cities listed require payment of a Hotel Occupancy Tax (or that state's equivalent tax).

[ZON] indicates that this standard is located in the city's zoning code.

[REG] indicates that this standard is located in the city's registration section.

City	Use Type	Allowed in SF	Owner Occupancy	Spacing / concentration	Parking	Other
Arlington Link	Specifically defined as a "residential structure, or portion thereof..." [ZON]	Yes, in RM-12 (medium density); RMF-22 (multifamily); all districts within the STR zone, centered on ATT Stadium; all non-res and mixed use dist. [ZON]	Not required / no standard	No	Limited to number of off-street spaces [REG]	Unified Building Code
Atlanta Link	Not specified.	Allowed in all zoning districts. [ZON]	Required. May operate one additional STR. [REG]	No standard	No standard	
San Antonio Link	Residential. Specifically not a hotel or motel [ZON]	Yes, except smallest three districts (1,250 sf lots, 2,000 sf lots, 3,000 sf lots) [ZON]	Not required. [ZON]	No restriction for operator-occupied; Maximum of 12.5% of the blockface (for single family) or 12.5% of the units in one building (for multifamily) for non-operator occupied [ZON]	One space per 'unit' [ZON]	
Austin Link	Residential [ZON]	Yes, owner-occupied and non-owner occupied [ZON]	Not required	No standard for owner-occupied; Maximum of 3% of the census tract for non-owner occupied; maximum of 3% of the property and building in a multifamily development; maximum of 25% of the property and building in commercial districts [ZON]	No standard	

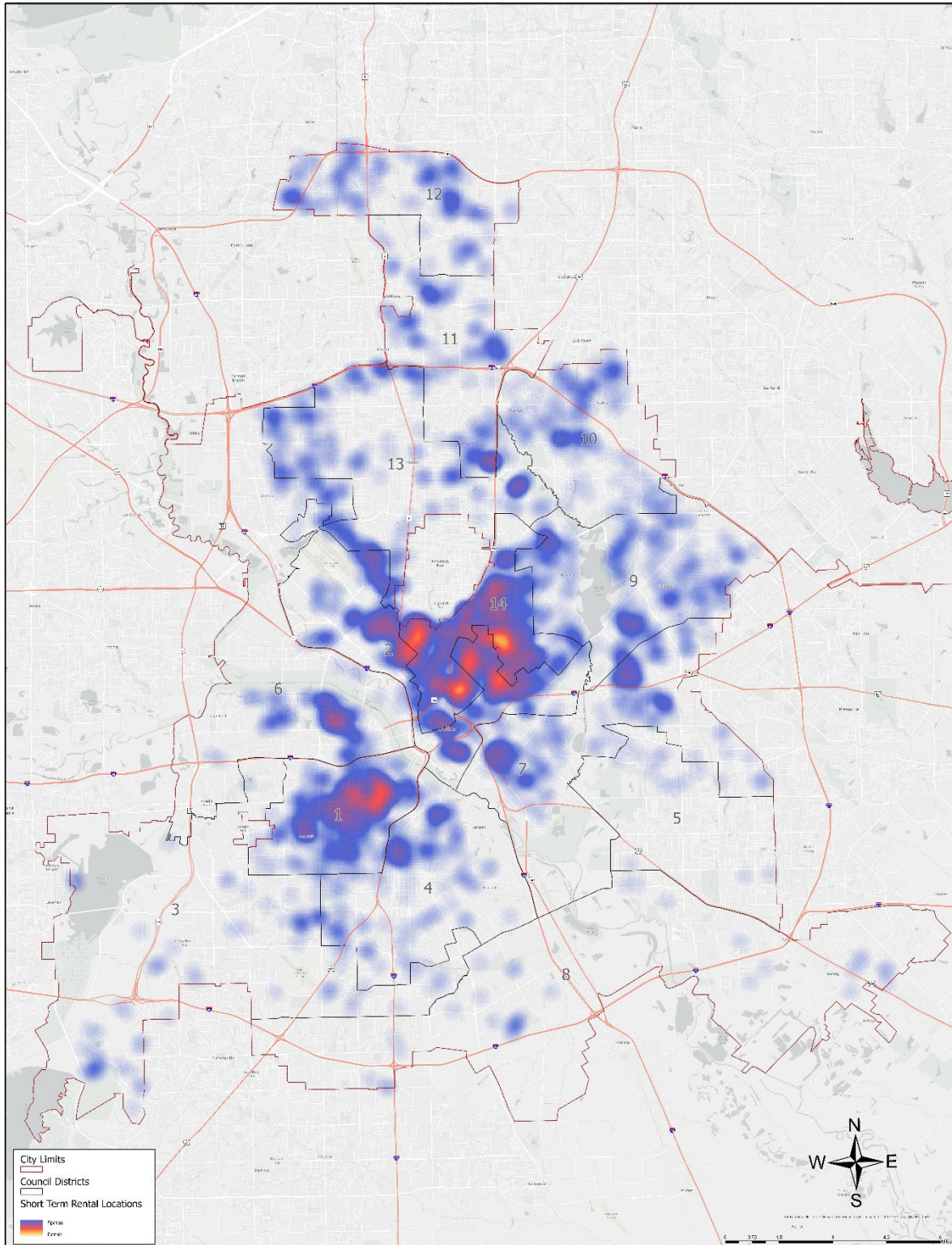
City	Use Type	Allowed in SF	Owner Occupancy	Spacing / concentration	Parking	Other
Denver Link	Accessory to a residential use [ZON]	Yes – is an accessory to residential use [ZON]	Primary residential use required. [ZON]	No standard	No standard	
Los Angeles Link	"Home-Sharing" Accessory use to a residential use [ZON]	Yes - is an accessory use to residential. Maximum 120 nights / year unless approved for "extended" every night. [ZON]	Resident occupancy required; stays not required to be 'hosted' [ZON]	No standard	No standard	Los Angeles considers rentals for fewer than 30 days that are not associated with a permanent resident to be hotels
Santa Monica Link	"home-sharing" accessory use to residential [REG]	Yes, accessory use to residential [REG]	Resident occupancy required [REG]	No standard	No standard	Santa Monica considers rentals of dwelling units for fewer 30 days that are not associated with a permanent resident to be "vacation rentals" and completely prohibits them.
Grapevine Link	Tourist House. Included in definition for hotel [REG]	No. Ordinance to expressly prohibit "single-family dwelling transient rentals" Def: the rental or offer for rental of any dwelling or any portion of a dwelling for a period of less than 30 days [REG]				

City	Use Type	Allowed in SF	Owner Occupancy	Spacing / concentration	Parking	Other
Fort Worth Link	Short term home rental: The rental for compensation of dwellings or accessory dwelling units for the purpose of overnight lodging for a period of not less than one night and not more than 30 consecutive days [ZON]	No. Zoning change is required. Allowed in Commercial and Industrial Districts [ZON]	N/A	None	No Regs	The subject is under consideration with City Council.
Southlake Link	Specifically defined as "The rental of any residence or residential structure or any portion of a residence or residential structure for a period of less than 30 days. [REG]	No. Prohibited in all districts. [REG]				
Hurst Link	Specifically defined as "the rental or offer for rental of a rental unit for a period of less than thirty (30) days. [REG]	No. Ordinance to prohibit the STR use throughout the city. [REG]				
New Braunfels Link	one- or two-family dwellings that are rented for overnight lodging for less than 30 days at a time [ZON]	Selected zoning districts and areas in the city. By zoning map. [ZON]	None specified [ZON]	By zoning map that identifies different types of areas where STR may be allowable [ZON]	1 parking space per sleeping room, not including garage [ZON]	

Appendix 3 – Heat Map and Data for Active and Pending STRs

Data from Dallas City Controller's Office and is based on registration for the purpose of HOT remittance.

City of Dallas Short Term Rentals



Appendix 4 – Other Lodging Uses

SEC. 51A-4.205. LODGING USES.

(1) Hotel or motel.

(A) Definition: A facility containing six or more guest rooms that are rented to occupants on a daily basis.

(B) Districts permitted:

(i) Except as otherwise provided in Subparagraphs (B)(iii) or (B)(iv), by right in MO(A), GO(A), RR, CS, LI, IR, IM, central area, MU-1, MU-1(SAH), MU-2, MU-2(SAH), MU-3, MU-3(SAH) and multiple commercial districts.

(ii) By SUP only in the CR district.

(iii) By SUP only for a hotel or motel use that has 60 or fewer guest rooms.

(iv) If an SUP is not required, RAR required in MO(A), GO(A), RR, CS, LI, IR, IM, MU-1, MU-1(SAH), MU-2, MU-2(SAH), MU-3, MU-3(SAH), and multiple commercial districts.

(C) Required off-street parking: One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of meeting room.

(D) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Suite hotels may have kitchens in the guest rooms.

(1.1) Extended stay hotel or motel.

(A) Definition: A lodging facility containing six or more guest rooms, in which:

(i) 25 percent or more of the guest rooms have a kitchen that includes a sink, a full-size stove, and a full-size refrigerator (a cooking area limited to a microwave, mini-refrigerator, or cook-top does not constitute a “kitchen” for purposes of this definition); and

(ii) 10 percent or more of the guest rooms contain a sleeping area that is separated from a sitting area by a wall or partition.

(B) Districts permitted: By SUP in MO(A), GO(A), RR, CS, industrial, central area, mixed use, and multiple commercial districts.

(C) Required off-street parking: One space for each unit for units 1 to 250; 3/4 space for each unit for units 251 to 500; 1/2 space for all units over 500; plus one space per 200 square feet of floor area other than guest rooms.

(D) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) Amenities such as maids, laundry, concierge, meeting rooms, exercise rooms, pool, and business services (fax, internet, voice mail, courier, etc.) may only be provided to guests.

(2) Lodging or boarding house.

(A) Definition: A facility containing at least one but fewer than six guest rooms that are separately rented to occupants.

(B) Districts permitted: By right in MF-2(A), MF-2(SAH), MF-3(A), MF-4(A), RR, CS, LI, IR, and central area districts. By SUP only in CR and IM districts.

(C) Required off-street parking: One space for each guest room.

(D) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 10,000	NONE
10,000 to 50,000	1
50,000 to 100,000	2
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) The operator of this use may serve meals to the occupants.

(ii) This use may not have kitchens in the guest rooms.

(2.1) Overnight general purpose shelter.

(A) Definitions: In these use regulations:

(i) BED means a piece of furniture, mat, cushion, or other device on or in which a person may lie and sleep.

(ii) OVERNIGHT GENERAL PURPOSE SHELTER means an emergency lodging facility (as opposed to a residential or medical treatment facility) that provides room and board to more than four persons who are not related by blood, marriage, or adoption to the head of the household or the owner or operator of the facility, and that negotiates sleeping arrangements on a daily basis, whether or not the facility is operated for profit or charges for the services it offers. This definition does not include:

(aa) dwelling units occupied exclusively by families (Note: Dwelling units occupied exclusively by families are considered to be single family, duplex, or multifamily uses, as the case may be); or

(bb) any other use specifically defined in this chapter.

(iii) THIS USE means an overnight general purpose shelter as defined in this paragraph.

(B) Districts permitted:

(i) If this use provides shelter for 20 or less overnight guests, it is permitted by SUP only in LO(A), MO(A), GO(A), CR, RR, CS, LI, IR, central area, MU-2, MU-2(SAH), MU-3, MU-3(SAH), and multiple commercial districts.

(ii) If this use provides shelter for more than 20 overnight guests, it is permitted by SUP only in GO(A), CS, LI, IR, and central area districts.

(C) Required off-street parking: 0.0025 spaces per bed, plus one space per 200 square feet of office or program service floor area; a minimum of four spaces is required.

(D) Required off-street loading:

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
0 to 50,000	NONE
50,000 to 150,000	1
Each additional 100,000 or fraction thereof	1 additional

(E) Additional provisions:

(i) The maximum number of overnight guests permitted under this use is:

(aa) 20 in LO(A), MO(A), CR, RR, MU-2, MU-3, and multiple commercial districts; and

(bb) 200 in all other cases.

(ii) The cumulative maximum number of beds permitted for all of these uses combined on building sites located wholly or partially in the central business district is 250.

(iii) The cumulative maximum number of beds permitted for all of these uses combined on building sites located wholly or partially in the area including and within one-third of a mile of the central business district is 1100.

(iv) In the event of a conflict between Subparagraphs (ii) and (iii) and the provisions of any special purpose, planned development, or conservation district ordinances, Subparagraphs (ii) and (iii) control.

(v) This use must be spaced at least 1,000 feet away from:

(aa) a church;

(bb) a public or private elementary or secondary school;

(cc) any residential use listed in Section [51A-4.209](#) except a “college dormitory, fraternity, or sorority house”;

(dd) any residential district, historic overlay district, or public park; and

(ee) any other overnight general purpose shelter.

If this use provides shelter for more than 50 overnight guests, it must be spaced at least one-half mile from any other overnight general purpose shelter. For purposes of these use regulations, measurement is made in a straight line, without regard to intervening structures or objects, from the nearest boundary of the building site containing the overnight general purpose shelter to the nearest boundary of the building site containing the church, public or private elementary or secondary school, or residential use, or to the nearest boundary of the residential or historic overlay district or public park, whichever is applicable. The distance between overnight general purpose shelters is measured in a straight line, without regard to intervening structures or objects, between the nearest boundaries of the building sites on which the shelters are located.

(vi) This use must be located within one-half mile of public transit.

(vii) This use must comply with all applicable licensing requirements.

(viii) The board of adjustment shall not establish a termination date for this use under Section [51A-4.704\(a\)\(1\)](#).

(ix) Whenever an overnight general purpose shelter operating on city-owned land in full compliance with all applicable laws is, through no fault of its own, forced to vacate its current location as a result of the direct, positive, and affirmative action of the city, and if the requirements of this subparagraph are met, the shelter shall be permitted to relocate in any nonresidential district for a period of time of one year without applying for an SUP. The SUP requirement shall be suspended only if the proposed new building site is located a minimum of 1,000 feet from any building site containing any residential use listed in Section [51A-4.209](#) except a “college dormitory, fraternity, or sorority house”; and a minimum of 1,000 feet from any building site containing another shelter. All measurements shall be taken radially between the building sites in question. In addition, the shelter must obtain a certificate of occupancy and any other required licenses and approvals before it may begin operating. A shelter that relocates in accordance with this subparagraph shall not acquire any nonconforming rights during the period of suspension, and any investment made in land, buildings, or structures during that period shall be at the complete risk of the shelter that an SUP may not ultimately be granted. At or before the end of the one-year period, the shelter shall either file an application for an SUP or cease operations. A shelter that files an application for an SUP in accordance with this subparagraph may remain operating while the application is pending before the city plan commission or city council; however, if the application is denied or withdrawn, the shelter shall cease operations no later than 60 days after the date the final decision is made to deny the application, or the date the application is withdrawn, whichever is applicable.

(3) Reserved. (Ord. Nos. 19455; 19786; 19873; 20038; 20493; 20920; 21663; 22139; 24857; 25435; [30890](#))

SEC. 51A-4.209. RESIDENTIAL USES.

(5.1) Residential hotel.

(A) Definition: A facility that receives more than 50 percent of its rental income from occupancies of 30 consecutive days or more and contains:

(i) six or more guest rooms with living and sleeping accommodations, but no kitchen or kitchenette;

(ii) six or more guest rooms with living, sleeping, and kitchen or kitchenette facilities that are offered for

rental on a daily basis; or

(iii) six or more guest rooms with living and sleeping accommodations, each of which is individually secured and rented separately to one or more individuals who have access to bathroom, kitchen, or dining facilities outside the guest room on a common basis with other occupants of the structure.

(B) Districts permitted: By right in MF-2(A), MF-2(SAH), MF-3(A), MF-4(A), central area, and mixed use districts when located at least one mile, measured from property line to property line, from all other residential hotel uses.

(C) Required off-street parking: 0.5 spaces per guest room.

(D) Required off-street loading: None.

(E) Additional provisions:

(i) This use is subject to the regulations in [Article VII](#) of [Chapter 27](#) of the Dallas City Code, as amended.

(ii) For a use holding an occupancy record card pursuant to [Chapter 27](#) on August 10, 1994, the nonconformity as to the minimum distance requirement set out in Subparagraph (B) does not render it subject to amortization by the board of adjustment.

(iii) The operator of this use shall maintain a registry showing the name, address, date of arrival, and date of departure of each guest. The operator of this use shall make the registry available to the building official.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: 22-2741

Item #: 2.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): All Districts

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

Zoning classification and processes for institutional uses.

Jenniffer Allgaier, Senior Planner, Planning and Urban Design



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: M212-038

Item #: 3.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing development and landscape plans on property zoned Planned Development District No. 484, generally at the southeast corner of Bruton Road and St. Augustine Road.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Karl A Crowley, Masterplan

Planner: Athena Seaton

M212-038(AS)

Council District: 5

FILE NUMBER: M212-038(AS)

DATE FILED: July 12, 2022

LOCATION: Southeast corner of Bruton Road and St. Augustine Road

COUNCIL DISTRICT: 5

SIZE OF REQUEST: ± 4.128 acres

CENSUS TRACT: 119.0

APPLICANT/OWNER: Dallas Independent School District

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 484.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 484

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=484>

Planned Development District No. 484 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/484A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/484B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/484C.pdf>

BACKGROUND INFORMATION:

On August 27, 1997, the Dallas City Council established Planned Development District No. 484 by Ordinance No.19455, amended by ordinance 23238.

REQUEST DETAILS:

The applicant is requesting to amend the development plan and landscape plan for the existing school to allow minor reconfiguration of the parking layout to accommodate a trash enclosure. Though the parking layout is being amended there is no change to the amount of parking spaces provided. The trash enclosure will require tree mitigation and is reflected per the revised landscape plan. A traffic management plan review was submitted for this site.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

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

List of Officers

Board Members for Dallas Independent School District

Superintendent Dr Stephanie Elizalde

District 1 Edwin Flores

District 2 Dustin Marshall

District 3 Dan Micciche

District 4 Camile White

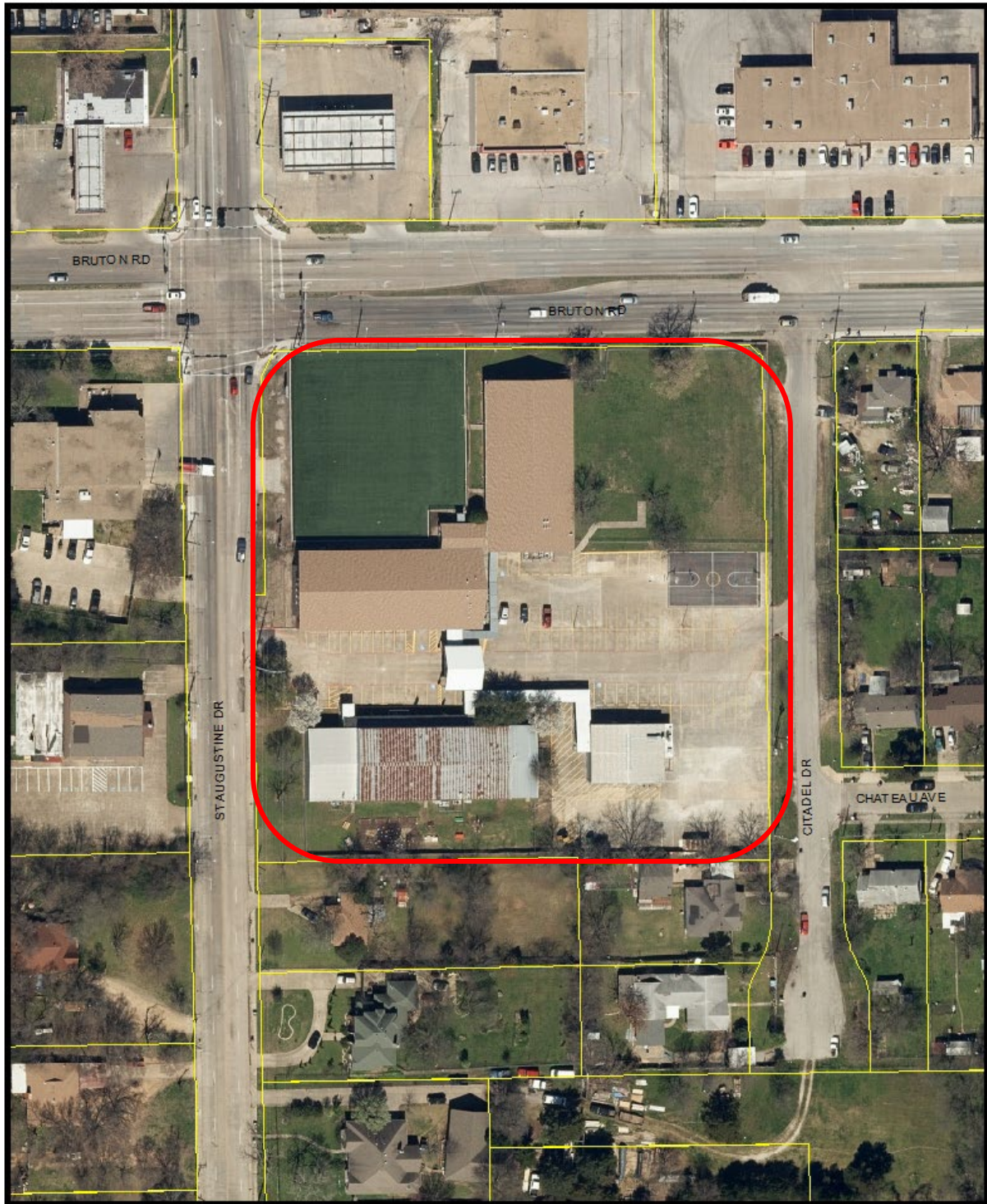
District 5 Maxie Johnson

District 6 Joyce Foreman

District 7 Ben Mackey

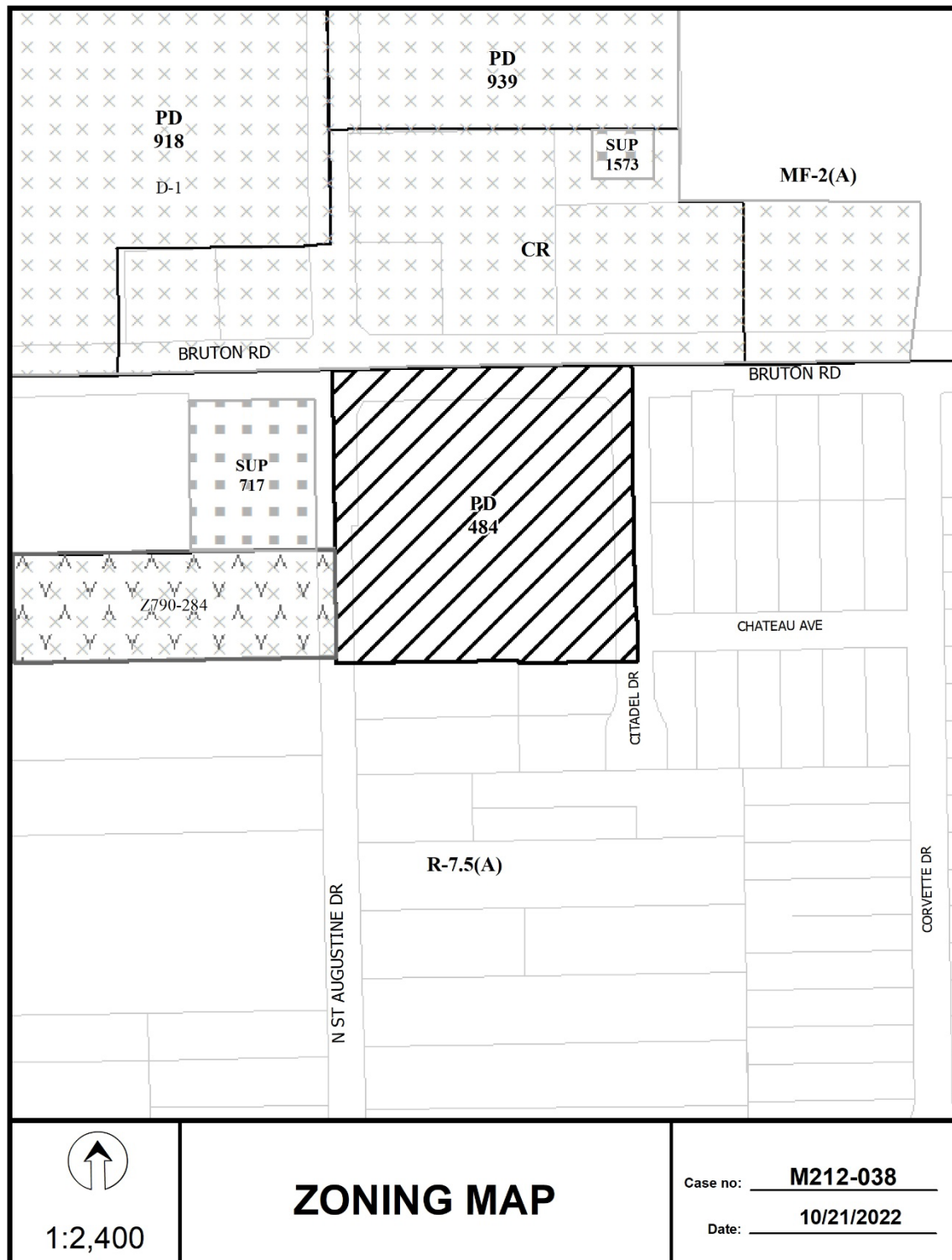
District 8 Joe Carreon

District 9 Justin Henry

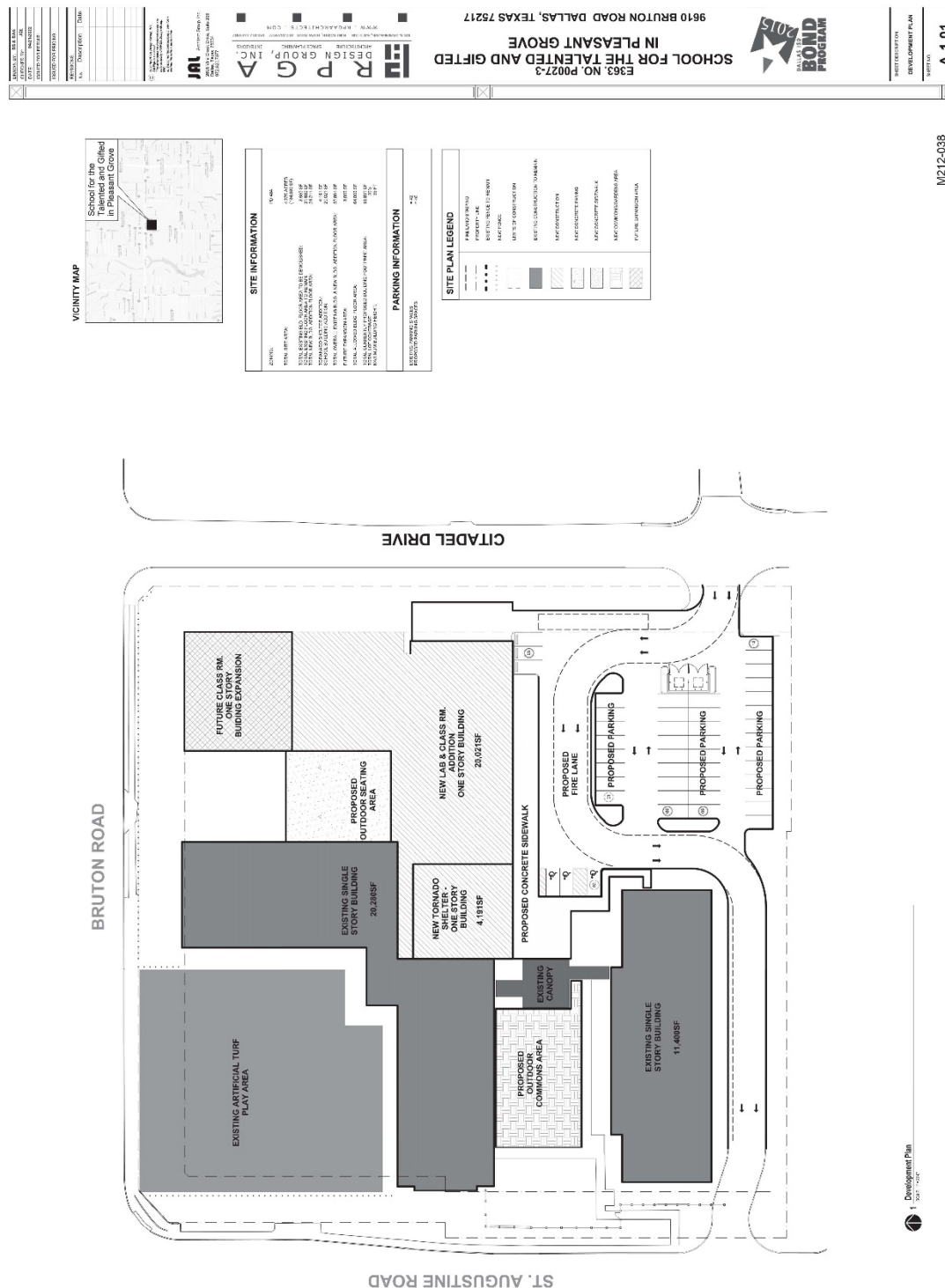


Aerial Map - M212-038

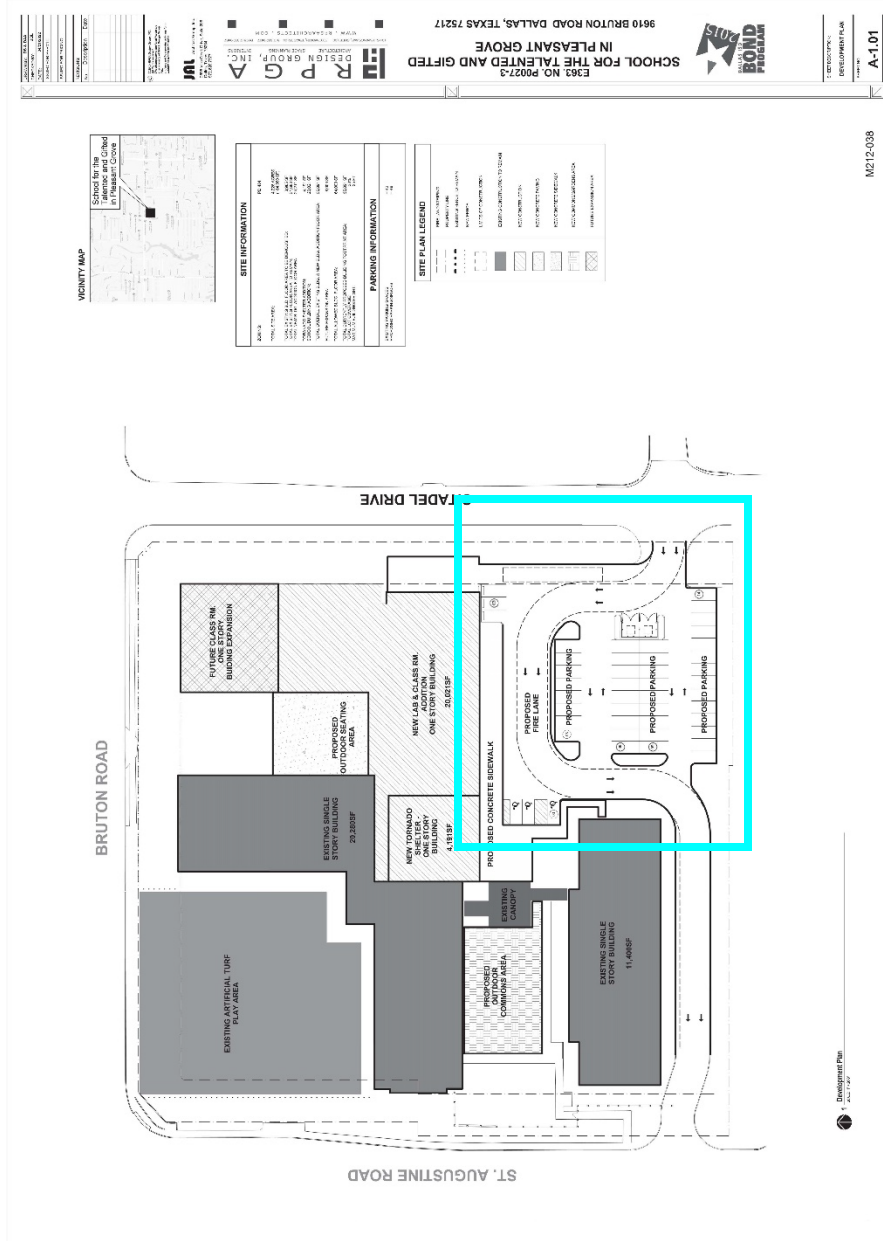
Printed Date: 7/19/2022



PROPOSED DEVELOPMENT PLAN



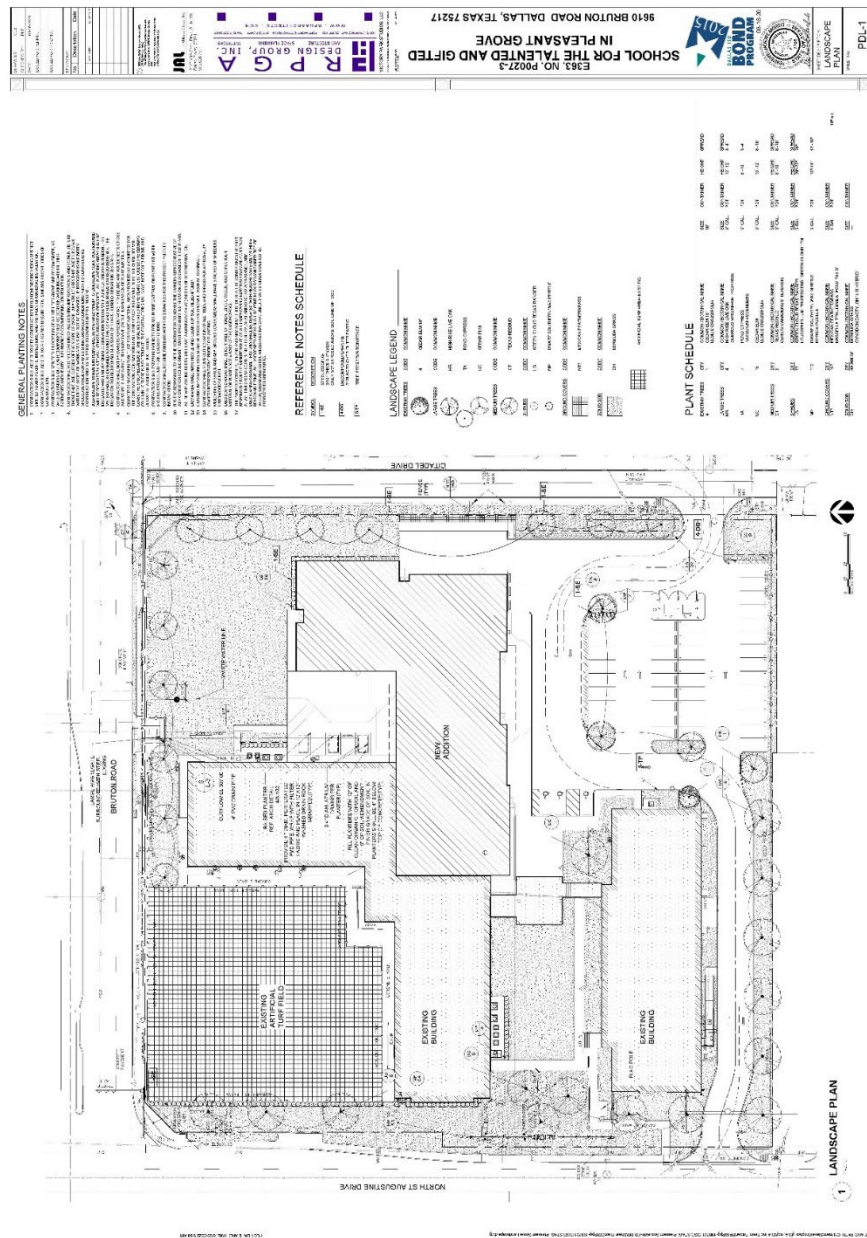
PROPOSED DEVELOPMENT PLAN (DETAILED)



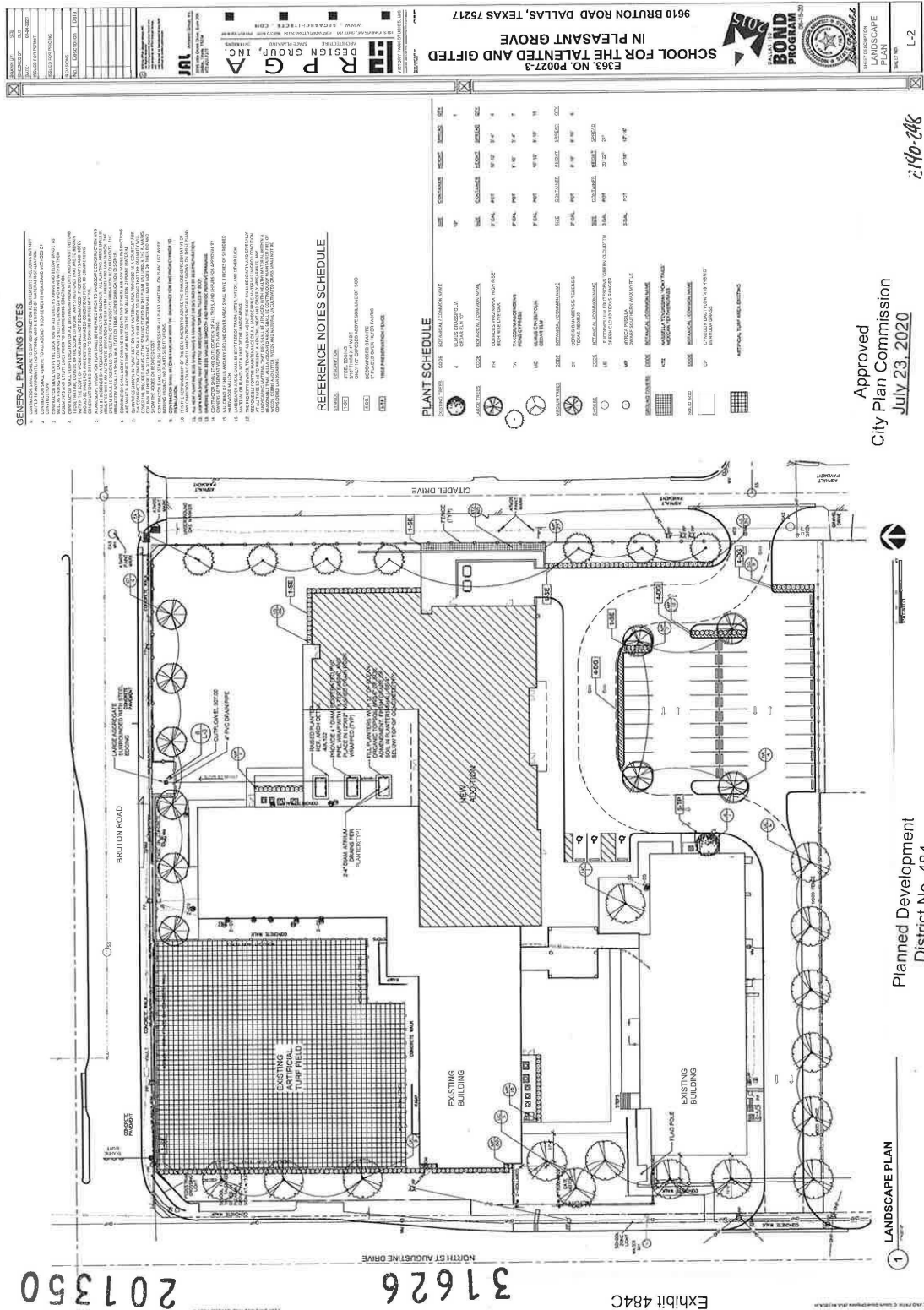
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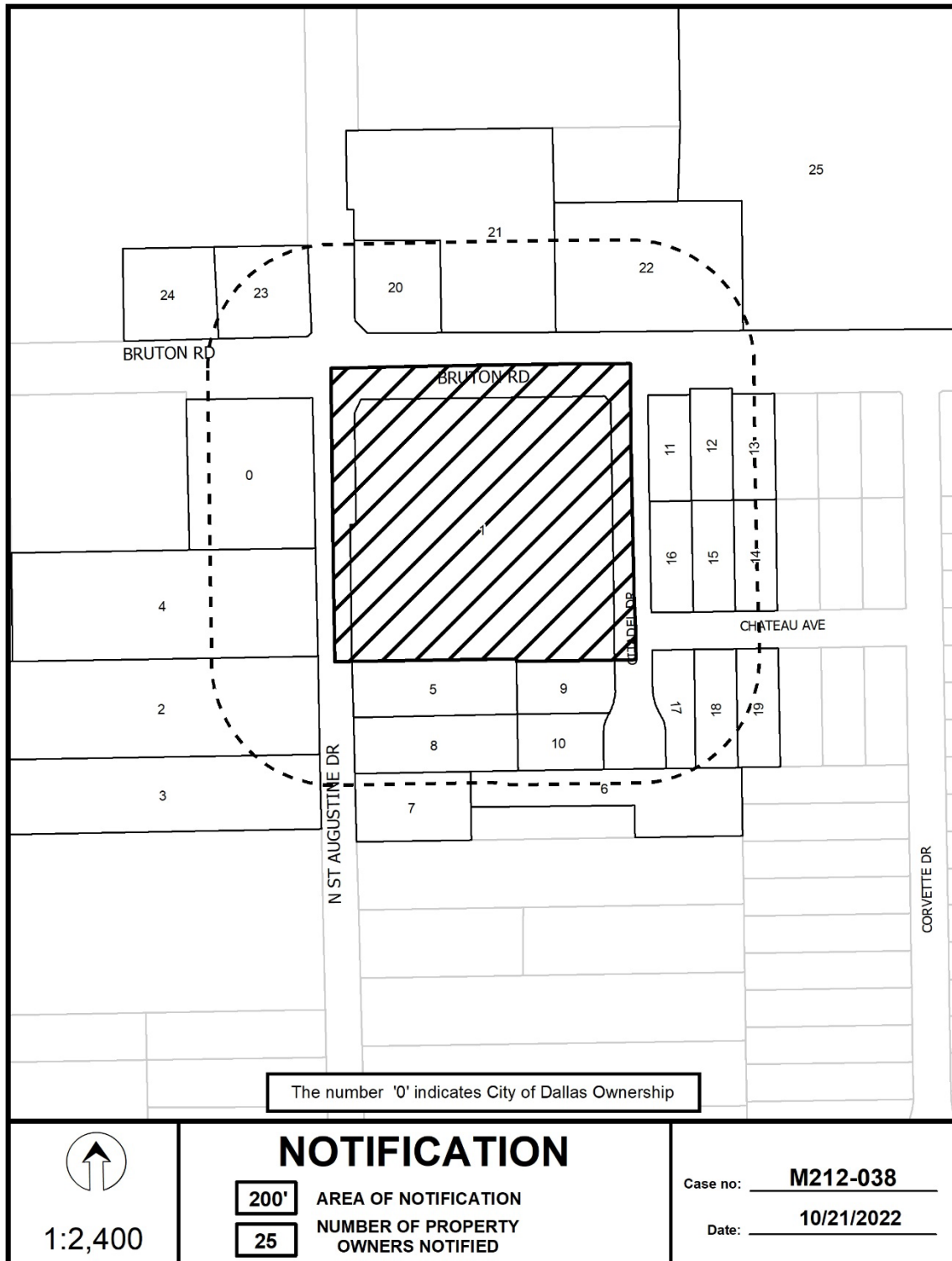


PROPOSED LANDSCAPE PLAN



EXISTING LANDSCAPE PLAN



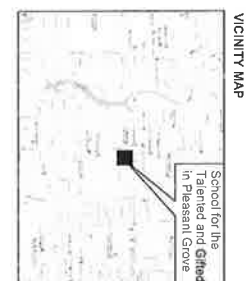
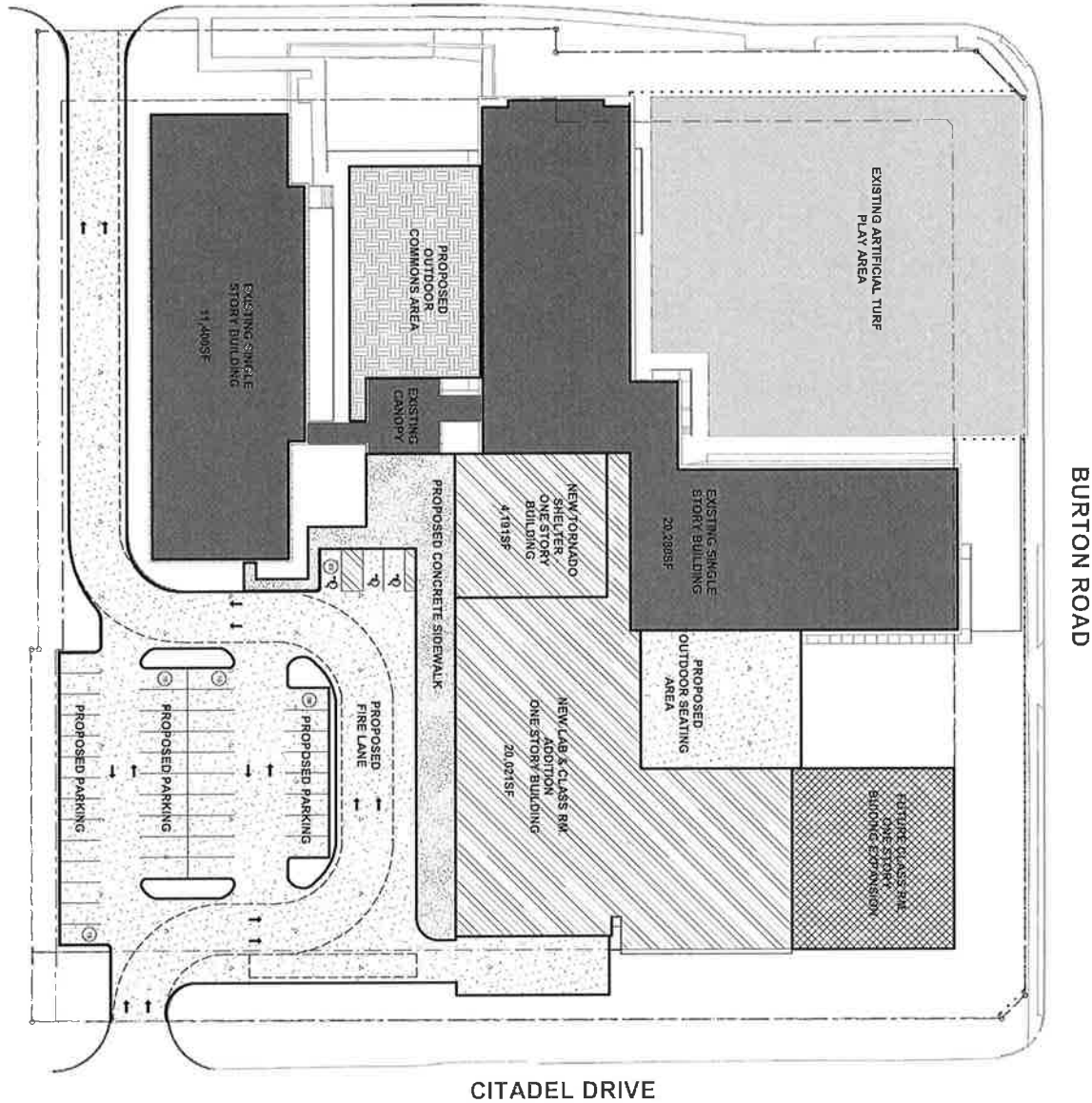


Notification List of Property Owners

M212-038

25 Property Owners Notified

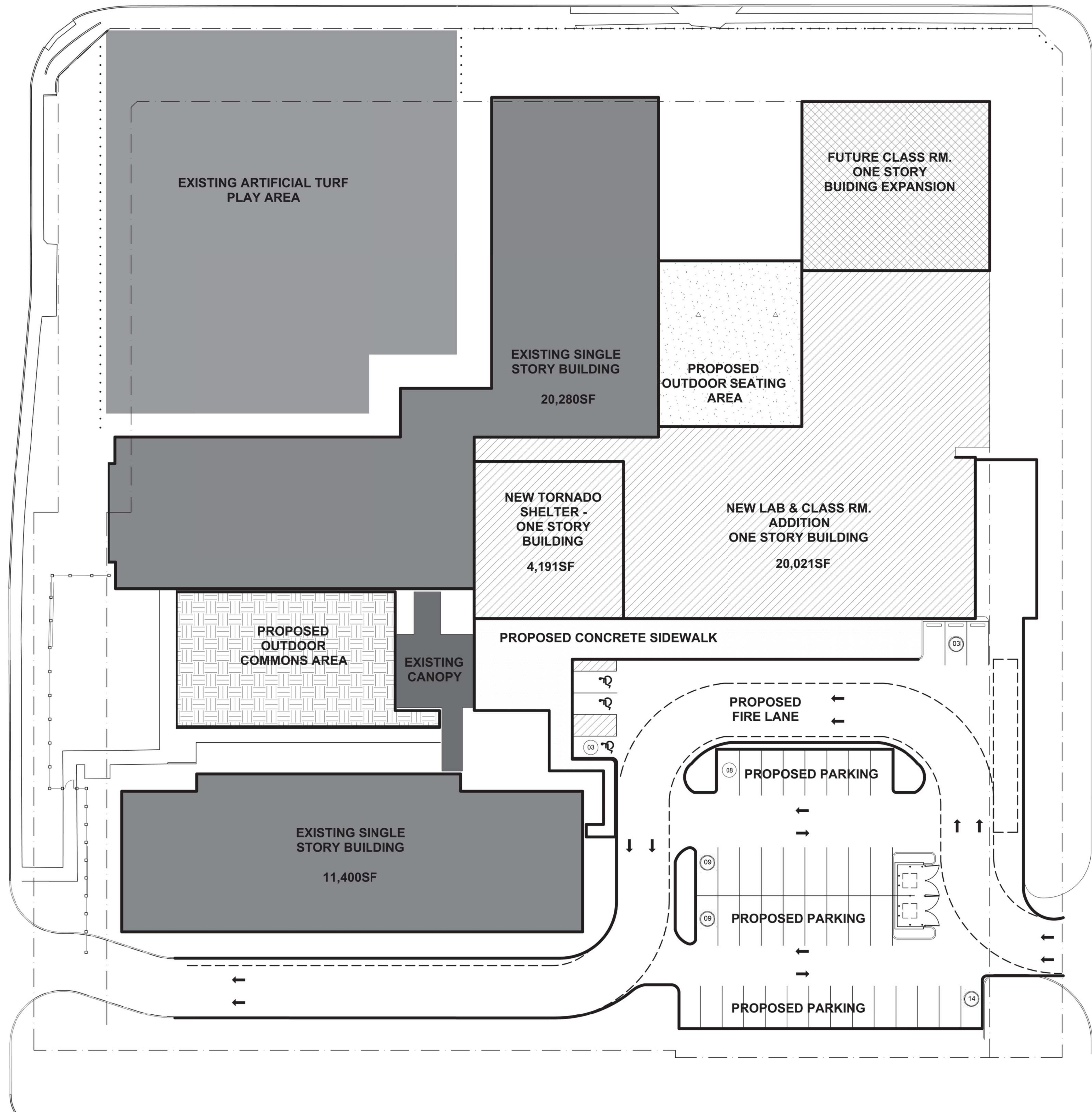
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9610 BRUTON RD	Dallas ISD
2	2017 N ST AUGUSTINE RD	CASTILLO EDISANDRO GONZALEZ & EVA
3	2001 N ST AUGUSTINE RD	MUTCHERSON ALEX & ERMA
4	2029 ST AUGUSTINE RD	NEW LIFE FULL GOSPEL
5	2018 N ST AUGUSTINE RD	PETERSON RAFAELA ESTATE OF
6	2002 N ST AUGUSTINE RD	ZUNIGA JOSE LUIS &
7	2002 N ST AUGUSTINE RD	ZUNIGA JOSE LUIS &
8	2010 N ST AUGUSTINE RD	ZUNIGA JOSE LUIS &
9	2059 CITADEL DR	HERNANDEZ MARIA C &
10	2053 CITADEL DR	SANCHEZ JUAN C & MARIAN MOLINA
11	9702 BRUTON RD	MARTINEZ ARACELI GARAY
12	9708 BRUTON RD	DELGADO VICENTE
13	9714 BRUTON RD	PARRA MANUEL &
14	9715 CHATEAU AVE	TAYLOR JERRY D
15	9709 CHATEAU AVE	PEREZ ADOLFO &
16	9703 CHATEAU AVE	GARCIA ALEJANDRO
17	9702 CHATEAU AVE	WELTY YANG
18	9708 CHATEAU AVE	CRAWSON KENNETH E
19	9714 CHATEAU AVE	SOSA ARIEL
20	9607 BRUTON RD	Taxpayer at
21	2120 N ST AUGUSTINE RD	MAHAL PROPERTIES LTD
22	9709 BRUTON RD	MAPLE MARKETING LLC
23	9535 BRUTON RD	VU TRAM PHUONG
24	9513 BRUTON RD	AKITA PARTNERS LLC
25	9797 BRUTON RD	NAPA VENTURES THE FALLS LLC



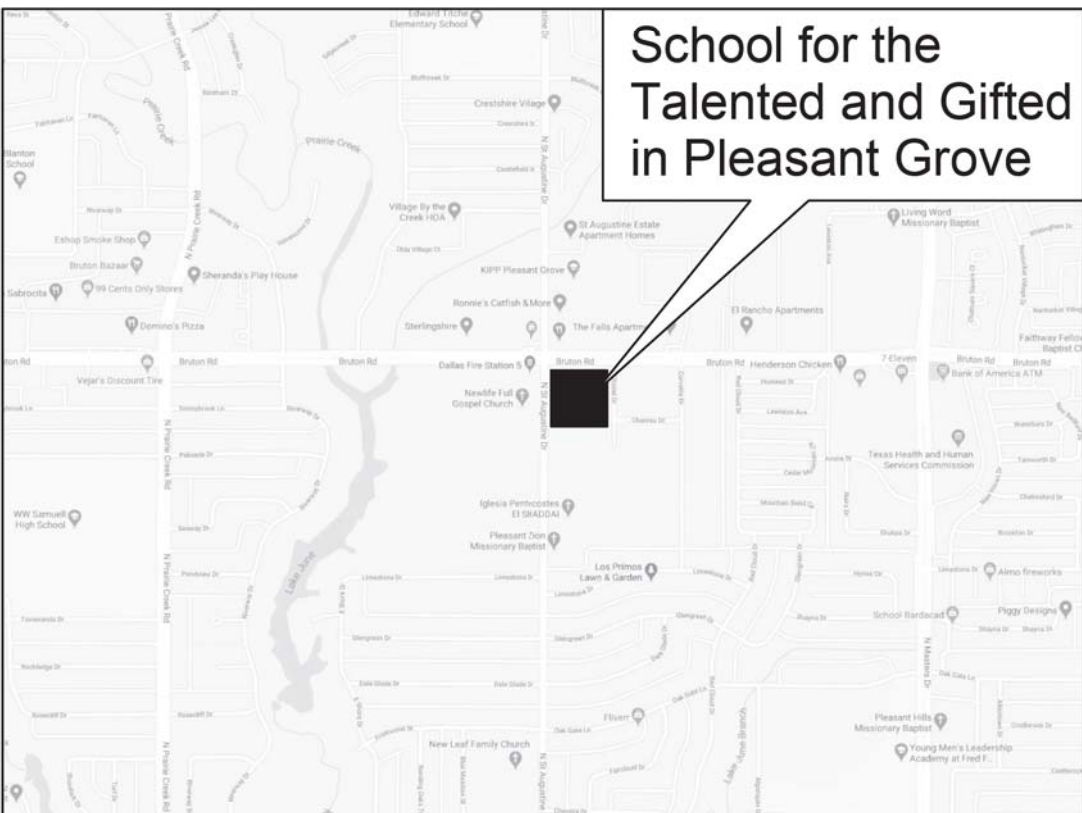
ST. AUGUSTINE ROAD

BRUTON ROAD

CITADEL DRIVE



VICINITY MAP

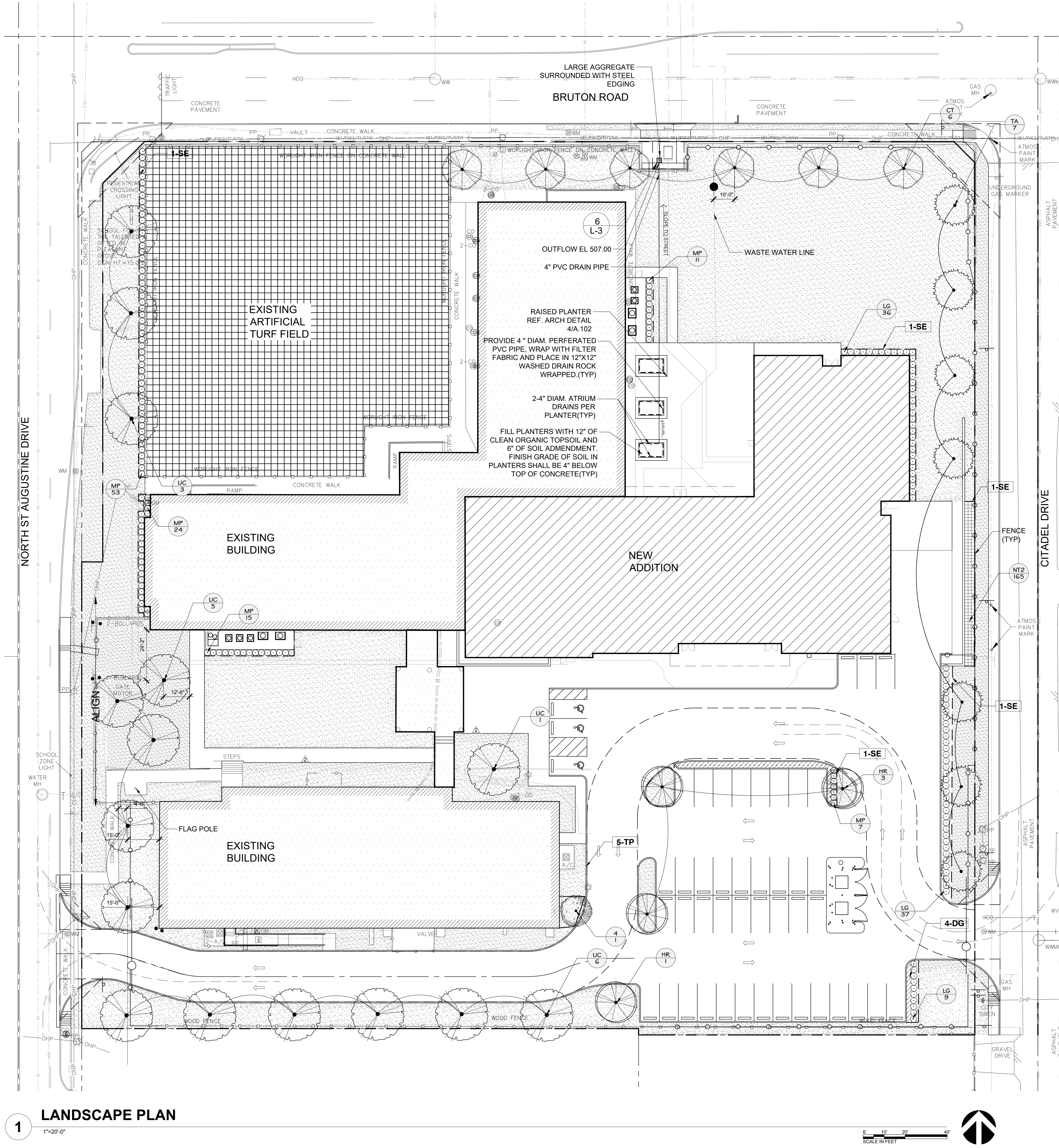


SITE INFORMATION	
ZONING:	PD 484
TOTAL SITE AREA:	4.226 ACRES (184,080 SF)
TOTAL EXISTING BLD. FLOOR AREA TO BE DEMOLISHED:	8,985 SF
TOTAL EXISTING FLOOR AREA TO REMAIN:	31,680 SF
TOTAL NEW BLDG. ADDITION FLOOR AREA:	24,211 SF
TORANADO SHELTER ADDITION:	4,191 SF
SCHOOL BUILDING ADDITION:	20,021 SF
TOTAL OVERALL EXISTING BLDG. & NEW BLDG. ADDITION FLOOR AREA:	55,891 SF
FUTURE EXPANSION AREA:	8,000 SF
TOTAL ALLOWED BLDG. FLOOR AREA:	64,000 SF
TOTAL CURRENTLY PROPOSED BUILDING FOOTPRINT AREA:	55,891 SF
TOTAL LOT COVERAGE:	30%
MAXIMUM BUILDING HEIGHT:	35 FT

PARKING INFORMATION	
EXISTING PARKING SPACES	= 42
PROPOSED PARKING SPACES	= 46

SITE PLAN LEGEND	
	FIRE LAND STRIPING
	PROPERTY LINE
	EXISTING FENCE TO REMAIN
	NEW FENCE
	LIMITS OF CONSTRUCTION
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION
	NEW CONCRETE PAVING
	NEW CONCRETE SIDEWALK
	NEW COMMONS/GARDENS AREA
	FUTURE EXPANSION AREA

FILE NAME AND PATH: C:\Users\Stewie\Desktop\BLA\In\BLA Inc Team Folder\RPG\Rpg-192021 DSD STAG Pleasant Grove\Landscapes.dwg
PLOT DATE AND TIME: 6/30/2022 9:58 AM



1 LANDSCAPE PLAN
1"=20'-0"

GENERAL PLANTING NOTES

1. CONTRACTOR SHALL ADHERE TO CITY CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANY PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION.
2. CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.
5. A LANDSCAPE IRRIGATION PLAN SHALL BE PREPARED PRIOR TO LANDSCAPE CONSTRUCTION AND WILL BE DESIGNED BY A TEXAS LICENSED IRRIGATION DESIGNER. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE AND RAIN SENSOR. THE SYSTEM SHALL BE DESIGNED TO MEET THE CITY AND STATE IRRIGATION REQUIREMENTS. THE IRRIGATION INSTALLER SHALL BE A STATE OF TEXAS LICENSED IRRIGATION DESIGNER.
6. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
7. QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS AT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND SHOW THE ADDED OR REDUCED COST.
8. CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
9. CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO INSTALLATION.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
11. ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.
12. LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILED 4" DEEP.
13. GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.
14. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
15. MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED HARDWOOD MULCH.
16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
17. THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE CONSIDERED LANDSCAPING.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1-SE	STEEL EDGING- 3/16" THICK X 4" WIDE ONLY 1/2" EXPOSED ABOVE SOIL LINE OF SOD
4-DG	DECOMPOSED GRANITE 3" PLACED OVER FILTER FABRIC
5-TP	TREE PRESERVATION FENCE

LANDSCAPE LEGEND

EXISTING TREES	CODE	COMMON NAME
4		CEDAR ELM 10"
LARGE TREES	CODE	COMMON NAME
HR		HIGH RISE LIVE OAK
TA		POND CYPRESS
UC		CEDAR ELM
MEDIUM TREES	CODE	COMMON NAME
CT		TEXAS REDBUD
SHRUBS	CODE	COMMON NAME
LG		GREEN CLOUD TEXAS RANGER
MP		DWARF SOUTHERN WAX MYRTLE
GROUND COVERS	CODE	COMMON NAME
NT2		MEXICAN FEATHERGRASS
SOLID SOD	CODE	COMMON NAME
CH		BERMUDA GRASS
		ARTIFICIAL TURF AREA-EXISTING

PLANT SCHEDULE

EXISTING TREES	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	SPREAD
4	1	CEDAR ELM 10" ULMUS CRASSIFOLIA	10"			
LARGE TREES	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	SPREAD
HR	4	HIGH RISE LIVE OAK QUERCUS VIRGINIANA 'HIGH RISE'	3" CAL.	POT	10'-12'	3'-4'
TA	7	POND CYPRESS TAXODIUM ASCENDENS	3" CAL.	POT	8'-10'	3'-4'
UC	15	CEDAR ELM ULMUS CRASSIFOLIA	3" CAL.	POT	10'-12'	8'-10'
MEDIUM TREES	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	SPREAD
CT	6	TEXAS REDBUD CERCIS CANADENSIS TEXENSIS	3" CAL.	POT	8'-10'	8'-10'
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER	HEIGHT	SPREAD
LG	83	GREEN CLOUD TEXAS RANGER LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM	3 GAL.	POT	20"-22"	24"
MP	110	DWARF SOUTHERN WAX MYRTLE MYRTICA PUSILLA	3 GAL.	POT	16"-18"	12"-16"
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER		
NT2	165	MEXICAN FEATHERGRASS NASSELLA TENUISSIMA 'PONY TAILS'	1 GAL.	POT		18" o.c.
SOLID SOD	QTY	COMMON / BOTANICAL NAME	SIZE	CONTAINER		
CH	49,908 SF	BERMUDA GRASS CYNODON DACTYLON '419 HYBRID'				

DRAWN BY:	SCB	
CHECKED BY:	DLB	
DATE:	08-16-2020	
ISSUED FOR PERMIT:		
ISSUED FOR PRICING:		
REVISIONS:		
No.	Description	Date
	PD ISSUE	06-29-2022

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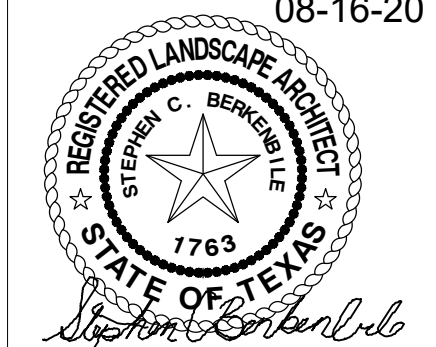
JAL Architect Group, Inc.
2695 Villa Creek Drive, Suite 206
Dallas, Texas 75234
972.620.7377

RP&G A
DESIGN GROUP, INC.
ARCHITECTURE SPACE PLANNING INTERIORS
JULIE S. BENNING, AIA, LEED AP, FORT WORTH, TEXAS 76104 817.320.9477 FAX 817.320.9467
WWW.RP&GARCHITECTS.COM

VICTORY PARK STUDIOS, LLC
LANDSCAPE ARCHITECTURE, ENGINEERING AND ARCHITECTURE
10000 W. HIRSH DRIVE, SUITE 100
DALLAS, TX 75243 972.402.8841

E363. NO. P0027-3
SCHOOL FOR THE TALENTED AND GIFTED
IN PLEASANT GROVE
9610 BRUTON ROAD DALLAS, TEXAS 75217

DALLAS ISD
2015
BOND PROGRAM
08-16-20



SHEET DESCRIPTION:
LANDSCAPE PLAN
SHEET NO.



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: M212-048

Item #: 4.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for approval of a site plan providing relief for the street facing frontage requirement along Louise Avenue on property zoned Subdistrict 4, within Planned Development District No. 317, the Cedars Area Special Purpose District, on the southeast corner of Good Latimer Expressway and Louise Avenue.

Staff Recommendation: **Approval**, subject to a site plan.

Applicant: SCP/O1 Good Latimer OZ Owner, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Athena Seaton

M212-048(AS)

Council District: 2

Planner: Athena Seaton

FILE NUMBER: M212-048(AS)

DATE FILED: August 15, 2022

LOCATION: Southeast corner of Good Latimer Expressway and Louise Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: ± 1.2887 acres

CENSUS TRACT: 204.02

APPLICANT/OWNER: SCP/O1 Good Latimer OZ Owner, LLC

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

REQUEST: An application for approval of a site plan providing relief for the street facing frontage requirement along Louise Avenue on property zoned Subdistrict 4, within Planned Development District No. 317, the Cedars Area Special Purpose District.

STAFF RECOMMENDATION: Approval, subject to the site plan.

Planned Development District No. 317

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=317>

Planned Development District No. 317 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317B.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317C.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317E.pdf>

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<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317M.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317N.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/317O.pdf>

BACKGROUND INFORMATION:

On July 26, 1989, the Dallas City Council established Planned Development district No. 317 by Ordinance No. 20395. Ordinance No. 20395 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 20395 was amended by Ordinance No. 20822, passed by the Dallas City Council on November 28, 1990; Ordinance No. 22003, passed by the Dallas City Council on March 23, 1994; Ordinance No. 23144, passed by the Dallas City Council on May 28, 1997; Ordinance No. 23379, passed by the Dallas City Council on December 10, 1997; Ordinance No. 23470, passed by the Dallas City Council on March 25, 1998; Ordinance No. 23921, passed by the Dallas City Council on June 23, 1999; Ordinance No. 24014, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24017, passed by the Dallas City Council on September 8, 1999; Ordinance No. 24124, passed by the Dallas City Council on December 8, 1999; Ordinance No. 24430, passed by the Dallas City Council on October 25, 2000; and Ordinance No. 24503, passed by the Dallas City Council on January 24, 2001. (Ord. Nos. 10962; 19455; 20395; 20822; 22003; 23144; 23379; 23470; 23921; 24014; 24017; 24124; 24430; 24503; 24826; 31773)

REQUEST DETAILS:

The applicant is requesting relief for the street facing frontage requirement along Louise Avenue. The street facing façade frontage of the structure is required to be within the minimum (five feet) and maximum (eight feet) front yard setback for 70 percent of the lot width. As reflected on the site plan, along Louise Avenue, only 64% of the street facing façade is able to be located within the required front yard due to the following site constraints: a) the Mill Creek floodplain at the corner of Louise Avenue and S. Good Latimer Expressway, requires the building finished floor to be over six feet above the adjacent sidewalk, and b) a billboard sign view easement along the northeastern property line adjacent to Good Latimer Expressway.

Per SEC. 51P-317.120(d)(4)(A)(v) the city plan commission may approve a site plan that deviates from required street frontage by following the public notice procedure with a public hearing as per minor amendments to development plans if:

- (I) strict compliance with street frontage requirements are impractical due to site constraints or would result in substantial hardship;
- (II) the variation or exception from the street frontage requirements will not adversely affect surrounding properties; and
- (III) the site plan furthers the stated purpose in 51P-317.120(d)(1).

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the site plan meets the standards established for approving street facing frontage requirement relief.

Staff has determined that the site plan meets the criteria for relief for the street facing frontage requirement along Louise Avenue and does not violate other applicable code requirements.

List of Officers

SCP/O1 GOOD LATIMER OZ OWNER, LLC

MEMBERS

Zach Sherwood - Principal Brian

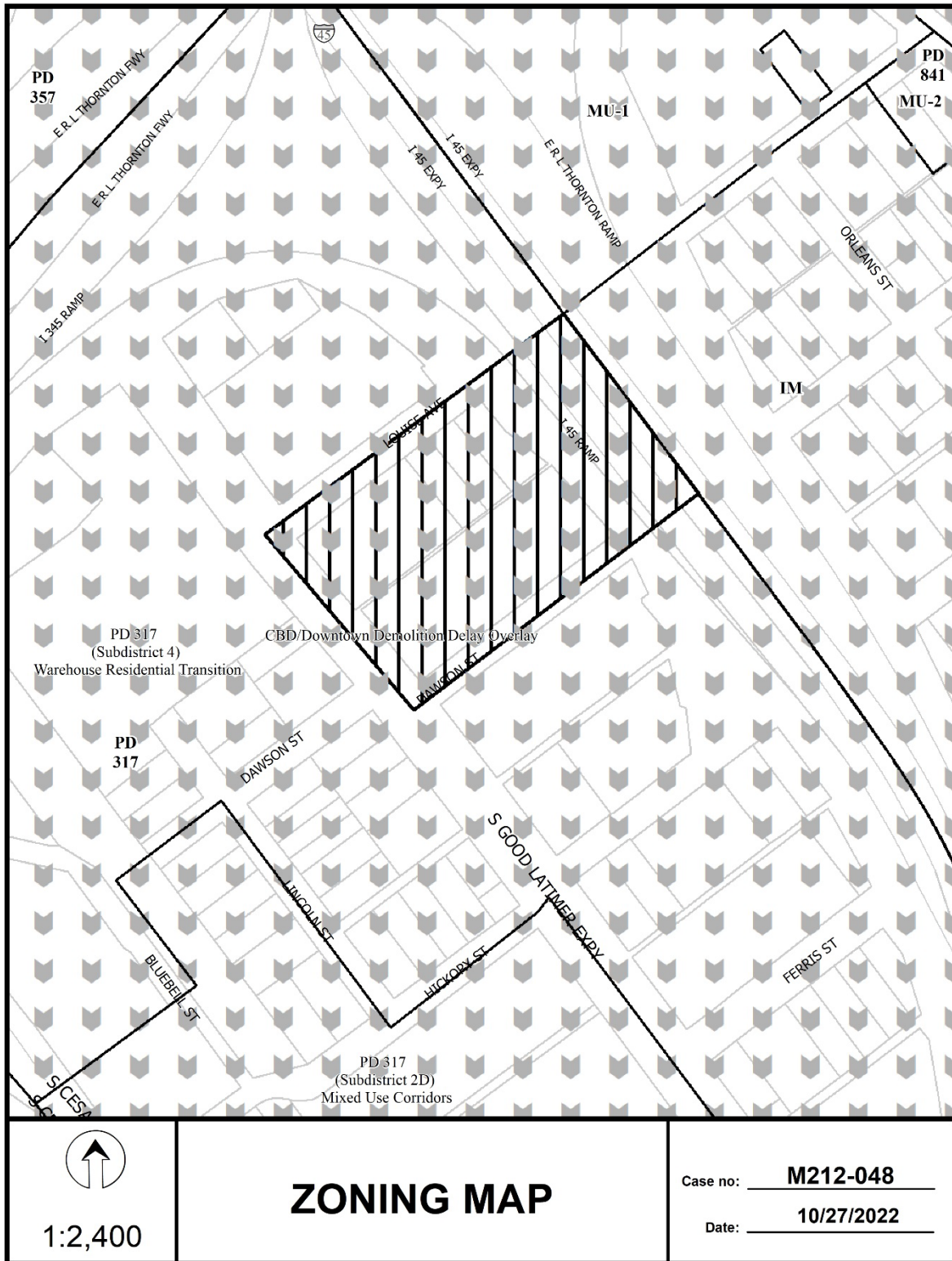
Brian Woidneck - Principal

Brian Hopkins - Director of Construction

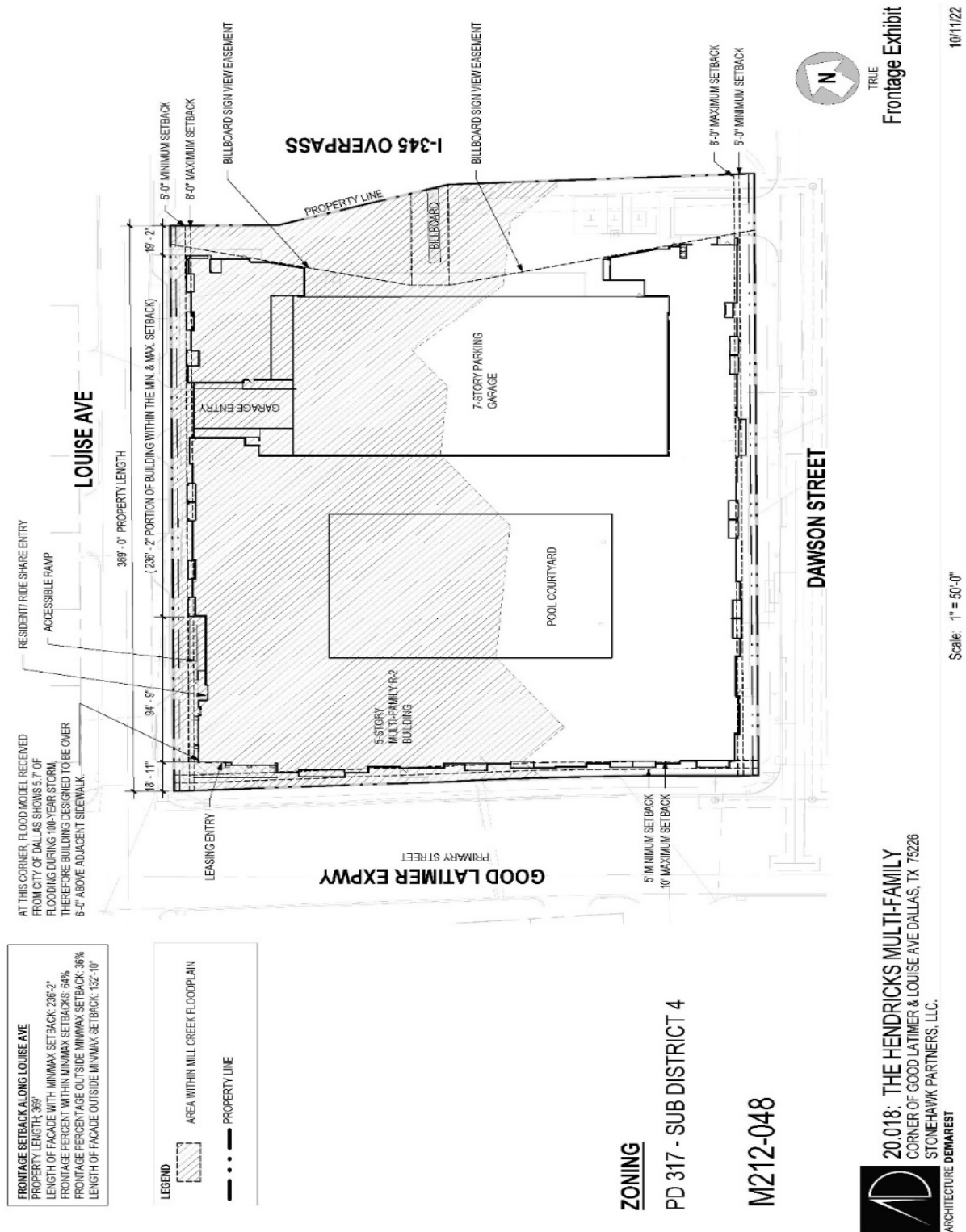


Aerial Map - M212-048

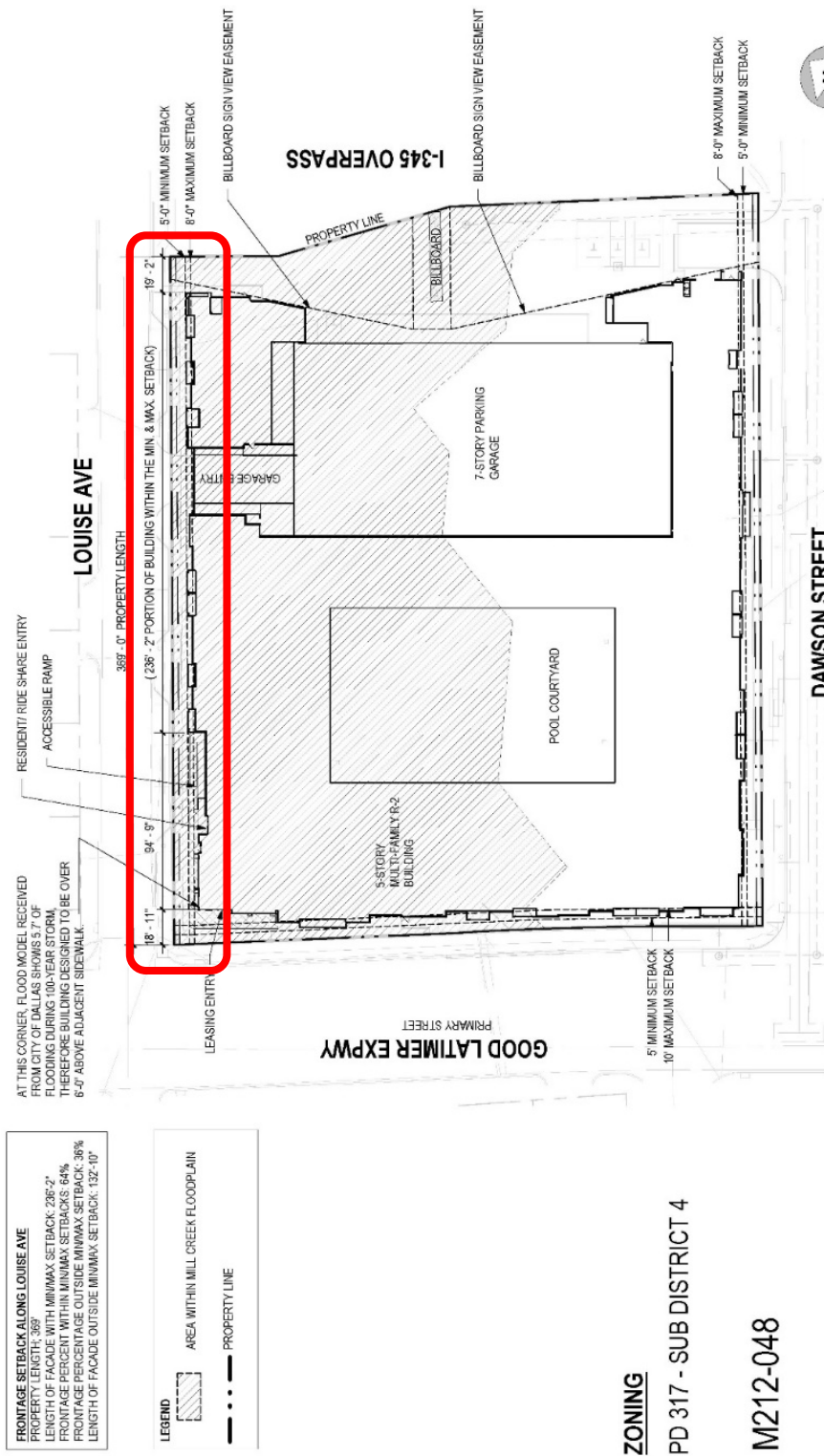
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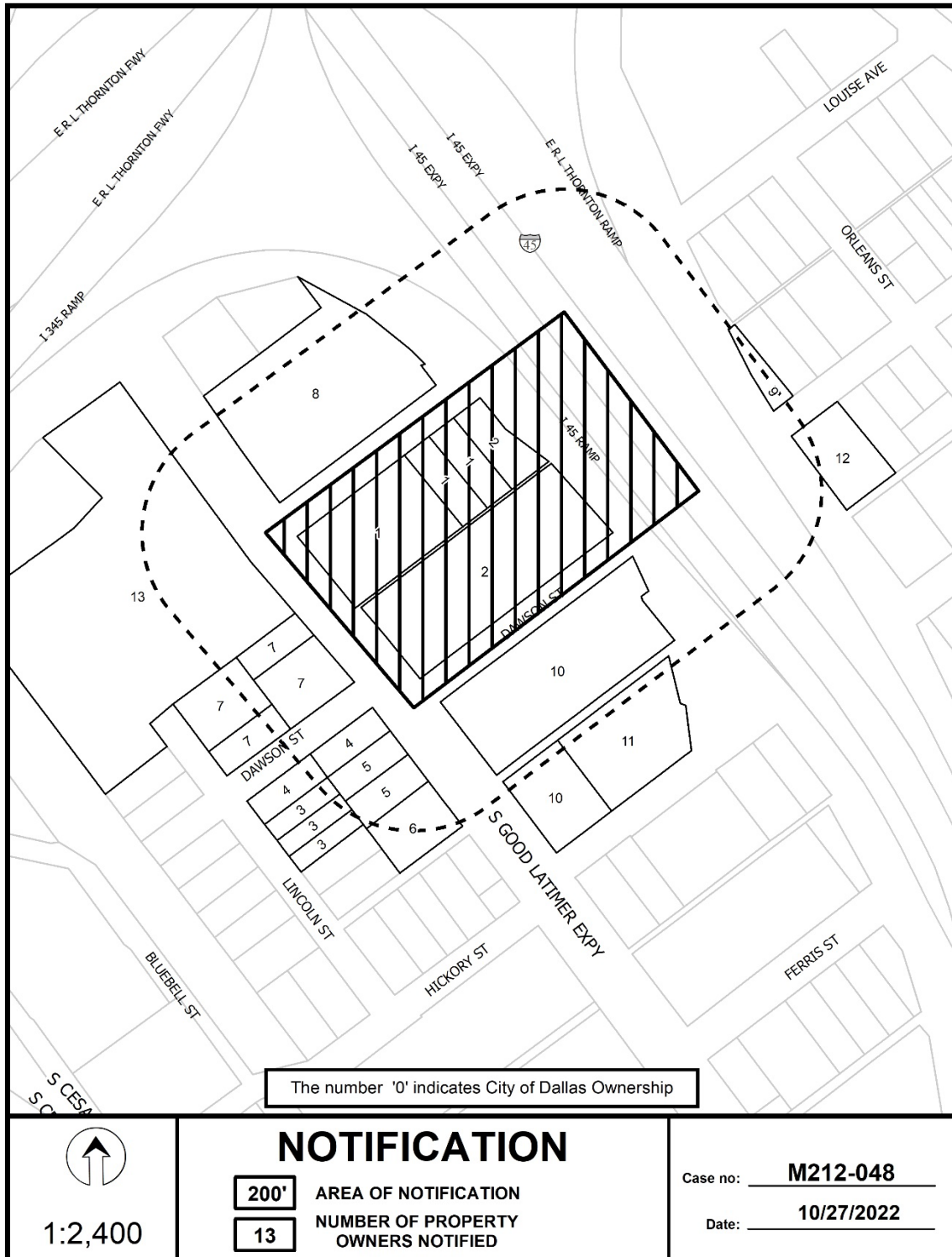


PROPOSED SITE PLAN



PROPOSED SITE PLAN DETAIL





Notification List Of Property Owners

M212-048

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1718 S GOOD LATIMER EXPY	SCP OI GOOD LATIMER OZ OWNER
2	2528 LOUISE AVE	SCP &
3	1810 LINCOLN ST	CEDAR EAST PHASE I LLC
4	1800 LINCOLN ST	GOODLATIMER CORNER LLC
5	1805 S GOOD LATIMER EXPY	EVELYN JO ANN GROUP LP
6	1815 S GOOD LATIMER EXPY	Taxpayer at
7	1732 LINCOLN ST	ENNA JOELLA &
8	1600 S GOOD LATIMER EXPY	BRIDGFORD DISTRIBUTING CO
9	2617 DAWSON ST	TAXCO INVESTMENTS INC
10	2503 HICKORY ST	1808 PARTNERS LP
11	2511 HICKORY ST	Taxpayer at
12	2612 DAWSON ST	ARMSTRONG BERGER
13	1601 S GOOD LATIMER EXPY	BRIDGFORD FOODS CORP



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: M212-016

Item #: 5.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing development/landscape plan on property zoned Planned Development District No. 953, on the southwest intersection of Whispering Cedar Drive and Ledbetter Drive.

Staff Recommendation: **Approval.**

Applicant: GSNETX Stem Center of Excellence

Representative: Rob Baldwin, Baldwin Associates

Planner: Hannah Carrasco

M212-016(HC)

Council District: 3

FILE NUMBER: M212-016(HC)

DATE FILED: February 16, 2022

LOCATION: Southwest intersection of Whispering Cedar Drive and Ledbetter Drive

COUNCIL DISTRICT: 3

SIZE OF REQUEST: 87.30 acres

CENSUS TRACT: 0165.20

APPLICANT/OWNER: Girls Scouts of Northeast Texas Stem Center of Excellence

REPRESENTATIVE: Rob Baldwin, Baldwin Planning

REQUEST: An application for a minor amendment to an existing development/landscape plan on property zoned Planned Development District No. 953.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 953

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=953>

Planned Development District No. 953 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/953A.pdf>

BACKGROUND INFORMATION:

On January 13, 2016, the Dallas City Council established Planned Development district No. 953 by Ordinance No. 29979.

REQUEST DETAILS:

The applicant is requesting to amend the development/landscape plan to reflect the addition of shade structures, zip lines, an additional building, and a parking surface [Girl Scouts of Northeast Texas Stem Center of Excellence].

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

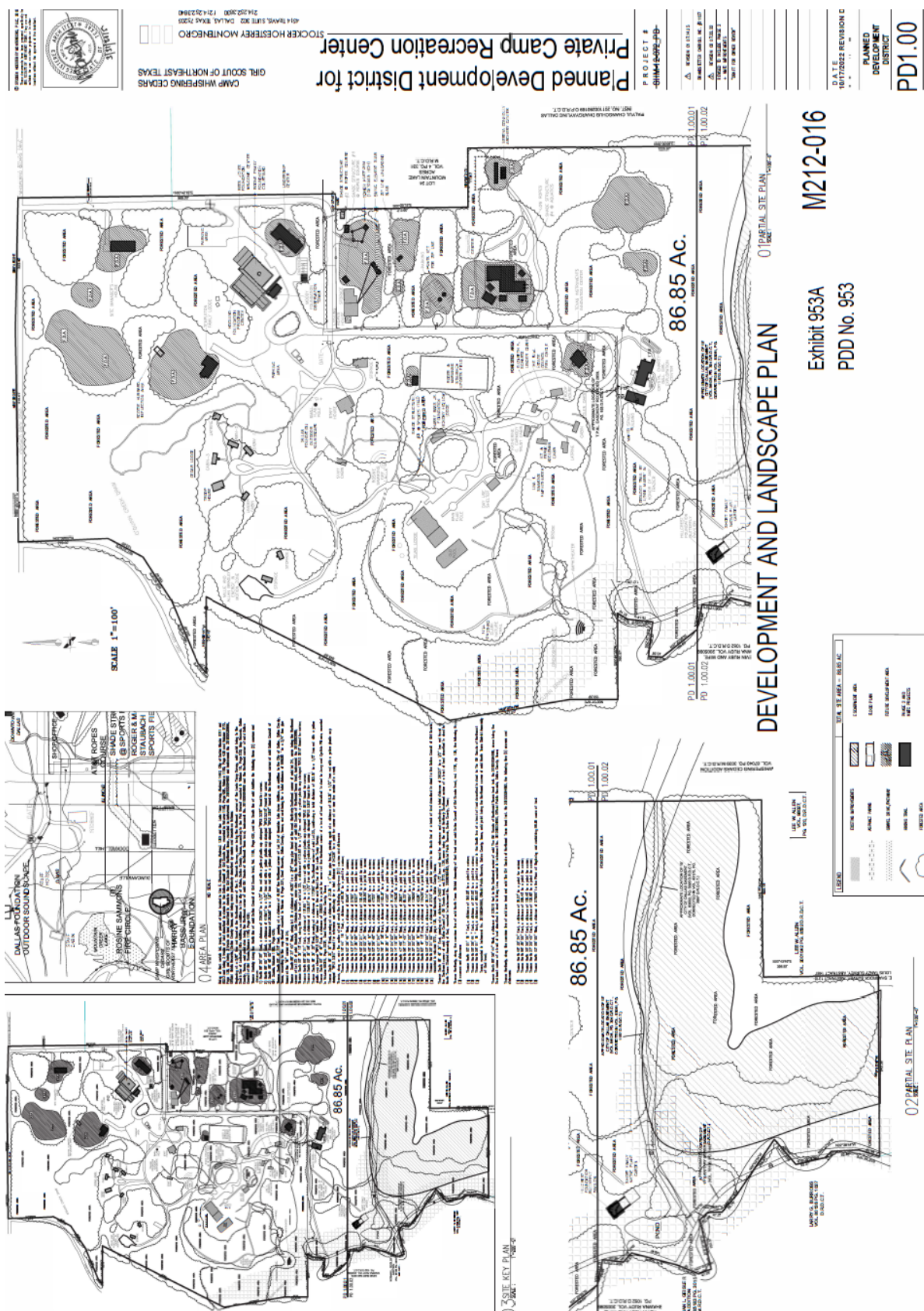
Staff has determined that the request meets the minor amendment criteria for a development/landscape plan and does not violate other applicable code requirements.

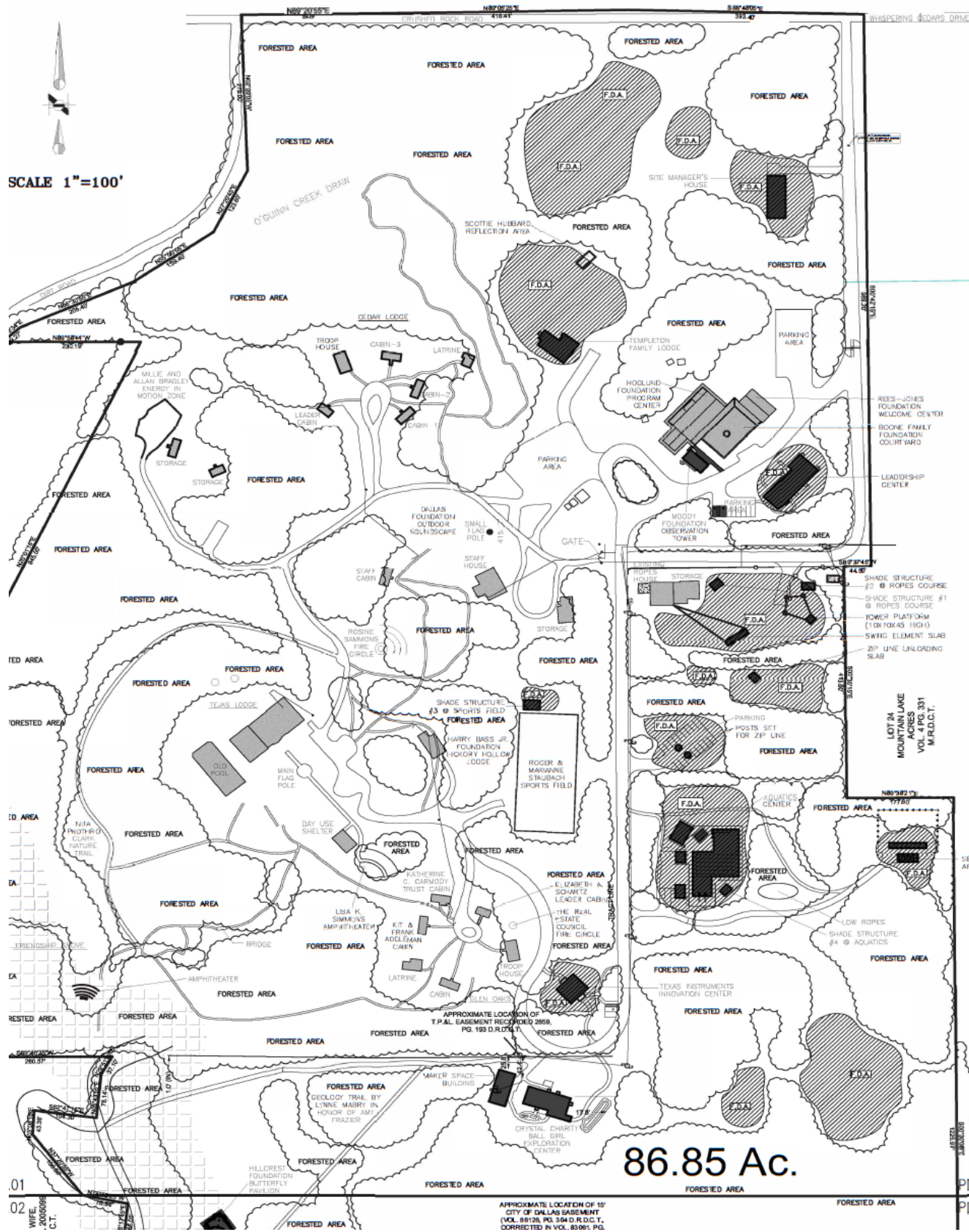
List of Officers

GSNETX Stem Center of Excellence

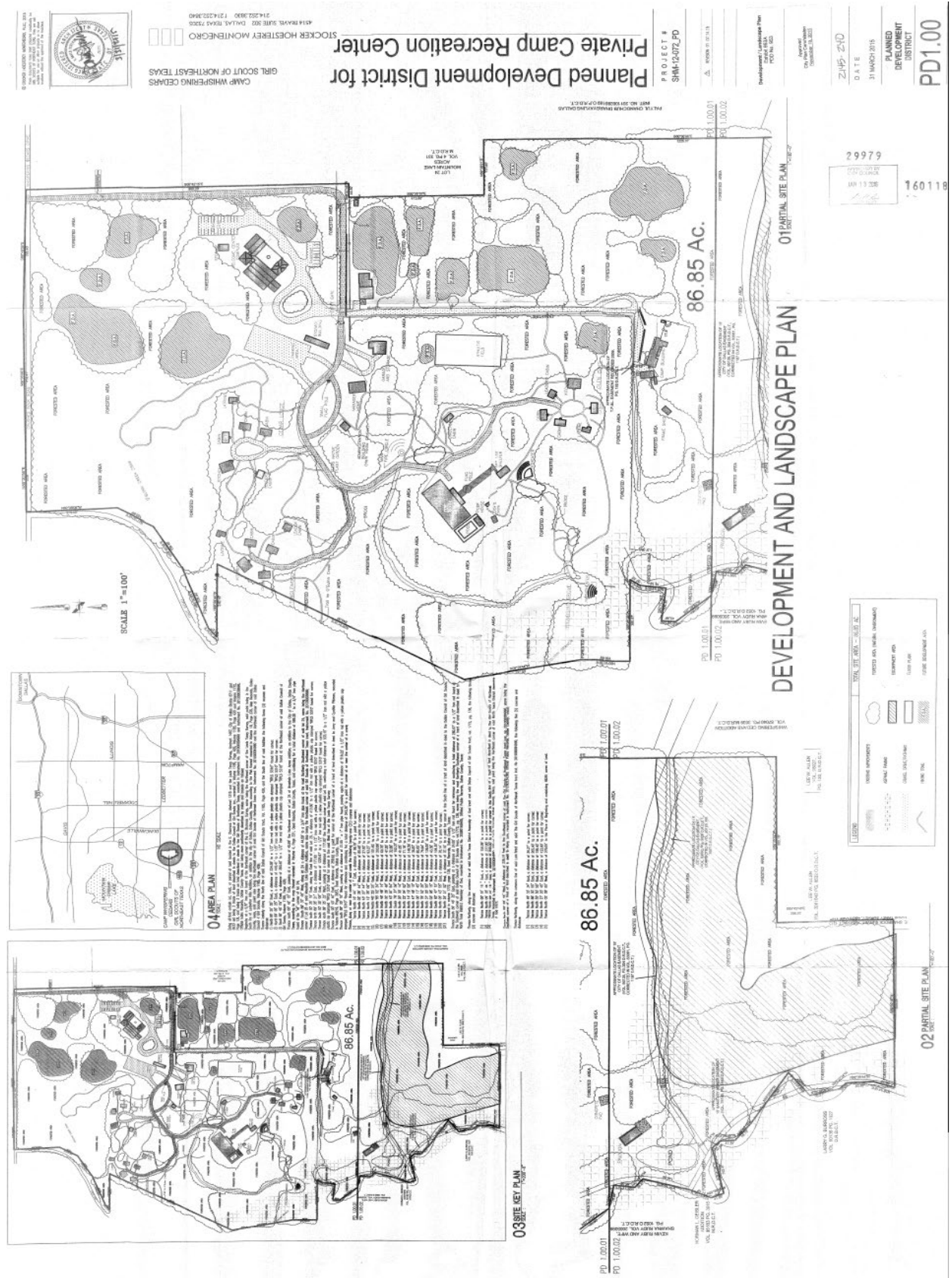
- Barry Pennet – President
- Elizabeth Bull – Treasurer
- Lesley Harris – Secretary

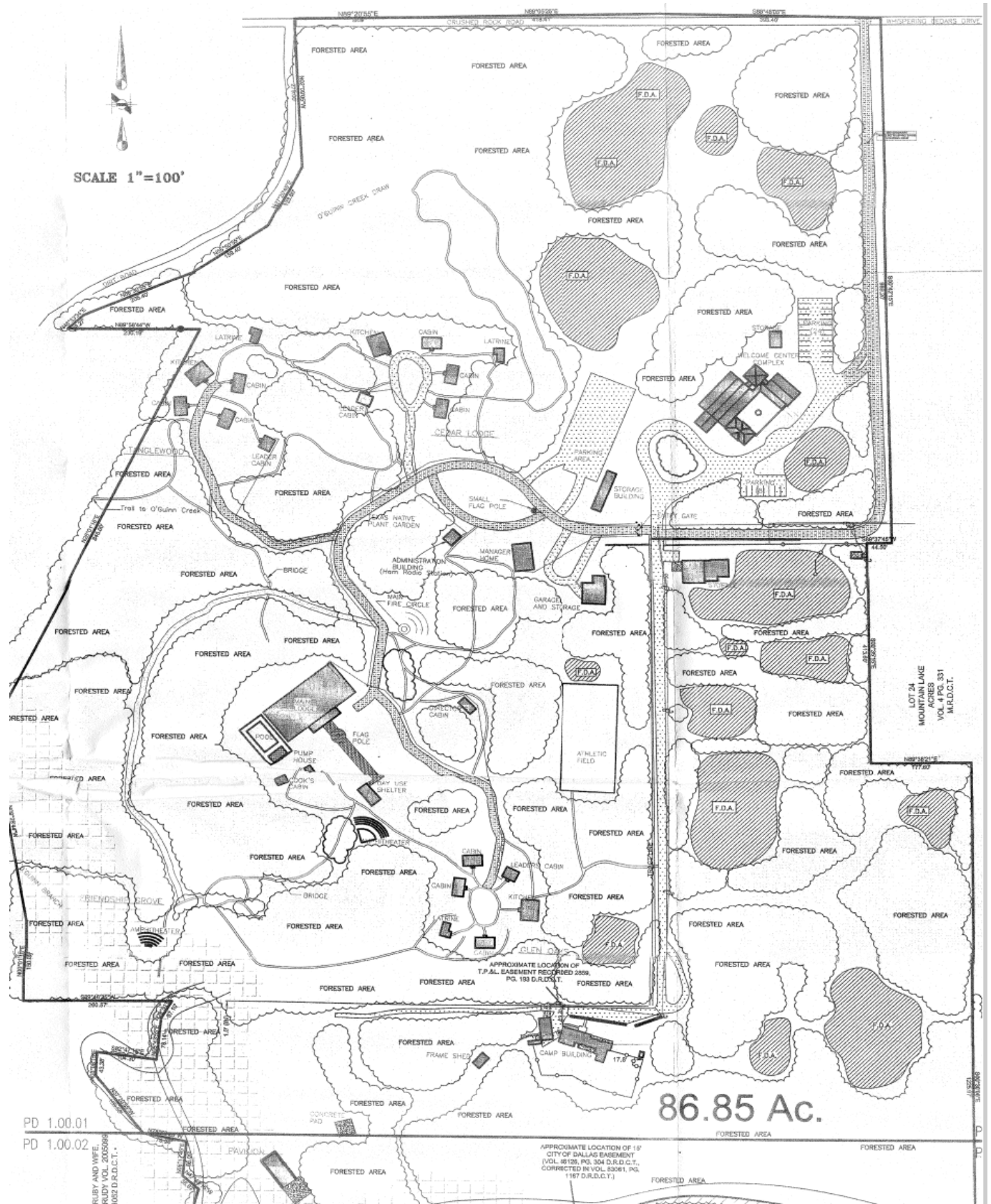
PROPOSED DEVELOPMENT PLAN





EXISTING DEVELOPMENT PLAN

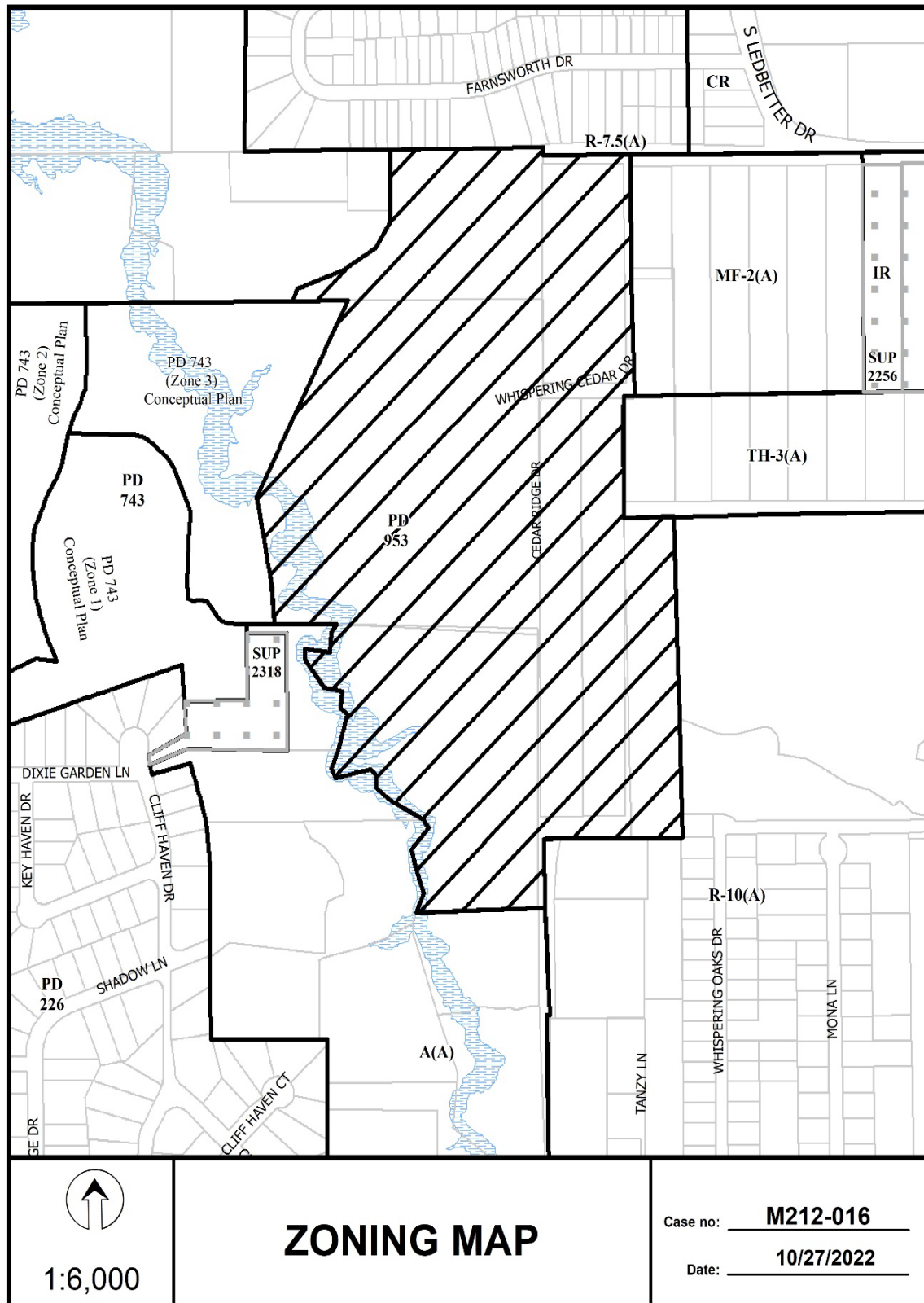






Aerial Map

Printed Date: 11/2/2022





City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: M212-058

Item #: 6.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a minor amendment to an existing development and landscape plan on property zoned Planned Development District No. 756, on northwest corner of Abernathy Street and Lombardy Lane.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Karl A Crowley, Masterplan

Planner: Hannah Carrasco

M212-058(HC)

Council District: 6

Planner: Hannah Carrasco

FILE NUMBER: M212-058(HC)

DATE FILED: September 30, 2022

LOCATION: Northwest corner of Abernathy Avenue and Lombardy Lane

COUNCIL DISTRICT: 6

SIZE OF REQUEST: ±28.9 acres

CENSUS TRACT: 48113009803

APPLICANT/OWNER: Dallas Area Rapid Transit

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 756.

STAFF RECOMMENDATION: Approval.

PLANNED DEVELOPMENT DISTRICT No. 756

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20756.pdf>

PD No. 641 Exhibits

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/756A.pdf>

<https://dallascityhall.com/departments/city-attorney/articles/Exhibits/756B.pdf>

BACKGROUND INFORMATION:

On May 23, 2007, the Dallas City Council established Planned Development District No. 756 by Ordinance No. 26751.

REQUEST DETAILS:

The applicant is requesting a minor amendment to the existing development plan and landscape plan for a railroad yard, roundhouse, or shops use. The minor amendment allows for the addition and construction of an approximately 1,000 square foot generator yard and associated changes to the surrounding landscaping and parking area, and an approximately 400 square foot communications building that is 15 feet in height.

This is not a change in zoning request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed plan amendment complies with the standards established for minor amendments. The City code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved

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

List of Officers

DART Staff and Board

President and CEO	Nadine S Lee	
Chief of Staff	Jenny Barket	
Exec. VP, COO	Bernard Jackson	
Exec VP, Chief Administrative Officer		Nicole Fontayne-Bardowell
Exec VP of Growth/Regional Development		Deanna Leggett
CFO	Elizabeth Reich	
Chief of DART Police	Charles Cato	
Assistant Vice President of Real Estate		Letica Delgado

Board members

Dallas
Carmen Garcia
Flora M Hernandez
Jon-Bertrell Killen
Michele Wong Krause
Rodney Schlosser
Hosanna Yemiru

Dallas and Cockrell Hill
Eliseo Ruiz III

Garland
Jonathan R Kelly

Irving
Rick Stopfer

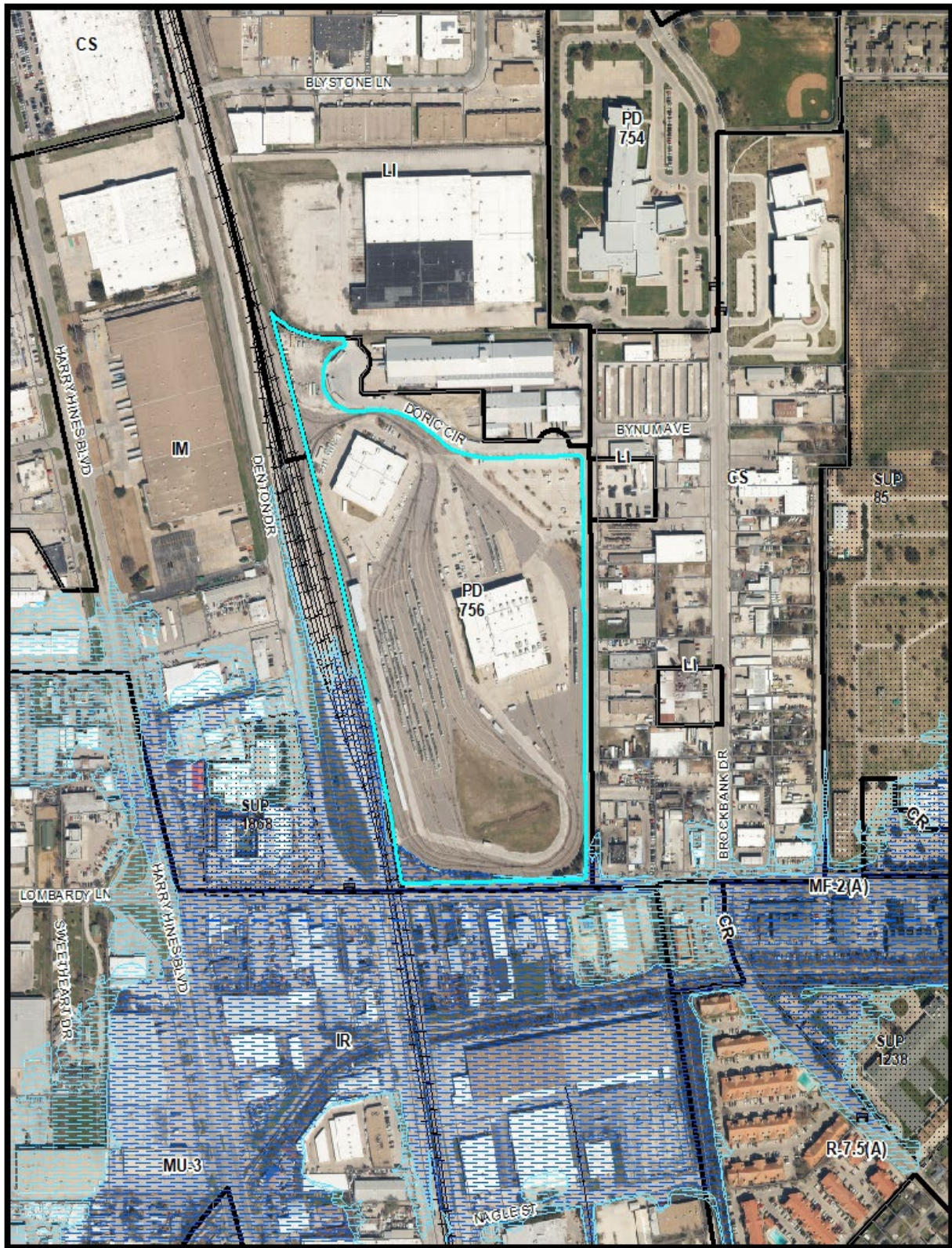
Plano
Paul N Wageman

Richardson, University Park, Addison and Highland Park
Gary Slagel

Carrollton and Irving
Doug Hrbacek

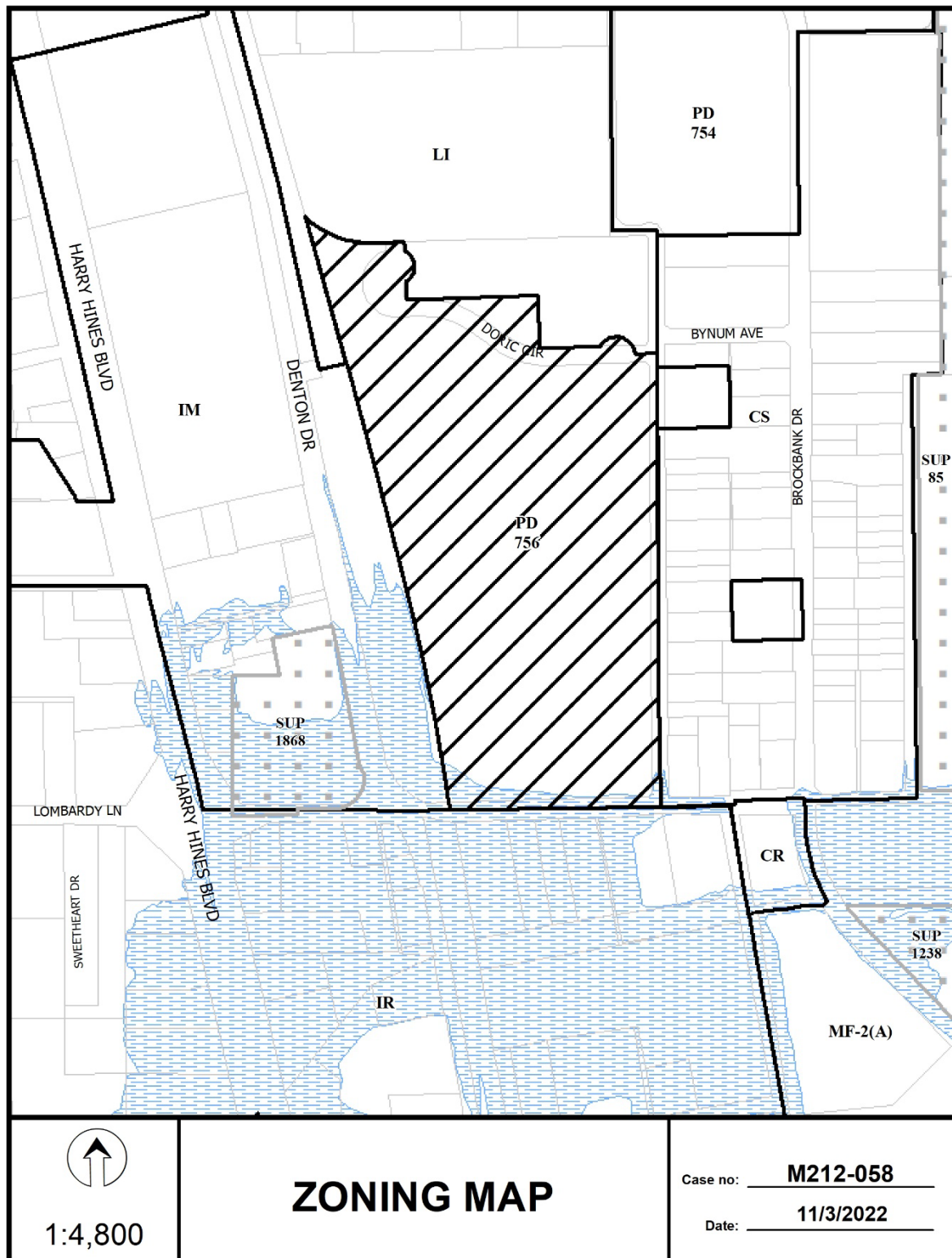
Plano and Farmers Branch
Glenn Callison

Garland, Rowlett and Glenn Heights
Mark Enoch

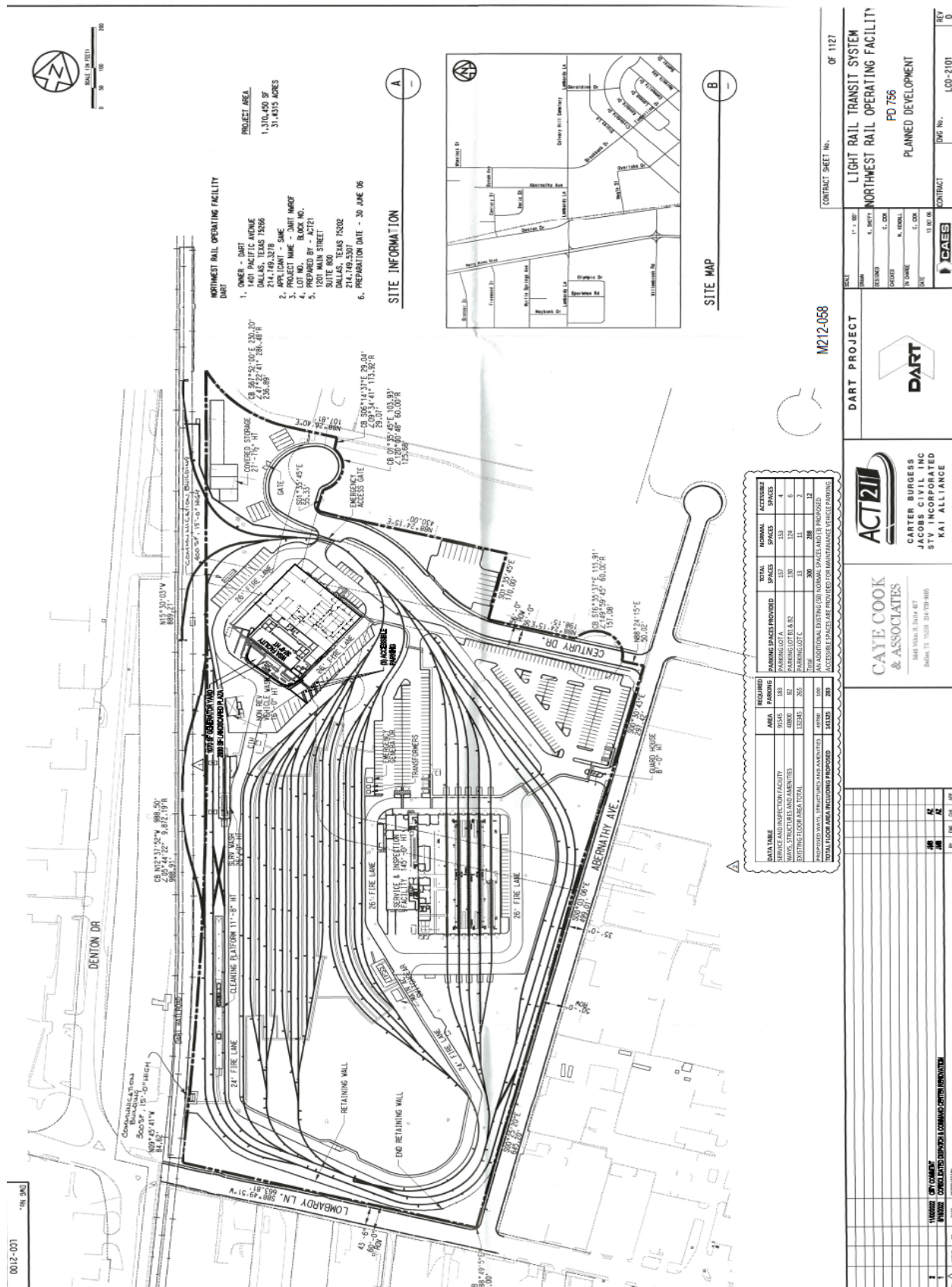


Aerial Map

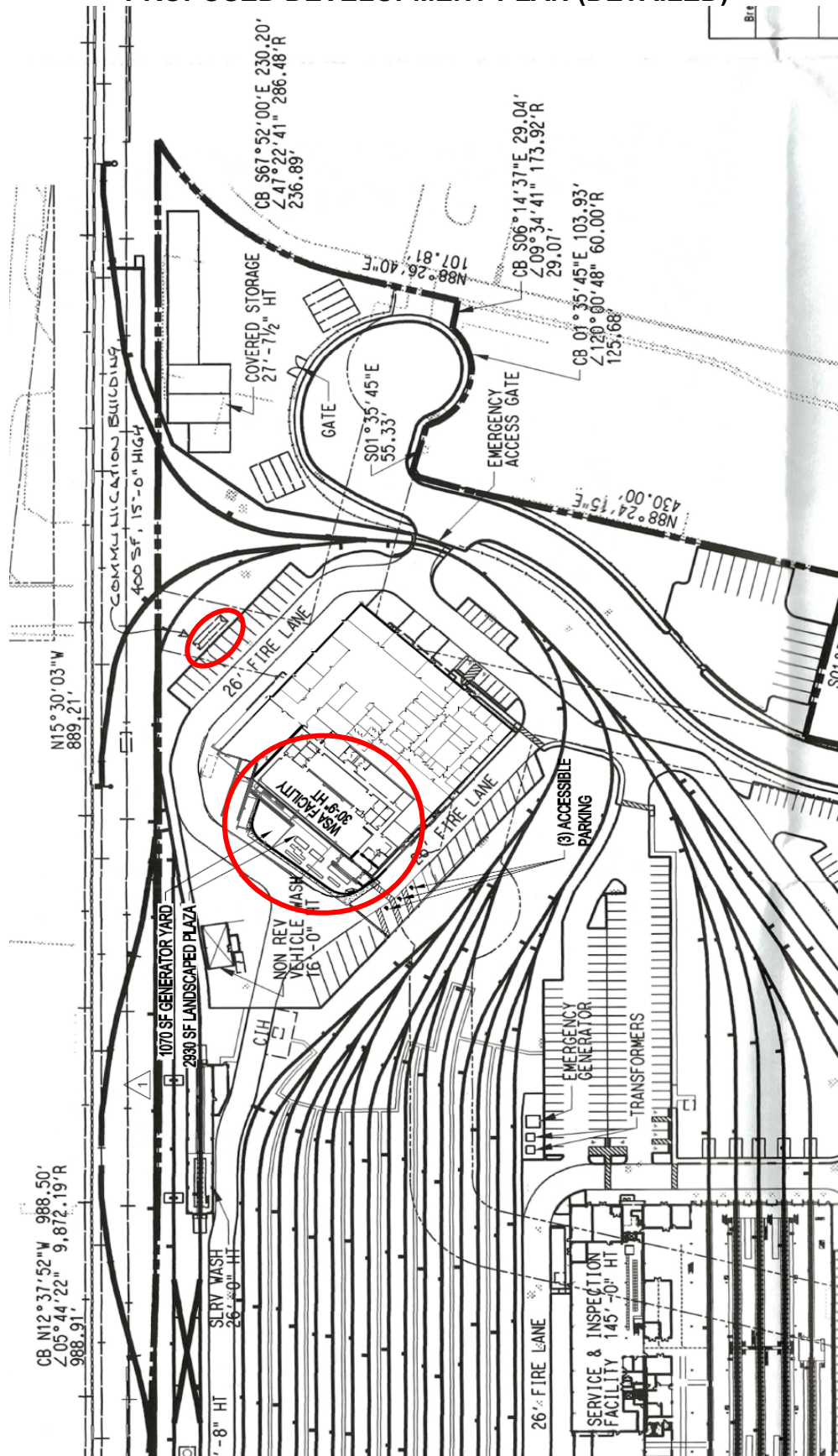
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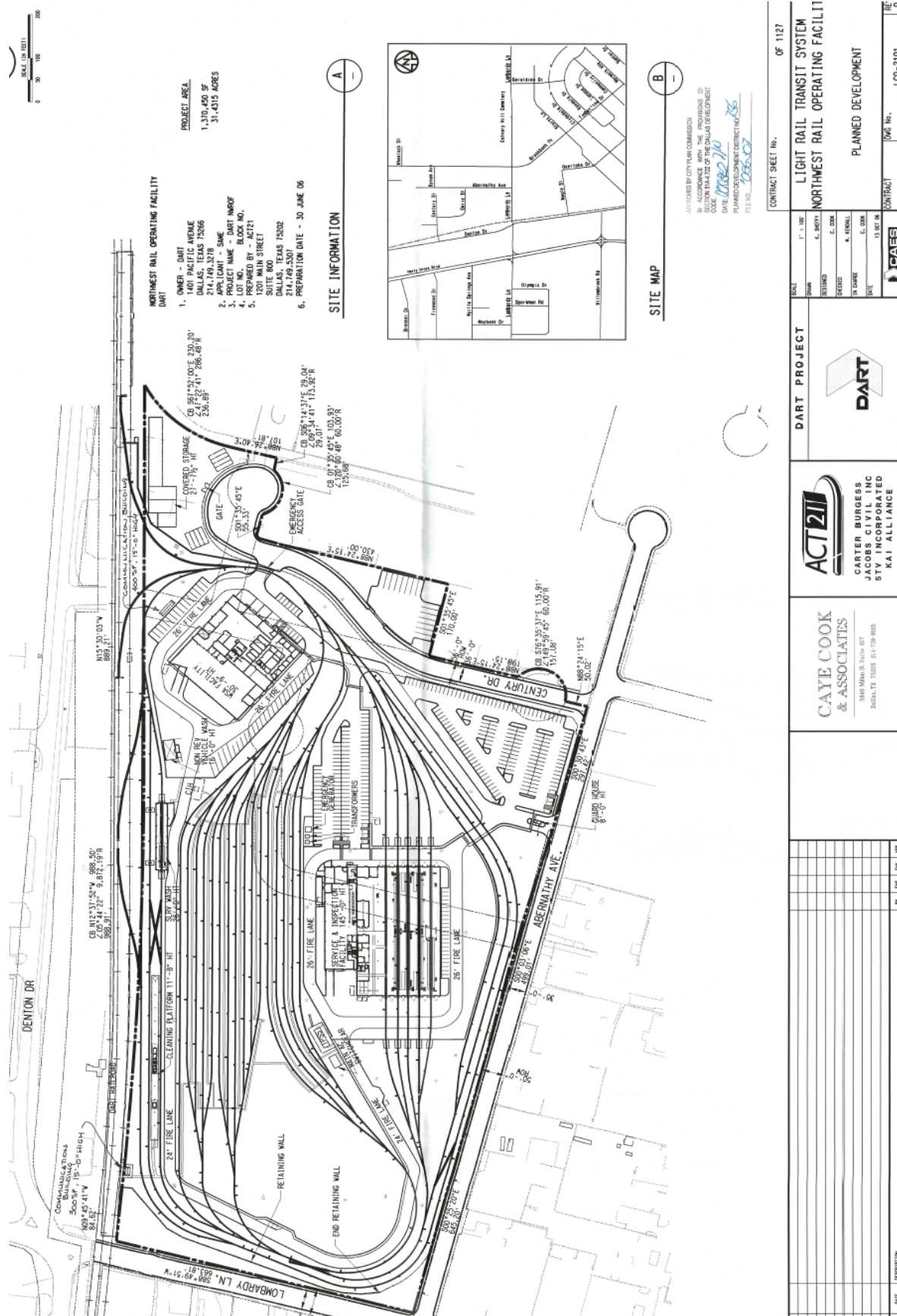


PROPOSED DEVELOPMENT PLAN

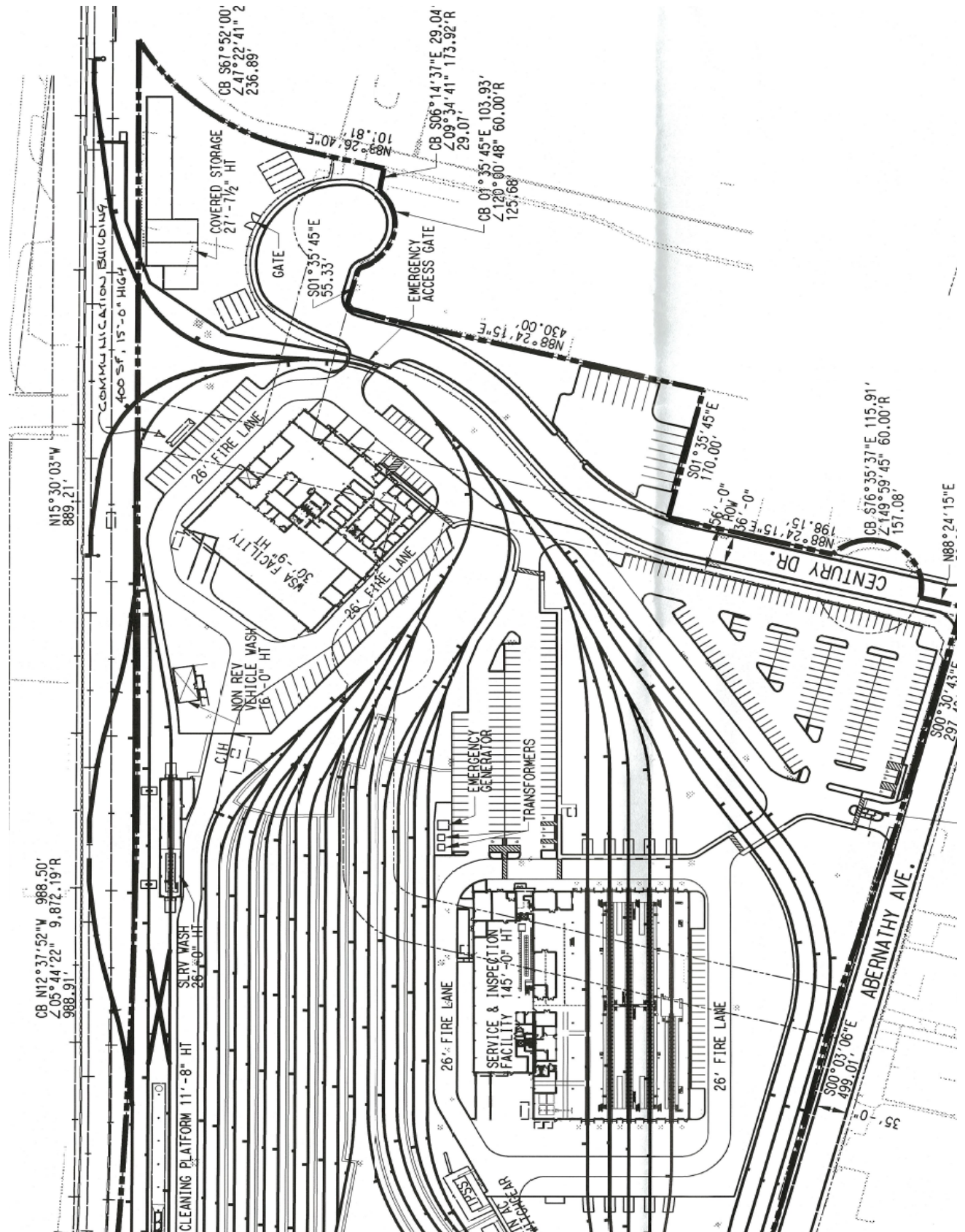


PROPOSED DEVELOPMENT PLAN (DETAILED)

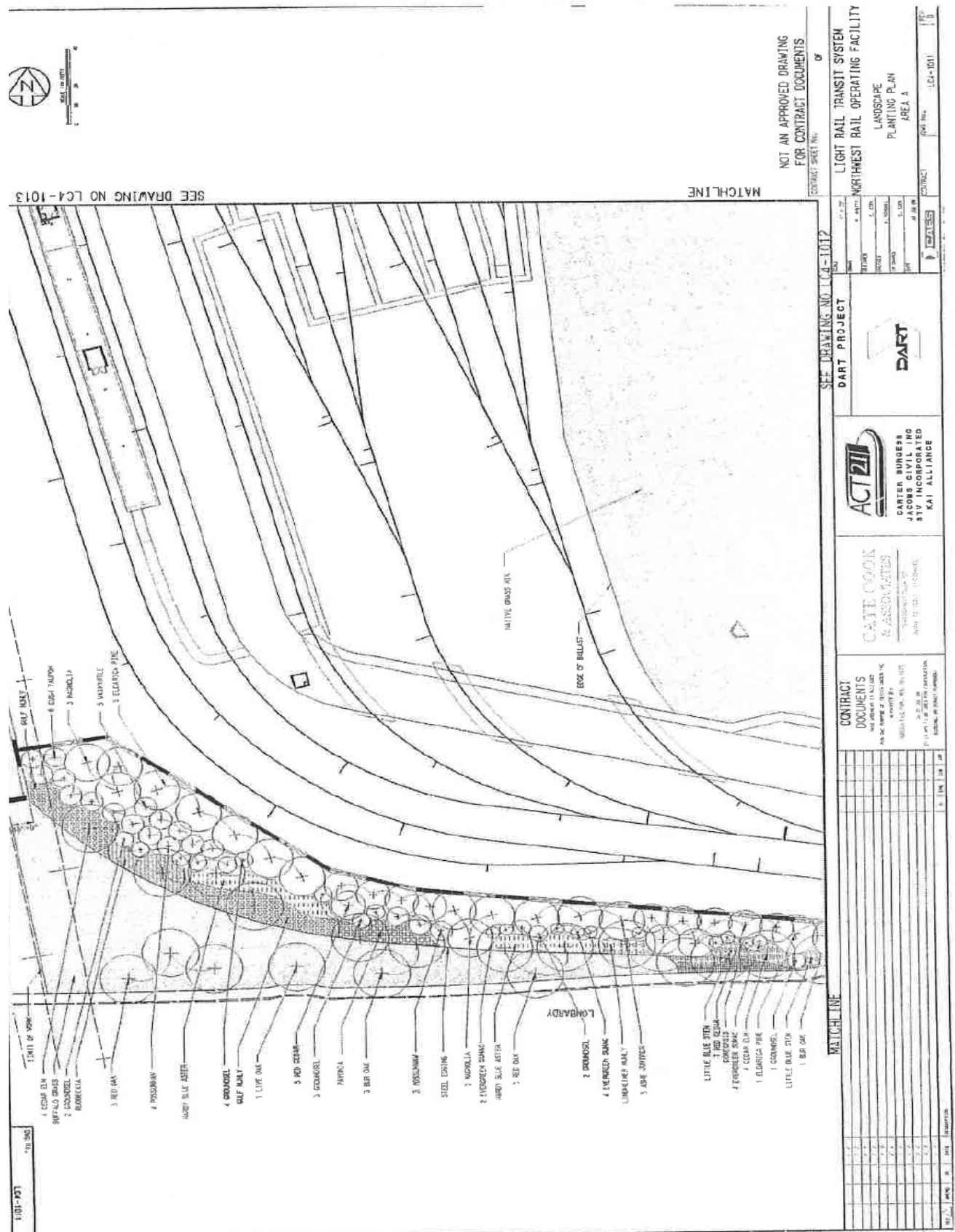




EXISTING DEVELOPMENT PLAN (DETAILED)

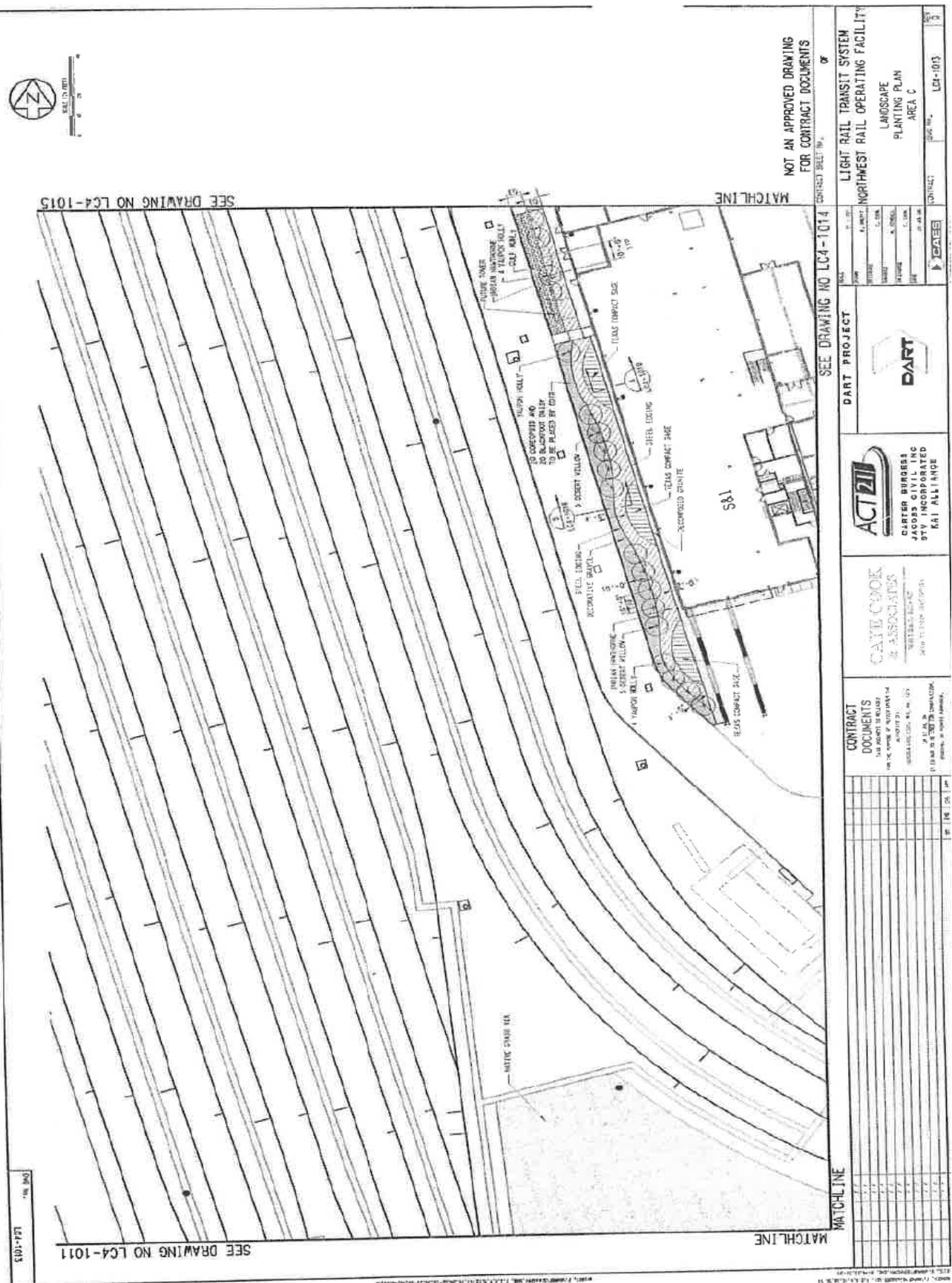


PROPOSED LANDSCAPE PLAN PG. 1

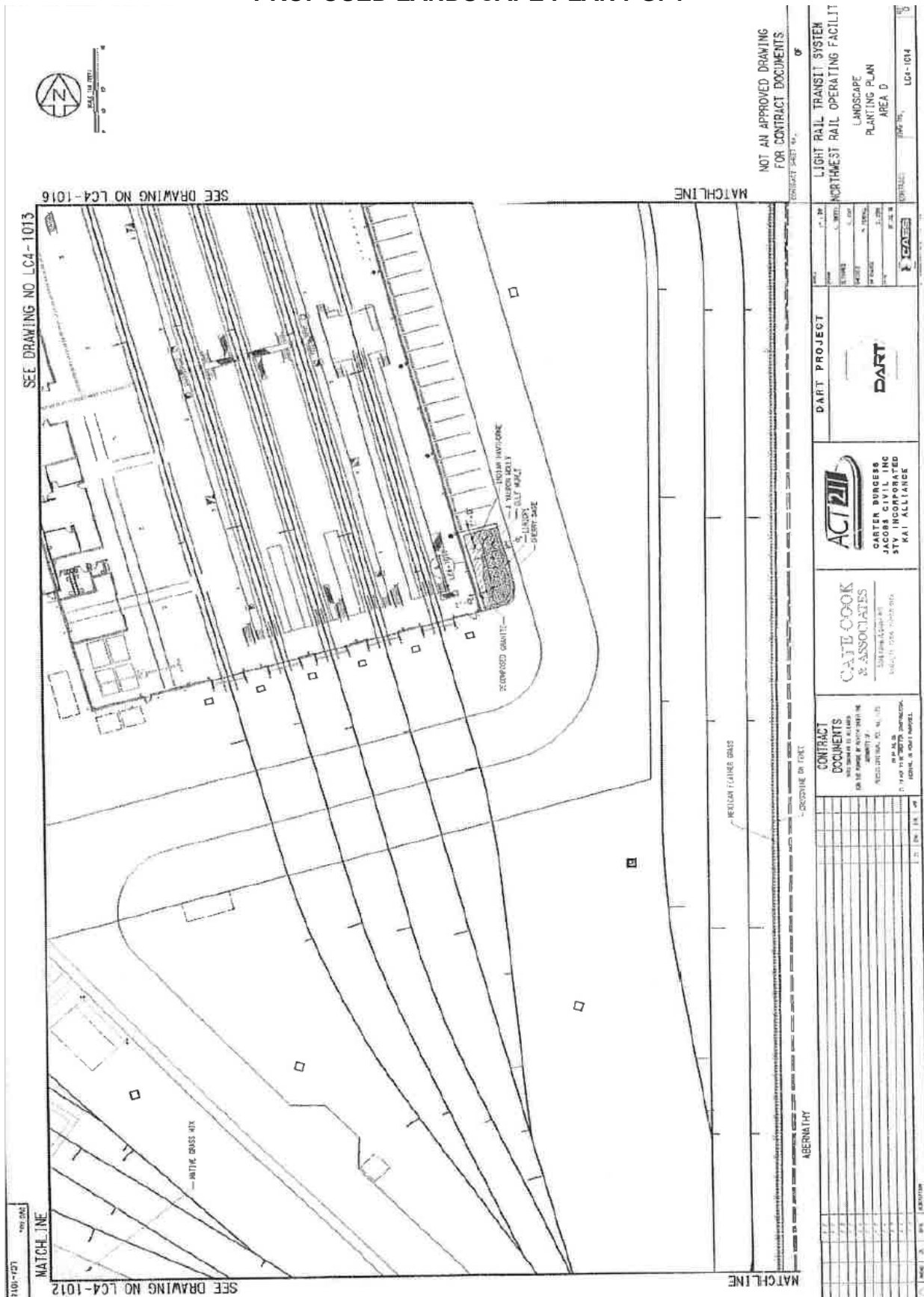




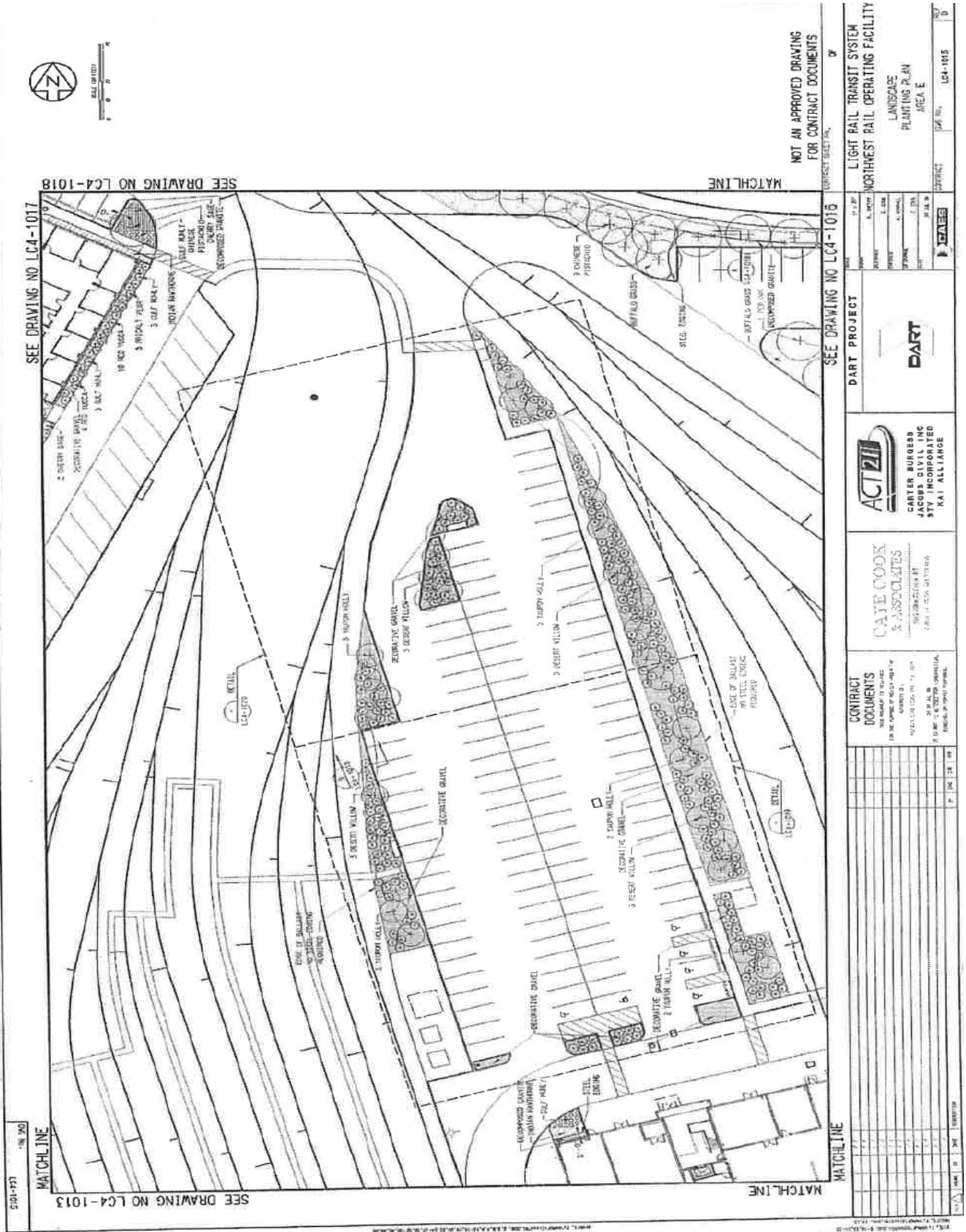
PROPOSED LANDSCAPE PLAN PG. 3



PROPOSED LANDSCAPE PLAN PG. 4

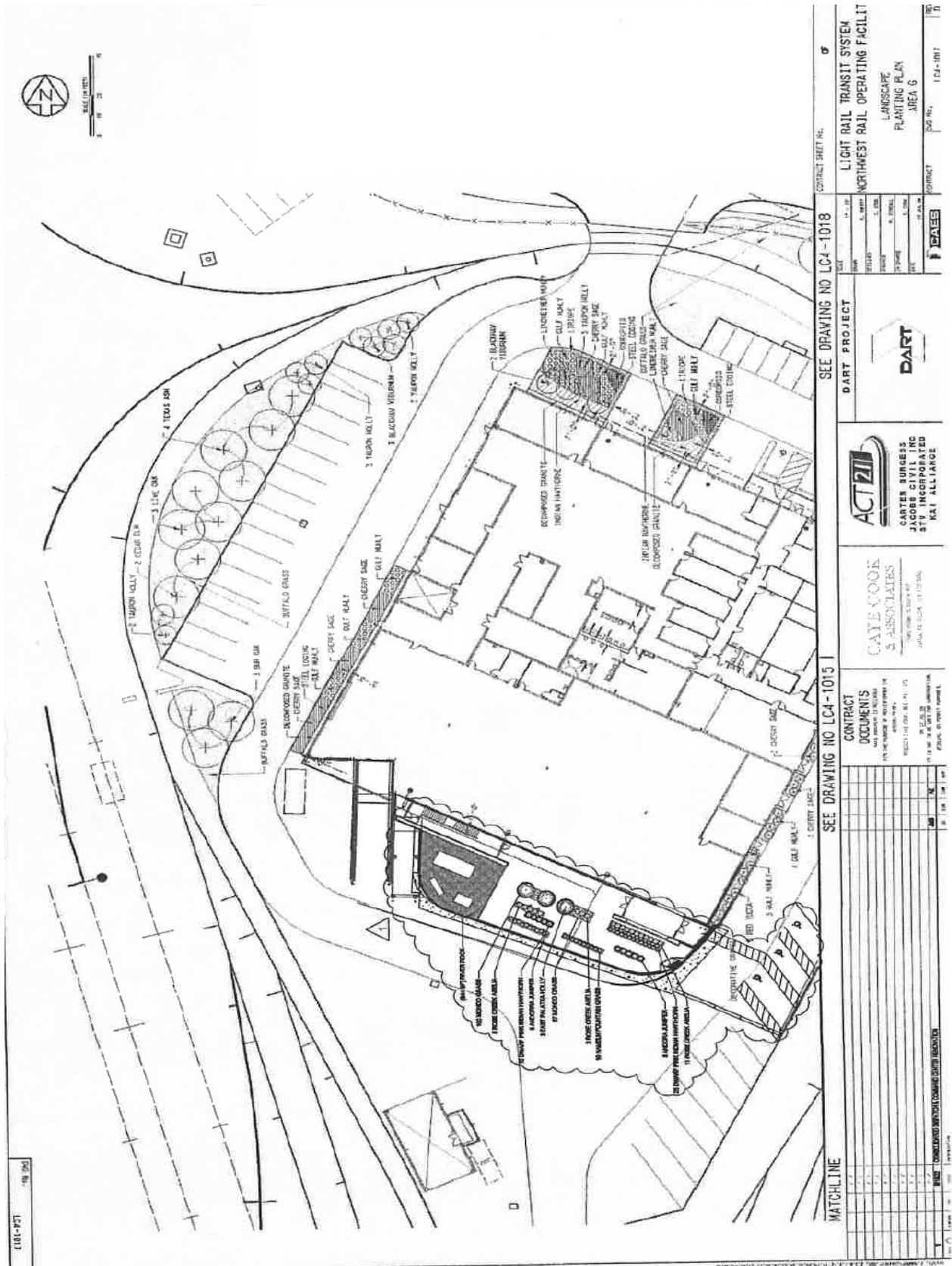


PROPOSED LANDSCAPE PLAN PG. 5

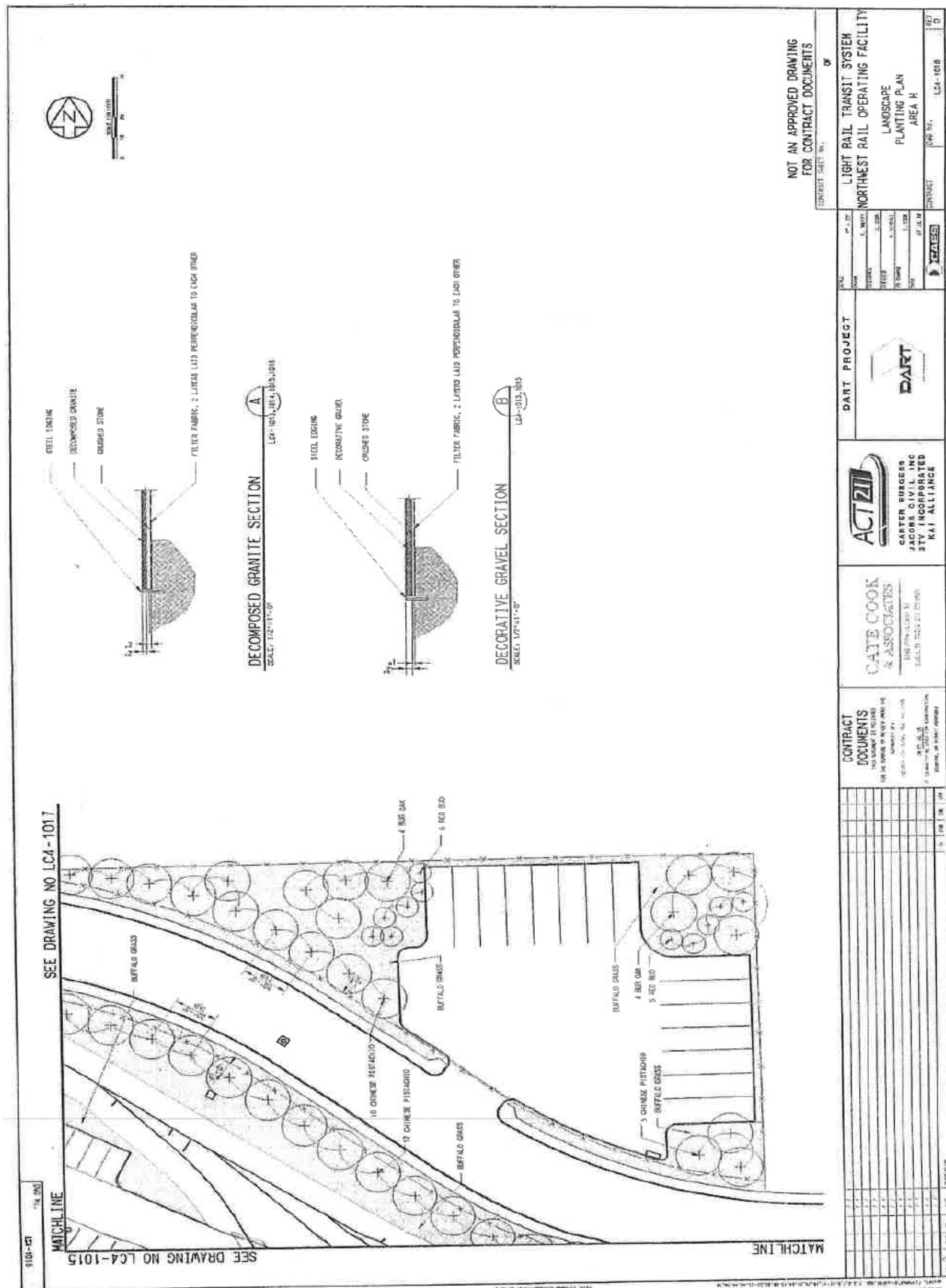




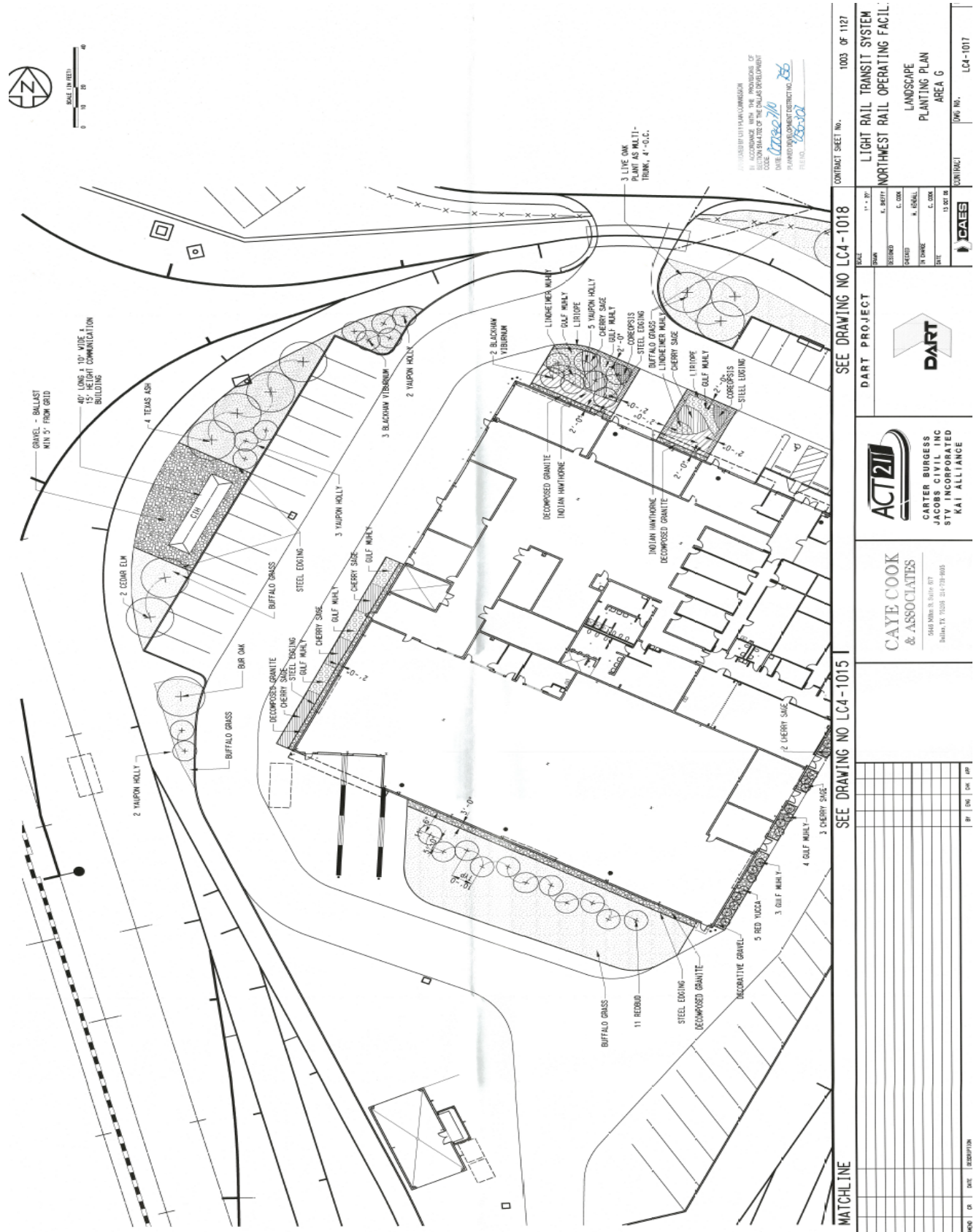
PROPOSED LANDSCAPE PLAN PG. 7



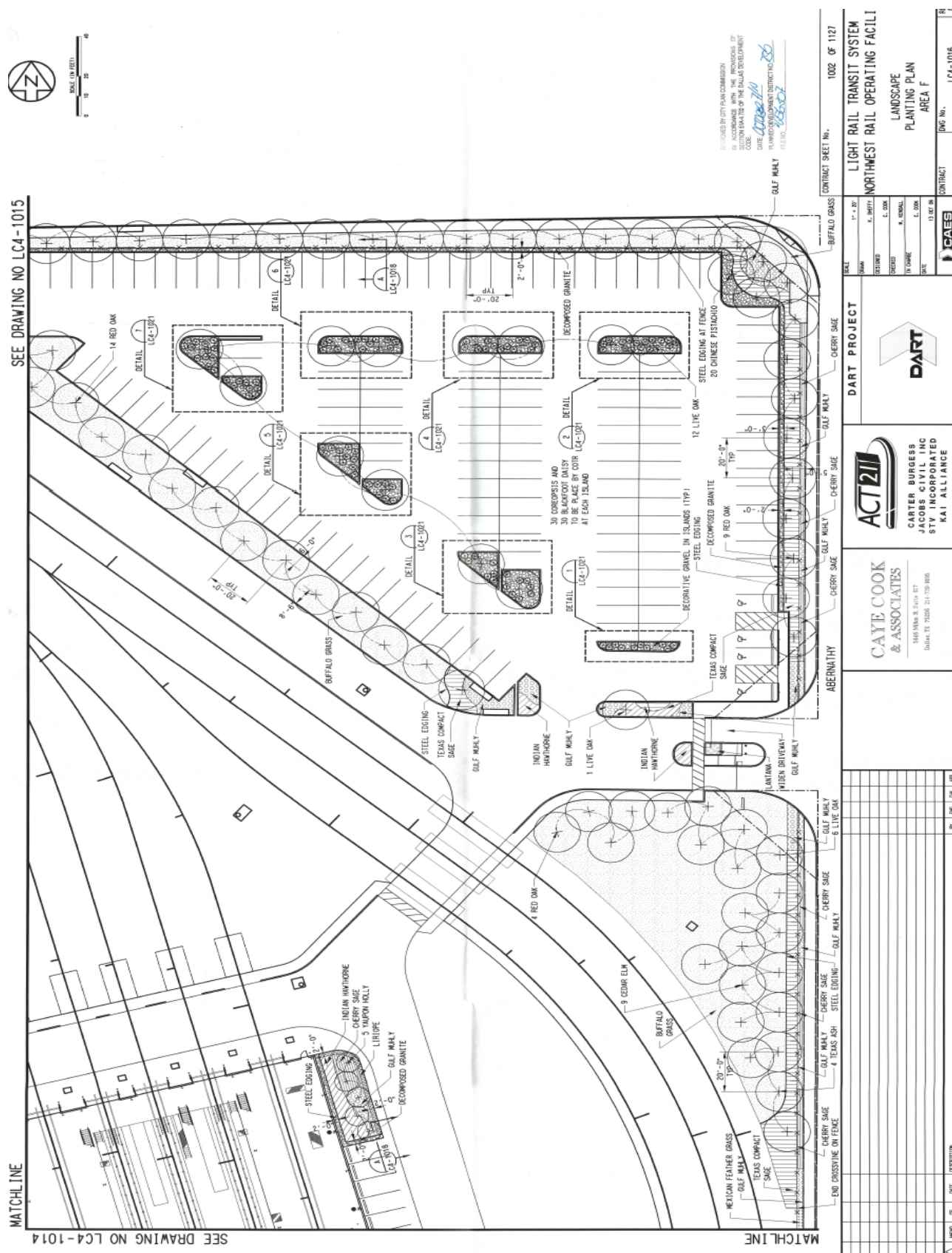
PROPOSED LANDSCAPE PLAN PG. 8



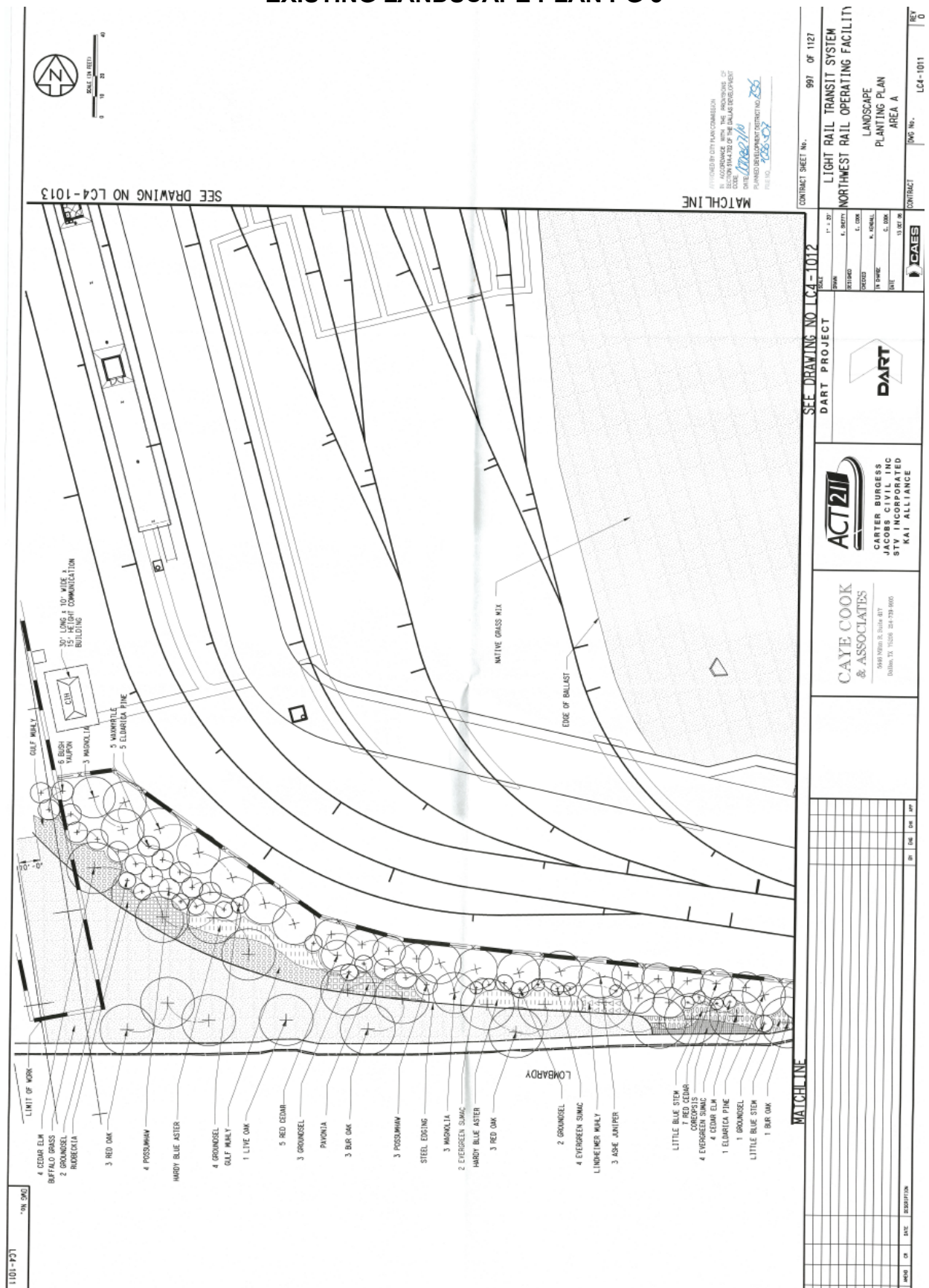
EXISTING LANDSCAPE PLAN PG 1.



EXISTING LANDSCAPE PLAN PG 2.



EXISTING LANDSCAPE PLAN PG 3





City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: Z201-161-2

Item #: 7.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for the renewal of Specific Use Permit No. 2053 for an outside storage and reclamation use on property zoned an IM Industrial Manufacturing District, on the southeast corner of Norwich Lane and Bedford Street.

Staff Recommendation: **Approval**, subject to a site plan and conditiopns.

Applicant: Ignacio Hernandez, HZ Auto Sales, LLC

Representative: Ignacio Hernandez and Lorena Hernandez

UA From: July 21, 2022 and September 1, 2022.

Planner: Hannah Carrasco

Z201-161(HC)-2

Council District: 6

FILE NUMBER: Z201-161(HC)-2

DATE FILED: December 29, 2020

LOCATION: Southeast corner of Norwich Lane and Bedford Street

COUNCIL DISTRICT: 6

SIZE OF REQUEST: Approx. 1.294 acres

CENSUS TRACT: 105.00

APPLICANT/OWNER: Ignacio Hernandez, HZ Auto Sales, LLC

REPRESENTATIVAS: Ignacio Hernandez and Lorena Hernandez

REQUEST: An application for the renewal of Specific Use Permit No. 2053 for outside storage and reclamation use on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of the request is to allow an outside salvage or reclamation use to continue to operate on the site.

STAFF RECOMMENDATION: Approval, subject to a site plan and conditions.

PRIOR CPC ACTION: This item was held under advisement on July 21, 2022 and September 1, 2022.

BACKGROUND INFORMATION:

- Specific Use Permit (SUP) No. 2053 was first approved on November 12, 2013 with a time limit of two years, to expire November 12, 2015. On April 27, 2016 the SUP renewal was approved for a five-year time period to expire on April 27, 2021.
- This application was submitted December 29, 2020 as an auto renewal, however, upon review by staff it was determined that the SUP conditions did not allow for autorenewal and the applicant then resubmitted for a renewal.
- The renewal of SUP 2053 will allow the applicant to continue to operate a vehicle, display sales and service use on this site in conjunction with an auto service center use which is allowed by right.
- The site plan has been revised to reflect an enclosed covered pad, the reconfiguration of parking, and the relocation of a covered concrete pad for container storage.
- Additionally, the applicant is aware that the site receives trash from outside their perimeter. However, it is a high priority for them to keep it cleaned and to continually maintain the property. During two separate site visits, staff did not find trash or waste on or around the property.

Zoning History: There have been no zoning applications in the vicinity in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing & Proposed ROW
Norwich Street	Collector	80 feet
Bedford Street	Local	50 feet

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 ELEMENT**GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES**

Policy 1.1.7 Ensure appropriately located capacity to achieve growth targets. The City should maintain a zoning capacity sufficient to meet market demand for a 15- to 20-year time frame. These growth targets should be regularly monitored and adjustments made as needed.

Surrounding Land Uses:

	Zoning	Land Use
Site	IM	Outside salvage and reclamation, vehicle display sales and service
North	IM	Nonconforming single family and vehicle related uses
South	IM	Industrial outside/contractor's maintenance yard
West	IM	Industrial, retail
East	IM	Nonconforming single family, undeveloped, vehicle related use

Land Use Compatibility:

The property is located on an oddly shaped corner lot, with the outside salvage and reclamation use extending internally into the lot. Solid screening (a minimum nine feet in height) is provided around the perimeter of the outside stacking areas as well as a

designated non-permeable surface area for fluids to be removed and captured from the vehicles, and for other uses as required by the Development Code.

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.

Compatibility with surrounding uses and community facilities – The property is located at the corner of Bedford Street and Norwich Street and it is surrounded by various outside commercial and industrial uses. Some nonconforming residential uses also exist in the surrounding area. The continuation of the use is compatible with the surrounding area. Code requirements for the use include solid screening and stacking height limitation. Additionally, increased setbacks are required with the maximum stacking height internalized to the site as depicted on the site plan.

Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties – The use neither contributes to, enhances, nor promotes the welfare of the area of request and adjacent properties.

Not a detriment to the public health, safety, or general welfare – Staff's conditions established in the SUP ordinance and the site plan provide for a dedicated non-permeable surface area for draining of fluids prior to vehicles being placed in the outside storage area. These conditions ensure that the use does not pose a detriment to the public health, safety, or general welfare.

Conforms in all other respects to all applicable zoning regulations and standards – The use of the property and the site plan conform to all applicable zoning regulations and standards.

Parking:

Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200. Parking to be provided as shown on the site plan.

Landscaping:

Landscaping of the property must be provided in accordance with Article X of the Dallas Development Code. No additional landscape is required with the renewal.

Market Value Analysis

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

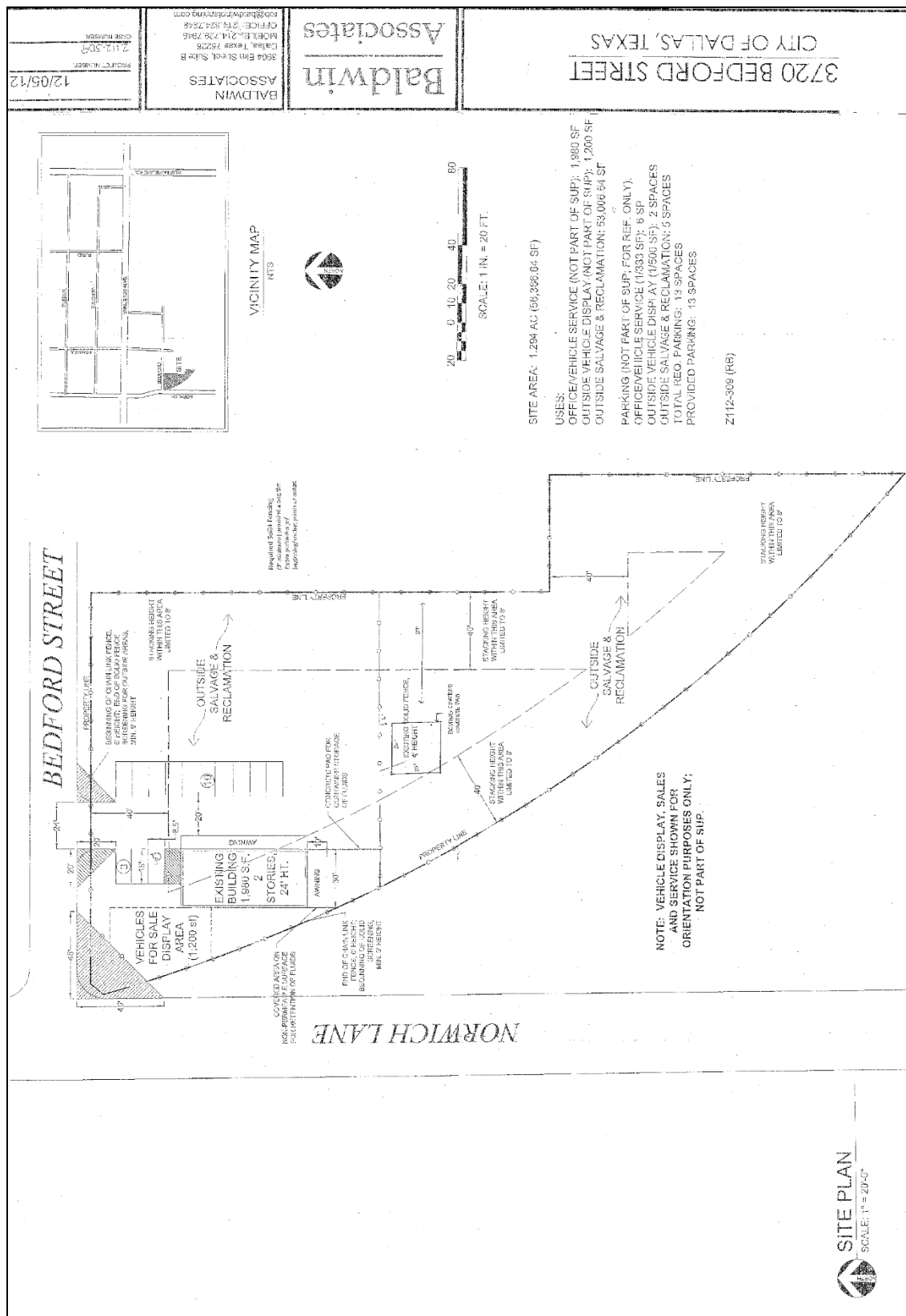
PROPOSED SUP CONDITIONS

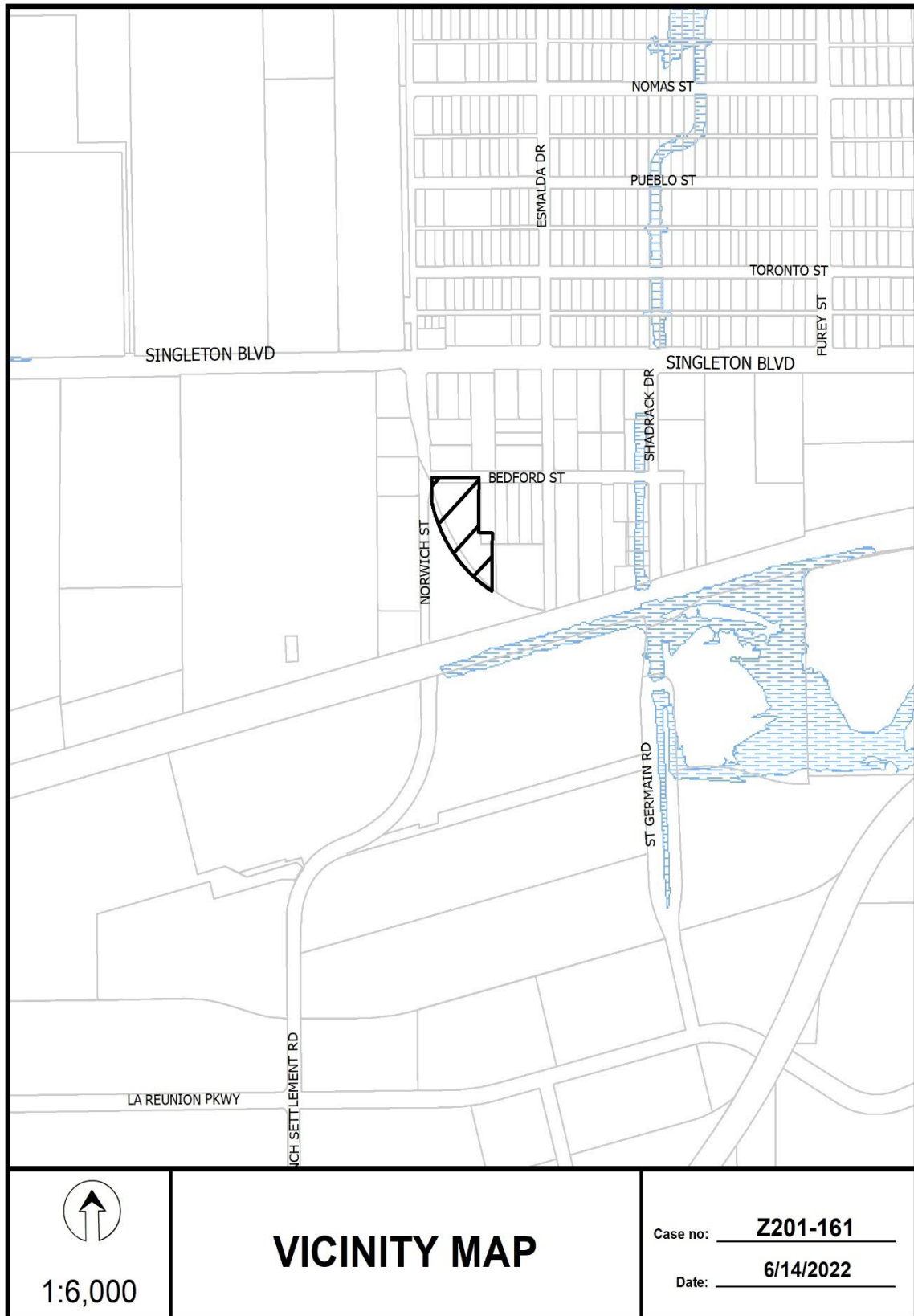
1. USE: The only use authorized by this specific use permit is outside salvage or reclamation.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on ~~April 27, 2024~~ (five years) from the date of approval.
4. FLUID REMOVAL: Draining of fluids from vehicles must be performed within the covered non-permeable surface area located as shown on the attached site plan.
5. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
6. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

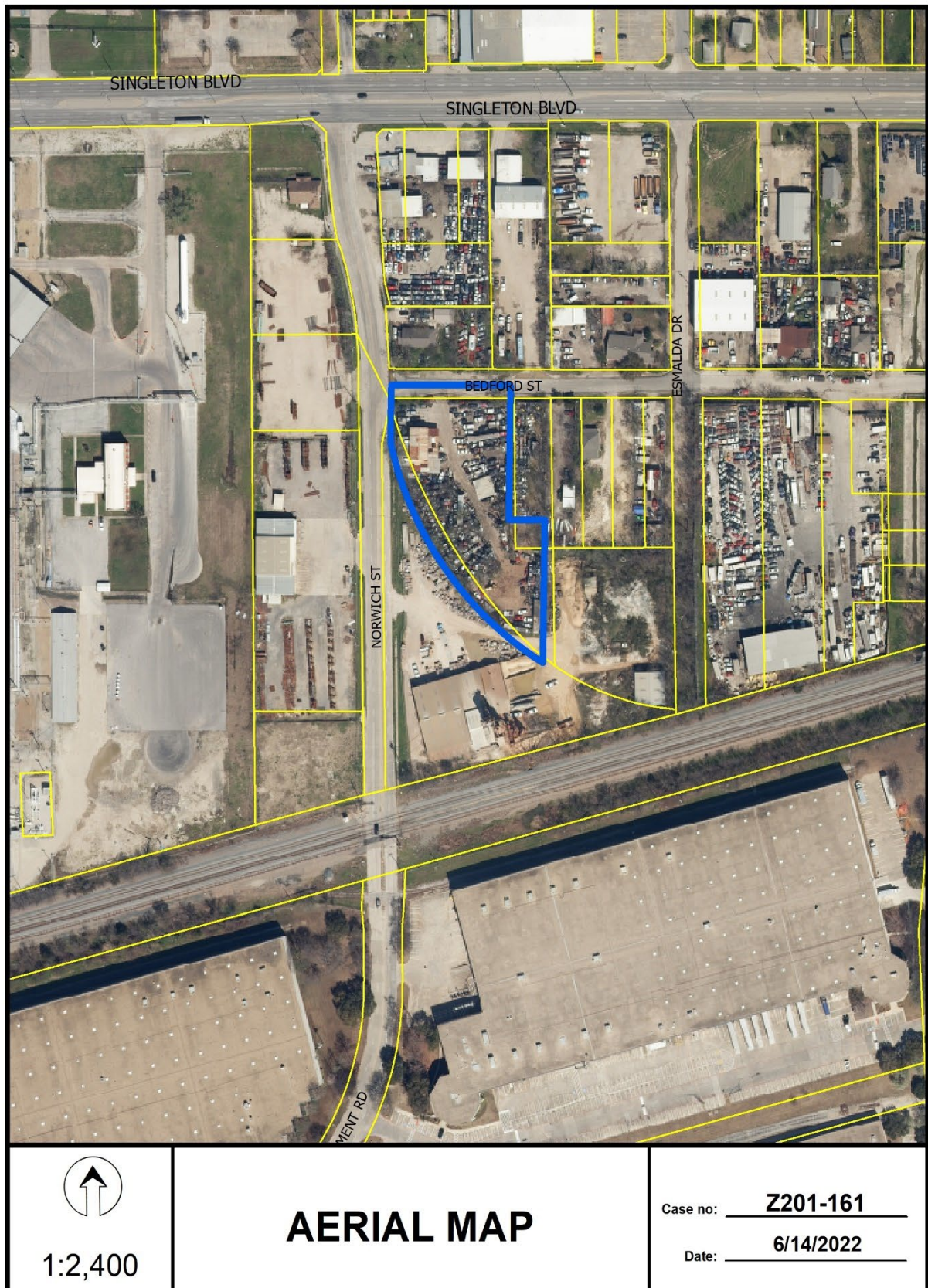
REVISED SITE PLAN

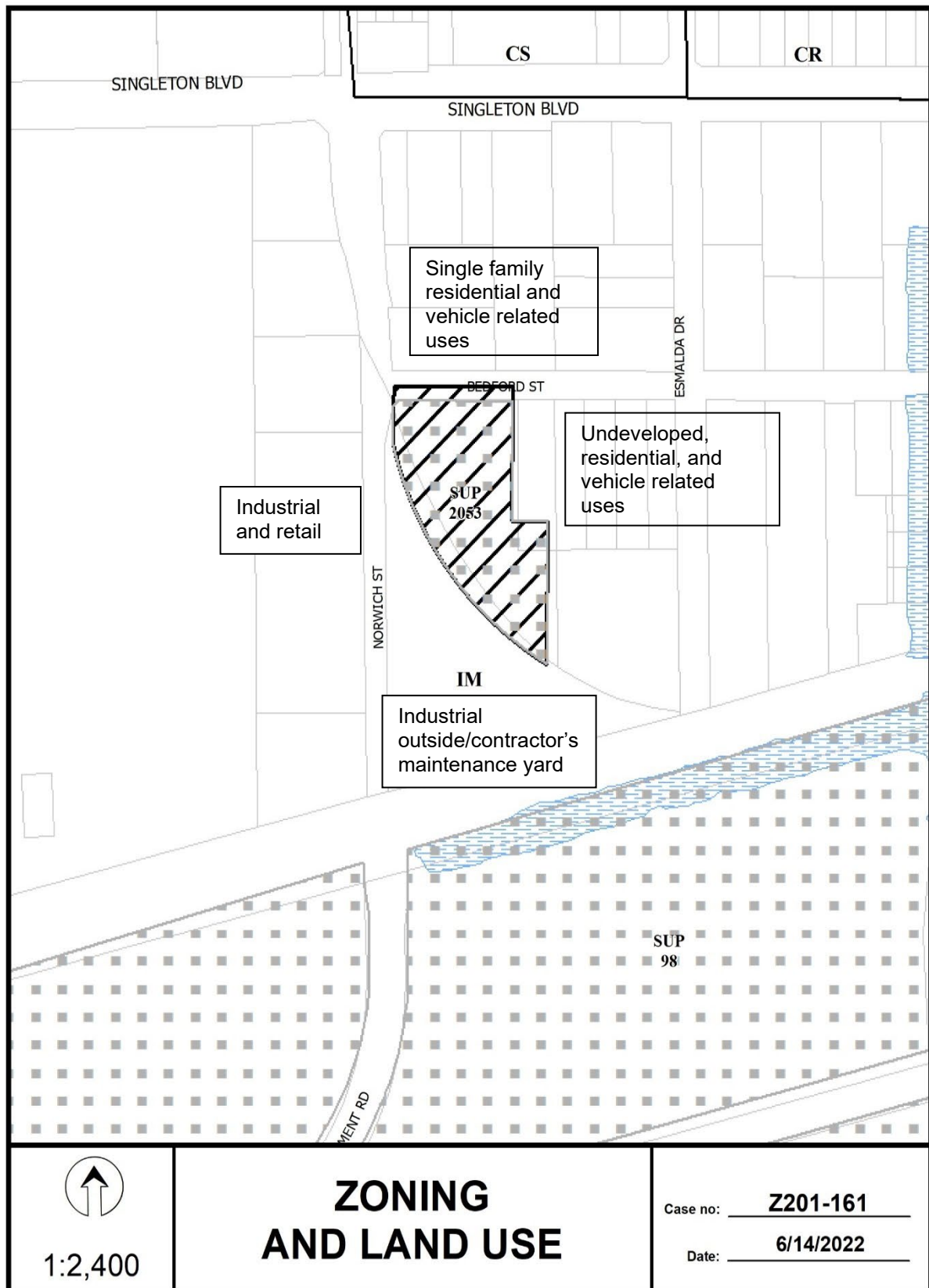
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EXISTING SITE PLAN







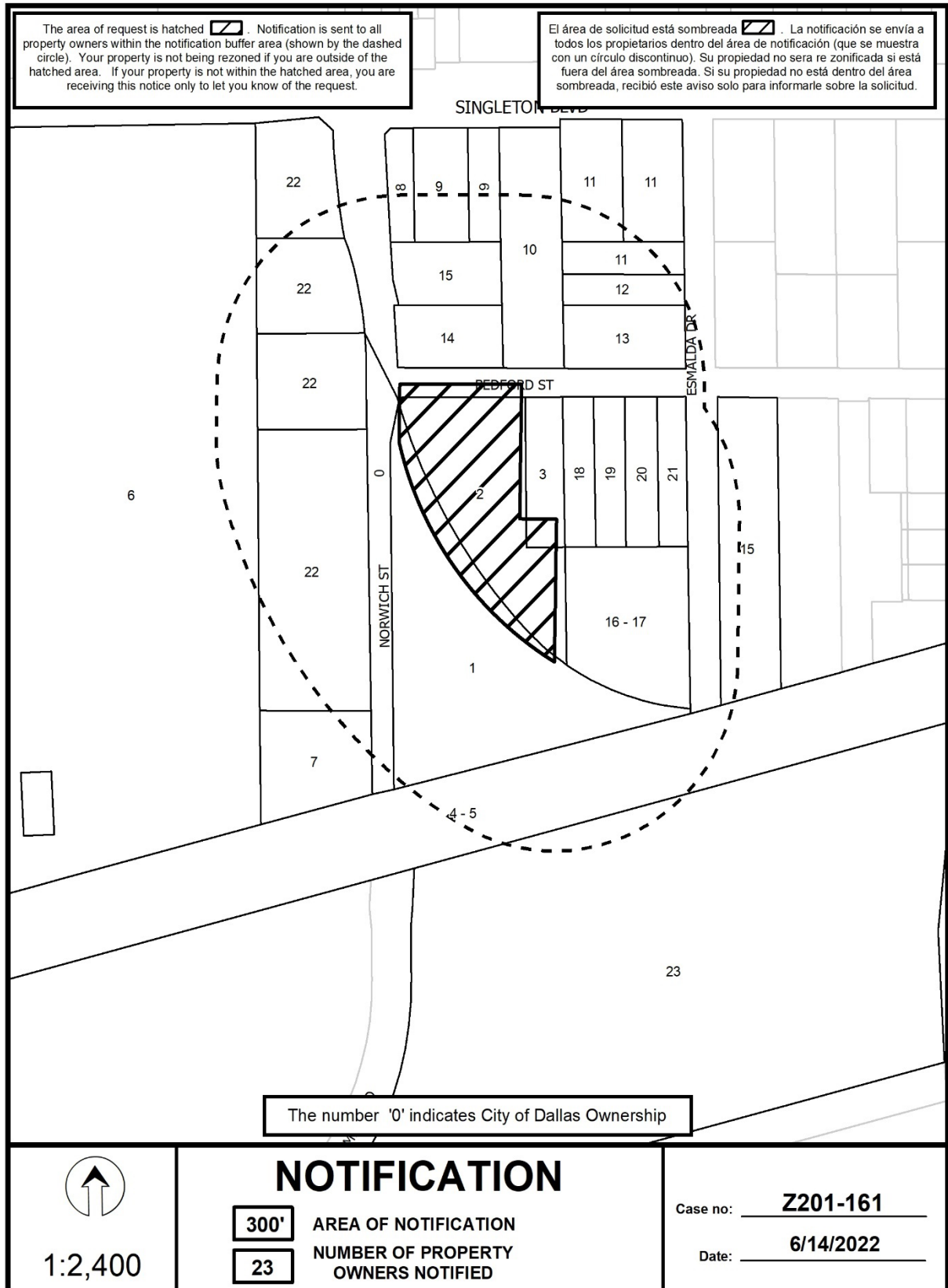




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Market Value Analysis

Printed Date: 1/29/2021

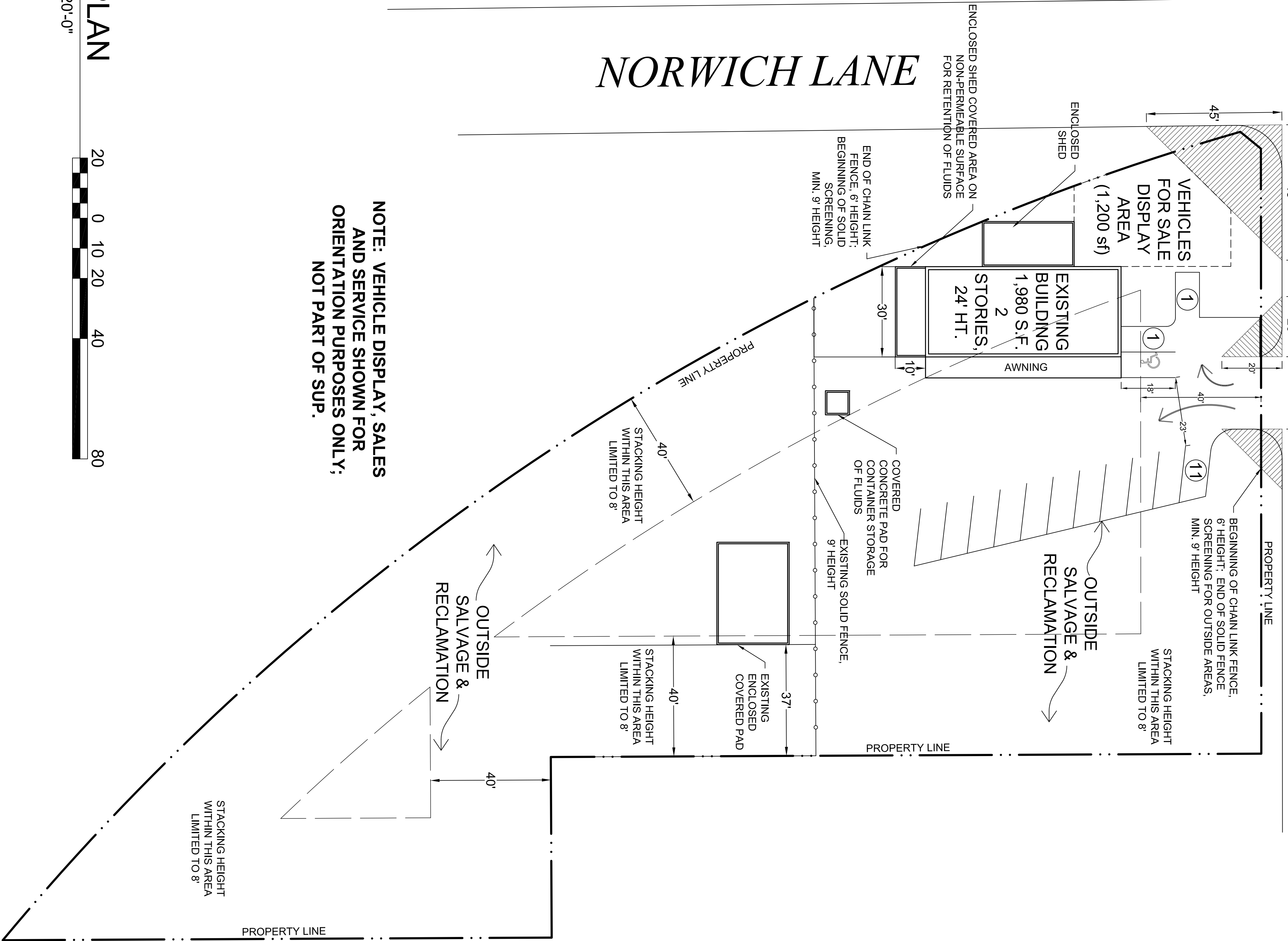


06/14/2022

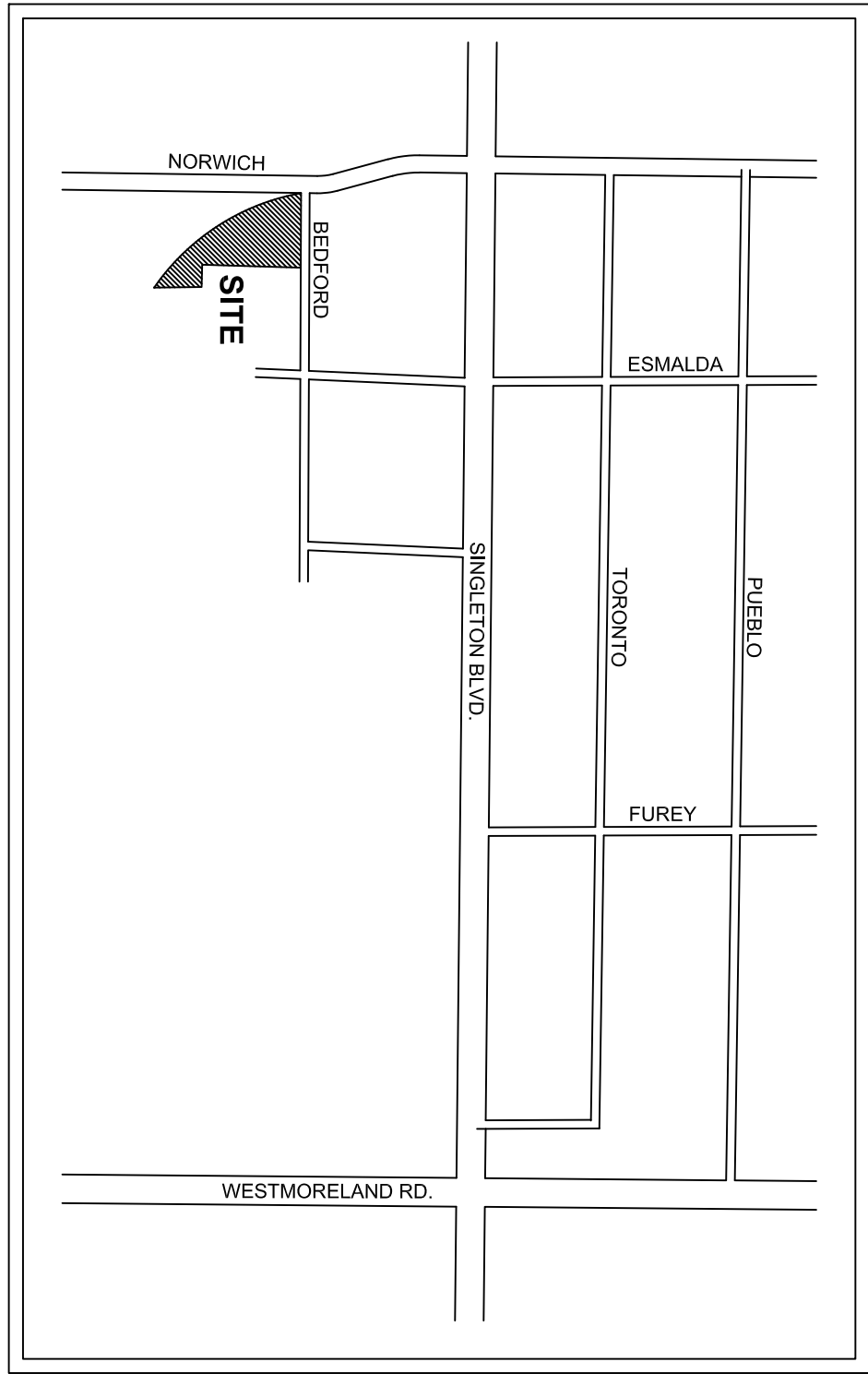
Notification List of Property Owners***Z201-161******23 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2624 NORWICH ST	JERNIGAN DIANE D
2	3720 BEDFORD ST	HERNANDEZ IGNACIO SR &
3	3716 BEDFORD ST	RICO LEOPOLDO
4	4401 LINFIELD RD	ST LOUIS S W RAILWAY CO
5	9999 NO NAME ST	UNION PACIFIC RR CO
6	3900 SINGLETON BLVD	MOTIVA ENTERPRISES LLC
7	2901 NORWICH ST	VELAZQUEZ ABIGAIL &
8	3728 SINGLETON BLVD	NATHAL RODRIGUEZ CORP
9	3724 SINGLETON BLVD	NATHAL RODRIGUEZ CORP
10	3722 SINGLETON BLVD	JDS DIESEL AND GAS REPAIR INC
11	3714 SINGLETON BLVD	STEPHYS INC
12	2811 ESMALDA DR	ROMERO GILBERT
13	2803 ESMALDA DR	RICO LEOPOLDO & MARIA G
14	2802 NORWICH ST	CASTRO JUAN JOSE &
15	2810 NORWICH ST	NATHAL RODRIGUEZ CORP
16	2700 ESMALDA DR	DAVIS CHARLES W
17	2700 ESMALDA DR	TEXACO INC
18	3712 BEDFORD ST	RICO LEOPOLDO
19	3708 BEDFORD ST	CRUZ AMADEO
20	3704 BEDFORD ST	REYES SIMON GARCIA EST OF
21	3702 BEDFORD ST	CASTANEDA ELIZABETH
22	2777 NORWICH ST	SINGLETON COMMERICAL
23	2322 FRENCH SETTLEMENT RD	TURNPIKE SUB LLC

BEDFORD STREET



NOTE: VEHICLE DISPLAY, SALES AND SERVICE SHOWN FOR ORIENTATION PURPOSES ONLY; NOT PART OF SUP.



VICINITY MAP
NTS

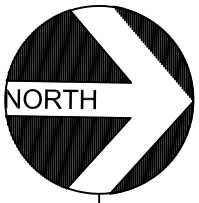


SITE AREA: 1.294 AC (56,366.64 SF)

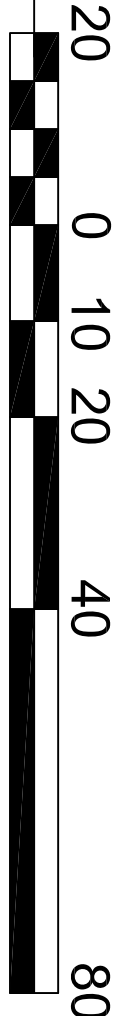
USES:

- OFFICE/VEHICLE SERVICE (NOT PART OF SUP): 1,980 SF
- OUTSIDE VEHICLE DISPLAY (NOT PART OF SUP): 1,200 SF
- OUTSIDE SALVAGE & RECLAMATION: 53,006.64 SF
- PARKING (NOT PART OF SUP, FOR REF. ONLY):
 - OFFICE/VEHICLE SERVICE (1/333 SF): 6 SP
 - OUTSIDE VEHICLE DISPLAY (1/500 SF): 2 SPACES
 - OUTSIDE SALVAGE & RECLAMATION: 5 SPACES
- TOTAL REQ. PARKING: 13 SPACES
- PROVIDED PARKING: 13 SPACES

Z112-309 (RB)



SITE PLAN
SCALE: 1" = 20'-0"



3720 BEDFORD STREET
CITY OF DALLAS, TEXAS

Baldwin
Associates

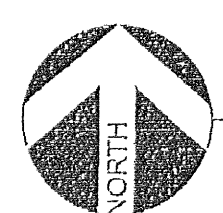
BALDWIN
ASSOCIATES

3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

10/27/2022

PROJECT NUMBER

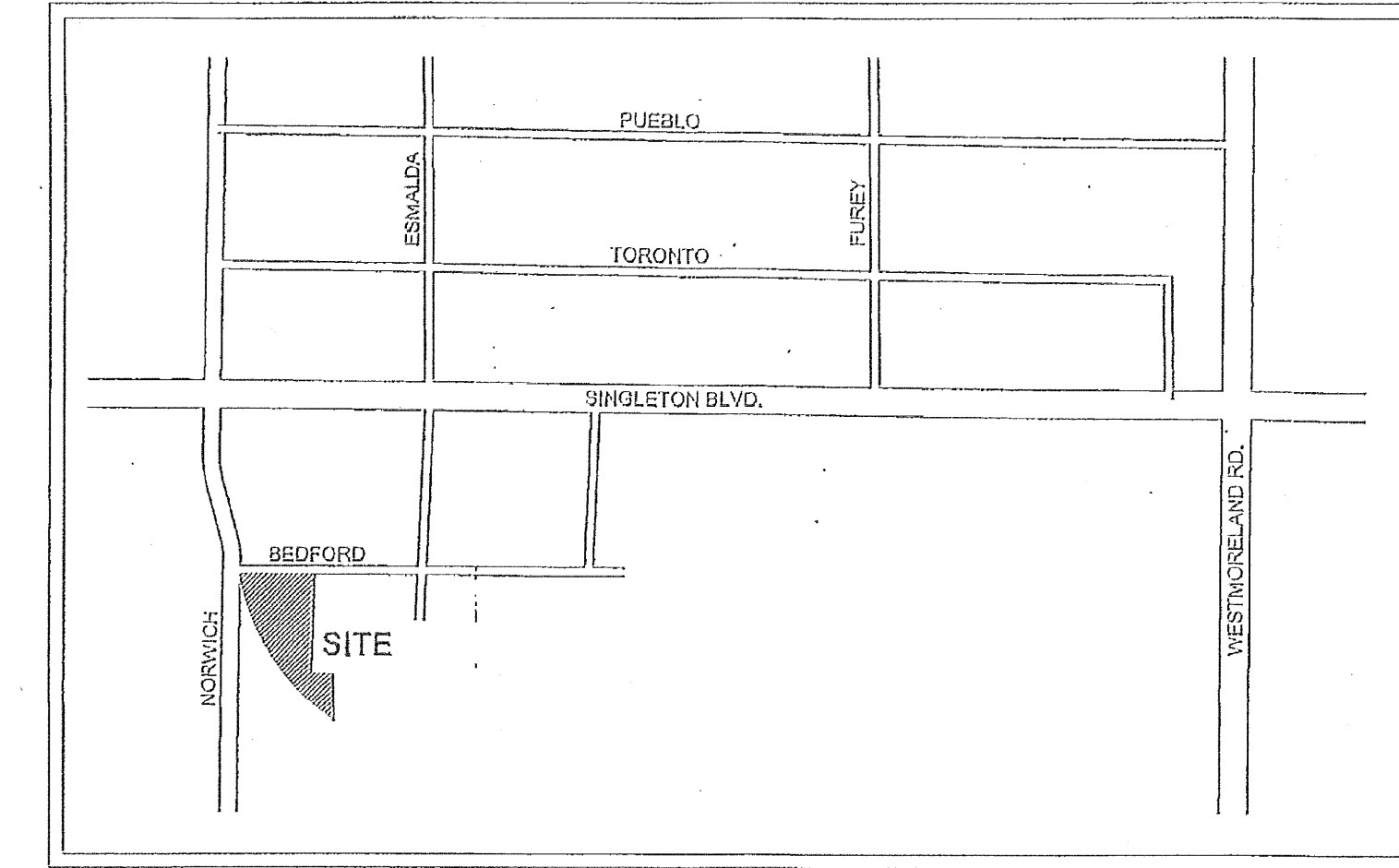
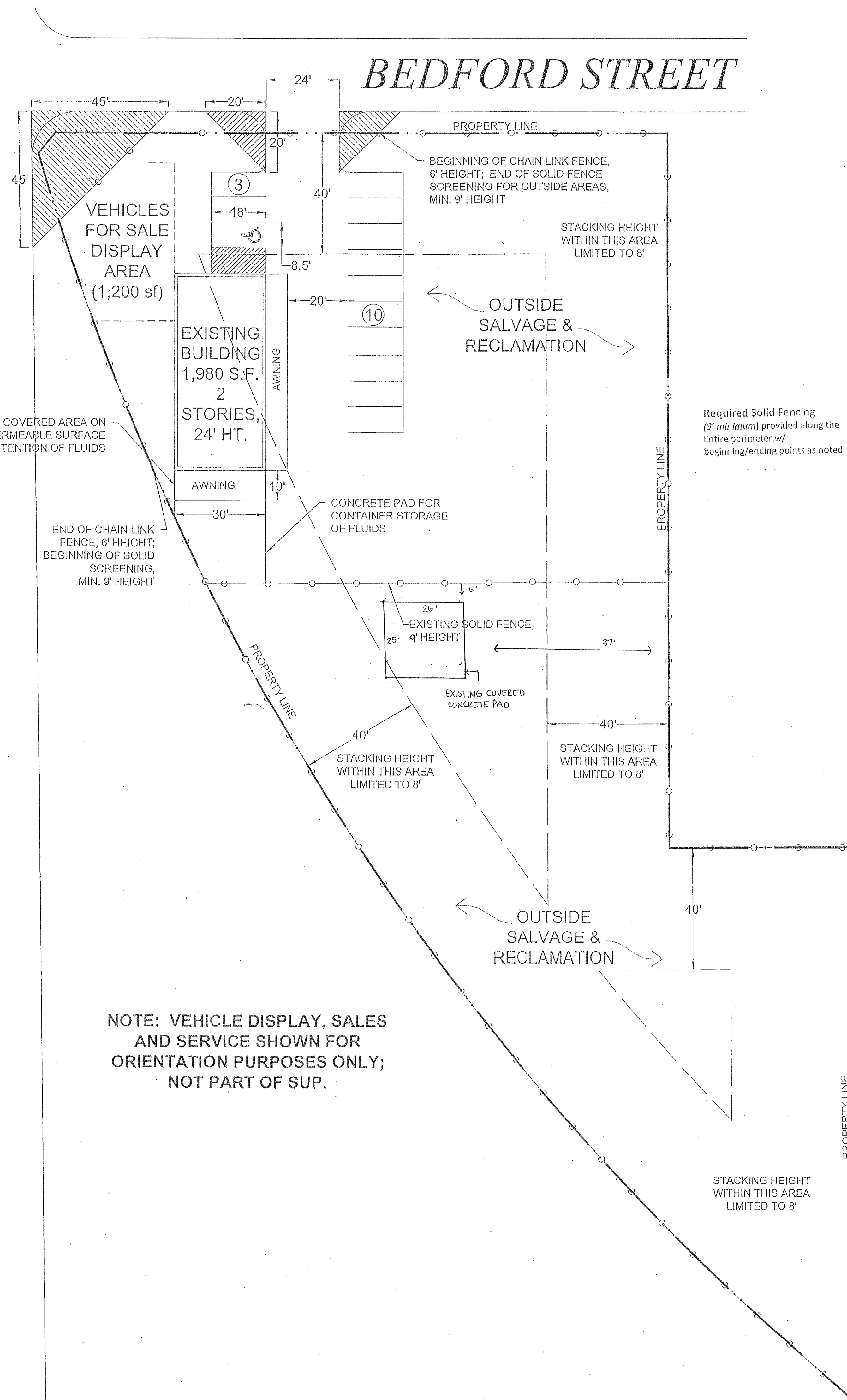
CASE NUMBER



SITE PLAN

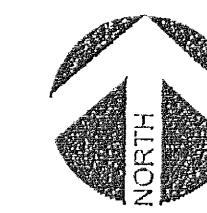
SCALE: 1" = 20'-0"

NORWICH LANE



VICINITY MAP

NTS



SCALE: 1 IN. = 20 FT.

SITE AREA: 1.294 AC (56,366.64 SF)

USES:

OFFICE/VEHICLE SERVICE (NOT PART OF SUP): 1,980 SF
OUTSIDE VEHICLE DISPLAY (NOT PART OF SUP): 1,200 SF
OUTSIDE SALVAGE & RECLAMATION: 53,006.64 SF

PARKING (NOT PART OF SUP; FOR REF. ONLY):

OFFICE/VEHICLE SERVICE (1/333 SF): 6 SP
OUTSIDE VEHICLE DISPLAY (1/500 SF): 2 SPACES
OUTSIDE SALVAGE & RECLAMATION: 5 SPACES
TOTAL REQ. PARKING: 13 SPACES
PROVIDED PARKING: 13 SPACES

Z112-309 (RB)

12/05/12

PROJECT NUMBER

Z112-309
CASE NUMBER

BALDWIN
ASSOCIATES

3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

Baldwin
Associates

3720 BEDFORD STREET
CITY OF DALLAS, TEXAS



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: Z212-201-1

Item #: 8.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a new subdistrict within Planned Development District No. 160, on property zoned Tract 1B within Planned Development District No. 160, on the north line of Neches Street, between Cedar Hill Avenue and Woodlawn Avenue.

Staff recommendation: **Approval**, subject to conditions.

Applicant/Representative: Ramon Aranda

UA From: October 13, 2022.

Planner: Michael Pepe

Z212-201(MP)-1

Council District: 1

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 17, 2022

Planner: Michael V. Pepe

FILE NUMBER: Z212-201(MP)-1

DATE FILED: March 1, 2022

LOCATION: On the north line of Neches Street, between Cedar Hill Avenue and Woodlawn Avenue

COUNCIL DISTRICT: 1

SIZE OF REQUEST: ±2,600 square feet.

CENSUS TRACT: 0042.01

OWNER: Moises Romero

APPLICANT/REPRESENTATIVE: Ramon Aranda

REQUEST: An application for a new subdistrict within Planned Development District No. 160, on property zoned Tract 1B within Planned Development District No. 160

SUMMARY: The purpose of the request is to amend the minimum lot size in order to develop a single-family home.

STAFF RECOMMENDATION: **Approval**, subject to conditions.

PREVIOUS CPC ACTION: At the October 13, 2022 hearing, the City Plan Commission moved to hold the case number advisement to November 17, 2022.

PLANNED DEVELOPMENT DISTRICT NO. 160

<https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20160.pdf>

BACKGROUND INFORMATION:

- The site is currently undeveloped.
- The property is zoned Tract 1B within Planned Development District No. 160 and uses R-7.5 as a base.
- PD No. 160 was approved September 21, 1983 and has been amended three times subsequently. The size of PD 160 is approximately 133.513 acres and is divided into 6 subdistricts.
- The property consists of a lot that is undersized for the minimum lot size set by PD No. 160 and was previously developed as a home in similar pattern as the duplexes to the east.
- The applicant is requesting to amend PD No. 160 to reduce the minimum lot size, only for this lot, to 2,500 square feet, so that the property can be developed.
- The applicant is proposing to develop the property as a single-family home, which would be the only allowable main use.

Zoning History:

There have not been any zoning cases in the area in the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Neches Street	Local	-

Traffic:

The Transportation Development Services Division of the Transportation 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, outlining several goals and policies which 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

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Policy 2.2.8 Target business recruitment to match industry with specific geographic areas.

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.2.4 Enhance retail, industrial and business operations.

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

Surrounding Land Uses:

	Zoning	Land Use
Site	PD No. 160 Tract 1B	Undeveloped
North	PD No. 160 Tract 1B	Single-Family
East	PD No. 160 Tract 1B	Duplex
South	PD No. 160 Tract 1B	Duplex
West	PD No. 160 Tract 1B	Single-Family

Land Use Compatibility:

The property is currently located within Planned Development District No. 160, which is based on R-7.5 and allows single family and duplex uses. There are duplexes to the northeast, east, south, and southeast. To the west, there is a single-family home

The proposed change is necessary to allow the lot to be effectively developed, as the lot is smaller than the required 3,625-square-foot minimum size per the PD No. 160.

The proposed change is consistent with the surrounding development pattern and past use of the property. The change would allow scale and massing of housing similar to other properties along this block of Neches Street. The established pattern consists of duplexes and single family on lots of similar size to the subject property.

The new subdistrict, although only applied to one property, would support, and contribute to the area's consistent development pattern, as it would enable development of one of the few undeveloped properties within the neighborhood.

The base regulations of PD No. 160 remain in place on the property under the requested conditions.

Development Standards:

<u>DISTRICT</u>	Setbacks		Height	Lot Size	Lot Coverage	Primary Uses
	Front	Side / Rear				
Existing	Same as closest adjacent structure	5'	30'	3,625 square feet	45%	Single Family, Duplex
PD 160 Tract 1B						
Proposed PD 160 Tract 1D	5'	5'	30'	2,500 square feet	65%	Single Family

The proposed development standards accommodate the proposed development of a single-family home in a manner that is consistent with the surrounding area. The front setback would be fixed at 5 feet, which is similar to the other homes fronting the block. The lot size is also consistent with the duplexes to the east, and the same effective unit density as multi-unit properties in the immediate vicinity. The lot coverage of 65% is necessary to develop the small lot and is consistent with properties to the east and southeast.

Parking:

The proposed development is required to provide parking in accordance with Chapter 51, which requires one space per single family unit. The proposed development would require one off street space. The conditions prohibit parking within the front yard.

Landscaping:

Landscaping on the property must be provided landscaping must be provided in accordance with Article X. This would require one on-site tree.

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 located within the “D” MVA category.

Proposed PD Conditions

ARTICLE 160.

SEC. 51P-160.101. LEGISLATIVE HISTORY.

PD 160 was established by Ordinance No. 17976, passed by the Dallas City Council on September 21, 1983. Ordinance No. 17976 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Subsequently, Ordinance No. 17976 was amended by Ordinance No. 20802, passed by the Dallas City Council on November 14, 1990; Ordinance No. 23624, passed by the Dallas City Council on August 26, 1998; and Ordinance No. 23849, passed by the Dallas City Council on April 14, 1999. (Ord. Nos. 10962; 17976; 20802; 23624; 23849; 25508)

SEC. 51P-160.102. PROPERTY LOCATION AND SIZE.

PD 160 is established on property generally located south of Colorado Boulevard, west of Zang Boulevard, and north of Davis Street. The size of PD 160 is approximately 133.513 acres. (Ord. Nos. 17976; 20802; 25508; 29743)

SEC. 51P-160.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51 apply to this article.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51. (Ord. 25508)

SEC. 51P-160.104. USES PERMITTED.

- (a) Tracts Ia, Ib, and Ic. The following use regulations apply to Tracts Ia, Ib, and Ic:
 - (1) An existing residential structure may not be remodeled or replaced to increase the existing number of dwelling units in the structure or on the building site. Any multiple-family or duplex structure that is remodeled to decrease the number of dwelling units in the structure shall thereafter be limited to the lesser number of dwelling units.
 - (2) Except as otherwise provided in this subsection, development in these tracts is limited to those uses permitted in an R-7.5 Single-Family District.

(3) Attached single-family dwelling units may only be constructed on existing vacant parcels of land.

(b) Tracts IIa, IIb, and IIc. The following use regulations apply to Tracts IIa, IIb, and IIc:

(1) An existing residential structure used as a single-family dwelling may be converted to a duplex, but not to a multiple-family use.

(2) Residential development is limited to single-family attached or detached dwelling units, duplexes, and those uses permitted in an R-7.5 Single-Family District.

(3) Except as provided in Paragraph (4), nonresidential development is limited to those uses permitted in an O-1 Office District.

(4) On Tract IIc only, surface parking is a permitted use. (Ord. Nos. 17976; 23624; 25508)

SEC. 51P-160.105. DEVELOPMENT STANDARDS.

(a) Tracts Ia, Ib, and Ic. The following development standards apply to all uses in Tracts Ia, Ib, and Ic:

(1) Front yard setbacks must be the same as, or between, the setbacks of the closest adjacent main structures. Corner lot setbacks must be within five percent of the setback of the closest adjacent structure within the same block.

(2) A minimum side yard setback of five feet is required for detached single-family dwelling units. Attached single-family dwelling units must have one side yard setback of five feet.

(3) Minimum lot size for development on existing vacant parcels of land is 3,625 square feet.

(4) Minimum lot width for development on existing vacant parcels of land is 25 feet.

(5) No more than two single-family dwelling units may be attached together.

(6) No off-street parking is permitted in front of the front building line.

(7) Except as otherwise provided in this subsection, the provisions of the Dallas Development Code apply to these tracts as if they were located in an R-7.5 Single-Family District.

(b) Tracts IIa, IIb, and IIc.

(1) Nonresidential uses. The following development standards apply to all nonresidential uses in Tracts IIa, IIb, and IIc:

(A) Front yard setbacks must be the same as, or between, the setbacks of the closest adjacent main structures. Corner lot setbacks must be within five percent of the setback of the closest adjacent structure within the same block.

(B) A minimum side yard setback of five feet is required for all buildings and structures.

(C) Except for surface parking uses located on Tract IIc, minimum lot width is 50 feet.

(D) Except for surface parking uses located on Tract IIc, maximum lot width is 100 feet.

(E) No off-street parking is permitted in front of the front building line.

(F) The following additional regulations apply to surface parking uses on Tract IIc:

(i) Hours of operation are restricted to the hours from 6:30 a.m. through 10:00 p.m. Monday through Friday, 7:00 a.m. through 10:00 p.m. Saturday, and 8:00 a.m. through 10:00 p.m. Sunday.

(ii) Prior to issuance of a certificate of occupancy for a surface parking use, a landscape plan must be submitted to the city plan commission for approval that contains solid screening a minimum of four feet in height along the entire western portion of the upper tier parking surface, as shown on Exhibit 160A, and a minimum of six feet in height along the southern property line. The solid screening must consist of evergreen plant materials approved by the city arborist in accordance with Article X.

(G) Except as otherwise provided in this subsection, the provisions of the Dallas Development Code apply to all nonresidential uses in these tracts as if they were located in an O-1 Office District.

(2) Residential uses. The following development standards apply to all residential uses in Tracts IIa, IIb, and IIc:

(A) Front yard setbacks must be the same as, or between, the setbacks of the closest adjacent main structures. Corner lot setbacks must be within five percent of the setback of the closest adjacent structure within the same block.

(B) A minimum side yard setback of five feet is required for detached single-family dwelling units. Attached single-family dwelling units must have one side yard setback of five feet.

(C) Minimum lot size is 3,625 square feet.

(D) Minimum lot width is 25 feet.

(E) No more than two single-family dwelling units may be attached together.

(F) No off-street parking is permitted in front of the front building line.

(G) Except as otherwise provided in this subsection, the provisions of the Dallas Development Code apply to all residential uses in these tracts as if they were located in an R-7.5 Single-Family District. (Ord. Nos. 17976; 23624; 25508)

(c) Tracts IId. The following development standards apply to all uses in Tract IId

(1) The only main land use permitted is a single family dwelling.

(2) Maximum lot coverage is 65%.

(3) Minimum lot size is 2,500 square feet

(4) Front yard setback is 5 feet. Side yard setback is 5 feet. Rear yard setback is 5 feet.

(5) Maximum Height is 30 feet.

(6) No off-street parking is permitted in front of the front building line.

(7) Landscaping must be provided in accordance with Article X.

SEC. 51P-160.106. EXISTING USES AND STRUCTURES.

All legal uses and structures existing in this PD on September 21, 1983, are legal conforming uses and structures under this article. (Ord. Nos. 17976; 25508)

SEC. 51P-160.107. 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. 17976; 25508; 26102)

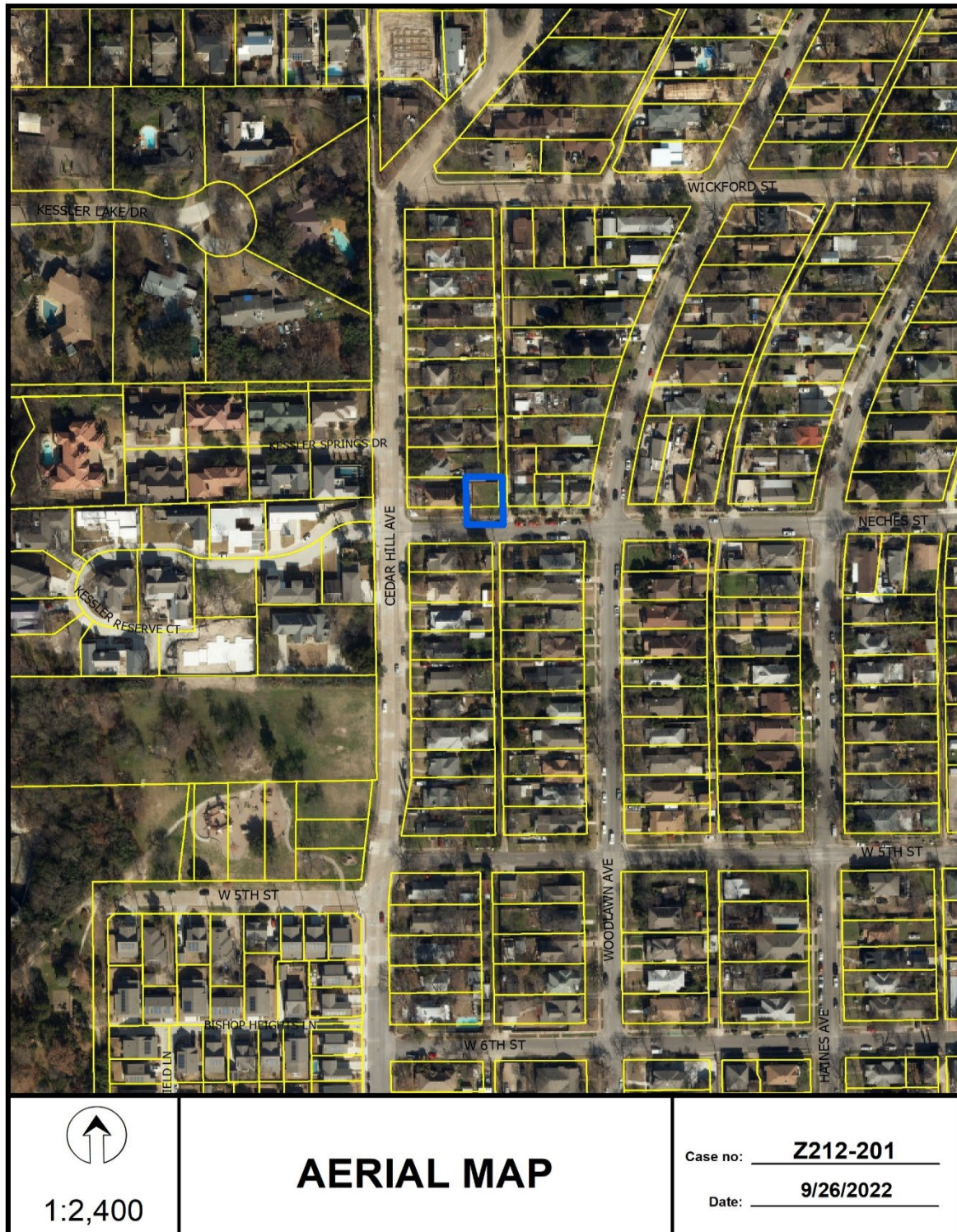
SEC. 51P-160.108. COMPLIANCE WITH CONDITIONS.

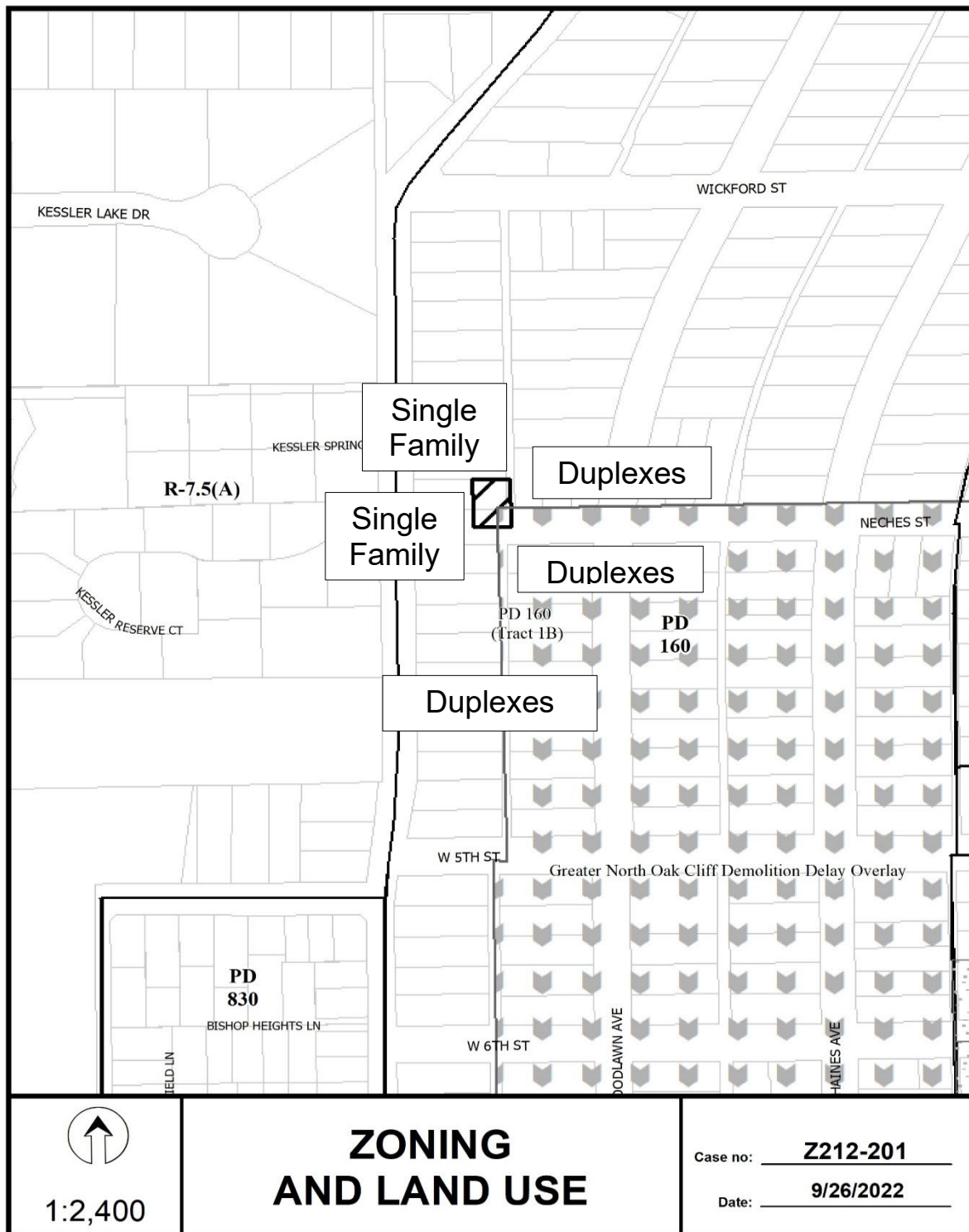
The building official shall not issue a certificate of occupancy until there has been full compliance with this article and with the construction codes and all other applicable ordinances of the Dallas City Code. (Ord. Nos. 17976; 25508)

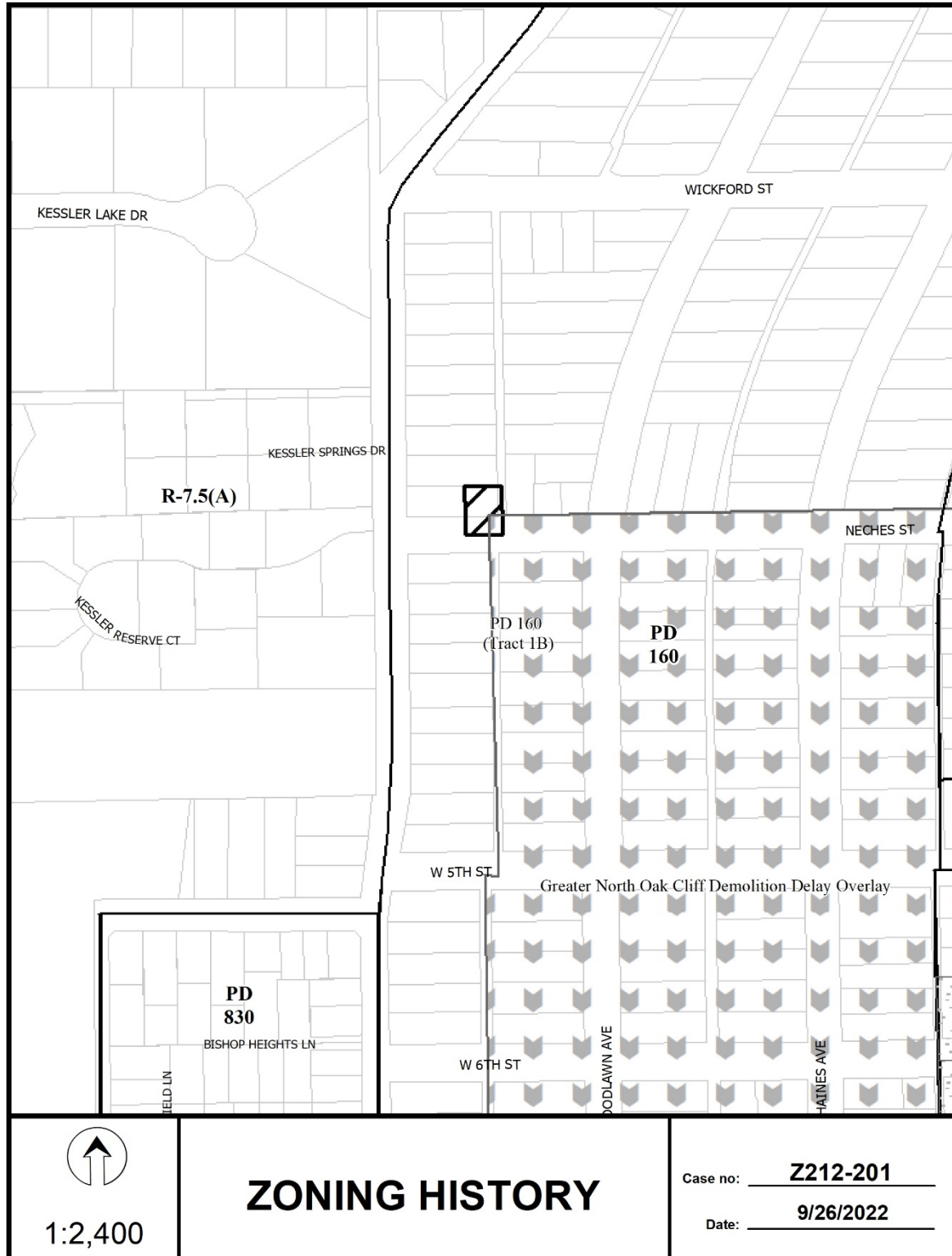
SEC. 51P-160.109. ZONING MAP.

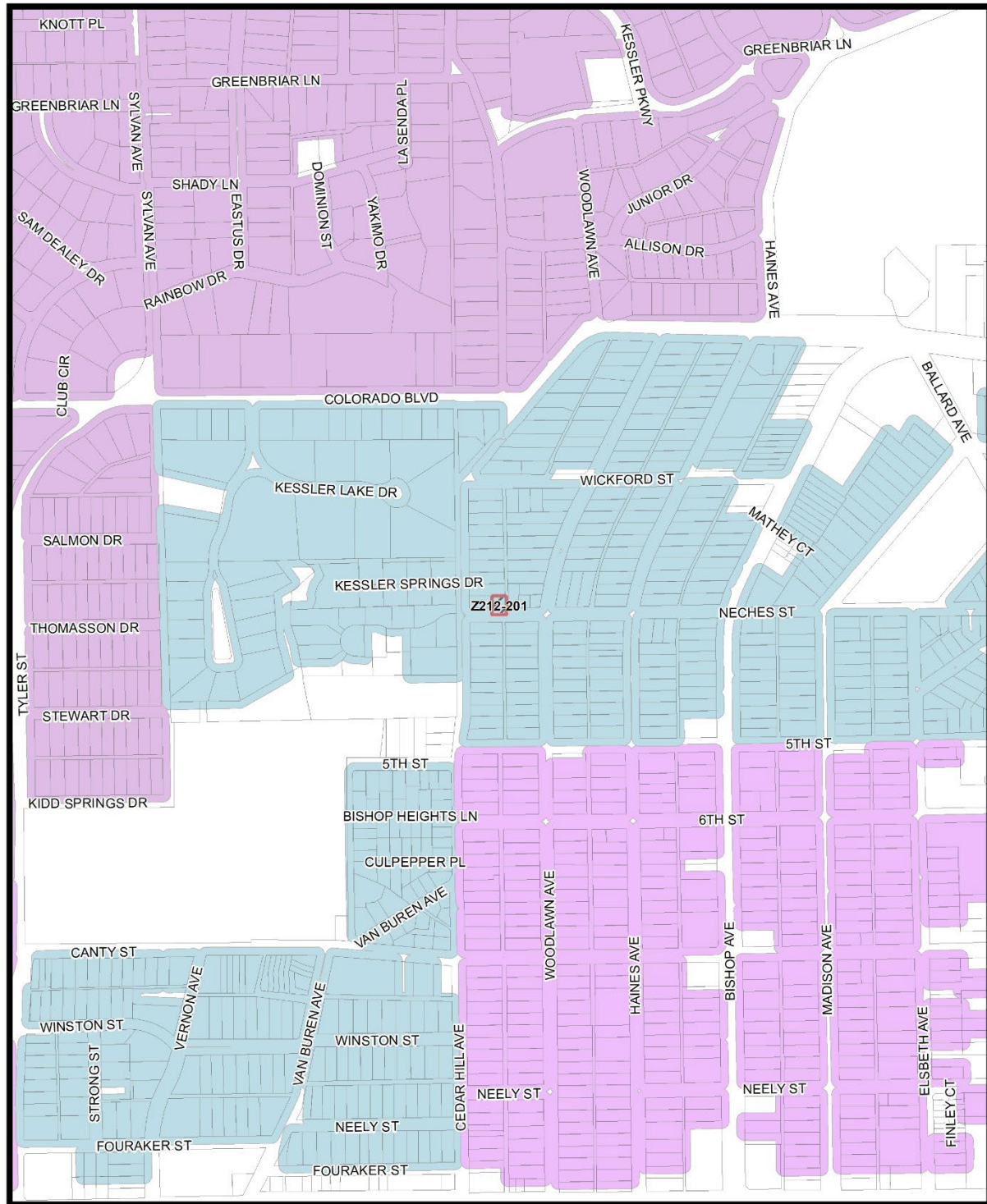
PD 160 is located on Zoning Map Nos. K-6 and L-6. (Ord. Nos. 17976; 25508)









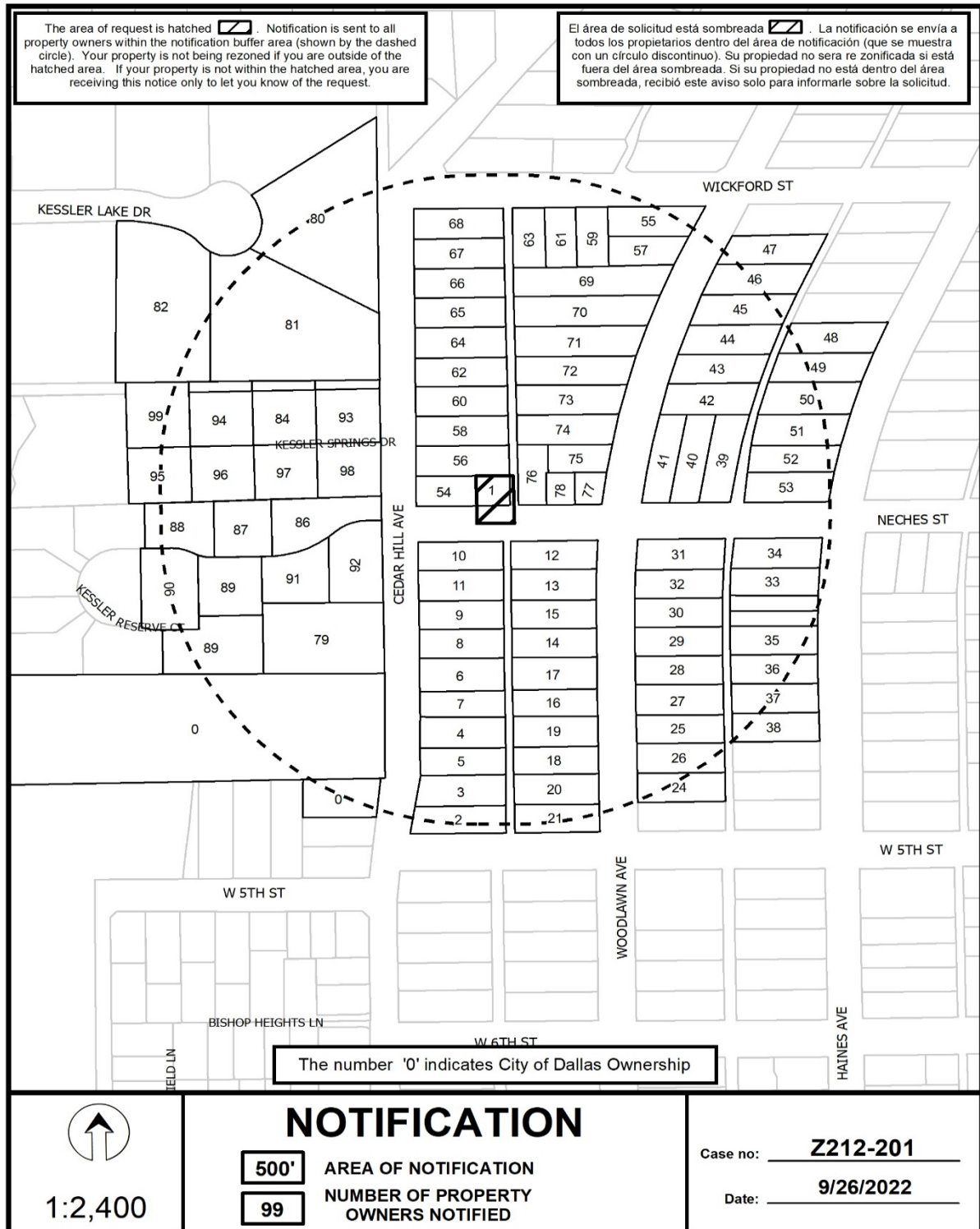


MVACluster A B C D E F G H I NA



Market Value Analysis

Printed Date: 9/26/2022



09/26/2022

Notification List of Property Owners***Z212-201******99 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	615 NECHES ST	ULOHO SAMSON
2	1002 CEDAR HILL AVE	CRUTCHFIELD FAMILY TRUST
3	1006 CEDAR HILL AVE	VEGA PEDRO & OLIVIA
4	1014 CEDAR HILL AVE	ESQUIVEL GENEVIEVE
5	1010 CEDAR HILL AVE	ROBSON JEAN D
6	1022 CEDAR HILL AVE	CURRY REBECCA L
7	1018 CEDAR HILL AVE	HANSEN MICHAEL &
8	1026 CEDAR HILL AVE	CHANEY WILLIAM C
9	1028 CEDAR HILL AVE	OLIVAS CARLOS
10	1038 CEDAR HILL AVE	NAYLON GEORGE M &
11	1032 CEDAR HILL AVE	MACIAS JUANA M
12	1037 WOODLAWN AVE	MARTIN KENNETH S & CHARLOTTE E
13	1033 WOODLAWN AVE	BROUSSARD DANAEL
14	1025 WOODLAWN AVE	SEGURA SYLVIA
15	1029 WOODLAWN AVE	PENCE RYAN
16	1019 WOODLAWN AVE	ESKUE WANDA M
17	1023 WOODLAWN AVE	TEJEDA FLORENTINO V &
18	1009 WOODLAWN AVE	NEGRETE JOSE L & MARIA
19	1011 WOODLAWN AVE	FLUITT JERED W &
20	1005 WOODLAWN AVE	MENDEZ PEDRO
21	1001 WOODLAWN AVE	PROPHETE MARIE &
22	1033 HAINES AVE	MARTINEZ JOSE C &
23	1031 HAINES AVE	LOPEZ LETICIA IBARRA
24	1004 WOODLAWN AVE	ORNELAZ RAYMOND C
25	1014 WOODLAWN AVE	BETANCOURT NOEL SILVA &
26	1010 WOODLAWN AVE	JONES ANNE MARIE &

09/26/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1018 WOODLAWN AVE	YARATHA RAHUL
28	1020 WOODLAWN AVE	NUCHE SAM
29	1024 WOODLAWN AVE	CASTANON ESTEBAN &
30	1028 WOODLAWN AVE	THOMAS BROOKS
31	524 NECHES ST	SALAZAR ARMIDA
32	1032 WOODLAWN AVE	BLISS JACQUELYN JO
33	1035 HAINES AVE	RAYMUNDO JOSE DE J &
34	1039 HAINES AVE	BELITZ LILA PACE &
35	1025 HAINES AVE	FAUSTINO AUDRA ELISE
36	1023 HAINES AVE	NAKHODA WILLIAM ZEIN &
37	1019 HAINES AVE	FLORES JOSE & MARIA
38	1015 HAINES AVE	JARAMILLO ALEJANDRO &
39	521 NECHES ST	PEREZ EVERADO & LUCIA
40	525 NECHES ST	BREN ADAM
41	527 NECHES ST	VILLEGAS MARY
42	1114 WOODLAWN AVE	PARTIDA KEESHA NICOLE
43	1120 WOODLAWN AVE	LUDY CHRISTY
44	1122 WOODLAWN AVE	BROOKS NICHOLAS STANHOPE &
45	1124 WOODLAWN AVE	MENDEZ LUIS & GADALUPE
46	1132 WOODLAWN AVE	MERLINO ANDREW P & LYNNE
47	1134 WOODLAWN AVE	RICHEY JULIE MARIE
48	1123 HAINES AVE	TORRES DESIDERIO A &
49	1119 HAINES AVE	JUAREZ MARIA ISABEL &
50	1113 HAINES AVE	ALEEM JEFFREY K & DIANE FAITH
51	1111 HAINES AVE	MORENO HECTOR A
52	1107 HAINES AVE	IBARRA JUAN J & SOCORRO
53	1103 HAINES AVE	MENDOZA JESUS
54	1102 CEDAR HILL AVE	ROMERO MOISES A
55	1143 WOODLAWN AVE	MUNOZ JOSE DEJESUS
56	1106 CEDAR HILL AVE	GAYTAN JOSE DE LA LUZ &
57	1139 WOODLAWN AVE	MALM PRESTON & CARLY

Z212-201(MP)-1

09/26/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	1108 CEDAR HILL AVE	ULM DONALD RAY
59	514 WICKFORD ST	SIMCIK DAVID C
60	1114 CEDAR HILL AVE	ROBERTS JASON E
61	518 WICKFORD ST	WING CLAIRE M
62	1116 CEDAR HILL AVE	ROBERTSON ALLEN EDGAR JR &
63	522 WICKFORD ST	OBRIEN JEFFREY S
64	1122 CEDAR HILL AVE	SUSTAITA DIANNA &
65	1126 CEDAR HILL AVE	PEARSON BYRON CRAIG
66	1130 CEDAR HILL AVE	CORTES JAIME & ISABEL
67	1132 CEDAR HILL AVE	WILLIAMS MONICA C
68	1140 CEDAR HILL AVE	JOHNSON KIM DOUGLAS
69	1131 WOODLAWN AVE	ORTEGA SALVADOR & CLEOTILDE
70	1121 WOODLAWN AVE	RODRIGUEZ ENOS
71	1117 WOODLAWN AVE	LUGO MOSES &
72	1111 WOODLAWN AVE	VANEGAS KARLA
73	1109 WOODLAWN AVE	MONREAL ROGELIO
74	1105 WOODLAWN AVE	COFFEY TODD &
75	1103 WOODLAWN AVE	MACIAS ROBERTO & MONICA
76	609 NECHES ST	TORRES CONSUELO
77	1101 WOODLAWN AVE	MONREAL RAFAEL & ZENAIDA
78	607 NECHES ST	ROSANI MARIA &
79	1033 CEDAR HILL AVE	ORR JEREMY HARRIS &
80	607 KESSLER LAKE DR	BARBRE FAMILY TRUST
81	616 KESSLER LAKE DR	BARNES RELLEA YOWELL
82	626 KESSLER LAKE DR	HARVEY ALAN G & SABINE F
83	603 KESSLER LAKE DR	SCHOTTENHEIMER STEELE D
84	611 KESSLER LAKE DR	CAMP STEVEN S & DAWN E
85	619 KESSLER LAKE DR	LUTHER DAVID GASTON JR
86	605 KESSLER RESERVE CT	MANUEL JASON CAMPBELL &
87	615 KESSLER RESERVE CT	DUMAS RYAN P &
88	625 KESSLER RESERVE CT	MILANI ALEX &

09/26/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	695 KESSLER RESERVE CT	SBE FAMILY LAND HOLDINGS LLC
90	634 KESSLER RESERVE CT	OCONNELL CHARLES J &
91	614 KESSLER RESERVE CT	PETER RENNY &
92	604 KESSLER RESERVE CT	FOSTER DONALD E JR &
93	603 KESSLER SPRINGS DR	SCHOTTENHEIMER STEELE D
94	619 KESSLER SPRINGS DR	LUTHER DAVID GASTON JR
95	626 KESSLER SPRINGS DR	ROSE DEAN T &
96	618 KESSLER SPRINGS DR	STEFFENS MARY A
97	610 KESSLER SPRINGS DR	REED RENEE
98	602 KESSLER SPRINGS DR	FOLSOM LANE
99	627 KESSLER SPRINGS DR	BTT LIVING TRUST



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: Z212-231-2

Item #: 9.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a WR-3 Walkable Urban Residential District on property zoned an IR Industrial/Research District, on the southeast line of Kimsey Drive, northwest of the intersection of Kimsey Drive and Maple Avenue.

Staff Recommendation: **Approval**.

Applicant: Jay Adeyina, President, Silverline Custom Homes LLC.

UA From: October 6, 2022 and November 3, 2022.

Planner: Michael Pepe

Z212-231(MP)-2

Council District: 2

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 17, 2022****Planner: Michael V. Pepe**

FILE NUMBER: Z212-231(MP)-2 **DATE FILED:** April 13, 2022

LOCATION: Southeast line of Kimsey Drive, northeast of the intersection of Kimsey Drive and Maple Avenue

COUNCIL DISTRICT: 2

SIZE OF REQUEST: 7,500 sqft **CENSUS TRACT:** 4.06

APPLICANT: Jay Adeyina, President, Silverline Custom Homes LLC.

OWNER: Alexander and Maria Martinez

REQUEST: An application for a WR-3 Walkable Urban Residential District on property zoned an IR Industrial/Research District.

SUMMARY: The purpose of the request is to permit the redevelopment of the site with a multifamily project.

STAFF RECOMMENDATION: **Approval.**

PRIOR CPC ACTION: On October 6, 2022, the City Plan Commission held this item under advisement to November 3, 2022. On November 3, 2022, the City Plan Commission held this item under advisement to November 17, 2022.

BACKGROUND INFORMATION:

- The area of request is currently zoned an IR Industrial/Research District and is currently undeveloped.
- The applicant proposes to redevelop the site with multifamily under the standards of a WR-3 Walkable Urban Residential District from Article XIII, "Form Districts," of Chapter 51A. The applicant plans to develop five units of multifamily on a single lot.
- There has been a trend of lots within the vicinity being rezoned from the industrial zoning to allow multifamily uses, most recently to WR-3 Walkable Urban Residential.
- The proposed zoning allows the applicant to develop the desired multifamily use but with an improved street presence and urban form.
- The applicant has not proposed any changes since the previous hearing.

Zoning History:

There have been five zoning cases in the area in the last five years.

1. **Z178-220:** On June 27, 2018, City Council approved an MF-2(A) Multifamily District on property zoned an IR Industrial/Research District, on the south line of Kimsey Drive, northeast of Maple Avenue.
2. **Z178-251:** On August 22, 2018, City Council approved an MF-2(A) Multifamily District on property zoned an IR Industrial/Research District, on the northwest line of Kimsey Drive, northeast of Maple Avenue.
3. **Z178-389:** On January 23, 2019, City Council approved an MF-2(A) Multifamily District on property zoned an IR Industrial/Research District, on the southeast line of Kimsey Drive, northeast of Maple Avenue.
4. **Z190-216:** On October 13, 2020, City Council approved Planned Development District No. 1037 for MU-2 Mixed Use District uses on property zoned an IR Industrial/
5. **Z212-175:** On August 10, 2022, City Council approved an application for a WR-3 Walkable Urban Residential District on property zoned an IR Industrial/Research District on the southeast line of Kimsey Drive, northeast of Maple Avenue.
6. **Z212-249:** An ongoing application for MF-2(A) Multifamily District on property zoned an IR Industrial/Research District on the southeast line of Kimsey Drive, northeast of Maple Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Kimsey Drive	Local Street	-

Traffic:

The Transportation Development Services Division of the Transportation 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 and outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

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

LAND USE ELEMENT**GOAL 1.1** ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

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.

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

TRANSPORTATION ELEMENT

GOAL 4.2 PROMOTE A VARIETY OF TRANSPORTATION OPTIONS

Policy 4.2.2 Promote a network of on street and off-street walking and biking paths.

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.

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD PLUS

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

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

GOAL 5.2 Encourage infill development and existing home improvements in target neighborhoods to attract and retain homeowners.

Area Plan:

Stemmons Corridor – Southwestern Medical District Area Plan

The comprehensive plan identifies the Stemmons Corridor – Southwestern Medical District area as an area of growth and stresses the need for an area plan to guide this growth to foster desirable development patterns. The study area has numerous assets and opportunities including the Southwestern Medical District, DART light rail and Trinity Railway Express, Love Field Airport, the Victory Plaza and American Airlines Center area, stable single-family neighborhoods, trails and connectivity potential, Market Center, the Design District, and the Trinity River Park.

The plan designates the area of request as part of an Urban Residential – Medium area and as part of the DART Inwood Station strategic opportunity area. Urban Residential – Medium is characterized as offering a diversity of housing options ranging from townhomes to condos with a height of up to seven stories with limited commercial in a mixed-use format encouraged on main corridors. The goals of the Dart Inwood Station strategic opportunity area include the following:

- Increase connectivity in the area uniting existing and new amenities
- Use DART Green Line right-of-way for trail
- Create new pedestrian connections
- Enhance area streets amenities to encourage pedestrian activity
- Encourage mixed use development with ground-floor retail
- Ensure appropriate transitions to adjacent single-family neighborhoods

Staff finds the applicant's request for a WR-3 Walkable Urban Residential District to be compatible with the goals of the Stemmons Corridor – Southwestern Medical District Area Plan because it would provide design standards in an urban form as well as an enhanced pedestrian experience along the street frontage. Although the frontage requirement is in effect along the front of the property, the applicant should still be able to situate an access driveway due to Sec. 51A-13.304. (a) (3) (F), which states: "The required street frontage may be interrupted to allow for a maximum 30-foot-wide vehicular entrance to a parking structure or area." Based on this, the applicant should be able to develop a vehicular access to the side or rear with appropriate parking located behind the 30-foot front parking setback. The planned use of multifamily will be permitted by right.

Land Use:

	Zoning	Land Use
Site	IR Industrial/Research District	Single family
Northeast	IR Industrial/Research District, WR-3 Walkable Urban Residential District	Undeveloped
Southeast	IR Industrial/Research District	Undeveloped
Southwest	IR Industrial/Research District	Single family
Northwest	MF-2(A) Multifamily District	Multifamily

Land Use Compatibility:

The area of request currently abuts existing single family zoned an IR Industrial Research District to the northeast and southwest. Southeast of the site is undeveloped land as well as vehicle display, sales, and service. Northwest of the request area, across Kimsey Drive, is developed with multifamily uses. Staff finds the applicant's requested land use to be compatible with existing land uses in the surrounding area.

The applicant proposes to redevelop the site with multifamily under the standards of a WR-3 Walkable Urban Residential District from Article XIII, "Form Districts," of Chapter 51A. Staff supports the applicant's request because the enhanced development standards of a WR-3 District emphasize walkability and a pedestrian friendly environment, which are appropriate for this denser, urban style neighborhood with immediate proximity to the Inwood/Love Field DART station.

Overview of Form Districts

Form-based zoning differs from traditional zoning in that development standards focus primarily on the form of the building rather than its intended land use. Under form-based zoning, the desired form of buildings is typically more urban in style. Buildings are constructed with multiple stories and are located at the front of the site, closer to the street. This, coupled with enhanced standards for transparency, building articulation, and pedestrian amenities, are intended to ensure an active streetscape.

Another key feature that lends itself to a more urban development form is a requirement that buildings fill a percentage of the width of the lot with the building façade. This street frontage requirement creates a streetscape that encourages and supports pedestrian activity and screens parking. Benefits to property owners include additional buildable area on the site; increased height, density, and floor area; and reduced parking requirements that encourage the use of multi-modal transportation.

The applicant's request is for a WR-3 District, which is classified as low intensity among the several WR Walkable Urban Residential districts available in Article XIII. The WR districts are intended to create residential neighborhoods with mixed housing options in a pedestrian friendly environment. Although parcels of any size are eligible for a WR district, Article XIII indicates these districts are intended for locations where a sufficient critical mass of dense, walkable urban mixed-use development exists or is definitely planned. This critical mass is present when:

- (A) The surrounding area consists of at least 40 acres of existing or definitely planned WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics.
- (B) The surrounding area consists of at least 25 acres proposed by and is part of and adopted area plan pursuant to *forwardDallas!* for WMU or WR zoning, high density multifamily zoning, multiple use zoning, or planned development zoning with equivalent characteristics; or
- (C) The applicant demonstrates that the surrounding area is at least 25 acres and is or will be a mix of dense residential, commercial, and other uses that will achieve the intent of this article for increased walkability, reduced vehicular trip generation, and reduced parking demand.

Article XIII also states that the WR districts are appropriate for major job centers and concentrations of multifamily housing where an area plan pursuant to *forwardDallas!* has been adopted.

Staff finds the area of request to be appropriate for a WR-3 District due to its proximity to existing high density multifamily and mixed-use zoning, comparable planned development zoning, and other existing form districts to the immediate northwest and west of the site. Southeast of the request area along Inwood Road are other comparable planned development zoning and form districts as well as the Inwood/Love Field DART station. The area of request is also part of the adopted Stemmons Corridor – Southwestern Medical District Area Plan, which recommends high density zoning and land uses in addition to an enhanced pedestrian experience.

This is further supported by the Vision Illustration map of the comprehensive plan, which designates the request area as compatible with the recommendations for the Campus building block associated with the Southwestern Medical District. This style of development focuses on areas around large, master-planned educational, institutional, or business facilities outside downtown. Such areas include a range of single family and multifamily housing as well as a variety of offices, shops, services, and open space to support the major campus employer and area residents. Campus areas should also have convenient transit options as an integral component.

Land Use Comparison

Form-based zoning in Article XIII achieves complementary urban form by regulating land uses through several development types that allow different use categories. For example, the multifamily living use category is allowed under the Apartment (Apt.) development type.

A development containing three or more dwelling units consolidated into a single structure qualifies for the Apt. development type. Standards for the Apt. development type further specify that an apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building must be pulled up to the street. On-site surface parking must be situated away from the front of the property, and no on-site surface parking is permitted between the building and the street. Primary entrances must be prominent and street facing, and an elevated ground floor for residential uses is recommended to ensure privacy.

The applicant's proposed use of the site would fall under the multifamily living use category within the Apt. development type. However, the WR-3 District would also allow other development types and use categories. Following is a comparison table showing differences in the permitted uses between the current IR District and the proposed WR-3 District. Blank cells indicate a comparable land use is not specified for that district.

Land Use Comparison Chart

Existing: IR	Proposed: WR-3
<u>Agricultural uses.</u> -- Crop production.	
<u>Commercial and business service uses.</u> -- Building repair and maintenance shop. [RAR] -- 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. [SUP may be required. See Section 51A-4.202 (8.1).] -- Machine or welding shop. [RAR] -- Machinery, heavy equipment, or truck sales and services. [RAR] -- Medical or scientific laboratory. -- Technical school.	

Land Use Comparison Chart

Existing: IR	Proposed: WR-3
<ul style="list-style-type: none"> -- Tool or equipment rental. -- Vehicle or engine repair or maintenance. 	
<u>Industrial uses.</u> <ul style="list-style-type: none"> -- Alcoholic beverage manufacturing. [RAR] -- Gas drilling and production. [SUP] -- Industrial (inside). [See Section 51A-4.203(b)(1).] -- Industrial (inside) for light manufacturing. -- Industrial (outside). [See Section 51A-4.203(b)(2).] -- Medical/infectious waste incinerator. [SUP] -- Municipal waste incinerator. [SUP] -- Organic compost recycling facility. [SUP] -- Pathological waste incinerator. [SUP] -- Temporary concrete or asphalt batching plant. [By special authorization of the building official.] 	
<u>Institutional and community service uses.</u> <ul style="list-style-type: none"> -- Adult day care facility. -- Cemetery or mausoleum. [SUP] -- Child-care facility. -- Church. -- College, university, or seminary. -- Community service center. -- Hospital. [RAR] -- Public or private school. [SUP] 	<u>Civic use categories.</u> <ul style="list-style-type: none"> -- Ss, ground story only: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; social service [SUP]; transit station -- Ts, ground story only: Community service [SUP], museum, library -- Civ: Community service [SUP], museum, library; daycare; educational; government service, except detention center, jail, or prison; detention center, jail, or prison [SUP]; transit station <u>Place of worship use categories.</u> <ul style="list-style-type: none"> -- Ss, ground story only: Place of worship -- Civ: Place of worship
<u>Lodging uses.</u> <ul style="list-style-type: none"> -- Extended stay hotel or motel. [SUP] -- Hotel or motel. [RAR] -- Lodging or boarding house. -- Overnight general-purpose shelter. [See Section 51A-4.205(2.1).] 	
<u>Miscellaneous uses.</u> <ul style="list-style-type: none"> -- Attached non-premise sign. [SUP] 	

Land Use Comparison Chart

Existing: IR	Proposed: WR-3
<ul style="list-style-type: none"> -- Carnival or circus (temporary). <i>[By special authorization of the building official.]</i> -- Hazardous waste management facility. <i>[Except when operated as a hazardous waste incinerator.]</i> -- Temporary construction or sales office. 	
<u>Office uses.</u> <ul style="list-style-type: none"> -- Alternative financial establishment. <i>[SUP]</i> -- Financial institution without drive-in window. -- Financial institution with drive-in window. <i>[RAR]</i> -- Medical clinic or ambulatory surgical center. -- Office. 	<u>Office use categories.</u> <ul style="list-style-type: none"> -- Ss, ground story only: Medical, office (office and medical only allowed along thoroughfare) -- Ts, ground story only: Office
<u>Recreation uses.</u> <ul style="list-style-type: none"> -- Country club with private membership. -- Private recreation center, club, or area. -- Public park, playground, or golf course. 	<u>Civic use categories.</u> <ul style="list-style-type: none"> -- O: Park or open space, utilities
<u>Residential uses.</u> <ul style="list-style-type: none"> -- None permitted. 	<u>Residential use categories.</u> <ul style="list-style-type: none"> -- Ts: Single-family living, multifamily living, group living -- Th: Single family living, multifamily living, group living -- Mh: Single-family living, multifamily living, group living -- Apt: Multifamily living, group living
<u>Retail and personal service uses.</u> <ul style="list-style-type: none"> -- Alcoholic beverage establishments. <i>[See Section 51A-4.210(b)(4).]</i> -- Animal shelter or clinic without outside runs. -- Animal shelter or clinic with outside runs. <i>[SUP may be required. See Section 51A-4.210(b)(2).]</i> -- Auto service center. <i>[RAR]</i> -- Business school. -- Car wash. <i>[RAR]</i> -- Commercial amusement (inside). <i>[SUP may be required. See Section 51A-4.210(b)(7)(B).]</i> -- Commercial motor vehicle parking. <i>[By SUP only if within 500 feet of a residential district.]</i> 	<u>Retail use categories.</u> <ul style="list-style-type: none"> -- Ss, ground story only: Drive-thru facility <i>[SUP]</i>, restaurant or bar, retail sales, vehicle sales <u>Service and entertainment use categories.</u> <ul style="list-style-type: none"> -- Ss, ground story only: Commercial amusement (inside) <i>[SUP]</i>; indoor recreation; personal service, including animal care <u>Commerce use categories.</u> <ul style="list-style-type: none"> -- O: Commercial parking

Land Use Comparison Chart

Existing: IR	Proposed: WR-3
<ul style="list-style-type: none"> -- Commercial parking lot or garage. <i>[RAR]</i> -- Convenience store with drive-through. <i>[SUP]</i> -- Dry cleaning or laundry store. -- Furniture store. -- General merchandise or food store 3,500 square feet or less. -- Home improvement center, lumber, brick or building materials sales yard. <i>[RAR]</i> -- Household equipment and appliance repair. -- Liquefied natural gas fueling station. <i>[By SUP only if the use has more than four fuel pumps or is within 1,000 feet of a residential zoning district or a planned development district that allows residential uses.]</i> -- Motor vehicle fueling station. -- Paraphernalia shop. <i>[SUP]</i> -- Pawn shop. -- Personal service uses. -- Restaurant without drive-in or drive-through service. <i>[RAR]</i> -- Restaurant with drive-in or drive-through service. <i>[DIR]</i> -- Taxidermist. -- Temporary retail use. -- Theater. -- Truck stop. <i>[SUP]</i> -- Vehicle display, sales, and service. <i>[RAR]</i> 	
<p><u>Transportation uses.</u></p> <ul style="list-style-type: none"> -- Airport or landing field. <i>[SUP]</i>. -- Commercial bus station and terminal. <i>[RAR]</i>. -- Heliport. <i>[RAR]</i> -- Helistop. <i>[RAR]</i> -- Railroad passenger station. <i>[SUP]</i> -- STOL (short take-off or landing) port. <i>[SUP]</i> -- Transit passenger shelter. -- Transit passenger station or transfer center. <i>[By SUP or city council resolution. See Section 51A-4.211.]</i> 	
<p><u>Utility and public service uses.</u></p>	

Land Use Comparison Chart

Existing: IR	Proposed: WR-3
<ul style="list-style-type: none"> -- Commercial radio or television transmitting station. -- Electrical substation. -- Local utilities. <i>[SUP or RAR may be required. See Section 51A-4.212(4).]</i> -- Police or fire station. -- Post office. -- Radio, television, or microwave tower. <i>[RAR]</i> -- Tower/antenna for cellular communication. <i>[See Section 51A-4.212(10.1).]</i> -- Utility or government installation other than listed. <i>[SUP]</i> -- Water treatment plant. <i>[SUP]</i> 	
<u>Wholesale, distribution, and storage uses.</u> <ul style="list-style-type: none"> -- Freight terminal. <i>[RAR]</i> -- Manufactured building sales lot. <i>[RAR]</i> -- Mini-warehouse. -- Office showroom/warehouse. -- Outside storage. <i>[RAR]</i> -- Recycling buy-back center. <i>[See Section 51A-4.213(11).]</i> -- Recycling collection center. <i>[See Section 51A-4.213(11.1).]</i> -- Recycling drop-off container. <i>[See Section 51A-4.213(11.2).]</i> -- Recycling drop-off for special occasion collection. <i>[See Section 51A-4.213(11.3).]</i> -- Trade center. -- Warehouse. <i>[RAR]</i> 	

Development Standards

Beyond the regulation of land uses through development types in Article XIII, each development type includes more traditional development standards (setbacks, density, height, etc.) in addition to enhanced development standards that contribute to a pedestrian friendly environment (street frontage, parking setbacks, transparency, etc.).

Following is a comparison table showing differences between the development standards of the current IR District and the proposed WR-3 District. Included in the WR-3 column are the development standards applicable to the Apt. development type. Development standards have been consolidated to indicate what is applicable to the context of this site. Blank cells indicate a requirement is not specified for that development standard.

* Kimsey Drive is designated as a primary street

Development Standards Comparison Chart

Standard	Existing: IR	Proposed: WR-3	For Comparison: MF-2(A)
Front setback	15' min	Primary street: 5' min / 15' max	Primary street: 15' min / No max
Required street frontage		Primary street: 70% min May exempt 30' driveway access	None
Parking setback		Primary street: 30' min Adj nonresidential district: 5' min	None
Side setback	30' adj to res Other: No min	Adj nonresidential district: 0' or 5' min	10'
Rear setback	30' adj to res Else: No min	Adj nonresidential district: 0' or 5' min	Abutting nonresidential district: 10' Or 15' min
Density / Lot Area Required	2.0 FAR overall 0.75 office/retail 0.5 retail	No max	800 sf – Efficiency 1,000 sf – 1BR 1,200 sf – 2BR +150 sf each add BR
Height	200' 15 stories	1 story min 3.5 stories / 50' max	36'
Story height		Ground story: 10' min / 15' max Upper story: 10' min / 15' max	N/A
Lot coverage	80%	80% max	60% max
Transparency		Ground story: 30% Upper story: 20%	None
Entrance		Required on primary street	None
Blank wall area		Primary street: 30' max	None
Special standards	Proximity slope	Proximity slope	Proximity slope

Landscaping:

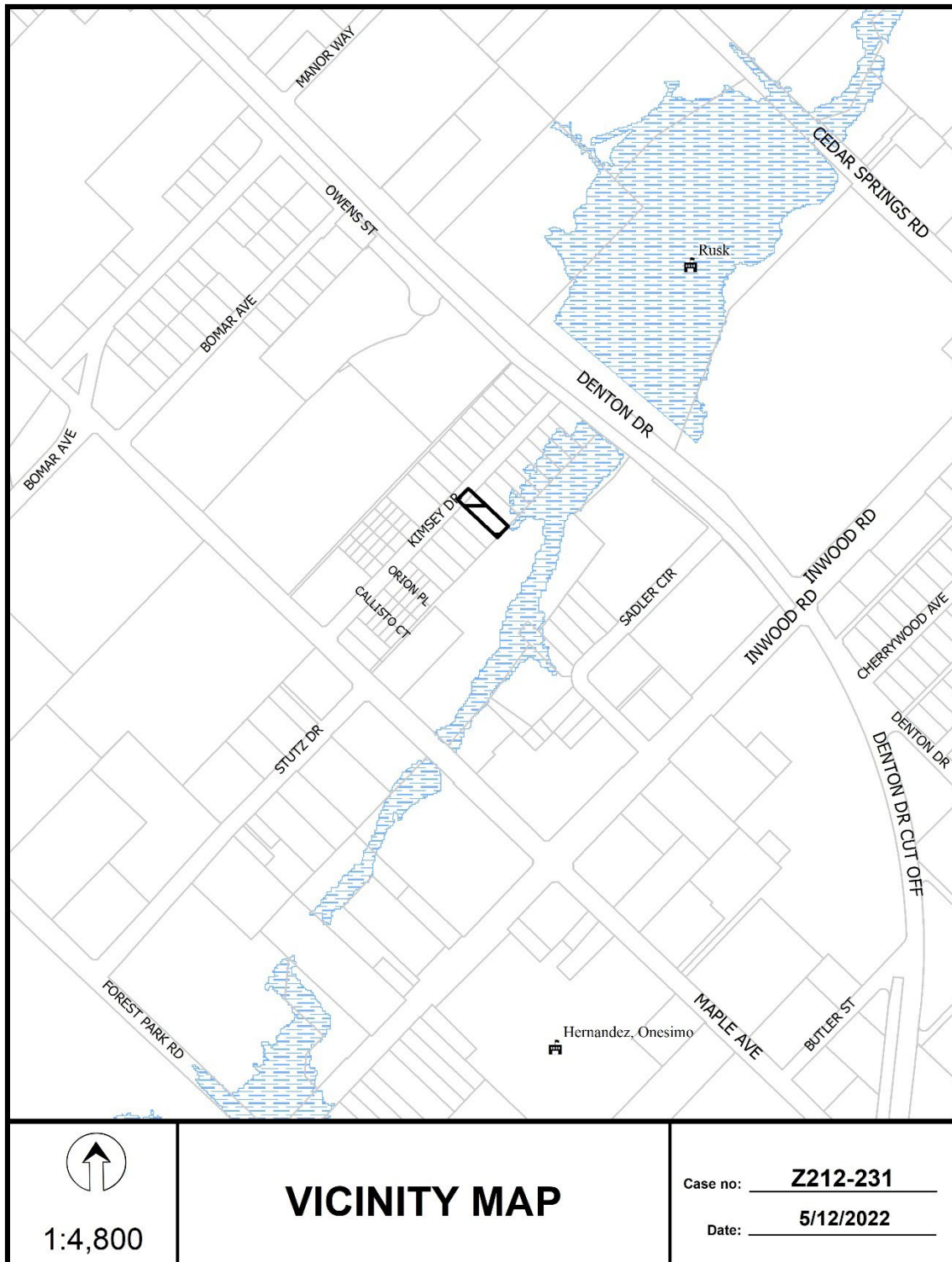
Under the proposed WR-3 District, landscaping for multifamily living uses in an Apt. development type must be in accordance with Article X, as amended. Additionally, Article XIII requires that at least 8% of the net land area of a building site in a form district be provided as open space. Compliance with the open space requirement must be demonstrated at the time of application for a building permit.

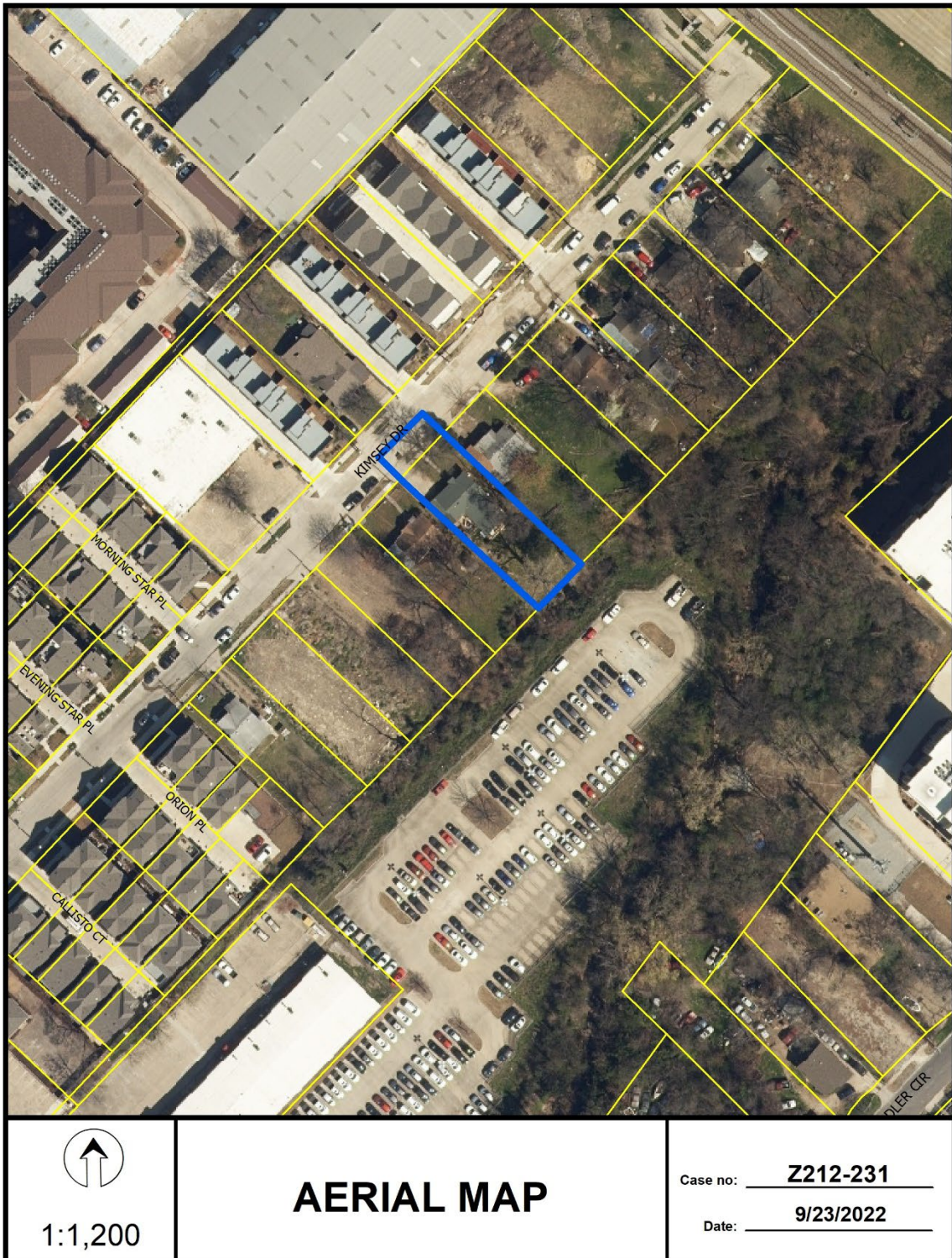
Parking:

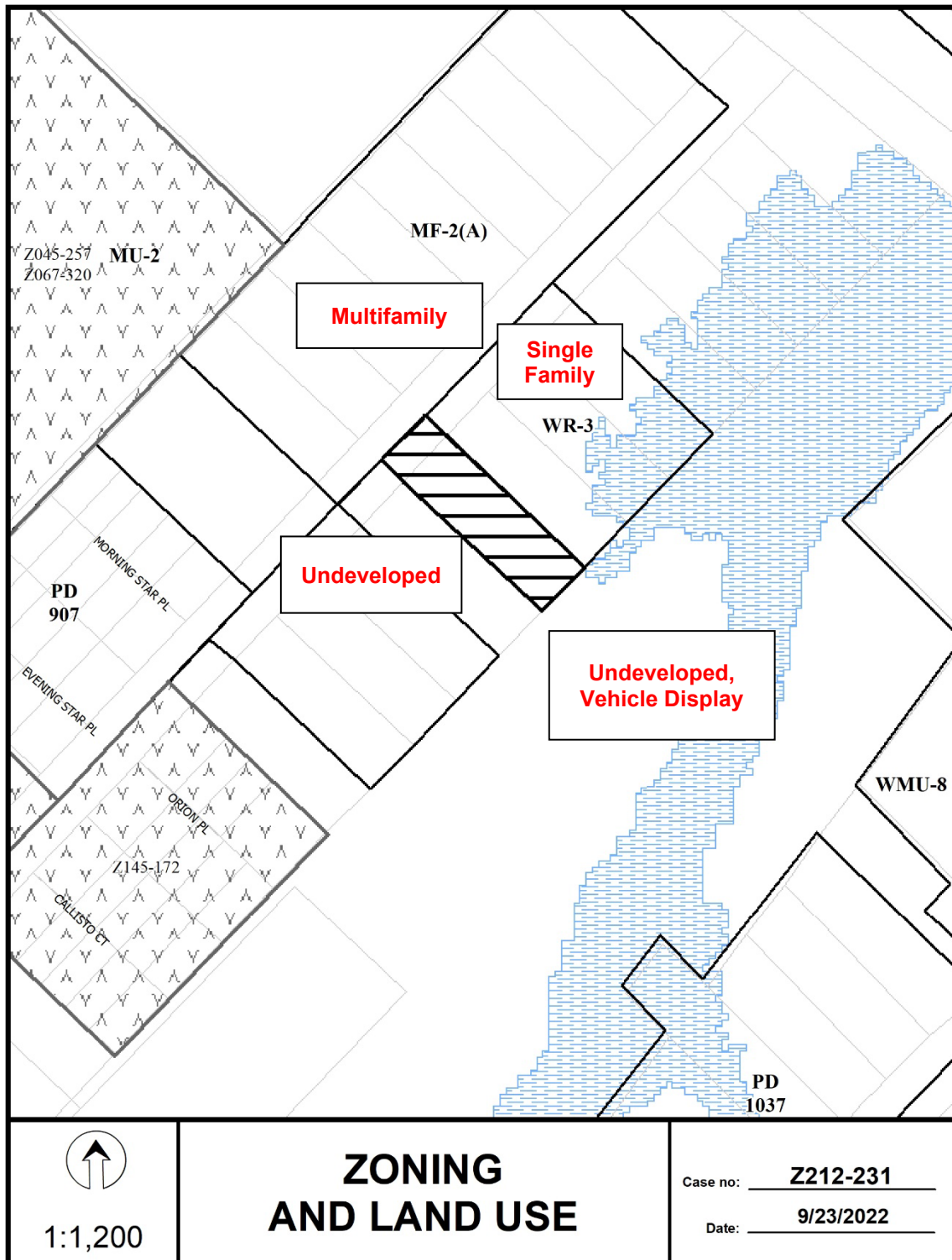
Under the proposed WR-3 District, the site must comply with the parking requirement for household living uses in Article XIII. This requirement is 1.15 spaces per one-bedroom or smaller multifamily living unit, 1.65 spaces per two-bedroom multifamily living unit, and two spaces per three-bedroom or larger multifamily living unit. Article XIII offers parking reductions for residential based on proximity to transit stations, tandem parking, or on street parking.

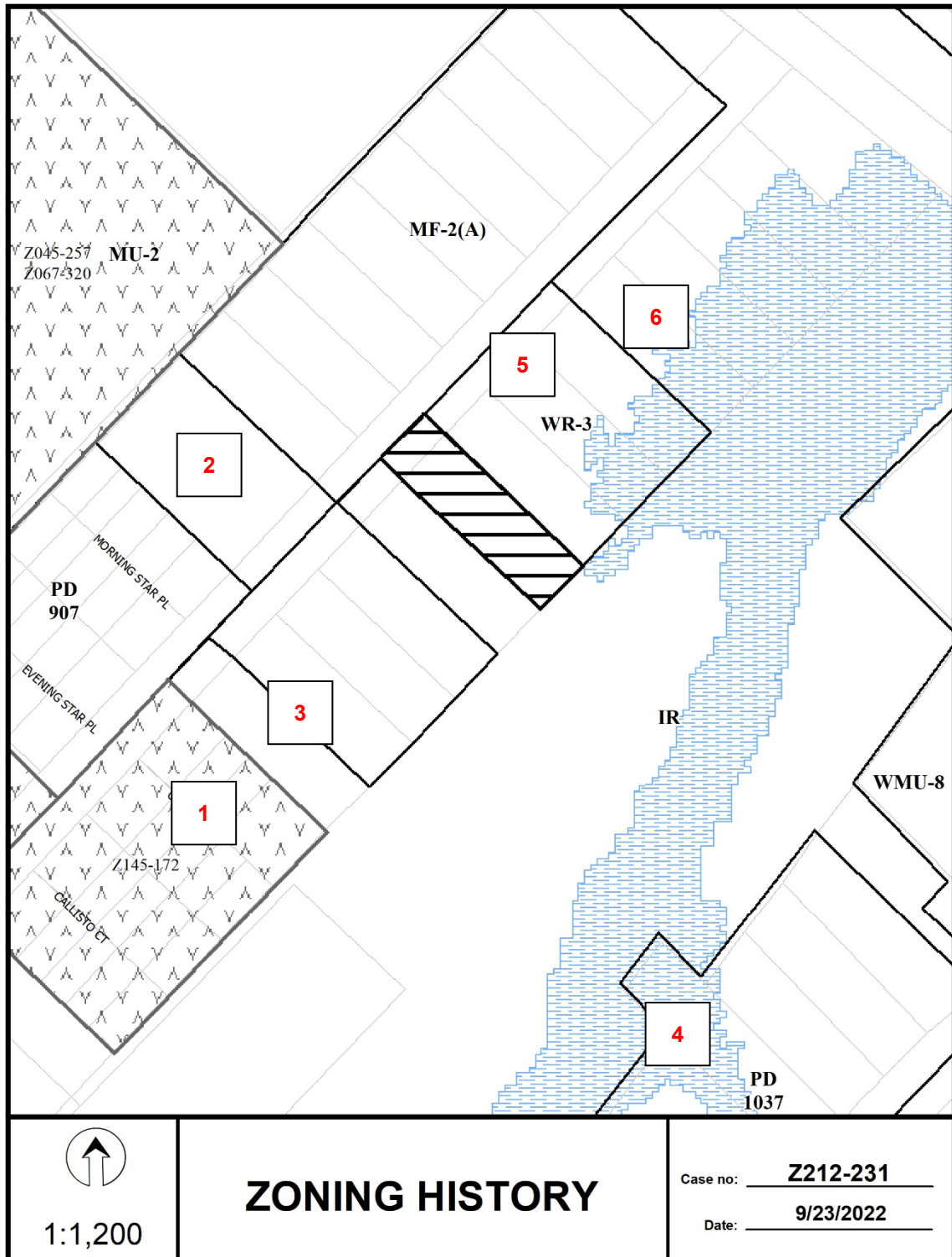
Market Value Analysis:

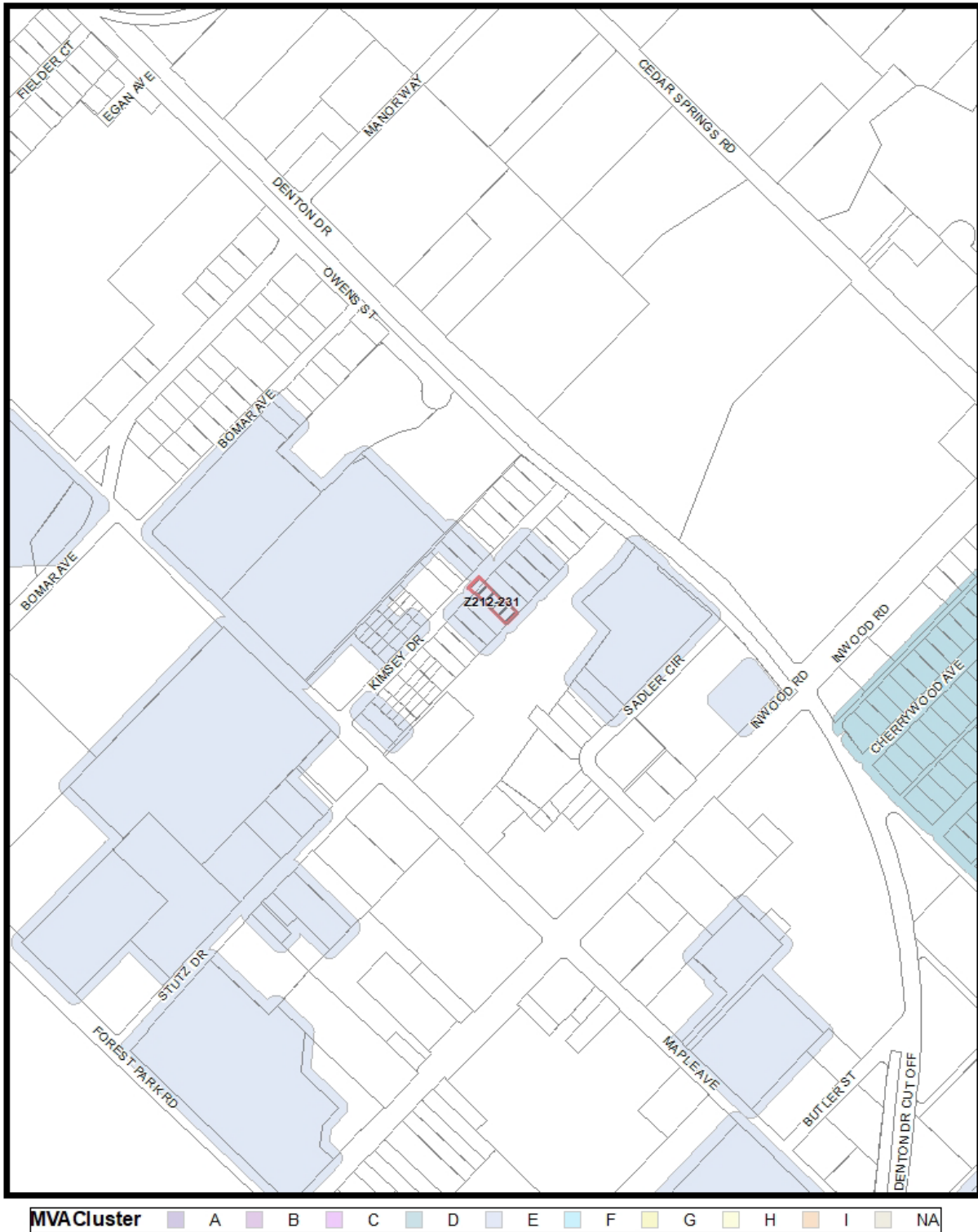
Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas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







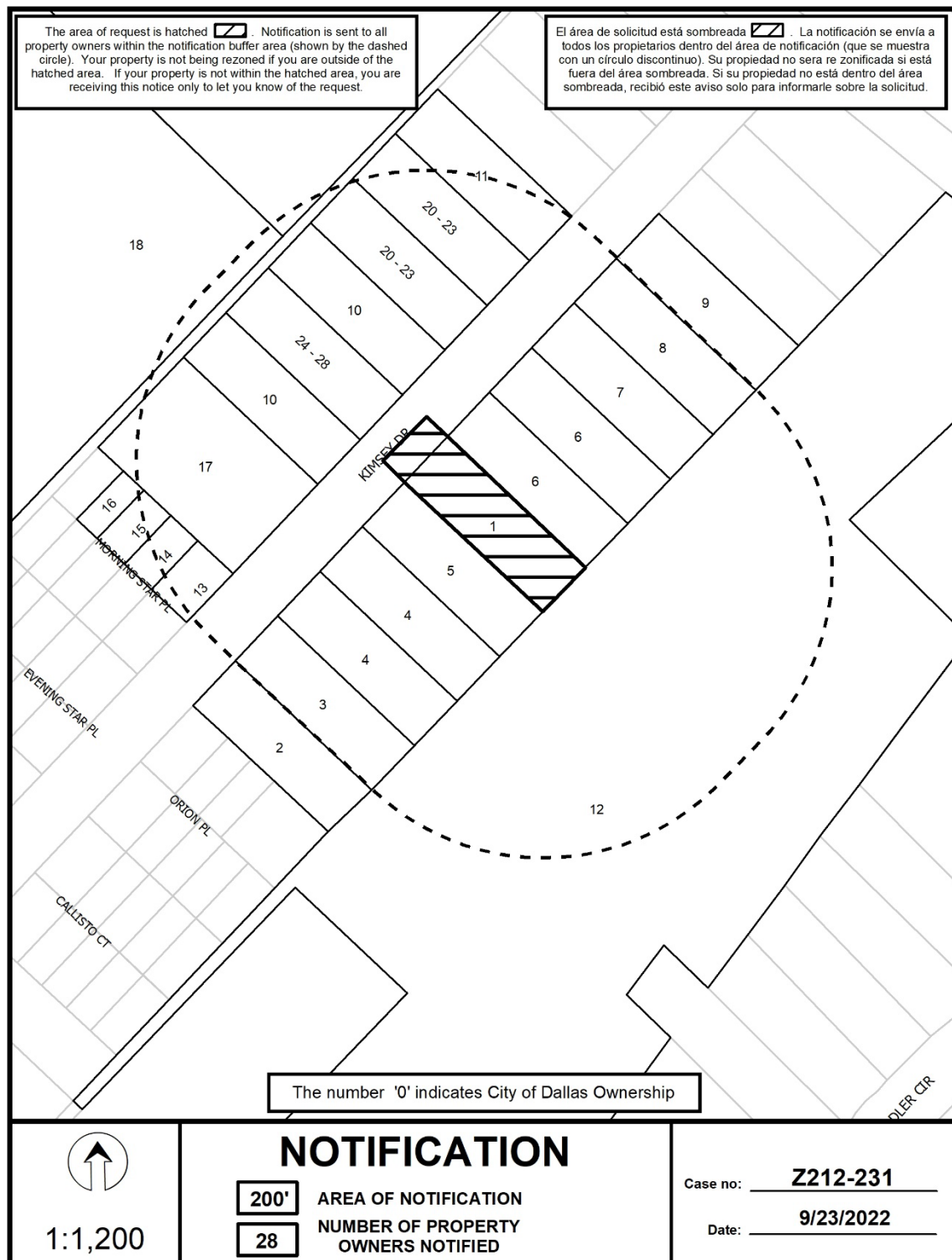




1:4,800

Market Value Analysis

Printed Date: 5/12/2022



05/12/2022

Notification List of Property Owners***Z212-231******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2622 KIMSEY DR	MARTINEZ ALEXANDER C &
2	2602 KIMSEY DR	PERKINS JANIE L
3	2606 KIMSEY DR	MODERN TH LLC
4	2610 KIMSEY DR	LACUNA CONCEPTS LLC
5	2618 KIMSEY DR	HEED CYNTHIA LOUISE
6	2626 KIMSEY DR	RG SHEKINAH LLC
7	2706 KIMSEY DR	RG SHEKINAH LLC
8	2710 KIMSEY DR	CORONADO JOSE & ANA M
9	2714 KIMSEY DR	PECINA DAGOBERTO R &
10	2619 KIMSEY DR	DOLLINGER MICHAEL G &
11	2711 KIMSEY DR	ASAI RYO
12	5760 MAPLE AVE	Taxpayer at
13	5916 MORNING STAR PL	LASHER JAMIE E
14	5932 MORNING STAR PL	HUANG JIAXIN &
15	5948 MORNING STAR PL	MEHTA AKSHITA & BRANDON QUICK
16	5964 MORNING STAR PL	GU TONY &
17	2611 KIMSEY DR	WINE MAISON LLC
18	6008 MAPLE AVE	AMLI 6008 MAPLE AVENUE LLC
19	6025 OWENS ST	Taxpayer at
20	2703 KIMSEY DR	KJWJ HOLDINGS CORP
21	2703 KIMSEY DR	BAKER STREET HOLDINGS LLC
22	2703 KIMSEY DR	MAHENDRAN SABARI
23	2707 KIMSEY DR	DEVONSHIRE VENTURES LLC
24	2623 KIMSEY DR	WILSON KENNETH WAYNE JR
25	2623 KIMSEY DR	TRUE STEVEN M & AMBER K
26	2623 KIMSEY DR	CHEN LIFENG

Z212-231(MP)-2

05/12/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2623 KIMSEY DR	SAYLER CLIFT E
28	2623 KIMSEY DR	RAZOMADRID RAMON MOISES



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: Z212-261

Item #: 10.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, in an area bound by Boaz Street, West Greenway Boulevard, Glenwick Lane, and Inwood Road.

Staff Recommendation: **Hold under advisement to December 15, 2022.**

Applicant: Dallas Independent School District

Representative: Karl A. Crawley, Masterplan

Planner: Jenniffer Allgaier

Z212-261(JA)

Council District: 13

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 17, 2022

Planner: Jenniffer Allgaier, M. Arch

FILE NUMBER: Z212-261(JA) **DATE FILED:** May 3, 2022

LOCATION: Bounded by Boaz Street, West Greenway Boulevard,
Glenwick Lane, and Inwood Road.

COUNCIL DISTRICT: 13

SIZE OF REQUEST: Approx. 8.65 acres **CENSUS TRACT:** 48113007101

REPRESENTATIVE: Karl A. Crawley, Masterplan

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District.

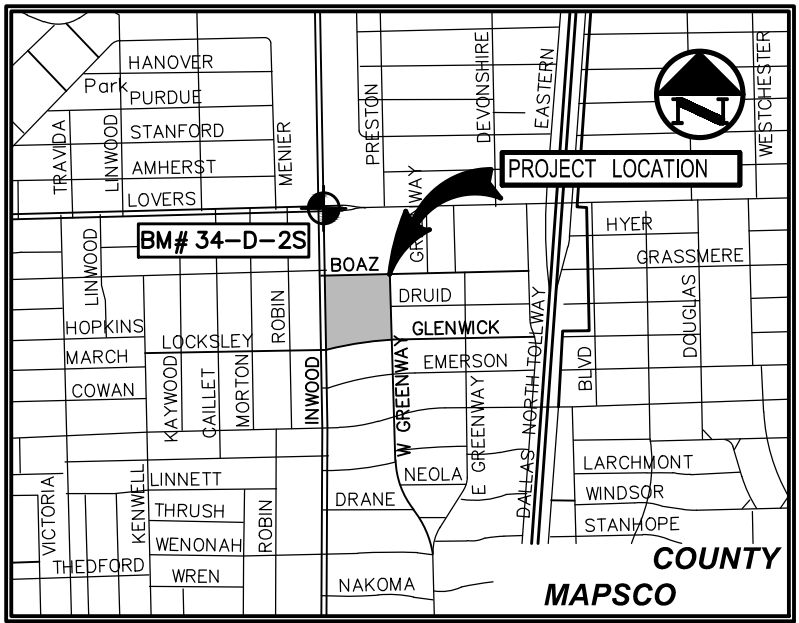
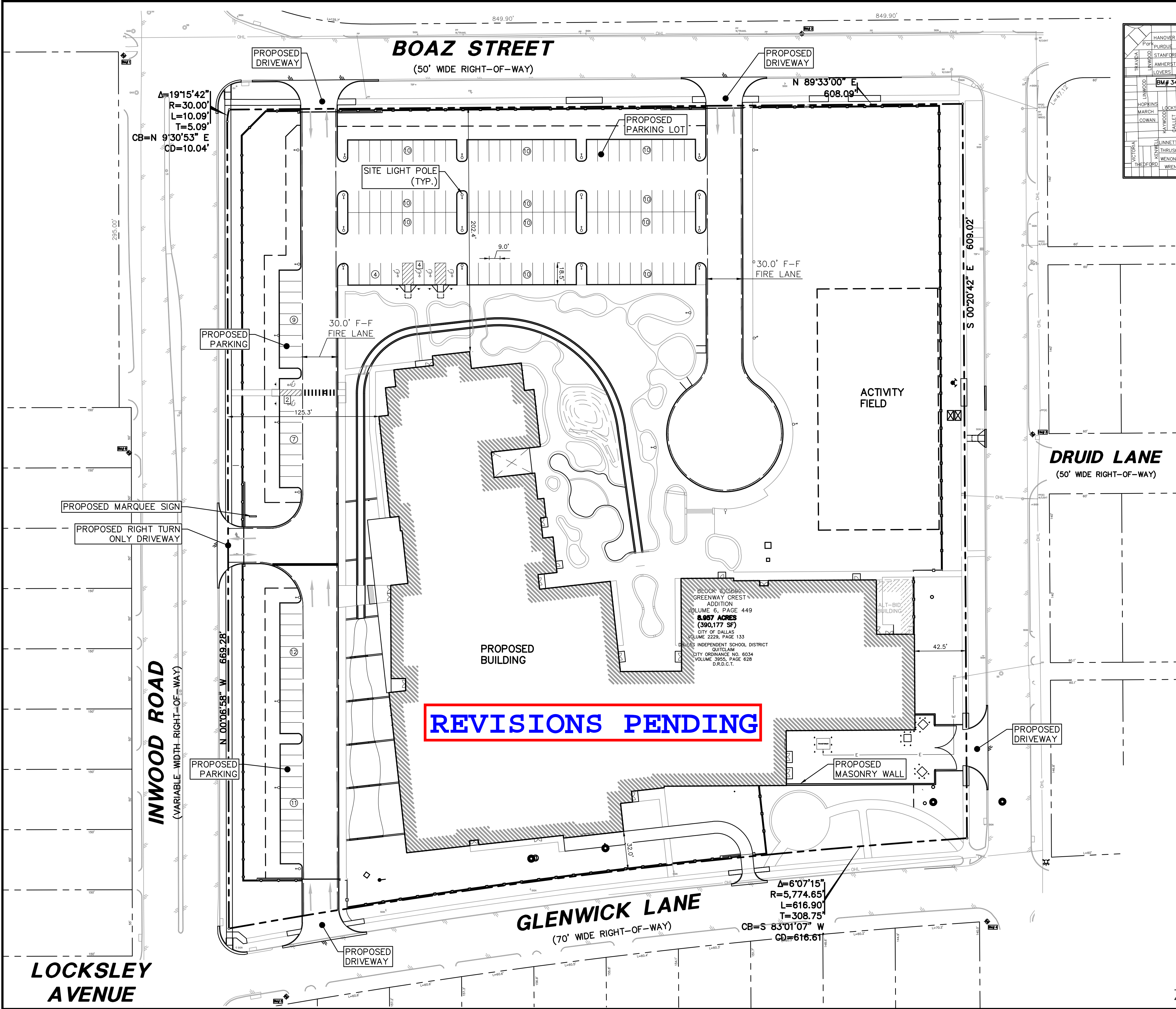
SUMMARY: The purpose of the request is to allow for the construction of a new public middle school to replace the existing public middle school. [Longfellow Career Exploration Academy]

STAFF RECOMMENDATION: **Hold under advisement to December 15, 2022.**

Single Family Districts [Ref. Sec. 51A-4.112(f) for R-7.5(A)]:

https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376

SCHUBBLE 12:17 PM
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VICINITY MAP
(NOT TO SCALE)

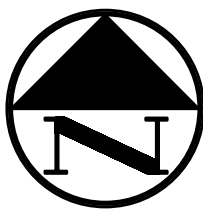
REVISIONS PENDING

THIS SPACE RESERVED - BLDG INSPECTION

THIS SPACE RESERVED - ENGINEERING

LEGEND

- PP POWER POLE
- LS LIGHT STANDARD
- FH FIRE HYDRANT
- MH MANHOLE
- IRS 1/2" IRON ROD
- W/ "PACHECO KOCH" CAP SET
- PROPERTY LINE
- SETBACK LINE
- OVERHEAD UTILITY LINE
- FIRE LANE
- PROPOSED FENCE
- PROPOSED PARKING COUNT
- ADA PARKING COUNT



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

GENERAL SITE DATA:

LEGAL DESCRIPTION:	BLOCK 6/5692 GREENWAY CREST ADDITION VOLUME 6, PAGE 449
LOT SIZE:	390177 SF, 8.957 AC
CURRENT ZONING:	R7.5(A)
CURRENT USE:	EDUCATIONAL / MIDDLE SCHOOL
PROPOSED USE:	EDUCATIONAL / MIDDLE SCHOOL
BUILDING DATA	
-STORIES:	3
-HEIGHT:	54'-0"
-GROSS SQUARE FOOTAGE:	145,000 SF
-BUILDING FOOTPRINT:	92,286 SF
-LOT COVERAGE:	24%
PARKING	
REQUIRED:	38 CLASSROOMS, 133 SPACES
(3.5 PER 1 CLASSROOM)	
(ADA, 101 TO 150)	5 SPACES
	REQUIRED PROPOSED
REGULAR PARKING:	133 153
ACCESSIBLE PARKING:	5 6
TOTAL SCHOOL PARKING:	138 159
BICYCLE PARKING:	13 27

NO.	DATE	DESCRIPTION	BY		
REVISIONS					
PLAT NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS.			
YYY-XXX	YYYYMMDDXXXX	WW22-537	DP22-208		
SITE PLAN					
ORG 073 - REPLACEMENT HENRY W. LONGFELLOW					
CAREER EXPLORATION ACADEMY					
DEVELOPMENT SERVICE					
CITY OF DALLAS, DALLAS COUNTY, TEXAS					
DESIGN	DRAWN	DATE	FILE	NUMBER	SHEET
WMS	WMS	APRIL 2022	411Q	XXXX	EXHB

ORG 073 - HENRY W. LONGFELLOW CAREER EXPLORATION ACADEMY

TRAFFIC MANAGEMENT PLAN



DISD Henry W. Longfellow Career Exploration Academy
CITY OF DALLAS

A handwritten signature in blue ink that reads "Hunter W. Lemley".

Introduction

The services of **Pacheco Koch** (PK) were retained by **Masterplan** on behalf of **Dallas Independent School District (DISD)** to prepare a Traffic Management Plan (TMP), as requested by the City of Dallas, for the existing DISD Henry W. Longfellow Career Exploration Academy described below. The school has an existing enrollment of 449 students and is anticipated to remain after improvements are complete.

As described in Appendix A6 of the City of Dallas *Street Design Manual*, a school Traffic Management Plan is a "site-specific plan providing guidelines to coordinate traffic circulation during school peak hours. TMPs should promote strategies to manage all modes of transportation and maintain student safety paramount at all times. An effective plan requires continual planning, renewed understanding and coordinated efforts by city staff, school administration and staff, neighbors, parents, and students.

This TMP was prepared by registered engineers at Pacheco Koch who are experienced in transportation and traffic engineering (the "Engineer"). Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional engineering and related services.

The engineer performed most recent on-site dismissal field observations on Tuesday, January 11th and Tuesday, March 22nd during morning and afternoon periods that validates all information in this report.

1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)

April 11, 2022

2. SCHOOL LOCATION AND DESCRIPTION

- **School site location:** 5314 Boaz Street, Dallas, Texas
- **Description of adjacent roadways:**
 - Adjacent Streets:
 - Inwood Road:
 - Cross-section: Six lanes, two-way operation, median-divided.
 - Sidewalk connectivity evident along frontage of school.
 - Speed Limit: 35 mph
 - Boaz Street:
 - Cross-section: Two lanes (additional lane for right-turn eastbound onto W Greenway Boulevard), two-way operation, undivided.
 - Sidewalk connectivity evident along frontage of school. *[School Zone]*
 - Speed Limit: 30 mph *[School Zone of 20 mph]*
 - W Greenway Boulevard:
 - Cross-section: Two lanes, two-way operation, undivided.
 - Sidewalk connectivity evident along frontage of school. *[School Zone]*
 - Speed Limit: 30 mph *[School Zone of 20 mph]*
 - Glenwick Lane:
 - Cross-section: Two lanes, two-way operation, undivided.
 - Sidewalk connectivity evident along frontage of school.
 - Speed Limit: 30 mph

April 11, 2022

- **Adjacent Intersections:**

- Inwood Road and Boaz Street - Marked crosswalks on southbound and westbound approaches, barrier free ramps provided on all corners.
- Boaz Street and W Greenway Boulevard - Marked crosswalks on northbound and eastbound approaches, barrier free ramps provided on all corners.
- Inwood Road and Glenwick Lane – Marked crosswalks on southbound and westbound approaches (faded), barrier free ramps provided only on northeast and southeast corners.
- W Greenway Boulevard and Glenwick Lane - Marked crosswalks on all approaches, barrier free ramps provided on all corners.

NOTE: It is generally recommended that all applicable crosswalks/barrier free ramps/sidewalks comply with current ADA accessibility requirements. Pacheco Koch is not certified to provide a full ADA compliance inspection, which is performed by licensed inspectors during the design and permitting process. All pavement markings, traffic signs, school zones, and pedestrian infrastructure improvements are recommended to be upgraded at permitting as applicable and meet current city and TMUTCD standards.

3. INGRESS/EGRESS POINTS OF ACCESS

- **Vehicular Ingress/Egress Points:**

- Boaz Street: Three Driveways (two inbound, one outbound)
- Inwood Road: One Driveways (outbound)

- **Student (Building) Ingress/Egress Points:**

- Main student pedestrian access is located at the main entrance on the north side of the school building (existing).
- Secondary access for parent drop-off and pick-up will be to the north of the school building (proposed).

4. QUEUING SUMMARY TABLE

The following table presents the projected queuing vehicle accumulation for the subject campus. The calculations for vehicle accumulation and parking are based upon estimated ratios – estimated linear feet of queue per student – along with the assumptions provided by DISD for this campus have been validated by on-site dismissal observations conducted on Tuesday, January 11th and Tuesday, March 22nd. All information provided in the table below is strictly for the afternoon student pick-up release period.

April 11, 2022

See Section 12(b) for specific information on the methodology and calculations used in the table below. Specific separation of modes of transportation was provided by DISD and is provided in Section 6.

Table 1. Queuing Summary Table

Dismissal Period (Loading Zone)	Grades	Start/End Times	Total Enrollment		Maximum Vehicle Accumulation	(On-Site) Storage Capacity (veh)	Surplus /Deficit (veh)
			Existing	Proposed			
1A	6 th – 8 th Grade	8:20 AM – 3:55 PM	450	450	20 (20)	42 (24)	+22 (+4)

5. CIRCULATION

This section provides on-site traffic circulation, including any temporary traffic control devices.

Description of Existing Conditions

- On-Site Circulation:

- 6th – 8th Grade:

Parent traffic enters the area traveling via adjacent streets (Inwood Road, Boaz Street, W Greenway Boulevard, and Glenwick Lane). Parent traffic queues/stands in the queuing recessed area on-site along Boaz Street, north of the existing building. Parent vehicles also queue/stand on the northbound and southbound curbsides of W Greenway Boulevard.

Traffic exits the queuing area after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle.

School bus(s) queues along the eastbound curbside of Boaz Street and loads/unloads students during release period for 80% of the students. School buses are staggered to arrive at various times within the dismissal period in order to accommodate street capacity.

Staff and visitor parking lots are provided to the north and west of the site.

- Temporary Traffic Control Devices:

- Temporary traffic control devices were not utilized in order to facilitate drop-off/pick-up operations.

April 11, 2022

Description of Proposed Conditions

- On-Site Circulation:

- 6th – 8th Grade:

Parent traffic enters the area traveling via adjacent streets (Inwood Road, Boaz Street, W Greenway Boulevard, and Glenwick Lane). Parent traffic queues/stands in the queuing recessed (fire turn-around) area on-site along Boaz Street, north of the proposed building.

Traffic exits the queueing area continuing east onto north out of the site after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle.

School bus(s) queues along the west access driveway west of the school building and adjacent to Inwood Road, and loads/unloads students during release period for 80% of the students. School buses are staggered to arrive at various times within the dismissal period in order to accommodate street capacity.

Staff and visitor parking lots are provided to the north and west of the site.

- Temporary Traffic Control Devices:

- Temporary traffic control devices are proposed to be utilized in order to facilitate drop-off/pick-up operations.
 - Cones are to be placed along the west access driveway to separate parent and bus traffic.

6. DROP-OFF/PICK-UP COORDINATION

This section provides proposed student drop-off/pick-up coordination information.

- **Passenger ID system:**

- Conventional Loading System

NOTE: A "conventional loading system" at schools refers to the self-regulated method of passenger loading. Designated loading areas are not established. Upon arrival motorists choose a preferred location, typically in close proximity to the building entry, to stand (such as a curbside) or park (such as in a parking lot) while waiting for their passenger. Once passengers are loaded, vehicles may exit accordingly. Vehicle arrivals and departures are not sequential and dwell times are variable.

April 11, 2022

- **Separation of modes of transportation:**

- Bus: 80%
- Walk: 0%
- Picked Up by Parent: 20%

NOTE: Information provided by DISD and validated with field observations

- **Staggered times:**

- 8:20 AM – 3:55 PM (6th – 8th)

7. SCHOOL STAFF ASSISTANCE

- Number:
 - Observed: 3
 - Desired: 3-5
- Location:
 - Observed: North of the school building along Boaz Street
 - Desired: North of the school building along Boaz Street and west of the school building along Inwood Road
- Staff Requirements and expectations:
 - Staff assistance shall be present to allow students to enter and exit the school building in a safe and efficient manner.

8. ADULT SCHOOL CROSSING GUARDS AND/OR OFF-DUTY DEPUTIZED OFFICERS

- Number:
 - Observed: 0
 - Desired: 0
- Location:
 - Observed: N/A
 - Desired: N/A

April 11, 2022

9. SCHOOL ADMINISTRATION INPUT STATEMENT

The engineer collaborated with both the School District personnel and on-site staff/principal and Student Transportation Services as needed, before and during the process of creation of the Traffic Management Plan.

The site engineer, the architect and the traffic engineer have collaborated the traffic patterns of parent routes, bus routes, and recommendations of the TMP with the on-site and District personnel. The onsite and District personnel have completed a thorough review and any changes that have been discussed have been applied to this version of the plan.

REVIEW AND COMMITMENT

This school traffic management plan (TMP) for DISD Henry W. Longfellow Career Exploration Academy was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. This plan was developed with direct input from individuals familiar with the general characteristics of the traffic needs of the school. It is important to note that a concerted and ongoing effort by and the full participation of the school administration are essential to accomplish these goals.

By the endorsement provided below, the school administration hereby agrees to implement, adhere to, and support the strategies presented in this TMP for which the school is held responsible until or unless the City of Dallas deems those strategies are no longer necessary or that other measures are more appropriate.

_____	_____
Principal Signature	Date
Name: _____	
Title: _____	
_____	_____
Police Department Signature	Date
Name: _____	
Title: _____	

10. ENGINEER SEAL

This report is signed, stamped, and dated by a licensed Professional Engineer in the State of Texas with specific expertise in transportation and traffic engineering.

April 11, 2022

11. REPORT FORMAT

This report follows the City of Dallas Traffic Management Plan format as described in Appendix A6 of the City of Dallas *Street Design Manual*.

12. OTHER ITEMS WHERE APPLICABLE

- a) School Bus Operations: (See Section 5)
- b) Methodology:
 - a. Engineer Recommended Rate: 5.12 linear feet per student
 - b. Average Length of Vehicle: 23.5 feet
 - c. Separation of modes of transportation:
 - i. Bus: 80%
 - ii. Walk: 0%
 - iii. Picked Up by Parent: 20%

NOTE: Information provided by DISD and validated with field observations

 - d. Projected maximum vehicle accumulation: 20
 - e. Projected on-site storage capacity: 42
 - f. Surplus/Deficit: +22
- c) Proposed Pedestrian Routes: The pedestrian routes will be/are based on the attendance zone map when finalized. The attendance zone was not provided at the time of this study and/however, the anticipated (and observed) pedestrian routes only include internal patterns.
- d) Proposed Parking Management Strategies:
 - a. On-Street Parking Restrictions: No parking or standing at anytime along the eastbound and westbound curbside of Boaz Street.
 - b. Faculty Parking: North of the proposed school building
 - c. Visitor Parking: West of the proposed school building
- e) Recommendations (if applicable) for walking/biking: (See **Exhibit 1**)
- f) Other Recommendations: (See **Exhibit 1**)

END OF MEMO

TMP MANAGEMENT STRATEGIES
Student ID System: *Conventional Loading System*
of Staff Assistance: 3-5
of Crossing Guards and/or Off-Duty Deputized Officers: 0

VEHICLE ACCUMULATION CAPACITY		
6TH - 8TH GRADE	6TH - 8TH QUEUE	NOTES
PROJECTED ENROLLMENT:	450	STUDENTS
DEDUCTIONS:		
BY SCHOOL BUS (80%*)	360	STUDENTS
STUDENTS BY PICK-UP/DROP-OFF:	90	STUDENTS
ENGINEER RECOMMENDED RATE:	5.12	IF OF MAX. QUEUE PER STUDENT
AVERAGE LENGTH OF VEHICLE:	23.5	IF/VEH (PACHECO KOCH OBSERVED)
*PROJECTED MAXIMUM VEHICLE ACCUMULATION:	20	VEHICLES (461 LF)
PROJECTED OFF-STREET CAPACITY:	42	VEHICLES (989 LF)
SURPLUS/DEFICIT	+22	

* INFORMATION PROVIDED BY SCHOOL DISTRICT. SCHOOL BUSES ARE STAGGERED TO ARRIVE AT VARIOUS TIMES WITHIN THE DISMISSAL PERIOD IN ORDER TO ACCOMMODATE STREET CAPACITY.

NOTE: This preliminary version of the TMP has been reviewed and discussed with the school principal. A final signature will be provided when final TMP is approved.



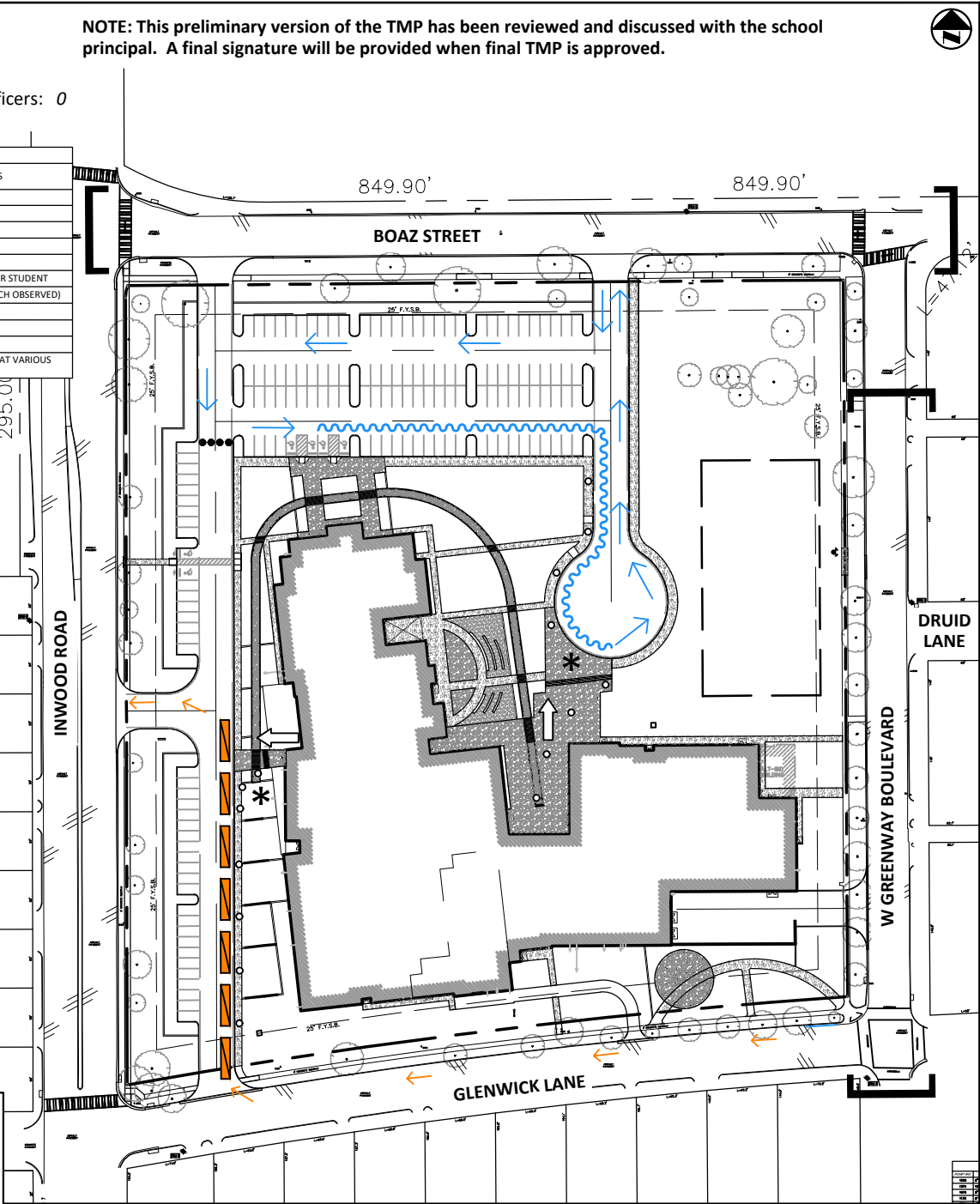
- LEGEND
- Queue Area (Conventional Loading)
 - School Bus Loading/Unloading
 - Pedestrian Access Point
 - Crosswalk
 - Pedestrian Route
 - Traffic Cones
 - School Zone
 - Traffic Signal
 - Staff Assistance

- GENERAL NOTES:
1. The subject school administration shall issue a formal communication that summarizes the intent of the Traffic Management Plan at least once every school year.
 2. Parent drop-off activity in the morning has a similar protocol as the parent pick-up in the afternoon. Generally, excessive traffic delays and queuing were not evident during the morning peak.
 3. This drawing is conceptual only and does not reflect a detailed design. Site plan designed and provided by others.

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF HUNTER W. LEMLEY, P.E.
TEXAS REGISTRATION NO. 125343
DATE: 04/11/22



PK 5095-21.675 (LHC: 04/11/22)

EXHIBIT 1 Z__-__

Traffic Management Plan

DISD Henry W. Longfellow Career Exploration Academy

Pacheco Koch



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: S201-536R

Item #: 11.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to revise a previously approved preliminary plat S201-156 to create one 7.005-acre lot, one 9.465-acre lot, and one 13.135-acre lot from 29.699-acres tract of land containing part of City Block 8787 and all of Lot 1 in City Block 8787 on property located on South Belt Line Road, west of Kleberg Road.

Owner: Anani, LLC

Surveyor: R.C. Myers Surveying, LLC

Application Filed: October 19, 2022

Zoning: IM, IR

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

Planner: Sharmila Shresta

Council District: 8

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S201-536R**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** South Belt Line Road, west of Kleberg Road**DATE FILED:** October 19, 2022**ZONING:** IM, IR**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 29.699-acres **MAPSCO:** 69A-T**OWNER:** Anani, LLC

REQUEST: An application to revise a previously approved preliminary plat S201-156 to create one 7.005-acre lot, one 9.465-acre lot, and one 13.135-acre lot from 29.699-acres tract of land containing part of City Block 8787 and all of Lot 1 in City Block 8787 on property located on South Belt Line Road, west of Kleberg Road.

SUBDIVISION HISTORY:

1. S201-536 was a request located at the same location as the present request to replat a 29.71-acre tract of land containing all of Lot 1 in City Block 8787 and a tract of land in City Block 8787 to create one 7.045-acre lot and one 22.665-acre lot on property located on South Belt Line Road, north of Log Cabin Road. The request was approved on December 17, 2020 and has not been recorded.
2. S178-048 was a request northeast of the present request to create one 1.30-acre lot from a tract of land in City Block 8803 on property located on South Belt Line Road at Kleberg Road, west corner. The request was approved on January 4, 2018 and recorded on February 11, 2019.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the IM Industrial Manufacturing District and IR Industrial/Research District; therefore, staff recommends approval subject to compliance with the following conditions:

General 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 3.

Paving & Drainage Conditions:

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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of South Beltline Road. Section 51A 8.602(c).

Survey (SPRG) Conditions:

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

Dallas Water Utilities Conditions:

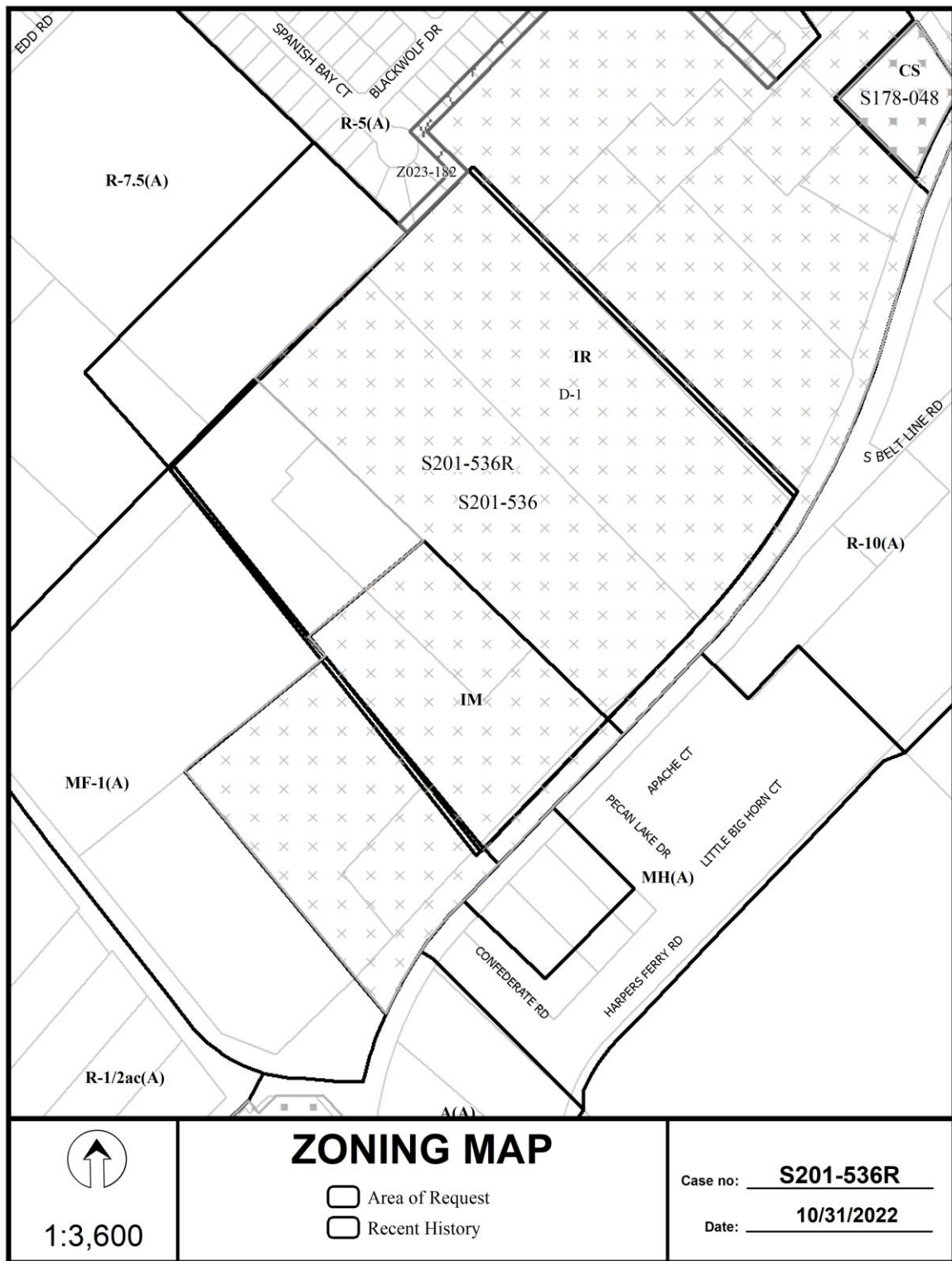
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

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

18. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
19. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum 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.

Real Estate/Street Name/GIS, Lot & Block Conditions:

21. Prior to the final plat, provide more information regarding 8-inch sanitary sewer line. Contact Real Estate for abandonment process.
22. On the final plat, identify the property as Lots 1, 2, and 3 in City Block C/8787. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





1:3,600

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S201-536R**

Date: **10/31/2022**

OWNER'S DEDICATION

[illegible][illegible]

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said court, at Dallas, Texas, this 14th day of May, 1964.

By _____ By _____
 MAURINE ANN GRIFFIN, RICHARD R. COLE,
 CLERK GENERAL MANAGER

COUNTY OF DALLAS, TEXAS

By _____
 CLAY JENNINGS
 JUDGE

STATE OF TEXAS
 COUNTY OF DALLAS §
 I, _____, _____,
 do hereby certify that _____, _____,
 is/are the/they the true and correct owner/s of the above described
 REALTID/ REALTIDS herein is/are to be the person whose name is submitted to the Property Information,
 and is/are acknowledged to me that he/ she/ they have read the Purpose and consideration herein expressed.
 Given under my hand and seal of office this _____ day of _____, 2022.

 My commission expires: _____
 Notary Public in and for the State of Texas, My Comm. # _____

[illegible]


Printed this the _____ day of _____, 2020.

Delivered to the undersigned by the undersigned, true and correct.

FILED MAY 14 2020 FOR DEWITT COUNTY
NOT TO BE RECORDED FOR ANY PURPOSE
RELEASED BY 11/14/2022
ROBERT C. WATERS
Treas. Registered Professional Land Surveyor No. 3963

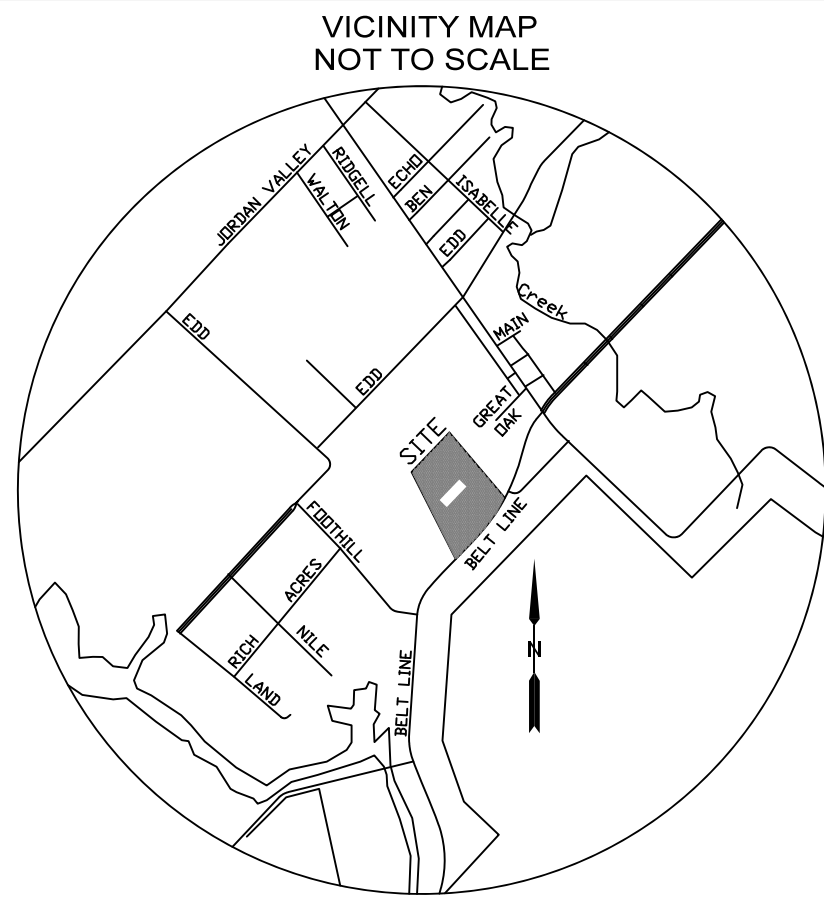
STATE OF TEXAS
COUNTY OF DALLAS

§

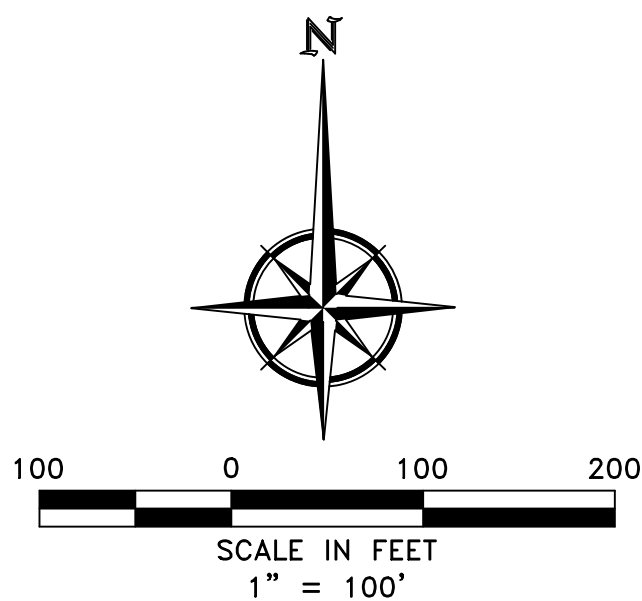


Open under my hand and of office this _____ day of _____, 2002.

Date 11/18/2020 Rev 101562022 SHEET 2 / 2



VICINITY MAP
NOT TO SCALE



- NOTES:
- Coordinates are based on Texas State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection.
 - Basis of Bearings are the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011
 - Selling a portion of this addition by metes and bounds description without a replat being approved by the City of Dallas is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Unless otherwise noted, a 5/8" iron rod with a yellow cap stamped "RPLS 3963" has been set at all lot corners.
 - Lot-to-Lot drainage will not be allowed without city of Dallas Paving & Drainage Engineering Department approval.
 - The purpose of this Plat is to create 3 lots out of a 29.699 acre tract.
 - Buildings to remain as shown.
 - 2018 Contours as shown were obtained from USGS Website.
 - Utility lines shown hereon are from actual field locations or per City of Dallas Maps.

LEGEND	
IRFC	5/8" IRON ROD FOUND WITH YELLOW CAP
IRFR	IRON ROD FOUND FOR REFERENCE
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
W.W.	WASTEWATER
AC.	ACRE
U.G.	UNDERGROUND
⊙	EXISTING STRUCTURES
—SS—	U.G. SANITARY SEWER LINE
—W—	U.G. WATER LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1866.10'	427.27'	426.33'	S 37°25'50" W	13°09'39"
C2	1856.60'	362.58'	362.00'	S 36°25'03" W	13°11'18"
C3	1856.60'	64.77'	64.77'	S 43°00'42" W	01°59'56"

LINE	BEARING	DISTANCE
L1	N 44°39'00" E	147.34'
L2	N 45°18'09" E	156.94'
L3	S 45°03'07" E	210.71'
L4	S 44°56'53" W	111.44'
L5	S 45°03'07" E	26.50'
L6	S 44°56'53" W	75.57'
L7	N 44°56'53" E	187.01'
L8	S 45°02'04" E	230.48'
L9	S 43°47'51" W	440.64'
L10	S 43°47'51" W	304.04'

OWNER/CONTACT:
ANANI LLC
10361 BICKHAM ROAD, DALLAS, TEXAS, 75220
214-212-6490
LATTIMORE MATERIALS CORP.
15900 DOOLEY ROAD, ADDISON, TEXAS, 75001
702-358-7280
COUNTY OF DALLAS, TEXAS
411 ELM STREET STE. 200
214-653-7949

SURVEYOR:
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com

REVISED PLAT
OF THE
ANANI ADDITION
LOTS 1, 2, AND 3, BLOCK C/8787
SITUATED IN THE
ROBERT KLEBERG SURVEY A-716
BEING PART OF CITY BLOCK 8787 AND
ALL OF LOT 1 BLOCK 8787 OF
THE GUERRA ADDITION
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CITY FILE NO. S201-536R

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS ANANI LLC, LATTIMORE MATERIALS CORP., and COUNTY OF DALLAS, TEXAS are the owners of a 29.699 acre tract of land situated in the Robert Kleberg Survey, A-716, City of Dallas, Dallas County Texas, part of City of Dallas Block 8787 and being all of that called 29.71 acres of land described in Special Warranty Deed with Vender's Lien to Anani LLC, recorded as Instrument No. 201900321132, of the Official Public Records of Dallas County, Texas, (OPRDCT), said 29.71 acres also including all of Lot 1, Block 8787 of Guerra Addition an Addition to Dallas, Texas as recorded in Volume 82065, Page 2429 of the Deed Records of Dallas County, Texas (DRDCT), and same tract also including a 7.040 acre tract described in a Special Warranty Deed to Lattimore Materials Corp. recorded as Instrument No. 202100054892 (OPRDCT), and same tract also including a called 9.494 acre tract described in a Special Warranty Deed to the County of Dallas recorded as Instrument No. 202200160446 (OPRDCT), and this tract being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow cap found at the most northern corner of said 29.71 acre tract, common to the most eastern corner of Lot 40, Block D/8803 of Kleberg Villas, an Addition to Dallas, Texas, recorded in Volume 2005020, Pg. 133 (OPRDCT), said point being in the southwest line of the remainder of a tract of land described in a deed to Ben E. George, Trustee, as recorded in Volume 85114, Page 4493, the Deed Records of Dallas County, Texas (DRDCT).

THENCE North 44 degrees 58 minutes 59 seconds East, along the northeast line of said 29.71 acre tract and with the southwest line of said George tract, at 197.39 feet of said George tract and a 1.23 acre tract described in a deed to Briley Alexander De La Cruz recorded as Instrument No. 201800211440 and continuing along said 29.71 acre and Cruz tract at 391.39 feet, passing a 1/2 inch iron rod stamped "BY LINE" at the most southern corner thereof, common to the most western corner of a tract described in a deed to Heritage Operating, L.P. recorded in Vol. 2005142, Page 6875, (OPRDCT), respectively, and continuing with the common line of last mentioned tract and said 29.71 acre tract for a total distance of 1123.88 feet to a 5/8 inch iron rod found for corner in the northwest right-of-way line of South Belt Line Road, a variable width right-of-way, at the most eastern corner of said 29.71 acre tract, said point being in a non-tangent curve to the right having a radius of 1860.10 feet and a chord which bears South 37 degrees 25 minutes 50 seconds West, a distance of 426.33 feet;

THENCE southwesterly along said curving right-of-way having a central angle of 13 degrees 09 minutes 39 seconds, an arc distance of 427.27 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "RPLS 3963" found at the end of said curve;

THENCE South 43 degrees 47 minutes 51 seconds West, continuing along the northwest right-of-way line of said South Belt Line Road, a distance of 745.13 feet to a point for corner at the most southern corner of said 29.71 acres Tract, common to the most eastern corner of Lot 1, Block B/8787 of Aguilar Addition, an addition to Dallas, Texas recorded in Volume 99215, Page15, (DRDCT), from which a 1/2 inch iron rod found for reference bears North 38 degrees 30 minutes 05 seconds West, 15.50 feet;

THENCE North 38 degrees 30 minutes 05 seconds West, along the southwest line of said 29.71 acre tract and partly with the northeast line of last mentioned Lot 1, and tracts of land recorded in Volume 2001060, Page 1075, Volume 2001060, Page 1067 (DRDCT) and Instrument Number 201700187906 (OPRDCT), respectively, a distance of 1203.94 feet to a 1/2 inch iron rod found at the most western corner of said 29.71 acre tract, common to the most northern corner of said tract recorded as Instrument No. 201700187906, (OPRDCT), said point also being in the southeast line of a called 5.028 acre tract described in a deed to Jaime C. and wife Maria E. Sanchez recorded as Instrument No. 20070135346 (OPRDCT);

THENCE North 44 degrees 39 minutes 00 seconds East, continuing along the northwest line of said 29.71 acre tract and with the southeast line of said Sanchez tract a distance 147.34 feet to 1/2 inch iron pipe found for corner at the most eastern corner thereof, common to the most southern corner of a called 15.00 acre tract described in a deed to Carlos and Marta L. Macias recorded as Instrument No. 201400151723 (OPRDCT);

THENCE North 45 degrees 18 minutes 09 seconds East, continuing along the northwest line of said 29.71 acre tract and the southeast line of said Macias tract, a distance 675.62 feet to a 5/8 inch iron rod found for corner at the most eastern corner thereof, common to the most southern corner of said Kleberg Villas;

THENCE North 44 degrees 24 minutes 44 seconds East, along the northwest line of said 29.71 acre tract and with the southeast line of said Kleberg Villas, a distance 208.71 feet to the POINT OF BEGINNING and containing 1,293,670 Square Feet or 29.699 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ANANI, LLC, LATTIMORE MATERIALS CORP, acting by and through its duly authorized agent Richard Pucci and COUNTY OF DALLAS, TEXAS , acting by and through its duly authorized agent Judge Clay Jenkins, do hereby adopt this plat, designating the herein described property as **ANANI 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, Texas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

ANANI LLC LATTIMORE MATERIALS CORP.

By: _____ By: _____
MUAMAR ANANI, RICHARD PUCCI,
OWNER GENERAL MANAGER

COUNTY OF DALLAS, TEXAS

By: _____
CLAY JENKINS
JUDGE

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared
MUAMAR ANANI, 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 _____, 2022.

Notary Public in and for Dallas County, Texas
My commission expires:

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared, Richard Pucci, Agent, for LATTIMORE MATERIALS CORP., 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 _____, 2022.

Notary Public in and for Dallas County, Texas
My commission expires:

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, a Notary Public in and for Dallas County, Texas, on this day personally appeared, Clay Jenkins Agent, for DALLAS COUNTY TEXAS., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for Dallas County, Texas
My commission expires:

Lien Holder's Subordination Agreement

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

Lien holder:
Equify Financial, LLC

By: _____
Name: Patrick Hoiby
Title: President

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on _____ day of _____, 2022, by Patrick Hoiby, as president of Equify Financial, LLC, an LLC, on behalf of the Equify Financial, LLC.

Notary Public in and for the State of Texas

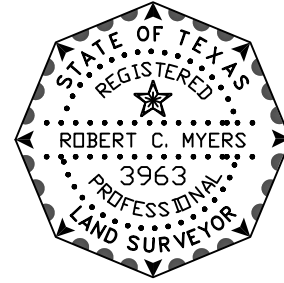
SURVEYOR'S STATEMENT:

I, ROBERT C. MYERS, 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 Engineering 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 _____, 2022.

PRELIMINARY- FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
RELEASED 10/15/2022

ROBERT C. MYERS
Texas Registered Professional Land Surveyor No. 3963



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 ROBERT C. MYERS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

Given under my hand and of office this _____ day of _____, 2022.

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

REVISED PLAT
OF THE
ANANI ADDITION
LOTS 1, 2, AND 3, BLOCK C/8787
SITUATED IN THE
ROBERT KLEBERG SURVEY A-716
BEING PART OF CITY BLOCK 8787 AND
ALL OF LOT 1 BLOCK 8787 OF
THE GUERRA ADDITION
CITY OF DALLAS
DALLAS COUNTY, TEXAS
CITY FILE NO. S201-536R

OWNER/CONTACT:
ANANI LLC
10361 BICKHAM ROAD, DALLAS, TEXAS, 75220
214-212-6490
LATTIMORE MATERIALS CORP.
15900 DOOLEY ROAD, ADDISON, TEXAS, 75001
702-358-7280
COUNTY OF DALLAS, TEXAS
411 ELM STREET STE. 200
XXX-358-7280

SURVEYOR:
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300

Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: S223-014

Item #: 12.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 0.224-acre (8,716-square foot) lot from a tract of land in City Bock 2/648 on property located on Annex Avenue at San Jacinto Street, southeast corner.

Owner: Hollyvale Rental Holdings, LLC

Surveyor: Adams Surveying Company, LLC

Application Filed: October 19, 2022

Zoning: MF-2(A)

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

Planner: Sharmila Shresta

Council District: 2

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-014**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Annex Avenue at San Jacinto Street, southeast corner**DATE FILED:** October 19, 2022**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.224-acres**MAPSCO:** 46A**OWNER:** Hollyvale Rental Holdings, LLC

REQUEST: An application to create one 0.224-acre (8,716-square foot) lot from a tract of land in City Block 2/648 on property located on Annex Avenue at San Jacinto Street, southeast corner.

SUBDIVISION HISTORY:

1. S212-205 was a request southeast of the present request to replat a 2.338-acre tract of land containing part of Lot 5 and all of Lots 6 through 10 in City Block 5/712, Lot 4 in City Block 2/648 and a tract of land in City Block 2/648 to create one lot on property located on Annex Avenue at San Jacinto Street, south corner. The request was approved on June 2, 2022 and was withdrawn on October 19, 2022.
2. S201-741 was a request southeast of the present request to replat a 0.617-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 725 to create one lot on property located on Bryan Street, north of Carroll Street. The request was approved on September 23, 2021 but has not been recorded.
3. S201-721 was a request south of the present request to create one 0.207-acre lot from a tract of land in City Block 712 on property located on Carroll Avenue, northwest of Bryan Street. The request was approved on September 2, 2021 but has not been recorded.
4. S201-635 was a request south of the present request to replat a 1.034-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/716 to create one lot on property located on Bryan Street, between Carroll Avenue and Burlew Street. The request was approved on May 6, 2021 but has not been recorded.
5. S190-118 was a request southwest 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.
6. S189-274 was a request south 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.

7. S189-160 was a request northeast of the present request to replat a 0.323-acre tract of land containing part of Lots 6 and 7 in City Block A/8303 to create 8 lots ranging in size from 1,369-square feet to 2,397-square feet on property located on San Jacinto Street at Grigsby Avenue, north corner. The request was approved on April 18, 2019 and was withdrawn on April 17, 2019.
8. S189-019 was a request south of the present request to replat a 0.323-acre tract of land containing all of Lots 1 and 2 in City Block 2/648 to create one lot on property located on Holly Avenue between San Jacinto Street and Bryan Street. The request was approved on November 15, 2018 but has not been recorded.
9. S189-002 was a request southwest 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 and recorded on October 28, 2021.
10. S178-241 was a request northeast of the present request to replat a 0.230-acre tract of land containing all of Lot 8 in City Block 2/701 to create a 6-lot shared access development with lots ranging in size from with one common area on property located on San Jacinto Street between Prairie Avenue and Grigsby Avenue. The request was approved on July 19, 2018 and recorded on April 7, 2022.

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 lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 3,000 square feet for duplex structures. Minimum lot area requirement for multifamily structures depends on the number of proposed bedrooms. The request is to create one 0.224-acre (8,716-square foot) lot.

Considering the variety of lot widths and lot areas in the immediate area of the request (*refer to existing area analysis map*), staff concludes that there is no uniform lot pattern and the request complies with the requirements of Section 51A-8.503 and the MF-2(A) Multi Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General 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.

Paving & Drainage Conditions:

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
13. 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)
14. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). Section 51A- 8.102 (c); 8.601(b)(4), (5), (6), (7), (8), (9)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of San Jacinto Street and Annex Avenue. Sections 51A-8.602(c), 51A-8.604(c)
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 San Jacinto Street and Annex Avenue. Section 51A 8.602(d)(1).
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

Survey (SPRG) Conditions:

18. On the final plat, show recording information on all existing easements within 150 feet of property.
19. Show correct recording information for subject property.
20. On the final plat, reference board of "Professional Engineers and Land Surveyors" on Surveyor's statement.

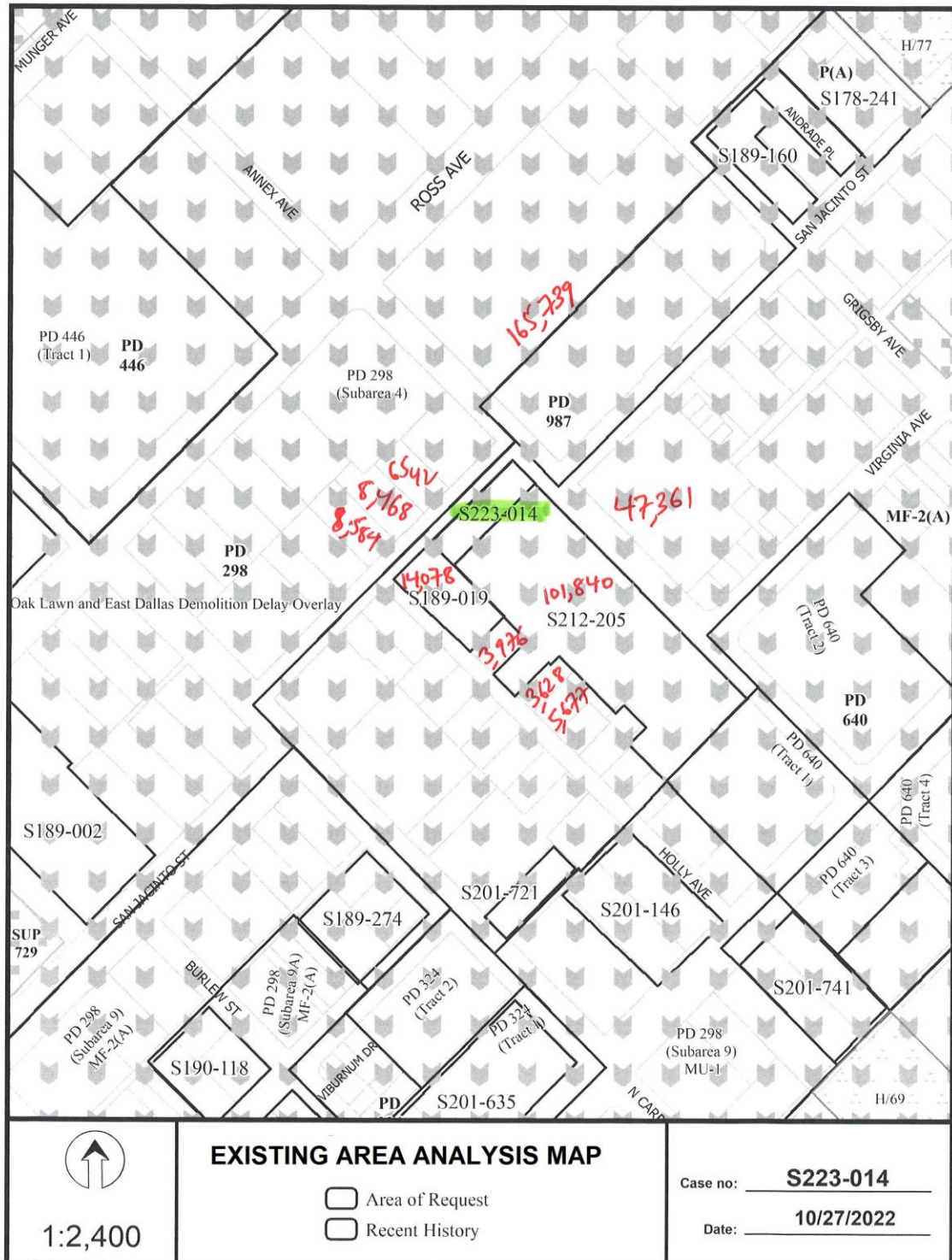
Dallas Water Utilities Conditions:

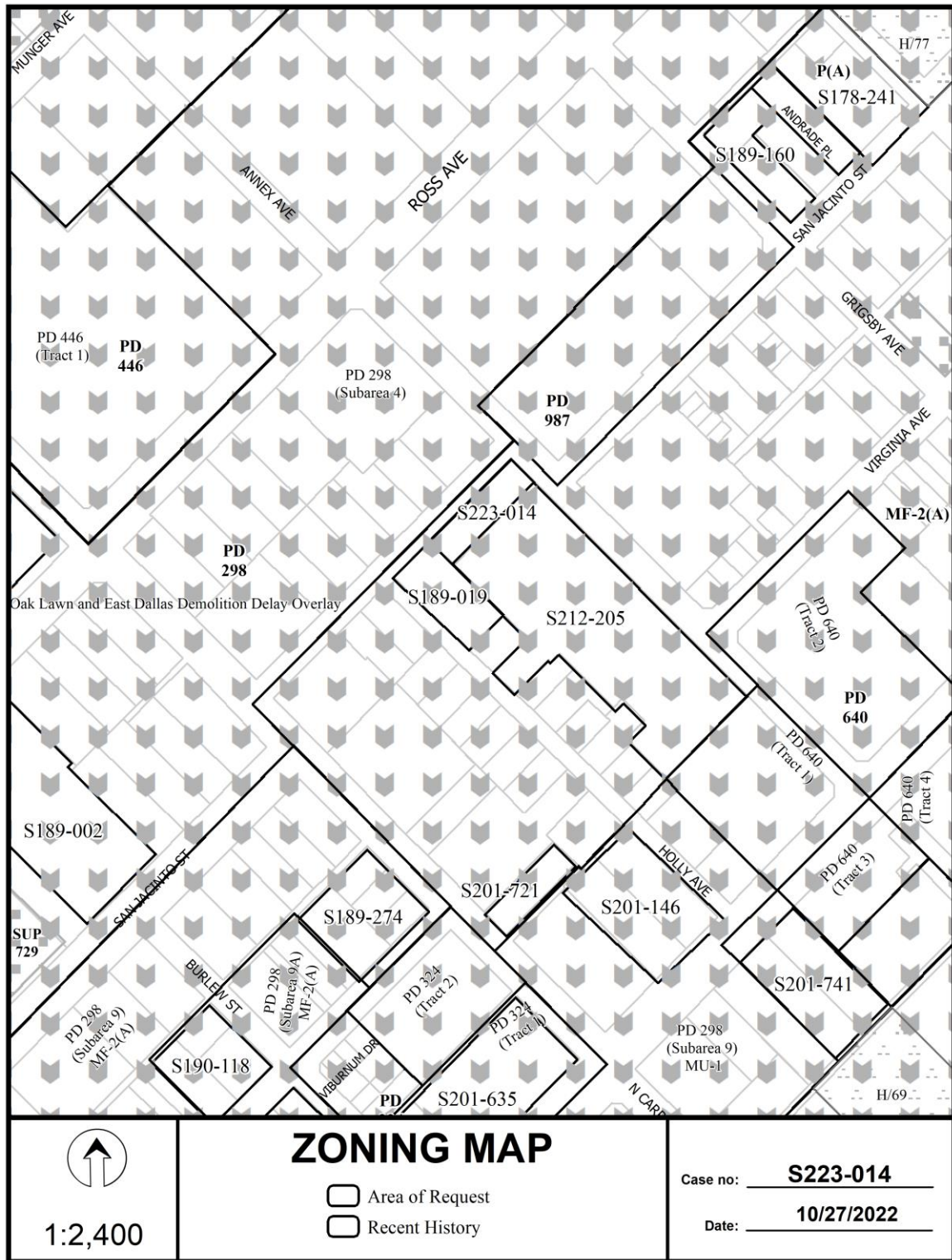
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

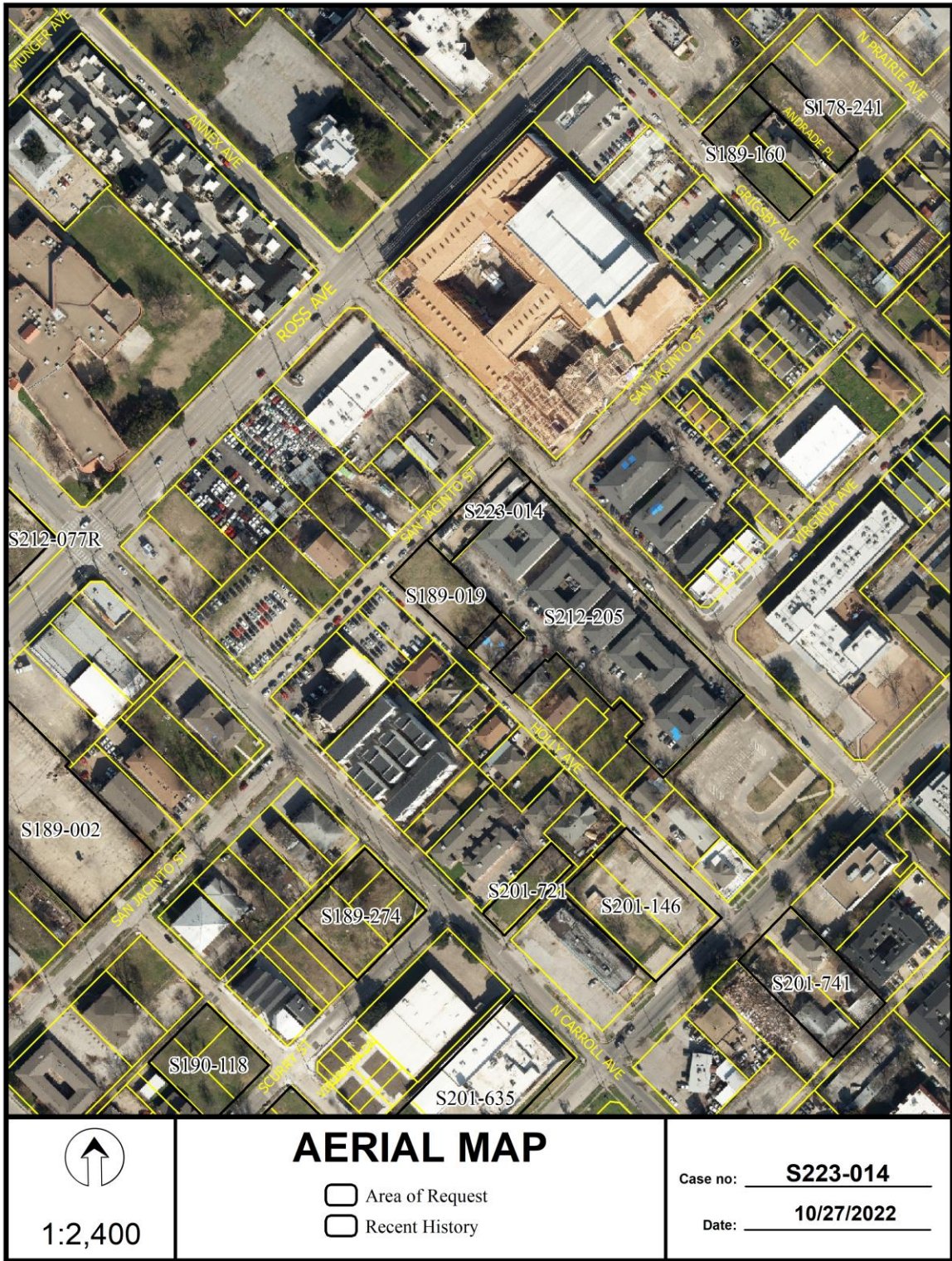
Real Estate/Street Name/GIS, Lot & Block Conditions:

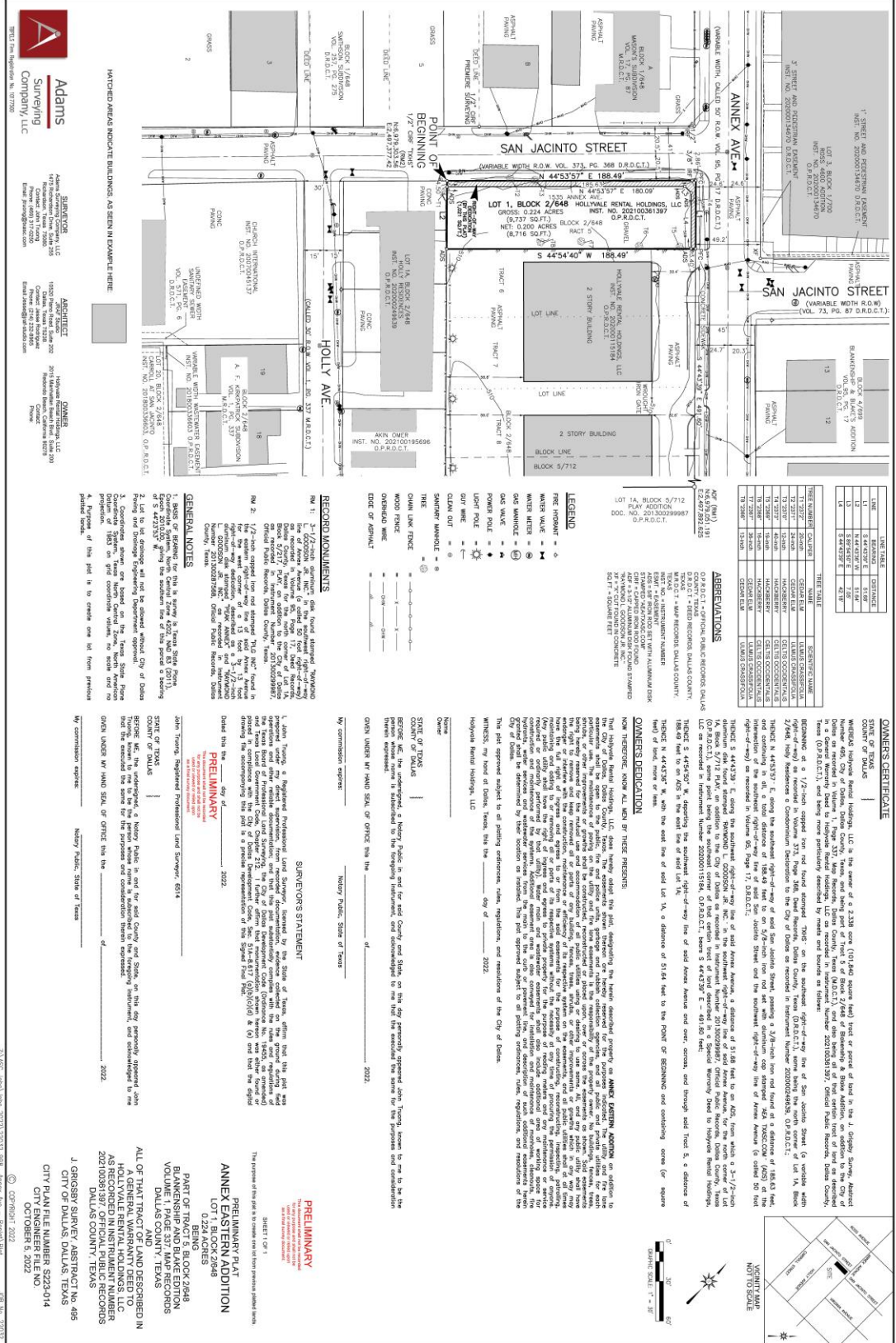
23. On the final plat, change "Holly Ave" to "Holly Avenue".
24. On the final plat, change "Annex Ave" to "Annex Avenue".
25. On the final plat, identify the property as Lot 5 in City Block 2/648. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

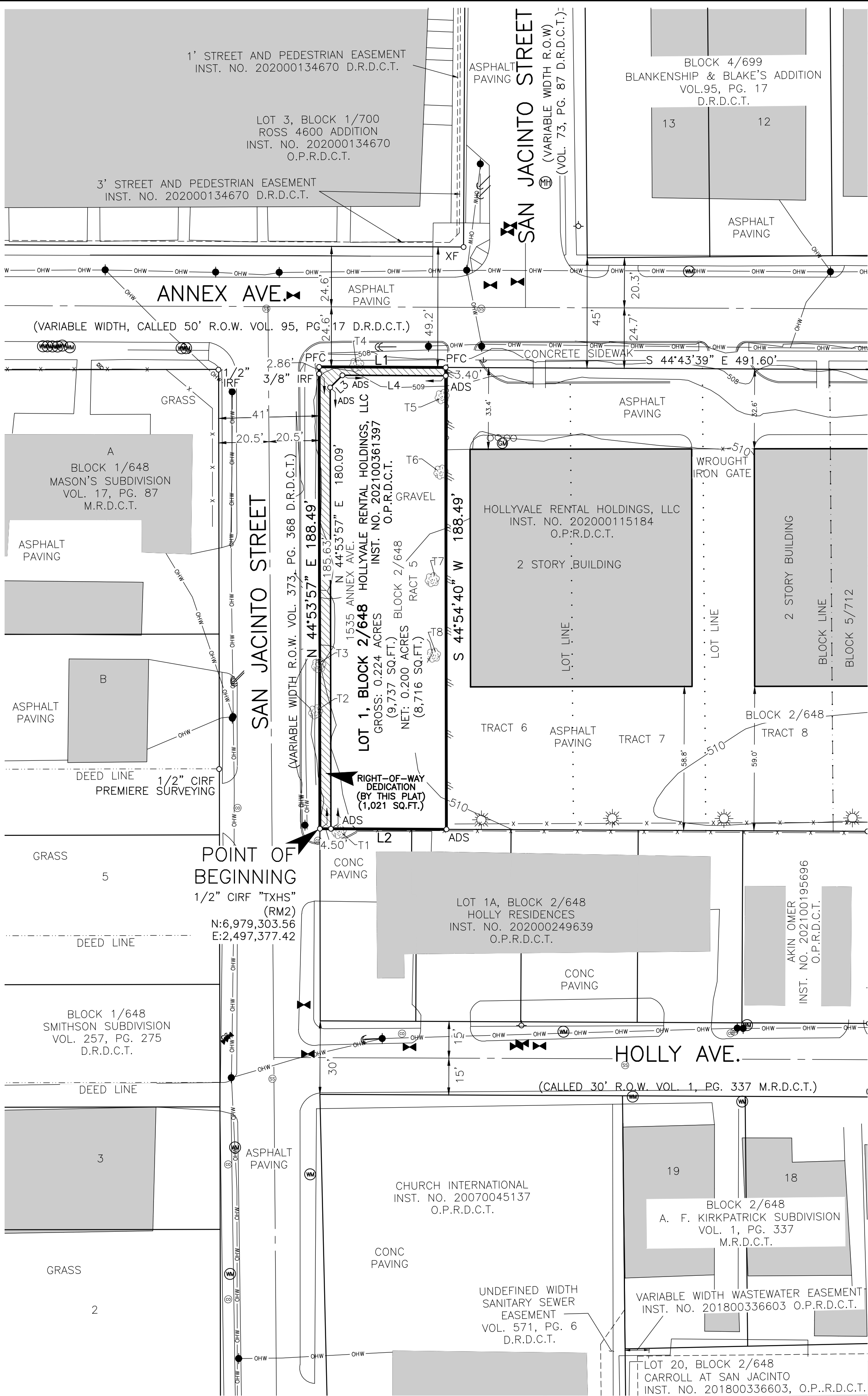
ALL AREAS ARE IN SQUARE FEET











LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°43'39" E	51.68'
L2	N 44°43'36" W	51.64'
L3	S 89°54'50" E	7.05'
L4	S 44°43'39" E	42.18'

TREE TABLE			
TREE NUMBER	CALIPER	NAME	SCIENTIFIC NAME
T1 "2372"	20-inch	CEDAR ELM	ULMUS CRASSIFOLIA
T2 "2371"	24-inch	CEDAR ELM	ULMUS CRASSIFOLIA
T3 "2370"	12-inch	HACKBERRY	CELTIS OCCIDENTALIS
T4 "2373"	40-inch	HACKBERRY	CELTIS OCCIDENTALIS
T5 "2369"	19-inch	HACKBERRY	CELTIS OCCIDENTALIS
T6 "2368"	16-inch	HACKBERRY	CELTIS OCCIDENTALIS
T7 "2367"	36-inch	CEDAR ELM	ULMUS CRASSIFOLIA
T8 "2366"	13-inch	CEDAR ELM	ULMUS CRASSIFOLIA

ABBREVIATIONS

O.P.R.D.C.T. = OFFICIAL 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
INST. NO. = INSTRUMENT NUMBER
ESMT. = EASEMENT
ADS = 5/8" IRON ROD SET WITH ALUMINUM DISK STAMPED "AEA/TXASC.COM"
CIRF = CAPPED IRON ROD FOUND
ADF = 3-1/2" ALUMINUM DISK FOUND STAMPED "RAYMOND L. GOODSON JR. INC."
XF = "X" CUT FOUND IN CONCRETE
SQ.FT. = SQUARE FEET

LEGEND

- FIRE HYDRANT =
- WATER VALVE =
- WATER METER =
- GAS MANHOLE =
- GAS VALVE =
- POWER POLE =
- LIGHT POLE =
- GUY WIRE =
- CLEAN OUT =
- SANITARY MANHOLE =
- TREE =
- CHAIN LINK FENCE =
- WOOD FENCE =
- OVERHEAD WIRE =
- EDGE OF ASPHALT =

RECORD MONUMENTS

- RM 1: 3-1/2-inch aluminum disk found stamped "RAYMOND L. GOODSON JR. INC." in the southwest right-of-way line of Annex Avenue (a called 50 foot right-of-way) as recorded in Volume 95, Page 17, Deed Records, Dallas County, Texas for the north corner of Lot 1A, Block 5/712, PLAY, an addition to the City of Dallas as recorded in Instrument Number 201300299987, Official Public Records, Dallas County, Texas.
- RM 2: 1/2-inch capped iron rod stamped "PLG INC" found in the eastern right-of-way line of said Annex Avenue for the west corner of a 13 foot by 13 foot right-of-way dedication, described as a 3-1/2-inch aluminum disk stamped "PEAK ANNEX" and "RAYMOND L. GOODSON JR. INC." as recorded in Instrument Number 201300287568, Official Public Records, Dallas County, Texas.

GENERAL NOTES

- BASIS OF BEARING for this is survey is Texas State Plane Coordinate System, North Central Zone 4202, NAD 83 (2011), Epoch 2010.00, giving the southern line of this parcel a bearing of S 44°23'53" W.
- Lot to lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Department approval.
- Coordinates shown are based on the Texas State Plane Coordinate System, Texas North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- Purpose of this plat is to create one lot from previous platted lands.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Hollyvale Rental Holdings, LLC is the owner of a 2.338 acre (101,840 square feet) tract or parcel of land in the J. Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being part of Tract 5 of Block 2/648 of Blankenship & Blake Addition, an addition to the City of Dallas as recorded in Volume 1, Page 337, Map Records, Dallas County, Texas (M.D.C.T.), and also being all of that certain tract of land as described in a General Warranty Deed to Hollyvale Rental Holdings, LLC as recorded in Instrument Number 202100361397, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by meets and bounds as follows:

BEGINNING at a 1/2-inch capped iron rod found stamped "TXHS" on the southeast right-of-way line of San Jacinto Street (a variable width right-of-way) as recorded in Volume 373, Page 368, Deed Records, Dallas County, Texas (D.R.D.C.T.), same being the north corner of Lot 1A, Block 2/648, Holly Residences a Condominium Declaration to the City of Dallas as recorded in Instrument Number 202000249639, O.P.R.D.C.T.;

THENCE N 44°53'57" E, along the southeast right-of-way of said San Jacinto Street, passing a 3/8-inch iron rod found at a distance of 185.63 feet, and continuing in all, a total distance of 188.49 feet to an 5/8-inch iron rod set with aluminum cap stamped "AEA TXASC.COM" (ADS) at the intersection of the southeast right-of-way line of said San Jacinto Street and the southwest right-of-way line of Annex Avenue (a called 50 foot right-of-way) as recorded in Volume 95, Page 17, D.R.D.C.T.;

THENCE S 44°43'39" E, along the southwest right-of-way line of said Annex Avenue, a distance of 51.68 feet to an ADS, from which a 3-1/2-inch aluminum disk found stamped "RAYMOND L. GOODSON JR. INC." in the southwest right-of-way line of said Annex Avenue, for the north corner of Lot 1A, Block 5/712 PLAY, an addition to the City of Dallas as recorded in Instrument Number 201300299987, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), same point being the southeast corner of that certain tract of land described in a Special Warranty Deed to Hollyvale Rental Holdings, LLC as recorded in Instrument Number 202000115184, O.P.R.D.C.T., bears S 44°43'39" E - 491.60 feet;

THENCE S 44°54'50" W, departing the southwest right-of-way line of said Annex Avenue and over, across, and through said Tract 5, a distance of 188.49 feet to an ADS in the east line of said Lot 1A;

THENCE N 44°43'36" W, with the east line of said Lot 1A, a distance of 51.64 feet to the POINT OF BEGINNING and containing acres (or square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Hollyvale Rental Holdings, LLC, does hereby adopt this plat, designating the herein described property as **ANNEX EASTERN ADDITION** an addition to the City of Dallas, Dallas County, Texas. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility). Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

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 _____ 2022.

Hollyvale Rental Holdings, LLC

Name
Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2022.

My commission expires: _____ Notary Public, State of Texas

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2022.

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.

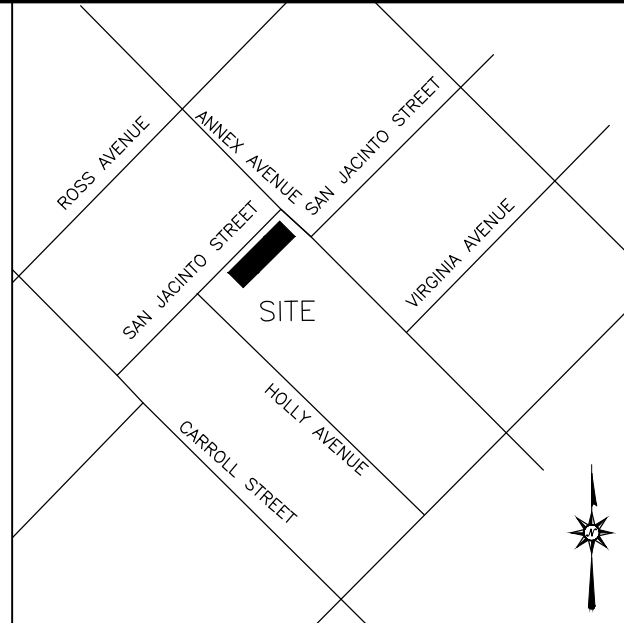
John Truong, Registered Professional Land Surveyor, 6514

STATE OF TEXAS
COUNTY OF DALLAS

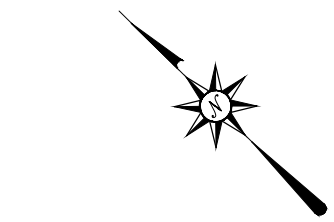
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2022.

My commission expires: _____ Notary Public, State of Texas



VICINITY MAP
NOT TO SCALE



0' 30' 60'
GRAPHIC SCALE: 1" = 30'

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.

SHEET 1 OF 1

The purpose of this plat is to create one lot from previous platted lands.

**PRELIMINARY PLAT
ANNEX EASTERN ADDITION**

LOT 1, BLOCK 2/648
0.224 ACRES

BEING

PART OF TRACT 5, BLOCK 2/648
BLANKENSHIP AND BLAKE EDITION
VOLUME 1, PAGE 337, MAP RECORDS
DALLAS COUNTY, TEXAS
AND

ALL OF THAT TRACT OF LAND DESCRIBED IN
A GENERAL WARRANTY DEED TO
HOLLYVALE RENTAL HOLDINGS, LLC
AS RECORDED IN INSTRUMENT NUMBER
202100361397, OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS

J. GRIGSBY SURVEY, ABSTRACT No. 495
CITY OF DALLAS, DALLAS, TEXAS

CITY PLAN FILE NUMBER S223-014
CITY ENGINEER FILE NO.
OCTOBER 5, 2022

© COPYRIGHT 2022

Z:\ASC Jobs\Jobs 2022\22032 998 Annex Ave - Replat\Plat

JOB No. 22032



TBPELS Firm Registration No. 10177500

SURVEYOR
Adams Surveying Company, LLC
1475 Richardson Drive, Suite 255
Richardson, Texas 75080.
Contact: John Truong
Phone: (469) 317-0250
Email: jtruong@txasc.com

ARCHITECT
JRAF Studio
10520 Plano Road, Suite 202
Dallas, Texas 75238.
Contact: Jesse Rodriguez
Phone: (214) 232-8965
Email: Jesse@jraf-studio.com

OWNER
Hollyvale Rental Holdings, LLC
2015 Manhattan Beach Blvd., Suite 200
Redondo Beach, California 90278
Contact:
Phone:



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: S223-015

Item #: 13.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): ETJ

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create a 140-residential lot development and to create 4 common areas, and to dedicate right-of-way from a 51.127-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez Lane, east of Bobtown Road.

Owner: D.R. Horton Texas, LTD

Application Filed: October 19, 2022

Zoning: None

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

Planner: Sharmila Shresta

Council District: ETJ

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-015**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** South Belt Line Road, west of Kleberg Road**DATE FILED:** October 19, 2022**ZONING:** None**CITY COUNCIL DISTRICT:** N/A **SIZE OF REQUEST:** 29.699-acres **MAPSCO:** 40AE**OWNER:** D.R. Horton Texas, LTD

REQUEST: An application to create a 140-residential lot development and to create 4 common areas, and to dedicate right-of-way from a 51.127-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez Lane, east of Bobtown Road.

SUBDIVISION HISTORY:

1. S212-311 was a request south of the present request to create a 109-lot single family subdivision with lots ranging in size from 6,900 square feet to 17,549 square feet and 7 common areas from a 26.530-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez lane, east of Bobtown Road. The request was approved on September 15, 2022 but has not been recorded.
2. S201-549 was a request south of the present request to create 154 residential lots ranging in size from 6,900 square feet to 12,675 square feet and 3 common areas from a 37.529-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on east of Bobtown Road, north of Barnes Bridge Road. The request was approved on January 7, 2021 but has not been recorded.
3. S190-006 was a request southwest of the present request to create 161 single family lots ranging in size from 6,899 square feet to 20,125 square feet and 9 common areas from a 48.851-acre tract of land on property located on Bobtown Road, north of Barnes Bridge Road. The request was approved on November 7, 2019 and recorded on September 30, 2022.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of Dallas Extra Territorial Jurisdiction (ETJ); therefore, staff recommends approval subject to compliance with the following conditions:

General 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 140 and 4 common areas.

Paving & Drainage Conditions:

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)

Right-of way Requirements Conditions:

15. Since Lake Ray Hubbard serves as a water supply for the City of Dallas, these engineering plans must be reviewed and approved by Ms. Meigan Collins (neigan.collins@dallas.gov) and Mr. Theodore Keprta (theodore.keprta@dallas.gov) with Dallas Water Utilities for the proposed development that discharges into the lake.

Flood Plain Conditions:

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. Section 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.

Survey (SPRG) Conditions:

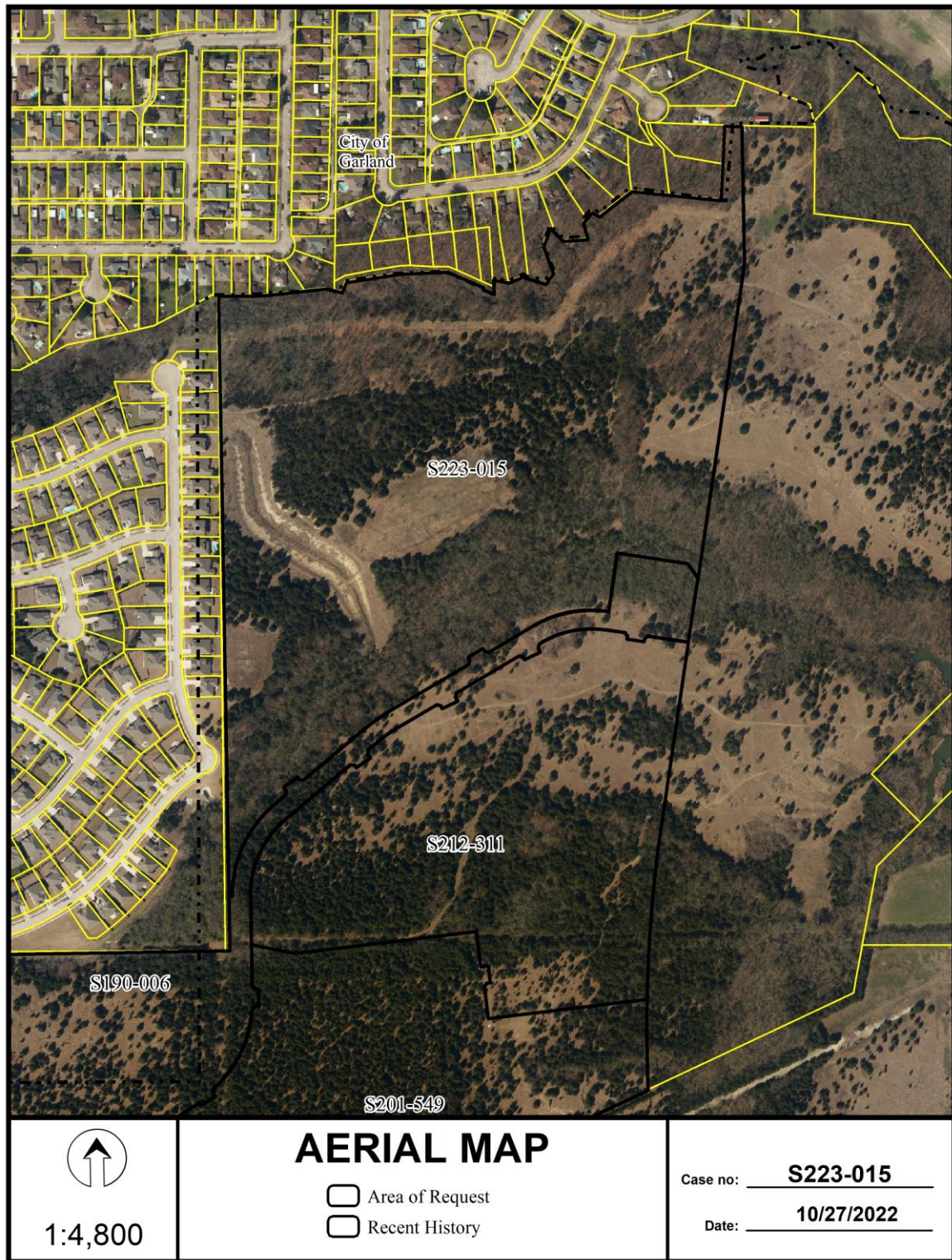
23. On the final plat, show recording information on all existing easements within 150 feet of property.
24. On the final plat, reference board of "Professional Engineers and Land Surveyors" in Surveyor's statement.

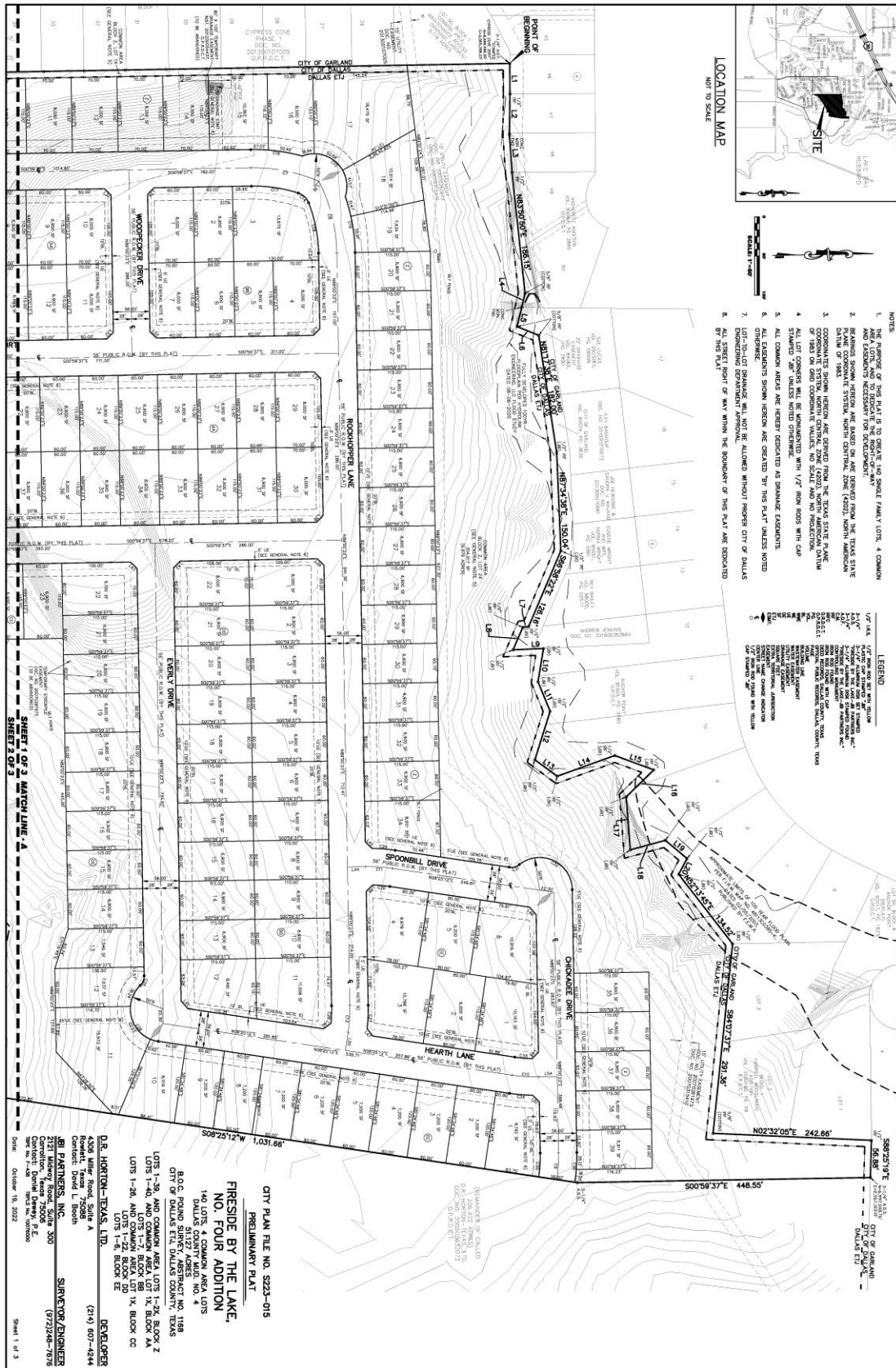
Dallas Water Utilities Conditions:

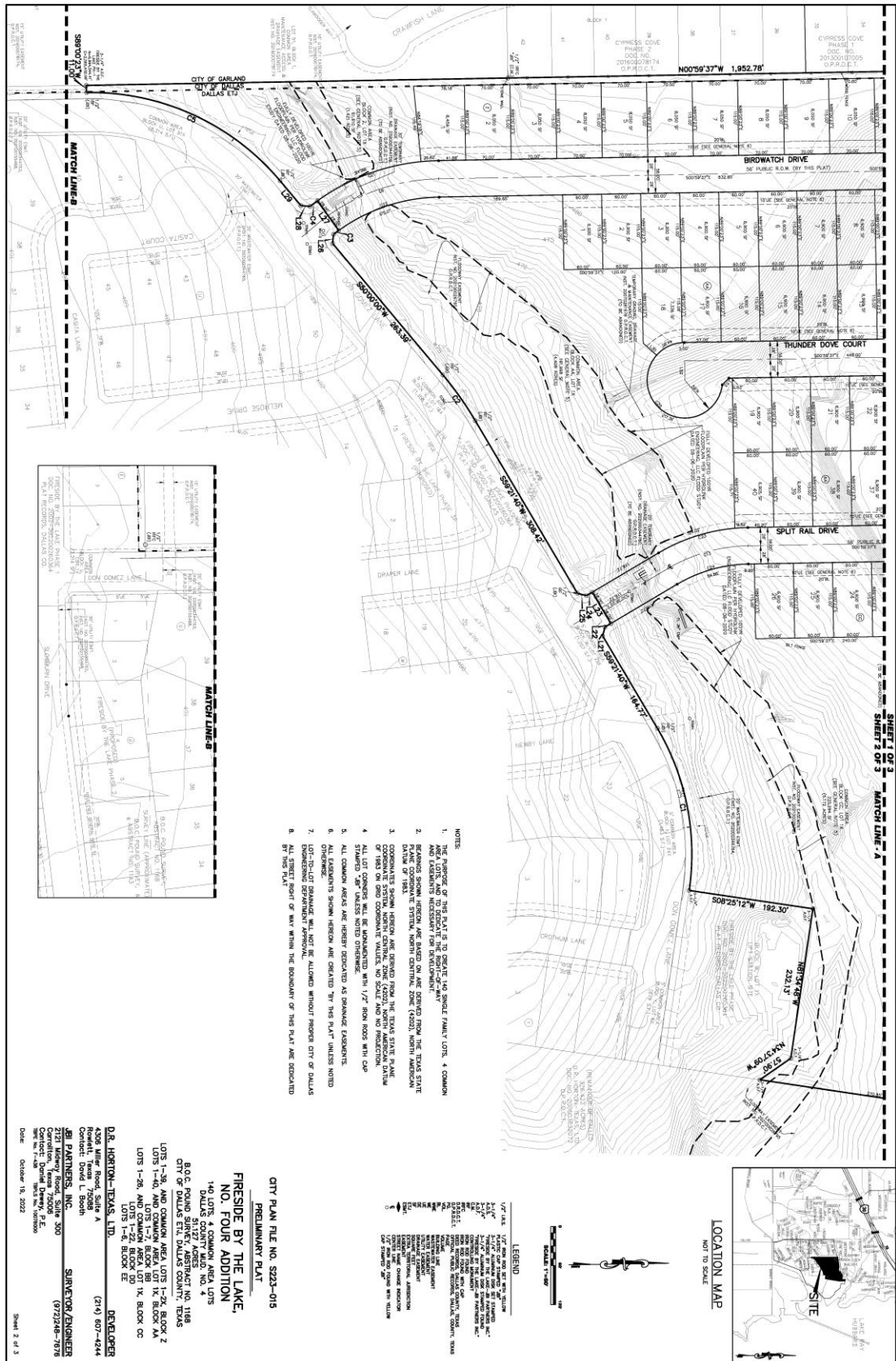
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
27. 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.
28. Must comply with Dallas Water Utilities (DWU) regulations construction of utilities in Dallas Extra Territorial Jurisdiction (ETJ).

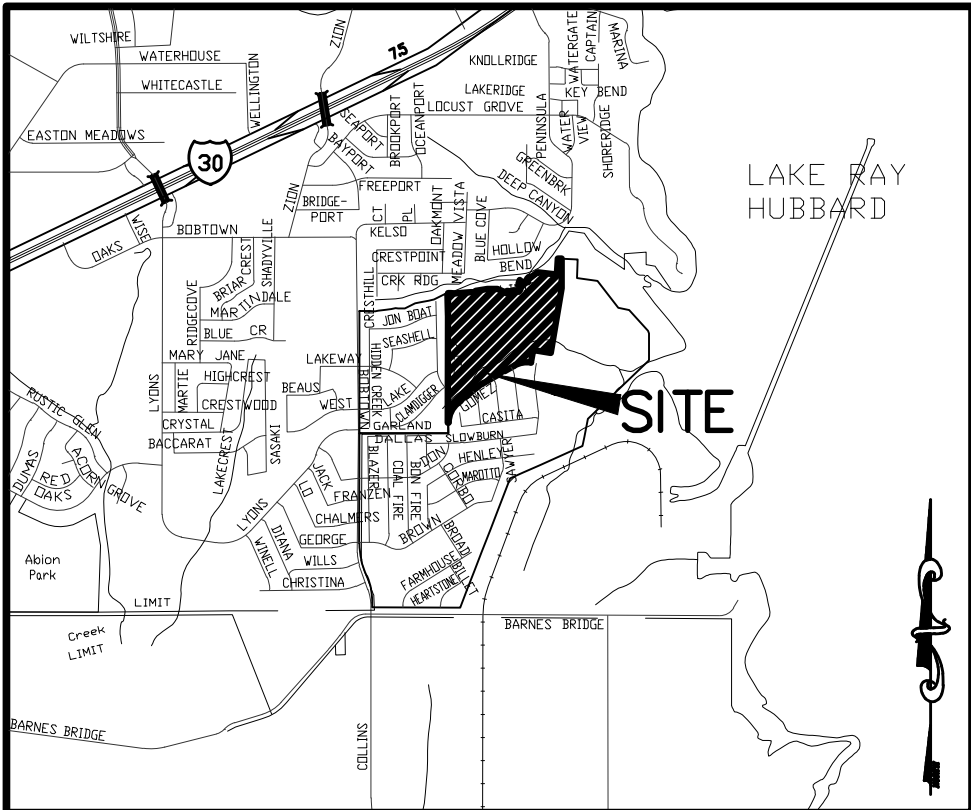
Real Estate/Street Name/GIS, Lot & Block Conditions:

29. Contact City of Dallas Addressing and the Dallas County 9-1-1 Addressing Coordinator for help determining acceptable names for the new streets and verifying that the existing names are correct.









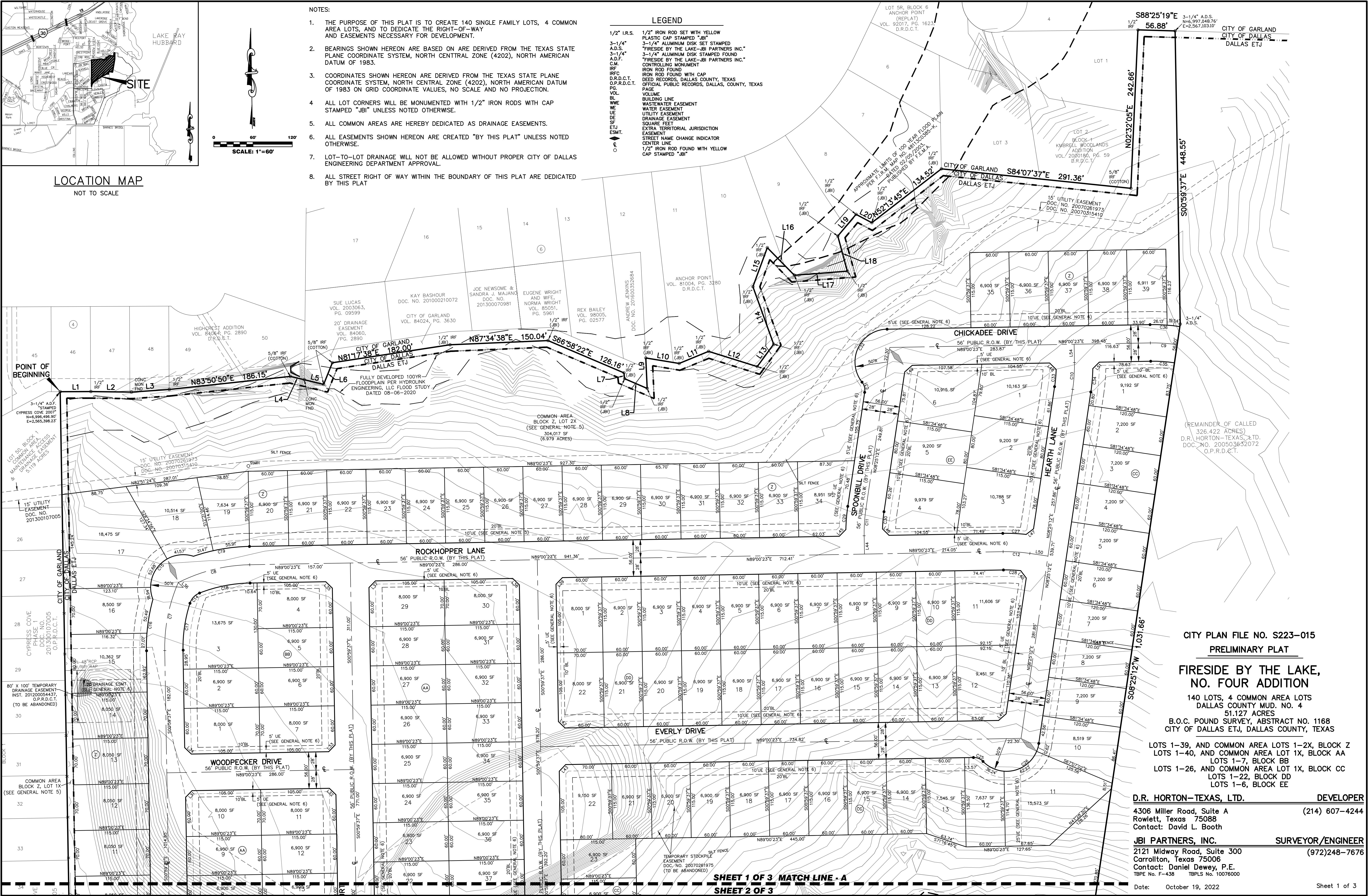
LOCATION MAP
NOT TO SCALE

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 140 SINGLE FAMILY LOTS, 4 COMMON AREA LOTS, AND TO DEDICATE THE RIGHT-OF-WAY AND EASEMENTS NECESSARY FOR DEVELOPMENT.
- BEARINGS SHOWN HEREON ARE BASED ON ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
- COORDINATES SHOWN HEREON ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- ALL LOT CORNERS WILL BE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.
- ALL COMMON AREAS ARE HEREBY DEDICATED AS DRAINAGE EASEMENTS.
- ALL EASEMENTS SHOWN HEREON ARE CREATED "BY THIS PLAT" UNLESS NOTED OTHERWISE.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- ALL STREET RIGHT OF WAY WITHIN THE BOUNDARY OF THIS PLAT ARE DEDICATED BY THIS PLAT

LEGEND

- 1/2" I.R.S. 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JBI"
3-1/4" A.D.S. 3-1/4" ALUMINUM DISK SET STAMPED "FIRESIDE BY THE LAKE-JBI PARTNERS INC."
3-1/4" A.D.F. 3-1/4" ALUMINUM DISK STAMPED FOUND
C.M. CONTROLLING MONUMENT
I.R.F. IRON ROD FOUND
I.R.F.C. IRON ROD FOUND WITH CAP
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS, COUNTY, TEXAS
P.C. PAGE
VOL. VOLUME
BL. BUILDING LINE
WH. WASTEWATER EASEMENT
WE. WATER EASEMENT
UE. UTILITY EASEMENT
DE. DRAINAGE EASEMENT
SF. SQUARE FEET
EX. EXTRA TERRITORIAL JURISDICTION
EASEMENT
ST. STREET NAME CHANGE INDICATOR
CL. CENTER LINE
1/2" IRON ROD FOUND WITH YELLOW CAP STAMPED "JBI"



CITY PLAN FILE NO. S223-015
PRELIMINARY PLAT

FIRESIDE BY THE LAKE,
NO. FOUR ADDITION

140 LOTS, 4 COMMON AREA LOTS
DALLAS COUNTY MUD. NO. 4
51.127 ACRES

B.O.C. POUND SURVEY, ABSTRACT NO. 1168
CITY OF DALLAS ETJ, DALLAS COUNTY, TEXAS

LOTS 1-39, AND COMMON AREA LOTS 1-2X, BLOCK Z
LOTS 1-40, AND COMMON AREA LOT 1X, BLOCK AA
LOTS 1-7, BLOCK BB
LOTS 1-26, AND COMMON AREA LOT 1X, BLOCK CC
LOTS 1-22, BLOCK DD
LOTS 1-6, BLOCK EE

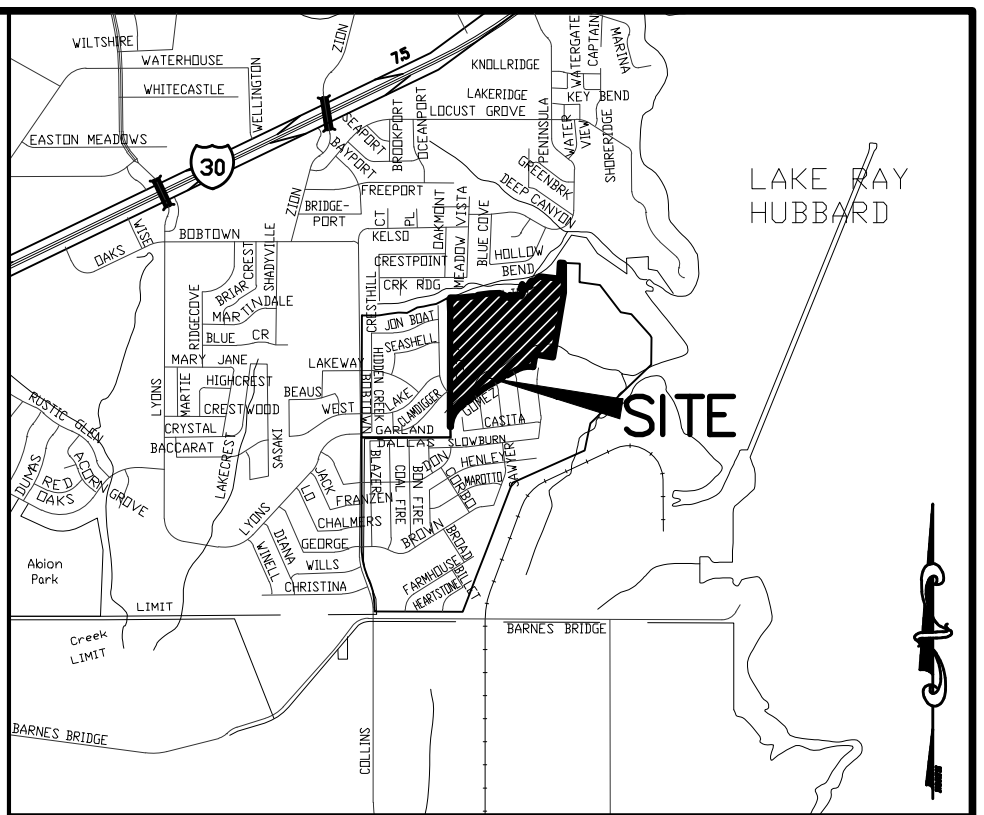
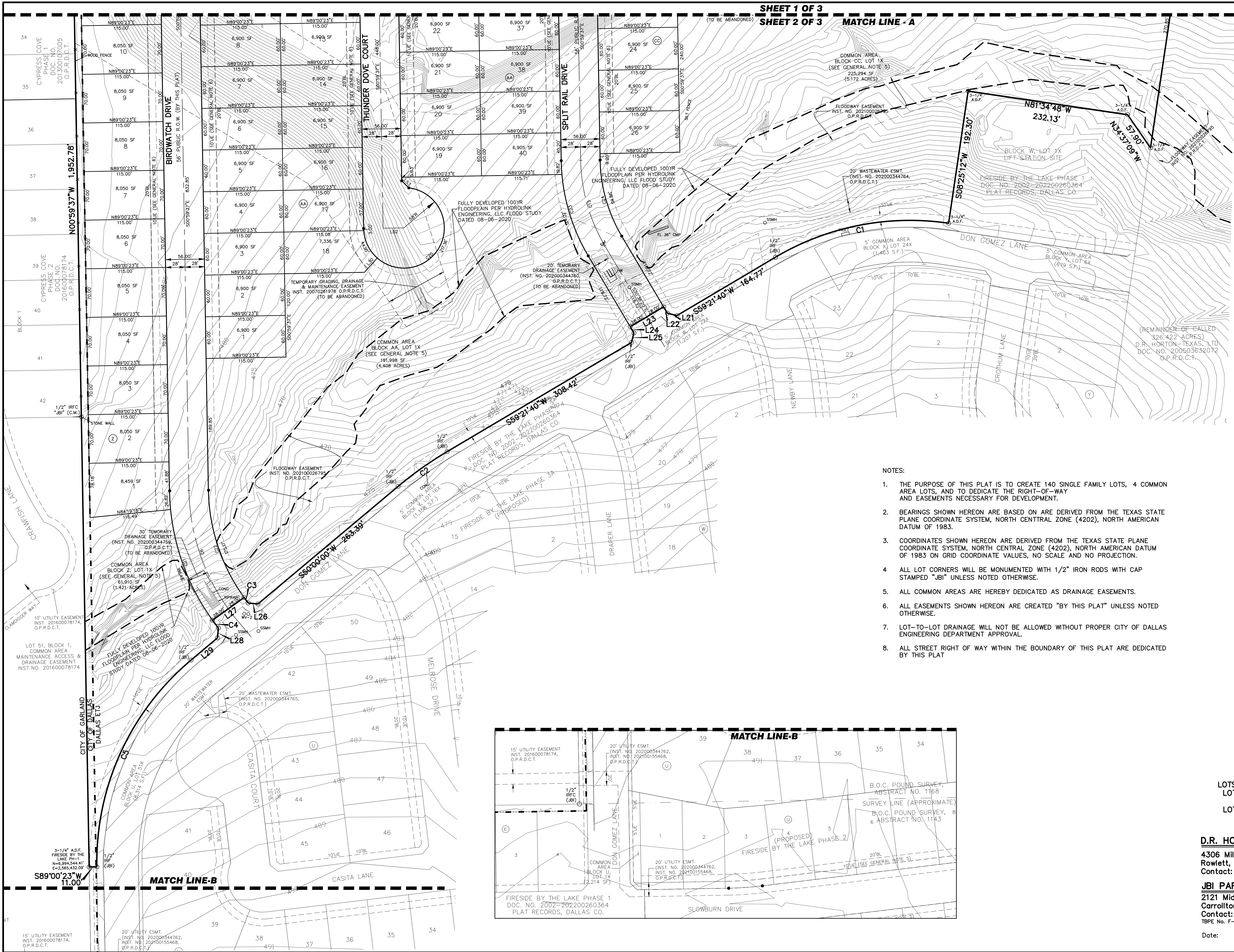
D.R. HORTON-TEXAS, LTD. DEVELOPER

4306 Miller Road, Suite A (214) 607-4244
Rowlett, Texas 75088
Contact: David L. Booth

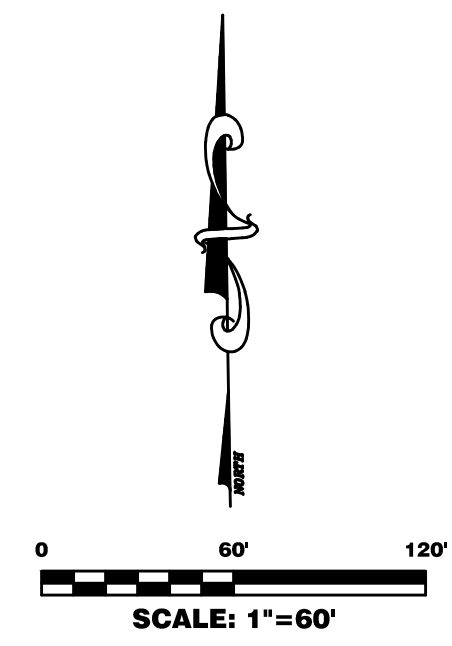
JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Daniel Dewey, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: October 19, 2022

Sheet 1 of 3



LOCATION MAP
NOT TO SCALE



CITY PLAN FILE NO. S223-015
PRELIMINARY PLAT
FIRESIDE BY THE LAKE,
NO. FOUR ADDITION
140 LOTS, 4 COMMON AREA LOTS
DALLAS COUNTY MUD. NO. 4
51,127 ACRES
B.O.C. POUND SURVEY, ABSTRACT NO. 1168
CITY OF DALLAS ETJ, DALLAS COUNTY, TEXAS
LOTS 1-39, AND COMMON AREA LOTS 1-2X, BLOCK Z
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Carrollton, Texas 75006
Contact: Daniel Dewey, P.E.
TBPE No. F-438 TBPLS No. 10076000
Date: October 19, 2022
Sheet 2 of 3

LEGAL DESCRIPTION

WHEREAS D.R. Horton–Texas, Ltd. Is the owner a tract of land located in the City of Dallas and the City of Dallas ETJ, being in Dallas County, Texas, a part of the B.O.C. Pound Survey, Abstract No. 1168, being a part of that called 326.422 acres tract of land described in a Special Warranty Deed to D.R. Horton–Texas, Ltd., recorded in Document No. 200503632072, Official Public Records of Dallas County, Texas, and being further described as follows:

BEGINNING at a 3–1/4" aluminum disk stamped 'Cypress Cove 2007.' found at the northeast corner of Lot 50, Block 1, Cypress Cove, Phase 1, an addition to the City of Garland as recorded in Document Number 201300107005, Official Public Records of Dallas County, Texas, said point being in the south line of Lot 46, Block 4, Highcrest Addition, an addition to Dallas County as recorded in Volume 84064, Page 2890, Official Public Records of Dallas County, Texas, said point also being in the north line of said 326.422 acre tract;

THENCE along the north line of said 326.422 acre tract and along the south line of said Highcrest Addition as follows:

North 89 degrees 50 minutes 19 seconds East, 46.91 feet to a one-half inch iron rod found for corner;
South 89 degrees 19 minutes 06 seconds East, 62.15 feet to a concrete monument found for corner;
North 86 degrees 03 minutes 19 seconds East, 57.95 feet to a one-half inch iron rod found for corner;
North 83 degrees 05 minutes 50 seconds East, 186.15 feet to a five-eighths inch iron rod with cap stamped 'COTTON' found for corner;
South 76 degrees 39 minutes 58 seconds East, 22.09 feet to a concrete monument found for the southeast corner of Lot 50, Block 4 of said Highcrest Addition, said point also being the southwest corner of a tract of land described in deed to the City of Garland as recorded in Volume 84024, Page 3630, Official Public Records of Dallas County, Texas;

THENCE continuing along the north line of said 326.422 acre tract and along the south line of said City of Garland tract as follows:

South 76 degrees 26 minutes 22 seconds East, 30.32 feet to a five-eighths inch iron rod with cap stamped 'COTTON' found for corner;
North 21 degrees 54 minutes 38 seconds East, 35.70 feet to a five-eighths inch iron rod with cap stamped 'COTTON' found for corner;
North 81 degrees 17 minutes 38 seconds East, 182.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 87 degrees 34 minutes 38 seconds East, 150.04 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 66 degrees 58 minutes 22 seconds East, 126.16 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 06 degrees 16 minutes 21 seconds East, 8.99 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 66 degrees 40 minutes 45 seconds East, 37.52 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for the southeast corner of said City of Garland tract;

THENCE North 02 degrees 34 minutes 26 seconds West, 46.60 feet along the north line of said 326.422 acre tract to a one-half inch iron rod with yellow cap stamped 'JBI' found for the southwest corner of Lot 12, Block 6, Anchor Point, an addition to Dallas County as recorded in Volume 81004, Page 3280, Official Public Records of Dallas County, Texas;

THENCE continuing along the north line of said 326.422 acre tract and along the south line of said Anchor Point as follows:

South 80 degrees 35 minutes 35 seconds East, 51.66 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 67 degrees 37 minutes 33 seconds East, 48.71 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 72 degrees 36 minutes 22 seconds East, 77.97 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 36 degrees 14 minutes 26 seconds East, 42.52 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 19 degrees 50 minutes 51 seconds West, 93.48 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 20 degrees 12 minutes 40 seconds East, 63.60 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 44 degrees 28 minutes 27 seconds East, 59.17 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 85 degrees 31 minutes 06 seconds East, 81.23 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 15 degrees 12 minutes 36 seconds West, 55.60 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 39 degrees 59 minutes 14 seconds East, 43.39 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
South 61 degrees 55 minutes 28 seconds East, 27.32 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;
North 52 degrees 13 minutes 45 seconds East, 134.52 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for the east corner of Lot 7, Block 6 of said Anchor Point, said point also being the southwest corner of Lot 3, Block 1, Kimbrell Woodlands Addition, an addition to Dallas County as recorded in Volume 2000180, Page 59, Official Public Records of Dallas County, Texas;

THENCE Continuing along the north line of said 326.422 acre tract and along the south line of said Kimbrell Woodlands Addition as follows:

South 84 degrees 07 minutes 37 seconds East, 291.36 feet to a five-eighths inch iron rod with cap stamped 'COTTON' found for corner;
North 02 degrees 32 minutes 05 seconds East, 242.66 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for the northeast corner of Lot 1, Block 1 of said Kimbrell Woodlands Addition, said point being in the south line of Lot 4, Block 6 of said Anchor Point;

THENCE South 88 degrees 25 minutes 19 seconds East, 56.88 feet along the north line of said 326.422 acre tract and along the south line of said Lot 4, Block 6 to a 3–1/4" aluminum disk stamped 'Fireside by the Lake–JBI Partners, Inc.'" set for corner;

THENCE departing said south line, over and across said 326.422 acre tract as follows:

South 00 degrees 59 minutes 37 seconds East, 448.55 feet to a 3–1/4" aluminum disk stamped 'Fireside by the Lake–JBI Partners, Inc.'" set for corner;

South 08 degrees 25 minutes 12 seconds West, 1031.66 feet to a 3–1/4" aluminum disk stamped 'Fireside by the Lake–JBI Partners, Inc.'" found for corner, being the northeast corner of Fireside by the Lake No. 1 Addition as recorded as Document No. 2022–202200260364, Plat Records, Dallas County, Texas;

THENCE along the north line of said Fireside by the Lake No. 1 Addition as follows:

North 34 degrees 37 minutes 09 seconds West, 57.90 feet to a 3–1/4" aluminum disk stamped 'Fireside by the Lake–JBI Partners, Inc.'" found for corner;

North 81 degrees 34 minutes 48 seconds West, 232.13 feet to a 3–1/4" aluminum disk stamped 'Fireside by the Lake–JBI Partners, Inc.'" found for corner;

South 08 degrees 25 minutes 12 seconds West, 192.30 feet to a 3–1/4" aluminum disk stamped 'Fireside by the Lake–JBI Partners, Inc.'" found for corner;

Southwesterly, 259.05 feet along a curve to the left having a central angle of 39 degrees 03 minutes 32 seconds, a radius of 380.00 feet, a tangent of 134.79 feet, and whose chord bears South 78 degrees 53 minutes 26 seconds West, 254.06 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 59 degrees 21 minutes 40 seconds West, 164.77 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

North 75 degrees 38 minutes 20 seconds West, 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

North 30 degrees 38 minutes 20 seconds West, 10.50 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 59 degrees 21 minutes 40 seconds West, 56.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 30 degrees 38 minutes 20 seconds East, 10.50 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 14 degrees 21 minutes 40 seconds West, 14.14 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 59 degrees 21 minutes 40 seconds West, 308.42 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

Southwesterly, 86.59 feet along a curve to the left having a central angle of 09 degrees 21 minutes 40 seconds, a radius of 530.00 feet, a tangent of 43.39 feet, and whose chord bears South 54 degrees 40 minutes 50 seconds West, 86.50 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 50 degrees 00 minutes 00 seconds West, 263.39 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

North 84 degrees 28 minutes 24 seconds West, 14.01 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

Northwesterly, 9.99 feet along a curve to the right having a central angle of 02 degrees 06 minutes 16 seconds, a radius of 272.00 feet, a tangent of 5.00 feet, and whose chord bears North 36 degrees 50 minutes 28 seconds West, 9.99 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 54 degrees 12 minutes 40 seconds West, 56.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

Southeasterly, 14.11 feet along a curve to the left having a central angle of 02 degrees 27 minutes 51 seconds, a radius of 328.00 feet, a tangent of 7.05 feet, and whose chord bears South 37 degrees 01 minutes 16 seconds East, 14.11 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 05 degrees 26 minutes 12 seconds West, 14.25 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 50 degrees 00 minutes 00 seconds West, 49.57 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

Southwesterly, 338.20 feet along a curve to the left having a central angle of 50 degrees 59 minutes 37 seconds, a radius of 380.00 feet, a tangent of 181.22 feet, and whose chord bears South 24 degrees 30 minutes 12 seconds West, 327.15 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found for corner;

South 89 degrees 00 minutes 23 seconds West, 11.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI' found at the southeast corner of Lot 51, Block 1, Cypress Cove, Phase 2, an addition to the City of Garland as recorded in Document Number 201600078174, Official Public Records of Dallas County, Texas;

North 00 degrees 59 minutes 37 seconds West, 1,952.78 feet along the east line of said Cypress Cove, Phase 2 and the east line of the aforementioned Cypress Cove, Phase 1 to the POINT OF BEGINNING and containing 2,227,080 square feet or 51.127 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §

DALLAS COUNTY §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT D.R. HORTON – TEXAS, LTD., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **FIRESIDE BY THE LAKE, NO. FOUR ADDITION** an addition to the County of Dallas, Texas, and do hereby dedicate in fee simple the streets, alleys, and common areas shown thereon to Dallas County Municipal Utility District No. 4. The streets, alleys, and utility easements shall be open to the public, fire and police units, garbage and rubbish collection agencies. The maintenance of common areas and of paving on the streets is the responsibility of Dallas County Municipal Utility District No. 4. The maintenance of paving on the utility 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. The easements shown shall be for Dallas County Municipal Utility District No. 4's exclusive use, provided, however, that at the sole and exclusive discretion of the district and subject to it's written approval, easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by other public utilities being subordinate to the districts's use thereof. If approved by Dallas County Municipal Utility District No. 4, public utilities shall place utilities only in designated easements shown thereon reserved for the purposes indicated. All and any public utilities given the right by Dallas County Municipal Utility District No. 4 to use said easements shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

Witness my hand at Dallas, Texas this the _____day of _____, 2022.

By: _____
David L. Booth,
an Authorized Agent for D.R. Horton – Texas, Ltd.

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared David L. Booth, known to me to be the person whose name is subscribed to the forgoing 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 _____, 2022.

Notary Public in and for the State of Texas

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°50'19"E	46.91'	L12	S72°36'22"E	77.97'	L23	S59°21'40"W	56.00'	L34	N45°59'37"W	14.14'	L45	S44°31'18"W	14.27'
L2	S89°19'06"E	62.15'	L13	N36°14'26"E	42.52'	L24	S30°38'20"E	10.50'	L35	S45°59'37"E	14.14'	L46	N45°20'54"W	13.98'
L3	N86°03'19"E	57.95'	L14	N19°50'51"W	93.48'	L25	S14°21'40"W	14.14'	L36	N46°48'01"W	10.65'	L47	S52°54'17"W	14.27'
L4	S76°39'58"E	22.09'	L15	N20°12'40"E	63.60'	L26	N84°28'24"W	14.01'	L37	N44°00'23"E	14.14'	L48	S45°20'54"E	13.98'
L5	S76°26'22"E	30.32'	L16	S44°28'27"E	59.17'	L27	S54°12'40"W	56.00'	L38	N45°59'37"W	14.14'	L49	N48°42'48"E	15.25'
L6	N21°54'38"E	35.70'	L17	N85°31'06"E	81.23'	L28	S05°26'12"W	14.25'	L39	S44°00'23"W	14.14'	L50	S81°34'48"E	28.00'
L7	S06°16'21"E	8.99'	L18	N15°12'36"W	55.60'	L29	S50°00'00"W	49.57'	L40	S37°13'31"E	13.98'	L51	S44°31'18"W	14.27'
L8	S66°40'45"E	37.52'	L19	N39°59'14"E	43.39'	L30	N41°38'25"E	27.63'	L41	N48°42'48"E	15.25'	L52	S89°00'23"W	30.00'
L9	N02°34'26"W	46.60'	L20	S61°55'28"E	27.32'	L31	S44°00'23"W	14.14'	L42	N45°59'37"W	14.14'	L53	S44°30'32"E	14.50'
L10	S80°35'35"E	51.66'	L21	N75°38'20"W	14.14'	L32	S45°59'37"E	14.14'	L43	S44°00'23"W	14.14'	L54	N00°59'37"W	28.00'
L11	N67°37'33"E	48.71'	L22	N30°38'20"W	10.50'	L33	S44°00'23"W	14.14'	L44	S00°59'37"E	28.00'			

CURVE TABLE						CURVE TABLE						CURVE TABLE								
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	259.05'	039°03'32"	380.00'	134.79'	S78°53'26"W	254.06'	C14	22.13'	050°43'22"	25.00'	11.85'	S43°11'59"W	21.42'	C27	35.68'	007°21'09"	278.00'	17.86'	N87°19'02"W	35.65'
C2	86.59'	009°21'40"	530.00'	43.39'	S54°40'50"W	86.50'	C15	113.20'	129°43'05"	50.00'	106.54'	S43°11'59"W	90.53'	C28	26.47'	006°49'57"	222.00'	13.25'	N87°34'38"W	26.46'
C3	9.99'	002°06'16"	272.00'	5.00'	N36°50'28"W	9.99'	C16	79.55'	016°23'46"	278.00'	40.05'	S07°12'16"W	79.28'	C29	35.68'	007°21'09"	278.00'	17.86'	S04°44'38"W	35.65'
C4	14.11'	002°27'51"	328.00'	7.05'	S37°01'16"E	14.11'	C17	72.97'	018°49'55"	222.00'	36.82'	S08°25'20"W	72.64'	C30	26.47'	006°49'57"	222.00'	13.25'	S05°00'14"W	26.46'
C5	338.20'	050°59'37"	380.00'	181.22'	S24°30'12"W	327.15'	C18	79.22'	020°26'43"	222.00'	40.03'	S78°47'02"W	78.80'	C31	16.30'	046°42'29"	20.00'	8.64'	N14°56'02"W	15.86'
C6	182.19'	034°47'43"	300.00'	94.00'	S18°23'28"E	179.40'	C19	87.38'	018°00'34"	278.00'	44.05'	S80°00'06"W	87.02'	C32	111.09'	127°17'40"	50.00'	100.93'	S25°21'33"W	89.61'
C7	106.76'	024°28'03"	250.00'	54.21'	S11°44'24"W	105.95'	C20	265.31'	262°05'08"	58.00'	66.62'	N47°57'50"E	87.49'	C33	26.47'	006°49'57"	222.00'	13.25'	N05°00'14"E	26.46'
C8	113.80'	026°04'51"	250.00'	57.90'	S75°57'58"W	112.82'	C21	213.30'	037°15'34"	328.00'	110.57'	S19°37'24"E	209.56'	C34	35.68'	007°21'09"	278.00'	17.86'	N04°44'38"E	35.65'
C9	41.08'	009°24'49"	250.00'	20.58'	N86°17'12"W	41.03'	C22	175.17'	036°53'59"	272.00'	90.75'	S19°26'37"E	172.16'	C35	36.47'	009°24'49"	222.00'	18.28'	N86°17'12"W	36.43'
C10	41.08'	009°24'49"	250.00'	20.58'	N03°42'48"E	41.03'	C23	143.84'	029°38'43"	278.00'	73.57'	S15°48'58"E	142.24'	C36	45.68'	009°24'49"	278.00'	22.89'	N86°17'12"W	45.62'
C11	41.08'	009°24'49"	250.00'	20.58'	S03°42'48"W	41.03'	C24	114.86'	029°38'43"	222.00'	58.75'	S15°48'58"E	113.59'							
C12	41.08'	009°24'49"	250.00'	20.58'	N86°17'12"W	41.03'	C25	16.30'	046°42'29"	20.00'	8.64'	N67°38'22"W	15.86'							
C13	129.35'	029°38'43"	250.00'	66.16'	S15°48'58"E	127.91'	C26	111.09'	127°17'43"	50.00'	100.93'	N72°04'01"E	89.61'							

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

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

WILLIAM J. JOHNSON, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared WILLIAM J. JOHNSON known to me to be the person whose name is subscribed to the forgoing 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 _____, 2022.

Notary Public, State of Texas

CITY PLAN FILE NO. S223–015

PRELIMINARY PLAT

FIRESIDE BY THE LAKE,
NO. FOUR ADDITION

140 LOTS, 4 COMMON AREA LOTS
DALLAS COUNTY MUD. NO. 4
51.127 ACRES

B.O.C. POUND SURVEY, ABSTRACT NO. 1168
CITY OF DALLAS ETJ, DALLAS COUNTY, TEXAS

LOTS 1–39, AND COMMON AREA LOTS 1–2X, BLOCK Z
LOTS 1–40, AND COMMON AREA LOT 1X, BLOCK AA
LOTS 1–7, BLOCK BB
LOTS 1–26, AND COMMON AREA LOT 1X, BLOCK CC
LOTS 1–22, BLOCK DD
LOTS 1–6, BLOCK EE

D.R. HORTON–TEXAS, LTD. DEVELOPER

4306 Miller Road, Suite A (214) 607–4244
Rowlett, Texas 75088
Contact: David L. Booth

JBI PARTNERS, INC. SURVEYOR



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: S223-018

Item #: 14.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 3.001-acre lot from a tract of land in City Block 8780 on property located on Jordan Valley Road, southwest of Palomino Road.

Owners: Camerino Junior Negrete and Maria Negrete

Surveyor: Peiser and Mankin Surveying, LLC

Application Filed: October 19, 2022

Zoning: A(A)

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

Planner: Sharmila Shresta

Council District: 8

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-018**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Jordan Valley Road, southwest of Palomino Road**DATE FILED:** October 19, 2022**ZONING:** A(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 3.001-acres**MAPSCO:** 69Y**OWNERS:** Camerino Junior Negrete and Maria Negrete**REQUEST:** An application to create one 3.001-acre lot from a tract of land in City Block 8780 on property located on Jordan Valley Road, southwest of Palomino Road.**SUBDIVISION HISTORY:**

1. S178-114 was a request southwest of the present request to create one 9.993-acre lot from a tract of land in City Block 8780 on property located at 3811 Jordan Valley Road. The request was approved on March 1, 2018 and recorded on August 31, 2020.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of the A(A) Agricultural District; therefore, staff recommends approval subject to compliance with the following conditions:

General 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.

Paving & Drainage Conditions:

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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Jordan Valley Road. Section 51A 8.602(c).

Survey (SPRG) Conditions:

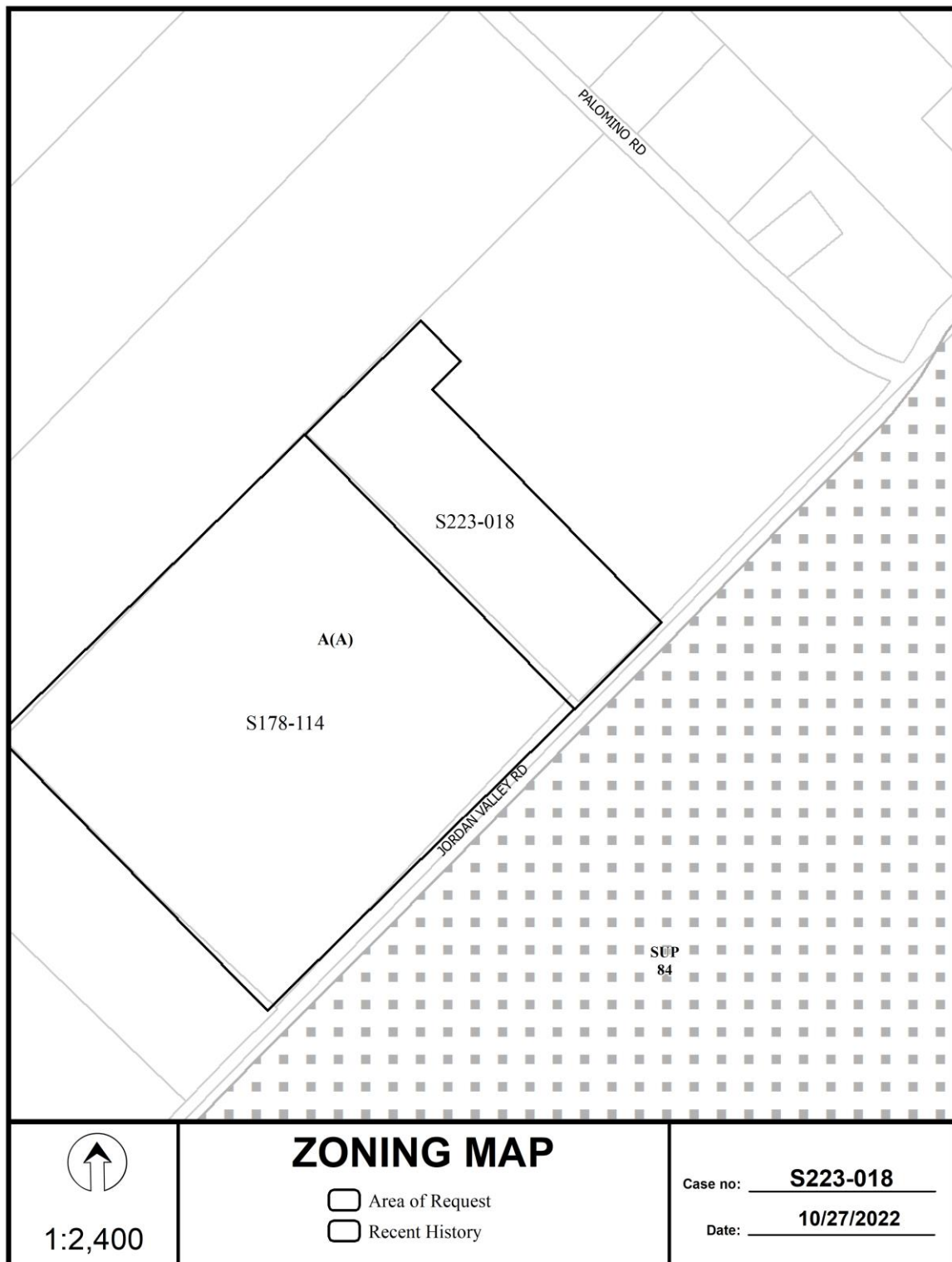
16. On the final plat, show recording information on all existing easements within 150 feet of property.

Dallas Water Utilities Conditions:

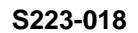
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

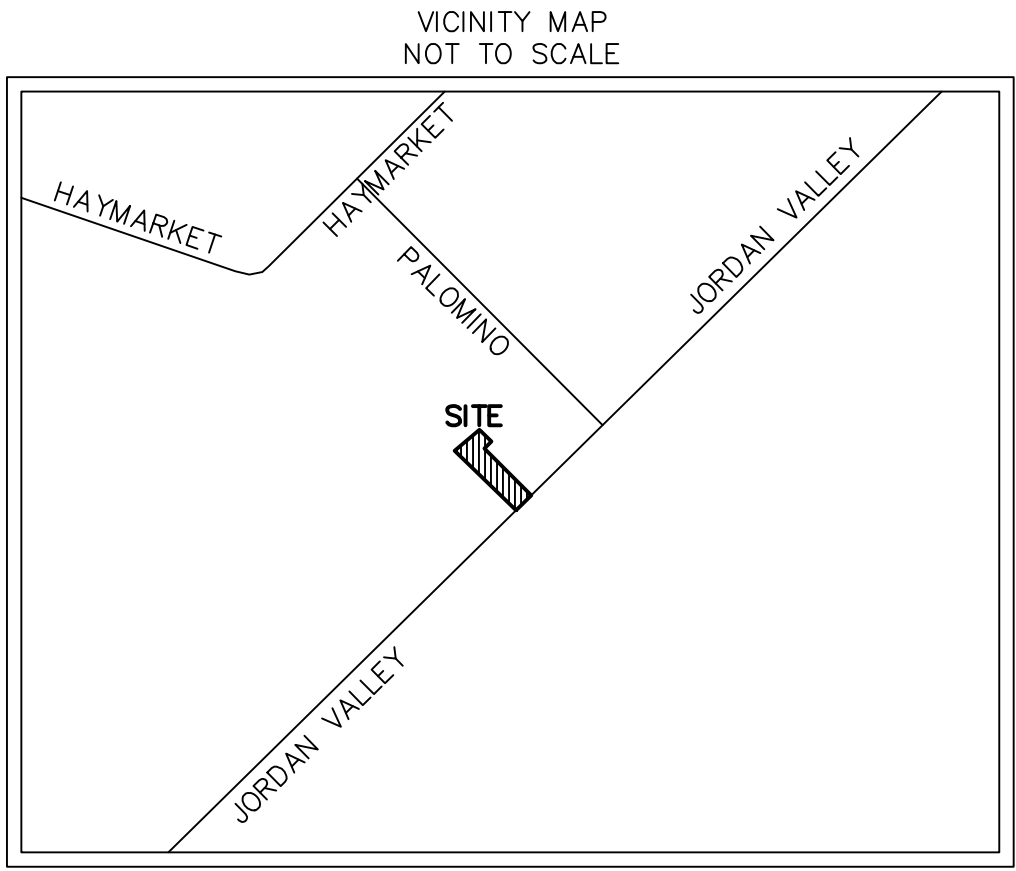
Real Estate/Street Name/GIS, Lot & Block Conditions:

18. On the final plat, change “Jordan Valley Road” to “Jordan Valley Road (F.K.A. Jordan Road).
19. On the final plat, identify the property as Lot 1 in City Block B/8780. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN 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 PLAT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 8/25/2022

TIMOTHY R. MANKIN _____ DATE _____
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS _____

OWNER'S CERTIFICATE:

STATE OF TEXAS _____)
COUNTY OF DALLAS _____)

BEING ALL THAT CERTAIN 3.001 ACRE TRACT OF LAND SITUATED IN THE WALTER ANDERSON SURVEY, ABSTRACT NO. 42, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO CAMERINO JUNIOR NEGRETE AND MARIA NEGRETE, BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202200191129, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" INCH IRON ROD WITH YELLOW "PRECISE" PLASTIC CAP FOUND FOR THE SOUTH CORNER OF SAID NEGRETE TRACT, SAME BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF JORDAN VALLEY ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE EAST CORNER OF A RIGHT-OF-WAY DEDICATION PER INSTRUMENT NUMBER 202000235677, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 44 DEG. 28 MIN. 17 SEC. WEST, ALONG THE WEST LINE OF SAID NEGRETE TRACT AND ALONG THE COMMON LINE OF SAID RIGHT-OF-WAY DEDICATION AND SAID JORDAN VALLEY ROAD, PASSING AT A DISTANCE OF 16.06 FEET TO A 3 INCH ALUMINUM DISK STAMPED "NEGRETE/RPLS 5111" FOUND FOR THE NORTH CORNER OF SAID RIGHT-OF-WAY DEDICATION, SAME BEING THE EAST CORNER OF LOT 27A, BLOCK 8780, NEGRETE PLACE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 202000235677, SAID OFFICIAL PUBLIC RECORD, AND CONTINUING ALONG THE COMMON LINE OF SAID NEGRETE TRACT AND SAID LOT 27A, A TOTAL DISTANCE OF 623.91 FEET TO A 1/2" INCH IRON ROD WITH YELLOW "PRECISE" PLASTIC CAP FOUND FOR THE WEST CORNER OF SAID NEGRETE TRACT, SAME BEING THE NORTH CORNER OF SAID LOT 27A, SAME BEING IN THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO ELIAS GUZMAN AND MARIA DEL LOS ANGELES GUZMAN, BY DEED RECORDED IN VOLUME 2004137, PAGE 7966, SAID DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE NORTH 45 DEG. 33 MIN. 11 SEC. EAST, ALONG THE COMMON LINE OF SAID NEGRETE TRACT AND SAID GUZMAN TRACT, A DISTANCE OF 264.20 FEET TO A 1/2" INCH IRON ROD WITH RED "PEISER & MANKIN SURV" PLASTIC CAP SET (HEREINAFTER REFERRED TO AS 1/2" INCH IRON ROD SET) FOR THE NORTH CORNER OF SAID NEGRETE TRACT, SAME BEING THE WEST CORNER OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND CONVEYED TO RONALD ELLIS COX AND WIFE, MARILYN COX, BY DEED RECORDED IN INSTRUMENT NUMBER 20080052609, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE ALONG THE EASTERLY LINE OF SAID NEGRETE TRACT AND THE REMAINDER OF SAID COX TRACT: SOUTH 44 DEG. 26 MIN. 49 SEC. EAST, A DISTANCE OF 93.00 FEET TO A 1/2" INCH IRON ROD SET FOR CORNER; SOUTH 45 DEG. 33 MIN. 11 SEC. WEST, A DISTANCE OF 64.16 FEET TO A 1/2" INCH IRON ROD SET FOR CORNER; SOUTH 44 DEG. 28 MIN. 17 SEC. EAST, A DISTANCE OF 530.76 FEET TO A 1/2" INCH IRON ROD SET FOR THE EAST CORNER OF SAID NEGRETE TRACT, SAME BEING THE SOUTH CORNER OF THE REMAINDER OF SAID COX TRACT, SAME BEING IN THE NORTHWEST RIGHT-OF-WAY LINE OF AFORESAID JORDAN VALLEY ROAD;

THENCE SOUTH 45 DEG. 30 MIN. 40 SEC. WEST, ALONG THE COMMON LINE OF SAID NEGRETE TRACT AND SAID JORDAN VALLEY ROAD, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 130,736 SQUARE FEET OR 3.001 ACRES OF COMPUTED LAND, MORE OR LESS.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **CAMERINO JUNIOR NEGRETE AND MARIA NEGRETE**, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **MARIA NEGRETE ADDITION** AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND FLOODWAY MANAGEMENT AREAS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS; AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2022.

BY: _____
CAMERINO JUNIOR NEGRETE

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CAMERINO JUNIOR NEGRETE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY _____

WITNESS MY HAND THIS THE ____ DAY OF _____, 2022.

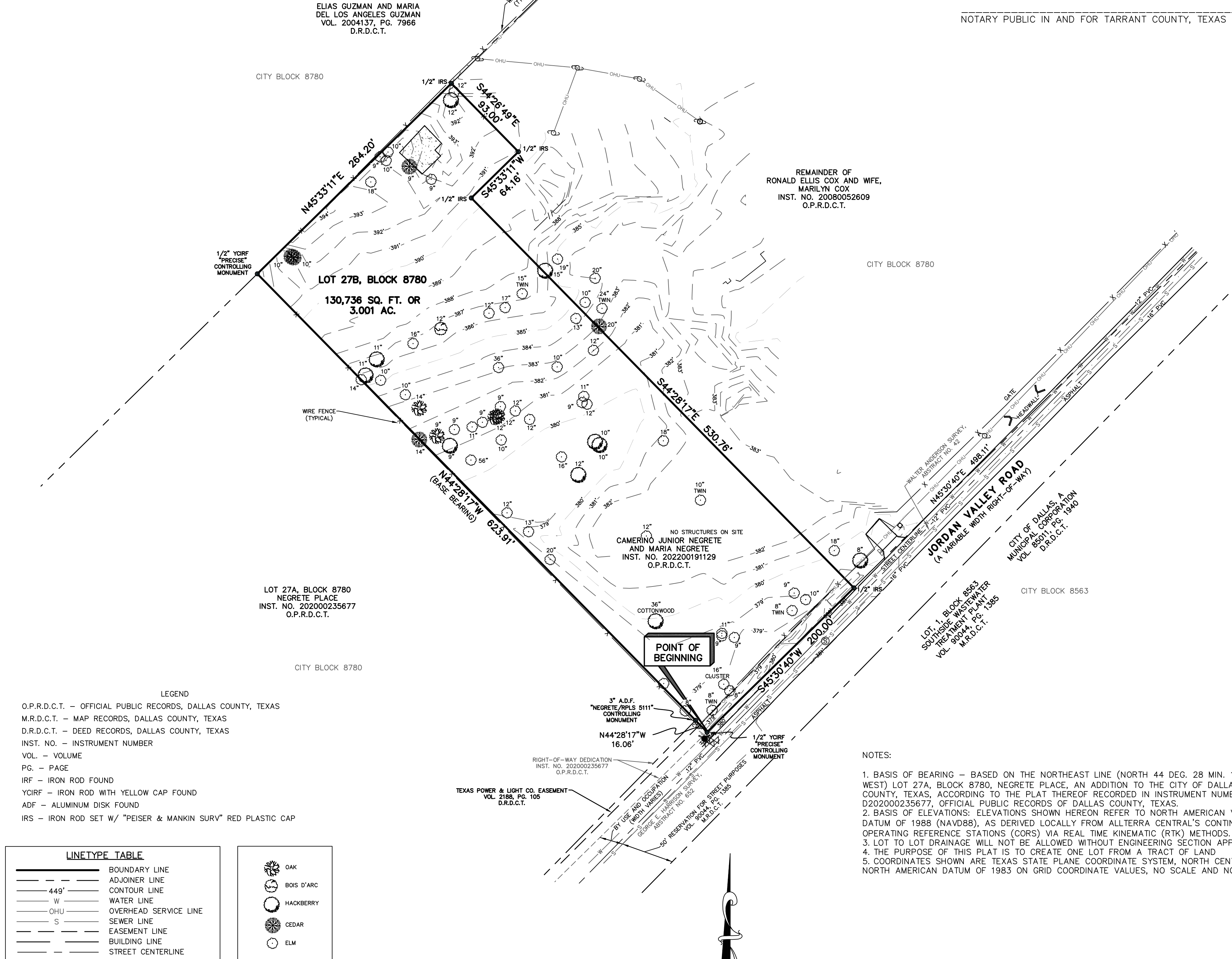
BY: _____
MARIA NEGRETE

COUNTY OF DALLAS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARIA NEGRETE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

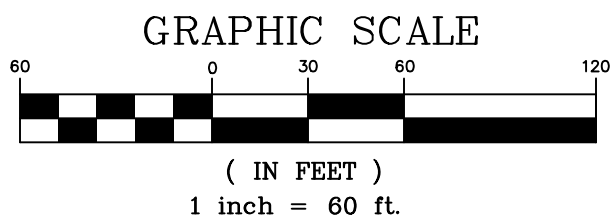
NOTARY PUBLIC IN AND FOR DALLAS COUNTY _____

PRELIMINARY PLAT
MARIA NEGRETE ADDITION
LOT 27B, BLOCK 8780
BEING 3.001 ACRES OUT OF THE
WALTER ANDERSON SURVEY, ABSTRACT NO. 42
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-018



NOTES:

1. BASIS OF BEARING - BASED ON THE NORTHEAST LINE (NORTH 44 DEG. 28 MIN. 17 SEC. WEST) LOT 27A, BLOCK 8780, NEGRETE PLACE, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D202000235677, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.
2. BASIS OF ELEVATIONS: ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS DERIVED LOCALLY FROM ALLTERRA CENTRAL'S CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) METHODS.
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM A TRACT OF LAND
5. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



LINETYPE TABLE	
---	BOUNDARY LINE
---	ADJOINER LINE
---	CONTOUR LINE
---	WATER LINE
---	OVERHEAD SERVICE LINE
---	SEWER LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE

	OAK
	BOS D'ARC
	HACKBERRY
	CEDAR
	ELM

LEGEND			
	GAS METER		FIRE HYDRANT
	IRR. CONTROL VALVE		WATER METER
	TELEPHONE PEDESTAL		FUEL PORT
	POWER POLE		WATER VALVE
	DOWN GUY		TRANSFORMER PAD
	S.S. MANHOLE		VAULT
	CLEAN OUT		STORM DRAIN MANHOLE
	WATER MANHOLE		TRAFFIC SIGNAL POLE
	TELEPHONE SIGNAL POLE		TELEPHONE MANHOLE
	CONCRETE		GAS MANHOLE
	BOLLARD		COVERED AREA
	A/C PAD		HANDICAP SPACE

OWNER:

CAMERINO JUNIOR NEGRETE
MARIA NEGRETE
2530 COULEE STREET
IRVING, TEXAS 75062
CAME_NEGRETE@YAHOO.COM
214-681-3988

JOB NO.: 22-0331	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 8/25/2022	www.peisersurveying.com		
FIELD DATE: 4/18/2022		1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)	1
SCALE: 1" = 60'		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
FIELD: N.T.K.	tmankin@peisersurveying.com		1
DRAWN: J.M.N.	FIRM No. 100999-00		
CHECKED: T.R.M.	Member Since 1977		



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: S223-019

Item #: 15.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 29.12-acre tract of land containing part of City Block 8035 and all of Lot 66A in City Block 8035 to create one lot on property located on Duncanville Road, south of Ledbetter Drive.

Owners: LB DR LLC/ 4307 DR LLC, Felix Bahena Solano, Dagoberto Guzman Bahena, Umberto Guzman Bahena

Surveyor: Eagle Surveying, LLC

Application Filed: October 20, 2022

Zoning: IR

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

Planner: Sharmila Shresta

Council District: 3

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-019**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Duncanville Road, south of Ledbetter Drive**DATE FILED:** October 20, 2022**ZONING:** IR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 29.12-acres**MAPSCO:** 62F**OWNERS:** LB DR LLC/ 4307 DR LLC, Felix Bahena Solano, Dagoberto Guzman
Bahena, Umberto Guzman Bahena**REQUEST:** An application to replat a 29.12-acre tract of land containing part of City Block 8035 and all of Lot 66A in City Block 8035 to create one lot on property located on Duncanville Road, south of Ledbetter Drive.**SUBDIVISION HISTORY:**

1. S212-242 was a request located at the same location as the present request to replat a 24.103-acre tract of land containing all of Lots 65 through 68 and part of Lot 69 in City Block 6265 to create one lot on property located on West Ledbetter Avenue, west of Duncanville Road. The request was approved on July 7, 2022 and was withdrawn on October 20, 2022.
2. S212-161 was a request northwest of the present request to create one 8.681-acre lot and one 24.96-acre lot from a 33.64-acre tract of land in City Block 8032 on property located on West Ledbetter Drive, west of Duncanville Road. The request was approved on April 21, 2022 but has not been recorded.
3. S178-201 was a request north of the present request to create one 12.030-acre lot from a tract of land containing part of City Block 8032 on property located on Duncanville Road at Ledbetter Drive, south of Investment Drive. The request was approved on June 7, 2018 but has not been recorded.

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:**General 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.

Paving & Drainage Conditions:

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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Ledbetter Drive. Section 51A 8.602(c).
16. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Duncanville Road. Section 51A 8.602(c).
17. 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.

Survey (SPRG) Conditions:

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

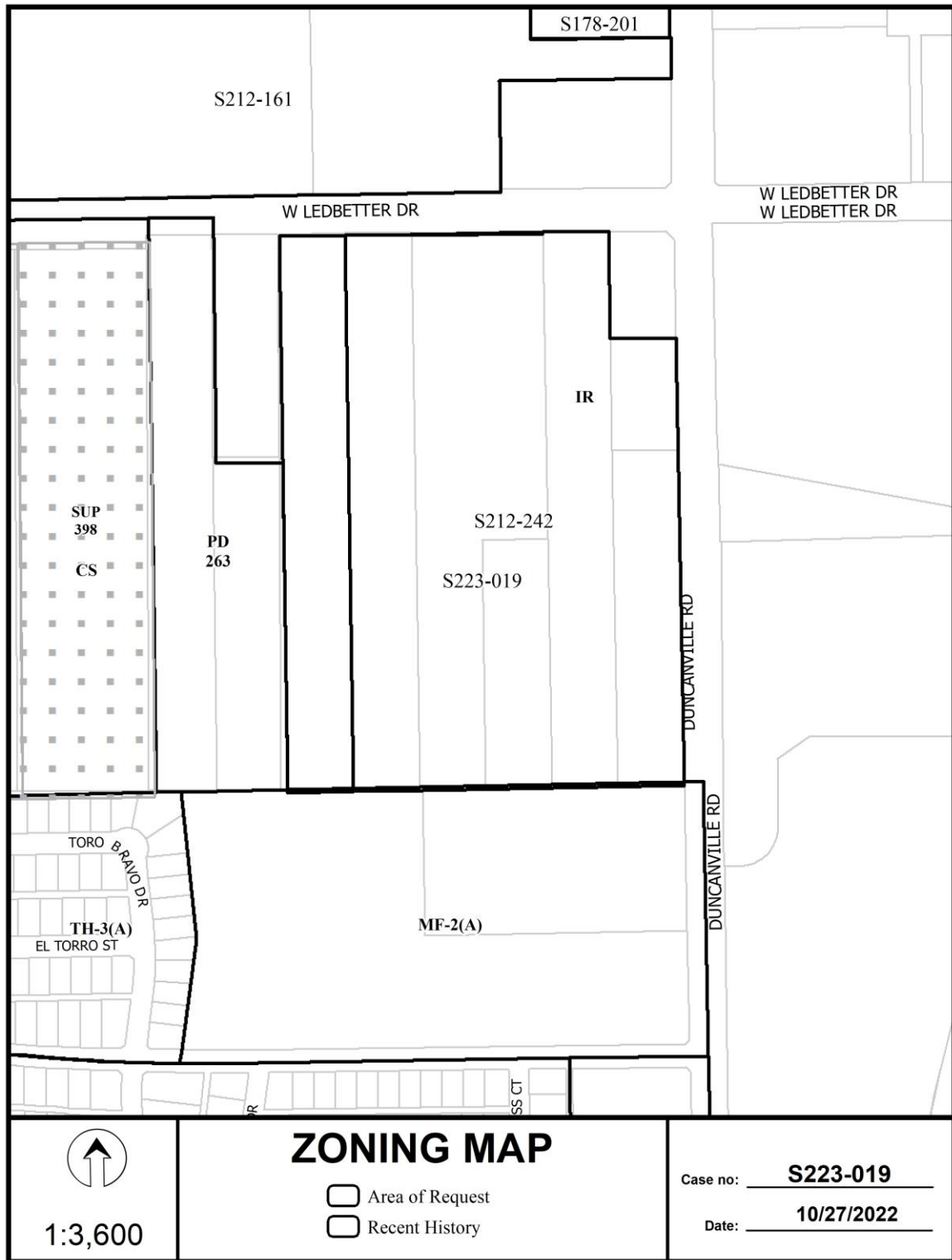
19. On the final plat, reference board of “Professional Engineers and Land Surveyors” in Surveyor’s statement.

Dallas Water Utilities Conditions:

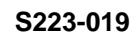
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

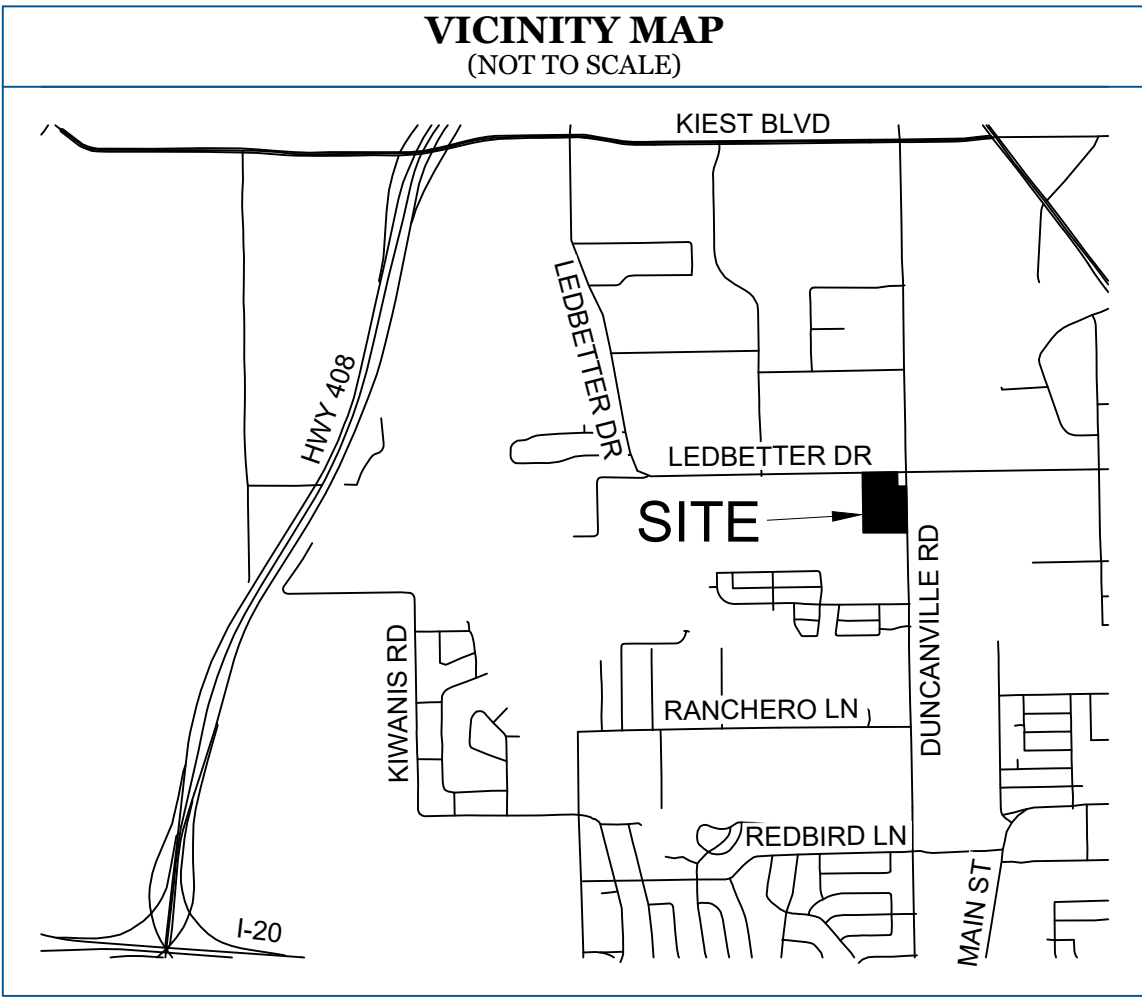
Real Estate/Street Name/GIS, Lot & Block Conditions:

23. On the final plat, change “W Ledbetter Drive/ County Road 180” to “Ledbetter Drive”.
24. On the final plat, identify the property as Lot 64A in City Block 8035. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









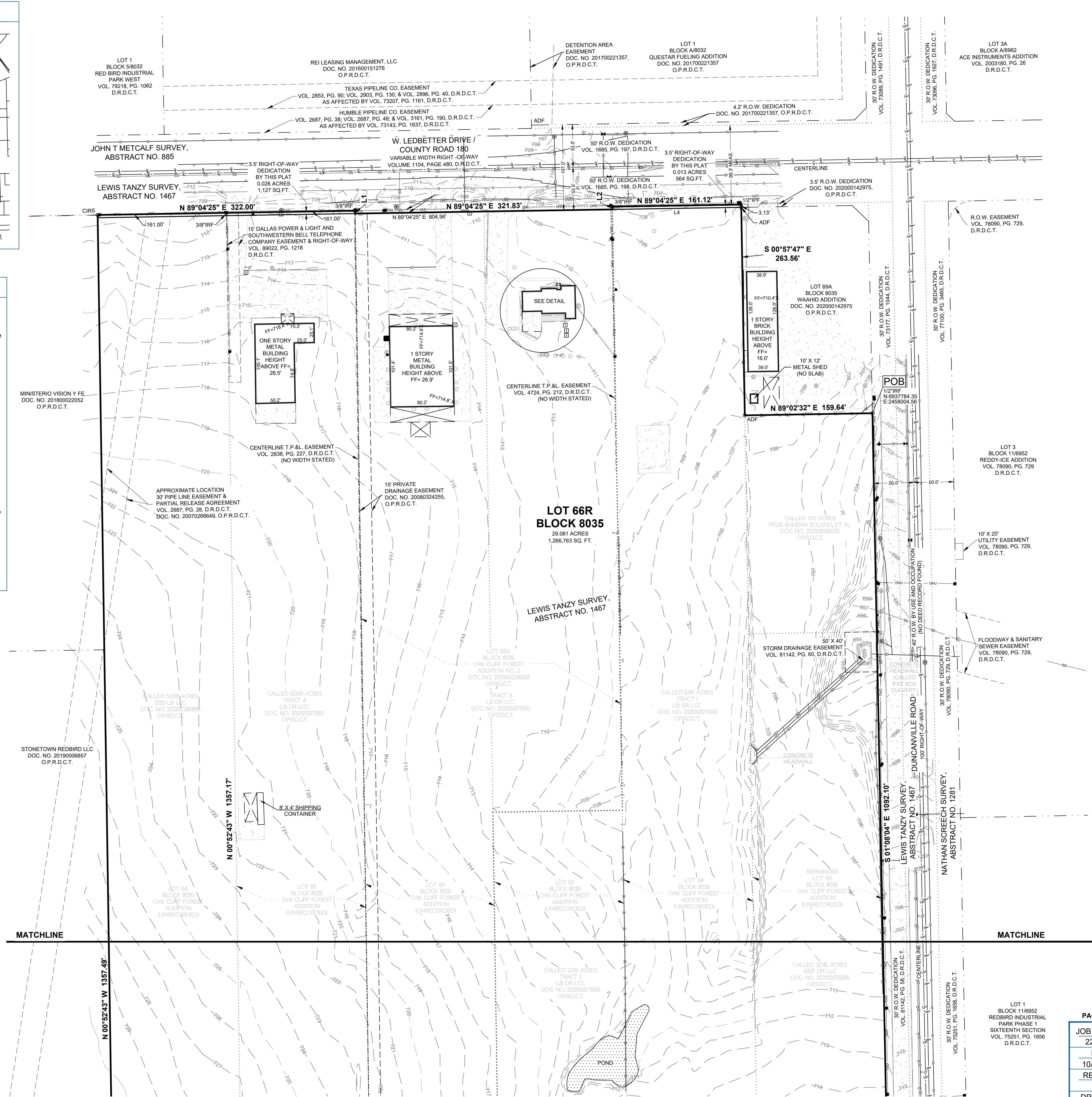
GENERAL NOTES

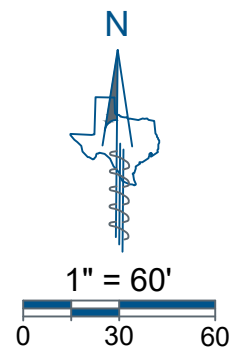
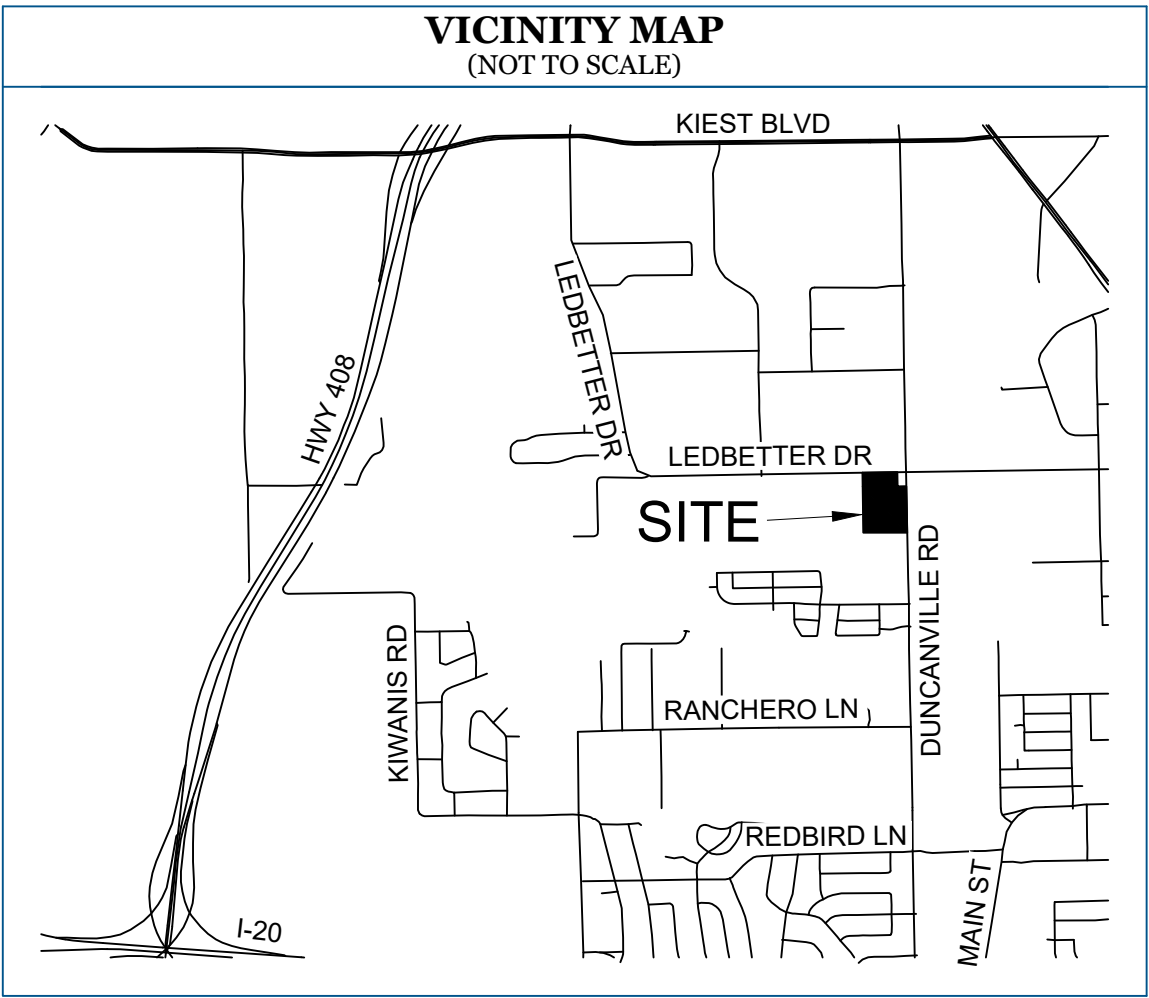
- The purpose of this plat is to create one lot of record from 1 existing lot of record and 6 unplatted tracts of land.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Controlling monuments: as shown.
- Lot-to-lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
- Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 7, 2014 and is located in Community Number 480171 as shown on Map Number 4813C0460K. The location of the Flood Zone is approximate. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- Elevations shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Vertical Datum of 1988, (Geoid 12A).
- Approximate locations of the Underground Utilities, if shown on this survey, may not be shown in their entirety, were derived from above ground observations, Utility markings, and/or record documents and are shown hereon for informational purposes only. No excavation was performed on this site at the time of this survey. For the exact location of the Underground Utilities call 1-800-545-6005. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities shown hereon.
- Existing buildings to remain on the site.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°55'35" E	3.50'
L2	N 00°55'35" W	3.50'
L3	S 89°04'25" W	322.00'
L4	S 89°04'25" W	161.12'

LEGEND

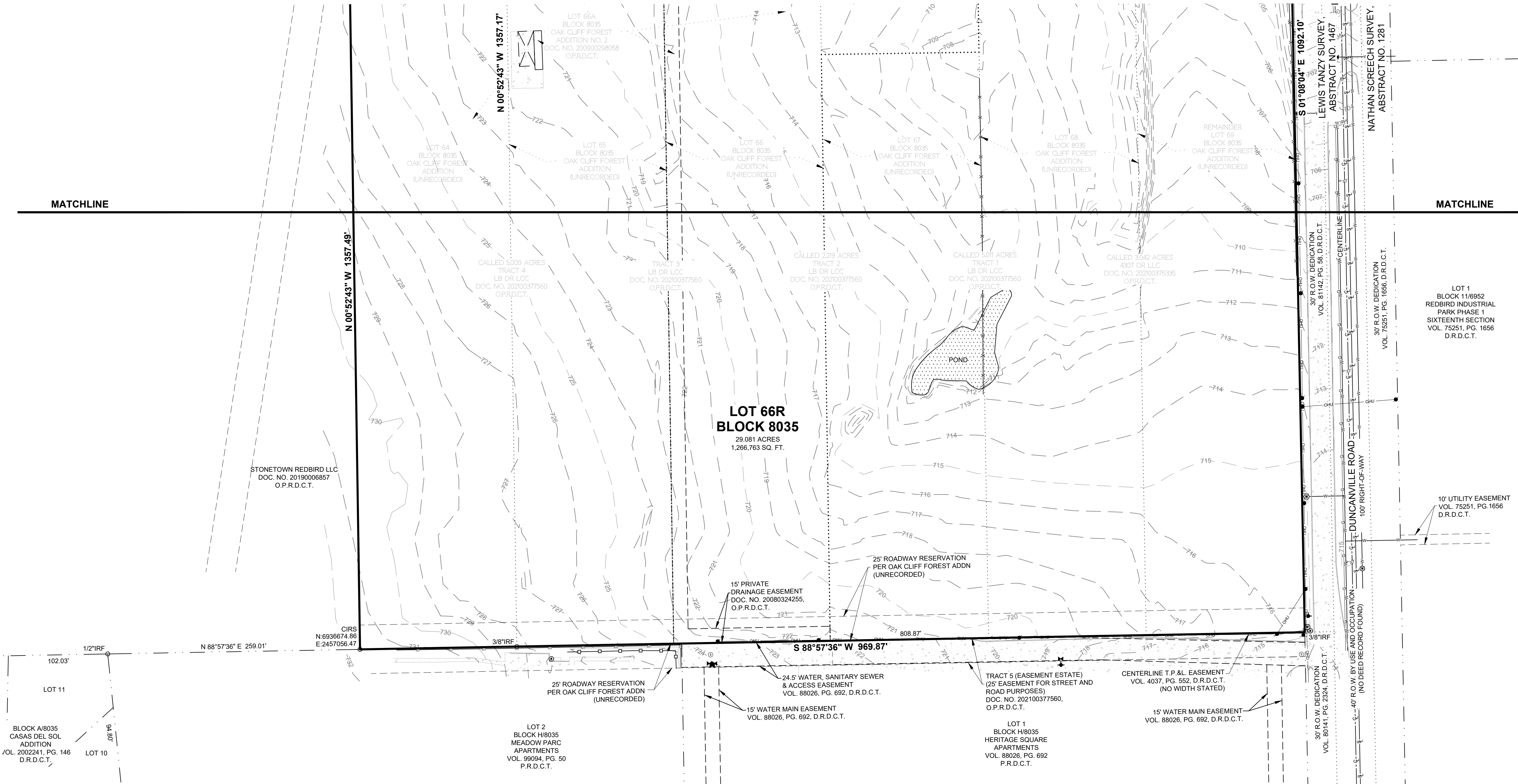
●	Boundary Monument	VOL.	Volume
()	Record Call	PG.	Page
SQ.FT.	Square Feet	C	Guy Wire
CIRF	Capped Iron Rod Found	●	Power Pole
IRF	Iron Rod Found	[E]	Electric Vault
POB	Point of Beginning	[T]	Telecomm. Vault
DOC. NO.	Document Number	[F]	Fiber Optic Utility Mark
D.R.D.C.T.	Deed Records, Dallas County, Texas	●	Telecomm. Utility Sign
U.E. / B.L.	Utility Easement/ Building Line	⊙	Sanitary Manhole
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas	⊙	Storm Drain Manhole
—	Subject Boundary Line	ADF	3" aluminum disc found
—	EASEMENT	⊙	Cleanout
—C—	CENTERLINE	537	Contour
—S—	SURVEY LINE	[X]	Concrete
+	Fire Hydrant	—H—	Wood Fence
—	Oncor Utilities Clear	—OHU—	Overhead Utilities
●	Sign		
⊙	Gas Meter		
⊙	Water Meter		
⊙	Water Valve		





GENERAL NOTES

- The purpose of this plat is to create one lot of record from 1 existing lot of record and 6 unplatted tracts of land.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
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- Existing buildings to remain on the site.



OWNER
5130 LB LLC
45 Main Street, Suite 502
Brooklyn, NY 11201

OWNER
LB DR LLC / 4307 DR LLC
45 Main Street, Suite 502
Brooklyn, NY 11201

OWNER
Felix Bahena Solano
Dagoberto Gusman Bahena
4307 Duncanville Road, Suite 160
Dallas, TX 75236

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Matt Moore, PE
301 S. Coleman, Suite 40
Prosper, Texas 75078
(817) 281-0572

LEGEND

●	Boundary Monument	VOL.	Volume		Concrete
()	Record Call	PG.	Page		Wood Fence
SQ.FT.	Square Feet	C	Guy Wire		Overhead Utilities
CIRF	Capped Iron Rod Found		Power Pole		Gas Meter
IRF	Iron Rod Found		Electric Vault		Water Meter
POB	Point of Beginning		Telecomm. Vault		Water Valve
DOC. NO.	Document Number		Fiber Optic Utility Mark		Fire Hydrant
D.R.D.C.T.	Deed Records, Dallas County, Texas		Telecomm. Utility Sign		Oncoor Utilities Clear
U.E. / B.L.	Utility Easement/ Building Line		Sanitary Manhole		Sign
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas		Storm Drain Manhole		Contour
	Subject Boundary Line	ADF	3" aluminum disc found		
	EASEMENT	C	Cleanout		
	CENTERLINE				
	SURVEY LINE				

PRELIMINARY PLAT LDA

LOT 66R, BLOCK 8035

BEING A REPLAT OF LOT 66A, BLOCK 8035
OAK CLIFF FOREST ADDITION NO. 2
RECORDED IN DOC. NO. 200900298058, O.P.R.D.C.T.,
BEING ALL OF LOTS 64-68 AND PART OF
LOT 69, BLOCK 8035,
OAK CLIFF FOREST ADDITION (UNRECORDED)
BEING 29.12 ACRES IN THE
LEWIS TANZY SURVEY, ABSTRACT No. 1467,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-019
CITY ENGINEERING NO. DP _____

PAGE 2 OF 3

JOB NUMBER	2203.063
DATE	10/20/2022
REVISION	-
DRAWN BY	BE



Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS **LB DR LLC, 4307 DR LLC, FELIX BAHENA SOLANO, DAGOBERTO GUZMAN BAHENA, UMBERTO GUSMAN BAHENA** and **5130 LB LLC** are the owners of a 29.12 acre tract or parcel of land situated in the LEWIS TANZY SURVEY, ABSTRACT NO. 1467, City Block No. 8035, City of Dallas, Dallas County, Texas, being all of Lots 64, 65, 66, 67, 68, and part of Lot 69, Block 8035, Oak Cliff Forest Addition, an unrecorded subdivision, being all of Lot 66A, Block 8035, Oak Cliff Forest Addition No. 2, a subdivision of record in Document Number 200900298058, of the Official Public Records of Dallas County, Texas, being all of called Tract 1, Tract 2, Tract 3, and Tract 4 conveyed to LB DR LLC by Special Warranty Deed of record in Document Number 202100377560, of said Official Public Records, being all of a called 3.042 acre tract of land conveyed to 4307 DR LLC by Special Warranty Deed of record in Document Number 202100376335, of said Official Public Records, being all of a called 1.00 acre tract of land conveyed to Felix Bahena Solano, Dagoberto Guzman Bahena, and Umberto Gusman Bahena by Special Warranty Deed of record in Document Number 202100043076, of said Official Public Records, being all of a called 5.008 acre tract of land conveyed to 5130 LB LLC by Special Warranty Deed of record in Document Number 202100385886, of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the west right-of-way line of Duncanville Road (a 100' right-of-way), at the southeast corner of Lot 69A, Block 8035, Waahid Addition, a subdivision of record in Document Number 202000142975, of said Official Public Records, and the northeast corner of said 1.00 acre tract;

THENCE, S01°08'04"E, along the west right-of-way line of said Duncanville Road, being the common east line of said 1.00 and 3.042 acre tracts, a distance of 1,092.10 feet to a 3/8" iron rod found at the northeast corner of Lot 1, Block H/8035, Heritage Square Apartments, a subdivision of record in Volume 88026, Page 692, of the Plat Records of Dallas County, Texas, and the southeast corner of said 3.042 acre tract;

THENCE, S88°57'36"W, along the north line of said Lot 1 and Lot 2, Block H/8035, Meadow Parc Apartments, a subdivision of record in Volume 99094, Page 50, of said Deed Records, being the common south lines of said 3.042 acre tract, said Tracts 1, 2, 3, and 4 and said 5.008 acre tract, passing at a distance of 808.87 feet a 3/8" iron rod found in the north line of said Lot 2, being the southeast corner of a said called 5.008 acre tract, and the southwest corner of said Tract 4, continuing a total distance of 969.87 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southwest corner of said 5.008 acre tract;

THENCE, N00°52'43"W, along the west line of said 5.008 acre tract, a distance of 1,357.49 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the south right-of-way line of W. Ledbetter Drive (also known as County Road 180, a variable width right-of-way)3/8" iron rod found in the south right-of-way line of W. Ledbetter Drive (also known as County Road 180, a variable width right-of-way), at the northeast corner of said 5.008 acre tract and the northwest corner of said Tract 4;

THENCE along the south right-of-way line of said Ledbetter Drive, the following five (5) courses and distances:

- 1) N89°04'25"E, passing at distance of 161.00 feet a 3/8" iron rod found at the northeast corner of said 5.008 acre tract and the northwest corner of said Tract 4, continuing a total distance of 322.00 feet to a 3/8" iron rod found at the northeast corner of said Tract 4;
- 2) S00°55'35"E, a distance of 3.50 feet to a point at the northwest corner of said Lot 66A;
- 3) N89°04'25"E, a distance of 321.83 feet to a point at the northeast corner of said Lot 66A;
- 4) N00°55'35"W, a distance of 3.50 feet to a 3/8" iron rod found at the northwest corner of said Tract 1;
- 5) N89°04'25"E, a distance of 161.12 feet to a 1/2" iron pipe found at the northeast corner of said Tract 1;

THENCE, S00°57'47"E, along the along east line of said Tract 1, passing at a distance of 3.15 feet a 3" aluminum disc found at the northwest corner of said Lot 69A, and continuing along the west line of said Lot 69A, being the common east line of said Tract 1, a total distance of 263.56 feet to a 3" aluminum disc found at the southwest corner of said Lot 69A and the northwest corner of said 1.00 acre tract;

THENCE, N89°02'32"E, along the south line of said Lot 69A, being the common north line of said 1.00 acre tract, a distance of 159.64 feet to the **POINT OF BEGINNING** and containing an area of 29.12 Acres, or (1,268,454 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **LB DR LLC, 4307 DR LLC, FELIX BAHENA SOLANO, DAGOBERTO GUZMAN BAHENA, UMBERTO GUSMAN BAHENA** and **5130 LB LLC**, do hereby adopt this plat, designating the herein described property as **LDA**, an addition to the City of Dallas, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

OWNER: **LB DR LLC**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER: **4307 DR LLC**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER: **FELIX BAHENA SOLANO**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER: **DAGOBERTO GUZMAN BAHENA**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER: **UMBERTO GUSMAN BAHENA**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

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Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

OWNER: **5130 LB LLC**

BY: _____
AUTHORIZED AGENT SIGNATURE

BY: _____
AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

Dated this the _____ day of _____, 2022.

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

Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2022.

Notary Public in and for the State of Texas

GENERAL NOTES

1. The purpose of this plat is to create one lot of record from 1 existing lot of record and 6 unplatted tracts of land.
2. The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011).
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9. Existing buildings to remain on the site.

PRELIMINARY PLAT
LDA

LOT 66R, BLOCK 8035

BEING A REPLAT OF LOT 66A, BLOCK 8035
OAK CLIFF FOREST ADDITION NO. 2
RECORDED IN DOC. NO. 200900298058, O.P.R.D.C.T.,
BEING ALL OF LOTS 64-68 AND PART OF
LOT 69, BLOCK 8035,
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BEING 29.12 ACRES IN THE
LEWIS TANZY SURVEY, ABSTRACT No. 1467,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-019
CITY ENGINEERING NO. DP _____

PAGE 3 OF 3

JOB NUMBER
2203.063
DATE
10/20/2022
REVISION
-
DRAWN BY
BE



Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

OWNER
5130 LB LLC
45 Main Street, Suite 502
Brooklyn, NY 11201

OWNER
LB DR LLC / 4307 DR LLC
45 Main Street, Suite 502
Brooklyn, NY 11201

OWNER
Felix Bahena Solano
Dagoberto Guzman Bahena
Umberto Gusman Bahena
4307 Duncanville Road, Suite 160
Dallas, TX 75236

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering
Contact: Matt Moore, PE
301 S. Coleman, Suite 40
Prosper, Texas 75078
(817) 281-0572



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: S223-020

Item #: 16.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 4.286-acre (186,701-square foot) lot from a tract of land in City Block 8514 on property located at 9210 Teagarden Road, east of Dowdy Ferry Road.

Owners: Humberto Hernandez, Ma Del Rosario Velazquez

Surveyor: LIM and Associates, Inc.

Application Filed: October 21, 2022

Zoning: R-10(A)

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

Planner: Sharmila Shresta

Council District: 8

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-020**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** 9210 Teagarden Road, east of Dowdy Ferry Road**DATE FILED:** October 21, 2022**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 4.286-acres**MAPSCO:** 69S**OWNERS:** LB DR LLC/ 4307 DR LLC, Felix Bahena Solano, Dagoberto Guzmán
Bahena, Umberto Guzmán Bahena**REQUEST:** An application to create one 4.286-acre (186,701-square foot) lot from a tract of land in City Block 8514 on property located at 9210 Teagarden Road, east of Dowdy Ferry Road.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.**STAFF RECOMMENDATION:** Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The request lies in an R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet for single family structures. The request is to create one 4.286-acre (186,701-square foot) lot. (*please refer to the existing area analysis map*)

Staff finds that there are variety of lot widths and lot areas within the immediate vicinity of the request and the request complies with the requirements of Section 51A-8.503 and the R-10(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General 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.

Paving & Drainage Conditions:

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)

Survey (SPRG) Conditions:

15. On the final plat, show recording information on all existing easements within 150 feet of property.
16. On the final plat, show how all adjoining right-of-way was created.
17. On the final plat, reference board of "Professional Engineers and Land Surveyors" in Surveyor's statement.

Dallas Water Utilities Conditions:

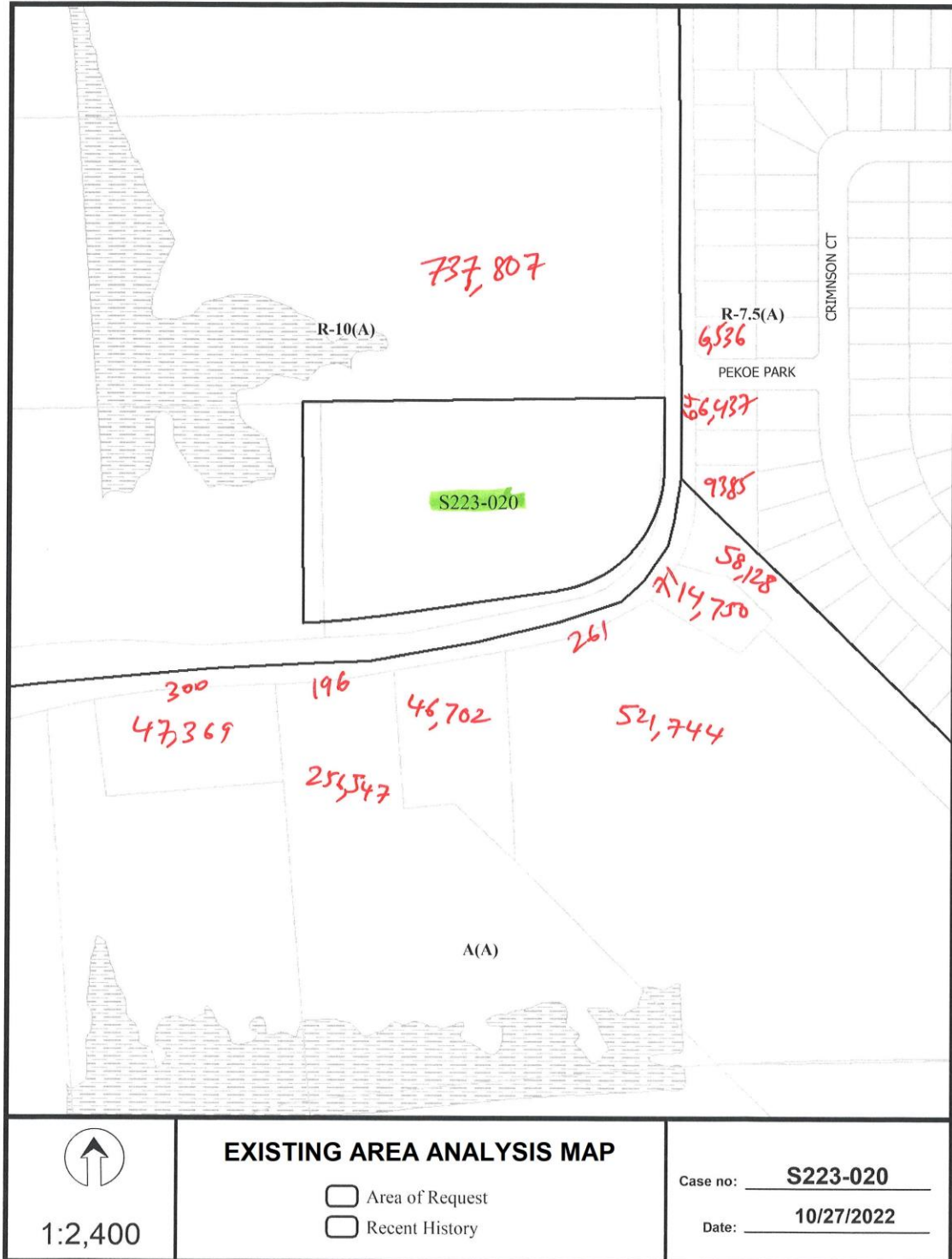
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

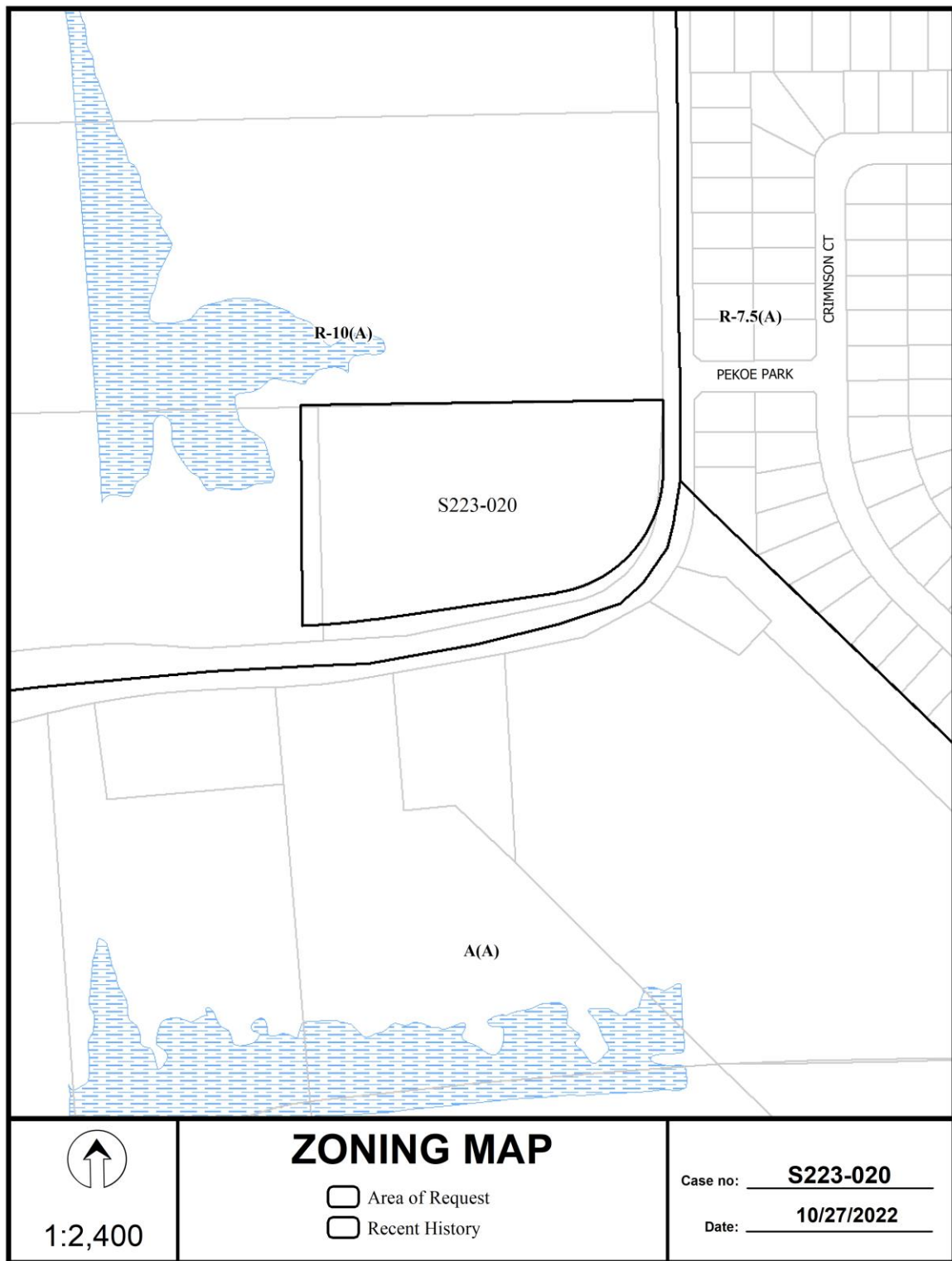
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

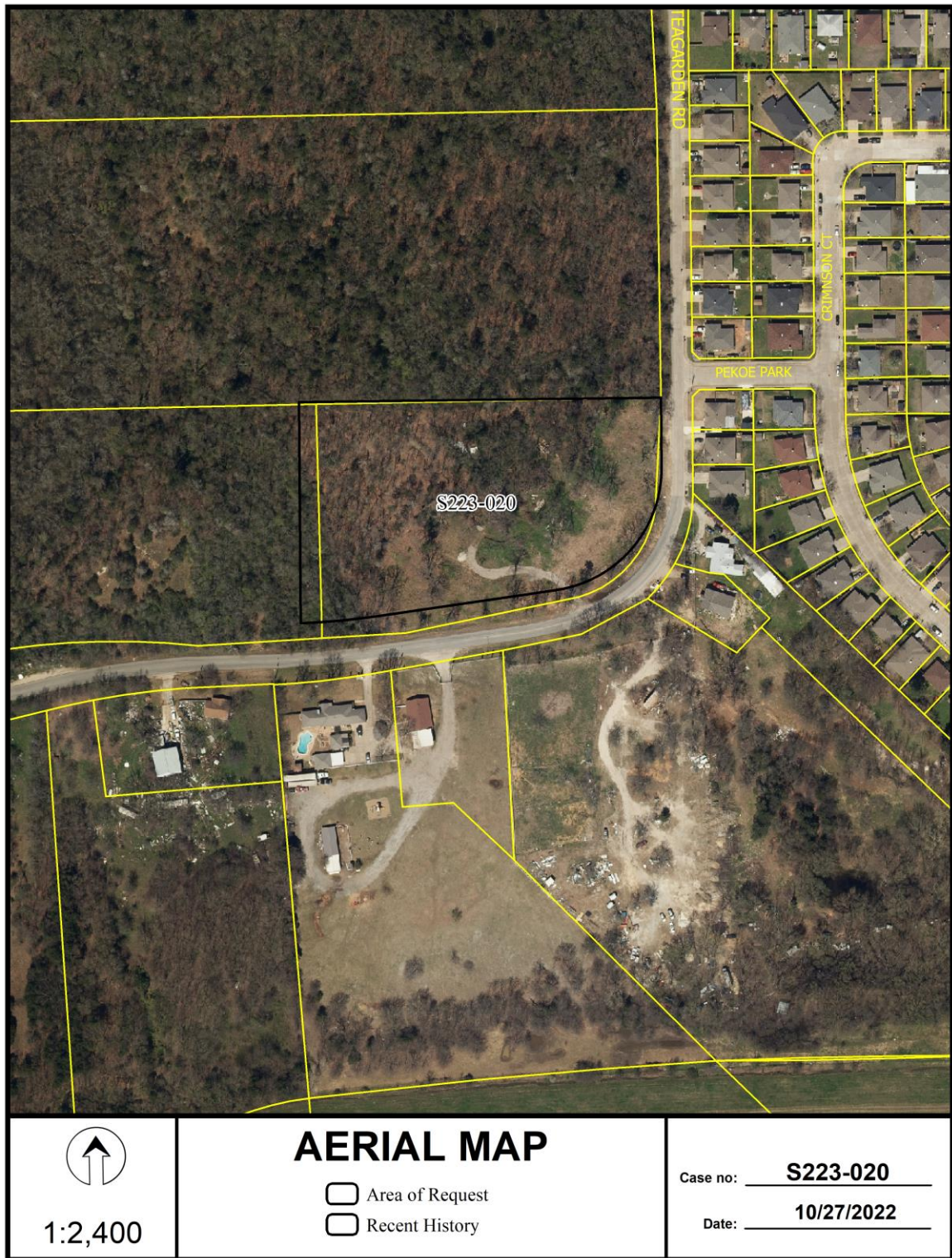
Real Estate/Street Name/GIS, Lot & Block Conditions:

19. On the final plat, identify the property as Lot 1 in City Block A/8514. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET







STATE OF TEXAS
COUNTY OF DALLAS

[illegible]

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

4. DANIEL S. LIM, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plot was prepared under my direct supervision, from records

State, on this day per-

My commission expires:

State this day

My commission exp

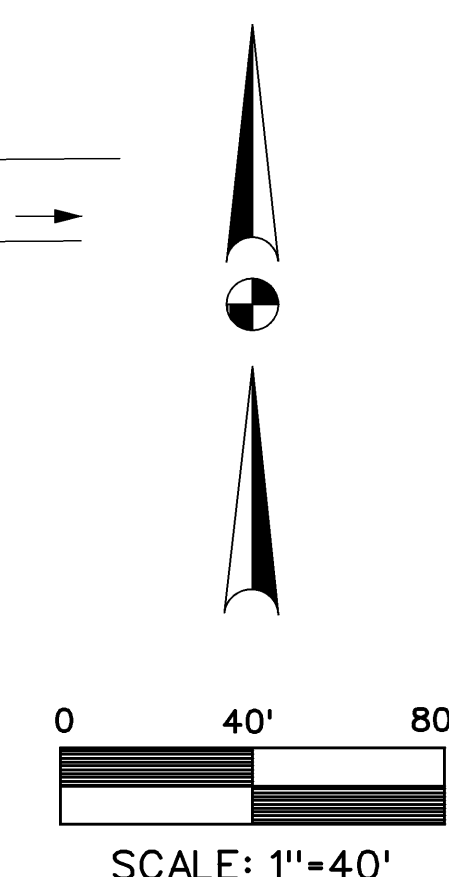
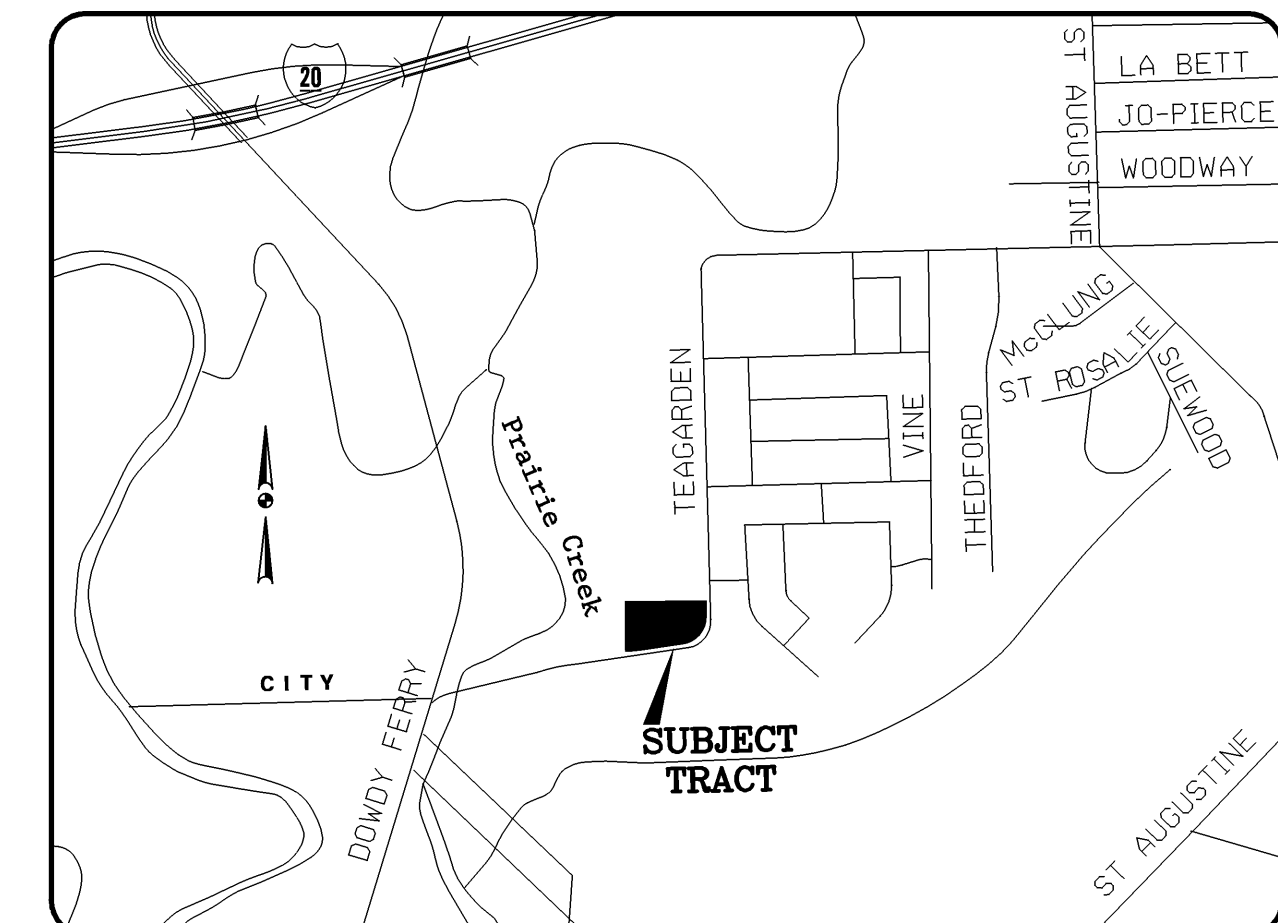
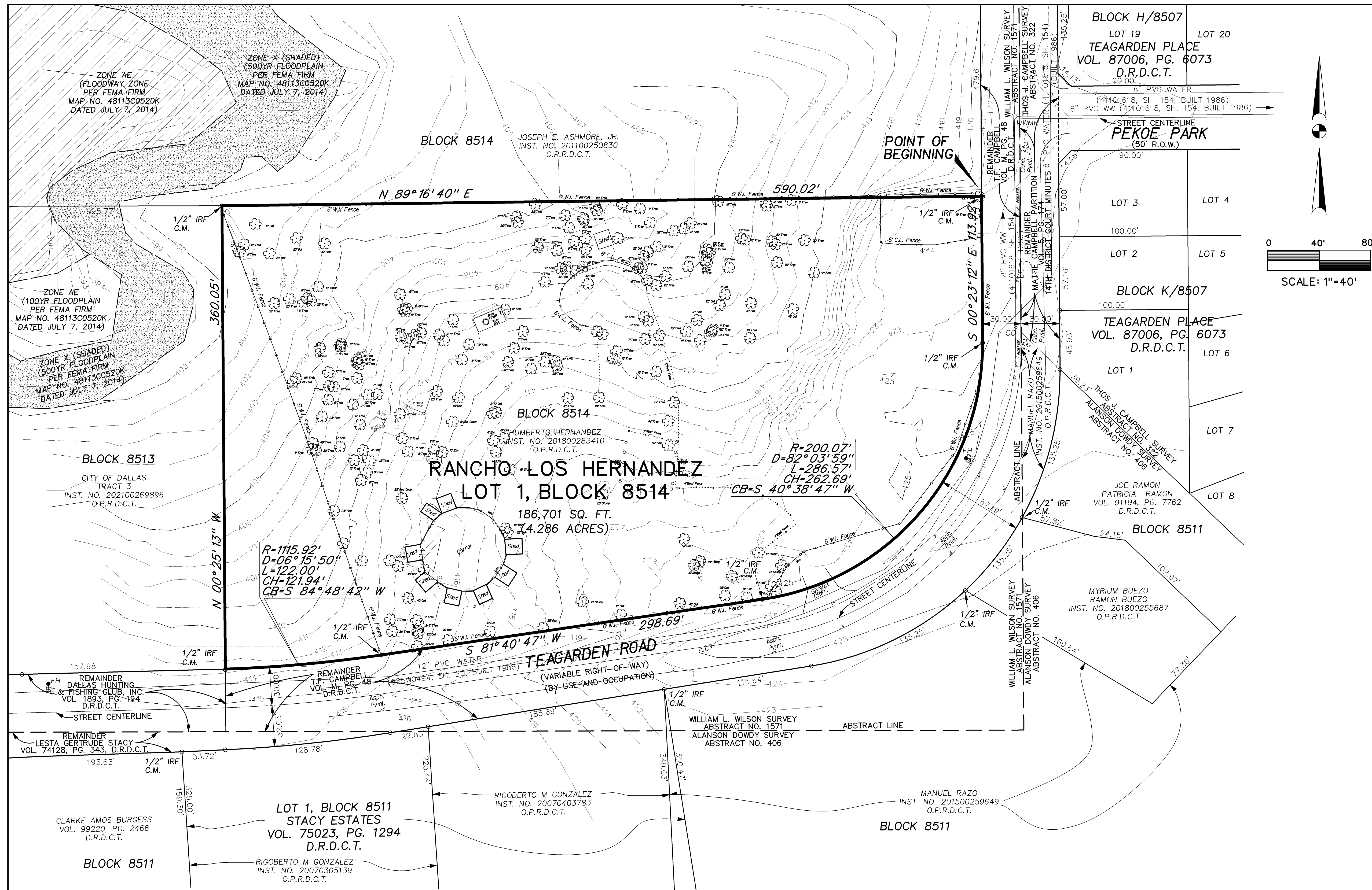
State, on this day person known to me to be the

SURETOR:
& ASSOCIATES, Inc.
Engineering & Surveying Consultants
10000 West Loop South, Suite 200
Tomball, Texas 77375
Tel: 281.294.1888 • Fax: 281.294.4848
http://landsurvey.com

PART OF BLOCK 8514
OUT OF
THE WILLIAM WILSON SURVEY, ABSTRACT NO. 1577
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5223-020

SHEET 2 OF 2
OCTOBER 20, 2022

LIM JOB NO. 221134



VICINITY MAP
MAPSCO 69-S
NOT TO SCALE

- LEGEND:**
- CIRF - CAPPED IRON ROD FOUND
 - CIRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
 - IRF - IRON ROD FOUND
 - IPF - IRON PIPE FOUND
 - CM - CONTROLLING MONUMENT
 - BOL - BOLLARD
 - BLDG - BUILDING
 - COL - COLUMN
 - CONC - CONCRETE
 - DRWY - DRIVEWAY
 - PVMT - PAVEMENT
 - CO - SANITARY SEWER CLEANOUT
 - PP - POWER POLE
 - OHL - OVERHEAD LINE
 - TMH - TELEPHONE MANHOLE
 - WM - WATER METER
 - SQ. FT. - SQUARE FEET
 - VOL. - VOLUME
 - PG. - PAGE
 - INST. NO. - INSTRUMENT NUMBER
 - D.R.D.C.T. - DEED RECORDS DALLAS COUNTY, TEXAS
 - M.R.D.C.T. - MAP RECORDS DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO CREATE A 4.286-ACRE LOT OUT OF UNPLATTED LAND.

- NOTES:**
1. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 3. EXISTING STRUCTURES TO REMAIN

PRELIMINARY PLAT
RANCHO LOS HERNANDEZ
LOT 1, BLOCK 8514

OWNER:
HUMBERTO HERNANDEZ
MA DEL ROSARIO VELAZQUEZ
4243 GLADEWATER
DALLAS, TEXAS 75216
TEL. 972-757-4251

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

BEING
PART OF BLOCK 8514
OUT OF
THE WILLIAM WILSON SURVEY, ABSTRACT NO. 1571
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-020

OWNER’S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, HUMBERTO HERNANDEZ AND MA DEL ROSARIO VELAZQUEZ are the owners of a 186,697 Square Foot (4.2860 Acre) tract of land situated in the William L. Wilson Survey Abstract No. 1574, Dallas County, Texas, lying in Block 8514, City of Dallas, Dallas County Texas, and being all of that same tract of land described in a deed recorded in Instrument No. 201800283410, 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" iron rod found at the common northeast corner of the above mentioned Humberto Hernandez and Ma Del Rosario Velazquez property and the southeast corner of that same tract of land described in a deed to Joseph E. Ashmore, Jr., recorded in instrument No. 201100250830, O.P.R.D.C.T., said point being in the west righth-of-way line of Teagarden Road (a 60' R.O.W.) and being S 00°34'14" E. 59.91' along the west right-of-way line of said Teagarden Road from the extended centerline of Pekoe Park (a 50' right-of-way);

THENCE S 00°23'12" E, 113.92 along the west right-of-way line of said Teagarden Road to a 1/2" iron rod found for corner at the beginning of a curve to the right having a central angle of 82°03'59" and a radius of 200.07' (Chord bearing S 40°39'47" W. 262.69');

THENCE around said curve and along the west right-of-way line of said Teagarden Road, a distance of 286.57' to a 1/2" iron rod found for corner;

THENCE S 81°40'47" W, 298.69' along the north right-of-way line of said Teagarden Road to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 06°15'50" and a radius of 1115.92' (Chord bearing S 84°48'42" W, 121.94');

THENCE around said curve and along the north right-of-way line of said Teagarden Road, a distance of 122.00' to a 1/2" iron rod found at the southeast corner of that same tract of land described in a deed to City of Dallas, recorded in Instrument No. 202100269896, O.P.R.D.C.T.;

THENCE N 00°25'13" W, 360.05' along the east line of said City of Dallas tract to a 1/2" iron rod found for corner in the south line the aforementioned Joseph E. Ashmore, Jr. property;

THENCE N 89°16'40" E, 590.02' along the south line of said Joseph E. Ashmore, Jr. property to the POINT OF BEGINNING and containing 186,701 square feet or 4.286 acres of land, more or less.

OWNER’S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HUMBERTO HERNANDEZ AND MA DEL ROSARIO VELAZQUEZ do hereby adopt this plat, designating the herein described property as RANCHO LOS HERNANDEZ, 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 _____, 2022.

Humberto Hernandez
Owner

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 _____, 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 _____, 2022.

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

Witness, My Hand At Dallas, Texas, This The ____ Day Of _____, 2022.

Ma Del Rosario Velazquez
Owner

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 _____, 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 _____, 2022.

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 Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A–8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2022

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, PE, RPLS, CFM
TEXAS R.P.L.S. NO. 5322

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 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 the ____ day of _____, 2022.

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

PRELIMINARY PLAT
RANCHO LOS HERNANDEZ
LOT 1, BLOCK 8514

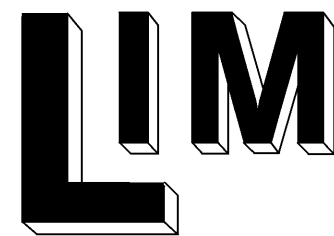
BEING
PART OF BLOCK 8514
OUT OF
THE WILLIAM WILSON SURVEY, ABSTRACT NO. 1571
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223-020

SHEET 2 OF 2
OCTOBER 20, 2022

LIM JOB NO. 221134

OWNER:

HUMBERTO HERNANDEZ
MA DEL ROSARIO VELAZQUEZ
4243 GLADEWATER
DALLAS, TEXAS 75216
TEL. 972-757-4251



SURVEYOR:

& 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



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: S223-021

Item #: 17.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 24.6269-acre lot, one 159.1473-acre lot, and to dedicate right-of-way from a tract of land in City Block 8273 and 8276 on property located on Witt Road, southwest of Lancaster-Hutchins Road.

Owner: Prologis-Exchange Tx 2006, LLC

Surveyor: Kimley-Horn and Associates, Inc.

Application Filed: October 21, 2022

Zoning: PD 761 (LI)

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

Planner: Sharmila Shresta

Council District: 8

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-021**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Witt Road, southwest of Lancaster-Hutchins Road**DATE FILED:** October 21, 2022**ZONING:** PD 761 (LI)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20761.pdf>**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 190.4458-acres **MAPSCO:** 77J-N**OWNER:** Prologis-Exchange Tx 2006, LLC

REQUEST: An application to create one 24.6269-acre lot, one 159.1473-acre lot, and to dedicate right-of-way from a 190.4458-acre tract of land in City Block 8273 and 8276 on property located on Witt Road, southwest of Lancaster-Hutchins 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 PD 761(LI); therefore, staff recommends approval subject to compliance with the following conditions:

General 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 2.

Paving & Drainage Conditions:

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)

Right of Way Conditions:

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 Witt Road and Moreland Road. Section 51A 8.602(d)(1).
16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)
17. Provide turn around per City of Dallas standards at the end of Morehead Road. Section 51A-8.506(b)
18. 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.
19. Approval from City of Hutchins is required regarding any paving/drainage/traffic issues.
20. Thoroughfare requirements must be coordinated with the Department of Transportation.
21. Coordinate with Traffic engineering regarding any proposed signal improvement for any ingress and egress to the property.

22. Construct full width of the Moreland Road thoroughfare requirements within the boundaries of the proposed plat per City of Dallas standards Section 51A-8.604(b)(1)
23. Construct one-half of the Witt Road thoroughfare requirements along the entire length of the plat per the City of Dallas standards. Section 51A-8.604(b)(3)

Flood Plain Conditions:

24. Determine the 100-year water surface elevation across this addition.
25. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. Section 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
26. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
27. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
28. Show natural channel set back from the crest of the natural channel.
29. Set floodway monument markers and provide documentation.
30. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

31. On the final plat, show recording information on all existing easements within 150 feet of property.
32. On the final plat, show how all adjoining right-of-way was created.
33. On the final plat, reference board of "Professional Engineers and Land Surveyors" in Surveyor's statement.

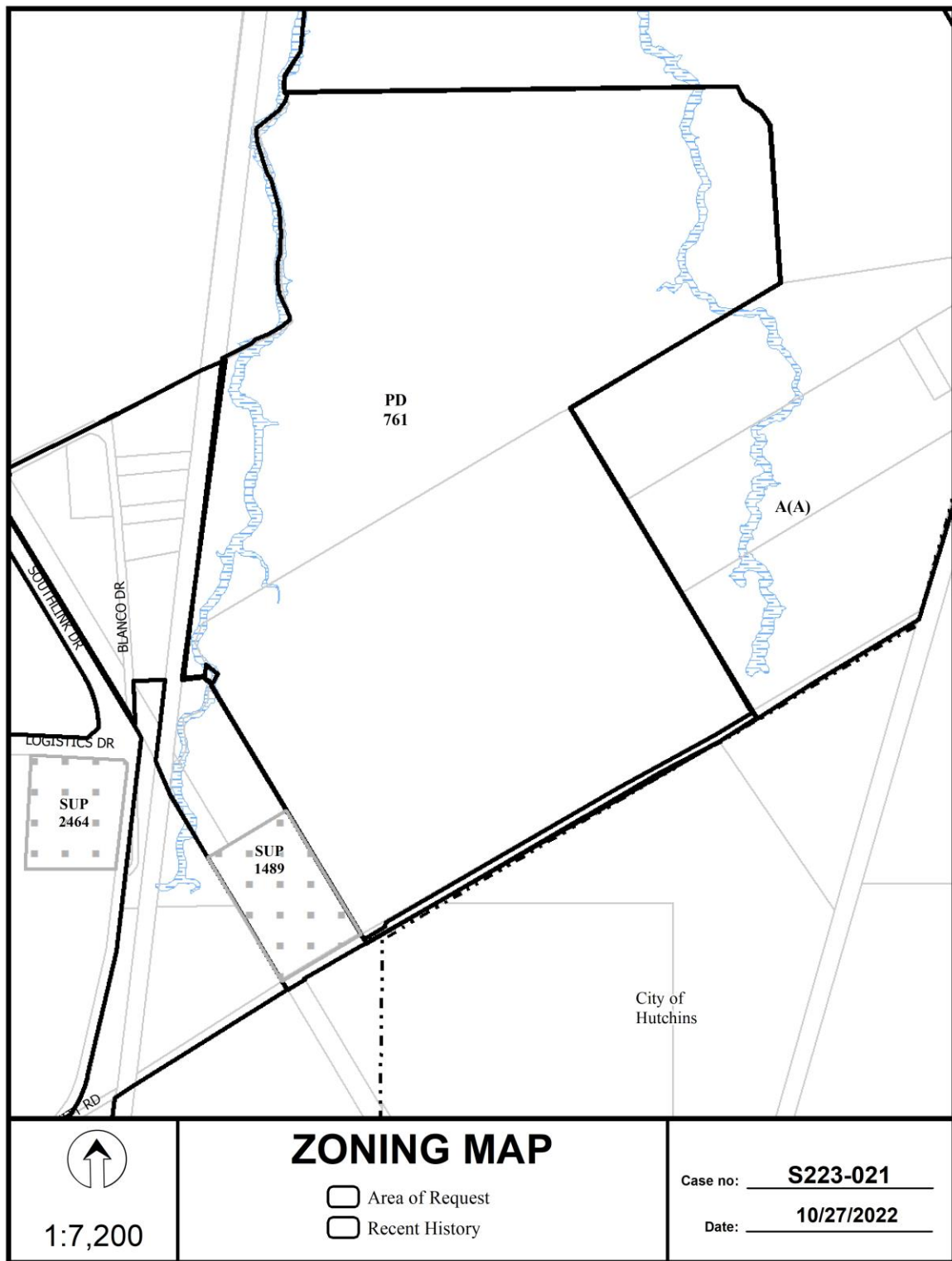
Dallas Water Utilities Conditions:

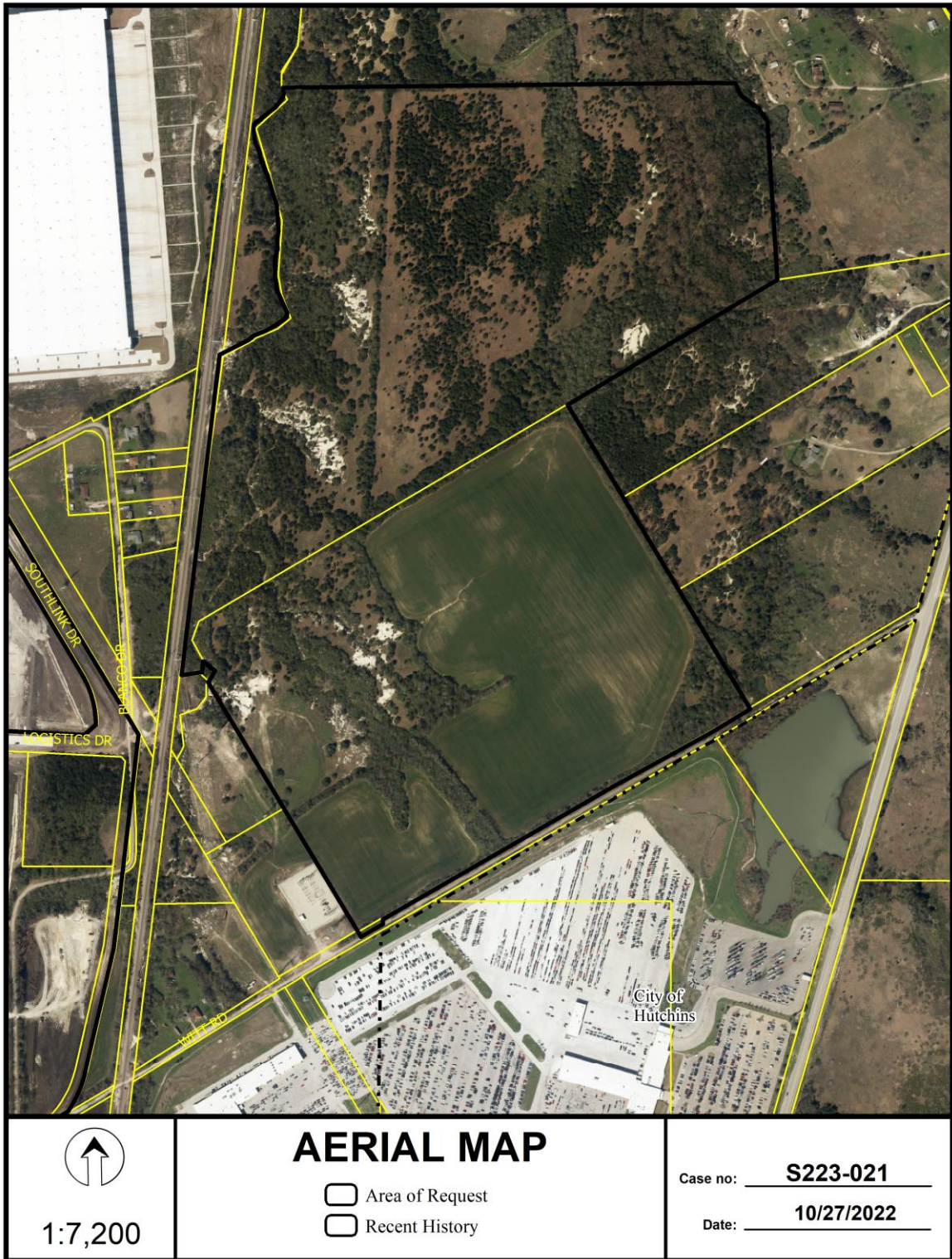
34. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
35. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
36. 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.
37. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas

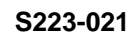
Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

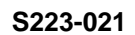
Real Estate/Street Name/GIS, Lot & Block Conditions:

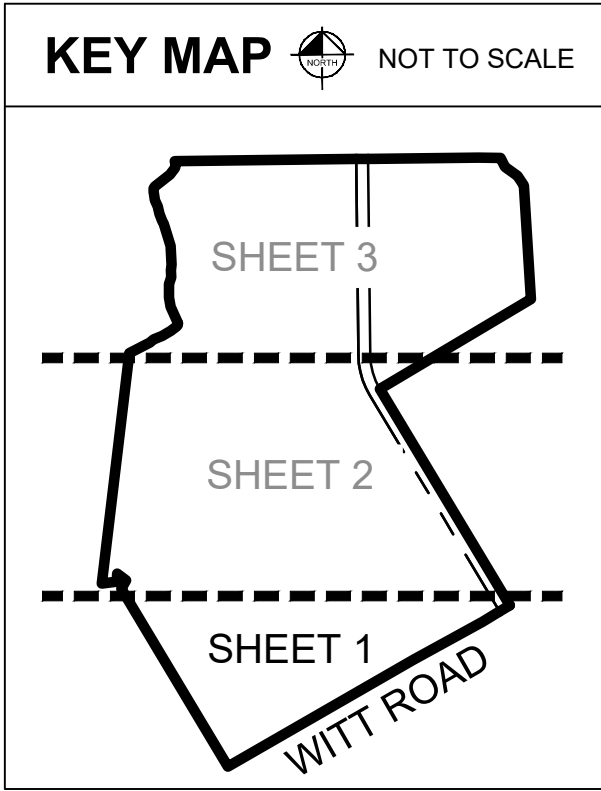
38. Prior to the final plat, contact City of Dallas Addressing for help determining acceptable names for the new street.
39. On the final plat, identify the property as Lot 1 in City Block A/8273 and Lot 1 in City Block B/8273. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





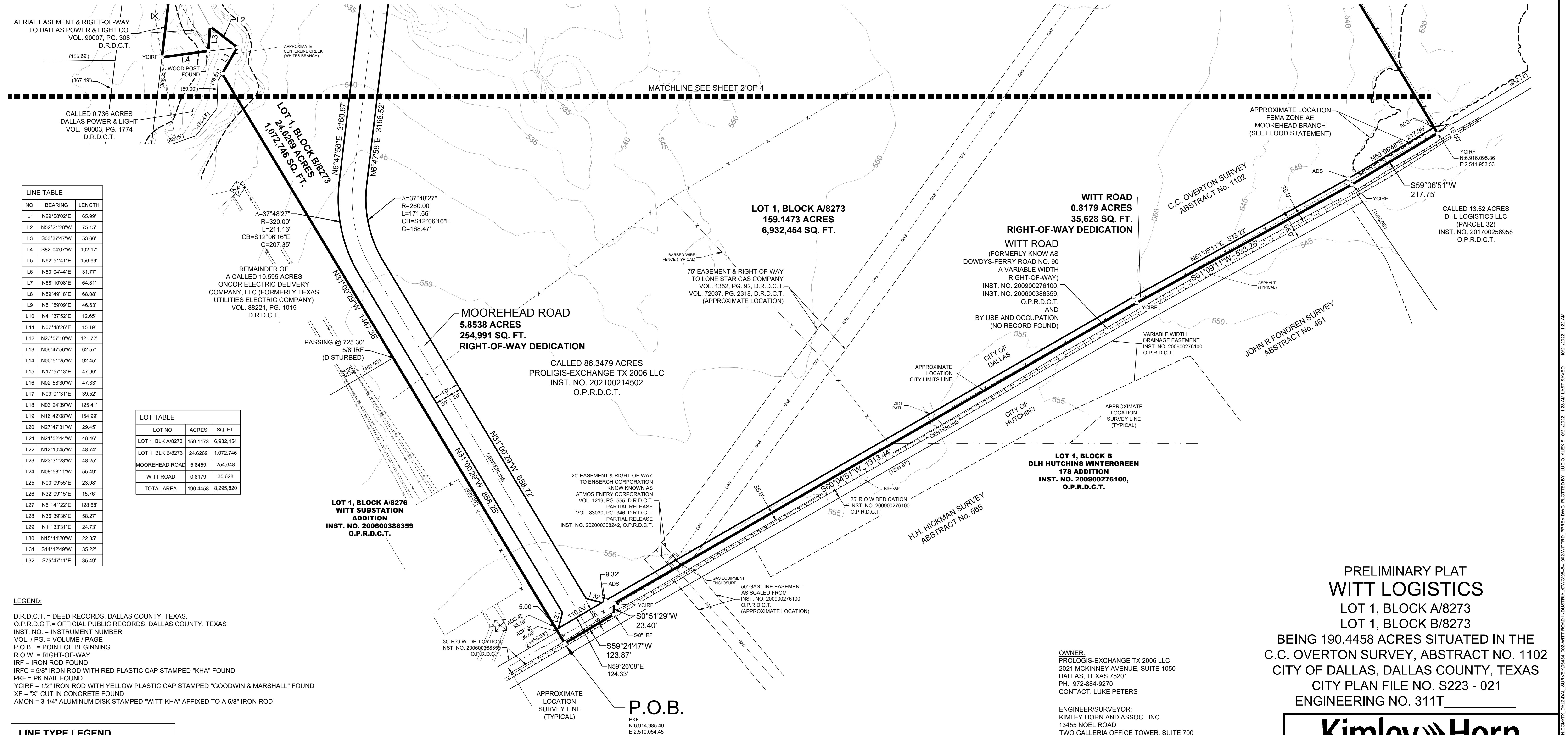










1. BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
3. ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
4. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983(2011) ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND DEDICATE RIGHT-OF-WAY FROM TWO UNPLATTED TRACTS OF LAND FOR DEVELOPMENT.
6. THERE ARE NO BUILDINGS ON THE PROPERTY.

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0513L, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JULY 7, 2014, A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION LIES WITHIN ZONE AE DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)." THE LIMITS OF THE 100-YEAR FLOOD SHOWN HEREON WERE DETERMINED BY THE GRAPHIC LOCATION SHOWN ON THE CURRENT FEMA FLOOD INSURANCE RATE MAP. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, 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.



D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS.
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. / PG. = VOLUME / PAGE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
IRF = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND
PKF = PK NAIL FOUND
YCHG = 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GOODWIN & MARSHALL" FOUND
XF = "X" CUT IN CONCRETE FOUND
AMON = 3 1/4" ALUMINUM DISK STAMPED "WITT-KHA" AFFIXED TO A 5/8" IRON ROD

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	ABSTRACT LINE
	CENTERLINE

OWNER:
PROLOGIS-EXCHANGE TX 2006 LLC
2021 MCKINNEY AVENUE, SUITE 1050
DALLAS, TEXAS 75201
PH: 972-884-9270
CONTACT: LUKE PETERS

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
CONTACT: DAN GALLAGHER, PE
dan.gallagher@kimley-horn.com

PRELIMINARY PLAT
WITT LOGISTICS
LOT 1, BLOCK A/8273
LOT 1, BLOCK B/8273
BEING 190.4458 ACRES SITUATED IN THE
C.C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223 - 021
ENGINEERING NO. 311T

Kimley»»Horn

13455 Noel Road, Two Galleria Office
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500

Tel. No. (972) 770-1300
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<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	AEL	DJD	OCT 2022	064541002	1 OF 4

LINE TABLE		
NO.	BEARING	LENGTH
L1	N29°58'02"E	65.99'
L2	N52°21'28"W	75.15'
L3	S03°37'47"W	53.66'
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L14	N00°51'25"W	92.45'
L15	N17°57'13"E	47.96'
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L23	N23°31'23"W	48.25'
L24	N08°58'11"W	55.49'
L25	N00°09'55"E	23.98'
L26	N32°09'15"E	15.76'
L27	N51°41'22"E	128.68'
L28	N36°39'36"E	58.27'
L29	N11°33'31"E	24.73'
L30	N15°44'20"W	22.35'
L31	S14°12'49"W	35.22'
L32	S75°47'11"E	35.49'

LOT 1, BLOCK A/8279
SOUTHLINK ADDITION
INST. NO. 20180025901017
O.P.R.D.C.T.

UNION PACIFIC
RAILROAD CO.
(ALSO OR FORMERLY KNOWN AS
M.K. & T. RAILROAD COMPANY,
A 100-FOOT WIDE RIGHT-OF-WAY)
CITY OF DALLAS BLOCK MAP 8279
VOL. 88, PG. 13, D.R.D.C.T.
(AKA BNSF RAILWAY PER DCAD)

CHARLENE PEOPLES, TRUSTEE
FOR PAUL L. WHITE'S I
RREVOCABLE TRUST OF
APRIL 25, 1975
VOL. 94007, PG. 3209
D.R.D.C.T.

REBECCA RODRIGUEZ
INST. NO. 201300103763
O.P.R.D.C.T.

TERRY MYERS
INST. NO. 201200035113
O.P.R.D.C.T.

50' INGRESS & EGRESS
EASEMENT (UNIMPROVED)
VOL. 86009, PG. 734
D.R.D.C.T.

50' INGRESS & EGRESS
EASEMENT (UNIMPROVED)
VOL. 86009, PG. 734
D.R.D.C.T.

VARIABLE WIDTH
EASEMENT & RIGHT-OF-WAY
TO ENSERCH CORPORATION
KNOW KNOWN AS
ATMOS ENERY CORPORATION
VOL. 1219, PG. 555, D.R.D.C.T.
VOL. 1335, PG. 597, D.R.D.C.T.
VOL. 1341, PG. 234, D.R.D.C.T.
PARTIAL RELEASE
VOL. 83030, PG. 346, D.R.D.C.T.
INST. NO. 202000308242, O.P.R.D.C.T.
(APPROXIMATE LOCATION)

AERIAL EASEMENT & RIGHT-OF-WAY
TO DALLAS POWER & LIGHT CO.
VOL. 90007, PG. 308
D.R.D.C.T.

CALLLED 0.736 ACRES
DALLAS POWER & LIGHT
VOL. 90003, PG. 1774
D.R.D.C.T.

CALLLED 2.7714 ACRE TRACT
CHARLES DENNIE OZYMY
AND WIFE, TERESE OZYMY
VOL. 88121, PG. 3678
D.R.D.C.T.

LOT 1, BLOCK B/8273
24.6269 ACRES
1,072,746 SQ. FT.

MOOREHEAD ROAD
5.8538 ACRES
254,991 SQ. FT.

CALLLED 104.0979 ACRES
PROLOGIS-EXCHANGE TX
2006 LLC
INST. NO. 202100214503
O.P.R.D.C.T.

CALLLED 86.3479 ACRES
PROLOGIS-EXCHANGE TX
2006 LLC
INST. NO. 202100214502
O.P.R.D.C.T.

LOT 1, BLOCK A/8273
159.1473 ACRES
6,932,454 SQ. FT.

CALLLED 21.986 ACRES
AMER HAMDAN
INST. NO. 201700093701
O.P.R.D.C.T.

LEGEND:

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INST. NO. = INSTRUMENT NUMBER
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IRFC = 5/8" IRON ROD WITH RED PLASTIC CAP
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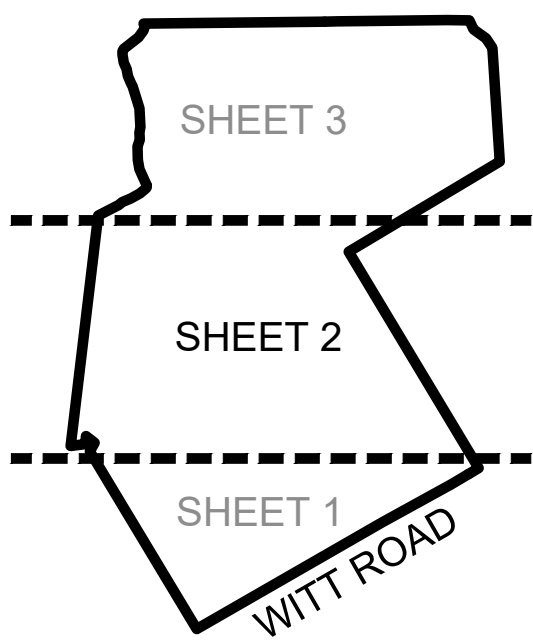
LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	ABSTRACT LINE
	CENTERLINE

KEY MAP



NOT TO SCALE



GENERAL NOTES:

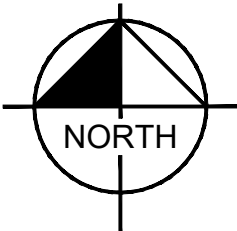
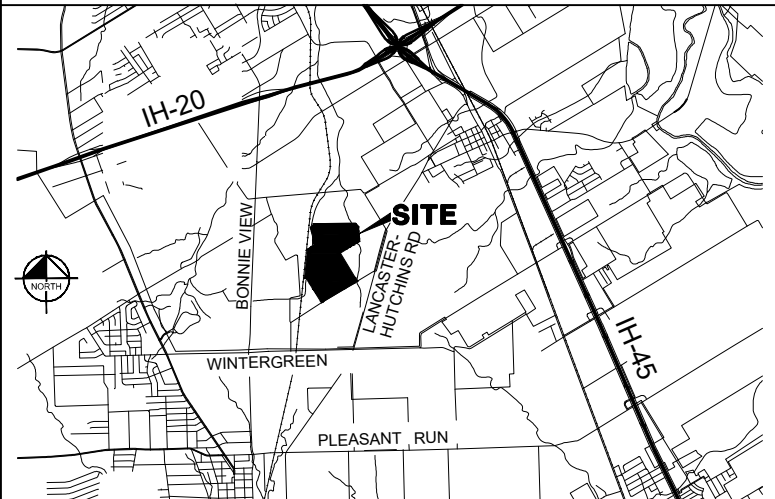
- BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
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FLOOD STATEMENT:

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48113C0513L, FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JULY 7, 2014, A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION LIES WITHIN ZONE AE DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATIONS DETERMINED)." THE LIMITS OF THE 100-YEAR FLOOD SHOWN HEREON WERE DETERMINED BY THE GRAPHIC LOCATION SHOWN ON THE CURRENT FEMA FLOOD INSURANCE RATE MAP. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, 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.

VICINITY MAP

NOT TO SCALE



GRAPHIC SCALE IN FEET
1" = 100' @ 24X36

OWNER:
PROLOGIS-EXCHANGE TX 2006 LLC
2021 MCKINNEY AVENUE, SUITE 1050
DALLAS, TEXAS 75201
PH: 972-884-9270
CONTACT: LUKE PETERS

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH: (972) 770-1300
CONTACT: DAN GALLAGHER, PE
dan.gallagher@kimley-horn.com

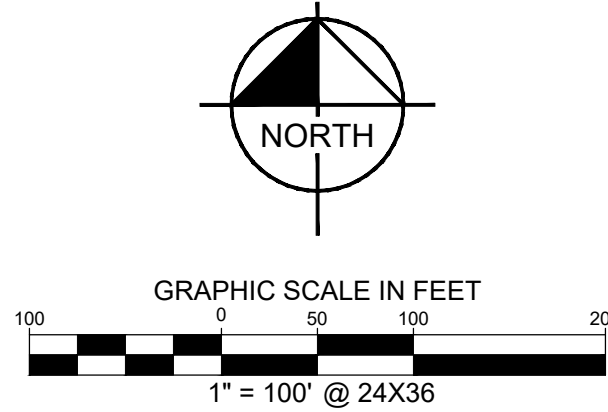
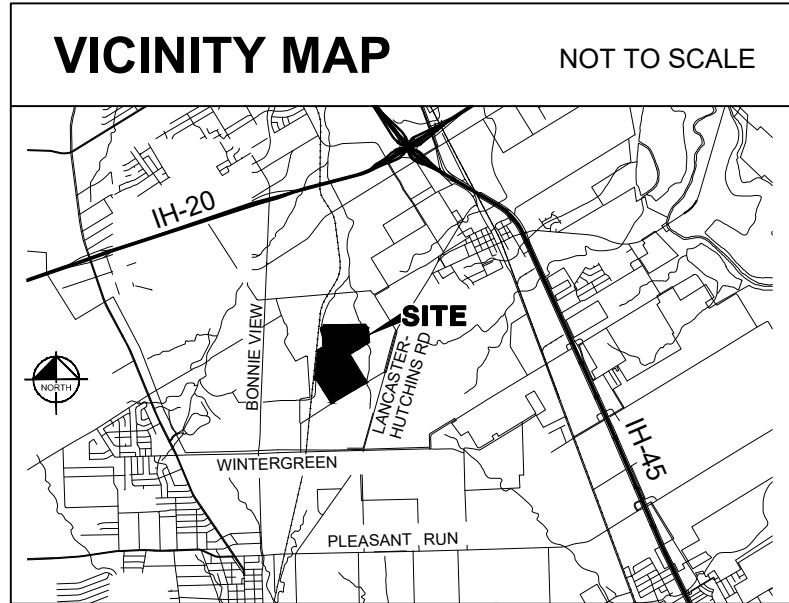
PRELIMINARY PLAT WITT LOGISTICS

LOT 1, BLOCK A/8273, LOT 1, BLOCK B/8273
BEING 190.4458 ACRES SITUATED IN THE
C.C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223 - 021
ENGINEERING NO. 311T

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	AEL	DJD	OCT 2022	064541002	2 OF 4



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UNION PACIFIC
RAILROAD CO.
(ALSO OR FORMERLY KNOWN AS
M.K. & T. RAILROAD COMPANY,
A 100-FOOT WIDE RIGHT-OF-WAY)
PER CITY OF DALLAS BLOCK MAP 8279
VOL. 88, PG. 13, D.R.D.C.T.
(AKA BNSF RAILWAY PER DCAD)

15' AERIAL EASEMENT
& RIGHT-OF-WAY TO
DALLAS POWER & LIGHT CO.
VOL. 89123, PG. 199
D.R.D.C.T.

LOT 1, BLOCK A/8279
SOUTHLINK ADDITION
INST. NO. 20180025901017
O.P.R.D.C.T.

CALLED 2.7714 ACRE TRACT

LOT 1, BLOCK B/8273
24.6269 ACRES
1,072,746 SQ. FT.

MOOREHEAD ROAD
5.8538 ACRES
254,991 SQ. FT.
RIGHT-OF-WAY DEDICATION

LOT 1, BLOCK A/8273
159.1473 ACRES
6,932,454 SQ. FT.

CALLED 104.0979 ACRES
PROLOGIS-EXCHANGE TX 2006
LLC
INST. NO. 202100214503
O.P.R.D.C.T.

CALLED 104.0979 ACRES
PROLOGIS-EXCHANGE TX 2006
LLC
INST. NO. 202100214503
O.P.R.D.C.T.

CALLED 21.986 ACRES
AMER HAMDAN
INST. NO. 201700093701
O.P.R.D.C.T.

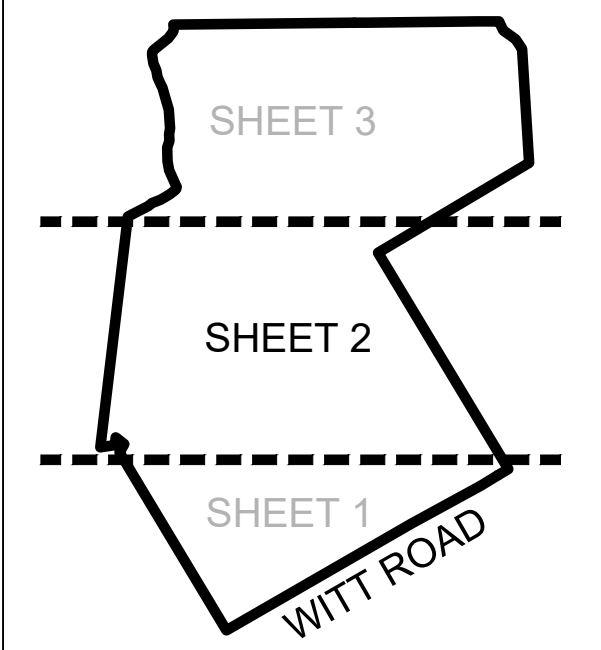
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LINE TYPE LEGEND

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---	EASEMENT LINE
---	ABSTRACT LINE
---	CENTERLINE

KEY MAP NOT TO SCALE



GENERAL NOTES:

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OWNER:
PROLOGIS-EXCHANGE TX 2006 LLC
2021 MCKINNEY AVENUE, SUITE 1050
DALLAS, TEXAS 75201
PH: 972-884-9270
CONTACT: LUKE PETERS

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH: (972) 770-1300
CONTACT: DAN GALLAGHER, PE
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PRELIMINARY PLAT
WITT LOGISTICS
LOT 1, BLOCK A/8273
LOT 1, BLOCK B/8273
BEING 190.4458 ACRES SITUATED IN THE
C.C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223 - 021
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	AEL	DJD	OCT 2022	064541002	3 OF 4

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS PROLOGIS-EXCHANGE TX 2006 LLC is the owner of a tract of land situated in the C.C. Overton Survey, Abstract No. 1102, Block 8273 and 8276 of the City of Dallas, Dallas County, Texas, and being all of a called 86.3479 acre tract of land described in the Special Warranty Deed to Prologis-Exchange TX 2006 LLC recorded in Instrument No. 202100324502, Official Public Records, Dallas County, Texas, (OPRDCT), and being all of a called 104.0979 acre tract of land described in the Special Warranty Deed to Prologis-Exchange TX 2006 LLC recorded in Instrument No. 202100324503, OPRDCT, and being more particularly described as follows:

BEGINNING at a PK nail found in asphalt for the south corner of said 86.3479 acre tract, the east corner of Witt Substation Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 200600388359, OPRDCT and being in the approximate centerline of Witt Road, (a variable width public right-of-way, Instrument Nos. 200600276100 and 200900388359, OPRDCT);

THENCE North 31°00'29" West, with the southwest line of said 86.3479 acre tract and the northeast line of said Witt Substation Addition, passing at a distance of 30.00 feet a 3-1/4 inch aluminum disk stamped "Witt Sub. Addn., Cornerstone Surveying, Inc." found for the north corner of a 30-foot Right-of-Way dedication by said plat recorded in Instrument No. 200600388359 same being the East corner of Lot 1, Block A of said Witt Road Substation Addition, passing at a distance of 725.30 feet a 5/8 inch iron rod found (disturbed) for the north corner of said Lot 1, Block A, and being in the northeast line of a called 10.595 acre tract of land described in the Warranty Deed to Texas Utilities Electric Company (now known as Oncor Electric Delivery Company, LLC) recorded in Volume 88221, Page 1015, Deed Records, Dallas County, Texas, (DRDCT), and continuing along the common line of said 86.3479 acre tract and said 10.595 acre tract, a total distance of 1,447.36 feet to a point for corner in the approximate centerline of Whites Branch Creek, and being in the southeasterly line of a called 0.736 acre tract of land described in the Special Warranty Deed to Dallas Power & Light recorded in Volume 90003, Page 1774, DRDCT;

THENCE with the approximate centerline of said Whites Branch Creek, the following courses and distances:

North 29°58'02" East, along the common line of said 86.3479 acre tract and said 0.736 acre tract, a distance of 65.99 feet to a point for corner;

North 52°21'28" West, a distance of 75.15 feet to a point for corner;

South 03°37'47" West, a distance of 53.66 feet to the westerly corner of said 86.3479 acre tract and a southeasterly corner of said 104.0979 acre tract;

THENCE South 82°04'07" West, along the common line of said 104.0979 acre tract and said 0.736 acre tract, a distance of 102.17 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for the southwest corner of said 104.0979 acre tract, in the easterly line of a railroad right-of-way to Union Pacific Railroad Company (also or formerly known as M.K. & T. Railroad Company, a 100-foot right-of-way per City of Dallas Block Map 8279, Volume 88, Page 13, DRDCT);

THENCE North 6°47'58" East, along the easterly right-of-way line of said railroad, a distance of 1,574.10 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "WITT-KHA" set for the most westerly northwest corner of said 104.0979 acre tract and the southwest corner of a called 12.493 acre tract of land designated as "Parcel 42" in the Special Warranty Deed to DLH Logistics, LLC, recorded in Instrument No. 201700256958, OPRDCT;

THENCE North 62°51'41" East, along the common line of said Tract 1 and said 12.493 acre tract, a distance of 156.69 feet to a point in the approximate centerline of said Whites Branch Creek;

THENCE along the common line of said 104.0979 acre tract and said 12.493 acre tract, with said Whites Branch Creek, the following courses and distances:

North 50°04'44" East, a distance of 31.77 feet to a point for corner;

North 68°10'08" East, a distance of 64.81 feet to a point for corner;

North 59°49'18" East, a distance of 68.08 feet to a point for corner;

North 51°59'09" East, a distance of 46.63 feet to a point for corner;

North 41°37'52" East, a distance of 12.65 feet to a point for corner;

North 7°48'26" East, a distance of 15.19 feet to a point for corner;

North 23°57'10" West, a distance of 121.72 feet to a point for corner;

North 9°47'56" West, a distance of 62.57 feet to a point for corner;

North 0°51'25" West, a distance of 92.45 feet to a point for corner;

North 17°57'13" East, a distance of 47.96 feet to a point for corner;

North 2°58'30" West, a distance of 47.33 feet to a point for corner;

North 9°01'31" East, a distance of 39.52 feet to a point for corner;

North 3°24'39" West, a distance of 125.41 feet to a point for corner;

North 16°42'08" West, a distance of 154.99 feet to a point for corner;

North 27°47'31" West, a distance of 29.45 feet to a point for corner;

North 21°52'44" West, a distance of 48.46 feet to a point for corner;

North 12°10'45" West, a distance of 48.74 feet to a point for corner;

North 23°31'23" West, a distance of 48.25 feet to a point for corner;

North 8°58'11" West, a distance of 55.49 feet to a point for corner;

North 0°09'55" East, a distance of 23.98 feet to a point for corner;

North 32°09'15" East, a distance of 15.76 feet to a point for corner;

North 51°41'22" East, a distance of 128.68 feet to a point for corner;

North 36°39'36" East, a distance of 58.27 feet to a point for corner;

North 11°33'31" East, a distance of 24.73 feet to a point for corner;

North 15°44'20" West, a distance of 22.35 feet to the most northerly northwest corner of said 104.0979 acre tract and the southwest corner of a called 78.733 acre tract of land described in the Deed to Leonard Autwood Berry, Jr. and Linda Henderson, Co-Trustees of the Murdine Berry Family Trust recorded in Instrument No. 201800171867, OPRDCT;

THENCE along the common line of said 104.0979 acre tract and said 78.733 acre tract, the following courses and distances:

North 89°20'54" East, passing at a distance of 100.00 feet a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for reference, and continuing a total distance of 2,059.15 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for corner;

South 89°26'47" East, a distance of 150.14 feet to a 60d nail found for corner;

South 25°29'26" East, a distance of 67.52 feet to a 3/4 inch iron rod found for corner;

South 54°10'36" East, a distance of 103.58 feet to a 60d nail found for corner;

South 33°49'53" East, a distance of 78.14 feet to a 1/2 inch iron rod found for corner;

South 3°35'24" East, a distance of 772.57 feet to a 1/2 inch iron rod found for the southeast corner of said 104.0979 acre tract and the most southerly southwest corner of said 78.733 acre tract, at an angle point in the north line of a called 21.986 acre tract of land described in the Special Warranty Deed to Amer Hamdan recorded in Instrument No. 201700093701, OPRDCT;

THENCE South 59°11'16" West, along the common line of said 104.0979 acre tract and said 21.986 acre tract, a distance of 1,192.28 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for the north corner of the aforementioned 86.3479 acre tract and the west corner of said 21.986 acre tract;

THENCE South 30°59'54" East, along the common line of said 86.3479 acre tract, said 21.986 acre tract, a called 19.57 acre tract of land described in the General Warranty Deed to Sreesh Gunda and Sharadha Gunda recorded in Instrument No. 202200022880, OPRDCT, and a called 20.28 acre tract of land described in the Warranty Deed With Vendor's Lien to Stephen Michael Guerrero and wife, Melissa Miller Guerrero, recorded in Volume 97246, Page 4844, DRDCT, in all for a total distance of 1,730.89 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for the east corner of said 86.3479 acre tract and the south corner of said 20.28 acre tract, in the northwesterly right-of-way line of said Witt Road;

THENCE along the common line of said 86.3479 acre tract and the northwesterly right-of-way line of said Witt Road, the following courses and distances:

South 59°06'51" West, a distance of 217.75 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for corner;

South 61°09'11" West, a distance of 533.26 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for corner;

South 60°04'51" West, a distance of 1,313.44 feet to a 1/2 inch iron rod with yellow plastic cap stamped "Goodwin & Marshall" found for corner;

THENCE South 0°51'29" West, along the south line of said 86.3479 acre tract, over and across the right-of-way of said Witt Road, a distance of 23.40 feet to a 5/8 inch iron rod found for corner in said Witt Road;

THENCE South 59°24'47" West, continuing along the south line of said 86.3479 acre tract, with said Witt Road, a distance of 123.87 feet to the **POINT OF BEGINNING** and containing a computed area of 8,295,820 square feet or 190.4458 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Prologis-Exchange TX 2006 LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **WITT LOGISTICS** an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

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

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2022.

Prologis-Exchange TX 2006 LLC

By: Prologis, L.P.

By: Luke Peters, VP Project Management

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 Luke Peters, VP Project Management, 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 _____, 2022.

Notary Public in and for the State of Texas

DETENTION AREA EASEMENT STATEMENT

The proposed detention area(s) along Block 8273 and Block 8276 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block 8273 and Block 8276. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion. No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block 8273 and Block 8376, unless approved by the Chief Engineer of Development Services. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur. The Detention Area in Block 8273 and Block 8276, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system. The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 8273 and Block 8276 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block 8273 and Block 8276. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement. No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block 8273 and Block 8276, unless approved by the Chief Engineer of Development Services; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block 8273 and Block 8276, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement. The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

WITNESS, my hand at _____, this the ____ day of _____, 2022.

Prologis-Exchange TX 2006 LLC

By: Prologis, L.P.

By: Luke Peters, VP Project Management

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 Luke Peters, VP Project Management, 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 _____, 2022.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

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

Dated this the ____ day of _____, 2022.

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 10/20/2022

David J. De Weirdt
Registered Professional Land Surveyor No. 5066
Kimley-Horn and Assoc., Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
david.deweydt@kimley-horn.com

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 David J. De Weirdt 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 _____, 2022.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
WITT LOGISTICS
LOT 1, BLOCK A/8273
LOT 1, BLOCK B/8273
BEING 190.4458 ACRES SITUATED IN THE
C.C. OVERTON SURVEY, ABSTRACT NO. 1102
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S223 - 021
ENGINEERING NO. 311T _____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240	FIRM # 10115500	Tel. No. (972) 770-1300 Fax No. (972) 239-3620
Scale N/A	Drawn by AEL	Checked by DJD
Date OCT 2022	Project No. 064541002	Sheet No. 4 OF 4

OWNER:
PROLOGIS-EXCHANGE TX 2006 LLC
2021 MCKINNEY AVENUE, SUITE 1050
DALLAS, TEXAS 75201
PH: 972-884-9270
CONTACT: LUKE PETERS

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
CONTACT: DAN GALLAGHER, PE
dan.gallagher@kimley-horn.com



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: S223-022

Item #: 18.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create an 11-residential lot development ranging in size from 0.5 acre to 1.76 acre and to dedicate a public right-of-way from a 14.92-acre tract of land in City Block 8817 on property located on Skyfrost Drive, west of Oak Avenue.

Owner: Ginza Investments, LLC

Surveyor: Xavier Chapa Engineering/ Surveying

Application Filed: October 21, 2022

Zoning: R-1/2ac(A)

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

Planner: Sharmila Shresta

Council District: 8

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-022**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Skyfrost Drive, west of Oak Avenue**DATE FILED:** October 21, 2022**ZONING:** R-1/2ac(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 14.92-acres**MAPSCO:** 70L**OWNER:** Ginza Investments, LLC

REQUEST: An application to create an 11-residential lot development ranging in size from 0.5 acre to 1.76 acre and to dedicate a public right-of-way from a 14.92-acre tract of land in City Block 8817 on property located on Skyfrost Drive, west of Oak Avenue.

SUBDIVISION HISTORY:

1. S212-188 was a request located at the same location as the present request to create a 14-lot residential lot ranging in size from 0.5 acre to 0.58 acre and to dedicate a public right-of-way from an 8.47-acre tract of land in City Block 8817 on property located on Skyfrost Drive, west of Oak Avenue. The request was approved on May 19, 2022 and was withdrawn on October 18, 2021.

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 lies in an R-1/2ac(A) Single Family District which has a minimum lot area requirement of 0.5 acre for single family structure. The request is to create a 11-lot residential lot ranging in size from 0.5 acre to 1.76 acre.

Staff finds that there is no established lot pattern within the immediate vicinity of the area (*refer to existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-1/2ac(A) Single Family District; therefore, staff recommends approval subject to compliance with the following conditions.

General 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 11.

Paving & Drainage Conditions:

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)

Right of Way Conditions:

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 Skyfrost Drive and Oak Boulevard on both sides. Section 51A 8.602(d)(1).
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 Ginza Court and Oak Boulevard on both sides. Section 51A 8.602(d)(1).
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic

appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

18. Provide turn around per City of Dallas standards at the end of Morehead Road. Section 51A-8.506(b)
19. Construct full width of the (Oak Boulevard and Ginza Court) minor street requirements within the boundaries of the proposed plat per City of Dallas standard.

Survey (SPRG) Conditions:

20. On the final plat, show recording information on all existing easements within 150 feet of property.
21. Show correct recording information for subject property.
22. On the final plat, show how all adjoining right-of-way was created.
23. On the final plat, reference board of “Professional Engineers and Land Surveyors” in Surveyor’s statement.
24. On the final plat, size up plat text as required for compliance with platting guidelines.

Dallas Water Utilities Conditions:

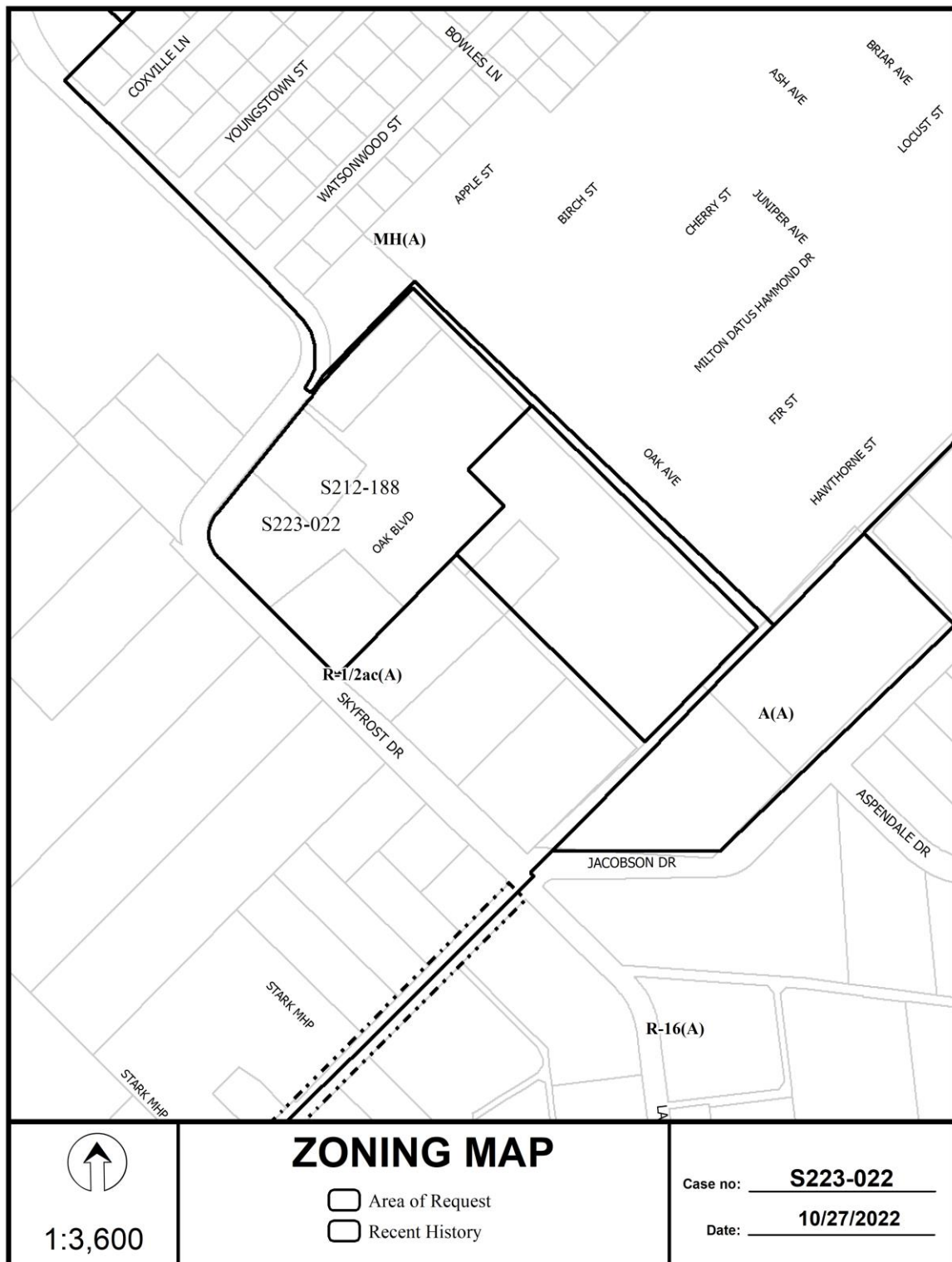
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

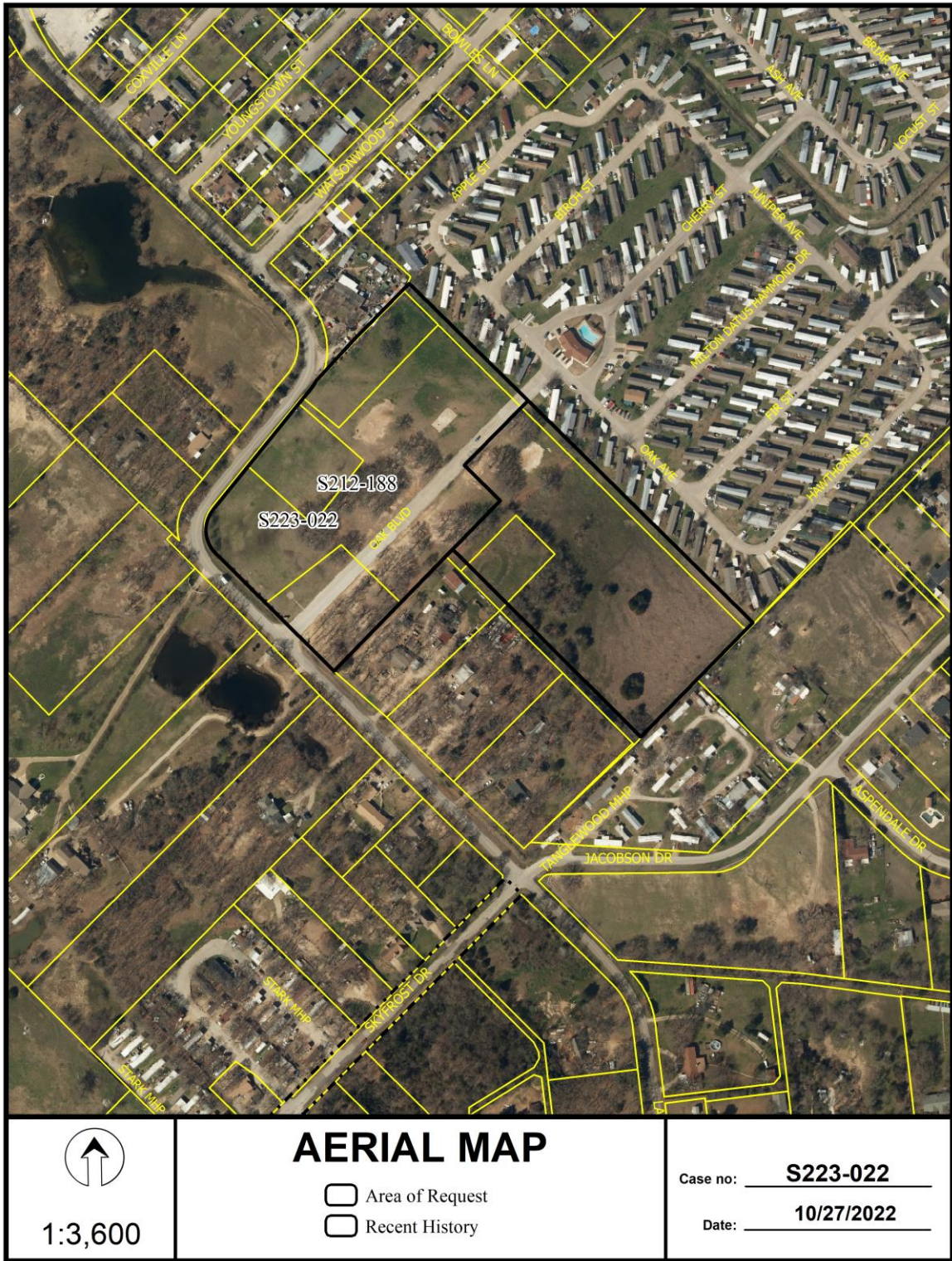
Real Estate/Street Name/GIS, Lot & Block Conditions:

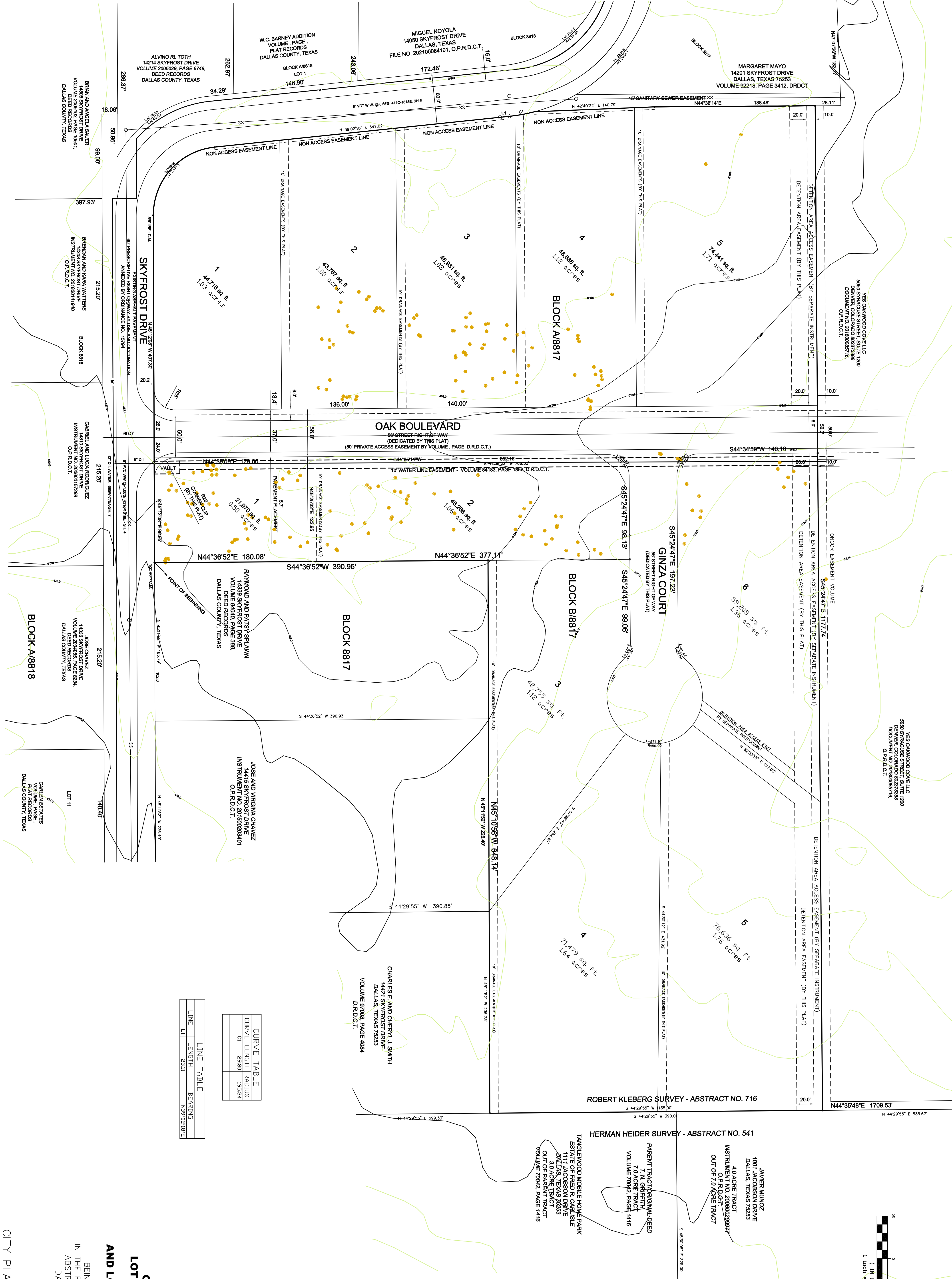
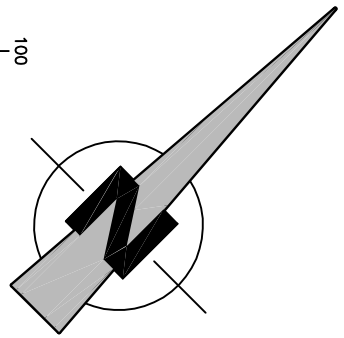
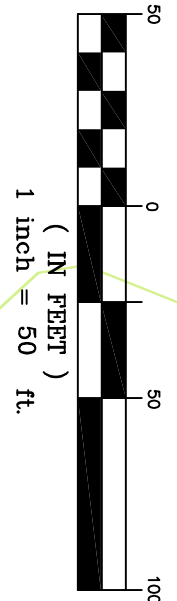
27. On the final plat, change “Skyfrost Drive” to “Skyfrost Drive (F.K.A. Humpherys Road).
28. On the final plat, add a label for “Oak Avenue”.
29. On the final plat, add a label for “Cheery Street”.
30. Contact City of Dallas Addressing for help determining acceptable names for the new street.
31. On the final plat, identify the property as Lots 1 through 5 in City Block B/8817 and Lots 1 through 6 in City Block C/8817. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET









PRELIMINARY PLAT
GINZA ADDITION
LOT 1 THROUGH LOT 5,
BLOCK A/8817
AND LOT 1 THROUGH LOT 6
BLOCK B/8817
BEING A 14.92 ACRE TRACT
IN THE ROBERT H. KLEBERG SURVEY,
ABSTRACT 716, CITY OF DALLAS,
DALLAS COUNTY, TEXAS.

No.	NORTHING	EASTING	DESCRIPTION
20	6937284.66	2560864.159	TROAK12
21	6937284.66	2560864.159	TROAK12
22	6937284.66	2560864.159	TROAK12
23	6937284.66	2560864.159	TROAK12
24	6937284.66	2560864.159	TROAK12
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No.	NORTHING	EASTING	DESCRIPTION
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LEGEND:
IFS - 5/8 INCH IRON ROD SET WITH METAL CAP -
RPT - IRON ROD FOUNDMENT
DRCT - DEED RECORDS, DALLAS COUNTY TEXAS
VOL. - VOLUME
PG. - PAGE
ROW. - RIGHT OF WAY
NO. - INSTRUMENT NUMBER
PROCT - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
DEED - DEED RECORDS, DALLAS COUNTY, TEXAS

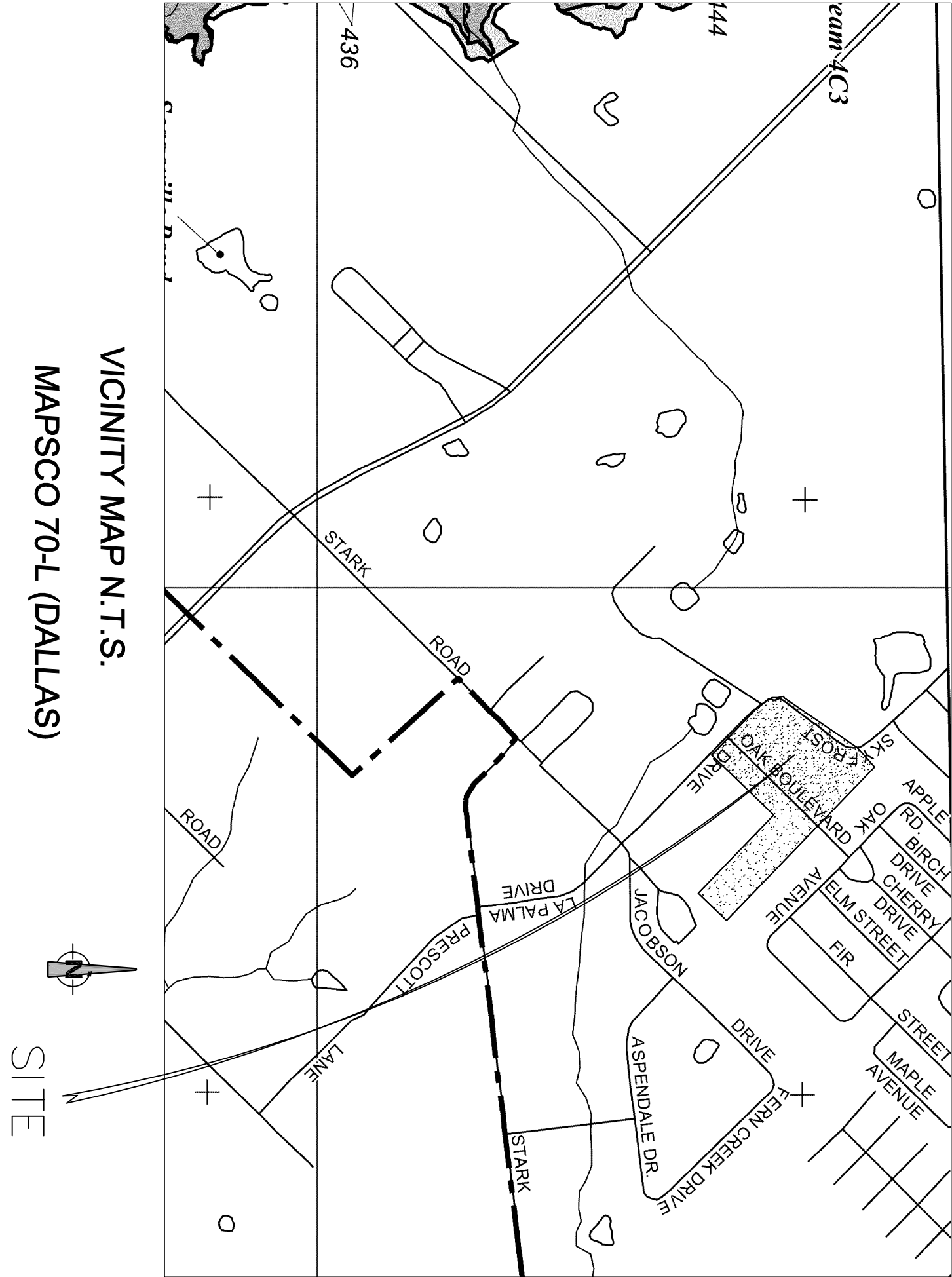
NOTES:

- CONTROLLING MONUMENTS ARE 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SFLAWN TRACT RECORDED IN VOLUME 84040, PAGE 388, D.R.D.C.T. AND A 5/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT AT THE SOUTHWESTLY CORNER OF GNZA INVESTMENTS, LLC, TRACT.

- BASIS OF BEARINGS IS NORTH 45°12' 08" WEST FOR THE NORTHEASTERLY RIGHT OF WAY LINE OF SKYFROST DRIVE.

- LOT TO LOT DRAINAGE IS NOT ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.

- THE PURPOSE OF THIS PLAT IS TO CREATE 11 SINGLE FAMILY LOTS FROM A 14.92 ACRE TRACT IN ROBERT H. KLEBERG SURVEY, ABSTRACT NO. 716.
- THERE ARE NO STRUCTURES ON THIS TRACT. THE TREES SHOWN ARE BURR OAKS AND ARE ON PROTECTED LIST WITH THE CITY OF DALLAS.



Detention Area Easement

The proposed detention area along Blocks A/8817 and B/8817 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Blocks A/8817 and B/8817. The City of Dallas will not be responsible for the maintenance and operation of said Detention Area or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Blocks A/8817 and B/8817, unless approved by the Chief Engineer of Development Services. Provided, however, it is understood that in the even it become necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable condition, which may occur.

The Detention Area in Blocks A/8817 and B/8817, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving this plat are shown by the Detention Area Easement Line as shown on the plat.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, GNZA INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY WRITIE OF A WARRANTY DEED WITH VENDOR'S LITEN RECORDED IN COUNTY CLERK'S FILE NO. 202100064101, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING AN 8.47 ACRE TRACT SITUATED IN THE ROBERT H. KLEBERG SURVEY, ABSTRACT NO. 716, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of a tract conveyed to Raymond and Patsy Spilman by deed recorded in Volume 84040, Page 388, Deed Records, Dallas County, Texas, same being on the northeasterly right of way line of Skyfrost Drive, (60 foot right of way dedicated by prescriptive use and occupation);

THENCE North 45°12' 08" West (BASIS OF BEARINGS), 407.30 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having an 80.0 foot radius;

THENCE in a northeasterly direction along said curve on the northeasterly right of way line of Skyfrost Drive, an arc distance of 117.7 feet to a 5/8 inch iron rod found for end of said curve;

THENCE North 39°02' 18" East along the northeasterly right of way line of Skyfrost Drive, 347.62 feet to a 1/2 inch iron rod;

</



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: S223-023

Item #: 19.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.339-acre tract of land containing all of Lots 12 and 13 in City Block 9/2262 to create one lot on property located on Arroyo Avenue at Rosewood Avenue, east corner.

Owner: Dual Workshop

Surveyor: Urban Structure

Application Filed: October 21, 2022

Zoning: PD 193 MF-2(A)

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

Planner: Sharmila Shresta

Council District: 2

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-023**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Arroyo Avenue at Rosewood Avenue, east corner**DATE FILED:** October 21, 2022**ZONING:** PD 193 9MF-2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.339-acres**MAPSCO:** 34D**OWNER:** Dual Workshop

REQUEST: An application to replat a 0.339-acre tract of land containing all of Lots 12 and 13 in City Block 9/2262 to create one lot on property located on Arroyo Avenue at Rosewood Avenue, east corner.

SUBDIVISION HISTORY:

1. S212-336 was a request southwest of the present request to replat a 0.688-acre tract of land containing all of Lots 8 through 11 in City Block 10/2267 to create one lot on property located on Arroyo Avenue, south of Rosewood Avenue. The request was approved on October 6, 2022 but has not been recorded.
2. S212-212 was a request northeast of the present request to replat a 0.689-acre tract of land containing all of Lots 1 through 4 in City Block 9/2262 to create one lot on property located on Arroyo Avenue at Sylvester Street, south corner. The request was approved on June 2, 2022 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 193 (MF-2); therefore, staff recommends approval subject to compliance with the following conditions:

General 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 1.

Paving & Drainage Conditions:

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)

Right of Way Conditions:

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 Arroyo Avenue and Rosewood Avenue. Section 51A 8.602(d)(1).
16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)
17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Rosewood Avenue & the alley. Section 51A-8.602(e)

Survey (SPRG) Conditions:

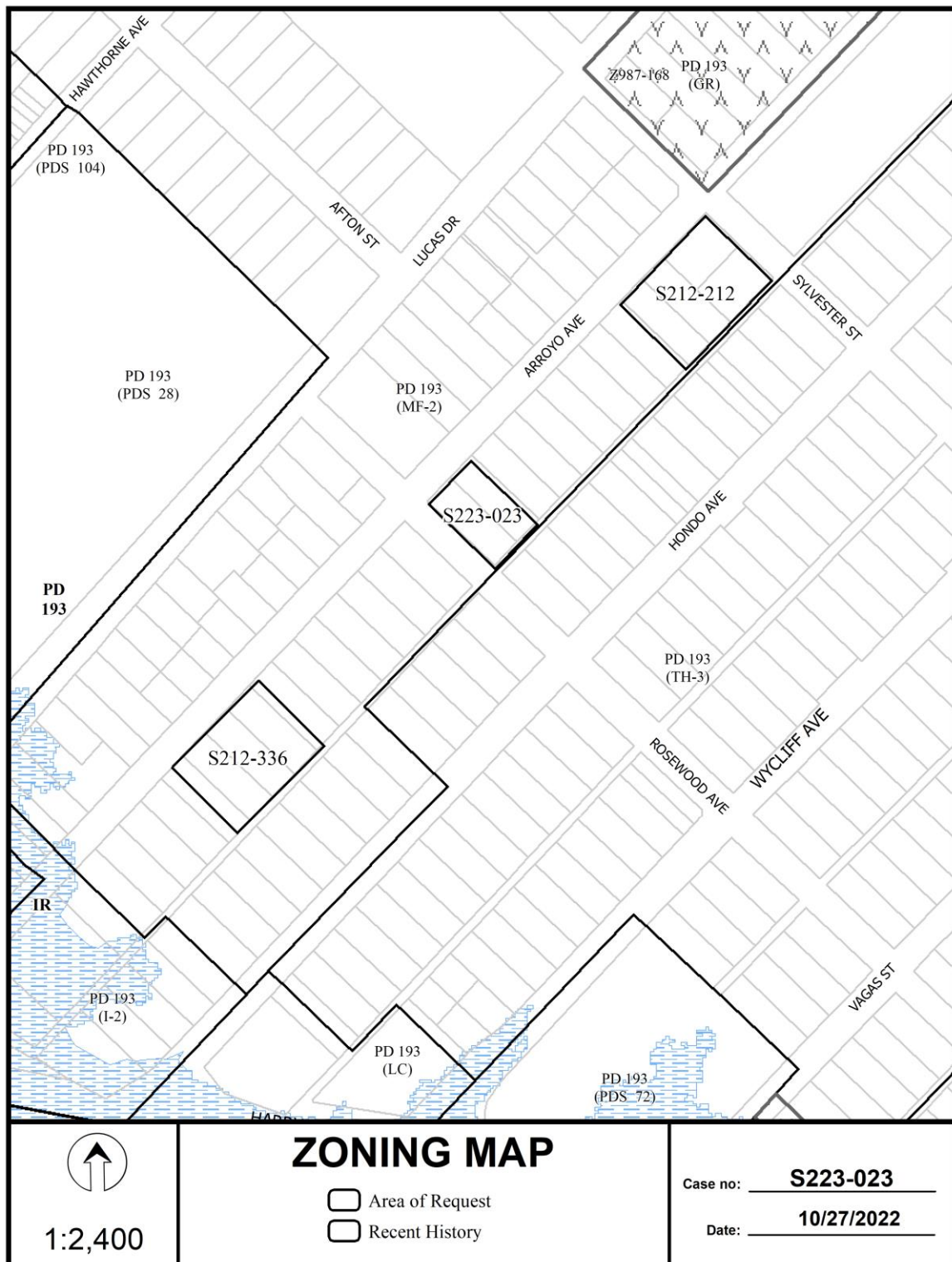
18. On the final plat, show recording information on all existing easements within 150 feet of property.
19. On the final plat, reference board of "Professional Engineers and Land Surveyors" in Surveyor's statement.

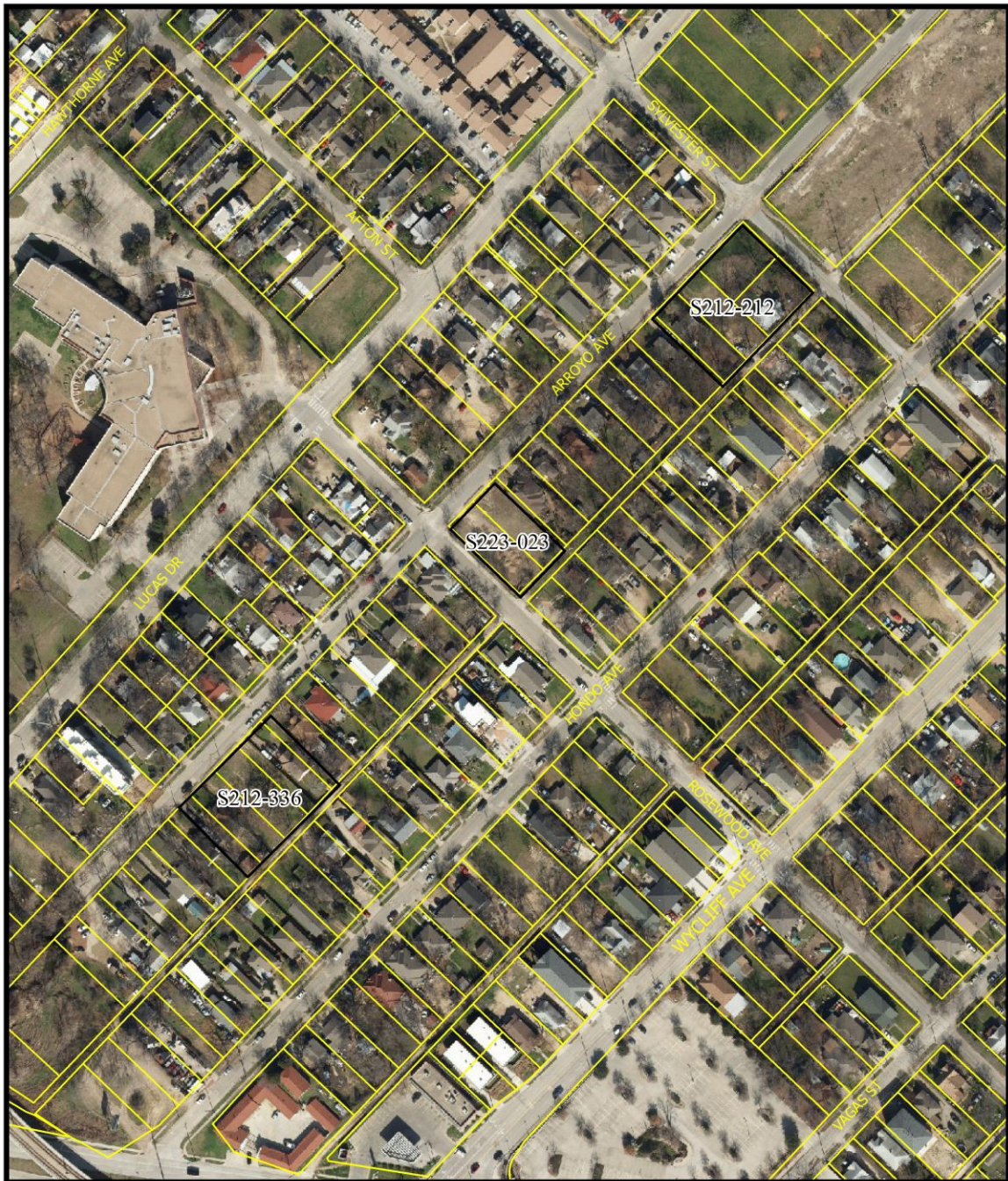
Dallas Water Utilities Conditions:

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. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
22. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

23. On the final plat, identify the property as Lot 12A in City Block 9/2262. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





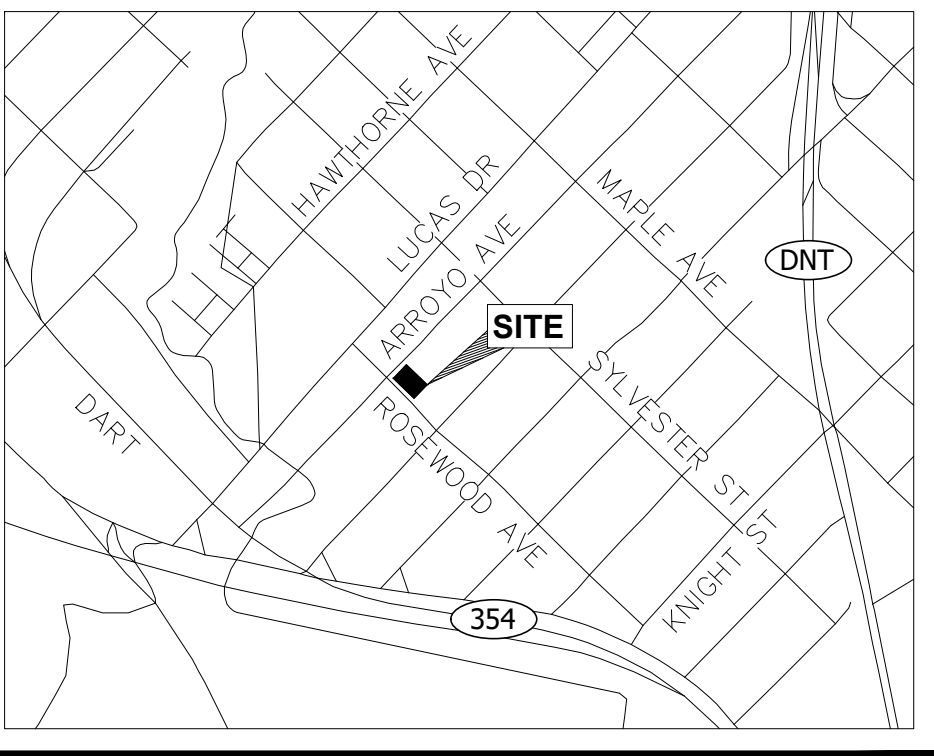
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AERIAL MAP

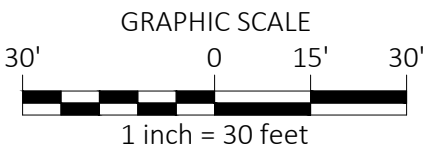
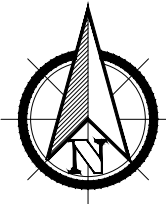
- ☐ Area of Request
- ☐ Recent History

Case no: **S223-023**

Date: **10/27/2022**



VICINITY MAP
(NOT TO SCALE)



- LEGEND**
- ◆ BENCHMARK
 - BOUNDARY/LOT CORNER
 - EASEMENT CORNER
 - ⊠ A/C UNIT
 - ☆ LIGHT POLE
 - ⊕ TRAFFIC LIGHT POLE
 - ⊙ POWER POLE
 - ⊗ POWER POLE w/ LIGHT
 - ⊗ POWER POLE w/ XFORMER
 - ⊠ POWER POLE w/ METER BOX
 - ⊠ ELECTRIC BOX
 - ⊠ GUY WIRE
 - ⊠ ELECTRIC TRANSFORMER
 - ⊠ ELECTRIC MANHOLE
 - ⊠ ELECTRIC VAULT
 - ⊙ GAS METER
 - ⊙ GAS MANHOLE
 - ⊙ GAS VALVE
 - ⊙ GAS VALVE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SANITARY SEWER CLEANOUT
 - ⊠ ELECTRIC TRANSFORMER
 - ⊠ STORM DRAIN MANHOLE
 - ⊠ TELECOMMUNICATION MANHOLE
 - ⊠ TELECOMMUNICATION MARKER
 - ⊠ TELECOMMUNICATION PEDESTAL
 - ⊙ FIRE HYDRANT
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ WATER MANHOLE
 - ⊠ WATER IRRIGATION BOX
 - ⊠ TELECOMMUNICATION MARKER
 - ⊠ MAILBOX
 - BOLLARD
 - ⊠ SIGN
 - ▲ MONITORING WELL
 - ⊠ UNKNOWN MANHOLE
 - ⊠ UNKNOWN VAULT
 - ⊙ PARKING SPACES
 - ⊙ HANDICAP PARKING
 - ⊙ BRUSH
 - TREE

- ABBREVIATIONS**
- INST. NO. INSTRUMENT NUMBER
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- CAB. VOLUME
VOL. VOLUME
PG. PAGE
INST. INSTRUMENT
NO. NUMBER
(XX° XX' XX") RECORD BEARING
(XX.XX) RECORD DISTANCE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
(C.M.) CONTROLLING MONUMENT
ADS 3-1/4" ALUMINUM DISC STAMPED
"URBAN STRUCTURE + SURVEY, PLLC" SET
IRS IRON ROD SET w/ ORANGE CAP STAMPED
"URBAN STRUCTURE + SURVEY, PLLC"
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRFC IRON ROD FOUND CAPPED
ESMT EASEMENT
FFE FINISHED FLOOR ELEVATION
ELEV. ELEVATION
XXX.X SPOT ELEVATION
NS NATURAL GROUND
TC TOP CURB
G GUTTER
FL FLOW LINE

- LINETYPES**
- STREET CENTERLINE
 - ASPHALT
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - SANITARY SEWER LINE
 - STORM-DRAIN LINE
 - WATER LINE
 - GAS LINE
 - TELECOMMUNICATION LINE
 - WROUGHT-IRON FENCE
 - CHAINLINK FENCE
 - WOOD FENCE
 - BUILDING

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

That, Cutting Edge Investments, LLC, acting by and through it's duly authorized agent, Yehuda Goldman, does hereby adopt this plat, designating the herein described property as **ARROYO 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.

Cutting Edge Investments, LLC

By: _____ Date: _____
Yehuda Goldman

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 Yehuda Goldman, 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 _____, 2022.

Notary Public, in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Dustin C. Kaiser, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Land Surveying and the City of Dallas, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set as shown hereon under my direction and supervision.

Dated this the ____ day of _____, 2022.

DUSTIN C. KAISER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6918

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 Dustin C. Kaiser, 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 _____, 2022.

Notary Public, in and for the State of Texas

GENERAL NOTES

- BASIS OF BEARING IS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
- VERTICAL DATUM IS NAVD88 GEOID12B, AS DERIVED BY GNSS.
- 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 PERMITTED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE 1 PLATTED LOT FROM FIVE (2) EXISTING PLATTED LOTS.
- PROPERTY IS VACANT. NO EXISTING LOTS.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

Whereas Cutting Edge Investments, LLC, is the sole owner of a 14,768 square foot or 0.339 of an acre tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, City of Dallas, Dallas County, Texas, being all of Lots 12 and 13, Block 9/2262, Clifton Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 2, Page 214, Map Records, Dallas County, Texas (M.R.D.C.T.), and being all of that tract of land described to said Cutting Edge Investments, LLC, by General Warranty Deed recorded in 201800146301, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the West corner of Lot 11, Block 9/2262, of said Clifton Addition, and being in the Southeast Right-of-Way (R.O.W.) line of Arroyo Avenue (a 50 foot R.O.W., Volume 2, Page 214, M.R.D.C.T.);

THENCE South 46 degrees 10 minutes 44 seconds East, with the Southwest line of said Lot 11, a distance of 150.00 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum disk stamped "Urban Structure plus Survey, PLLC" and "AA", for the South corner of said Lot 11, and being in the Northwest R.O.W. line of a 15 foot wide Alley, dedicated in Volume 2, Page 214, M.R.D.C.T., from which a 5/8 inch iron rod found for witness bears South 39 degrees 17 minutes 30 seconds West, a distance of 0.98 feet;

THENCE South 43 degrees 49 minutes 16 seconds West, with the Northwest R.O.W. line of said Alley, a distance of 98.74 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum disk stamped "Urban Structure plus Survey, PLLC" and "AA", for the intersection of the Northwest R.O.W. line of said Alley, and the Northeast R.O.W. of Rosewood Avenue (a 50 foot R.O.W., Volume 2, Page 214, M.R.D.C.T.), form which a 1/2 inch iron rod found for witness bears North 55 degrees 11 minutes 32 seconds West, a distance of 0.79 feet;

THENCE North 45 degrees 57 minutes 24 seconds West, with the Northeast R.O.W. line of said Rosewood Avenue, a distance of 150.00 feet to a 1/2 inch iron rod set with 3-1/4 inch aluminum disk stamped "Urban Structure plus Survey, PLLC" and "AA" for the intersection of the Northeast R.O.W. line of said Rosewood Avenue, and the Southeast R.O.W. line of said Arroyo Avenue, from which a 1 inch iron rod found for witness bears North 41 degrees 17 minutes 13 seconds West, a distance of 0.75 feet;

THENCE North 43 degrees 49 minutes 16 seconds East, with the Southeast R.O.W. line of said Arroyo Avenue, passing a 1/2 inch iron rod found with plastic yellow cap stamped "CBG Surveying" for the existing common North corner of aforesaid Lots 12 and 13, Block 9/2262, Clifton Addition, at a distance of 48.16 feet, and continuing a total distance of 98.16 feet to the POINT OF BEGINNING, and containing 14,768 square feet or 0.339 of an acre tract of land, more or less.



1100 E. Campbell, Ste 210, Richardson, TX 75081
Firm Registration #10194610 · www.urbanstruct.com · 214.295.5775

PRELIMINARY PLAT

0.339 ACRES / 14,768 SQUARE FEET

LOT 12A, BLOCK 9/2262
ARROYO ADDITION
ALL OF LOTS 12 AND 13, BLOCK 9/2262
CLIFTON ADDITION
RECORDED IN VOL. 2, PG. 214, IN THE
MAP RECORDS OF DALLAS COUNTY, TEXAS
OUT THE MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE No. S223-023
ENGINEERING PLAN No. XXXX-_____

SURVEYOR
Urban Structure
1100 E. Campbell, Ste 210
Richardson, TX 75081
www.urbanstruct.com
dkaiser@urbanstruct.com
FIRM REG. #10194610
Phone: (214) 295-5775

DEVELOPER/ OWNER
Dual Workshop
contact: Nic Jung
9117 Raeferd Dr.
Dallas, TX 75243
Phone: (214) 542-6310



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: S223-016

Item #: 20.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 2.715-acre tract of land containing part of Lot 17 in City Block 6625 to create 9-residential lots ranging in size from 7,618 square feet to 16,181 square feet on property located on Hillvale Drive, west of Rocky Ridge Road.

Owner: Castiel Investments, LLC

Surveyor: Texas Heritage Surveying, LLC

Application Filed: October 19, 2022

Zoning: R-7.5(A)

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

Planner: Sharmila Shresta

Council District: 4

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-016**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Hillvale Drive, west of Rocky Ridge Road**DATE FILED:** October 19, 2022**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 2.715-acres**MAPSCO:** 64M**OWNER:** Castiel Investments, LLC

REQUEST: An application to replat a 2.715-acre tract of land containing part of Lot 17 in City Block 6625 to create 9-residential lots ranging in size from 7,618 square feet to 16,181 square feet on property located on Hillvale Drive, west of Rocky Ridge Road.

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

PROPERTY OWNER NOTIFICATION: On November 1, 2022, 88 notices were sent to property owners within 200 feet of the proposed plat.

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

- The properties to the north of the request have lot areas ranging in size from 9,096 square feet to 22,031 square feet and have lot widths of 58 feet to 116 feet; and are zoned R-7.5(A) Single Family district. *(refer to the existing area analysis map)*
- The properties to the east of the request have lot areas ranging in size from 9,423 square feet to 18,907 square feet and have lot widths of 65 feet to 100 feet; and are zoned R-7.5(A) Single Family district. *(refer to the existing area analysis map)*
- The properties to the south of the request have lot areas ranging in size from 9,575 square feet to 10,713 square feet and have lot widths of 77 feet to 85 feet; and are zoned R-7.5(A) Single Family district. *(refer to the existing area analysis map)*
- The property to the immediate west of the request has lot area of 91,808 square feet; and are zoned RR Regional Retail district. *(refer to the existing area analysis map)*

The request is in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create 9-residential lots ranging in size from 7,618 square feet to 16,181 square feet. The proposed lot widths range in size from 66.83 feet to 134.54 feet.

Staff finds that the proposed lots are similar to the lot pattern established within the immediate vicinity of the request; therefore, staff concludes that the request is in

compliance with Section 51A-8.503 and also with the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General 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 9.

Paving & Drainage Conditions:

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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. 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 Hillvalle Drive. Sections 51A-8.602(c), 51A-8.604(c)
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 Hillvalle Drive and Ofem Place on both sides. Section 51A 8.602(d)(1).
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)
19. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Hillvalle Drive & the alley. Section 51A-8.602(e)

Survey (SPRG) Conditions:

20. On the final plat, show recording information on all existing easements within 150 feet of property.
21. On the final plat, show how all adjoining right-of-way was created.
22. Provide 3 feet barrier easement north of proposed alley line along cul-de-sac.

Dallas Water Utilities Conditions:

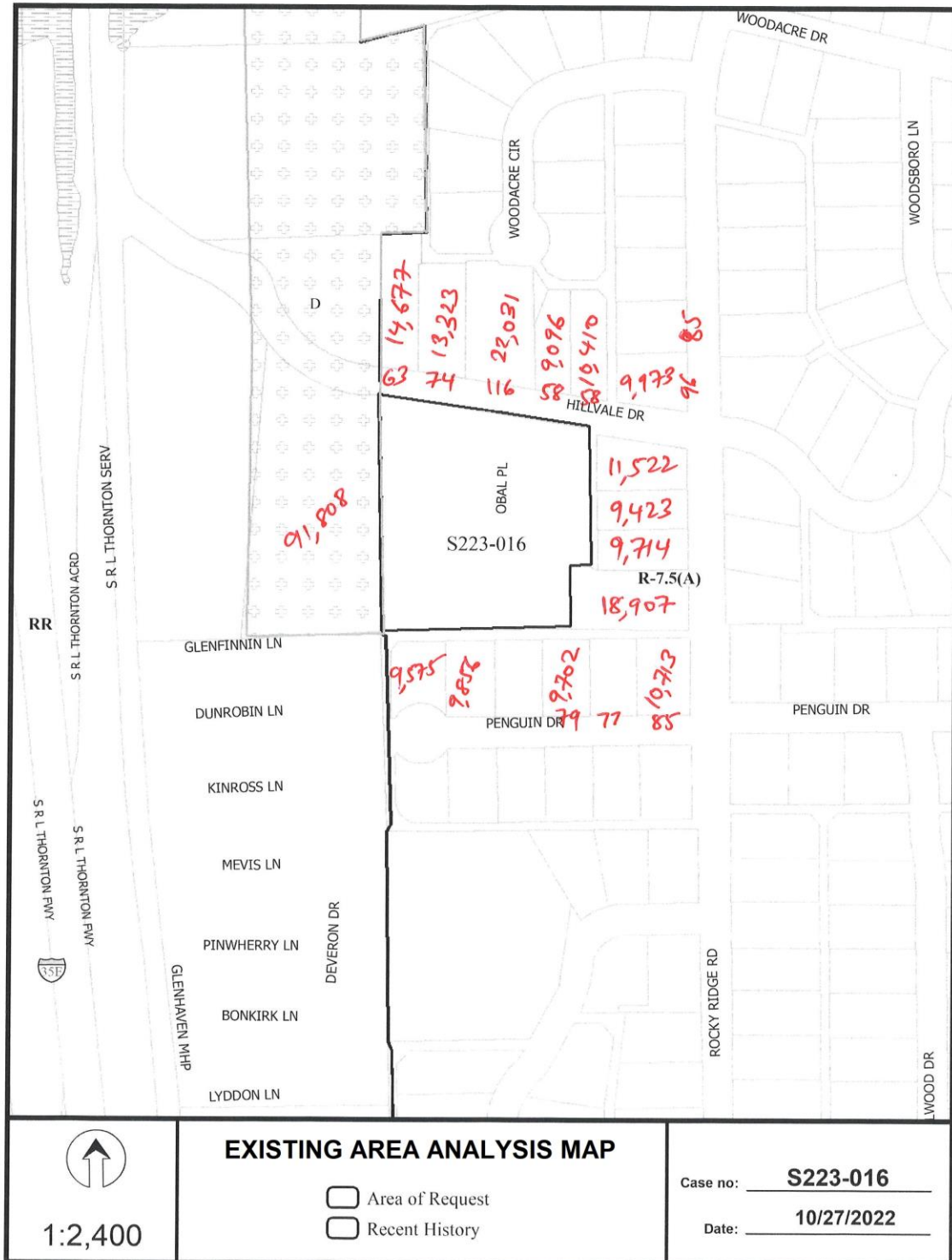
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
25. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

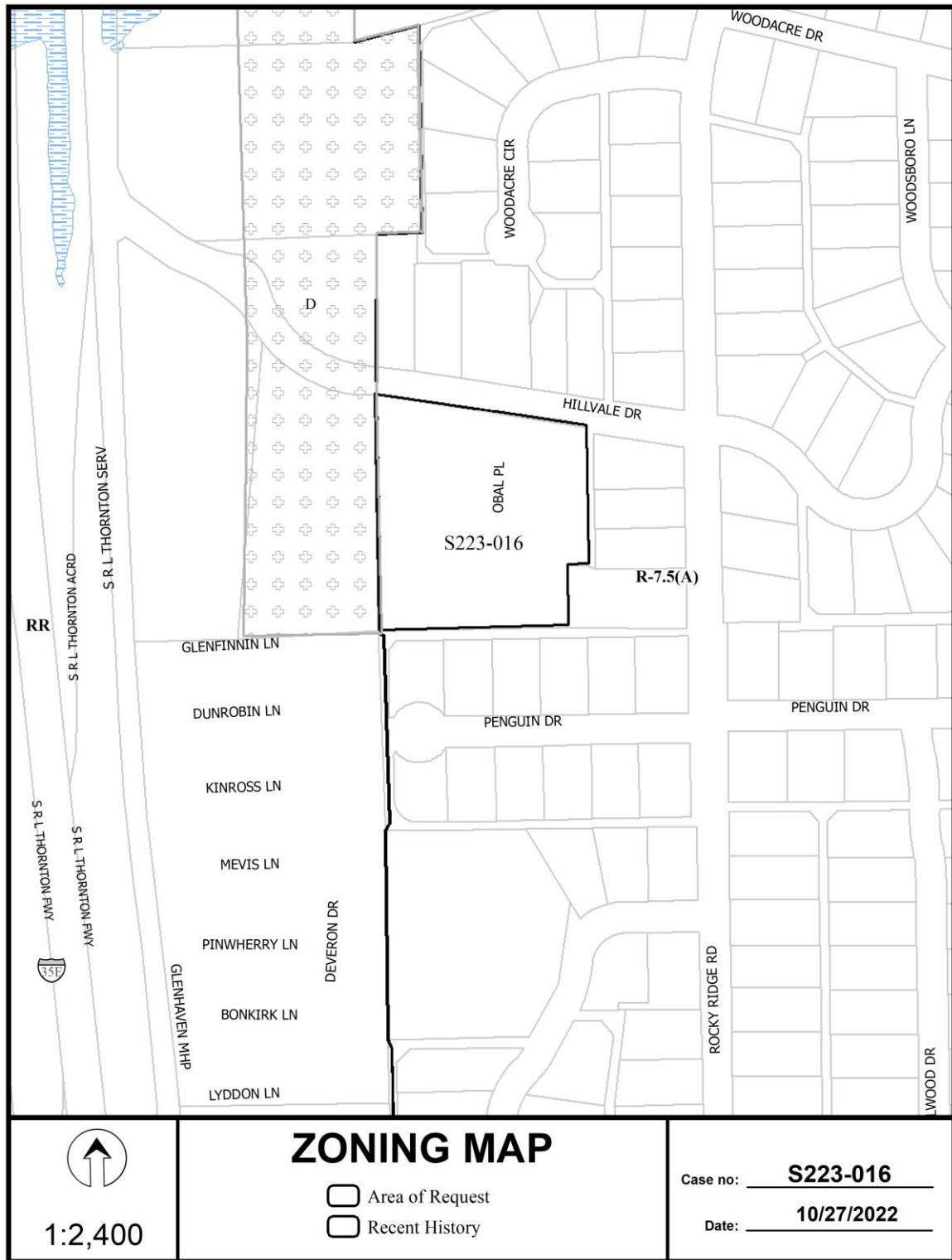
Real Estate/Street Name/GIS, Lot & Block Conditions:

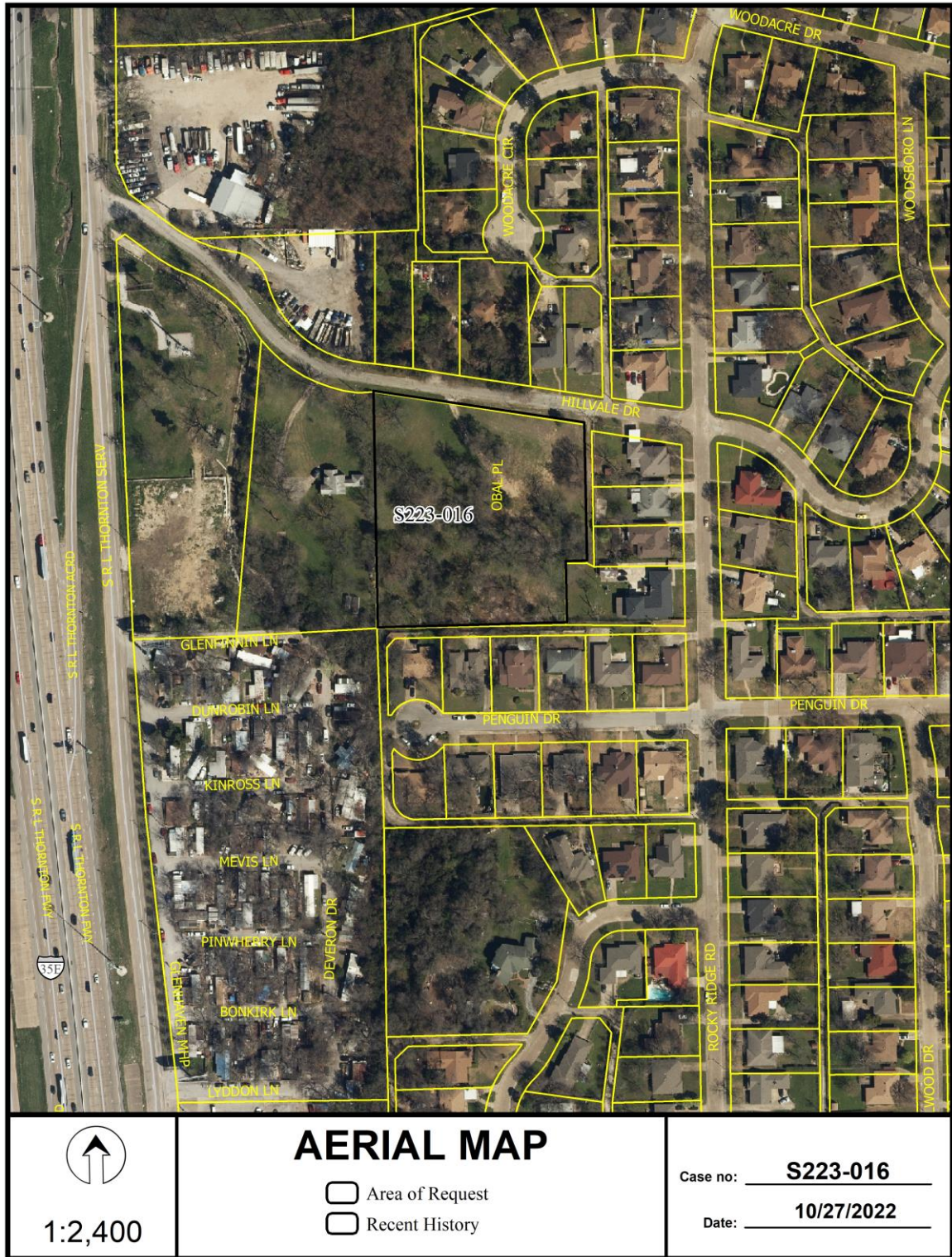
26. On the final plat, change “Obal Place” to “Ofem Place”.

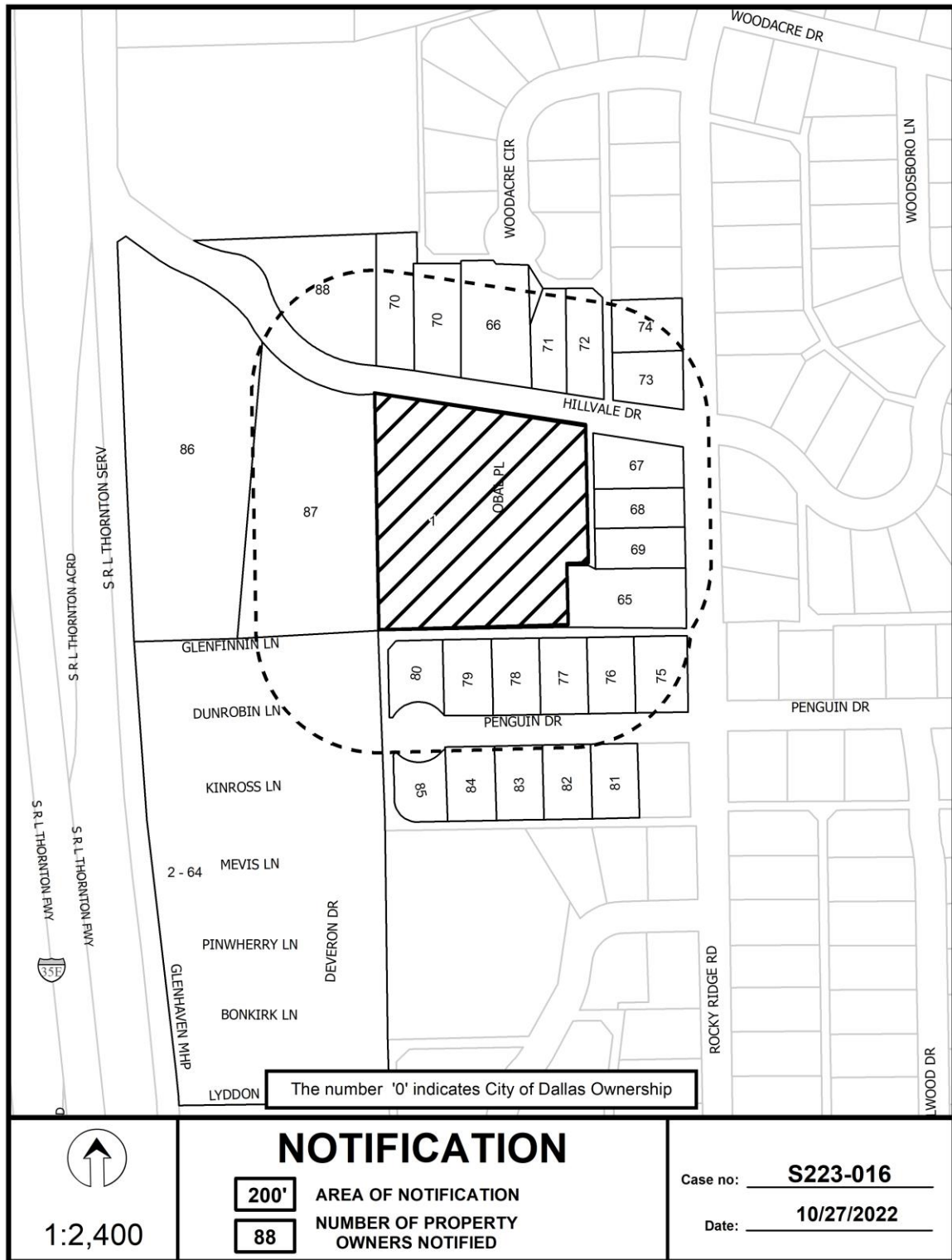
27. On the final plat, identify the property as Lots 4 through 12 in City Block E/6625. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET









Notification List of Property Owners

S223-016

88 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	238 HILLVALE DR	CASTIEL INVESTMENT LLC
2	5500 S R L THORNTON FWY	BLC TEXANA GLEN HAVEN JV LP
3	104 BONKIRK LN	TORRES CELIA
4	102 BONKIRK LN	ALVAREZ BRENDA
5	101 BONKIRK LN	NOLVIA YENETH VILLEDA
6	109 BONKIRK LN	MARTINEZ EDUARDO
7	108 PINWHERRY LN	GONZALEZ HERMINIA
8	101 PINWHERRY LN	CERVANTES HERNANDEZ VERONICA
9	107 PINWHERRY LN	PINA MAXIMILIANO
10	109 PINWHERRY LN	GONZALEZ ANGELICA
11	112 MEVIS LN	RODRIGUEZ ANGELICA
12	108 MEVIS LN	GONZALES J GUADALUPE
13	104 MEVIS LN	BUSTOS MOISES
14	109 MEVIS LN	MARTINEZ MARIA INES
15	111 MEVIS LN	ABLE JUAN
16	110 KINROSS LN	HERRERA JUANA
17	114 KINROSS LN	THARALDSON OWEN
18	101 KINROSS LN	REVERA FRANCO
19	103 KINROSS LN	RAMIREZ POLO
20	105 KINROSS LN	DAVILA ARTURO
21	109 KINROSS LN	FRIAS PEDRO
22	110 DUNROBIN LN	ROQUE MAYOLO
23	103 DUNROBIN LN	MARTINEZ ANNA
24	105 DUNROBIN LN	SANCHEZ SAUL
25	115 DUNROBIN LN	RIVERA AUDELIA
26	110 GLENFINNIN LN	GALLARDO JACINTO R

10/24/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	106 GLENFINNIN LN	LOPEZ MARIA CARMEN
28	5541 DEVERON DR	COOLINA VERDIN
29	5533 DEVERON DR	MIRANDA MARIE
30	5529 DEVERON DR	LOPEZ ENACIO
31	5513 DEVERON DR	AGUIRRE JOSUE
32	5509 DEVERON DR	FISCAL EDUARDO
33	103 LYDDON LN	RIOS DULCE
34	106 BONKIRK LN	ROBERSON JEAN
35	107 LYDDON LN	COSTILLA JOSE
36	110 BONKIRK LN	JUAREZ MARTA
37	111 LYDDON LN	VAZQUEZ VIRAVANA
38	103 BONKIRK LN	GUADALUPE MODETA
39	112 PINWHERRY LN	AGUINAGA FRANCISCO
40	110 PINWHERRY LN	AVILES JUAN
41	106 PINWHERRY LN	ORDAZ JOSE
42	104 PINWHERRY LN	LUCIO GERARDO
43	106 MEVIS LN	SMITH MICHELL
44	114 MEVIS LN	ROQUE BEATRIZ GARCIA
45	110 MEVIS LN	HERNANDEZ RAUL SANCHEZ
46	102 MEVIS LN	TORREZ MARIA DEL CARMEN
47	101 MEVIS LN	LUGO MARTIN
48	103 MEVIS LN	GONZALES JORGE A.
49	115 KINROSS LN	PEREZ JESUS
50	106 KINROSS LN	BERNAL SAMUEL
51	102 KINROSS LN	CRUZ PATRICIA
52	112 DUNROBIN LN	CONTRERAS FERNANEDO
53	108 DUNROBIN LN	AGUILAR LEANDRO
54	104 DUNROBIN LN	MERITETH DAVID
55	101 DUNROBIN LN	RIVERA JOSE
56	107 DUNROBIN LN	CHAVEZ JOSE
57	109 DUNROBIN LN	MENDEZ JOSE

10/24/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	111 DUNROBIN LN	DAVILLA JUAN
59	114 GLENFINNIN LN	LOPEZ EDDIE
60	5543 DEVERON DR	GONZALES TOBIAS
61	5537 DEVERON DR	AVILES MARIA
62	5525 DEVERON DR	AGULLAR LEONARDO
63	5517 DEVERON DR	VELAZQUEZ-CERVANTES, MA. MARGARITA
64	102 GLENFINNIN LN	GARCIA SIMEON
65	5319 ROCKY RIDGE RD	ARAIZA JUAN CARLOS MARTINEZ &
66	235 HILLVALE DR	CLOPTON GREGORY
67	5305 ROCKY RIDGE RD	KING AUDREY J
68	5311 ROCKY RIDGE RD	SPENCER GLADYS I
69	5315 ROCKY RIDGE RD	CAGER L C JR
70	231 HILLVALE DR	JOHNSON MRS GIDDINGS
71	305 HILLVALE DR	EDWARDS GLORIA J
72	311 HILLVALE DR	HENDERSON BARRY MAURICE
73	5223 ROCKY RIDGE RD	HOLLAND JACQUELY D &
74	5215 ROCKY RIDGE RD	WILSON TERESA &
75	339 PENGUIN DR	TAYLOR CEROL S
76	333 PENGUIN DR	HARRISON JOYCE
77	327 PENGUIN DR	HIGH BILLY ROY JR &
78	321 PENGUIN DR	HESTER KELSEY J
79	315 PENGUIN DR	CASEREZ KARINA ALEJANDRE
80	307 PENGUIN DR	DELEON SILVIA
81	334 PENGUIN DR	ALEXANDER HUELENE JOHNSON
82	328 PENGUIN DR	WATSON R L
83	322 PENGUIN DR	JOHNSON GLORIA L
84	316 PENGUIN DR	GUY BETTY
85	308 PENGUIN DR	GAINES TONY D & DEBORAH K
86	5214 S R L THORNTON FWY	MARTINEZ JOSE
87	214 HILLVALE DR	DEERE LOUIS E
88	113 HILLVALE DR	VASQUEZ DONANCIANO &



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: S223-017

Item #: 21.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.340-acre (15,000-square foot) tract of land containing all of Lots 14 and 15 in City Block 7/3873 to move internal lot lines to create one 6,750-square foot lot and one 8,250-square foot lot on property located on Peru Street, west of Corinth Street.

Owner: Sammy S. Altaan

Surveyor: CBG Surveying Texas, LLC

Application Filed: October 19, 2022

Zoning: R-5(A)

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

Planner: Sharmila Shresta

Council District: 4

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-017**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Peru Street, west of Corinth Street**DATE FILED:** October 19, 2022**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 0.340-acres**MAPSCO:** 55F**OWNER:** Sammy S. Altaan

REQUEST: An application to replat a 0.340-acre (15,000-square foot) tract of land containing all of Lots 14 and 15 in City Block 7/3873 to move internal lot lines to create one 6,750-square foot lot and one 8,250-square foot lot on property located on Peru Street, west of Corinth Street.

SUBDIVISION HISTORY:

1. S212-331 was a request west of the present request to replat a 0.26-acre (11,510 square feet) tract of land containing all of Lots 3 and 4 in City Block F/4714 to create one lot on property located on Fayette Street, east of Gilroy Street. The request was approved on October 6, 2022 but has not been recorded.
2. S212-230 was a request southeast of the present request to replat a 4.563-acre tract of land containing part of Lots 3 through 5, all of Lots 6 through 19 in City Block 9/3875 to create one lot on property located on Corinth Street at Morrell Avenue, northeast corner. The request was approved on June 16, 2022 but has not been recorded.
3. S190-174 was a request northwest of the present request to replat a 5.641-acre tract of land containing all of Lots 1 through 23 in City Block D/5914, all of Lots 1 through 26 in City Block E/5914 and 17 common areas and abandoned portion of Fiji Street, Tonga Street, and Sphinx Street and the two alleys (Ordinance 31400) to create a 49 lots subdivision with lots ranging in size from 2,112 square feet to 2,698 square feet and 17 common areas and to create 3 private street and two alleys on property located on Fran Way at Compton Street, northwest corner. The request was approved on July 23, 2020 and recorded on April 14, 2021.

PROPERTY OWNER NOTIFICATION: On November 1, 2022, 31 notices were sent to property owners within 200 feet of the proposed plat.

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

The request is in an R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to move internal lot lines between two lots to create one 6,750-square foot lot and one 8,250-square foot lot. The new lot line

will bring the existing structure on Lot 14 in compliance with the R-5(A) Single Family District side yard zoning requirement.

Staff finds that the proposed lots conform with the lot pattern established within the immediate vicinity of the request (*refer to the existing area analysis map*). Staff concludes that the request is in compliance with Section 51A-8.503 and also with the requirements of the R-5(A) Single Family District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General 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 2.

Paving & Drainage Conditions:

12. 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)

13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). Section 51A- 8.102 (c); 8.601(b)(4), (5), (6), (7), (8), (9)

Right-of way Requirements Conditions:

14. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. Section 51A 8.602(c).
15. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Peru Street. Sections 51A-8.602(c), 51A-8.604(c)

Survey (SPRG) Conditions:

16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. Show correct recording information for subject property.

Street Name/GIS, Lot & Block Conditions:

18. On the final plat, change "South Corinth Street" to "Corinth Street Road".
19. On the final plat, identify the property as Lots 14A and 15A in City Block 7/3873. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

EXISTING AREA ANALYSIS MAP

Scale: 1:2,400

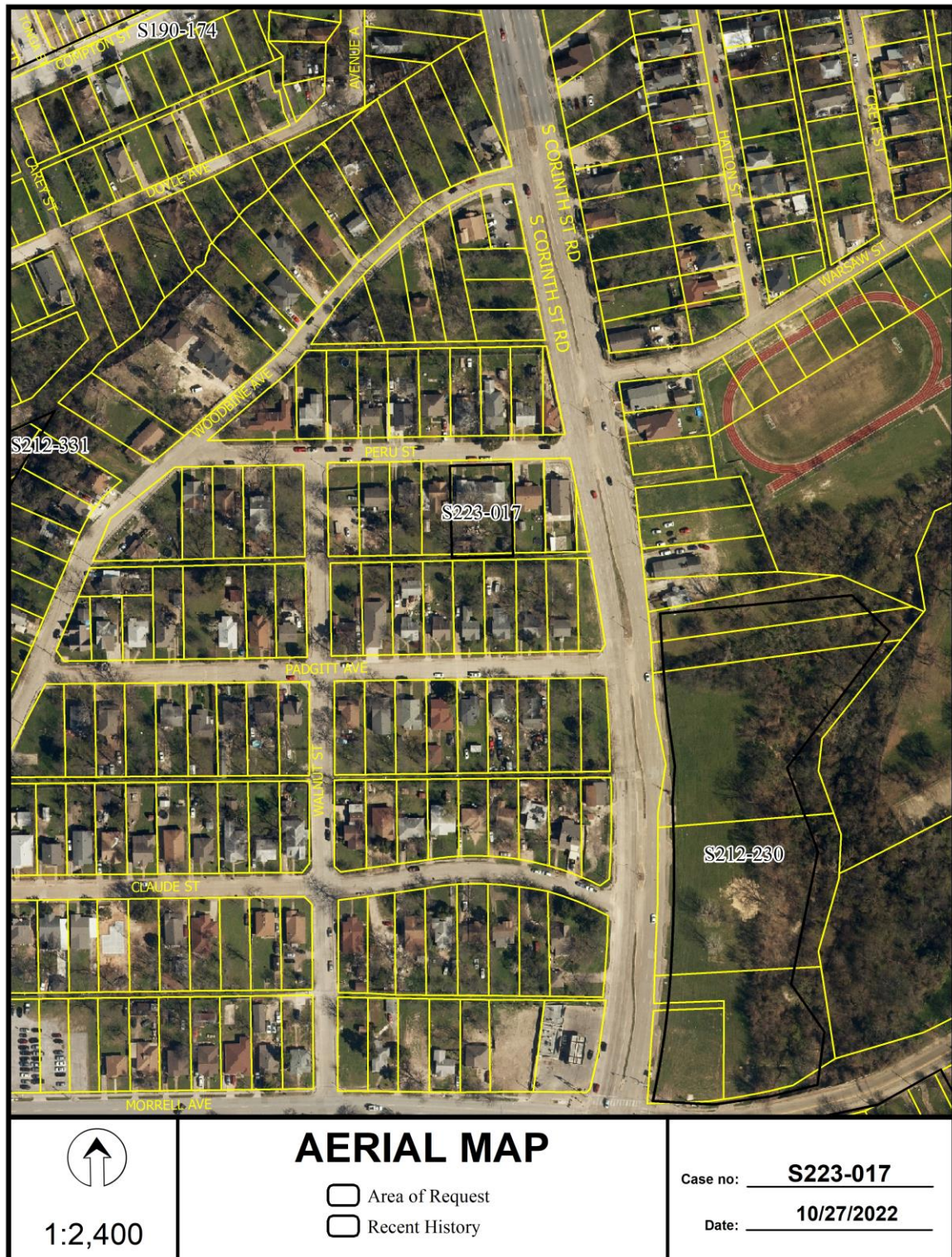
Legend:

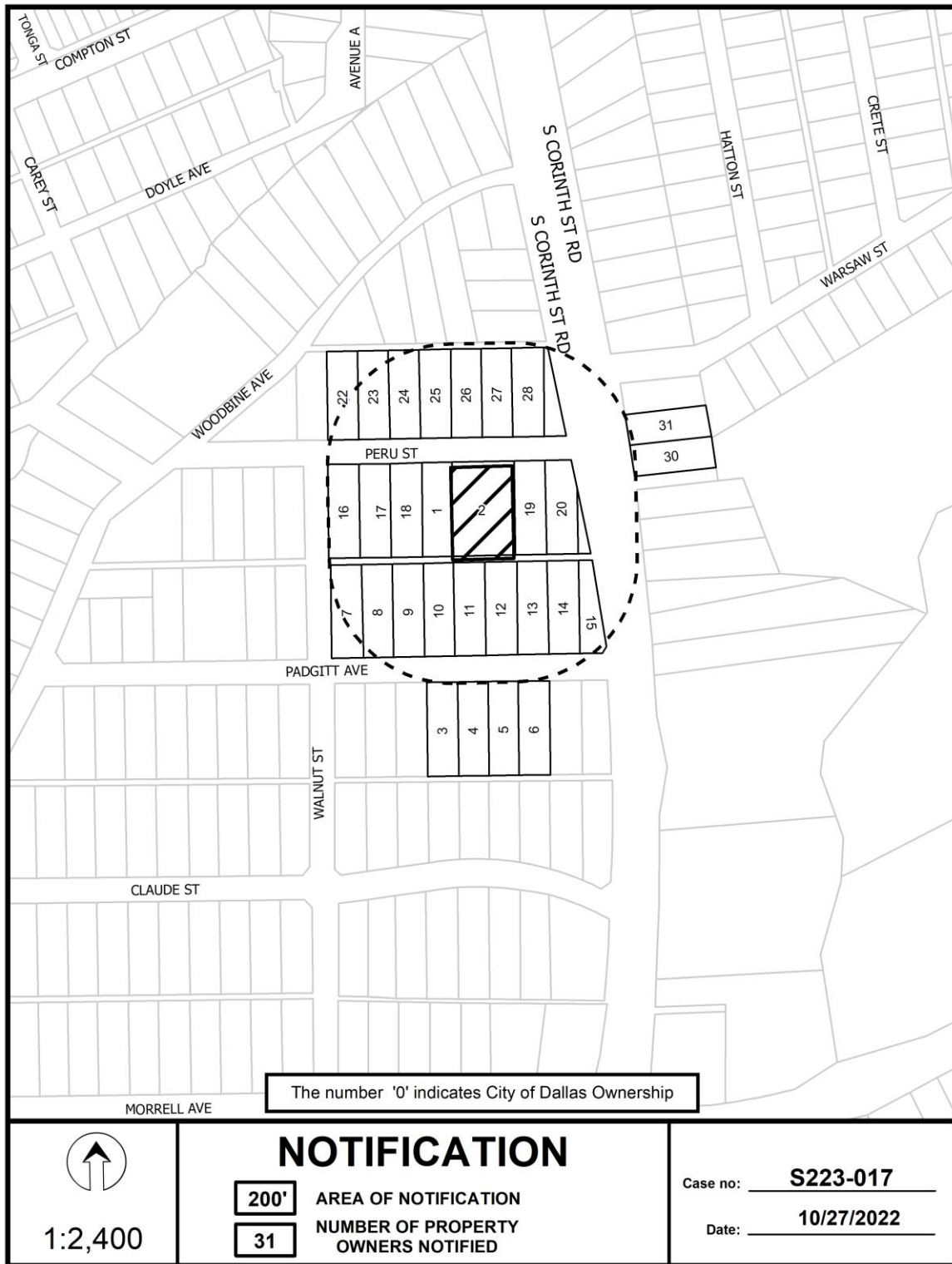
- Area of Request
- Recent History

Case no: **S223-017**

Date: **10/27/2022**







10/24/2022

Notification List of Property Owners

S223-017

31 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1514 PERU ST	SPENCER DOZIE
2	1518 PERU ST	ALTAAN SAMMY S
3	1514 PADGITT AVE	C GIPSON CONTRACTING LLC
4	1518 PADGITT AVE	DAVIS STEVENSON & STELLA
5	1522 PADGITT AVE	CALZADA VICTOR
6	1526 PADGITT AVE	Taxpayer at
7	1503 PADGITT AVE	WILLIAMS JAMES DARREN
8	1507 PADGITT AVE	CORTINA JONATHAN B & REBEKAH K
9	1511 PADGITT AVE	RICHARD VEOTIS JAMES
10	1515 PADGITT AVE	GRIFFIN LAJON OKEITH &
11	1519 PADGITT AVE	MUTREJA RAJEEV
12	1523 PADGITT AVE	MP LIMITED HOLDINGS LLC
13	1527 PADGITT AVE	FADAKAR FARSHID
14	1531 PADGITT AVE	BROWN CLARICE ESTATE OF
15	1535 PADGITT AVE	BROWN GILL
16	1502 PERU ST	QUIET GROUP LLC
17	1506 PERU ST	QUIET GROUP LLC
18	1510 PERU ST	DEREYNA AMELIA PUERTA &
19	1526 PERU ST	BEASLEY SANDRA J CHILDS
20	1530 PERU ST	ALADE MARIA JEIME
21	621 S CORINTH ST RD	CROFFORD ANNE LANE
22	1501 PERU ST	OCHOA MACARIO &
23	1507 PERU ST	TRIPLE VVV LLC
24	1511 PERU ST	CHAVEZ YSMAEL DEJESUS &
25	1515 PERU ST	LEVERSON JARVIS
26	1519 PERU ST	ACEVEDO JESUS &

10/24/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1523 PERU ST	GONZALEZ MODESTO & JARAIN M
28	1527 PERU ST	EDWARDS ALICE
29	1531 PERU ST	PANTOJA FERMIN FLORES
30	638 S CORINTH ST RD	AGUILAR JANELLE ANISSA
31	634 S CORINTH ST RD	AGUILAR JANELLE ANISSA



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: NC212-007

Item #: 22.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to change the name of Romine Avenue, between S. Central Expressway and S. Malcolm X Boulevard, to "Vestana Wollos Avenue".

Applicant: City of Dallas

Application Filed: August 31, 2022

Notices Sent: 62 notices sent on October 17, 2022

Staff Recommendation: **Approval** provided that the required waivers are granted for Sec 51A-9.304 (a)(5) and Sec 51A-9.304(c)(2)

SRC Recommendation: Denial

Planner: Sharmila Shresta

Council District: 7

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 17, 2022****FILE NUMBER:** NC212-007**PLANNER:** Sharmila Shrestha**LOCATION:** between S. Central Expressway and S. Malcolm X Boulevard**DATE FILED:** August 31, 2022**COUNCIL DISTRICT:** 7**MAPSCO:** 46X**APPLICANT:** City of Dallas**REQUEST:** Consider a request to change the name of Romine Avenue, between S. Central Expressway and S. Malcolm X Boulevard, to "Vestana Wollos Avenue".**SUMMARY:**

- City of Dallas received a City Council memorandum on August 31, 2022 to change the name of Romine Avenue, between S. Central Expressway and S. Malcolm X Boulevard, to "Vestana Wollos Avenue".
- Notification signs were put up on September 14, 2022. Notices were sent on October 17, 2022 to 62 property owners notifying them of the proposed street name change. Newspaper notice was published on October 17, 2022.
- The Subdivision Committee on Thursday October 6, 2022 by unanimous vote recommended denial of the Street Name Change NC212-007.

BACKGROUND INFORMATION:

<u>Thoroughfare/Street</u>	<u>Roadway Status</u>
Romine Avenue	Minor Arterial
S. Malcolm X Boulevard	Major Arterial
S. Central Expressway	State Highway
Myrtle Street	Minor Arterial
Guaranty Street	Minor Arterial
Wilder Street	Minor Arterial
Ruskin Street	Minor Arterial
Dildock Street	Minor Arterial
Kynard Street	Minor Arterial
Atlanta Street	Minor Arterial
Latimer Street	Minor Arterial
Crozier Street	Minor Arterial
Waldron Avenue	Minor Arterial
Octavia Street	Minor Arterial
Diamond Avenue	Minor Arterial

STAFF ANALYSIS:

“Section 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES” are attached at the end of this report.

Street Name Change: In terms of compliance with Division 51A-9.300 of the Dallas Development Code, staff observes the following:

Section 51A-9.304(a)(5) states “A street name may not contain more than 14 characters providing; however, that the street-type designation may be abbreviated to comply with this requirement.”

The proposed street name, “Vestana Wollos Avenue” contains 19 characters. The street-type designation “Avenue” can be abbreviated to “Ave.” but “Vestana Wollos Ave.” still contains 16 characters. The approval of this request will require a waiver of Section 51A-9.304(a)(5).

Section 51A-9.504(a)(1)(C) is complied with as there has been no other city street named or renamed “Vestana Wollos Avenue”.

Section 51A-9.304(c)(2) “A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.”

The change of Romine Avenue, between S. Central Expressway and S. Malcolm X Boulevard does not comply with Section 51A- 9.304(c)(2) as Mrs. Wollos passed away on September of 2021 at the age of 108. The approval of this request will require a waiver of Section 51A-9.304(a)(5).

WAIVER IS NEEDED FOR:

Section 51A-9.304(a)(5) “A street name may not contain more than 14 characters providing; however, that the street-type designation may be abbreviated to comply with this requirement.”

Section 51A-9.304(c)(2) “A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.”

STAFF RECOMMENDATION: This request requires a waiver of Section 51A-9.304(a)(5) and Section 51A-9.304(c)(2). Staff recommends approval provided that the required waivers are granted.

Departmental Response: Information on this case was routed to the following entities on September 8, 2022.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	NR
Atmos Energy	9/9/2022	Police	NR
Building Inspection	N/R	Mobility planning	9/20/2022
City Archivist	N/R	Public Works	9/9/2022
City Attorney	NR	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	9/9/2022
Dallas County Historical Commission	N/R	Texas DOT	NR
DART	N/R	SD&C_ENG.	NR
Fire Department	9/16/2022	TXU Electric	N/R
Long Range Planning	NR	US Post Office	N/R
Park and Recreation	N/R	Street Name Coordinator	9/29/2022

N/R= No written Response

Memorandum



CITY OF DALLAS

DATE August 31, 2022

TO TC Broadnax, City Manager

SUBJECT **Street Name Change for Romine Avenue to Vestana Wollos Avenue**

In accordance with the provisions of Section 51A-9.30(b) of the Dallas Development Code, please proceed with the process for the consideration of a Street Name Change of Romine Avenue to Vestana Wollos Ave.

Mrs. Wollos was born December 12, 1912 at Romine Ave. and Latimer St. She was a contributor of the land that the Park South Family YMCA currently sits on. Park South YMCA is a staple in the South Dallas community and has positively impacted the lives of so many. Mrs. Wollos was also an active member of the Park South YMCA until the pandemic. She passed away in September of 2021 at the age of 108.

A handwritten signature in black ink, appearing to read 'Adam Bazaldua'.

Adam Bazaldua
Council Member, District 7

A handwritten signature in black ink, appearing to read 'Carolyn King Arnold'.

Carolyn King Arnold
Council Member, District 4

A handwritten signature in black ink, appearing to read 'Casey Thomas, II'.

Casey Thomas, II
Council Member, District 3

C. Chris Caso, City Attorney
Mark Swann, City Auditor
Bilerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer

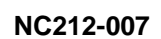
"Our Product is Service"
Empathy | Ethics | Excellence | Equity

DATE August 31, 2022
SUBJECT **Street Name Change for Romine Avenue to Vestana Wollos Avenue**

Jon Fortune, Deputy City Manager

Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

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09/07/2022

Notification List of Property Owners

NC212-007

62 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2215 ROMINE AVE	LETTELL HALL ESTRELLITA &
2	2211 ROMINE AVE	LOPEZ MARTHA
3	2225 ROMINE AVE	FORSHEE PERRY
4	2221 ROMINE AVE	DAVILA JANETH NEOMI &
5	2227 ROMINE AVE	LOPEZ LEOPOLDO N
6	2231 ROMINE AVE	LOPEZ LEOPOLDO
7	2301 ROMINE AVE	MCPHERSON NANCY M
8	2307 ROMINE AVE	LOPEZ KARINA IVONNE
9	2309 ROMINE AVE	SALAZAR VANESSA C
10	2313 ROMINE AVE	GSI PORTFOLIO LLC
11	2315 ROMINE AVE	BAILEY RAYMOND L
12	2323 ROMINE AVE	BOOKER J E
13	2327 ROMINE AVE	BOOKER JAMES E & QUEENIE
14	2333 ROMINE AVE	BRITT SAMUEL C
15	2331 ROMINE AVE	BOOKER JAMES & QUEENIE
16	2337 ROMINE AVE	PRICE JAMES L JR & YVETTE P
17	2403 ROMINE AVE	WILLIAMS JOHN W ETAL
18	2405 ROMINE AVE	QJTT INVESTMENTS LLC
19	2411 ROMINE AVE	SUNDAY FLORENCE E
20	2409 ROMINE AVE	SHAW HATTIE
21	2415 ROMINE AVE	DAVIS WILLIE B
22	2419 ROMINE AVE	WALKER CURLEY
23	2421 ROMINE AVE	PERKINS CASSTARDAR
24	2423 ROMINE AVE	ARANDA FRANCISCO &
25	2429 ROMINE AVE	HUNTER KELVIN W
26	2431 ROMINE AVE	TATUM MABLE J

09/07/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2433 ROMINE AVE	JONES VERA L
28	2435 ROMINE AVE	ROBINSON STEPHEN
29	2505 ROMINE AVE	Taxpayer at
30	3732 LATIMER ST	Taxpayer at
31	3737 ATLANTA ST	PBW VENTURES INC
32	3736 ATLANTA ST	SMITH TAYLOR J & HANNAH E
33	3745 DILDOCK ST	AVENUE BAPTIST CHURCH
34	3741 RUSKIN ST	SMITH KIRTLEY C
35	3742 DILDOCK ST	AVENUE PROGRESSIVE
36	3739 S MALCOLM X BLVD	MCCLELLAN QUENTIN
37	2717 ROMINE AVE	GULLEY ELISA
38	3739 MYRTLE ST	BUCHANAN O D & JULIA F
39	3740 GUARANTY ST	LAGOW DEVELOPMENT PROJECT LLC
40	3741 GUARANTY ST	FIELDS KATHERINE
41	3730 MYRTLE ST	SACPD RC
42	3742 RUSKIN ST	TAKADA HIDEKI
43	2712 ROMINE AVE	KELCHER MGMT INC
44	3802 MYRTLE ST	WILLIAMS MASELINE
45	3801 MYRTLE ST	DOONACHAR RABIN
46	3800 WILDER ST	MOZEE STANLEY ORSON &
47	3802 KYNARD ST	JONES VERLINE COOKS
48	2610 ROMINE AVE	HALL DIANA &
49	3801 WILDER ST	THB INVESTMENTS INC
50	2526 ROMINE AVE	COTTON ELBERT ET AL
51	2530 ROMINE AVE	HARPER ANNIE R ET AL
52	2516 ROMINE AVE	YMCA OF METROPOLITAN DALLAS
53	2500 ROMINE AVE	Y M C A
54	3801 CROZIER ST	HERNANDEZ CHRISTIAN
55	3802 WALDRON AVE	WEEMS KATHERINE ESTATE OF
56	3800 CROZIER ST	APPLEWHITE JOE &
57	2302 ROMINE AVE	ROMINE AVE CHRISTIAN

09/07/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3803 OCTAVIA ST	TOPLETZ CASEY
59	3802 DIAMOND AVE	WALLACE SHINEE TREMAINE
60	3803 DIAMOND AVE	UMANA DAVIS
61	3807 KYNARD ST	WEST GEORGE
62	3808 S CENTRAL EXPY	TROY ISSAC

SECTION 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES:

(a) In general.

- (1) A proposed label in a street name may not duplicate any existing label.
- (2) A proposed street name may not be similar to an existing street name so that it creates confusion or an obstacle to the provision of emergency services.
- (3) If all of the standards in this section are met, a roadway that extends into the city of Dallas from a contiguous municipality must adopt the street name given the street by the contiguous municipality.
- (4) A street name that uniquely identifies a particular tract, tenant, or product name is prohibited.
- (5) A street name may not contain more than 14 characters providing, however, that the street-type designation may be abbreviated to comply with this requirement.
- (6) Hyphenated and apostrophized street names are prohibited.

(b) Number of names for a roadway.

- (1) Except as provided in Paragraph (2), a roadway must have only one name.
- (2) Different names must be given to the same roadway under the following conditions:
 - (A) If a minor roadway deviates from its predominant course at a 90-degree angle for a distance of more than 300 feet, a different name must be used for the predominant course and for each portion of the roadway deviating from the predominant course.
 - (B) If two segments of a minor roadway are separated by an intervening land use that prohibits vehicular passage, and if future connections of the street segments through the use is unlikely, the segments of roadway on each side of the intervening use must have different names.
 - (C) If a street is interrupted and offsets more than 150 feet at a cross street, different names must be given to the offset street segments.

(c) Historic street names.

- (1) A historic street name may not be changed.
- (2) A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.

(d) Street type and label designation.

- (1) A street name may not contain more than one street-type designation. For example, the street name "John Doe Place Road" is not permitted.
- (2) The designation of the street type must be based upon the features of the roadway, such as the traffic volumes carried by the roadway, its physical design and construction characteristics, and its role in the surrounding street network.

(3) No street name may have more than two labels before the street-type designation.

(e) Directional prefix and suffix.

(1) A directional prefix is permitted only when the roadway intersects one of the official baselines used by the city.

(2) A directional suffix is permitted as an indicator for address location.

(f) Guidelines.

(1) A street name may be based upon physical, political, or historic features of the area.

(2) The name of a subdivision and names thematically related to the name of a subdivision may be given to a street within the subdivision.

(g) Waiver.

The city council, by a three-fourths vote of its members, may waive any of the standards contained in this section when waiver would be in the public interest and would not impair the public health, safety, or welfare. (Ord. Nos. 19832; 23407)



City of Dallas

1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201

Agenda Information Sheet

File #: NC212-008

Item #: 23.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to change the name of Audrey Street, between Agnes Street and Greenbay Street, to "Dimple Jackson Street".

Applicant: City of Dallas

Application Filed: August 31, 2022

Notices Sent: 53 notices sent on October 17, 2022

Staff Recommendation: **Approval** provided that the required waivers are granted for Sec 51A-9.304(a) (5)

SRC Recommendation: Approval

Planner: Sharmila Shresta

Council District: 7

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 17, 2022****FILE NUMBER:** NC212-008**PLANNER:** Sharmila Shrestha**LOCATION:** between Agnes Street and Greenbay Street, to “Dimple Jackson Street”**DATE FILED:** August 31, 2022**COUNCIL DISTRICT:** 7**MAPSCO:** 47W**APPLICANT:** City of Dallas**REQUEST:** Consider a request to change the name of Audrey Street, between Agnes Street and Greenbay Street, to “Dimple Jackson Street”.**SUMMARY:**

- City of Dallas received a City Council memorandum on August 31, 2022 to change the name of Audrey Street, between Agnes Street and Greenbay Street, to “Dimple Jackson Street”.
- Notification signs were put up on September 14, 2022. Notices were sent on October 17, 2022 to 54 property owners notifying them of the proposed street name change. Newspaper notice was published on October 17, 2022.
- The Subdivision Committee on Thursday October 6, 2022 by unanimous vote recommended approval of the Street Name Change NC212-008.

BACKGROUND INFORMATION:

<u>Thoroughfare/Street</u>	<u>Roadway Status</u>
Audrey Street	Minor Arterial
Agnes Street	Minor Arterial
Dixon Avenue	Minor Arterial
Greenbay Street	Minor Arterial

STAFF ANALYSIS:

“Section 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES” are attached at the end of this report.

Street Name Change: In terms of compliance with Division 51A-9.300 of the Dallas Development Code, staff observes the following:

Section 51A-9.304(a)(5) states “A street name may not contain more than 14 characters providing; however, that the street-type designation may be abbreviated to comply with this requirement.”

The proposed street name, “Dimple Jackson Street” contains 19 characters. The street-type designation “Street” can be abbreviated to “St.” but “Dimple Jackson Street” still contains 15 characters. The approval of this request will require a waiver of Section 51A-9.304(a)(5).

Section 51A-9.504(a)(1)(C) is complied with as there has been no other city street named or renamed “Dimple Jackson Street”.

Section 51A-9.304(c)(2) “A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.”

Audrey Street, between Agnes Street and Greenbay Street, to “Dimple Jackson Street” complies with Section 51A- 9.304(c)(2) as Mrs. Jackson passed away on April 14, 2019.

WAIVER IS NEEDED FOR:

Section 51A-9.304(a)(5) “A street name may not contain more than 14 characters providing; however, that the street-type designation may be abbreviated to comply with this requirement.”

STAFF RECOMMENDATION: This request requires a waiver of Section 51A-9.304(a)(5). Staff recommends approval provided that the required waiver is granted.

Departmental Response: Information on this case was routed to the following entities on September 8, 2022.

Department/Entity	Date of response	Department/Entity	Date of response
AT&T	N/R	Property Management	NR
Atmos Energy	9/9/2022	Police	NR
Building Inspection	N/R	Mobility planning	9/20/2022
City Archivist	N/R	Public Works	9/9/2022
City Attorney	NR	Sanitation Services	N/R
Comprehensive Planning	N/R	School District	NR
Dallas County Historical Commission	N/R	Texas DOT	NR
DART	N/R	SD&C_ENG.	NR
Fire Department	9/16/2022	TXU Electric	N/R
Long Range Planning	NR	US Post Office	N/R
Park and Recreation	N/R	Street Name Coordinator	9/16/2022

N/R= No written Response

Memorandum



CITY OF DALLAS

DATE August 31, 2022

TO TC Broadnax, City Manager

SUBJECT **Street Name Change for Audrey Street to Dimple Jackson Street**

In accordance with the provisions of Section 51A-9.30(b) of the Dallas Development Code, please proceed with the process for the consideration of a Street Name Change of Audrey Street to Dimple Jackson Street.

Dimple Jackson was a longtime resident, community matriarch, and active leader in Dixon Circle. She resided on Audrey Street in Dixon Circle for over 50 years. She served as a faithful member of Faith Tabernacle C.O.G.I.C. for over 70 years. She served as a private in-home worker as her profession but was a faith filled mother and community advocate within her neighborhood. Mrs. Dimple Jackson's community contributions include serving as a staunch voting advocate, elections volunteer, and deputy registrar, Volunteering to serve at local nursing homes and chaperone school trips and conducting community blanket and coat drives for the homeless.

A handwritten signature in black ink, appearing to read 'Adam Bazaldua'.

Adam Bazaldua
Council Member, District 7

A handwritten signature in black ink, appearing to read 'Carolyn King Arnold'.

Carolyn King Arnold
Council Member, District 4

A handwritten signature in black ink, appearing to read 'Casey Thomas, II'.

Casey Thomas, II
Council Member, District 3

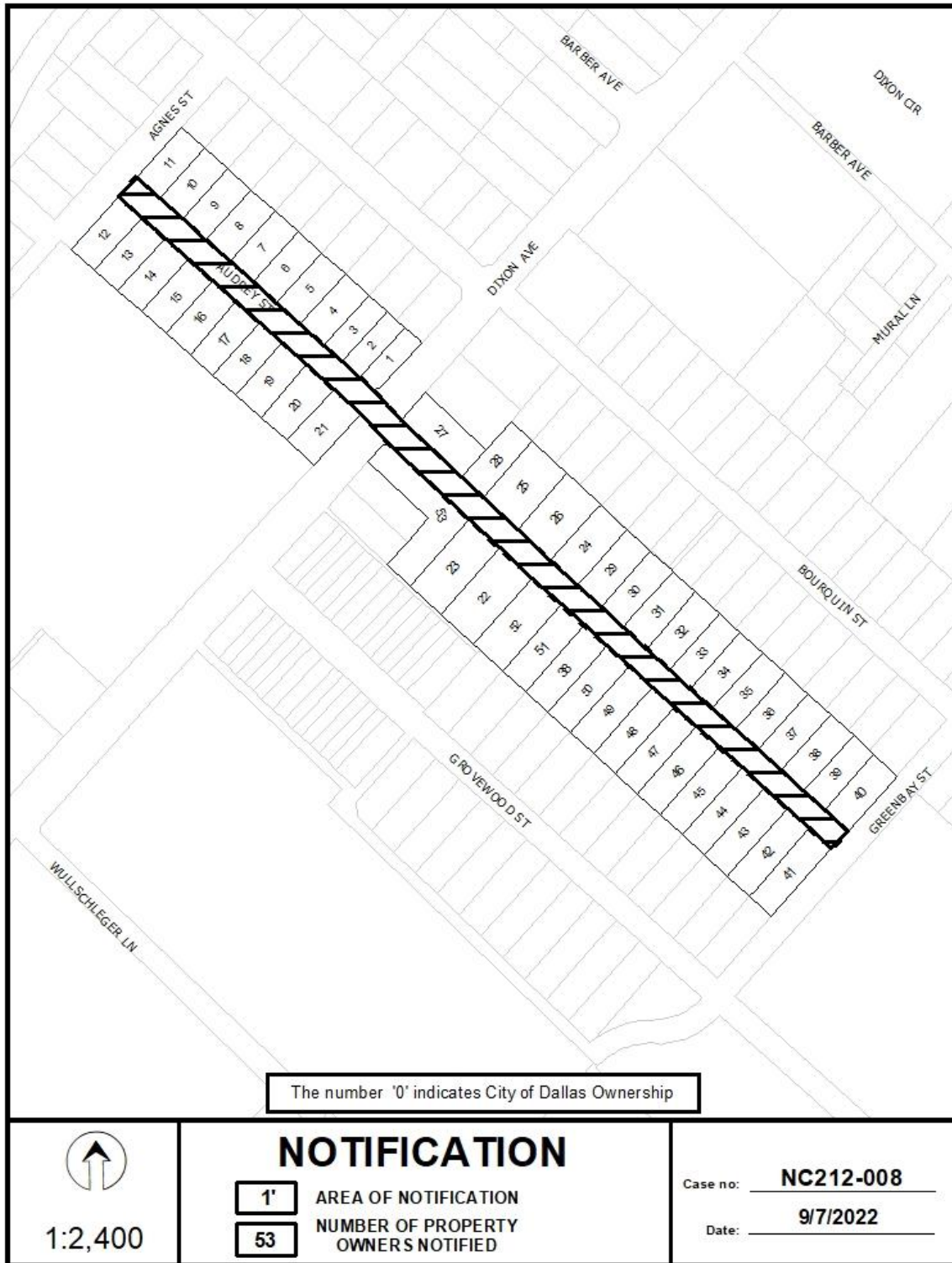
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DATE August 31, 2022
SUBJECT **Street Name Change for Audrey Street to Dimple Jackson Street**

c: Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Deputy City Manager
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Robert Perez, Assistant City Manager
Carl Simpson, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Genesis D. Gavino, Chief of Staff to the City Manager
Directors and Assistant Directors

"Our Product is Service"
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09/07/2022

Notification List of Property Owners

NC212-008

53 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5144 AUDREY ST	SAUCEDA EDWIN GERARDO LOPEZ
2	5140 AUDREY ST	CALDERON MARIO ALEJANDRO JR
3	5136 AUDREY ST	THOMAS ADRIAN
4	5132 AUDREY ST	JACKSON DIMPLE REBECCA EST OF
5	5128 AUDREY ST	RIVERS MAXINE
6	5124 AUDREY ST	PATTERSON ADRIAN
7	5120 AUDREY ST	ESTES SUSIE LEE EST OF
8	5116 AUDREY ST	SMITH B D & VIVIAN
9	5112 AUDREY ST	FLORES GUILLERMA ROJAS
10	5108 AUDREY ST	SMITH MARK D & DEBRA MUMPHREY
11	5104 AUDREY ST	JONES ROSIE
12	5105 AUDREY ST	SHEPPARD LEROY
13	5109 AUDREY ST	THOMAS ADRIAN
14	5113 AUDREY ST	PARSON VERA LIFE ESTATE
15	5117 AUDREY ST	LUGRAND DORIS
16	5121 AUDREY ST	JACKSON ROBERT LEE
17	5125 AUDREY ST	Taxpayer at
18	5129 AUDREY ST	JACKSON ROBERT
19	5133 AUDREY ST	WASHOM ESSIE LEE
20	5137 AUDREY ST	RAMIREZ IGNACIO &
21	5141 AUDREY ST	ESTELLE TAYLOR J
22	5215 AUDREY ST	CAMACHO MARIA
23	5211 AUDREY ST	RESTORATION REALTY OF
24	5300 AUDREY ST	MCQUIRTER ELIZABETH
25	5212 AUDREY ST	WILLIS KIM ANDREWS EST OF
26	5216 AUDREY ST	BLUEMOUNTAIN TEXAS LLC

09/07/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3744 DIXON AVE	AUGUSTUS DANNY ET AL &
28	5208 AUDREY ST	SMITH JOE N
29	5304 AUDREY ST	PARIS AUSHONTE
30	5308 AUDREY ST	IBARRA ADOLFO
31	5312 AUDREY ST	CARLCLIFF LLC
32	5316 AUDREY ST	LISENBY ANDREW KYLE
33	5320 AUDREY ST	MORALES LUCILA
34	5324 AUDREY ST	WASHINGTON WILLIAM MAC EST OF
35	5328 AUDREY ST	PGSR REALTY LLC
36	5332 AUDREY ST	BEE TX REAL ESTATE
37	5336 AUDREY ST	PINEDA DINORA D
38	5340 AUDREY ST	AMERITEX HOMES LLC
39	5344 AUDREY ST	MORALES EDUARDO &
40	5348 AUDREY ST	TAYLOR DAMON
41	5349 AUDREY ST	STARTS TONYA &
42	5345 AUDREY ST	MORALES MARIA SANCHEZ &
43	5341 AUDREY ST	LONG CHARLES & IRENE
44	5337 AUDREY ST	BELL GOLDESS
45	5333 AUDREY ST	COLEMAN WALTER L EST OF
46	5329 AUDREY ST	MARTINEZ JOSE CARMEN &
47	5325 AUDREY ST	LOPEZ FEDERICO & PATRICIA SERRANO
48	5321 AUDREY ST	PGSR REALTY LLC
49	5317 AUDREY ST	MATLOCK H K
50	5313 AUDREY ST	PEREZ DANIELA
51	5305 AUDREY ST	WILLIAMS RHODELL
52	5301 AUDREY ST	RUDD ROBERT EST
53	3742 DIXON AVE	SUNNY ACRES COMMUNITY

SECTION 51A-9.304. STANDARDS FOR STREET NAMES AND STREET NAME CHANGES:


(a) In general.

- (1) A proposed label in a street name may not duplicate any existing label.
- (2) A proposed street name may not be similar to an existing street name so that it creates confusion or an obstacle to the provision of emergency services.
- (3) If all of the standards in this section are met, a roadway that extends into the city of Dallas from a contiguous municipality must adopt the street name given the street by the contiguous municipality.
- (4) A street name that uniquely identifies a particular tract, tenant, or product name is prohibited.
- (5) A street name may not contain more than 14 characters providing, however, that the street-type designation may be abbreviated to comply with this requirement.
- (6) Hyphenated and apostrophied street names are prohibited.

(b) Number of names for a roadway.

- (1) Except as provided in Paragraph (2), a roadway must have only one name.
- (2) Different names must be given to the same roadway under the following conditions:
 - (A) If a minor roadway deviates from its predominant course at a 90-degree angle for a distance of more than 300 feet, a different name must be used for the predominant course and for each portion of the roadway deviating from the predominant course.
 - (B) If two segments of a minor roadway are separated by an intervening land use that prohibits vehicular passage, and if future connections of the street segments through the use is unlikely, the segments of roadway on each side of the intervening use must have different names.
 - (C) If a street is interrupted and offsets more than 150 feet at a cross street, different names must be given to the offset street segments.

(c) Historic street names.

- (1) A historic street name may not be changed.
-  A street name commemorating a person, or a historic site or area is prohibited until at least two years after the death of the person to be honored or the occurrence of the event to be commemorated.

(d) Street type and label designation.

- (1) A street name may not contain more than one street-type designation. For example, the street name "John Doe Place Road" is not permitted.
- (2) The designation of the street type must be based upon the features of the roadway, such as the traffic volumes carried by the roadway, its physical

design and construction characteristics, and its role in the surrounding street network.

- (3) No street name may have more than two labels before the street-type designation.

(e) Directional prefix and suffix.

- (1) A directional prefix is permitted only when the roadway intersects one of the official baselines used by the city.
- (2) A directional suffix is permitted as an indicator for address location.

(f) Guidelines.

- (1) A street name may be based upon physical, political, or historic features of the area.
- (2) The name of a subdivision and names thematically related to the name of a subdivision may be given to a street within the subdivision.

(g) Waiver.

The city council, by a three-fourths vote of its members, may waive any of the standards contained in this section when waiver would be in the public interest and would not impair the public health, safety, or welfare. (Ord. Nos. 19832; 23407)



Agenda Information Sheet

File #: Z212-271-R

Item #: 24.

AGENDA DATE: November 17, 2022

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

1. Reconsideration of action taken on November 3, 2022, which was in considering an application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family District on the northeast corner of Linfield Road and Bonnie View Road, it was moved to hold the item under advisement until December 15, 2022.

If #1 is approved, then consideration of #2.

2. An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family District, on the northeast corner of Linfield Road and Bonnie View Road.

Staff Recommendation: **Approval**, subject to a revised site plan, a revised traffic management plan, and conditions.

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

Planner: Jenniffer Allgaier

Z212-271(JA)-R

Council District: 4

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 17, 2022
Planner: Jenniffer Allgaier, M. Arch

FILE NUMBER: Z212-271(JA)-R **DATE FILED:** May 25, 2022
LOCATION: Northeast corner of Linfield Road and Bonnie View Road
COUNCIL DISTRICT: 4
SIZE OF REQUEST: Approx. 10.19 acres **CENSUS TRACT:** 48113008703

REPRESENTATIVE: Karl A. Crawley, Masterplan

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family District.

SUMMARY: The purpose of the request is to allow for the construction of a new public school to replace the existing public school. [W.W. Bushman Elementary School]

STAFF RECOMMENDATION: **Approval**, subject to a revised site plan, a revised traffic management plan, and conditions.

PREVIOUS CPC ACTION: On November 3, 2022, the City Plan Commission held this case under advisement to December 15, 2022.

Single Family Districts [Ref. Sec. 51A-4.112(g) for R-5(A)]:
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-75376

BACKGROUND INFORMATION:

- The area of request is zoned an R-5(A) Single Family District and is currently developed with a public elementary school. [W.W. Bushman Elementary School]
- The applicant proposes to construct a new elementary school [A.C. Black Elementary School] and then demolish the existing school.
- Platting is required in order to establish a building site for construction of the replacement school. Preliminary plat S212-234 was approved by the City Plan Commission, subject to conditions, on July 6, 2022.
- The current zoning application was initially a request for a new Planned Development District (PD). However, the applicant amended the application to a request for a Specific Use Permit (SUP) after determining that, with minor adjustments to the proposed design, the development goals for the property could be accomplished without the need for modified development standards.
- Revised traffic management plan (TMP) and revised SUP site plan were provided by the applicant and forwarded to all commissioners during the November 3, 2022, hearing, and these items are included later in this report. At time of this writing, further revisions to the TMP and the SUP site plan are pending from the applicant.

Zoning History:

There have been no zoning change requests in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Bonnie View Road	Local Street	-
Linfield Road	Local Street	-

Traffic:

The proposed traffic management plan, dated September 23, 2022, is sealed by a licensed professional engineer, and contains the signature of the school principal. The proposed SUP conditions require a traffic study evaluating the sufficiency of the traffic management plan (TMP) to be submitted by March 1, 2025 (or within three months after students first begin classes, whichever is later) and by March 1st of each odd-numbered year thereafter.

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning request and recommends the following modifications to the site plan and the TMP:

- Revise internal connection with perpendicular intersection.
- Add paved pedestrian path along circuitous driveways and/or pedestrian routes through the campus from all access points.
- Extend throat of driveway on Linfield to avoid abrupt turn since design does not physically discourage wrong way turns.
- Minimum 5'-0" wide sidewalk is required for ADA compliance; however, staff recommends minimum 6'-0" wide sidewalks at schools. The Street Design Manual indicates a minimum 5'-0" wide buffer is required between back of curb and leading edge of sidewalk.

Staff finds that the revised TMP proposal better supports pedestrian access to/from the site and circulation within the site to building entries; however, it is recommended that access routes be designed in a manner that will allow pedestrians to access building entries without the need to cross internal vehicular traffic/queue lines. Where pedestrian pathways do intersect with queue lines, staff recommends that these intersections occur at 90 degrees. Further, staff has requested that the applicant explore the possibility of removing the southernmost ingress-only point on Bonnie View Road and reconfiguring the circuitous route to provide a combined ingress/egress point along Bonnie View Road.

Further revisions to the TMP are pending from the applicant. Transportation staff supports the requested zoning change and will collaborate with school officials to enforce the TMP.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan*, adopted by City Council in June 2006, 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 following goals and policies of the comprehensive plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics

- Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

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.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-5(A) Single Family District	Public elementary school
North	CR Community Retail District R-7.5(A) Single Family District	Church; Abandoned ROW – local utility (cell tower); Single family
East	R-5(A) Single Family District R-7.5(A) Single Family District SUP 614 SUP 969	Public park (Bushman); Abandoned ROW – local utility (Oncor lines + cell tower); Single family; Boy's club; Private recreation club or area
Southeast	R-7.5(A) Single Family District	Single family & undeveloped
Southwest	R-5(A) Single Family District	Single family
West	CR Community Retail District R-5(A) Single Family District	Fire station; Single family

Land Use Compatibility:

The area of request is located in an R-5(A) Single Family District and is currently developed with a public school other than an open-enrollment charter school [W.W. Bushman Elementary School], which has been in operation at the request site since the mid-1950s. The site shares a block with a public park to the east and additional property in the R-5(A) Single Family District developed with single-family uses to the west. Undeveloped property and a church in a CR Community Retail District complete the block to the north/northwest of the area of request.

The CR Community Retail District continues to the west/southwest across Bonnie View Road, with Fire Station No. 38 located west of the request site. However, the majority of property across Bonnie View Road from the site is developed with single-family uses in an established R-5(A) Single Family District.

Immediately to the north/northeast of the site is abandoned right-of-way now developed with a public utility use (cell towers and Oncor power lines). Property to the south/southeast across Linfield Road is located in an R-7.5(A) Single Family District and is partially undeveloped and partially developed with single-family uses.

In the wider vicinity across the abandoned right-of-way to the north/northeast is additional property in an R-7.5(A) Single Family District. This area is partially undeveloped, partially developed with single-family uses, and also includes property developed with a Boy's Club/Private Recreation Club or Area authorized by permanent Specific Use Permits (SUPs) No. 614 and 969.

The current request is for an SUP for a public school other than an open-enrollment charter school to allow for the construction of a new public elementary school to replace

the existing public elementary school. Staff supports the request, subject to a revised site plan and a revised traffic management plan.

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

The proposed use is compatible with the surrounding neighborhood and is consistent with the existing zoning and with the general provisions for a Specific Use Permit. However, staff notes that a revised site plan and a revised traffic management plan (TMP) are needed for the proposed development to fully comply with the ordinances, rules, and regulations of the City of Dallas. Additional staff recommended changes to the site design and TMP support and encourage safe pedestrian routes to and from the school site. Detailed staff comments are noted on the proposed SUP site plan included later in the case report.

Staff supports the proposed SUP conditions and finds that, with the staff recommended changes to the site plan and TMP, the proposal will allow the school to operate in a manner that will not be a detriment to the adjacent properties and the surrounding roadway system and will enhance pedestrian access within and around the request site.

Development Standards:

The current zoning application was initially a request for a new Planned Development District. At the request of staff, the applicant submitted the following analysis to determine whether the original application could be amended to a request for either a Specific Use Permit (SUP) or to a general zoning change request for an Institutional Overlay to be placed on the request site. Either of these options would authorize a school without changing the underlying zoning classification of the site.

A C Black Elementary School – Z212-271(JA)

- **DISD analysis** (w/ staff changes highlighted in yellow):
 - **Institutional Overlay: NO YES?** → Six-foot fence in the front yard (could be lowered to 4 feet); parking in the front yard – site is over parked could be reduced and then comply. Timing of landscaping still must be answered
 - **SUP: NO YES?** → same as above, could comply if parking and fence removed

- **CP Zoning response:**

- **RE: Fence** – Noted.
- **RE: Parking** – Noted. (Note: This item is not at issue if the zoning request is for an Institutional Overlay.)
- **RE: When landscaping must be completed** – Typically, landscaping must be completed before final inspection of any building on a lot. However, if the property owner provides the building official with documented assurance that the landscaping will be completed within six months, the building official may permit the property owner to complete the landscaping during the six-month period. Documented assurance here means (1) a copy of a valid contract to install the landscaping in accordance with the landscape plan within a six-month period; or (2) a set of deed restrictions (see code section for details) containing a covenant to install landscaping in accordance with the landscape plan within the six-month period. [ref. [Sec. 51A-10.127\(b\)](#)].
- If the listed items are truly the only issues, then both IO and SUP are workable options for this project. TBD at next check-in.

The applicant subsequently amended the application to a request for an SUP after determining that, with minor adjustments to the proposed design, the development goals of the property could be accomplished without the need for modified development standards. Because an SUP does not change the zoning classification of a site, a school authorized by an SUP must comply with the development standards for the zoning district in which the school is located, read in conjunction with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended.

Following is a comparison table showing development standards for R-5(A) Single Family Districts, in general, and development standards for the proposed school at the request site in R-5(A).

	Setbacks		Height ¹	Lot Coverage ²	Density/FAR	Special Standards
	Front	Side/Rear				
R-5(A) in general,	20' min	5' min for single family structures 10' min for other permitted structures	30' max	45% max for residential structures 25% max for nonresidential structures	No max FAR Min lot area for a residential use is 5,000 sq ft	Continuity of blockface Parking must comply w front yard setback Max 4' tall fence in front yard

Proposed school at this R-5(A) site in particular	Linfield: 20' Bonnie View: 20'	10' min	Any height consistent with FAA airspace limitations and the building code	60% max for institutional uses such as schools	No max FAR No min lot area for a public school	Parking must comply w front yard setback Max 4' tall fence in front yard
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¹ Institutional uses (such as schools) may be built to any height consistent with FAA airspace limitations, residential proximity slope (RPS), and the building code. Note, however, that RPS is not generally applicable to lots in R(A), D(A), and TH(A) Districts.

² Lot coverage includes above-ground parking structures but does not include surface parking lots or other paving.

Landscaping:

Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

Parking:

Pursuant to §51A-4.200 of the Dallas Development Code, if an SUP is required for a school use, the off-street parking requirement may be established in the ordinance granting the SUP [ref. [Sec. 51A-4.204](#)(17)(C)(iv)]. Since the proposed SUP conditions do not specify an alternative parking ratio for the school use, off-street parking must be provided in accordance with the standard use regulations (1.5 spaces for each kindergarten/elementary school classroom). Site data summary table on the proposed SUP site plan indicates 71 spaces are required; a total of 109 spaces are proposed for the site.

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to 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 (A through C), to orange, representing the weakest markets (G through I). The area of request is not currently part of an MVA cluster; however, there are "H" MVA clusters to the north and adjacent to the south of the site, and "G" MVA clusters to the northwest and northeast.

List of Officers

Dallas ISD Board of Trustees:

District 1 **Edwin Flores**
District 2 **Dustin Marshall**
District 3 **Dan Micciche** – First Vice President
District 4 **Camile White**
District 5 **Maxie Johnson** – Second Vice President
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Robert Abel – Chief of Human Capital Management
Dr. Tamika Alford-Stephens – Chief Financial Officer
Susana Cordova – Deputy Superintendent
Libby Daniels – Chief of Communication
Tiffany Huitt – Chief of School Leadership
Jack Kelanic – Chief Technology Officer
Dr. Pamela Lear – Chief of Staff and Racial Equity
Dr. Brian C. Lusk – Chief of Strategic Initiatives
Dwayne Thompson – Deputy Superintendent
Shannon Trejo – Chief Academic Officer
Brent Alfred, AIA – Deputy Chief Construction Services

PROPOSED SUP CONDITIONS

1. USE: The only use authorized by this specific use permit is a public school other than an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit has no expiration date.
4. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.
5. INGRESS-EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.
6. TRAFFIC MANAGEMENT PLAN:
 - (A) In general. Operation of the public school other than an open enrollment charter school must comply with the attached traffic management plan.
 - (B) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
 - (C) Traffic study.
 - (i) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2025, or within three months after students first begin attending classes, whichever is later. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by March 1st of each odd-numbered year.
 - (a) If the Property owner or operator fails to submit the required initial traffic study to the director by March 1, 2025, or within three months after students first begin attending classes, whichever is later, the director shall notify the city plan commission.
 - (b) If the Property owner or operator fails to submit a required update of the traffic study to the director by March 1st of each odd-numbered year, the director shall notify the city plan commission.
 - (ii) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times

over a two-week period, and must contain an analysis of the following:

- (a) ingress and egress points;
 - (b) queue lengths;
 - (c) number and location of personnel assisting with loading and unloading of students;
 - (d) drop-off and pick-up locations;
 - (e) drop-off and pick-up hours for each grade level;
 - (f) hours for each grade level; and
 - (g) circulation.
- (iii) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.
- (a) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.
 - (b) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

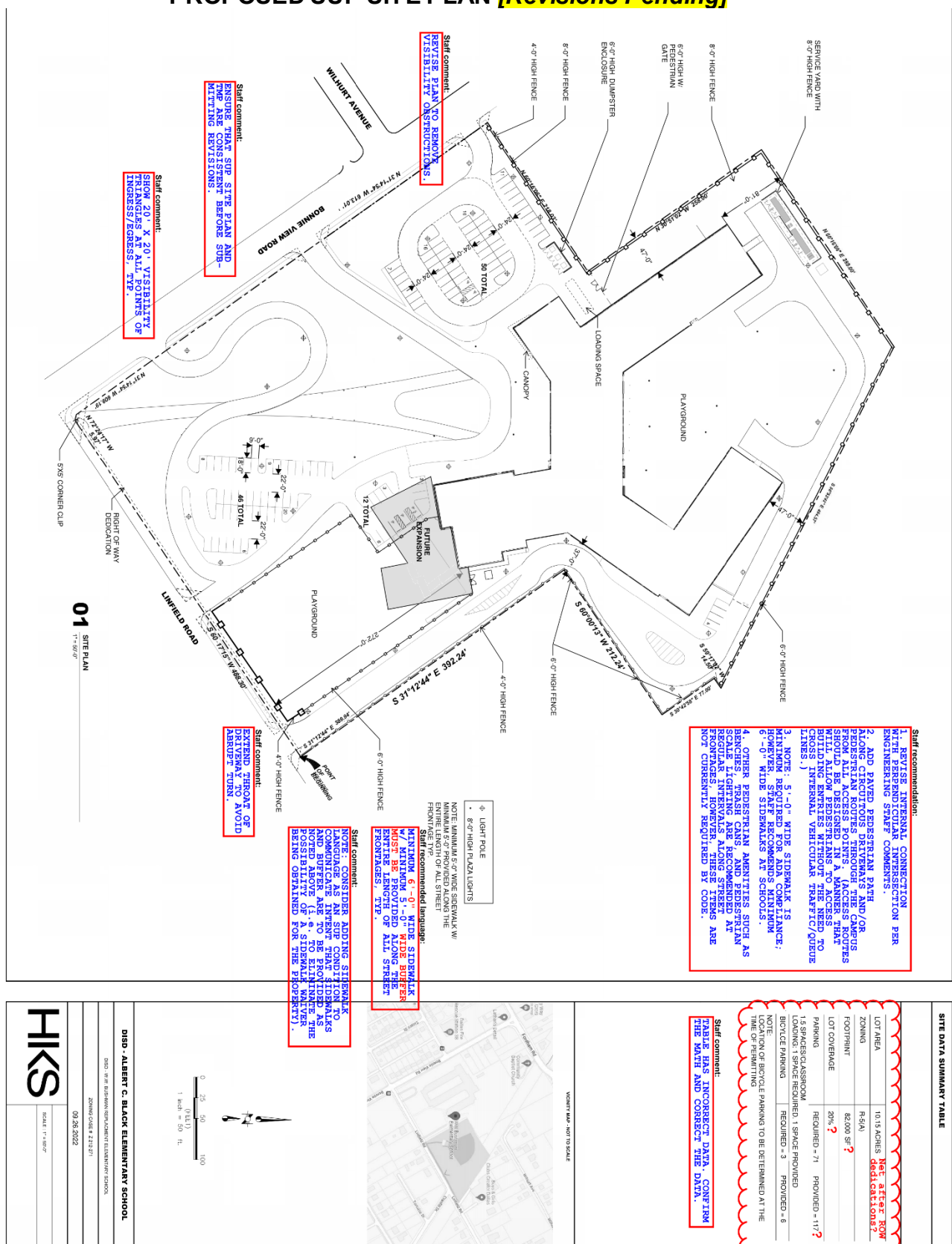
(D) Amendment process.

- (i) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.
- (ii) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

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 *[Revisions Pending]*



PROPOSED TRAFFIC MANAGEMENT PLAN [Initial Proposal; See revised.]

Traffic Management Plan AC Black Elementary School

September 23, 2022

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth) were retained to conduct a traffic management plan (TMP) for a new school named AC Black Elementary School (AC Black ES). This school will combine students from two existing schools: EM Pease Elementary School (Pease ES) and WW Bushman Elementary School (Bushman ES). 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 AC Black.

School:

- Location: 4200 Bonnie View Road, Dallas, Texas 75216
- School District: Dallas Independent School District
- AC Black Principal: Sharri C. Zachary, MAIS
 - Current Bushman ES Principal: Yolanda Knight
 - Current Pease ES Principal: Sharri C. Zachary, MAIS
- School Times: 7:45 AM – 3:15 PM

**SEE STAFF
COMMENTS ON
SUP SITE
PLAN.**

Zoning:

- Existing Zoning: Single Family, R-5(A)
- Proposed Zoning: Planned Development
- Project: The existing Bushman ES facility, will be demolished and a new school will be constructed on the site, which will accommodate students from the two existing schools: Pease ES and Bushman ES. The new school's name will be AC Black Elementary School.

Students:

- Existing Student Enrollment: Bushman ES: 342 students in grades EC – 5th
Pease ES: 487 students in grades Pre-K – 5th
- Planned Student Capacity: 850 students (243 in Pre-K – K and 607 in 1st – 5th grades)

School Access:

- Surrounding Roadways:
 - Bonnie View Road: Local Street, Two-lane, undivided roadway, approximately 44 feet wide
 - Linfield Road: Local Street, Two-lane, undivided roadway, approximately 25 feet wide
- Sidewalks are provided on all streets adjacent to the school.

Traffic Management Plan

Queue

Lambeth met with DISD staff and the school principals during the process of developing the TMP. Traffic observations were conducted on the following dates and times at WW Bushman and EM Pease Elementary:

- Tuesday, March 1, 2022 – PM Dismissal (Bushman ES)
- Friday, March 4, 2022 – AM Arrival (Bushman ES)
- Friday, April 1, 2022 – PM Dismissal (Bushman ES and Pease ES)

The peak queue of parent vehicles picking up students at Bushman ES was observed to be about 64 vehicles, approximately one vehicle per 5.3 students. The peak queue of parent vehicles picking up at Pease ES was about 61 vehicles, approximately one vehicle per 8 students. When AC Black ES begins enrolling students from both schools, it's expected there will be a significantly higher percentage of students riding school bus. For planning purposes, a rate of one parent vehicle per 5.5 students is used for this TMP for Pre-K and K students, and one vehicle per 7 students for 1st – 5th grade students.

The peak period of parent vehicles accumulating at the school occurs during the afternoon dismissal period. Currently, parents park on streets at both Bushman ES and Pease ES to pick up students. The new AC Black ES will have queue lanes for parents to wait on site to pick up students. Teachers and staff will be assisting with the vehicular queue and the student loading and unloading efforts.

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.

Table 1. TMP Summary

	Travel Modes	Loading Area	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
Grades: Pre-K - 5th	Parents 65%	Pre-K - K	44 Veh. (1,034 Feet)	48 Veh. (1,132 Feet)	4 Veh. (98 Feet)
	Walkers 10%	1 st - 5 th	87 Veh. (2,045 Feet)	90 Veh. (2,105 Feet)	3 Veh. (60 Feet)
	Buses 25%				
Student Capacity: 850	School Times Beginning: 7:45 AM Dismissal: 3:15 PM	Total	131 Veh. (3,079 Feet)	138 Veh. (3,237 Feet)	7 Veh. (158 Feet)

Recommendations

The TMP recommendations are described below and shown in **Exhibit 1**.

Students

1. Pre-K – K Students: Drop off and pick up on the east side of the building.
2. 1st – 5th Grade Students: Drop off and pick up in front of the building.
3. Students waiting for parents to pick them up should remain in the designated areas and wait for their parents' arrival.
4. Students walking home should be instructed to walk along sidewalks and cross at crosswalks with crossing guards. Students should not be permitted to cross midblock.

**SEE STAFF
COMMENTS ON
SUP SITE
PLAN.**

Parents

5. Parents pick up students in the following locations:
 - a. On-site:
 - i. Pre-K - parents enter the eastern driveway on Linfield Road, queue through the internal access road, pick up students on the east side of the building, and exit via Linfield Road.
 - ii. 1st – 5th grade parents enter via Bonnie View Road, queue through the internal access road, pick up students in front of the school, and exit via Bonnie View Drive.
 - b. On-street: There should not be a need for parents to park on-street. If they do choose to park on-street, they should only park on Bonnie View Road, adjacent to the school. Bonnie View Road is wide enough to easily accommodate parents parking on-street without obstructing the through traffic.
 - c. Parents should not park on Linfield Road.
 - d. Parents may not park in the visitors' parking spaces in front of the school during arrival or dismissal since the queue lanes will prevent vehicles from backing up to exit.

Buses

6. Three school buses are planned to serve AC Black ES.

**SEE STAFF
COMMENTS ON
SUP SITE PLAN.**

Staff

7. Staff should monitor students at each area where parents are picking up students until all students are dismissed. There should be at least two (2) staff waiting with students in the PreK- K loading area and at least four (4) staff waiting with students in the 1st – 5th grade loading area.
8. Staff should assist students in and out of their parents' vehicles. It is recommended there be at least four (4) staff loading students into parent vehicles at each loading area.
9. Staff should communicate via microphone (or walkie talkie) to announce which parents are arriving so that the corresponding student(s) can proceed to the loading area in the proper sequence.
10. Staff should escort students to the crosswalk so that they cross in groups and not spread out over time which would cause more delays with traffic flow.

Licensed Peace Officers

11. A designated, licensed peace officer is not assigned to either Bushman ES or Pease ES, and one is not recommended at AC Black ES.

Crossing Guards

12. Currently there are two (2) school crossing guards assigned to two intersections: Bonnie View Road/Wilhurt Avenue and Bonnie View Road/Fordham Road. They should continue guarding these two locations when AC Black ES begins to enroll students.

Parking Restrictions

13. Parents should not park around the driveway openings, as illustrated in the TMP exhibit.
14. It is recommended that parking restrictions be added on Linfield Road, as shown on the exhibit, so that parents may safely travel to/from the school's driveway on Linfield Road and not block vehicles proceeding through on Linfield Road.



15. It is recommended that parking restrictions be added on Bonnie View Road, near Wilhurt Avenue, so that parents do not cause congestion at the intersection and the crosswalks.

School Zones

16. Currently there are school zones on Fordham Road, Bonnie View Road, and Linfield Road. It is recommended these school zones to remain.

Off-Site Improvements


17. Some existing signage on streets around the school site is inadequate and should be upgraded. To renew school-related signs to satisfy current TxMUTCD and City of Dallas criteria, Lambeth is working with the Civil engineer, RLG Consulting Engineers. Detailed signing and striping plan will be submitted along with the engineering plans. Lambeth has conducted site visits specifically checking existing school-related signs and to assist with making recommendations for future signs placement.
18. Install "Do Not Enter" and "Exit Only" signs at the front driveway exit, on Bonnie View Road.
19. Install "Buses and Staff Parking Only" signs at the staff parking lot off Bonnie View Road.

Summary

The AC Black Elementary School 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 without obstructing through traffic.

If traffic congestion or unsafe movements are occurred, the TMP plan should be reviewed and updated promptly.

END

REVIEW AND COMMITMENT	
The AC Black Elementary School traffic management plan (TMP) 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	8-4-2022 Date
Sharri C. Zachary Name	Principal Title

**SEE STAFF
COMMENTS ON
SUP SITE
PLAN.**

PROPOSED TRAFFIC MANAGEMENT PLAN *[Initial Proposal; See revised.]*

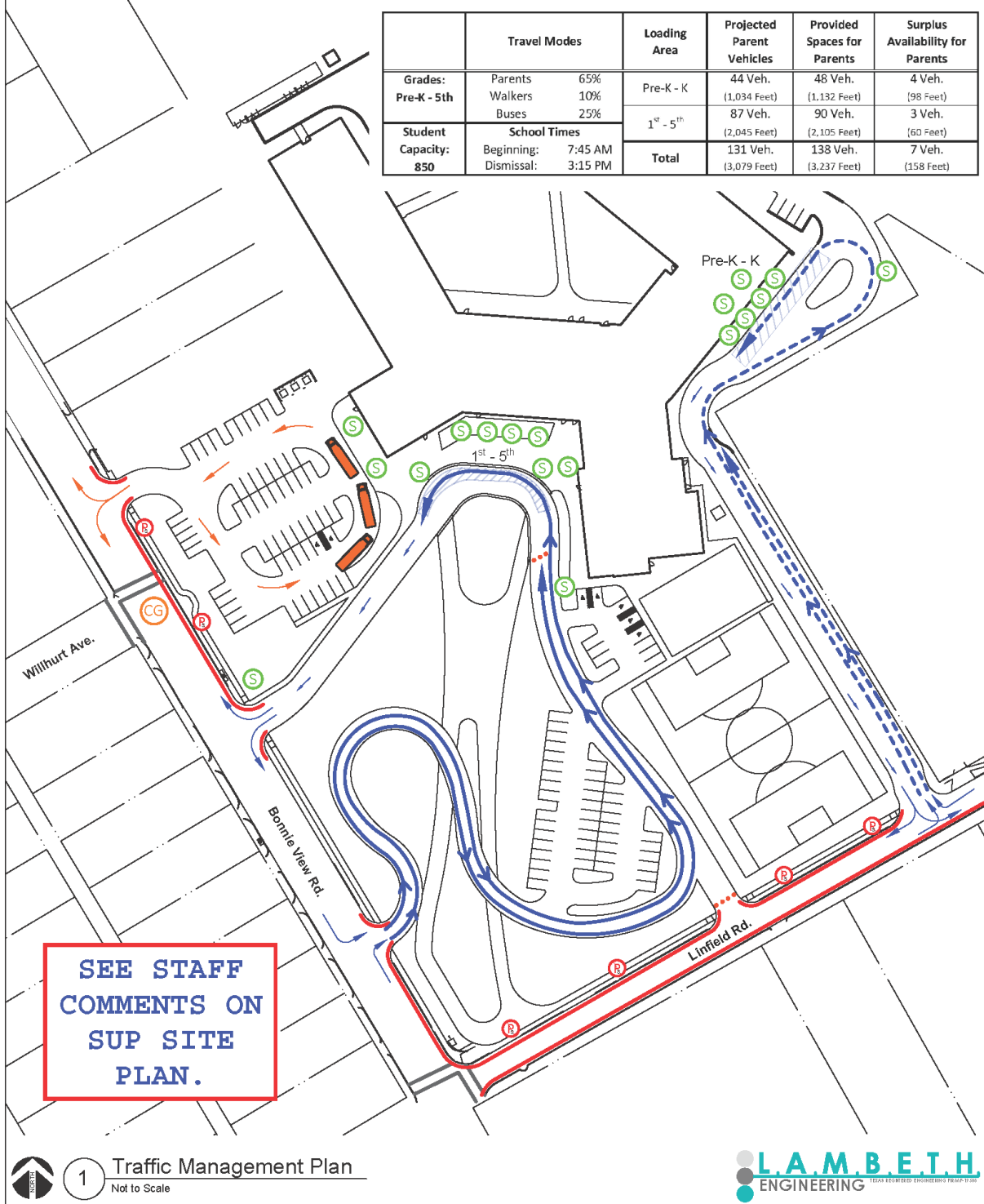
AC Black Elementary School

4200 Bonnie View Road, Dallas, Texas 75126

Legend:

Pre-K - K Queue	1st - 5th Queue	Traffic Flow	Parent Pickup:	Staff	No Parking	No Parking During School Zone Hours	Traffic Cone	Crossing Guard
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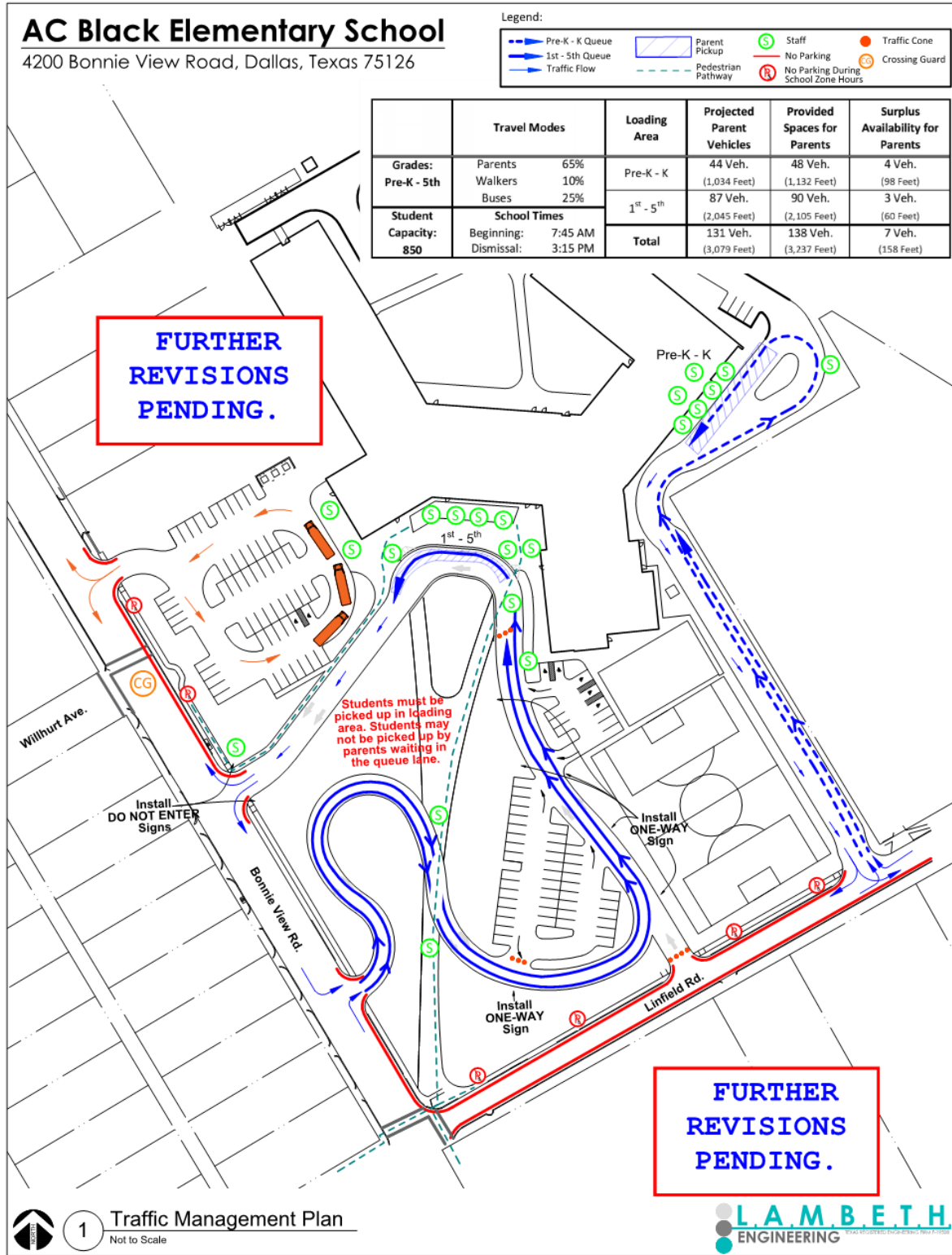
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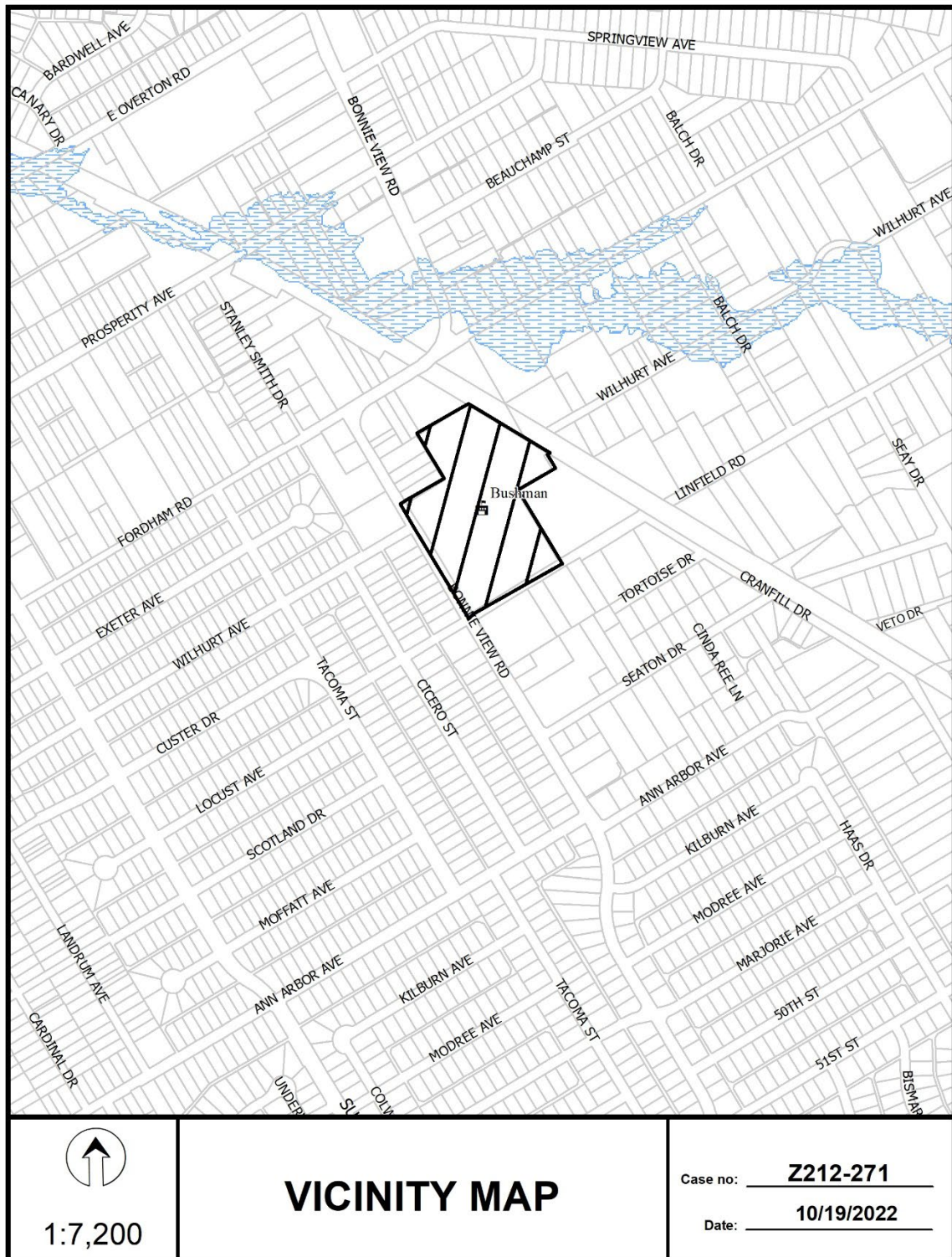


1 Traffic Management Plan
Not to Scale

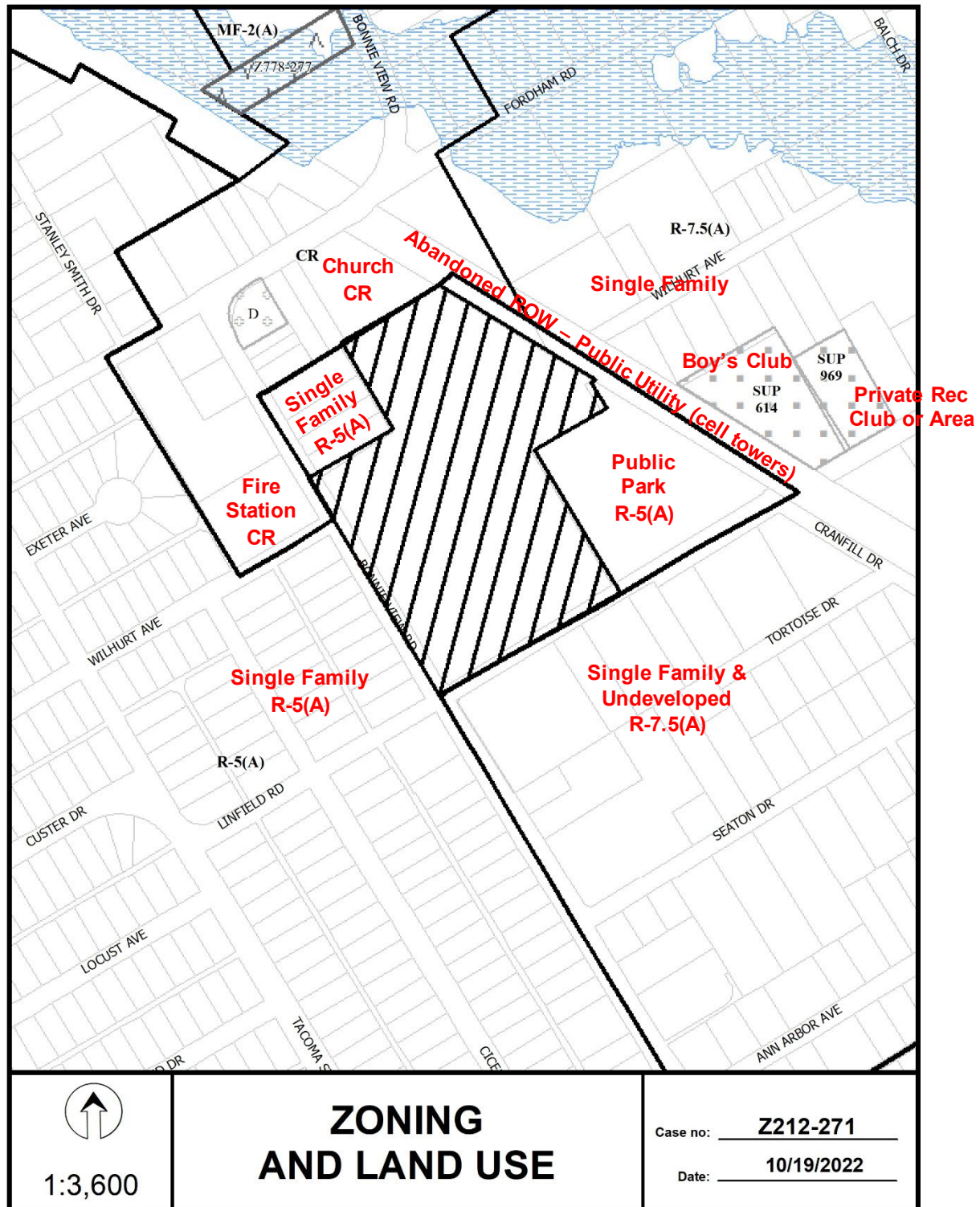


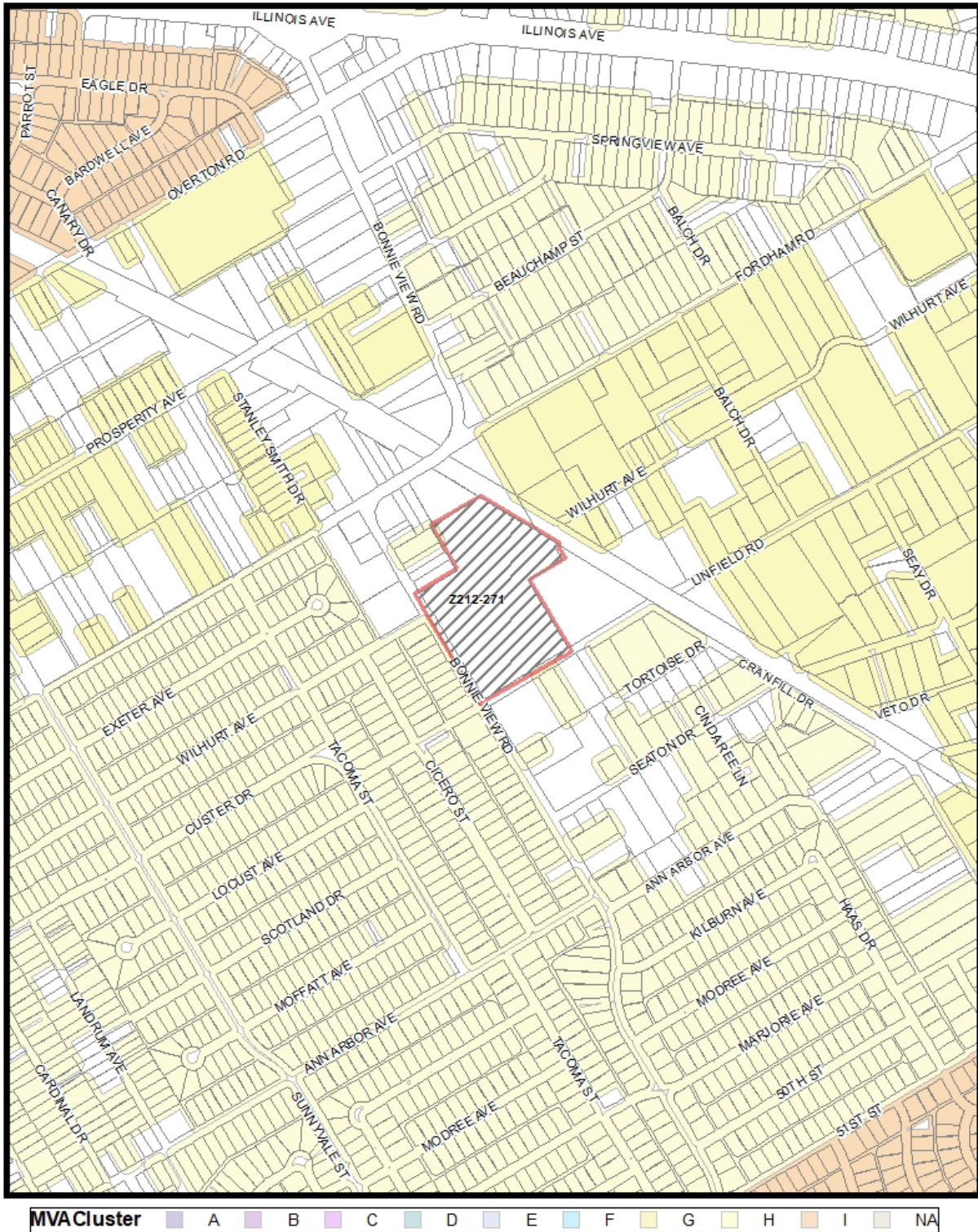
Development Plan. Obtained from: HCS 9.7.20.20

PROPOSED TMP [Revised; Further Revisions Pending.]









1:7,200

Market Value Analysis

Printed Date: 10/19/2022



11/02/2022

Reply List of Property Owners***Z212-271*****83 *Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed***

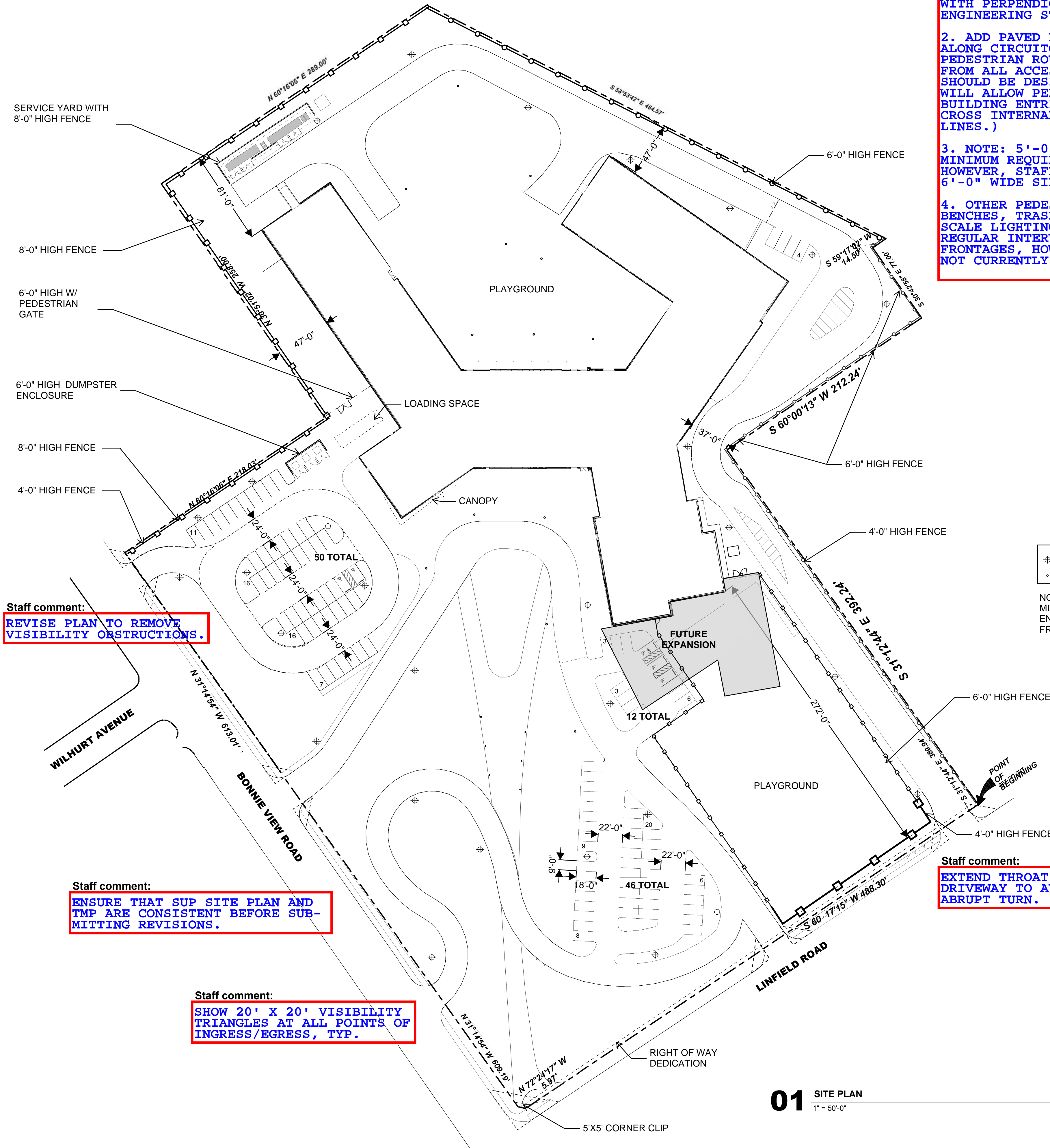
<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	2806 PROSPERITY AVE	ONCOR ELECRCIC DELIVERY COMPANY
	2	2918 FORDHAM RD	HOWARD FAY T
	3	2920 FORDHAM RD	COMMUNITY MISSIONARY
	4	4138 BONNIE VIEW RD	SUPERIOR MOTORSPORTS TEXAS
	5	4200 BONNIE VIEW RD	Dallas ISD
	6	3000 MALLORY DR	ONCOR ELECRTCIC DELIVERY COMPANY
	7	4003 BONNIE VIEW RD	SEYOUM ADDIS
	8	2927 FORDHAM RD	KING ODESSA
	9	2915 FORDHAM RD	HERNANDEZ JOSEPH SEBASTIAN
	10	2911 FORDHAM RD	GREER JOHN
	11	4105 BONNIE VIEW RD	ORTEGA JOSE & IDALIA
	12	4101 BONNIE VIEW RD	WISTERIA HILLS 3 LLC
	13	2827 EXETER DR	WASHINGTON CYNTHIA RENE
	14	2831 EXETER DR	RAMIREZ FIDEL &
	15	2831 WILHURT AVE	CARRENO CECILIA &
	16	2827 WILHURT AVE	WARREN LONNIE
	17	2822 EXETER DR	PARISH VICTOR
	18	2826 EXETER DR	NED INVESTMENTS LLC
	19	2822 WILHURT AVE	JIANG HUI
	20	4215 CICERO ST	Taxpayer at
	21	4219 CICERO ST	V CUSTOM HOMES LP
	22	4223 CICERO ST	PARKER SHAMARIE
	23	4203 BONNIE VIEW RD	REED VINCENT
	24	4207 BONNIE VIEW RD	RICHARDSON FREDDIE H
	25	4211 BONNIE VIEW RD	JACKSON FLOYD ESTATE OF
	26	4215 BONNIE VIEW RD	ELIZONDO YESSICA

11/02/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4219 BONNIE VIEW RD	HUDSON HENLEY PROPERTIES
	28	4223 BONNIE VIEW RD	JONES ARTHUR
	29	4227 BONNIE VIEW RD	LOPEZ ABEL ROBLERO &
	30	4231 BONNIE VIEW RD	RIOS JEREMIAS &
	31	4235 BONNIE VIEW RD	GARCIA SAMANTHA TELLEZ
	32	4234 CICERO ST	LINWOOD ALTON
	33	4230 CICERO ST	PRICE JAMES
	34	4222 CICERO ST	Taxpayer at
	35	4218 CICERO ST	Taxpayer at
	36	4214 CICERO ST	Taxpayer at
	37	4210 CICERO ST	HERNANDEZ GABRIEL
	38	4206 CICERO ST	SANGABRIEL NOE HERNANDEZ &
	39	4202 CICERO ST	DESOTO REAL ESTATE
	40	4326 CICERO ST	BROADNAX SHIRLEY SUE
O	41	4322 CICERO ST	GASCA PAMELA E GUERRERO
	42	4318 CICERO ST	GLOBAL PEAK LLC
	43	4314 CICERO ST	STONE CARMEN RITA &
	44	4306 CICERO ST	HERNANDEZ GABRIELLE TINA
	45	4302 CICERO ST	RUANO NAHUM
	46	4307 BONNIE VIEW RD	CRAWFORD SELVIN
	47	4315 BONNIE VIEW RD	Taxpayer at
	48	4319 BONNIE VIEW RD	MCNEELY JOHN
	49	4323 BONNIE VIEW RD	INVESTALL INC
	50	4327 BONNIE VIEW RD	RODDY WALTER E
	51	4331 BONNIE VIEW RD	DIGGLES CURTIS
	52	2916 FORDHAM RD	COMMUNITY BAPTIST CHURCH
	53	2900 FORDHAM RD	UDDIN MUHAMMAD &
	54	4118 BONNIE VIEW RD	LARGE INVESTMENT CORPORATION
	55	4114 BONNIE VIEW RD	JACKSON MARILYN &
	56	4124 BONNIE VIEW RD	CONNER SHAMARIE
	57	4126 BONNIE VIEW RD	ROBLES MARTHA A

11/02/2022

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	4134 BONNIE VIEW RD	VELEZ AURORA &
	59	2906 WILHURT AVE	GALLARDDO ROGELIO &
	60	2907 LINFIELD RD	BOYS CLUB OF DALLAS INTL
	61	2914 WILHURT AVE	PANDIL LLC
	62	2910 WILHURT AVE	Taxpayer at
	63	2900 WILHURT AVE	WAVE INVESTMENTS LLC
	64	2911 WILHURT AVE	JONES EDDIE W
	65	2905 WILHURT AVE	WATT JIM R
	66	3020 FORDHAM RD	OATMAN DORIS ESTATE OF
	67	4310 BONNIE VIEW RD	DALLAS SUNSHINE GROUP LLC
	68	2816 LINFIELD RD	TREJO ARNULFO
	69	2820 LINFIELD RD	GAMEZ XIOMARA &
	70	2812 LINFIELD RD	BENITO JAVIER REYES
	71	4350 BONNIE VIEW RD	CHRISTIAN CHAPEL MISSIONARY BAPTIST CHURCH
	72	4312 BONNIE VIEW RD	Taxpayer at
	73	4314 BONNIE VIEW RD	CHRISTIAN CHAPEL MISSIONARY
	74	2818 LINFIELD RD	SIMMONS IRNIS W
	75	2827 SEATON DR	ELISHO ENTERPRISES LLC
	76	2829 SEATON DR	A WARE INVESTMENT LLC
	77	2915 WILHURT AVE	HOLLINS LEON EST OF
	78	3046 FORDHAM RD	SANDERS MARK MR
	79	2832 TORTOISE DR	AMERICAN HOME FREE MORTGAGE LLC
	80	2824 LINFIELD RD	ESTRADA ANDRES & FELICITAS
	81	2832 LINFIELD RD	SANDS FAYE ESTATE OF
	82	4205 CRANFILL DR	KINGSBY WELDON & SHARON
	83	2903 FORDHAM RD	NEW MT CARMEL BAPTIST CH



Staff recommendation:

1. REVISE INTERNAL CONNECTION WITH PERPENDICULAR INTERSECTION PER ENGINEERING STAFF COMMENTS.
2. ADD PAVED PEDESTRIAN PATH ALONG CIRCUITOUS DRIVEWAYS AND/OR PEDESTRIAN ROUTES THROUGH THE CAMPUS FROM ALL ACCESS POINTS. (ACCESS ROUTES SHOULD BE DESIGNED IN A MANNER THAT WILL ALLOW PEDESTRIANS TO ACCESS BUILDING ENTRIES WITHOUT THE NEED TO CROSS INTERNAL VEHICULAR TRAFFIC/QUEUE LINES.)
3. NOTE: 5'-0" WIDE SIDEWALK IS MINIMUM REQUIRED FOR ADA COMPLIANCE; HOWEVER, STAFF RECOMMENDS MINIMUM 6'-0" WIDE SIDEWALKS AT SCHOOLS.
4. OTHER PEDESTRIAN AMENITIES SUCH AS BENCHES, TRASH CANS, AND PEDESTRIAN SCALE LIGHTING ARE RECOMMENDED AT REGULAR INTERVALS ALONG STREET FRONTAGES, HOWEVER, THESE ITEMS ARE NOT CURRENTLY REQUIRED BY CODE.

- ⊕ LIGHT POLE
- 8'-0" HIGH PLAZA LIGHTS

NOTE: MINIMUM 5'-0" WIDE SIDEWALK W/ MINIMUM 5'-0" PROVIDED ALONG THE ENTIRE LENGTH OF ALL STREET FRONTAGE TYP.

Staff recommended language:

MINIMUM 6'-0" WIDE SIDEWALK w/ MINIMUM 5'-0" WIDE BUFFER MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF ALL STREET FRONTAGES, TYP.

Staff comment:

NOTE: CONSIDER ADDING SIDEWALK LANGUAGE AS AN SUP CONDITION TO COMMUNICATE INTENT THAT SIDEWALKS AND BUFFER ARE TO BE PROVIDED AS NOTED ABOVE (i.e. TO ELIMINATE THE POSSIBILITY OF A SIDEWALK WAIVER BEING OBTAINED FOR THE PROPERTY).

Staff comment:

EXTEND THROAT OF DRIVEWAY TO AVOID ABRUPT TURN.

Staff comment:

REVISE PLAN TO REMOVE VISIBILITY OBSTRUCTIONS.

Staff comment:

ENSURE THAT SUP SITE PLAN AND TMP ARE CONSISTENT BEFORE SUBMITTING REVISIONS.

Staff comment:

SHOW 20' X 20' VISIBILITY TRIANGLES AT ALL POINTS OF INGRESS/EGRESS, TYP.

01 SITE PLAN
1" = 50'-0"

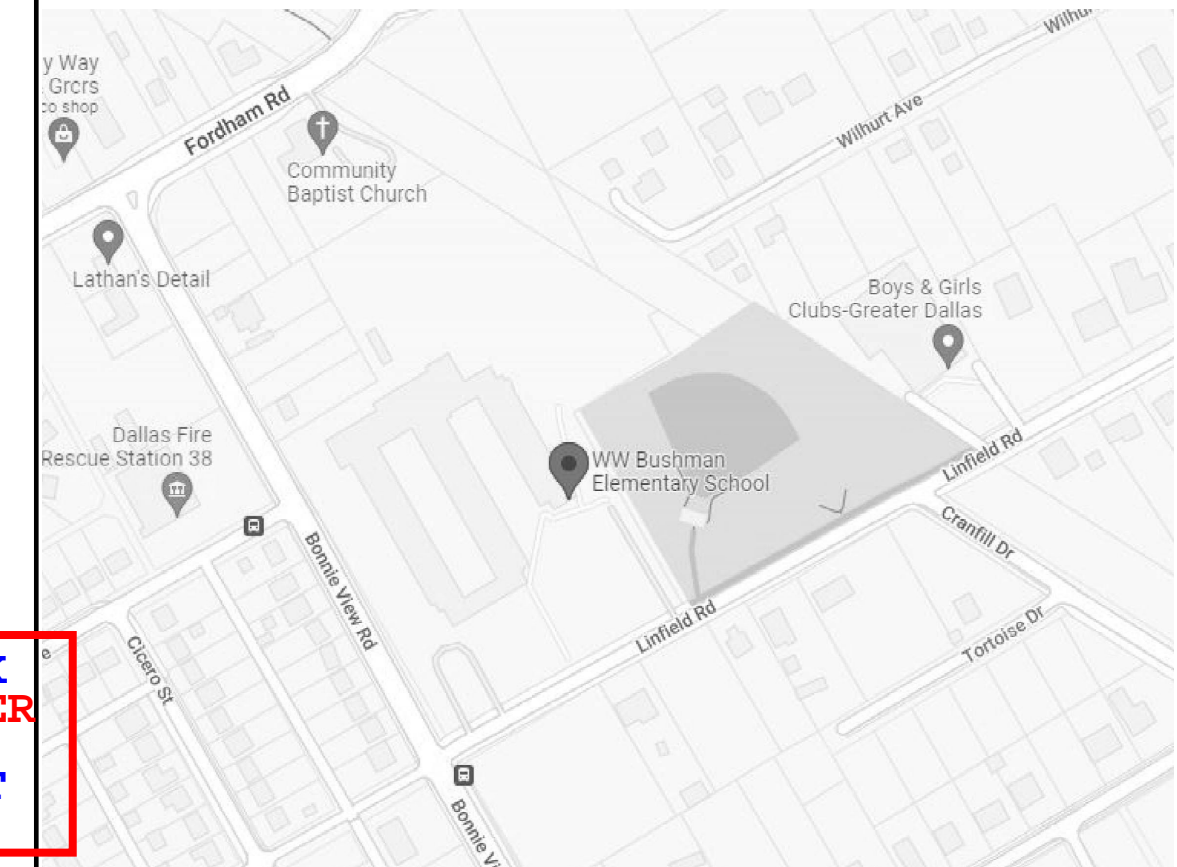
SITE DATA SUMMARY TABLE

LOT AREA	10.15 ACRES	Net after ROW dedications?
ZONING	R-5(A)	
FOOTPRINT	82,000 SF?	
LOT COVERAGE	20%?	
PARKING	REQUIRED = 71	PROVIDED = 117?
1.5 SPACES/CLASSROOM LOADING: 1 SPACE REQUIRED. 1 SPACE PROVIDED		
BICYCLE PARKING	REQUIRED = 3	PROVIDED = 6
NOTE: LOCATION OF BICYCLE PARKING TO BE DETERMINED AT THE TIME OF PERMITTING		

Staff comment:

TABLE HAS INCORRECT DATA. CONFIRM THE MATH AND CORRECT THE DATA.

VICINITY MAP - NOT TO SCALE



DISD - ALBERT C. BLACK ELEMENTARY SCHOOL

DISD - W.W. BUSHMAN REPLACEMENT ELEMENTARY SCHOOL

ZONING CASE # Z 212-271

09.26.2022

HKS

SCALE: 1" = 50'-0"

Traffic Management Plan AC Black Elementary School

September 23, 2022

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth) were retained to conduct a traffic management plan (TMP) for a new school named AC Black Elementary School (AC Black ES). This school will combine students from two existing schools: EM Pease Elementary School (Pease ES) and WW Bushman Elementary School (Bushman ES). 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 AC Black.

School:

- Location: 4200 Bonnie View Road, Dallas, Texas 75216
- School District: Dallas Independent School District
- AC Black Principal: Sharri C. Zachary, MAIS
 - Current Bushman ES Principal: Yolanda Knight
 - Current Pease ES Principal: Sharri C. Zachary, MAIS
- School Times: 7:45 AM – 3:15 PM

**SEE STAFF
COMMENTS ON
SUP SITE
PLAN.**

Zoning:

- Existing Zoning: Single Family, R-5(A)
- Proposed Zoning: Planned Development
- Project: The existing Bushman ES facility, will be demolished and a new school will be constructed on the site, which will accommodate students from the two existing schools: Pease ES and Bushman ES. The new school's name will be AC Black Elementary School.

Students:

- Existing Student Enrollment: Bushman ES: 342 students in grades EC – 5th
Pease ES: 487 students in grades Pre-K – 5th
- Planned Student Capacity: 850 students (243 in Pre-K – K and 607 in 1st – 5th grades)

School Access:

- Surrounding Roadways:
 - Bonnie View Road: Local Street, Two-lane, undivided roadway, approximately 44 feet wide
 - Linfield Road: Local Street, Two-lane, undivided roadway, approximately 25 feet wide
- Sidewalks are provided on all streets adjacent to the school.

Traffic Management Plan

Queue

Lambeth met with DISD staff and the school principals during the process of developing the TMP. Traffic observations were conducted on the following dates and times at WW Bushman and EM Pease Elementary:

- Tuesday, March 1, 2022 – PM Dismissal (Bushman ES)
- Friday, March 4, 2022 – AM Arrival (Bushman ES)
- Friday, April 1, 2022 – PM Dismissal (Bushman ES and Pease ES)

The peak queue of parent vehicles picking up students at Bushman ES was observed to be about 64 vehicles, approximately one vehicle per 5.3 students. The peak queue of parent vehicles picking up at Pease ES was about 61 vehicles, approximately one vehicle per 8 students. When AC Black ES begins enrolling students from both schools, it's expected there will be a significantly higher percentage of students riding school bus. For planning purposes, a rate of one parent vehicle per 5.5 students is used for this TMP for Pre-K and K students, and one vehicle per 7 students for 1st – 5th grade students.

The peak period of parent vehicles accumulating at the school occurs during the afternoon dismissal period. Currently, parents park on streets at both Bushman ES and Pease ES to pick up students. The new AC Black ES will have queue lanes for parents to wait on site to pick up students. Teachers and staff will be assisting with the vehicular queue and the student loading and unloading efforts.

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.

Table 1. TMP Summary

	Travel Modes	Loading Area	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
Grades: Pre-K - 5th	Parents 65%	Pre-K - K	44 Veh. (1,034 Feet)	48 Veh. (1,132 Feet)	4 Veh. (98 Feet)
	Walkers 10%	1 st - 5 th	87 Veh. (2,045 Feet)	90 Veh. (2,105 Feet)	3 Veh. (60 Feet)
Student Capacity: 850	School Times Beginning: 7:45 AM Dismissal: 3:15 PM	Total	131 Veh. (3,079 Feet)	138 Veh. (3,237 Feet)	7 Veh. (158 Feet)

Recommendations

The TMP recommendations are described below and shown in **Exhibit 1**.

Students

1. Pre-K – K Students: Drop off and pick up on the east side of the building.
2. 1st – 5th Grade Students: Drop off and pick up in front of the building.
3. Students waiting for parents to pick them up should remain in the designated areas and wait for their parents' arrival.
4. Students walking home should be instructed to walk along sidewalks and cross at crosswalks with crossing guards. Students should not be permitted to cross midblock.

**SEE STAFF
COMMENTS ON
SUP SITE
PLAN.**

Parents

5. Parents pick up students in the following locations:

- a. On-site:
 - i. Pre-K - parents enter the eastern driveway on Linfield Road, queue through the internal access road, pick up students on the east side of the building, and exit via Linfield Road.
 - ii. 1st – 5th grade parents enter via Bonnie View Road, queue through the internal access road, pick up students in front of the school, and exit via Bonnie View Drive.
- b. On-street: There should not be a need for parents to park on-street. If they do choose to park on-street, they should only park on Bonnie View Road, adjacent to the school. Bonnie View Road is wide enough to easily accommodate parents parking on-street without obstructing the through traffic.
- c. Parents should not park on Linfield Road.
- d. Parents may not park in the visitors' parking spaces in front of the school during arrival or dismissal since the queue lanes will prevent vehicles from backing up to exit.

Buses

6. Three school buses are planned to serve AC Black ES.

**SEE STAFF
COMMENTS ON
SUP SITE PLAN.**

Staff

7. Staff should monitor students at each area where parents are picking up students until all students are dismissed. There should be at least two (2) staff waiting with students in the PreK- K loading area and at least four (4) staff waiting with students in the 1st – 5th grade loading area.
8. Staff should assist students in and out of their parents' vehicles. It is recommended there be at least four (4) staff loading students into parent vehicles at each loading area.
9. Staff should communicate via microphone (or walkie talkie) to announce which parents are arriving so that the corresponding student(s) can proceed to the loading area in the proper sequence.
10. Staff should escort students to the crosswalk so that they cross in groups and not spread out over time which would cause more delays with traffic flow.

Licensed Peace Officers

11. A designated, licensed peace officer is not assigned to either Bushman ES or Pease ES, and one is not recommended at AC Black ES.

Crossing Guards

12. Currently there are two (2) school crossing guards assigned to two intersections: Bonnie View Road/Wilhurt Avenue and Bonnie View Road/Fordham Road. They should continue guarding these two locations when AC Black ES begins to enroll students.

Parking Restrictions

13. Parents should not park around the driveway openings, as illustrated in the TMP exhibit.
14. It is recommended that parking restrictions be added on Linfield Road, as shown on the exhibit, so that parents may safely travel to/from the school's driveway on Linfield Road and not block vehicles proceeding through on Linfield Road.

15. It is recommended that parking restrictions be added on Bonnie View Road, near Wilhurt Avenue, so that parents do not cause congestion at the intersection and the crosswalks.

School Zones

16. Currently there are school zones on Fordham Road, Bonnie View Road, and Linfield Road. It is recommended these school zones to remain.

Off-Site Improvements


17. Some existing signage on streets around the school site is inadequate and should be upgraded. To renew school-related signs to satisfy current TxMUTCD and City of Dallas criteria, Lambeth is working with the Civil engineer, RLG Consulting Engineers. Detailed signing and striping plan will be submitted along with the engineering plans. Lambeth has conducted site visits specifically checking existing school-related signs and to assist with making recommendations for future signs placement.
18. Install "Do Not Enter" and "Exit Only" signs at the front driveway exit, on Bonnie View Road.
19. Install "Buses and Staff Parking Only" signs at the staff parking lot off Bonnie View Road.

Summary

The AC Black Elementary School 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 without obstructing through traffic.

If traffic congestion or unsafe movements are occurred, the TMP plan should be reviewed and updated promptly.

END

REVIEW AND COMMITMENT	
<p>The AC Black Elementary School traffic management plan (TMP) 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.</p>	
<p>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.</p>	
<p>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.</p>	
 Signature	8-4-2022 Date
Sharri C. Zachary Name	Principal Title

**SEE STAFF
COMMENTS ON
SUP SITE
PLAN.**

AC Black Elementary School

4200 Bonnie View Road, Dallas, Texas 75126

Legend:

Pre-K - K Queue

1st - 5th Queue

Traffic Flow

Parent Pickup:

Staff

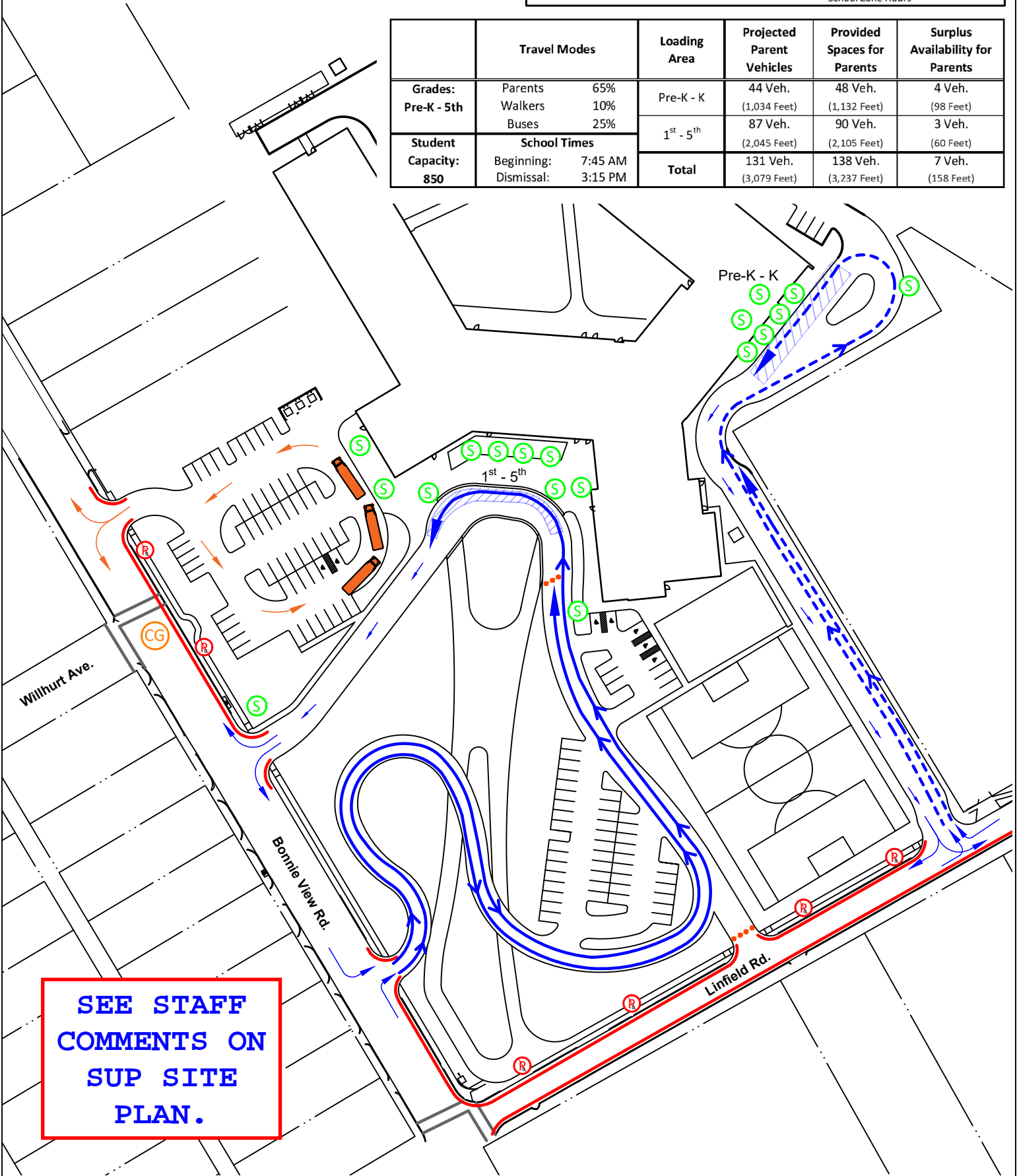
No Parking

No Parking During School Zone Hours

Crossing Guard

Traffic Cone

	Travel Modes		Loading Area	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
Grades: Pre-K - 5th	Parents	65%	Pre-K - K	44 Veh. (1,034 Feet)	48 Veh. (1,132 Feet)	4 Veh. (98 Feet)
	Walkers	10%		87 Veh. (2,045 Feet)	90 Veh. (2,105 Feet)	3 Veh. (60 Feet)
	Buses	25%	1 st - 5 th			
Student Capacity: 850	School Times		Total	131 Veh. (3,079 Feet)	138 Veh. (3,237 Feet)	7 Veh. (158 Feet)
	Beginning:	7:45 AM				
	Dismissal:	3:15 PM				



SEE STAFF
COMMENTS ON
SUP SITE
PLAN.



1

Traffic Management Plan

Not to Scale

AC Black Elementary School

4200 Bonnie View Road, Dallas, Texas 75126

Legend:

Pre-K - K Queue	Parent Pickup	Staff	Traffic Cone
1st - 5th Queue	Pedestrian Pathway	No Parking	Crossing Guard
Traffic Flow		No Parking During School Zone Hours	

	Travel Modes		Loading Area	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
Grades: Pre-K - 5th	Parents	65%	Pre-K - K	44 Veh. (1,034 Feet)	48 Veh. (1,132 Feet)	4 Veh. (98 Feet)
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Student Capacity: 850	School Times		Total	131 Veh. (3,079 Feet)	138 Veh. (3,237 Feet)	7 Veh. (158 Feet)
	Beginning:	7:45 AM				
	Dismissal:	3:15 PM				

**FURTHER
REVISIONS
PENDING.**

Students must be picked up in loading area. Students may not be picked up by parents waiting in the queue lane.

Install
DO NOT ENTER
Signs

Install
ONE-WAY
Sign

Install
ONE-WAY
Sign

**FURTHER
REVISIONS
PENDING.**



1

Traffic Management Plan

Not to Scale

