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City of Dallas

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

City Plan Commission

November 2, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, NOVEMBER 2, 2023
AGENDA

BRIEFINGS: **Videoconference/5ES*** **9:00 a.m.**

(The City Plan Commission may be briefed on any item on the agenda 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/CPC-110223 or by calling the following phone number: ***Webinar number: 2481 189 1757*** (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: 2489 238 7805*) ***Password (if required)*** 325527.

Individuals and interested parties wishing to speak must register with the Planning and Urban Design Department by registering online at https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx or call (214) 670-4209, by 3:00 p.m., Wednesday, November 1, 2023, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que deseen hablar deben registrarse en el Departamento de Planificación y Diseño Urbano registrándose en línea en https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles 1 de noviembre de 2023, dieciocho (18) horas antes de la fecha y hora de la reunión.

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/Modifications” 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(interpreter) to fully participate in the meeting should notify the Planning and Urban Design Department by emailing yolanda.hernandez@dallas.gov, calling (214) 670-4209 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting https://dallastx.new.swagit.com/views/113.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona siguiendo todos los protocolos actuales de salud pública relacionados con la pandemia. La ciudad de Dallas llevará a cabo “Adecuaciones/Modificaciones Razonables” a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Diseño Urbano enviando un correo electrónico a yolanda.hernandez@dallas.gov, llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en https://dallastx.new.swagit.com/views/113.

AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, NOVEMBER 2, 2023
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 Plan Commission Rules of Procedure must sign up with the Department of Planning and Urban Design'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 Plan Commission meeting on Spectrum Cable Channel 16 and bit.ly/cityofdallastv:

https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m04486b6506ecf673d63c8113eb7bc3c5

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

BRIEFIENG ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES – CONSENT	Items 1-3
ZONING CASES – UNDER ADVISEMENT	Item 4
ZONING CASES – INDIVIDUAL	Items 5-10

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 11-15
SUBDIVISION CASES – RESIDENTIAL REPLATS	Item 16

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

2024 CITY PLAN COMMISSION CALENDAR

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 propriedad."

CALL TO ORDER

BRIEFINGS:

PUBLIC TESTIMONY:

APPROVAL OF MINUTES:

Approval of Minutes of the October 19, 2023 City Plan Commission Hearing.

ACTIONS ITEMS:

Zoning Cases - Consent:

1. 23-2844 An application for 1) a new subdistrict on property zoned Tract 1 and Tract 1A within Planned Development District No. 260; and 2) the termination of Specific Use Permit No. 1569 for a medical clinic or ambulatory surgical center and in-patient rehabilitation facility, on the northwest corner of North Central Expressway and Park Lane.
Staff Recommendation: **Approval** of a new subdistrict within Planned Development District No. 260, subject to an amended conceptual plan and conditions; and **approval** of the termination of Specific Use Permit No. 1569 for a medical clinic or ambulatory surgical center and in-patient rehabilitation facility.
Applicant: BSF1 Pyramids Opco, LLC
Representative: Karl Crawley, Masterplan
Planner: Michael Pepe
Council District: 13
Z223-183(MP)

Attachments: Z223-183(MP)_Case Report
Z223-183(MP)_Amended Conceptual Plan

2. 23-2845 An application for an amendment to Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals on property zoned an IM Industrial Manufacturing District, on the southwest line of Botham Jean Boulevard, between Martin Luther King, Jr. Boulevard and Lenway Street.

Staff Recommendation: **Approval** for a two-year period, subject to amended conditions.

Applicant: Gold Auto Parts Recyclers

Representative: Steven Darling, Ferguson Braswell Fraser Kubasta, PC

Planner: Liliana Garza

Council District: 7

Z223-222(LG)

Attachments: Z223-222(LG)_Case Report
Z223-222(LG)_Site Plan

3. 23-2846 An application for an amendment to Specific Use Permit No. 1687 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Commerce Street, west of Henry Street.

Staff Recommendation: **Approval** for a five-year period, subject to amended conditions.

Applicant: Marty Monroe, Adair's Saloon, Inc.

Planner: Liliana Garza

Council District: 2

Z223-227(LG)

Attachments: Z223-227(LG)_Case Report
Z223-227(LG)_Site Plan

Zoning Cases - Under Advisement:

4. 23-2847 An application for 1) a Specific Use Permit for a motor vehicle fueling station; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C.F. Hawn Freeway.
Staff Recommendation: **Denial.**
Applicant: Alim Investment
Representative: Anil Ram
Planner: Michael Pepe
UA From: September 7, 2023.
Council District: 8
Z223-112(MP)

Attachments: Z223-112(MP)_Case Report
Z223-112(MP)_Site Plan

Zoning Cases - Individual:

5. 23-2848 An application for an amendment to Planned Development District No. 435, on the northwest corner of Duncanville Road and West Illinois Avenue.
Staff Recommendation: **Approval**, subject to a revised amended development plan, a revised amended landscape plan, a revised amended traffic management plan, and amended conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan
Planner: Jenniffer Allgaier
Council District: 3
Z212-240(JA)

Attachments: Z212-240(JA)_Case Report
Z212-240(JA)_Development Plan_Existing
Z212-240(JA)_Development Plan_Proposed
Z212-240(JA)_Partial Landscape Plan_Existing_2001
Z212-240(JA)_Partial Landscape Plan_Existing_2018
Z212-240(JA)_Partial Landscape Plan_Proposed
Z212-240(JA)_Traffic Management Plan_Proposed

6. 23-2850 An application for a Specific Use Permit for an auto service center on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Scyene Road and Lagow Street.
Staff Recommendation: **Denial.**
Applicant: Andres Barragan
Representative: Blanca Cardenas
Planner: Michael Pepe
Council District: 7
Z212-281(MP)

Attachments: Z212-281(MP)_Case Report
Z212-281(MP)_Site Plan

7. 23-2851 An application for an amendment to Specific Use Permit No.1501 for a private school on property zoned an R-7.5(A) Single Family District, on the south line of Samuell Boulevard, east of South Buckner Boulevard.
Staff Recommendation: **Approval** for a permanent time period, subject to an amended site plan, an amended traffic management plan, and amended conditions.
Applicant/Representative: Terrance J. Wright
Planner: Jenniffer Allgaier
Council District: 7
Z212-303(JA)

Attachments: Z212-303(JA)_Case Report
Z212-303(JA)_Site Plan_Existing
Z212-303(JA)_Site Plan_Proposed
Z212-303(JA)_Traffic Management Plan_Proposed

8. 23-2852 An application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of Conner Drive; between Bruton Road and Stonehurst Street.
Staff Recommendation: **Denial.**
Applicant: Daniel Marquez
Representative: Isai Marquez
Planner: Michael Pepe
Council District: 5
Z223-116(MP)

Attachments: Z223-116(MP)_Case Report
Z223-116(MP)_Site Plan

9. 23-2853 An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Lake June Road and North Jim Miller Road.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Limestone Assets, LLC
Representative: Andrew Ruegg, Masterplan
Planner: Liliana Garza
Council District: 5
Z223-180(LG)

Attachments: Z223-180(LG)_Case Report
Z223-180(LG)_Site Plan

10. 23-2854 An application for an amendment to Planned Development District No. 636, on property bounded by Northcliff Drive, Peavy Road, Waterview Road, and Brookhurst Drive.

Staff Recommendation: **Approval**, subject to an amended development plan, a traffic management plan, and amended conditions.
Applicant: Dallas Independent School District
Representative: Elsie Thurman, Land Use Planning & Zoning Services
Planner: Jenniffer Allgaier
Council District: 9
Z223-271(JA)

Attachments: Z223-271(JA)_Case Report
Z223-271(JA)_Development Plan_Proposed
Z223-271(JA)_Traffic Management Plan_Proposed

SUBDIVISION DOCKET:

Consent Items:

11. 23-2855 An application to replat a 3.064-acre tract of land containing all of Lots 1 through 4, 7 through 8, 9A through 9D,10 through 16 and part of Lots 5 and 6 in City Block K/1321 and to abandon a portion of alley to create one lot on property bounded by Bowser Avenue, Reagan Street, Lemmon Avenue and Throckmorton Street.
Applicant/Owner: Trademark Acquisition, LP
Surveyor: Yazel Peebles & Associates LLC
Application Filed: October 04, 2023
Zoning: PD 193 (GR, MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S234-001

Attachments: S234-001_Case Report
S234-001_Plat

12. 23-2856 An application to create one 3.630-acre lot from a tract of land in City Block 7241 on property located on Brundrette Street and Commerce Street, northeast corner.
Applicant/Owner: Penske Truck Leasing
Surveyor: Duenes Land Surveying LLC
Application Filed: October 05, 2023
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S234-003

Attachments: S234-003_Case Report
S234-003_Plat

13. 23-2857 An application to create one 0.223-acre lot from a tract of land in City Block 6280 on property located on Jim Miller Road, south of C. F. Hawn Freeway.
Applicant/Owner: Parnian Property Investments Inc.
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 05, 2023
Zoning: PD 767 (Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 5
S234-004

Attachments: S234-004_Case Report
S234-004_Plat

14. 23-2858 An application to create 11 lots ranging in size from 0.234-acres (10,199 square feet) to 0.352-acres (15,317 square feet) and one common area from a 4.33-acre tract of land in City Block 8500 on property located between Sandy Lane Boulevard and Lyndon B. Johnson Freeway, west of St. Augustine Drive.
Applicant/Owner: Akinyemi O. Akintoye
Surveyor: Centro Resources, LLC
Application Filed: October 06, 2023
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 8
S234-005

Attachments: S234-005_Case Report
S234-005_Plat

15. 23-2859 An application to create one 17.900-acre lot and one 3.042-acre lot from a 22.211-acre tract of land and to dedicate a public right of way in City Block 8837 on property located between Ravenview Road and Fish Road, west of Belt Line Road.
Applicant/Owner: Sikka Investment 2, LLC
Surveyor: Richey Development Engineering, LLC
Application Filed: October 06, 2023
Zoning: CR & A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-006

Attachments: S234-006_Case Report
S234-006_Plat

Residential Replats:

16. 23-2860 An application to replat a 0.381-acre (16,591 square feet) tract of land containing all of Lots 10 and 11 in City Block J/8727 to create one lot on property located on Starbuck Drive, west of Hillcrest Drive.
Applicant/Owner: Robert Ward Wiliams
Surveyor: Lim & Associates, Inc.
Application Filed: October 04, 2023
Zoning: PD 106
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 12
S234-002

Attachments: S234-002_Case Report
S234-002_Plat

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

2024 City Plan Commission Calendar

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, November 14, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, November 14, 2023, at 8:30 a.m., at 1FN and by videoconference https://bit.ly/CLUP-11142023, to facilitate a draft ForwardDallas plan review workshop.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, November 14, 2023, at 10:00 a.m., in Room 5BN at City Hall and by video conference via https://bit.ly/SSDAC111423.

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 #: 23-2844 **Item #:** 1.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for 1) a new subdistrict on property zoned Tract 1 and Tract 1A within Planned Development District No. 260; and 2) the termination of Specific Use Permit No. 1569 for a medical clinic or ambulatory surgical center and in-patient rehabilitation facility, on the northwest corner of North Central Expressway and Park Lane.
Staff Recommendation: **Approval** of a new subdistrict within Planned Development District No. 260, subject to an amended conceptual plan and conditions; and **approval** of the termination of Specific Use Permit No. 1569 for a medical clinic or ambulatory surgical center and in-patient rehabilitation facility.
Applicant: BSF1 Pyramids Opco, LLC
Representative: Karl Crawley, Masterplan
Planner: Michael Pepe
Council District: 13
Z223-183(MP)

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CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

Planner: Michael V. Pepe

FILE NUMBER: Z223-183(MP) **DATE FILED:** January 18, 2023

LOCATION: Northwest corner of North Central Expressway and Park Lane.

COUNCIL DISTRICT: 13

SIZE OF REQUEST: 6.61 acres **CENSUS TRACT:** 48113007801

APPLICANT/OWNER: BSF1 Pyramids Opco, LLC

REPRESENTATIVE: Karl Crawley, Masterplan

REQUEST: An application for 1) a new subdistrict on property zoned Tract 1 and Tract 1A within Planned Development District No. 260; and 2) the termination of Specific Use Permit No. 1569 for a medical clinic or ambulatory surgical center and in-patient rehabilitation facility.

SUMMARY: The purpose of the request is to allow the use of medical clinic or ambulatory surgical center and in-patient rehabilitation facility by right and to amend the required parking ratio for this use.

STAFF RECOMMENDATION: **Approval** of a new subdistrict within Planned Development District No. 260, subject to an amended conceptual plan and conditions; and **approval** of the termination of Specific Use Permit No. 1569 for a medical clinic or ambulatory surgical center and in-patient rehabilitation facility.

PLANNED DEVELOPMENT DISTRICT NO. 260 TEXT AND EXHIBITS:

https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=260

BACKGROUND INFORMATION:

- The property is zoned Tract 1 and Tract 1A within Planned Development District No. 260.
- PD 260 was established on December 3, 1986 and has been amended two times.
- Currently the property is built out with two office towers, one occupied primarily with a medical clinic or ambulatory surgical center and in-patient rehabilitation facility and the second occupied primarily with office uses. Each of the towers totals about 148,000 square feet, for a total of 296,548 square feet.
- Medical clinic or ambulatory surgical center is a typical use in Chapter 51A. In-patient rehabilitation facility is a use invented by the PD: "In-Patient Rehabilitation Facility means a facility in which patients are treated for more than 24 hours by medical and professional staff for rehabilitation from surgical or other medical treatment."
- The property already has an existing specific use permit for the proposed use of medical clinic or ambulatory surgical center and in-patient rehabilitation facility.
- The existing SUP was approved December 8, 2004 for a period of 50 years and is eligible for automatic renewal.
- The SUP includes a maximum cumulative floor area of 148,324 square feet for the medical clinic or ambulatory surgical center and in-patient rehabilitation facility. This is equivalent to the square footage of one of the towers on the property.
- The proposed change would allow occupancy of both towers with medical clinic or ambulatory surgical center and in-patient rehabilitation facility uses.
- The applicant proposes a new tract, which is what the existing PD calls subdistricts. The only change to the new tract from the present Tract 1 and Tract 1A would be to allow the proposed use by right on the property, without a specific limit to the floor area of this use.
- With the approval of the subdistrict to allow by-right operation of the medical use, the applicant would also terminate the existing SUP.
- No new construction is proposed. Any new construction would require an amendment to the existing development plan and landscape plan.
- The change to the conceptual plan only entails reclassification of the boundaries of the internal tracts.

<u>Zoning History:</u>

There has been one zoning case in the area in the past five years.

1. **Z201-191:** On August 11, 2021, City Council approved an application for a Specific Use Permit for a private school use on property zoned an RR Regional Retail District and MU-2 Mixed Use District, at the terminus of Caruth Plaza, northwest of Twin Hills Connection.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing / Proposed
North Central Expressway	Depressed freeway	325' ROW
Park Lane	Community Collector	Variable ROW / 100' Bike Plan

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

Policy 1.1.4 Capitalize on transit oriented development opportunities.

1.1.4.1 Maximize development opportunities around DART stations.

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 2.2 ENGAGE IN STRATEGIC ECONOMIC DEVELOPMENT

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

URBAN DESIGN

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.4 Enhance retail, industrial and business operations.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

Policy 5.3.3 Encourage transit-oriented developments and transit centers.

Overall, the development advances the Comprehensive Plan's goals to encourage transit-oriented development and create new and targeted retail and business operations. The increase in medical floor area is sited appropriately according to the policies of the Comprehensive Plan, where it can be supported by homes, transit, and businesses within walking distance.

Surrounding Land Uses:

	Zoning	**Land Use**
Site	Tract 1 and Tract 1A, within PD No. 260	Medical Clinic or Ambulatory Surgical Center and In-Patient rehabilitation facility, Office
North	Tract 1, within PD No. 260	Medical Clinic or Ambulatory Surgical Center and In-Patient rehabilitation facility
East	RR Regional Retail District	Depressed freeway, retail, restaurants without drive-in or drive-through service
South	RR Regional Retail District	Surface parking associated with shopping center
West	Tract 1A and Tract 1A Lot 6A, Tract 6 within PD No. 260	Restaurants without drive-in or drive-through service, Retirement Housing

Land Use Compatibility:

The property is currently located within Tract 1 and Tract 1A of Planned Development District No. 260, which has office and office-supportive uses. Property north of the site is a tower used as a medical clinic or ambulatory surgical center and in-patient rehabilitation facility. Property to the east is the Central Expressway right-of-way. Further across the highway to the east, there is a large retail center with stores and restaurant uses. Property

to the south consists of surface parking associated with NorthPark Mall. Properties west of the site, all within PD No. 260, include multiple restaurants without drive-in or drive-through service and retirement housing.

The proposed new tract with the additional by right uses is appropriate for the site and surrounding area. The change would allow more diverse uses in a broader, developing mixed use area and would improve the accessibility of healthcare.

The existing development plan depicts two office towers sharing a structured parking facility. The changes to the permitted uses and required parking for those uses allow the applicant to occupy the second tower with the medical use without any structural changes to the facility and does not necessitate an amended development plan or landscape plan. New construction or other exterior deviations from these plans will require amendments to come before CPC, and none are proposed at this time.

Development Standards (No Changes):

DISTRICT	SETBACKS		Height	Lot Coverage	Floor Area	Special Standards
	Front	Side/Rear				
Existing Tract 1 and Tract 1A, and proposed Tract 1B, PD 260	Per Conceptual Plan (0' on Central Expy and Park Lane)	Side: 20' adj res Else: 0'	88' 6 stories	50%	Maximum floor area across Tract 1: 450,000	Proximity Slope

As the proposed use is intended to operate completely within the existing structures, no changes to the development standards are proposed.

Parking:

Uses within the PD are required to provide parking in accordance with Chapter 51A and PD No. 260.

The existing Tract required one space per 243 square feet of floor area for the medical clinic or ambulatory surgical center and for an inpatient rehabilitation facility uses. The applicant proposes one space per 260 square feet of the use as the new requirement. This would allow the applicant to occupy both towers on the property with the medical uses without constructing additional parking facilities, allowing them to maintain the property and its garage as it exists today.

The updated parking is appropriate as the site is within walking distance to high frequency transit and dense residential housing, and would minimize impact on nearby properties by not requiring additional construction of parking facilities.

Landscaping:

Landscaping on the property must be provided in accordance with PD No. 260 and the existing landscape plan. As no construction is proposed, no changes to the plan are needed and landscaping must continue to be maintained as shown on the plan.

Market Value Analysis

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

List of Officers

BSF1 Pyramids Opco, LLC – Big Sky Medical

1. Jason L. Signor – CEO, Managing Partner
2. Amenemope McKinney – Portfolio Manager

PROPOSED PD CONDITIONS
All changes highlighted
ARTICLE 260.

PD 260.

SEC. 51P-260.101. LEGISLATIVE HISTORY.

PD 260 was established by Ordinance No. 19403, passed by the Dallas City Council on December 3, 1986. Ordinance No. 19403 amended Ordinance No. 10962, Chapter 51 of the Dallas City Code, as amended. Ordinance No. 19403 was amended by Ordinance No. 23414, passed by the Dallas City Council on January 28, 1998. (Ord. Nos. 10962; 19403; 23414; 24914)

SEC. 51P-260.102. PROPERTY LOCATION AND SIZE.

PD 260 is established on property located at the northwest corner of North Central Expressway and Park Lane. The size of PD 260 is approximately 32.464 acres. (Ord. Nos. 19403; 24914)

SEC. 51P-260.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) BARBER AND BEAUTY SHOP means a facility licensed by the state where haircutting, hairdressing, shaving, trimming beards, facials, manicures, or related services are performed.

(2) BOOK AND STATIONERY STORE means a facility for the retail sale of books, pamphlets, papers, pens, ink, and associated items.

(3) DUPLICATION SHOP means a facility for the reproduction on standard or legal sized paper of material by office type photocopiers.

(4) FACADE AREA means the area obtained by multiplying the width of the occupancy by the height of the facade measured between the finished ceiling of the occupancy and the finished floor of the second story (or the roof of the building if there is no second story), with all measurements being taken at the front of the building.

(5) GIFT SHOP means a facility for the retail sale of novelties such as greeting cards, jewelry, and other small manufactured articles intended mainly for personal or household adornment.

(5.1) IN-PATIENT REHABILITATION FACILITY means a facility in which patients are treated for more than 24 hours by medical and professional staff for rehabilitation from surgical or other medical treatment.

(6) LIVING SCREEN means evergreen trees having a caliper of not less than six inches and spaced not more than 20 feet on center.

(6.1) LOT 6A in City Block 14/5453 means the property described in Exhibit 260H.

(7) MONUMENT SIGN means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade.

(8) OPENING means an open and unobstructed space, a window, a transparent panel, a balcony, or a door.

(b) Unless otherwise stated, all code references are to Chapter 51A.

(c) This district is considered to be a nonresidential zoning district.

(d) For purposes of this PD, DIR and RAR, as defined in Chapter 51A, do not apply. (Ord. Nos. 23414; 24914; 25619; 25878)

SEC. 51P-260.104. CREATION OF SEPARATE TRACTS.

This district is divided into six tracts: Tracts 1 (Tract 1 includes Tract 1A **and Tract 1B**), 3, 4, 4A, 5, and 6. The conceptual plan (Exhibit 260A) provides a drawing showing the boundaries of the tracts. (Ord. Nos. 23414; 24914)

SEC. 51P-260.105. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan. In the event of a conflict between the provisions of this article and the conceptual plan, the provisions of this article control. (Ord. Nos. 23414; 24914)

SEC. 51P-260.106. DEVELOPMENT PLANS.

Development of Tracts 4A, 5, and 6 must comply with the development plans for Tracts 4A, 5, and 6 (Exhibits 260B and 260C). Development of Lot 4 in City Block 14/5453 within Tracts 1 and 3 for a medical clinic or ambulatory surgical center or an in-patient rehabilitation facility must comply with the site plan attached to the specific use permit, and no development plan is required. Development of Lot 5 in City Block 14/5453 for a medical clinic or ambulatory surgical center or an in-patient rehabilitation facility must comply with the site plan attached to the specific use permit, and no development plan is required. In the event of a conflict between the development plans and the conceptual plan and the provisions of this article, the conceptual plan and the provisions of this article control. A development plan for all or a part of Tracts 1 and 3 must be submitted to the city plan commission for approval within six months after the passage of Ordinance No. 23414. A development plan or plans for the remaining property must be submitted to the city plan commission for approval prior to issuance of a building permit on that property. The building official shall not issue a building permit for any portion of the Property not shown on an approved development plan. All development plans must comply with the conceptual plan and the provisions of this article. (Ord. Nos. 23414; 24914; 25619; 25827)

SEC. 51P-260.107. ELEVATION DRAWINGS.

Except as provided in this section, any amendment to the development plans for Tracts 4A or 6, other than a minor amendment, must include elevation drawings for all structures. No elevation drawing is required for those structures used solely for institutional and community service uses. Elevation drawings for the existing structures on Tract 6 are provided as Exhibit 260D. Development must comply with the approved elevation drawings. (Ord. Nos. 23414; 24914)

SEC. 51P-260.108. SUBMISSION OF PLANS TO PRIVATE ENTITIES.

(a) Any amendment to a development plan for Tracts 4A, 5, or 6 must be submitted to the designated zoning representative of the Glen Lakes Homeowners' Association and the president of the Congregation of Our Redeemer Evangelical Lutheran Church for their review at least 30 days prior to submission to the city.

(b) For Lot 4 in City Block 14/5453 within Tracts 1 and 3, and Lots 5 and 6A in City Block 14/5453, any application for a change in the zoning, any amendment, including a minor amendment, to an approved development plan or landscape plan, or any application for a variance or special exception must be submitted by certified delivery to the designated zoning representative of the Glen Lakes Homeowners' Association and the president of the Congregation of Our Redeemer Evangelical Lutheran Church for their review at least 30 days prior to submission to the city. Lot 6A means the Property described in Exhibit. *[Editor's note: No exhibit number is provided to complete the foregoing sentence in the original ordinance.]* (Ord. Nos. 23414; 24914; 25619; 25827; 25878)

SEC. 51P-260.109. LANDSCAPE PLAN.

(a) In general, a landscape plan, in compliance with the requirements of Article X, must be submitted with each development plan and must be approved by the city plan commission.

(b) Landscaping on Tract 6 must conform with the landscape buffer plan (Exhibit 260E) and with the landscape plan for Tract 6 (Exhibit 260F).

(c) Landscaping on Tracts 4A and 5 must comply with the landscape plan for Tracts 4A and 5 (Exhibit 260G).

(d) All landscaping must be installed and maintained in compliance with Article X.

(e) For a medical clinic or ambulatory surgical center or an in-patient rehabilitation facility on Lot 4 in City Block 14/5453 within Tracts 1 and 3, landscaping must comply with the landscape plan attached to the specific use permit. (Ord. Nos. 23414; 24914; 25619)

SEC. 51P-260.110. PLATTING.

Prior to the issuance of a building permit on a building site, a final plat must be approved by the city plan commission and recorded with the county clerk. No early release of building permits is allowed under Section 51A-8.702. (Ord. Nos. 23414; 24914)

SEC. 51P-260.111. MAIN USES PERMITTED.

(a) Tracts 1 and 3.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Catering service. *[L]*

-- Medical or scientific laboratory. *[SUP]*

(3) Industrial uses.

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

(4) Institutional and community service uses.

-- Adult day care facility. *[L]*
-- Child-care facility. *[L]*
-- Convalescent and nursing homes, hospice care, and related institutions. *[Tract 3 only.]*
-- Library, art gallery, or museum.

(5) Miscellaneous uses.

-- Temporary construction or sales office.

(6) Office uses.

-- Office.
-- Medical clinic or ambulatory surgical center. *[This use is permitted only on ~~Lot 4 and~~ Lot 5 in City Block 14/5453 **is allowed by right** and only by SUP on ~~these lots~~ **Lot 4A in City Block 14/5453**. **The use is allowed by right in Tract 1B**. Patients may not be delivered to this use or received by this use from an ambulance on an emergency basis, including, but not limited to, an ambulance using a siren*
-- Inpatient rehabilitation facility. *[This use is permitted only on ~~Lot 4 and~~ Lot 5 in City Block 14/5453 **is allowed by right** and only by SUP on ~~these lots~~ **Lot 4A in City Block 14/5453**. **The use is allowed by right in Tract 1B**. Patients may not be delivered to this use or received by this use from an ambulance on an emergency basis, including, but not limited to, an ambulance using a siren.]*

(7) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(8) Residential uses.

-- Retirement housing. *[Tract 3 only.]*

(9) Retail and personal service uses.

-- Business school.
-- Dry cleaning or laundry store. *[L]*
-- General merchandise or food store 3,500 square feet or less. *[L]*
-- Personal service uses. *[L]*

-- Restaurant without drive-in or drive-through service. *[L]*

(10) Transportation uses.

-- Private street or alley. *[SUP]*

-- Transit passenger shelter.

(11) Utility and public service uses.

-- Local utilities.

(12) Wholesale, distribution, and storage uses.

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

(b) Additional uses permitted on Tract 1A **and Tract 1B**. In addition to the uses listed in Subsection (a) above, and except as provided in this subsection, the following additional uses are permitted on the first story of structures located on Tract 1A.

-- Financial institution without drive-in window.
-- Financial institution with drive-in window. *[SUP]*
-- Gift shop.
-- Restaurant without drive-in or drive-through service.
-- Duplication shop.
-- Post office.
-- Dry cleaning or laundry store. No drive-in or drive-through service permitted.
-- Barber and beauty shop
-- Book and stationery store.
-- Medical clinic or ambulatory surgical center. *[This use is permitted ~~only~~ **by right on Lot 5 in City Block 14/5453 , and** on Lot 6A in City Block 14/5453 and only by SUP on ~~that~~ Lot 6A. The first story limitation does not apply to this use. Patients may not be delivered to this use or received by this use from an ambulance on an emergency basis, including, but not limited to, an ambulance using a siren.]*
-- Motor vehicle fueling station. *No accessory general merchandise or food store less than 3,500 square feet or general merchandise or food store greater than 3,500 square feet is permitted in conjunction with this main use.*

(c) Tract 4. Tract 4 is limited to landscaping only.

(d) Tract 4A.

(1) Institutional and community service uses.

-- Church.

(e) Tract 5.

(1) Institutional and community service uses.

-- Church.

(f) Tract 6. Except as provided in Section 51P-260.112 below, uses permitted on Tract 6 are as follows:

(1) Institutional and community service uses.

-- Convalescent and nursing homes, hospice care, and related institutions.

(2) Residential uses.

-- Retirement housing. (Ord. Nos. 23414; 24914; 25619; 25827; 25878)

SEC. 51P-260.112. SPECIAL RESTRICTION ON A PORTION OF TRACT 6.

[Omitted for brevity]

SEC. 51P-260.113. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

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

-- Accessory community center (private).
-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.
-- Home occupation.
-- Private stable. (Ord. Nos. 23414; 24914)

SEC. 51P-260.114. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Perimeter building setbacks. Except as otherwise provided in this subsection, minimum setbacks along the perimeter of the Property are as shown on the conceptual plan. Along the western

boundary of the Property abutting the Glen Lakes Addition and along the boundary of the Property adjoining Lots 35 through 38 in City Block 10/5454, the minimum perimeter setback is 30 feet for a two-story structure and 80 feet for any structure exceeding two stories.

(b) Interior building setbacks. Except as provided in Subsection (a) above and Subsection (c) below, minimum front, side, and rear yard setbacks are as follows:

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard. Minimum side and rear yard setbacks are:

(A) 20 feet where adjacent to or directly across an alley from an R, R(A), D,
D(A), TH, TH(A), CH, MF, or MF(A) district; and

(B) no minimum in all other cases.

(c) Building setback along Glen America Drive. A minimum building setback of 10 feet must be provided along Glen America Drive, as shown on the conceptual plan.

(d) Visual barrier. Any opening in a building facade above the first floor that is:

(1) within 80 feet of the western boundary or the boundary adjoining Lots 35 through 38 in City Block 10/5454, or

(2) anywhere within Tract 4A and contained in a plane parallel to or within 45 degrees of being parallel to the western boundary of the Property must be designed to prohibit visual surveillance into the abutting lots and abutting common areas in the Glen Lakes Addition. As part of the review of development plans for buildings in this zone, the city plan commission shall review all elevation drawings and architectural details needed to determine that no visual surveillance into the abutting lots and abutting common areas in the Glen Lakes Addition is possible. Methods to prevent visual surveillance may include, but are not limited to, wing walls, louvers, windows with bottom sills above eye level, permanent screens, or living screens.

(e) Lot coverage.

(1) For Tracts 1 and 3, maximum lot coverage is 50 percent.

(2) For Tracts 4, 4A, 5, and 6, maximum lot coverage is 40 percent.

(f) Floor area.

(1) Excluding the 20,000 square feet of floor area permitted on Tract 1A which is provided for in Subparagraph (f)(2) below, maximum floor area permitted on Tract 1 is 450,000 square feet.

(2) Maximum permitted floor area for those uses listed as additional uses on Tract 1A is 20,000 square feet. For a list of the additional uses on Tract 1A, see Section 51P-260.111(b) of this article.

(3) Maximum floor area permitted on Tract 3 is 150,000 square feet.

(4) Maximum combined floor area permitted on Tracts 4A and 5 is 100,000 square feet.

(5) Maximum floor area permitted on Tract 6 is 319,295 square feet.

(6) Skybridges and enclosed walkways connecting parking structures with other structures are excluded from floor area calculations.

(g) Dwelling unit density. On Tract 6, maximum dwelling unit density is 315 dwelling units. Of these 315 dwelling units, a maximum of 90 dwelling units may be convalescent and nursing home, hospice care, and other related institutional units. For purposes of this subsection, a suite, as defined in Section 51A-4.203(8), is considered a dwelling unit.

(h) Height and stories.

(1) Tracts 1 and 3.

(A) Except as provided in Paragraph (B) below, maximum structure height is 88 feet or 693 feet above mean sea level, whichever is less, and maximum number of stories is six.

(B) Structures listed in Section 51A-4.408(a)(2)(A) may project a maximum of 26 feet above the maximum structure height of 88 feet or 693 feet above mean sea level, whichever is less.

(2) Except as provided in this paragraph, maximum structure height on Tract 5 is 60 feet. A church steeple may project up to a height of 191 feet if it is set back two and one-half feet from the western boundary line of the Property for every foot in height. For purposes of this provision, the height of the steeple will be measured from grade to the highest point of the steeple.

(3) Except as provided in this paragraph for a structure with a gable, hip, or gambrel roof, maximum structure height on Tracts 4A and 6 is 40 feet, measured from grade to the highest point of the structure, including mechanical equipment. Maximum structure height for a structure with a gable, hip, or gambrel roof is 36 feet, measured from grade to the midpoint of the roof.

(4) If a structure occupies more than one tract, the height limitation of the most restrictive tract controls for the entire building. If a structure for an institutional or community service use occupies more than one tract, the height limitation of each tract controls for the portion of the building located in that tract.

(5) The residential proximity slope as defined in Chapter 51A applies to Tracts 1 and 3. (Ord. Nos. 23414; 24914)

SEC. 51P-260.115. OFF-STREET PARKING AND LOADING.

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

4.301(c)(6) may be used to calculate the minimum number of spaces permitted. Consult the off-street parking and loading regulations (Division 51A-4.300) for information regarding off-street parking and loading generally.

(b) For a duplication shop, barber and beauty shop, and a book or stationery store, consult CHAPTER 51 for the specific off-street parking and loading requirements for each use.

(c) Off-street parking on Tract 6 must be provided as follows:

(1) For the retirement housing use, required off-street parking must be provided at a ratio of one space per dwelling unit.

(2) For the convalescent and nursing homes, hospice care, and related institutions use, required off-street parking must be provided at a ratio of one space per six beds and one space per employee on the maximum shift.

(3) A maximum of 15 percent of off-street parking may be provided as surface parking; all remaining parking spaces must be provided underground.

(4) Off-street parking spaces and private drives are prohibited in the area between structures and the abutting lots in the Glen Lakes Addition.

(5) Off-street loading must be provided as shown on the development plan for Tract
6.

(d) On Tracts 4A, 5, and 6, aboveground parking structures are prohibited.

(e) On Lot 4**A** in City Block 14/5453 within Tracts 1 and 3, for a medical clinic or ambulatory surgical center and for an inpatient rehabilitation facility, required off-street parking must be provided at a ratio of one space per 243 square feet. **In Tract 1B, parking for a medical clinic or ambulatory surgical center and for an inpatient rehabilitation facility, required off-street parking must be provided at a ratio of one space per 260 square feet, In Tract 1B, parking for an office use is one space per 366 square feet of floor area.**

(f) On Lot 6A in City Block 14/5453 within Tract 1A, for a medical clinic or ambulatory surgical center, required off-street parking must be provided at a ratio of one space per 200 square feet, and except for valet parking, required off-street parking must be available as free parking or contract parking on other than an hourly or daily fee basis; a fee may be charged for valet parking. (Ord. Nos. 23414; 24914; 25619; 25827; 25878)

SEC. 51P-260.116. BUILDING FACADE.

No glass used on any structure may have an exterior visible reflectance percentage in excess of 27 percent. (Ord. Nos. 23414; 24914)

SEC. 51P-260.117. SIGNS.

(a) Except as otherwise provided in this section, signs on Tracts 1 and 3 must comply with the provisions for business zoning districts contained in Article VII.

(b) Except as otherwise provided in this section, signs on Tracts 4, 4A, 5, and 6 must comply with the provisions for non-business zoning districts contained in Article VII.

(c) Non-premise signs and detached special purpose signs are prohibited on the Property. Except as provided in this subsection, the entire Property shall be considered the premise for purposes of determining whether a sign is a non-premise sign. If Glen America Drive, as shown on the conceptual plan, is dedicated to the city as a public street, that portion of the Property west of Glen America Drive shall be considered one premise and that portion of Glen America Drive east of the Property shall be considered another premise.

(d) Flashing or revolving signs are prohibited.

(e) The following regulations apply to signs on Tracts 1 and 3.

(1) Detached signs may not exceed 40 feet in height.

(2) Lighted signs above 12 feet in height may face only in an easterly direction, the face of the sign perpendicular to a point on or between North 45°00 East and South 45°00 East.

(f) Premise signs on Tract 1A that identify uses listed as additional uses under Section 51P-260.111(b) of this article must comply with the following regulations:

(1) All signs must be attached signs.

(2) The width of a sign may not exceed 75 percent of the width of the front facade of the occupancy.

(3) Except as provided in this paragraph, the maximum effective area of a sign may not exceed 25 percent of the facade area of the occupancy. In no event may the maximum effective area of a sign be less than 40 square feet per occupancy nor more than 100 square feet per occupancy.

(4) No sign may project more than 18 inches from the building surface.

(g) Except as provided in this subsection, no attached sign is permitted on any building facade within Tracts 4A and 6 that faces the western boundary line of the Property or the boundary line abutting Lots 35 through 38 in City Block 10/5454, and no detached sign may be located between any building on Tracts 4A and 6 and the western boundary line of the Property or the boundary line abutting Lots 35 through 38 in City Block 10/5454. Signs for institutional and community service uses, which do not exceed six feet above grade, are permitted on Tract 4A. (Ord. Nos. 23414; 24914)

SEC. 51P-260.118. LIGHTING.

(a) No light fixture, whether located on a building or on a pole, on Tracts 4, 4A, 5, and 6 may be mounted at a height greater than 10 feet above grade, or a height which penetrates a 1:3 slope measured from the western boundary line of the Property and the boundary line abutting Lots 35 through

38 in City Block 10/5454, whichever is higher.

(b) Lighting must average, on a maintained basis, an intensity of not less than 0.5 footcandle and not more than an intensity of 0.1 footcandle, measured at ground level five feet across the western boundary line of the Property and the boundary line abutting Lots 35 through 38 in City Block 10/5454.

(c) Only cut-off, indirect, or shielded type fixtures may be installed between the buildings in Tracts 4A and 6 and the western boundary line of the Property and the boundary line abutting Lots 35 through 38 in City Block 10/5454. The building official must approve the light fixtures based on this article and industry standards.

(d) Roof-mounted light fixtures are prohibited unless required by the Federal Aviation Administration. (Ord. Nos. 23414; 24914)

SEC. 51P-260.119. SCREENING.

All mechanical equipment that is visible from any of the properties along the western boundary line of the Property and along the boundary line abutting Lots 35 through 38 in City Block 10/5454 must be screened. (Ord. Nos. 23414; 24914)

SEC. 51P-260.120. ODOR EMISSION STANDARDS.

No food service use incidental to those uses located on Tract 6 may emit an odor beyond the boundaries of that tract, the strength of which equals or exceeds two odor units, as measured on an odor-testing device which has been approved by the director of environmental and health services. In addition, these food service uses may not utilize vents on a building wall that are within 80 feet of the western boundary of the Property or the boundary line of the Property adjoining Lots 35 through 38 in City Block 10/5454. (Ord. Nos. 23414; 24914)

SEC. 51P-260.121. SITE ELEVATION.

(a) Except as provided in this section, the finished grade elevation of Tract 6 may not exceed 598 msl.

(b) On Tracts 4, 4A and that portion of Tract 6 within 300 feet of the boundary line that separates Tract 4 and Tract 6, the finished grade elevation may not exceed 593 msl.

(c) On Tract 5, the finished grade elevation may not exceed 588 msl.

(d) A topographic survey of the Property, as it appeared on December 3, 1986 (the date of passage of Ordinance No. 19403), is provided as Exhibit 260I. Prior to the issuance of any building permit on Tracts 1 and 3, a revised topographic survey must be filed with the building official, showing the finished grade elevations of the Property. (Ord. Nos. 23414; 24914)

SEC. 51P-260.122. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 23414; 24914)

SEC. 51P-260.123. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 23414; 24914; 26102)

SEC. 51P-260.124. COMPLIANCE WITH CONDITIONS.

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

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 19403; 24914; 26102)

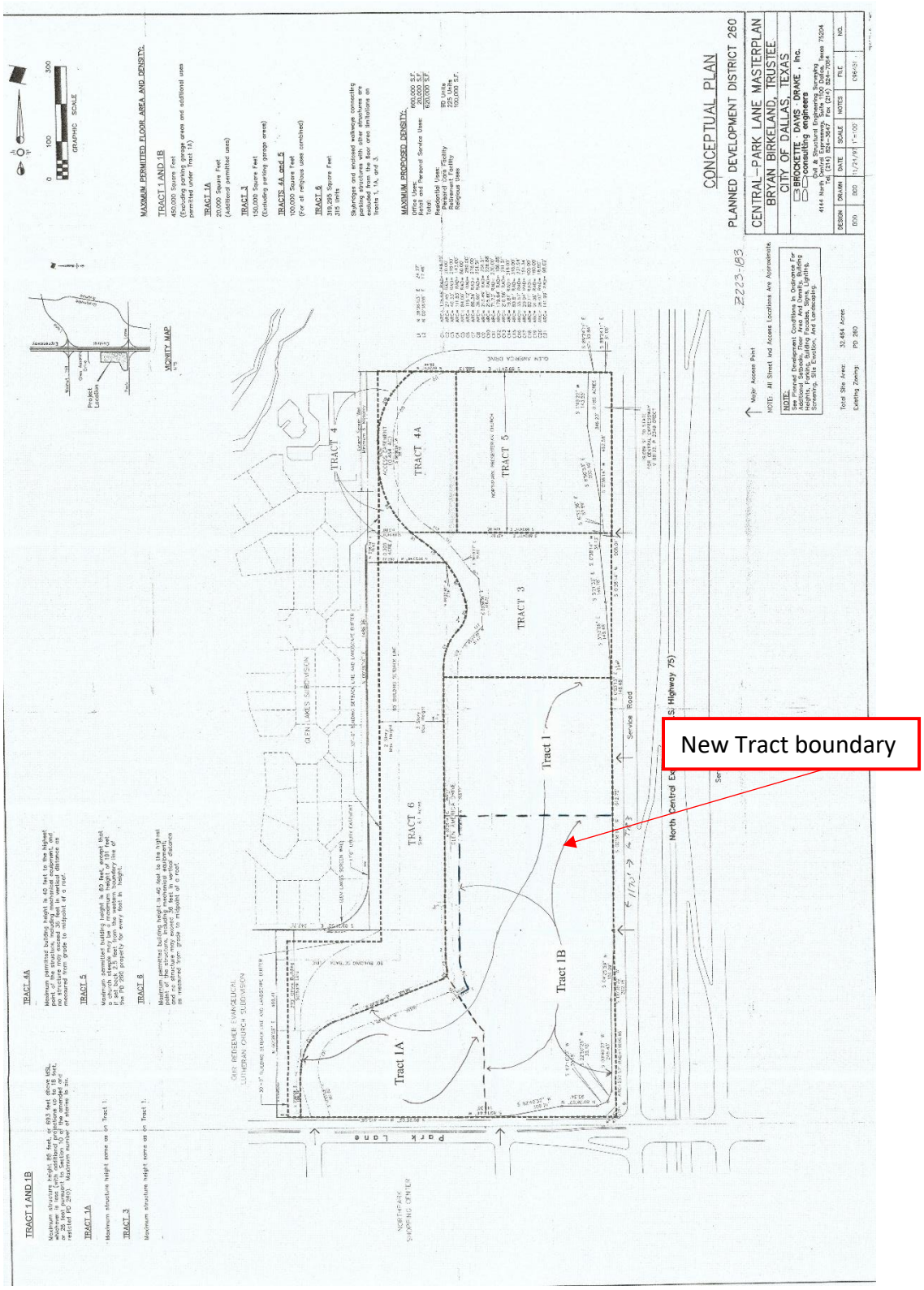
SEC. 51P-260.125. STREET WIDENING.

Ordinance No. 19403 reaffirms the intent of the city council in Resolution No. 65-2602, passed by the city council on May 3, 1965, stating that for WSR-1 (Residential) zoning groups there will be no property owner assessment for street widening beyond 27 feet width with the integral curbing on the front and side of such property, thereby releasing the owners of the property bounded by Boedecker Drive on the west, Glen Lakes Addition on the north, P.D. No. 260 on the east, and Park Lane on the south from assessments for street widening for so long as that property is zoned residential. (Ord. Nos. 19403; 24914)

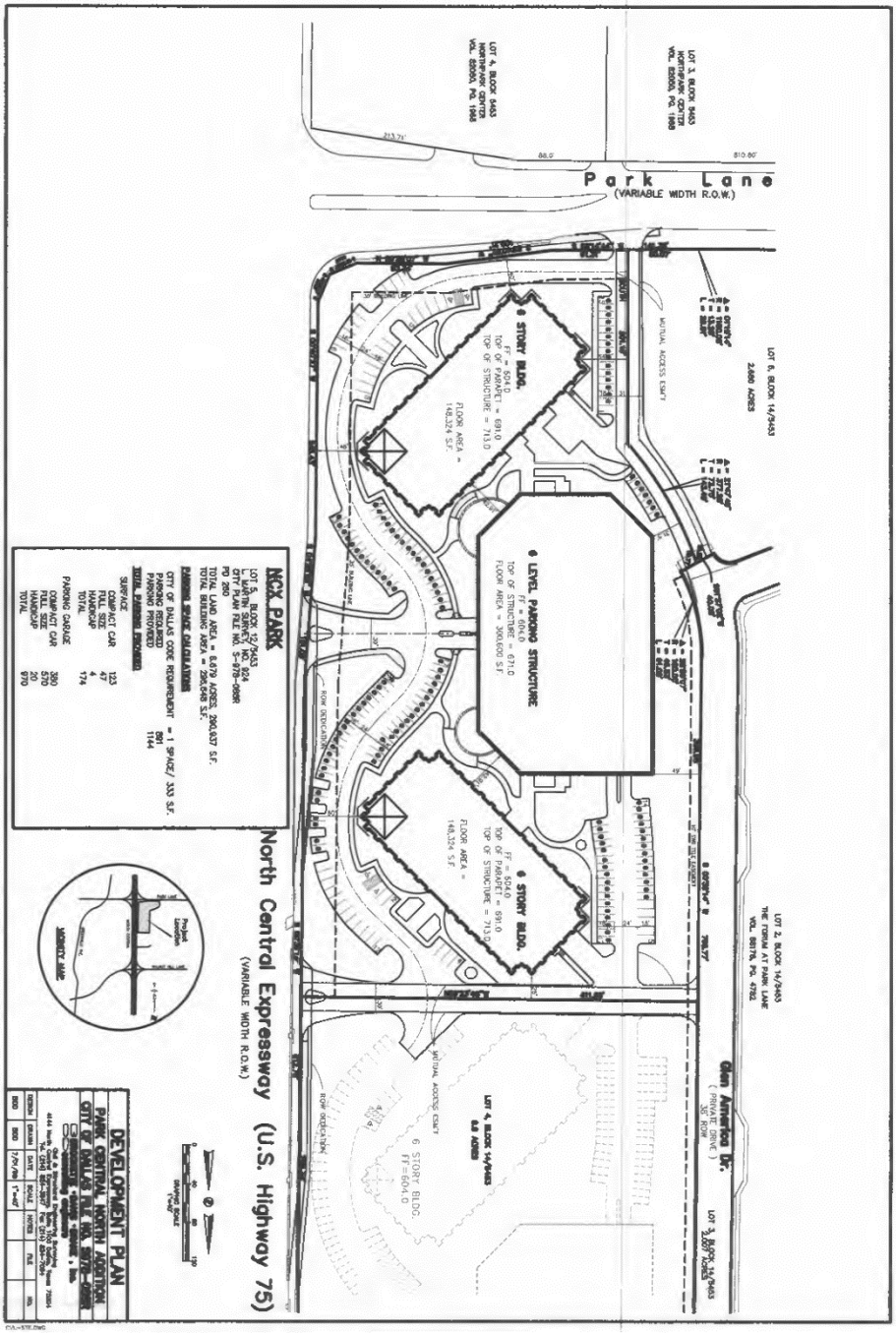
SEC. 51P-260.126. ZONING MAP.

PD 260 is located on Zoning Map No. F-8. (Ord. Nos. 19403; 24914)

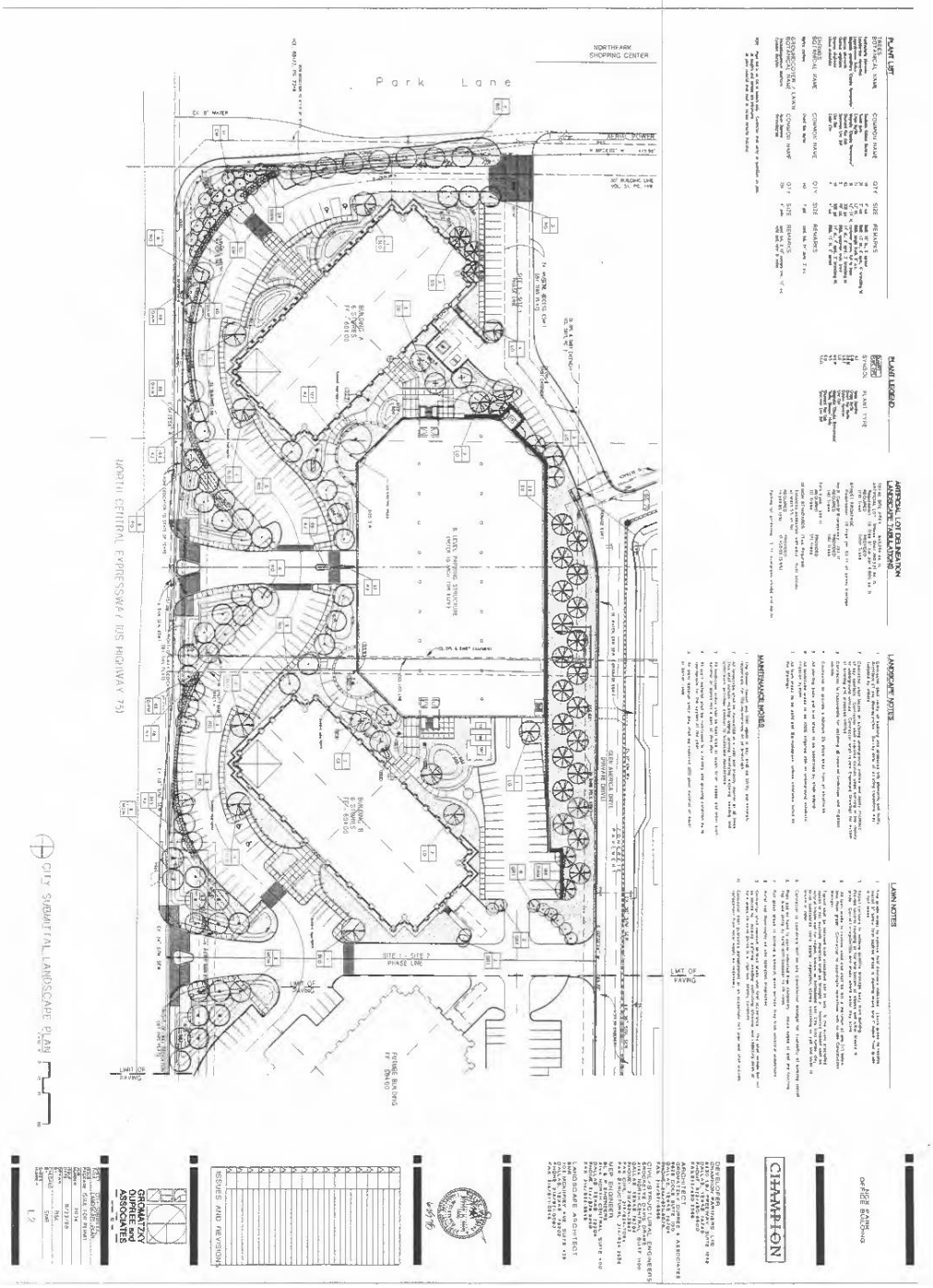
Proposed Conceptual Plan (Change in tracts only)

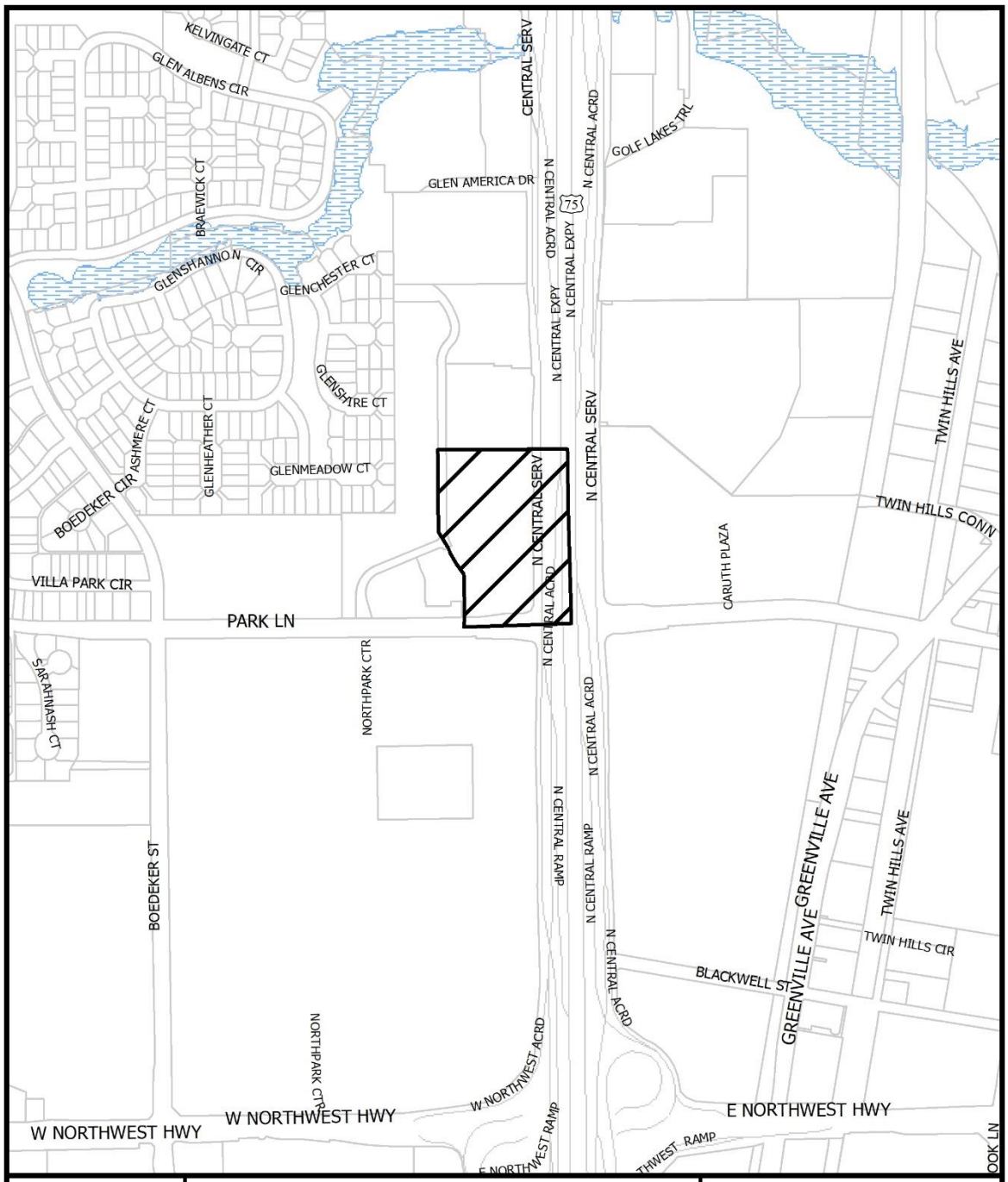


Existing Development Plan (No Changes Proposed)



Existing Landscape Plan (No changes proposed)





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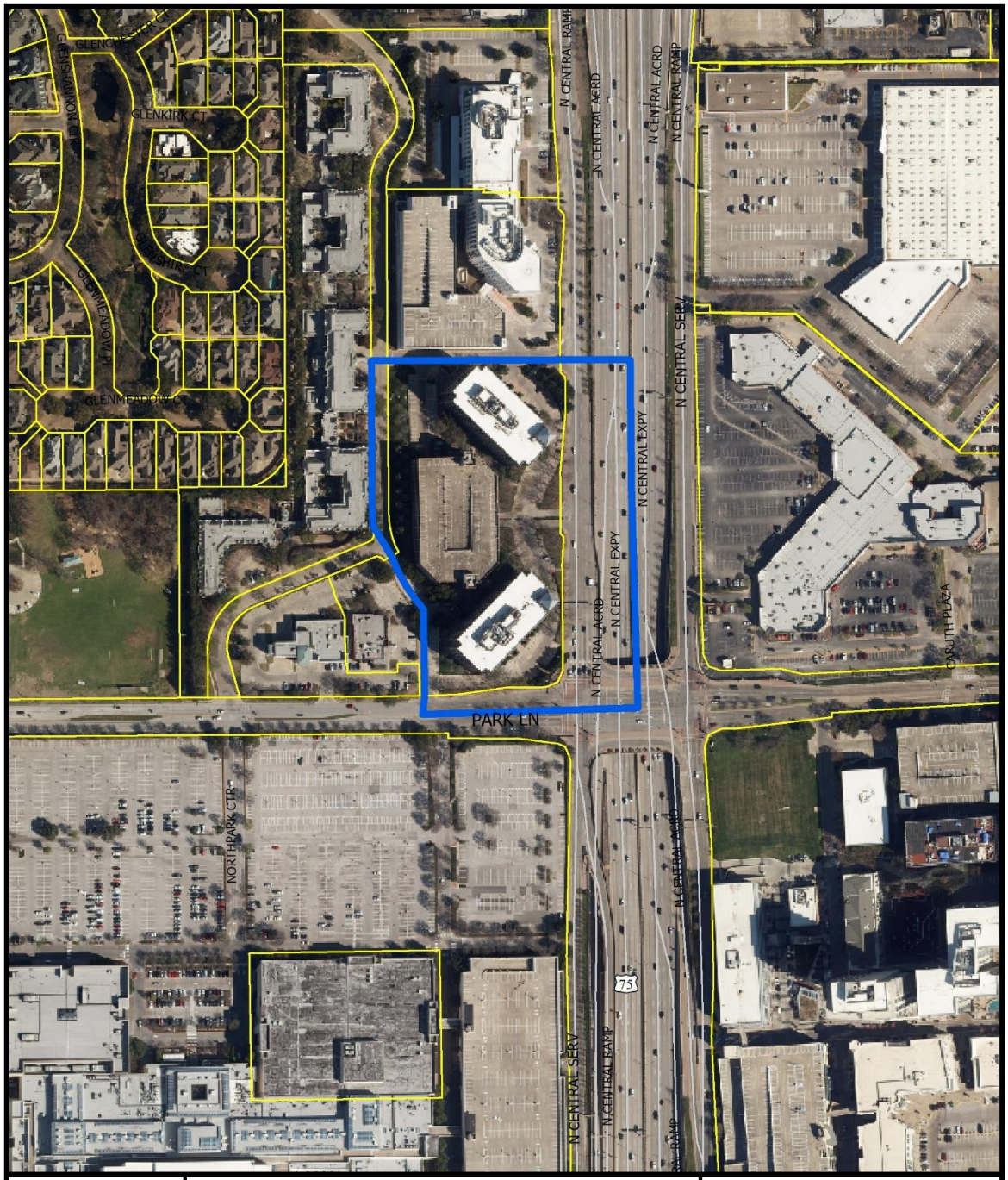
VICINITY MAP

Case no: Z223-183

Date: 10/13/2023



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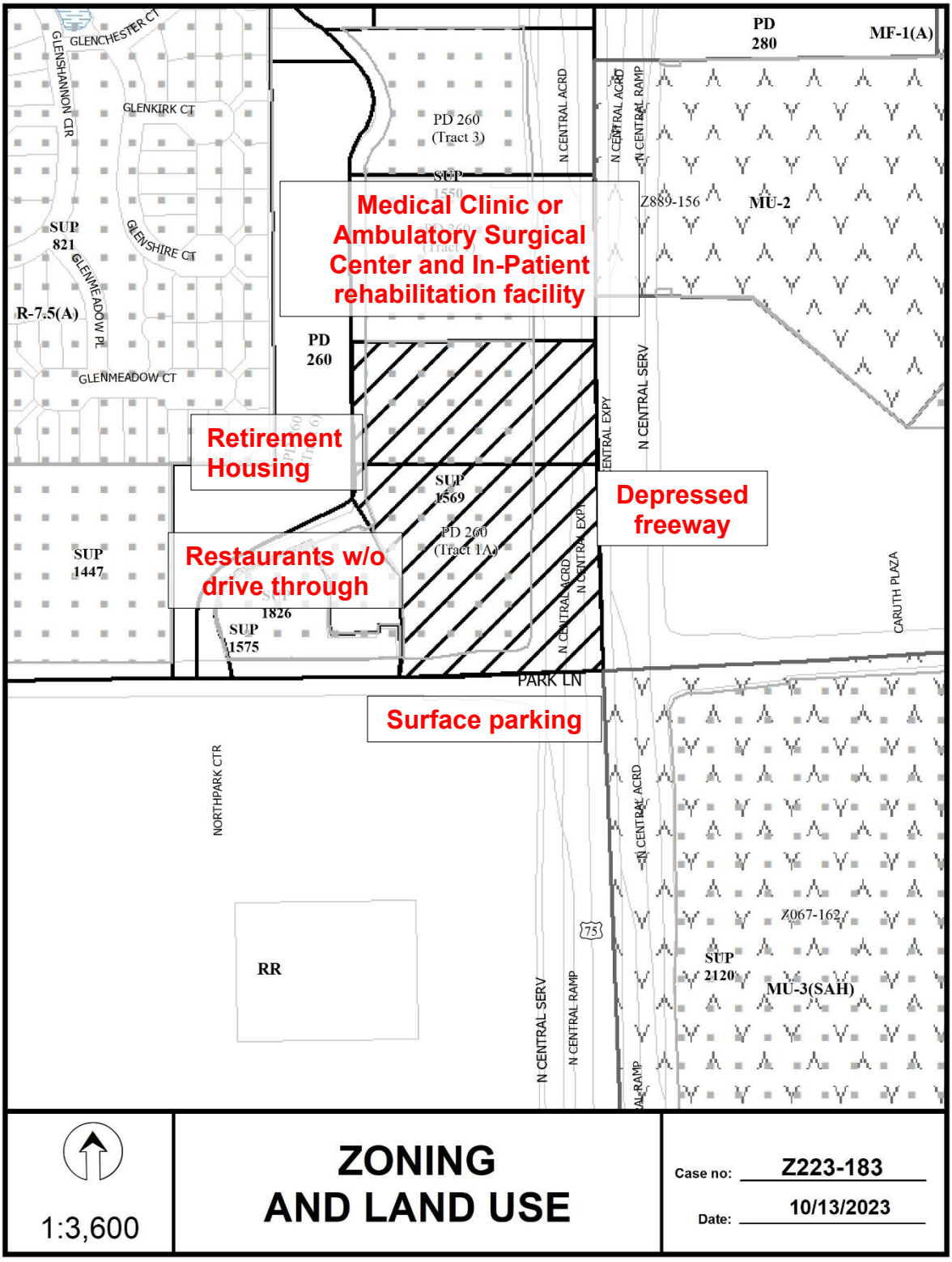
AERIAL MAP

Case no: Z223-183

Date: 10/13/2023

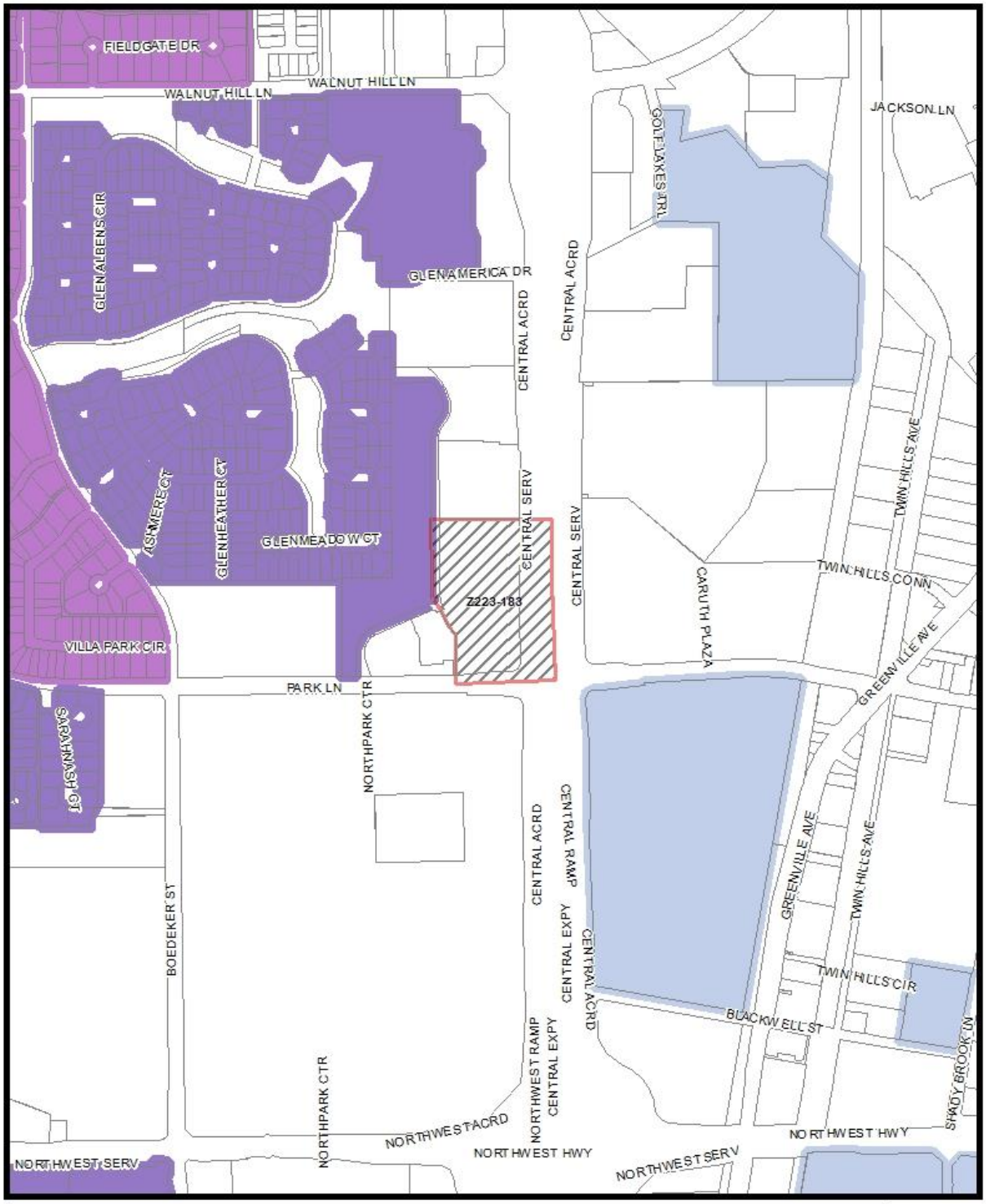

GLENCHESTER CT
GLENSHANNON CIR
GLENKIRK CT
GLENSHIRE CT
GLENMEADOW PL
GLENMEADOW CT
SUP 821
R-7.5(A)
PD 260 (Tract 3)
SUP 1550
PD 260 (Tract 1)
PD 260
N CENTRAL ACRD
N CENTRAL RAMP
PD 280
MF-1(A)
Z889-156
MU-2
Medical Clinic or Ambulatory Surgical Center and In-Patient rehabilitation facility
Retirement Housing
Depressed freeway
N CENTRAL SERV
N CENTRAL EXPY
SUP 1569
PD 260 (Tract 1A)
SUP 1447
Restaurants w/o drive through
SUP 1826
SUP 1575
CARUTH PLAZA
PARK LN
Surface parking
NORTHPARK CTR
RR
75
Z067-162
SUP 2120
MU-3(SAH)
1:3,600
ZONING AND LAND USE
Case no: Z223-183
Date: 10/13/2023

1:3,600

ZONING HISTORY

Case no: Z223-183

Date: 10/13/2023



Market Value Analysis A B C D E F G H I NA

1:7,200

Market Value Analysis

Printed Date: 10/13/2023

10/13/2023

Notification List of Property Owners

Z223-183

53 Property Owners Notified

Label #	*Address*		*Owner*
1	7901	PARK LN	GLEN AMERICA CORPORATION
2	9101	N CENTRAL EXPY	BSF1 PYRAMIDS LLC
3	8850	BOEDEKER ST	NORTHPARK NATIONAL BANK
4	0	NORTHPARK	NEIMAN MARCUS CO LESSEE
5	8687	N CENTRAL EXPY	NORTHPARK LAND PARTNERS
6	8687	N CENTRAL EXPY	NORTHPARK NE PARKING DECK LLC
7	7901	W NORTHWEST HWY	NORDSTROM
8	7611	PARK LN	OUR REDEEMER EVANG
9	9100	N CENTRAL EXPY	CARUTH ACQUISITION LP
10	7831	PARK LN	FGI FINANCING INC
11	7839	PARK LN	NORTH PARK LANE LLC
12	9301	N CENTRAL EXPY	HCP CRS1 NORTH CENTRAL
13	9301	N CENTRAL EXPY	CMK2 NORTH CENTRAL II LLC
14	9301	N CENTRAL EXPY	HCP CRSII NORTH CENTRAL
15	7835	PARK LN	NORTH PARK LANE LLC
16	7200	GLENSHANNON CIR	GLEN LAKES HOMEOWNERS
17	5000007	GLENMEADOW CT	GLEN LAKES HOMEOWNERS
18	7	GLENKIRK CT	PRAGER JEROME L &
19	8	GLENKIRK CT	SPRUELL FAM LIVING TRUST
20	9	GLENKIRK CT	REILLY JAMES JR & MARY
21	4	GLENSHIRE CT	TANG PEARL & MING ZE LEE
22	5	GLENSHIRE CT	STRIEGEL THOMAS M
23	6	GLENSHIRE CT	TAYLOR DAVID M & NATALIE
24	7	GLENSHIRE CT	DEB RAJAT & CHANDRIMA
25	8	GLENSHIRE CT	NOLAN CYRENA ANNE
26	9	GLENSHIRE CT	MCCALL CLYDE S

10/13/2023

Label #	***Address***		***Owner***
27	10	GLENSHIRE CT	FONTS CARLOS E &
28	11	GLENSHIRE CT	CAMPBELL GINGER FAMILY TRUST
29	12	GLENSHIRE CT	WATSON LIVING TRUST
30	14	GLENSHIRE CT	NETHERY DAVID W &
31	15	GLENSHIRE CT	HOLLAND ROBERT B III &
32	1	GLENMEADOW CT	BLANSHARD ROBERT A &
33	2	GLENMEADOW CT	ROBINSON DON & LARRI
34	3	GLENMEADOW CT	COOK SUZANNE L
35	4	GLENMEADOW CT	DEEGAN MICHAEL J & ELIZABETH F
36	5	GLENMEADOW CT	BEINAR PAMELA A
37	6	GLENMEADOW CT	ALHADEF GARY E & LEESA
38	7	GLENMEADOW CT	CHANCELLOR ERIC W & MARY PATRICIA
39	8	GLENMEADOW CT	BANGS NELSON A & VERA R
40	9	GLENMEADOW CT	COZBY DARLENE
41	10	GLENMEADOW CT	CLYMER CHARLES C
42	11	GLENMEADOW CT	THE DOKE REVOCABLE TRUST
43	9011	GLENSHIRE CT	GLEN LAKES HOMEONRS ASSOC
44	9358	N CENTRAL EXPY	SFERS REAL ESTATE CORP II
45	9330	N CENTRAL EXPY	FELLOWSHIP BIBLE CHURCH
46	8020	PARK LN	NORTHWOOD PL A LP
47	8166	PARK LN	NORTHWOOD PL HOLDINGS LLC
48	8130	PARK LN	NR PARK LANE APARTMENTS
49	8100	PARK LN	NORTHWOOD PL G LP
50	8130	PARK LN	NR PARK LANE APARTMENTS LLP
51	8130	PARK LN	NORTHWOOD PL HOLDINGS LLC
52	8110	PARK LN	SRGMF IV PARK LANE DALLAS LLC
53	8060	PARK LN	NORTHWOOD PL E RETAIL LP

TRACT 1 AND 1B

Maximum structure height 88 feet, or 693 feet above MSL, whichever is less (with additional projections up to 18 feet, or 26 feet pursuant to Section 10 of the amended and restated PD 260). Maximum number of stories is six.

TRACT 1A

Maximum structure height same as on Tract 1.

TRACT 3

Maximum structure height same as on Tract 1.

TRACT 4A

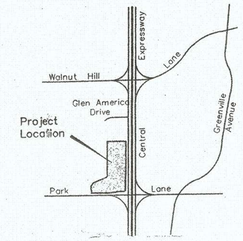
Maximum permitted building height is 40 feet to the highest point of the structure, including mechanical equipment, and no structure may exceed 36 feet in vertical distance as measured from grade to midpoint of a roof.

TRACT 5

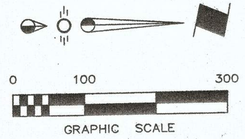
Maximum permitted building height is 60 feet, except that a church steeple may be a maximum height of 191 feet if set back 2.5 feet from the western boundary line of the PD 260 property for every foot in height.

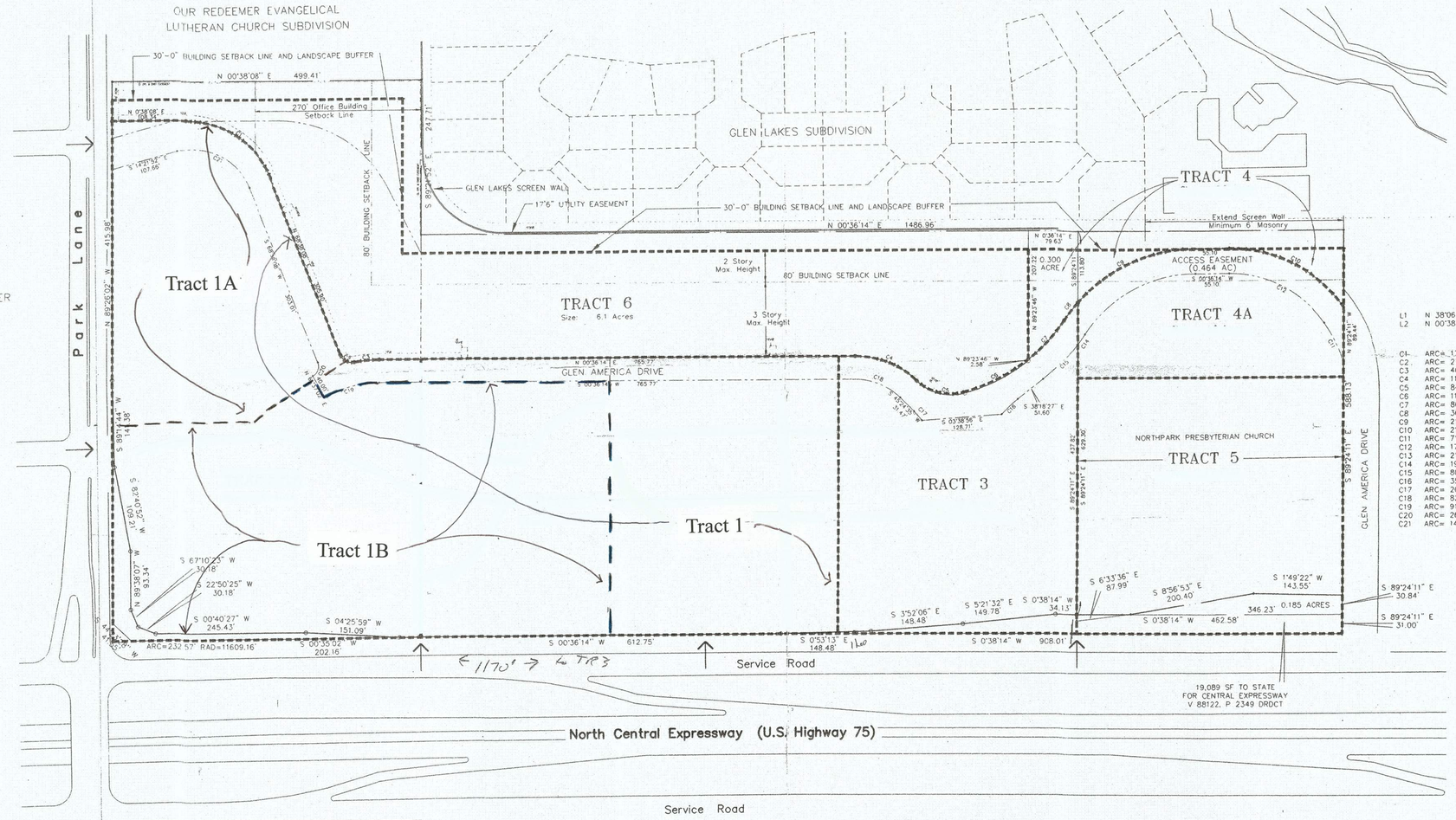
TRACT 6

Maximum permitted building height is 40 feet to the highest point of the structure, including mechanical equipment, and no structure may exceed 36 feet in vertical distance as measured from grade to midpoint of a roof.



VICINITY MAP
NTS





L1	N 38°06'03" E	24.37'	
L2	N 00°38'08" E	17.46'	
C1	ARC= 175.65'	RAD= 148.00'	
C2	ARC= 27.45'	RAD= 20.00'	
C3	ARC= 40.33'	RAD= 218.00'	
C4	ARC= 111.83'	RAD= 143.00'	
C5	ARC= 84.00'	RAD= 80.00'	
C6	ARC= 115.12'	RAD= 280.00'	
C7	ARC= 86.34'	RAD= 278.00'	
C8	ARC= 36.90'	RAD= 251.51'	
C9	ARC= 213.49'	RAD= 251.51'	
C10	ARC= 215.60'	RAD= 226.88'	
C11	ARC= 71.73'	RAD= 230.00'	
C12	ARC= 179.94'	RAD= 186.88'	
C13	ARC= 210.56'	RAD= 211.51'	
C14	ARC= 19.81'	RAD= 318.00'	
C15	ARC= 80.81'	RAD= 318.00'	
C16	ARC= 35.57'	RAD= 231.94'	
C17	ARC= 20.04'	RAD= 151.34'	
C18	ARC= 82.11'	RAD= 105.00'	
C19	ARC= 91.06'	RAD= 180.00'	
C20	ARC= 26.07'	RAD= 18.00'	
C21	ARC= 141.99'	RAD= 98.02'	

MAXIMUM PERMITTED FLOOR AREA AND DENSITY:

TRACT 1 AND 1B

450,000 Square Feet
(Excluding parking garage areas and additional uses permitted under Tract 1A)

TRACT 1A

20,000 Square Feet
(Additional permitted uses)

TRACT 3

150,000 Square Feet
(Excluding parking garage areas)

TRACTS 4A and 5

100,000 Square Feet
(For all religious uses combined)

TRACT 6

319,295 Square Feet
315 Units

Skybridges and enclosed walkways connecting parking structures with other structures are excluded from the floor area limitations on Tracts 1, 1A, and 3.

MAXIMUM PROPOSED DENSITY:

Office Uses:	600,000 S.F.
Retail and Personal Service Uses:	20,000 S.F.
Total:	620,000 S.F.
Residential Uses:	
Personal Care Facility	90 Units
Retirement Facility	225 Units
Religious Uses	100,000 S.F.

Z223-183

Major Access Point

NOTE: All Street and Access Locations Are Approximate.

NOTE:
See Planned Development Conditions In Ordinance For Additional Setbacks, Floor Area And Density, Building Heights, Parking, Building Facades, Signs, Lighting, Screening, Site Elevation, And Landscaping.

Total Site Area: 32.464 Acres

Existing Zoning: PD 260

CONCEPTUAL PLAN

PLANNED DEVELOPMENT DISTRICT 260

CENTRAL–PARK LANE MASTERPLAN
BRYAN BIRKELAND, TRUSTEE
CITY OF DALLAS, TEXAS

BROCKETTE · DAVIS · DRAKE, inc.
consulting engineers
Civil & Structural Engineering Surveying
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204
Tel. (214) 824–3647 Fax (214) 824–7064

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDD	BDD	11/24/97	1"=100'		C96451	

City of Dallas

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

Agenda Information Sheet

File #: 23-2845 **Item #:** 2.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals on property zoned an IM Industrial Manufacturing District, on the southwest line of Botham Jean Boulevard, between Martin Luther King, Jr. Boulevard and Lenway Street.
Staff Recommendation: **Approval** for a two-year period, subject to amended conditions.
Applicant: Gold Auto Parts Recyclers
Representative: Steven Darling, Ferguson Braswell Fraser Kubasta, PC
Planner: Liliana Garza
Council District: 7
Z223-222(LG)

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

Planner: Liliana Garza

FILE NUMBER: Z223-222(LG) **DATE FILED:** March 7, 2023

LOCATION: Southwest line of Botham Jean Boulevard, between Martin Luther King, Jr. Boulevard and Lenway Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 3.1887 acres **CENSUS TRACT:** 48113020900

REPRESENTATIVE: Steven Darling, Ferguson Braswell Fraser Kubasta, PC

APPLICANT: Gold Auto Parts Recyclers

OWNER: Recycling Properties, LP

REQUEST: An application for an amendment to Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals on property zoned an IM Industrial Manufacturing District.

SUMMARY: The purpose of this request is to allow for the continued operation of a recycling buy-back center.

STAFF RECOMMENDATION: **Approval** for a two-year period, subject to amended conditions.

BACKGROUND INFORMATION:

- The existing SUP for a recycling buy-back center for the collection of household metals and industrial metals was approved on September 9, 2015 for a two-year period. On December 13, 2017, April 24, 2019, and June 23, 2021, the City Council approved renewal of the SUP.

- The applicant is seeking to renew the SUP with no proposed changes to the existing site plan.

- The Dallas Development Code states the time period for an SUP for a recycling buy back center for the collection of household metals and industrial metals may not exceed a two-year period.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z201-198:** On June 23, 2021, the City Council approved an application for the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals for a two-year period. [Subject Site]

2. **Z212-306:** On May 10, 2023, the City Council approved an application for an amendment to and expansion of Planned Development District No. 597 on property zoned an NC Neighborhood Commercial Subdistrict and an MF-2(A) Multifamily Subdistrict with deed restrictions [Z078-207] within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of Pennsylvania Avenue and Holmes Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Botham Jean Boulevard	Principal Arterial	100 ft.
Martin Luther King Jr. Boulevard	Principal Arterial	100 ft.
Lenway Street	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. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

ENVIRONMENT ELEMENT

GOAL 6.6 Increase Recycling and Conservation of Renewable Resources

Policy 6.6.1 Increase recycling and composting

Land Use:

	Zoning	Land Use
Site	IM Industrial Manufacturing District, SUP No. 2155	Warehouse and recycling buy-back center
North	Planned Development No. 595 Subdistrict FWMU-3	Undeveloped, single family, multifamily
East	Planned Development No. 595 Subdistrict CC	Undeveloped, gen. merchandise or food store less than 3,500 sq. ft., single family
South	IM Industrial Manufacturing District	Industrial (outside), office showroom/warehouse
West	IM Industrial Manufacturing District	Office showroom/warehouse

Land Use Compatibility:

The area of request is located within an industrial area and is adjacent to several industrial uses. Properties that are generally located southwest of South Lamar Street are located within heavily industrial and commercial zoning districts. The properties to the northeast of South Lamar Avenue are undeveloped, multi-family, and single family uses. The existing use is located in an industrial area and is located on a property that has had industrial uses for over 20 years.

The Development Code requires a Specific Use Permit for a recycling buy-back center for the collection of household and industrial metals; but does not require a Specific Use Permit for recyclable materials such as clothing, aluminum cans, steel cans, glass, paper,

and plastic products in the IM District. In addition, the code limits a recycle buy-back center to a maximum of 10,000 square feet of floor area and does not allow other recycling facilities within 1,000 feet. The Code also limits the time period to no more than two years.

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 purchasing, collecting, or soliciting of metals is regulated under Chapter 40B of the Dallas City Code, secondary metal recyclers. Chapter 40B requires a secondary metal recycler's license and specifies operations for secondary metal recyclers. The purpose of the regulations in Chapter 40B is to promote the recovery of stolen property, particularly property composed of certain metals.

The use is compatible with the surrounding industrial uses and is separated from nearby residential uses by a major roadway. The use provides a service throughout the area as a place to bring materials that may otherwise not be recycled. The continued short time period allows staff to monitor the effect that this use has in the surrounding area. Furthermore, the requirement of compliance the license issued by the Dallas Police Department will assist in helping to ensure the use is not detrimental to the area.

Landscaping:

Landscaping of any development will be in accordance with the landscaping requirements in Article X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking:

The Dallas Development Code requires one space per 500 square feet of floor area for a recycling buy-back center. The recycling buy-back center contains 4,720 square feet

requiring 9 parking spaces. The applicant is providing 95 parking spaces per the site plan.

Market Value Analysis:

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

List of Officers

Jerome Amman, Managing Partner on Site

Neil Goldberg, Partner

Kenny Goldberg, Partner

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is a recycling buy-back center for the collection of household and industrial materials.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (two years from the passage of the ordinance).

4. FLOOR AREA: The maximum floor area is 4,270 square feet.

5. GATE: Both double swing gates abutting Botham Jean Boulevard [~~Lamar Street~~] and shown on the attached site plan must remain open during hours of operation.

6. HOURS OF OPERATION: The recycling buy-back center for the collection of household and industrial metals may only operate between 7:00 a.m. and 7:00 p.m., Monday through Sunday.

7. INGRESS/EGRESS: Ingress and egress must be provided in the locations shown on the attached site plan. No other ingress or egress is permitted.

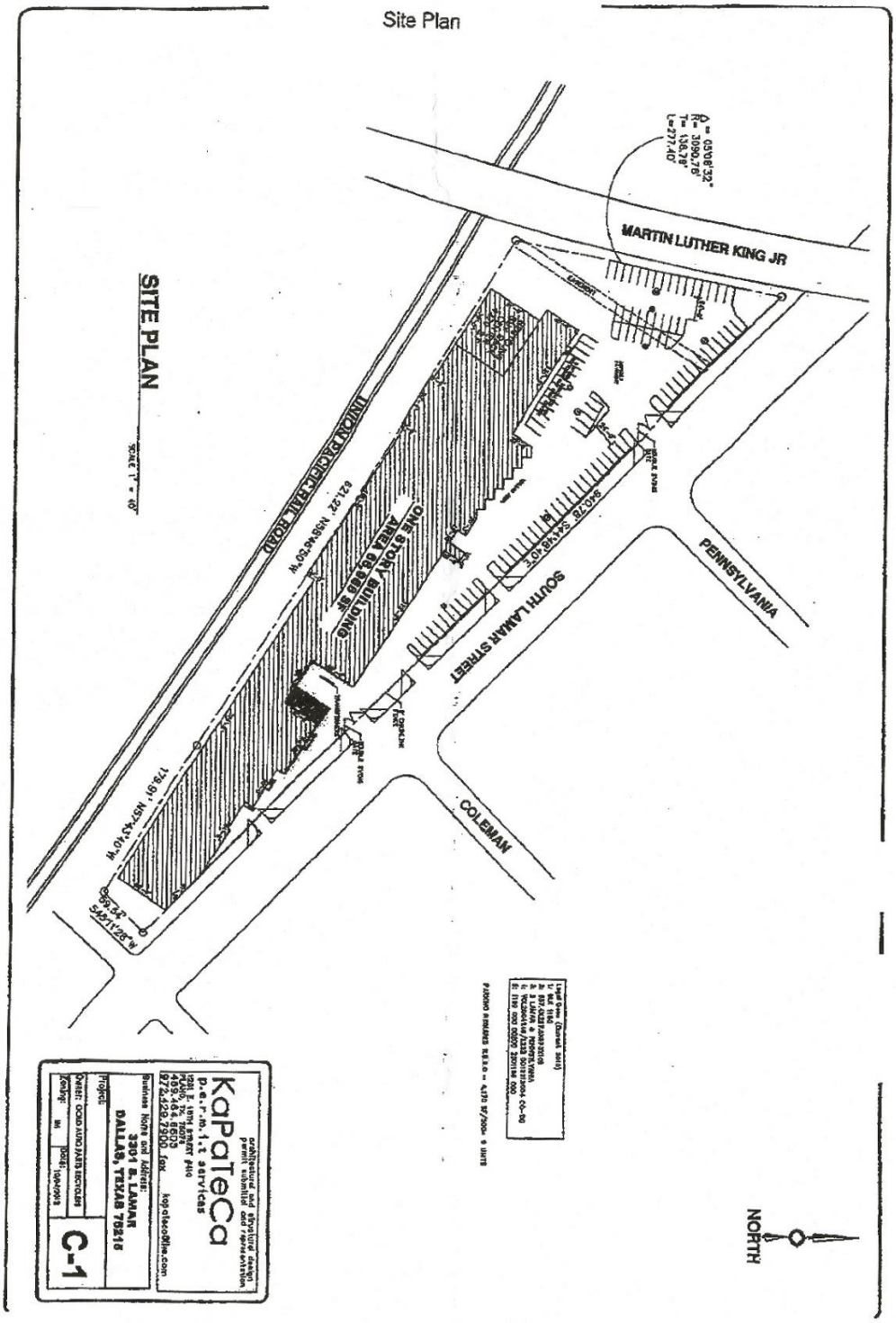
8. LICENSE: The operator must maintain a secondary metal recyclers license in accordance with Chapter 40B of the Dallas City Code.

9. OUTSIDE STORAGE: Outside storage is prohibited.

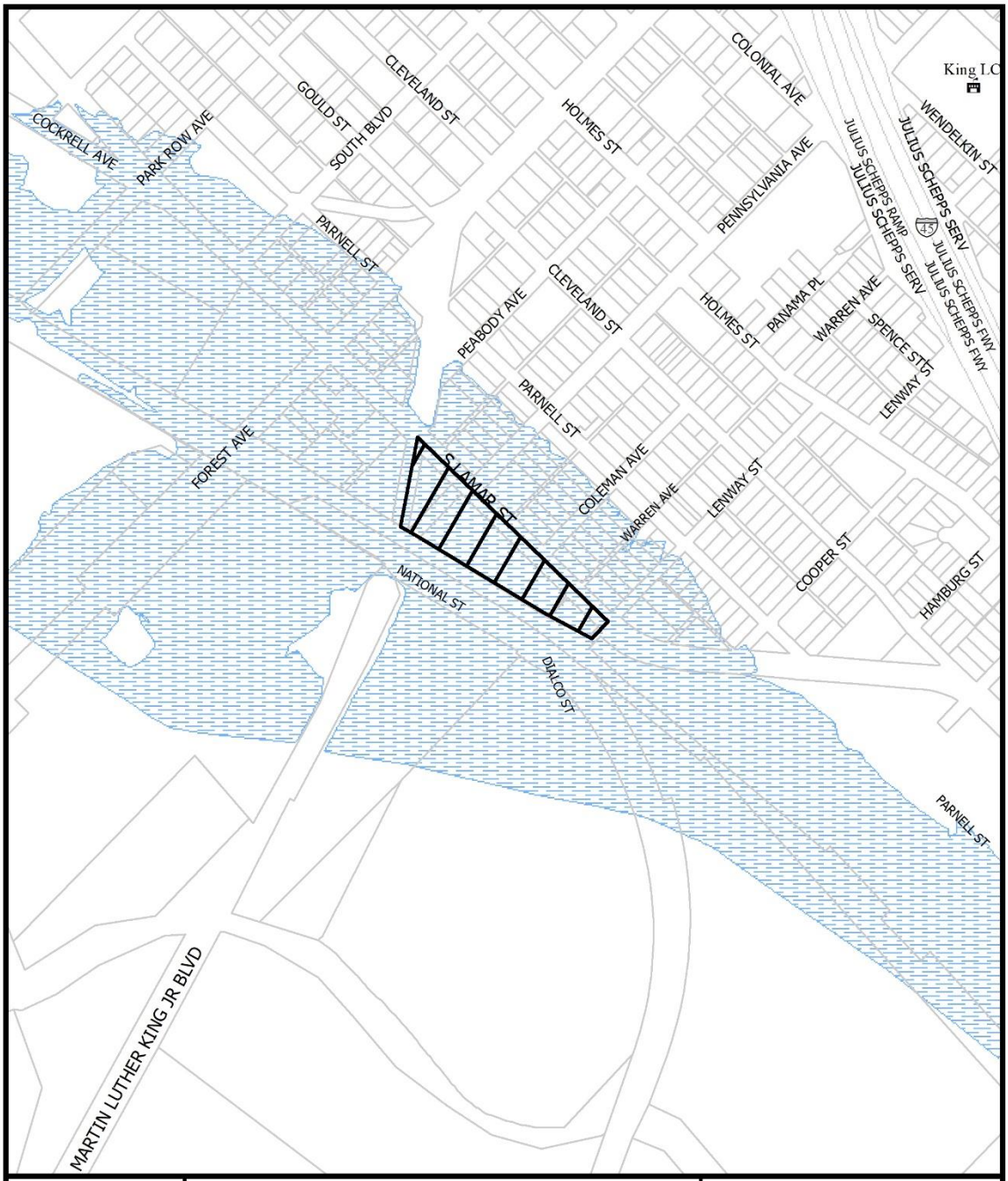
10. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

11. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

EXISTING SITE PLAN
(No changes proposed)



Z223-222



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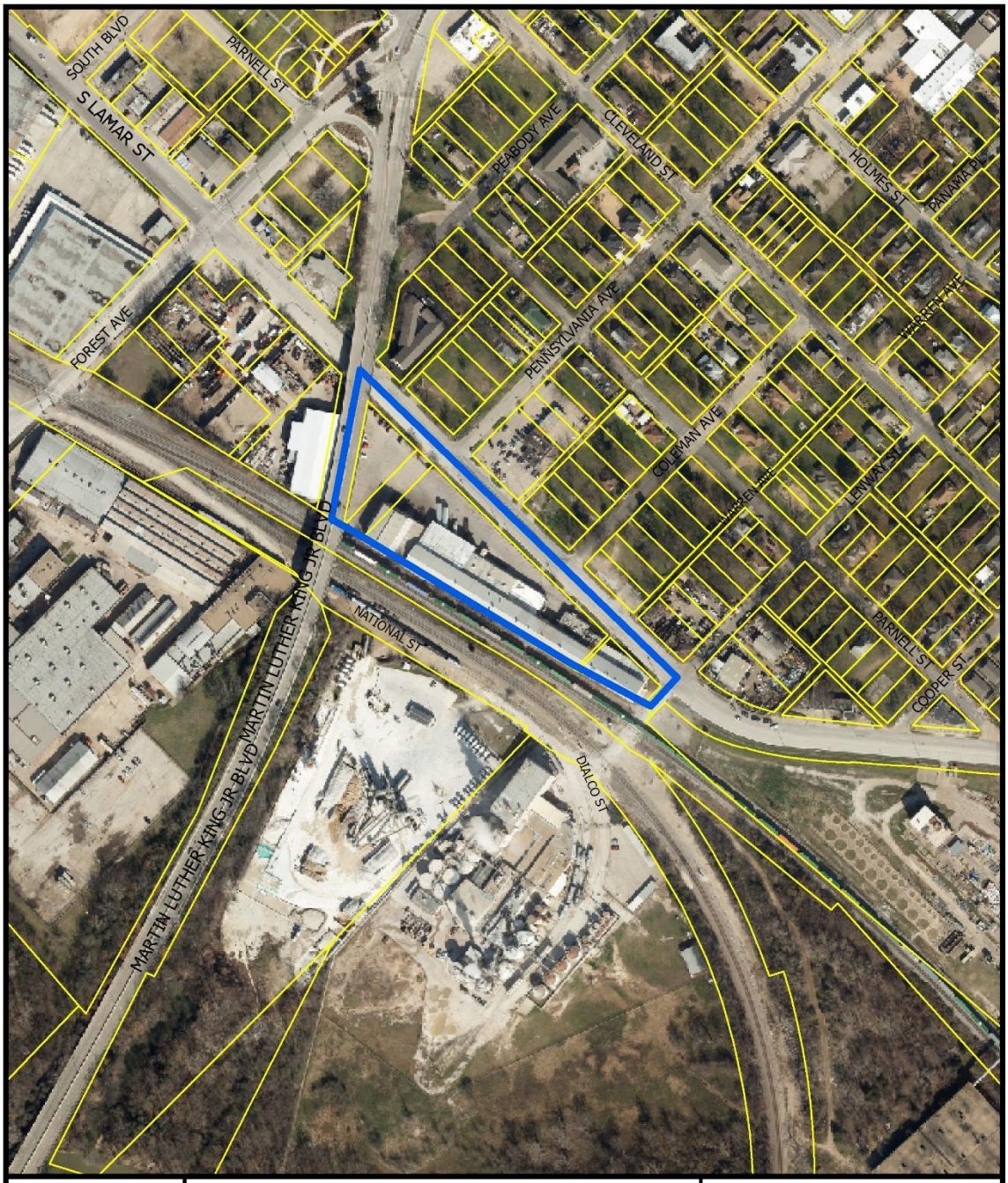
VICINITY MAP

Case no: Z223-222

Date: 10/18/2023



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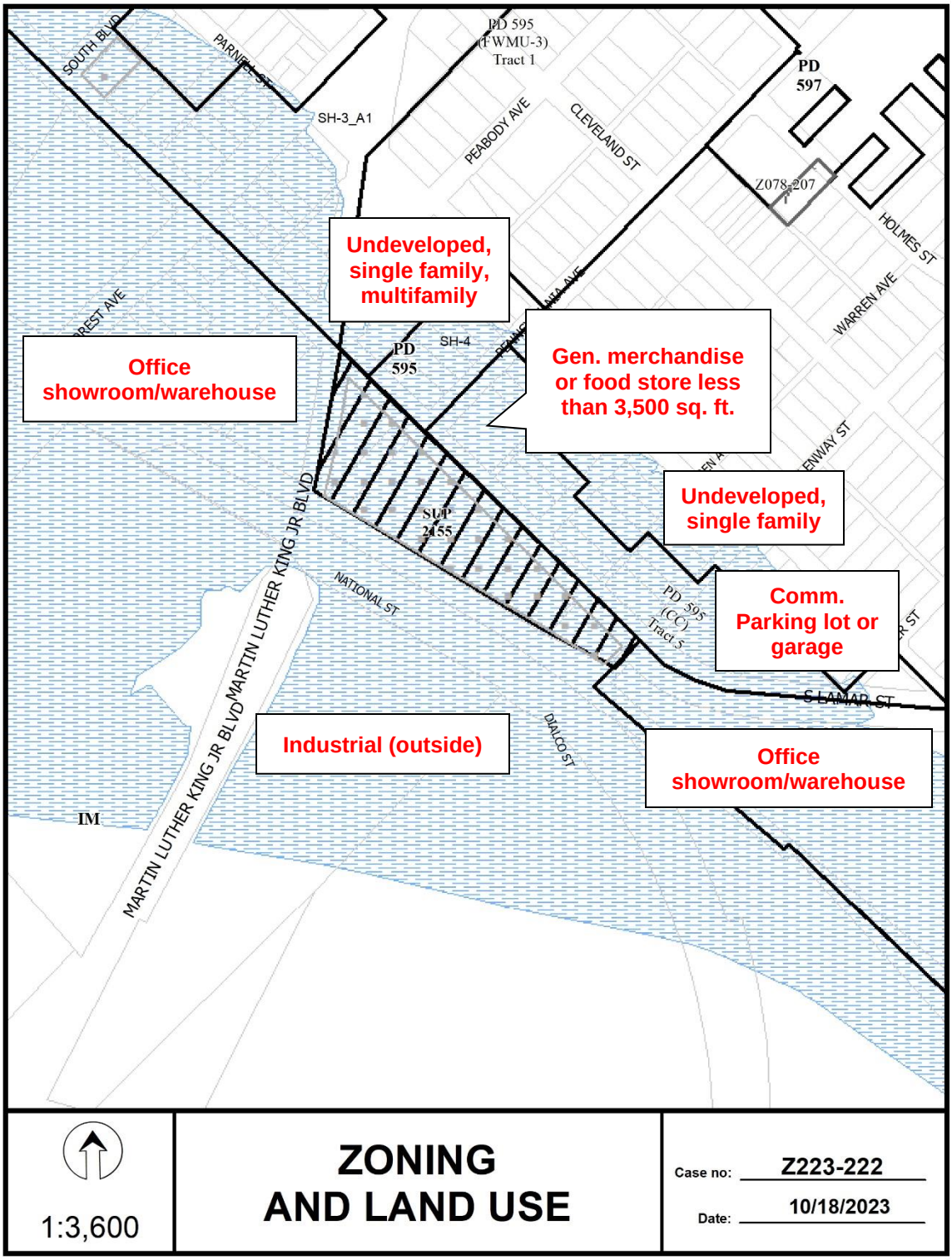
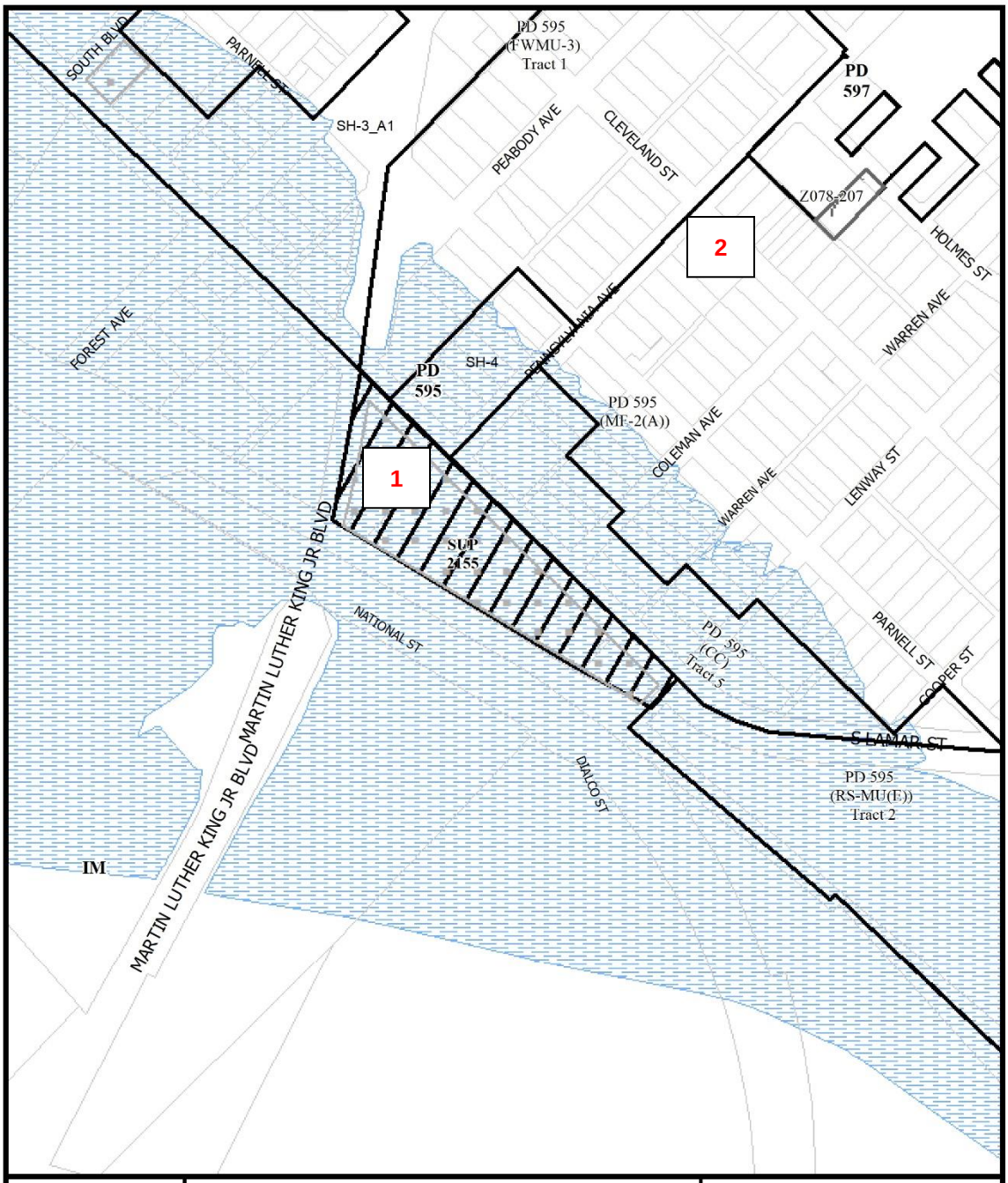
AERIAL MAP

Case no: Z223-222

Date: 10/18/2023


PD 595
(TWMU-3)
Tract 1
PD
597
SH-3_A1
PEABODY AVE
CLEVELAND ST
Z078-207
HOLMES ST
WARREN AVE
Undeveloped, single family, multifamily
Office showroom/warehouse
PD
595
SH-4
Gen. merchandise or food store less than 3,500 sq. ft.
ENWAY ST
Undeveloped, single family
SUP
2455
MARTIN LUTHER KING JR BLVD
NATIONAL ST
PD 595
(CC)
Tract 5
Comm. Parking lot or garage
S LAMAR ST
Industrial (outside)
DALLCO ST
Office showroom/warehouse
IM
1:3,600
ZONING
AND LAND USE
Case no: Z223-222
Date: 10/18/2023



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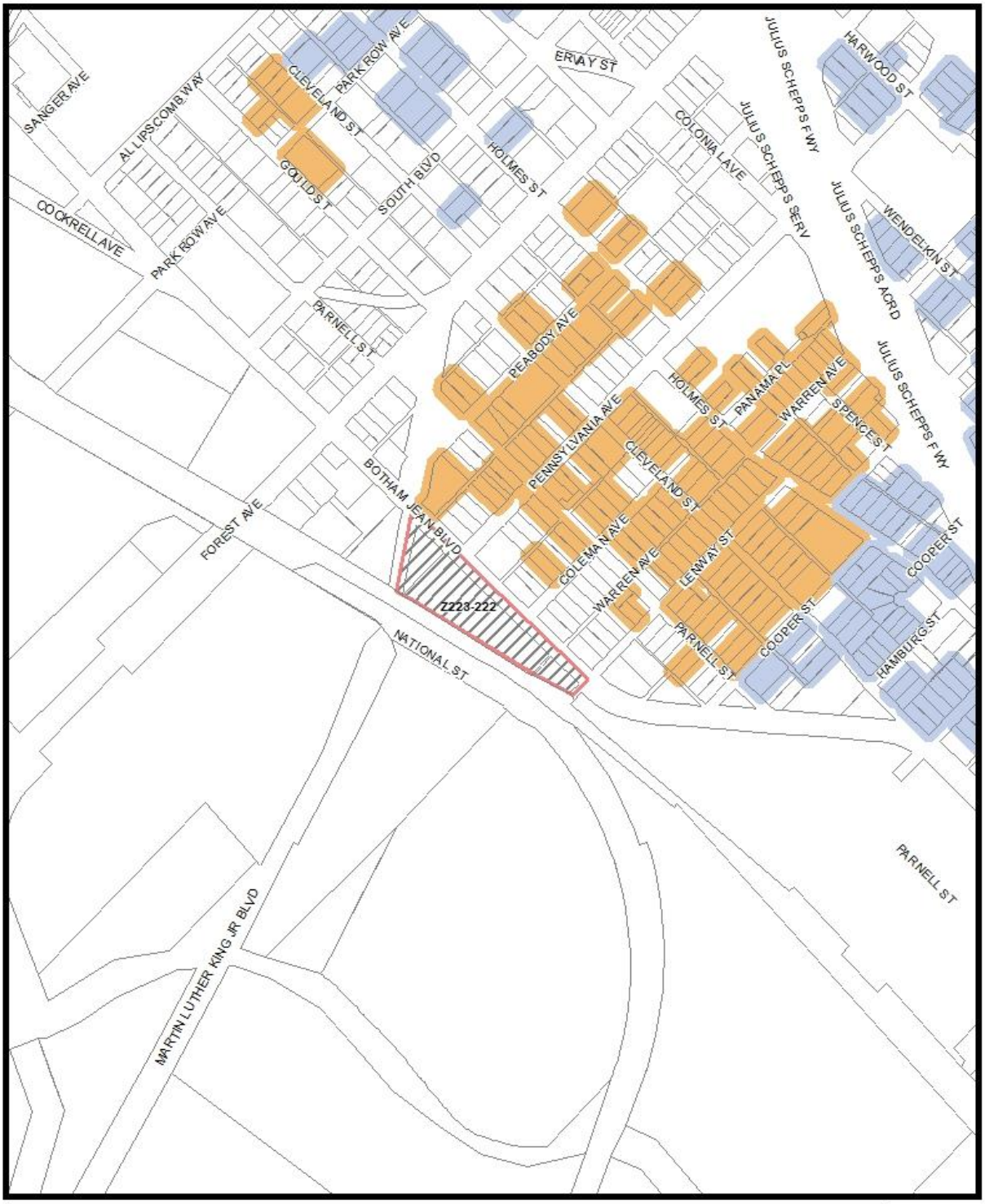
ZONING HISTORY

Case no: Z223-222

Date: 10/18/2023



Market Value Analysis A B C D E F G H I NA

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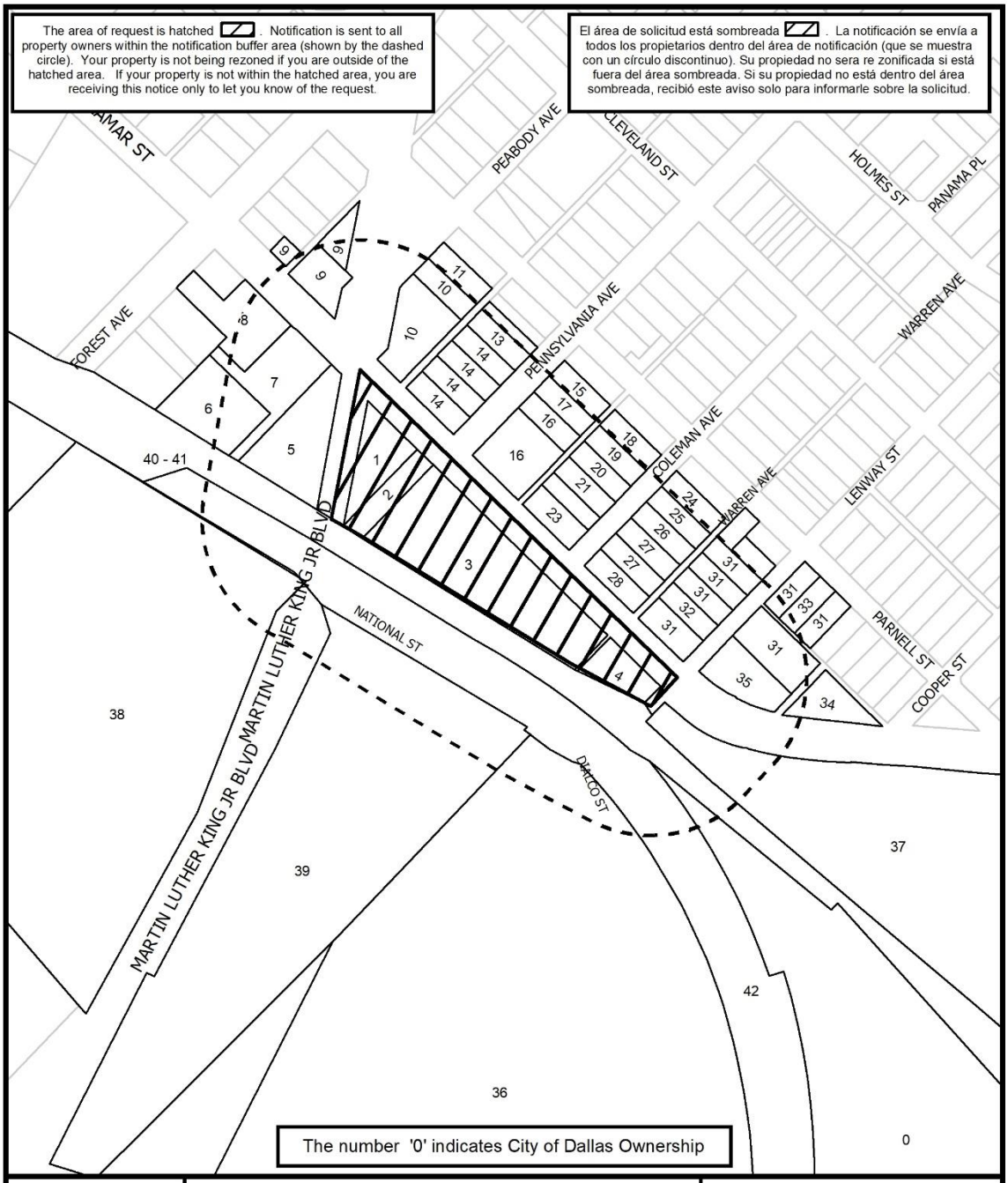
Market Value Analysis

Printed Date: 10/18/2023



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NOTIFICATION

300' AREA OF NOTIFICATION

42 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z223-222

Date: 10/18/2023

10/17/2023

Notification List of Property Owners

Z223-222

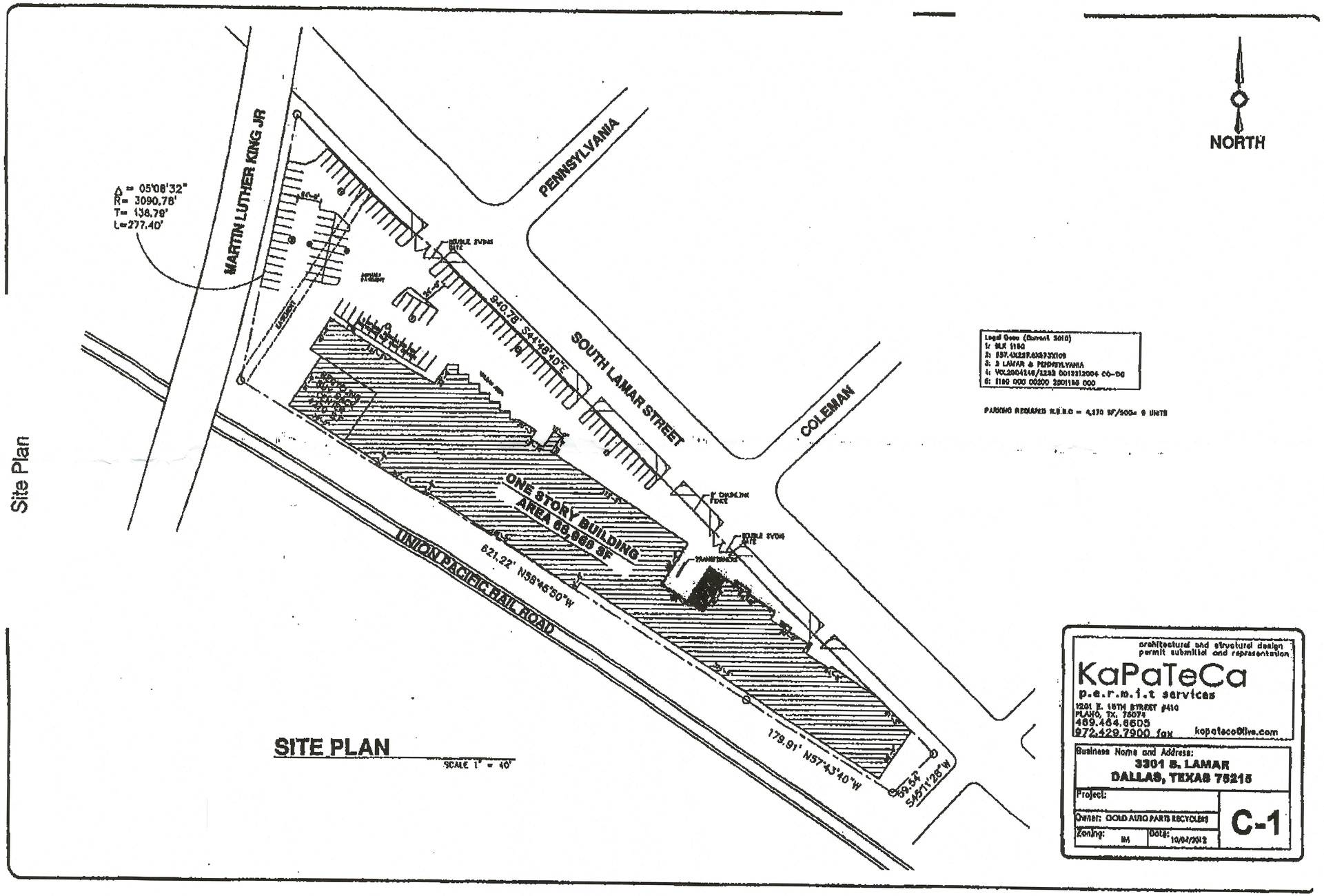
42 Property Owners Notified

Label #	*Address*		*Owner*
1	3113	BOTHAM JEAN BLVD	Taxpayer at
2	3215	BOTHAM JEAN BLVD	Taxpayer at
3	3301	BOTHAM JEAN BLVD	RECYCLING PROP LP
4	3401	BOTHAM JEAN BLVD	Taxpayer at
5	3111	BOTHAM JEAN BLVD	Taxpayer at
6	1118	FOREST AVE	Taxpayer at
7	3025	BOTHAM JEAN BLVD	Taxpayer at
8	3011	BOTHAM JEAN BLVD	Taxpayer at
9	3008	BOTHAM JEAN BLVD	3020 BOTHAM LLC
10	3100	BOTHAM JEAN BLVD	MYS INVESTMENTS LLC
11	1216	PEABODY AVE	DELGADO ORLANDO
12	1219	PENNSYLVANIA AVE	SCOTT B A RODGERS REECE
13	1217	PENNSYLVANIA AVE	COLE ERNESTINE &
14	1211	PENNSYLVANIA AVE	AMERICAN TRANSPORT XPRESS
15	1222	PENNSYLVANIA AVE	CHESNUT HILL HOLDINGS LLC
16	1214	PENNSYLVANIA AVE	BROWN DAVID A
17	1216	PENNSYLVANIA AVE	BROWN DAVID A
18	1221	COLEMAN AVE	NOMAD SYNDICATE LLC
19	1217	COLEMAN AVE	NOMAD CAPITAL TRUST LLC
20	1213	COLEMAN AVE	PORTILLO JOSE JAIME
21	1209	COLEMAN AVE	GSI LB 1 LLC
22	1207	COLEMAN AVE	Taxpayer at
23	3216	BOTHAM JEAN BLVD	ANDOR PROPERTIES LLC
24	1226	COLEMAN AVE	CARMEN GRINSTEIN INC
25	1220	COLEMAN AVE	SU YANG
26	1216	COLEMAN AVE	BASHA ASHIK MOHAMED NAZEEM &

10/17/2023

Label #	***Address***		***Owner***
27	1212	COLEMAN AVE	GRINSTEIN CARMEN
28	1206	COLEMAN AVE	WARREN WARD & G WILLIAMS
29	3303	PARNELL ST	LOVE RODERICK
30	1227	LENWAY ST	Taxpayer at
31	1223	LENWAY ST	G & A CORPORATION
32	1209	LENWAY ST	G & A CORPORATION
33	3505	PARNELL ST	Taxpayer at
34	3520	BOTHAM JEAN BLVD	ACTION METALS INC
35	3514	BOTHAM JEAN BLVD	G & A CORPORATION
36	1100	LENWAY ST	OCCIDENTAL CHEMICAL CORP
37	3701	BOTHAM JEAN BLVD	Dallas ISD
38	1000	FOREST AVE	STEPHENS PIPE HOUSTON LLC
39	3301	NATIONAL ST	BEALL CONCRETE INC
40	4401	LINFIELD RD	ST LOUIS S W RAILWAY CO
41	9999	NO NAME ST	UNION PACIFIC RR CO
42	2300	AL LIPSCOMB WAY	BNSF RAILWAY

Site Plan



SITE PLAN

SCALE 1" = 40'

Z123-223

City of Dallas

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

Agenda Information Sheet

File #: 23-2846 **Item #:** 3.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No. 1687 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Commerce Street, west of Henry Street.
Staff Recommendation: **Approval** for a five-year period, subject to amended conditions.
Applicant: Marty Monroe, Adair's Saloon, Inc.
Planner: Liliana Garza
Council District: 2
Z223-227(LG)

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

Planner: Liliana Garza

FILE NUMBER: Z223-227(LG) **DATE FILED:** March 10, 2023

LOCATION: South side of Commerce Street, west of Henry Street

COUNCIL DISTRICT: 2

SIZE OF REQUEST: Approx. 2,500 sq. ft. **CENSUS TRACT:** 48113020401

APPLICANT: Marty Monroe, Adair's Saloon, Inc.

OWNER: SDL Partners, Ltd.

REQUEST: An application for an amendment to Specific Use Permit No. 1687 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District.

SUMMARY: The purpose of the request is to continue the operation of a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall. [Adair's Saloon]

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

BACKGROUND INFORMATION:

- The request site is currently developed with a two-story structure utilized as a bar, lounge, or tavern and an inside commercial amusement use limited to a Class A dance hall. The second floor is used as an office that is a separate use.

- SUP No. 1687 for a bar, lounge or tavern and an inside commercial amusement use was granted on the subject site on November 28, 2007 for a five-year period.

- On October 24, 2012, the City Council approved the renewal of SUP No. 1687 for a five-year period.

- On March 28, 2018, the City Council approved the renewal of SUP No. 1687 for a five-year period.

Zoning History:

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

1. **Z190-299:** On November 11, 2020, the City Council approved an application for the renewal of Specific Use Permit No. 1767 for an alcoholic beverage establishment limited to a bar, lounge or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District on the north of Commerce Street, east of South Good Latimer Expressway.

2. **Z201-167:** On March 1, 2021, staff approved an automatic renewal for Specific Use Permit No. 2291 for a microbrewery, distillery, or winery on property on property zoned as Tract A in Planned Development District No. 269, the Deep Ellum/Near East Sude Special Purpose District on the southwest corner of Main Street and Pryor Street.

3. **Z212-144:** On April 27, 2022, the City Council approved an application for a the renewal of Specific Use Permit No. 1651 for a body piercing studio and a tattoo studio on property zoned Tract A within Planned Development District No. 269, Deep Ellum/Near East Side District on the south line of Main Street, west of Pryor Street.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Henry Street	Local Street	-
Commerce Street	Community Collector	60 ft.

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. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

The *forwardDallas! Comprehensive Plan* outlines several goals and policies to support the applicant's request:

LAND USE ELEMENTS

GOAL 2.3 BUILD A DYNAMIC AND EXPANDED DOWNTOWN

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

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY

Policy 5.1.4 Enhance visual enjoyment of public space.

GOAL 5.2 STRENGTH COMMUNITY AND NEIGHBORHOOD IDENTITY

Policy 5.2.2 Promote the character of the city's significant district, linkage, and area.

Land Use:

	Zoning	Land Use
Site	Tract A, PDD No. 269	Bar, lounge, tavern
North	Tract A, PDD No. 269	Surface parking lot, personal service use
East	Tract A, PDD No. 269	Office building, restaurant without drive-in service
South	Tract A, PDD No. 269	Surface parking lot
West	Tract A, PDD No. 269	Office building

Land Use Compatibility:

The site is zoned Tract A within Planned Development District No. 269 and is currently developed with a 2,500 square foot, two story commercial building used as a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall. The second floor is used as an office that is a separate use.

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

The use is surrounded by other retail uses and various surface parking lots. SUP No. 1687 was initially approved for a five-year period and renewed in 2012 and 2018 for an additional five-year period. Therefore, staff recommends renewing this SUP for an additional five-year period.

Landscaping:

Landscaping of any development will be in accordance with the landscaping requirements in Article X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking:

As per Planned Development District No. 269, bar, lounge, or tavern and private club uses require no off-street parking spaces for the first 2,500 square feet of floor area in a ground level use that has a separate certificate of occupancy if the use is located in an original building. An inside commercial amusement limited to a Class A dance hall requires one off-street parking space per 25 square feet of dance floor and one space per 100 square feet of floor area for the remainder of the use. The proposed use requires two spaces, which are being provided per the site plan currently on file for SUP No. 1687.

Market Value Analysis:

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

Crime Report:

Since April 2018, the subject site has experienced 15 phone calls to the Dallas Police Department (DPD), seven offenses, and two arrests.

Calls (Summary)	
Problem	**Count of Problem**
6X - Major Dist. (Violence)	4
20 - Robbery	1
40 - Other	3
12B - Business Alarm	1
**PD Requested by Fire	1
40/01 - Other	3
09V - UUMV	1
24 - Abandoned Property	1
Grand Total	**15**

Offenses (Summary)	
Problem	**Count of Problem**
ASSAULT (AGG) -SERIOUS BODILY INJURY	1
THEFT OF SERVICE < $100	1
UNAUTHORIZED USE OF MOTOR VEH - TRUCK OR BUS	1
BMV	1
THEFT OF PROP > OR EQUAL $750 <$2,500 (NOT SHOPLIFT) PC31.03(e3)	1
THEFT OF PROP > OR EQUAL $100 <$750 (NOT SHOPLIFT) PC31.03(e2A)	2
Grand Total	**7**

Arrests (Summary)			
Arrest Date	**Arrest Time**	**Address**	**Crime**
5/22/2021	1:50:00 AM	2624 COMMERCE ST	APOWW (SOCIAL SERVICES REFERRAL)
3/23/2021	6:05:00 PM	2624 COMMERCE ST	THEFT OF SERVICE < $100

List of Officers

SDL Partners, Ltd.

GP SDL Partners, LLC, General partner
Susan Reese

PROPOSED CONDITIONS

1. USE: The only uses authorized by this specific use permit are a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall.

2. SITE PLAN: Use and development of the property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (five years from the passage of the ordinance) [~~March 28, 2023~~].

4. FLOOR AREA:

    a. The maximum floor area for the bar, lounge, or tavern is 2,500 square feet.

    b. The maximum floor area for the dance floor of the inside commercial amusement limited to a Class A dance hall is 50 square feet.

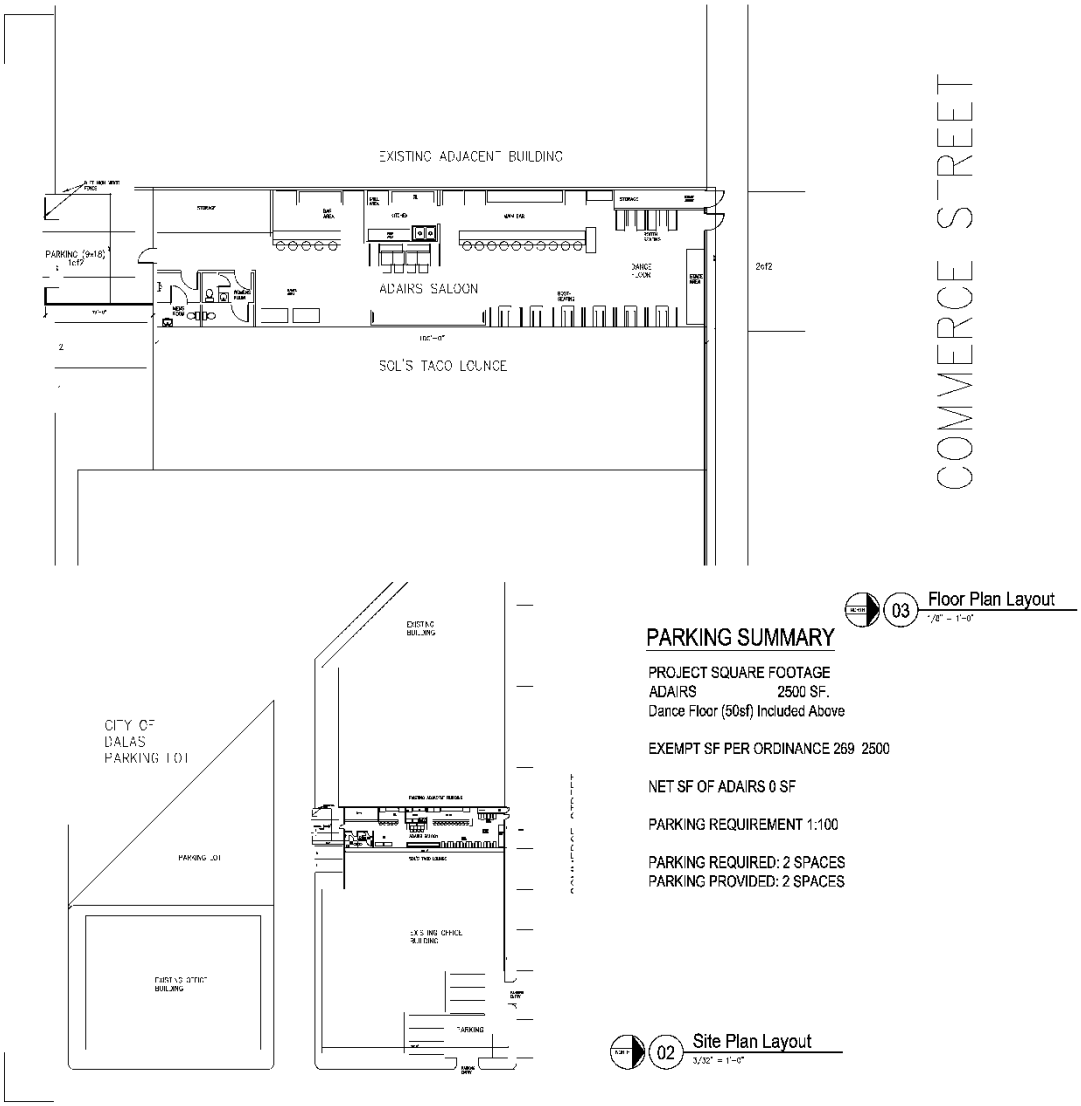
5. OUTDOOR SPEAKERS: Outdoor speakers are prohibited.

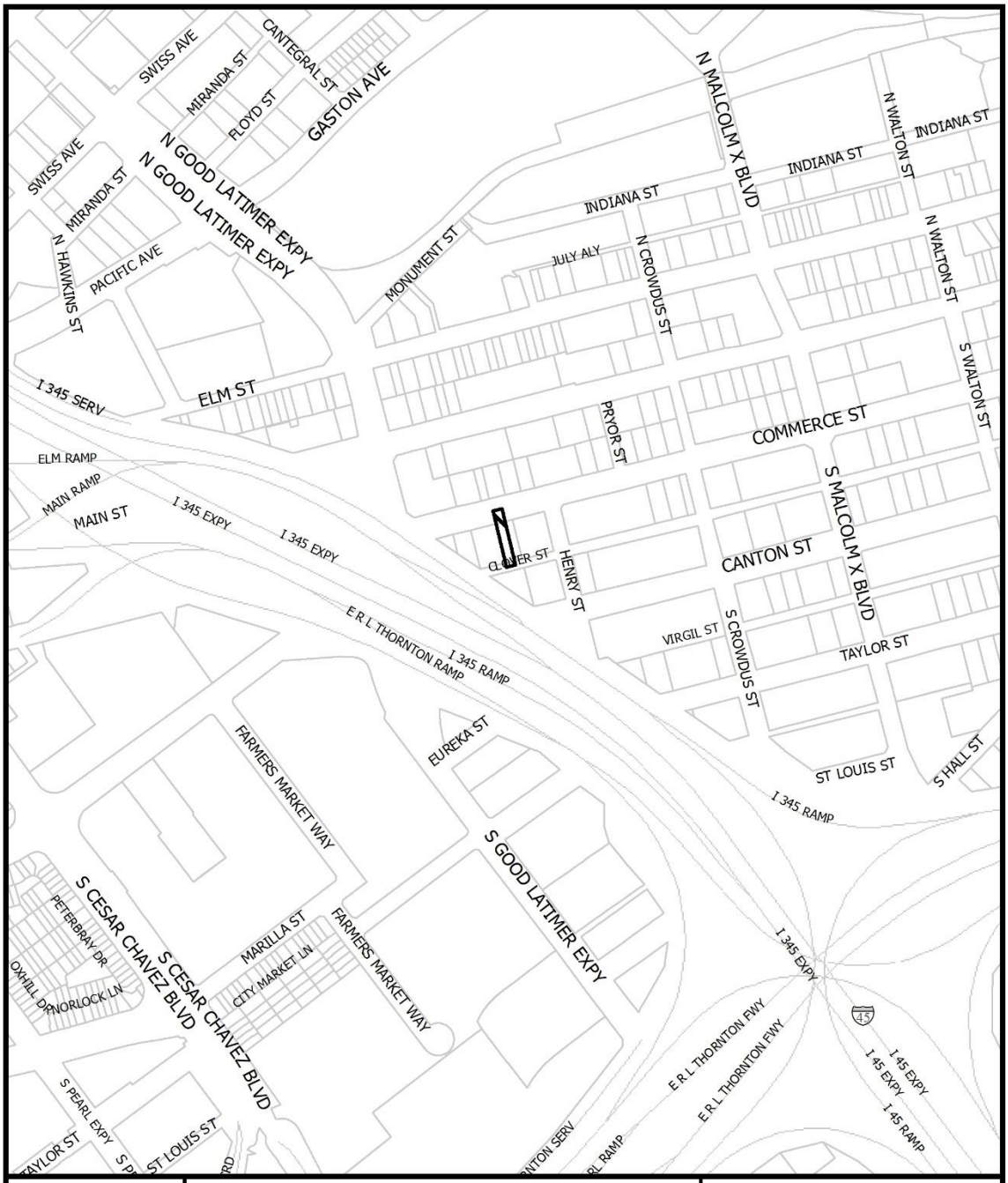
6. PARKING: A minimum of two off-street parking spaces must be provided on the Property in the location shown on the attached site plan. Delta credits, as defined in Section 51A-4.704(b)(4)(A), may not be used to meet the off-street parking requirement.

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.

EXISTING SITE PLAN
(No changes proposed)





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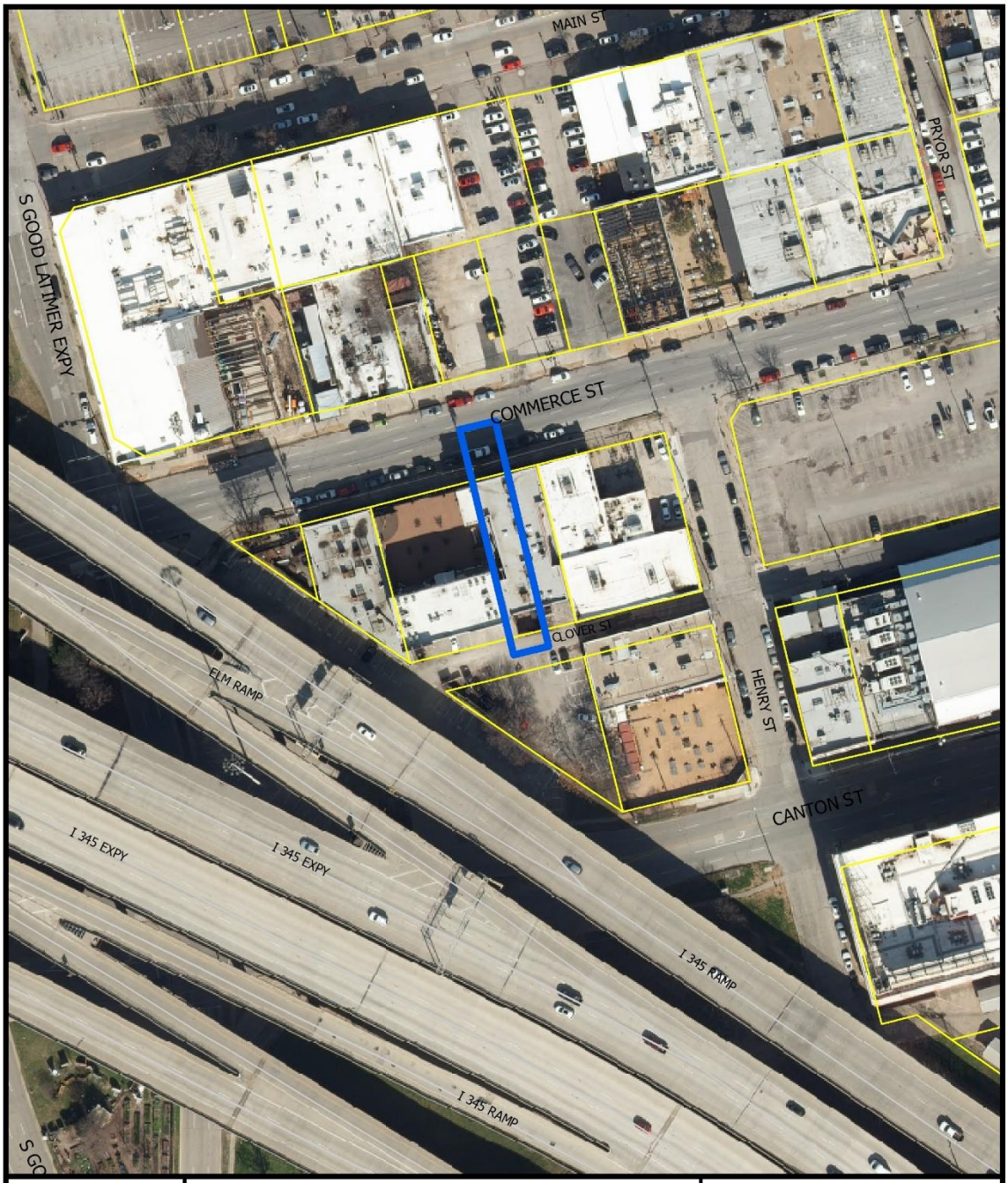
VICINITY MAP

Case no: Z223-227

Date: 10/12/2023



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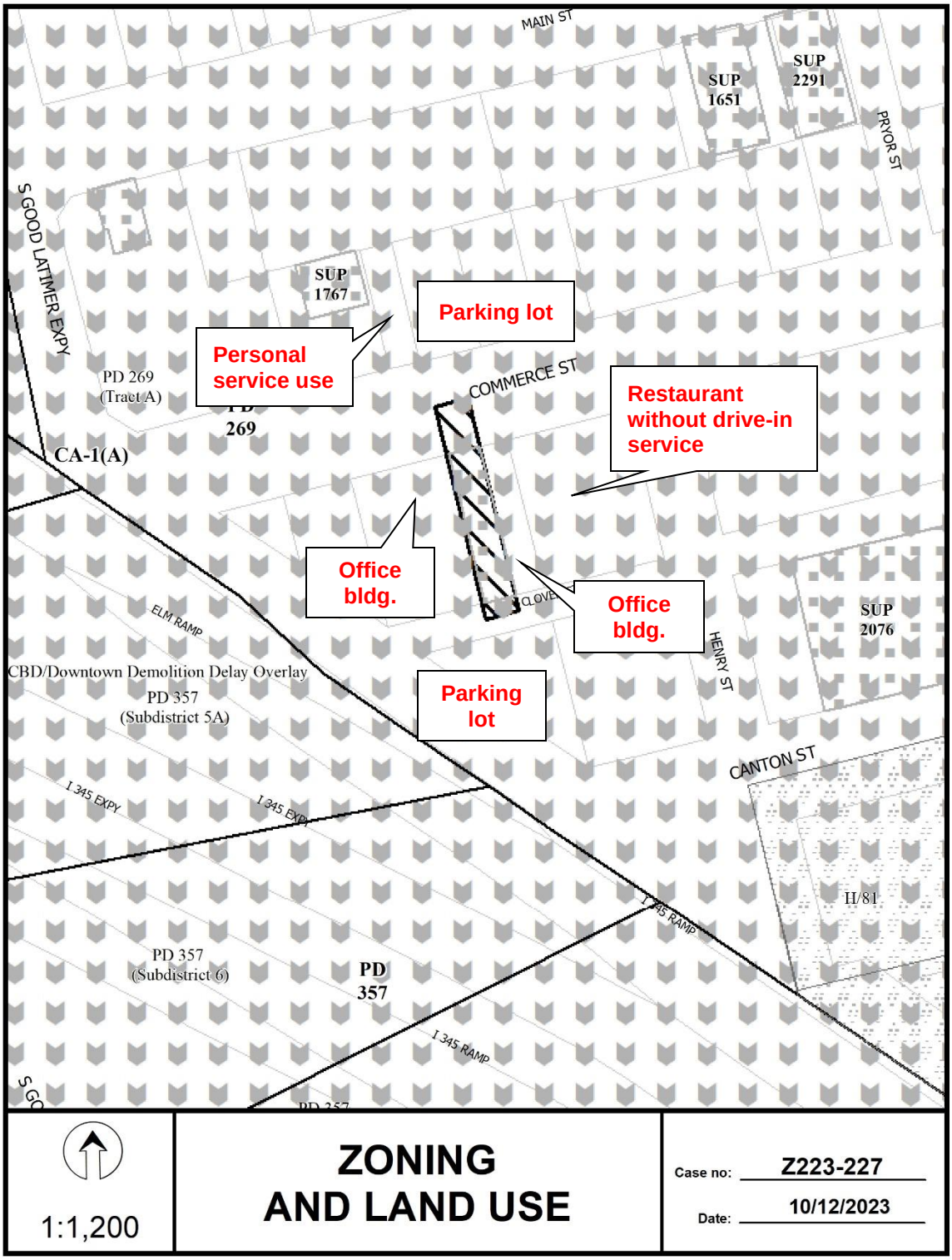
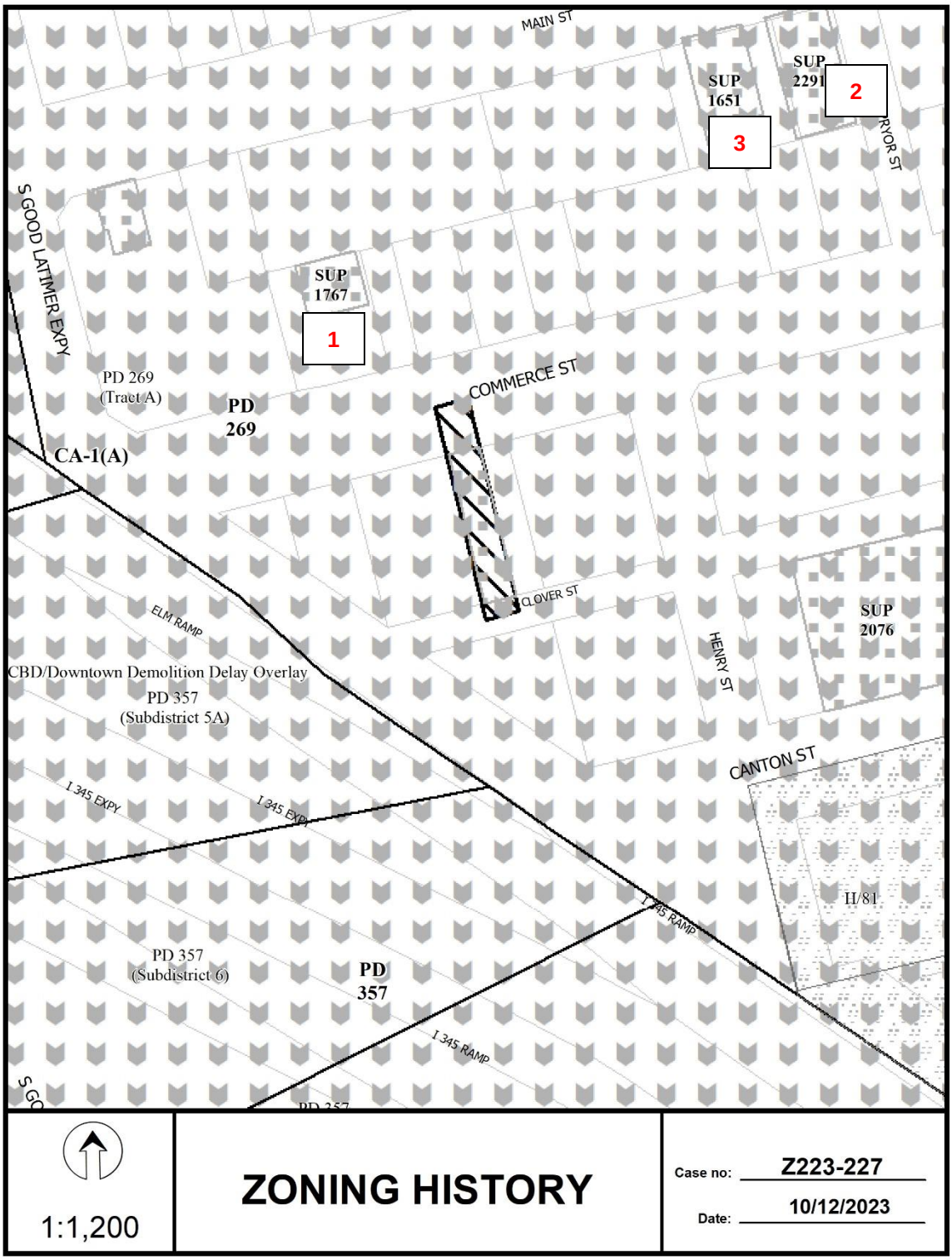
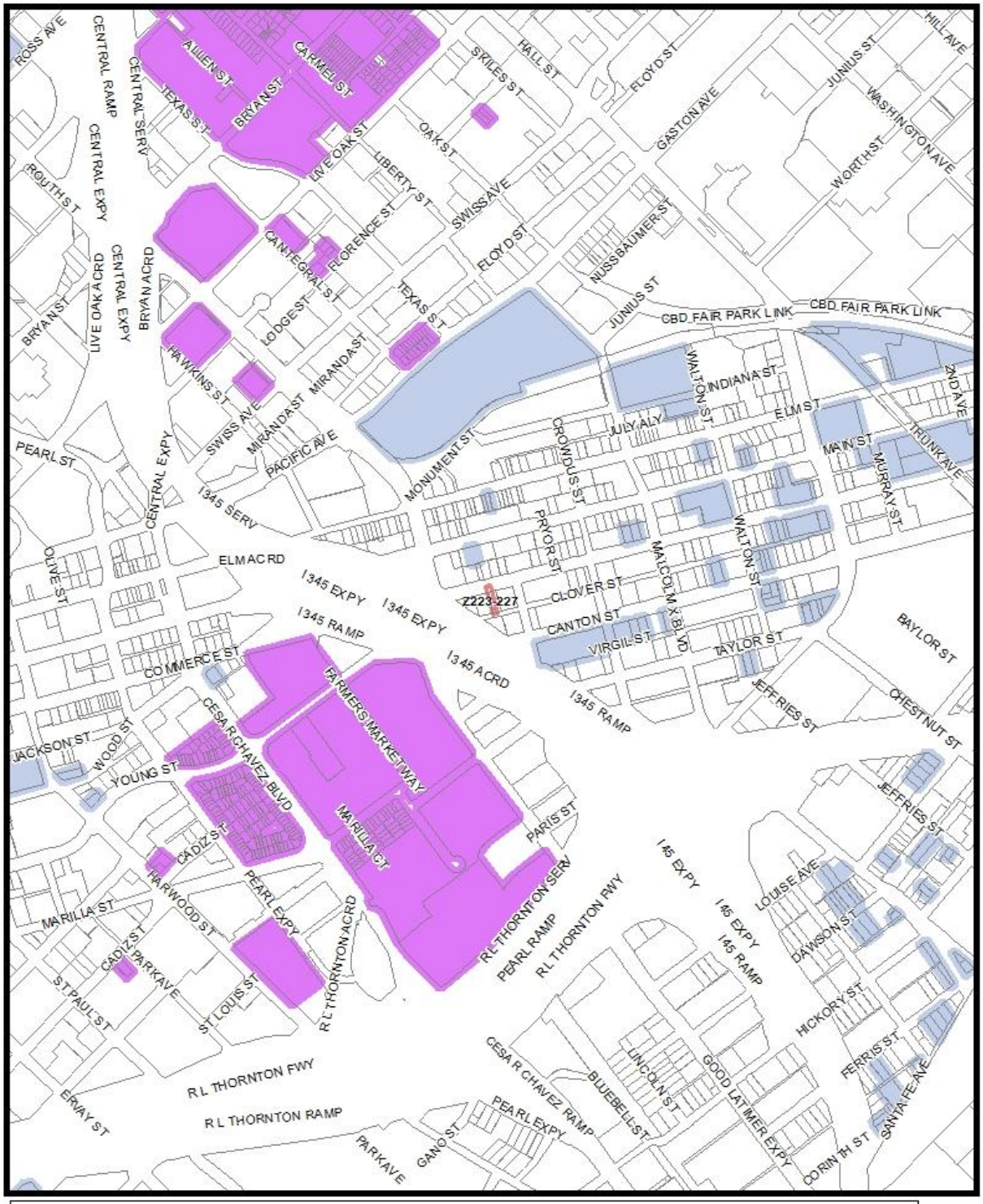
AERIAL MAP

Case no: Z223-227

Date: 10/12/2023


MAIN ST
SUP 1651
SUP 2291
PRYOR ST
S GOOD LATTIMER EXPY
SUP 1767
Parking lot
Personal service use
PD 269 (Tract A)
PD 269
COMMERCE ST
Restaurant without drive-in service
CA-1(A)
Office bldg.
CLOVE
Office bldg.
SUP 2076
ELM RAMP
HENRY ST
CBD/Downtown Demolition Delay Overlay
PD 357 (Subdistrict 5A)
Parking lot
CANTON ST
I 345 EXPY
I 345 EXPY
I 345 RAMP
IH/81
PD 357 (Subdistrict 6)
PD 357
I 345 RAMP
1:1,200
ZONING AND LAND USE
Case no: Z223-227
Date: 10/12/2023


MAIN ST
SUP 1651
SUP 2291
2
3
RYOR ST
S GOOD LATTIMER EXPY
SUP 1767
1
PD 269 (Tract A)
PD 269
COMMERCE ST
CA-1(A)
CLOVER ST
ELM RAMP
SUP 2076
HENRY ST
CBD/Downtown Demolition Delay Overlay
PD 357 (Subdistrict 5A)
CANTON ST
I 345 EXPY
I 345 EXPY
I 345 RAMP
IU/81
PD 357 (Subdistrict 6)
PD 357
I 345 RAMP
1:1,200
ZONING HISTORY
Case no: Z223-227
Date: 10/12/2023



Market Value Analysis A B C D E F G H I NA

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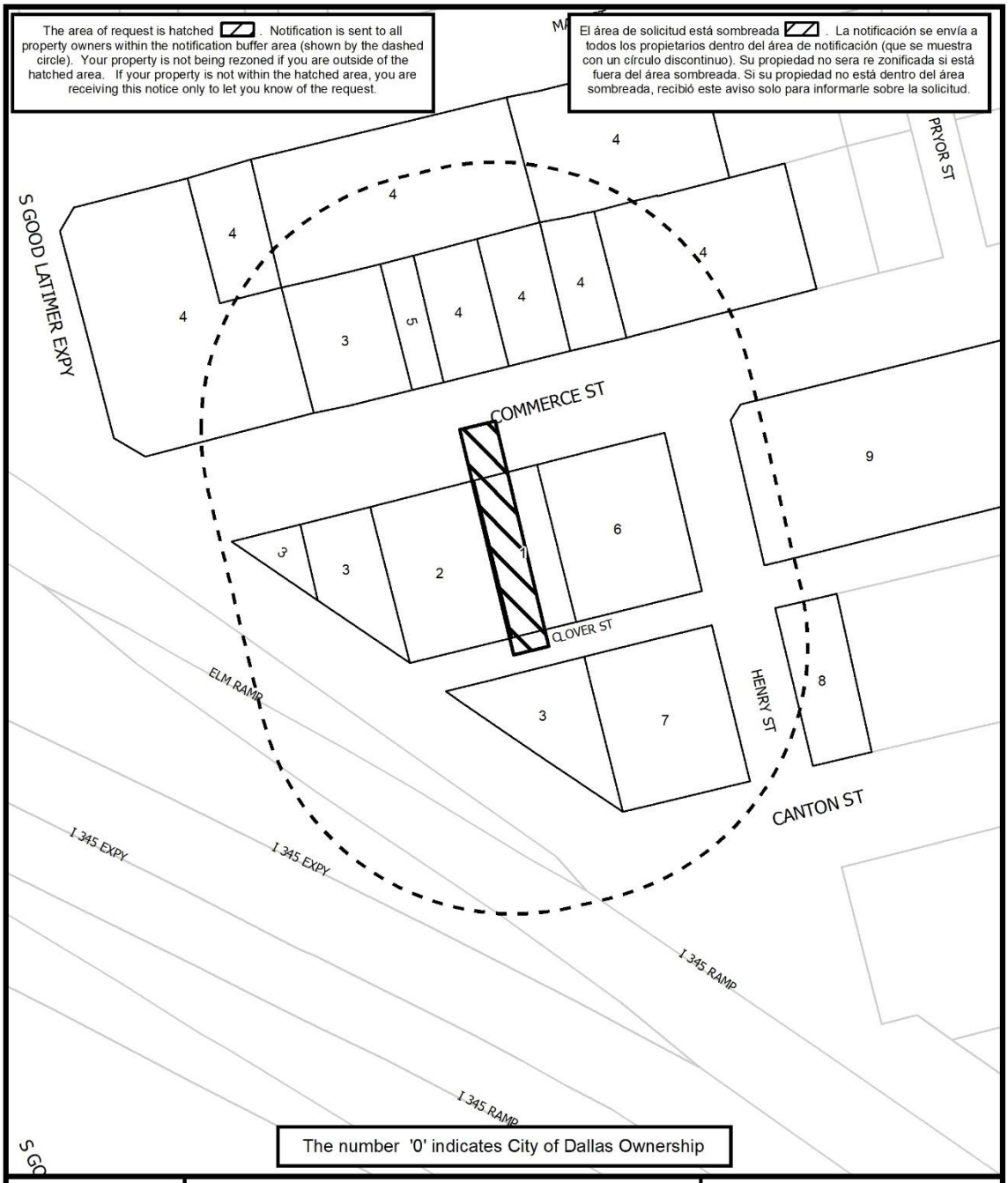
Market Value Analysis

Printed Date: 10/23/2023



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NOTIFICATION

200' AREA OF NOTIFICATION

9 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z223-227

Date: 10/12/2023

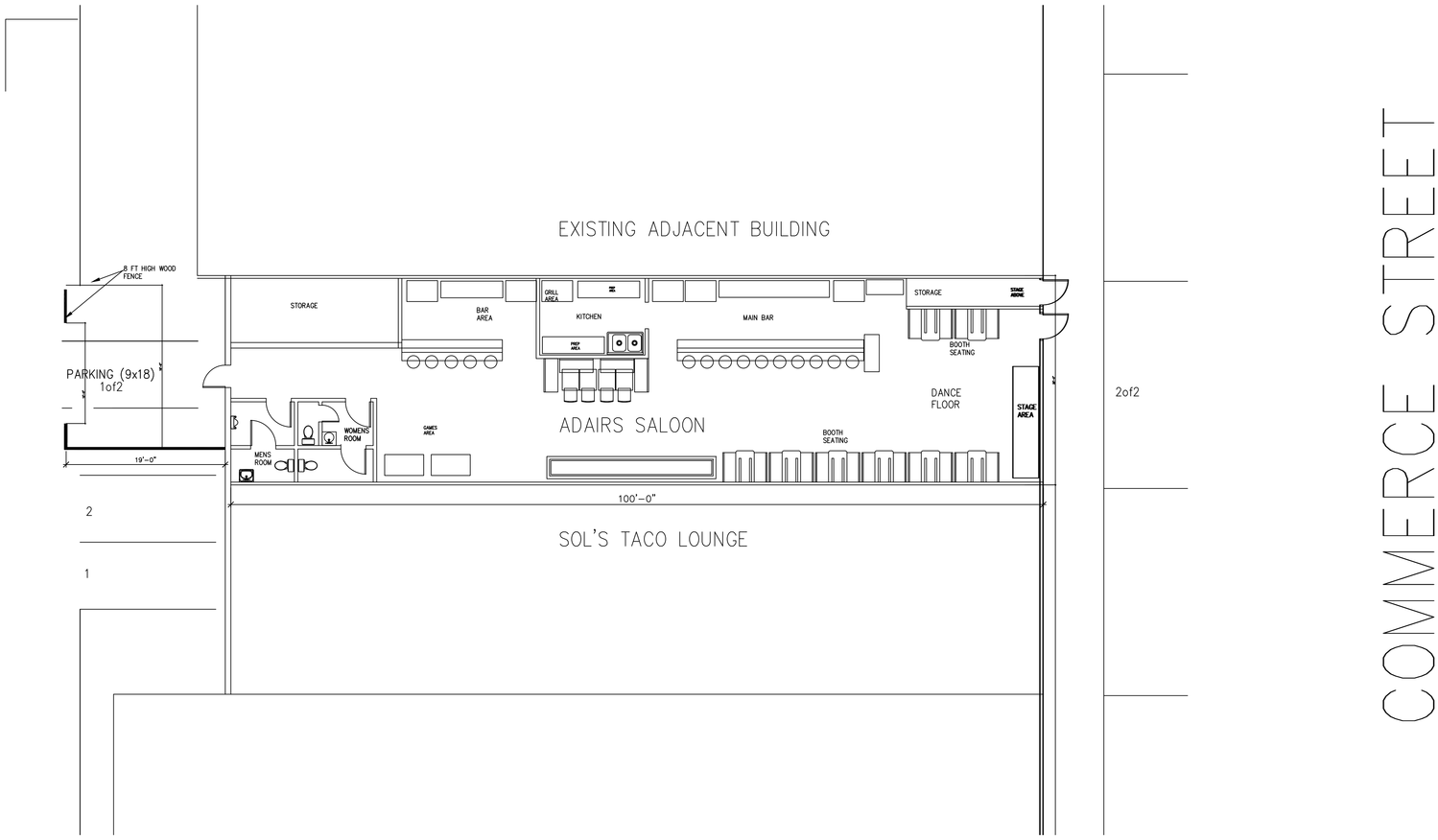
10/12/2023

Notification List of Property Owners

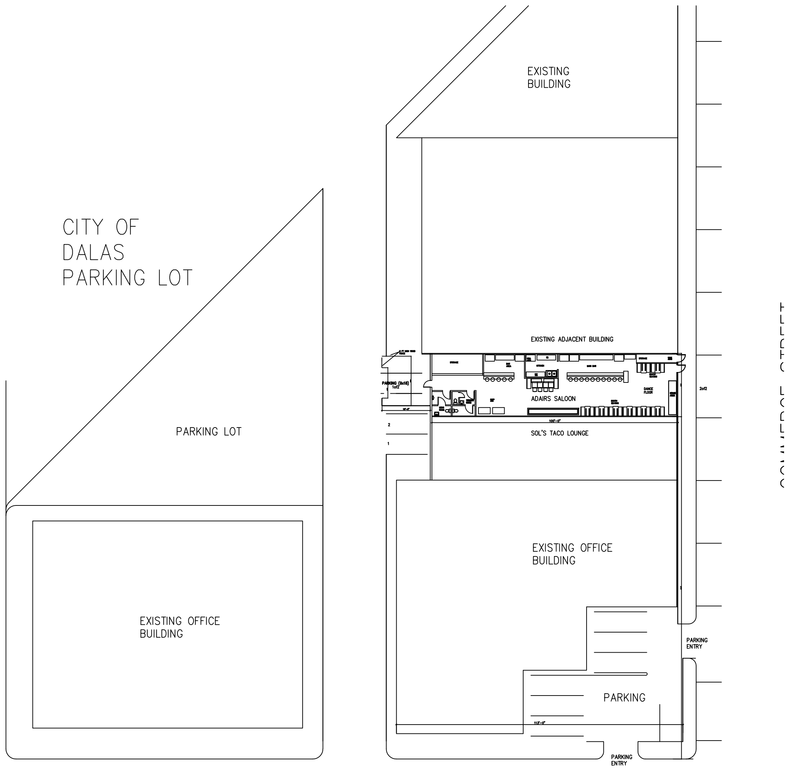
Z223-227

9 Property Owners Notified

Label #	***Address***		***Owner***
1	2622	COMMERCE ST	SDL PARTNERS LTD
2	2616	COMMERCE ST	NOLA LTD
3	2612	COMMERCE ST	DEEP ELLUM HOLDINGS LLC
4	2642	MAIN ST	AP DEEP ELLUM LLC
5	2623	COMMERCE ST	KLUCK LINDA LOU
6	2630	COMMERCE ST	WESTDALE PPTIES AMERICA I
7	215	HENRY ST	DEEP ELLUM HOLDINGS LLC
8	2701	CANTON ST	BARNES & ROBERTS REAL ESTATE
9	2700	COMMERCE ST	HW COMMERCE OFFICE LP



NORTH 03 Floor Plan Layout
1/8" = 1'-0"



PARKING SUMMARY

PROJECT SQUARE FOOTAGE
ADAIRS 2500 SF.
Dance Floor (50sf) Included Above

EXEMPT SF PER ORDINANCE 269 2500

NET SF OF ADAIRS 0 SF

PARKING REQUIREMENT 1:100

PARKING REQUIRED: 2 SPACES
PARKING PROVIDED: 2 SPACES

NORTH 02 Site Plan Layout
3/32" = 1'-0"

City of Dallas

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

Agenda Information Sheet

File #: 23-2847 **Item #:** 4.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for 1) a Specific Use Permit for a motor vehicle fueling station; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C.F. Hawn Freeway.
Staff Recommendation: **Denial.**
Applicant: Alim Investment
Representative: Anil Ram
Planner: Michael Pepe
UA From: September 7, 2023.
Council District: 8
Z223-112(MP)

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

Planner: Michael V. Pepe

FILE NUMBER:	Z223-112(MP)	**DATE FILED:**	October 11, 2022
LOCATION:	Southwest corner of Elam Road and C.F. Hawn Freeway		
COUNCIL DISTRICT:	8		
SIZE OF REQUEST:	Approx. 0.51 acres	**CENSUS TRACT:**	48113009304

REPRESENTATIVE: Anil Ram

APPLICANT: Alim Investment

OWNER: Syed Sajid

REQUEST: An application for 1) a Specific Use Permit for a motor vehicle fueling station; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow a motor vehicle fueling station and sales of alcohol within a proposed retail facility on the site.

STAFF RECOMMENDATION: **Denial.**

PREVIOUS CPC ACTION: At the September 7, 2023 hearing, the City Plan Commission moved to hold the case under advisement until November 2, 2023.

Planned Development District No. 533
https://dallascityhall.com/departments/city- attorney/Articles/PDF/Article%20533.pdf

D-1 Liquor Control Overlay
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-83445

BACKGROUND INFORMATION:

- The area of request is currently zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay. The site is currently undeveloped.

- The applicant proposes a new motor vehicle fueling station with an associated general merchandise or food store 3,500 square feet or less. The general merchandise or food store is permitted by right.

- Among the permitted main uses in the PD, the motor vehicle fueling station is permitted by Specific Use Permit only. The property is also located in a D-1 Overlay, which necessitates an SUP to sell alcoholic beverages in conjunction with the proposed general merchandise store.

- Staff recommends denial based on proximity to nearby residential properties as well as the challenges the site may face in meeting city requirements.

- The applicant has not proposed any changes since the previous hearing.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Elam Road	Principal Arterial	75 feet / 100 feet Bike Plan
US-175 C.F Hawn Freeway Access Road	Elevated freeway and access road	Varies

Traffic:

The Transportation Development Services Division of the Transportation Department has reviewed the request and provided the following comments:

- City standards do not allow access from Elam given its proximity to the intersection
- Driveway on CF Hawn must comply with TxDOT requirements and must be approved by TxDOT

CPC approval of an SUP site plan with noncompliant driveways will not constitute approval of the access, which will be reviewed further at permitting.

STAFF ANALYSIS:

Comprehensive Plan:

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

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

LAND USE ELEMENT
GOAL 1.2 PROMOTE DESIRED DEVELOPMENT
Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT
Policy 1.4.3 Embrace environmental sustainability.

URBAN DESIGN ELEMENT
GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY
Policy 5.1.1 Promote pedestrian friendly streetscapes.
Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY
Policy 5.2.1 Maintain neighborhood scale and character.
Policy 5.2.3 Ensure attractive gateways into the city.

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms, appropriate development, or sustainability.

Land Use:

	Zoning	Land Use
Site	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Undeveloped
North	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Elevated freeway
East	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Vehicle display, sales, and service
South	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Auto service center
West	Subdistrict 5 within PD No. 533 with a D-1 Overlay	Auto service center

Land Use Compatibility:

CF Hawn Freeway runs along the northeastern boundary of the site. Property to the south and west are used as an auto service center, with a single family subdivision further beyond. The property to the east further down CF Hawn freeway is used as vehicle display, sales, and service. Staff finds that the use may be incompatible with nearby residential uses.

The current zoning, Subdistrict 5 within PD No. 533, allows a variety of commercial and retail uses by right including restaurant uses, personal service uses, and office. However, the proposed motor vehicle fueling station requires approval of an SUP. Staff finds the proposed use within 60 feet of residential properties could fail to meet criteria (2) and (3)(A), (B), (C), and (D) for the evaluation of a specific use permit, noted below. Although the land use of the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less may be appropriate given the commercial land use along the corridor, the site plan associated with the use is noncompliant with 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.

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

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

A separate certificate of registration to comply with Chapter 12B is required for each physically separate convenience store. A certificate of registration for a convenience store expires one year after the date of issuance and must be renewed annually. If developed, the convenience store would be subject to these requirements.

Staff holds that approval of a specific use permit should, as it constitutes the approval and evaluation of single use on a site, be reserved for sites that are specifically well suited for the use. Staff finds that in order to meet the requirements of city code and the principles of safely designed spaces, the site is not well suited for the particular use.

Landscaping:

The development must provide landscaping per Article X and PD No. 533 as amended. Beyond typical Article X requirements, the PD calls for the following additional requirements.

Front yard strip landscaping:

(1) The 10-foot-wide strip of land along the entire length of the front yard and immediately adjacent to the property line must be landscaped as follows:

(A) Forty percent of the surface must be permeable.

(B) Ten percent must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.

(C) One tree at least three and one-half caliper inches, or two trees at least one and one-half caliper inches, must be provided between the street curb and the sidewalk for each 30 feet of lot frontage, exclusive of driveways, visibility triangles, and access-ways at points of ingress and egress.

(D) An underground irrigation system must be provided.

Parking screening:

(2) Off-street parking must be screened from an abutting street right-of-way with:

(A) a minimum three-foot-high solid fence, with an 18-inch-wide planting bed located on its street side; or

(B) shrubs with the potential to attain a minimum height of 30 inches within a three year time period.

Given the nature of the use, the layout of the site plan, and the size of the site, staff has identified significant difficulty in meeting these requirements of the code. As a result, the proposed site plan does not include space for these code-required plantings.

Parking:

Parking must be provided pursuant to the Dallas Development Code.

A general merchandise or food store 3,500 square feet or less requires 1 space per 200 square feet. Per the site plan, the proposed the 3,000 square feet of general merchandise or food store would require 15 spaces. The proposed store includes 400 square feet of restaurant without a drive through, which at a requirement of 1 space per 100 square feet would require 4 spaces. The use of a motor vehicle fueling station requires 2 spaces.

This is a total requirement of 21 spaces. 19 car spaces are provided on site. The plan includes 8 bicycle spaces, which allows a reduction of required spaces, of up to 5% of the total requirement for the site, which is 1.05 spaces. As a result, the site has a deficit of 1 space under the required 21 car spaces.

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 property is located within a “G” MVA area.

List of Officers

Alim Investments LLC

1. Syed Hammad Sajid – Owner/Officer
2. Ashraf Begum – Trustee
3. Arvind Sharma - Trustee

APPLICANT'S PROPOSED CONDITIONS
(Motor vehicle fueling station)

1. USE: The only use authorized by this specific use permit is a **motor vehicle fueling station.**

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 (three years from the passage of this ordinance).

4. OUTSIDE SPEAKERS: Outside speakers are prohibited.

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.

APPLICANT'S PROPOSED CONDITIONS
(Sale of alcoholic beverages)

1. USE: The only use authorized by this specific use permit is the **sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.**

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

3. TIME LIMIT: This specific use permit expires on (three years from the passage of this ordinance).

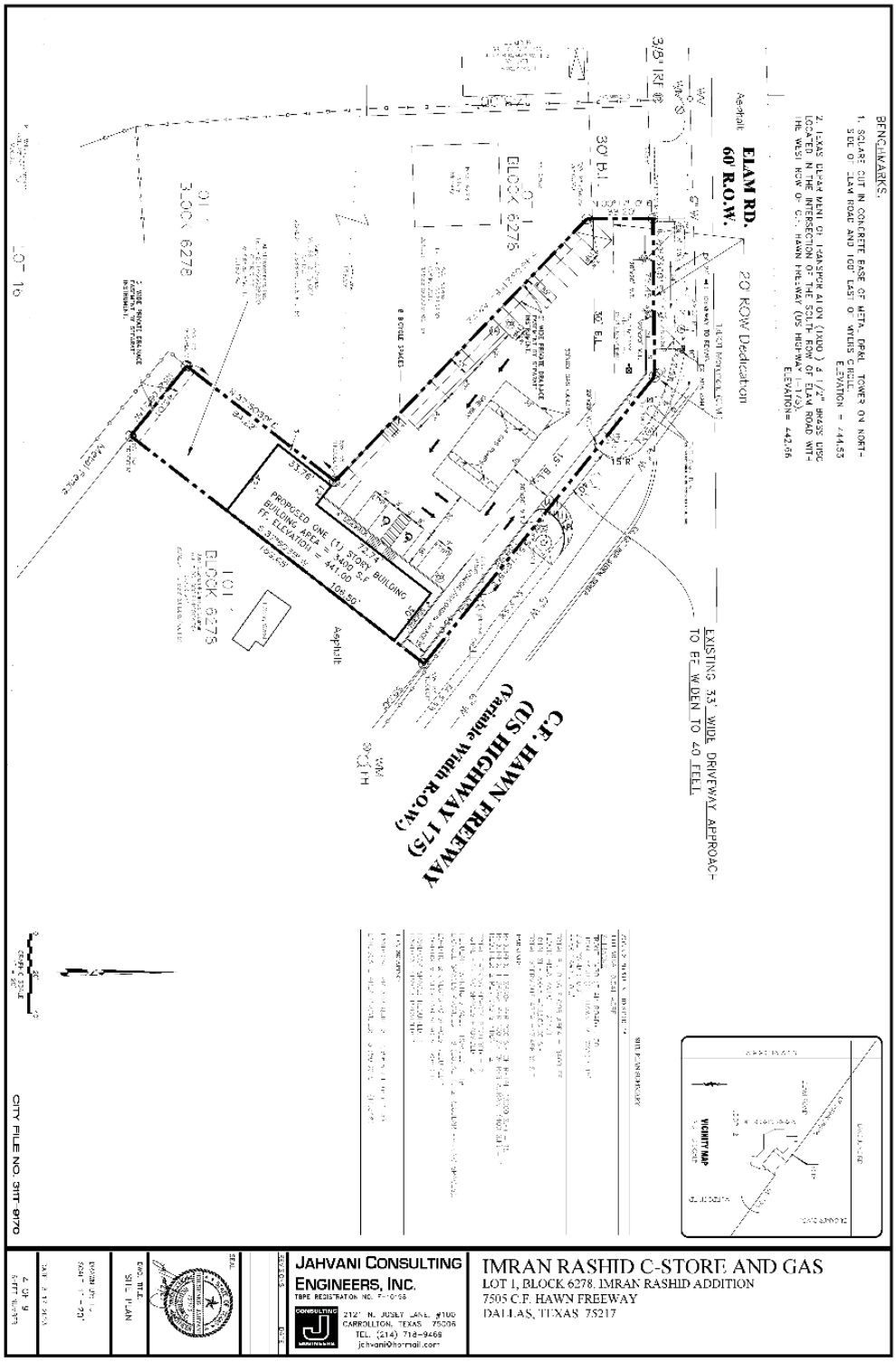
4. FLOOR AREA: The maximum floor area for the use is 3,500 square feet.

5. OUTSIDE SPEAKERS: Outside speakers are prohibited.

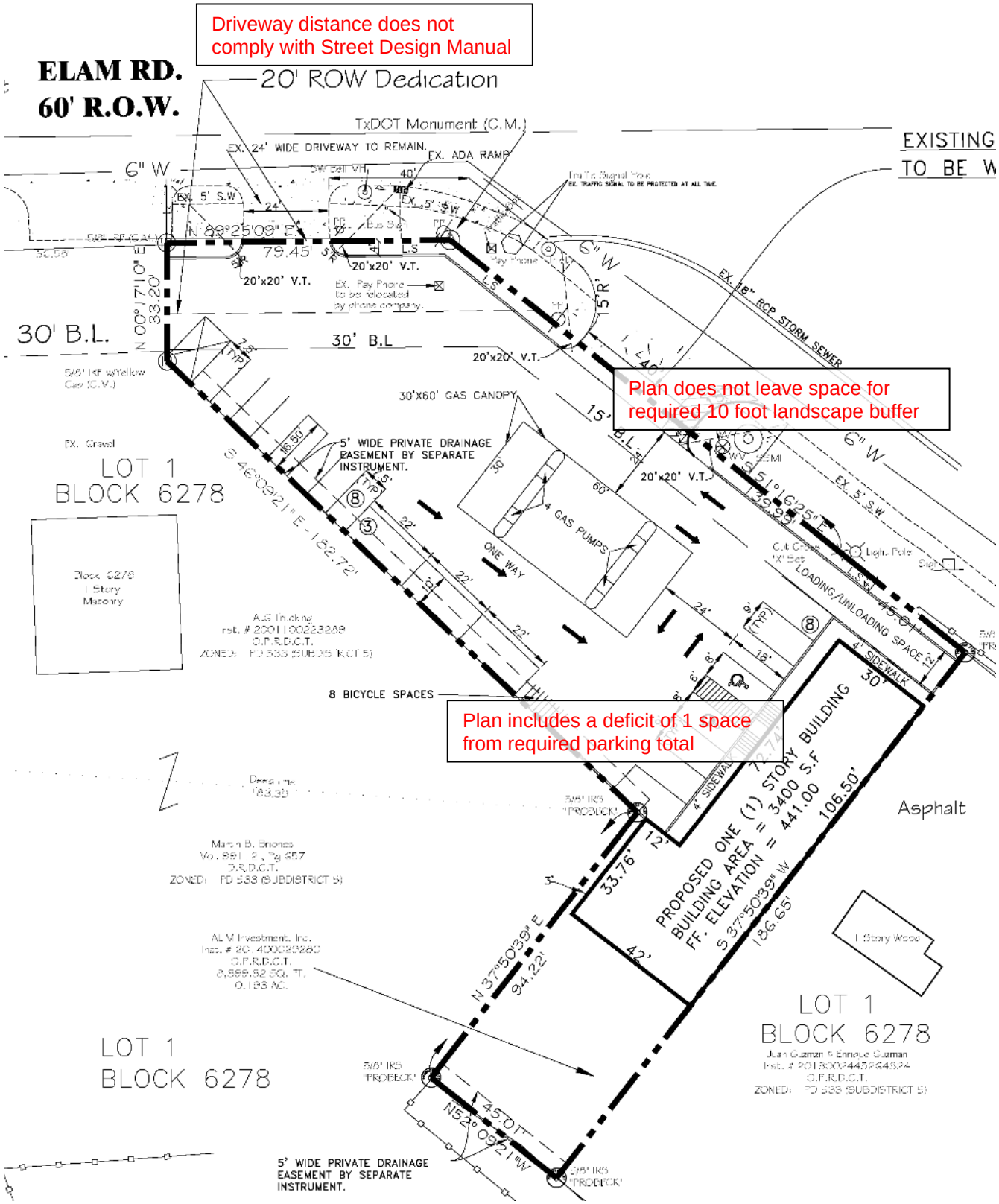
6. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

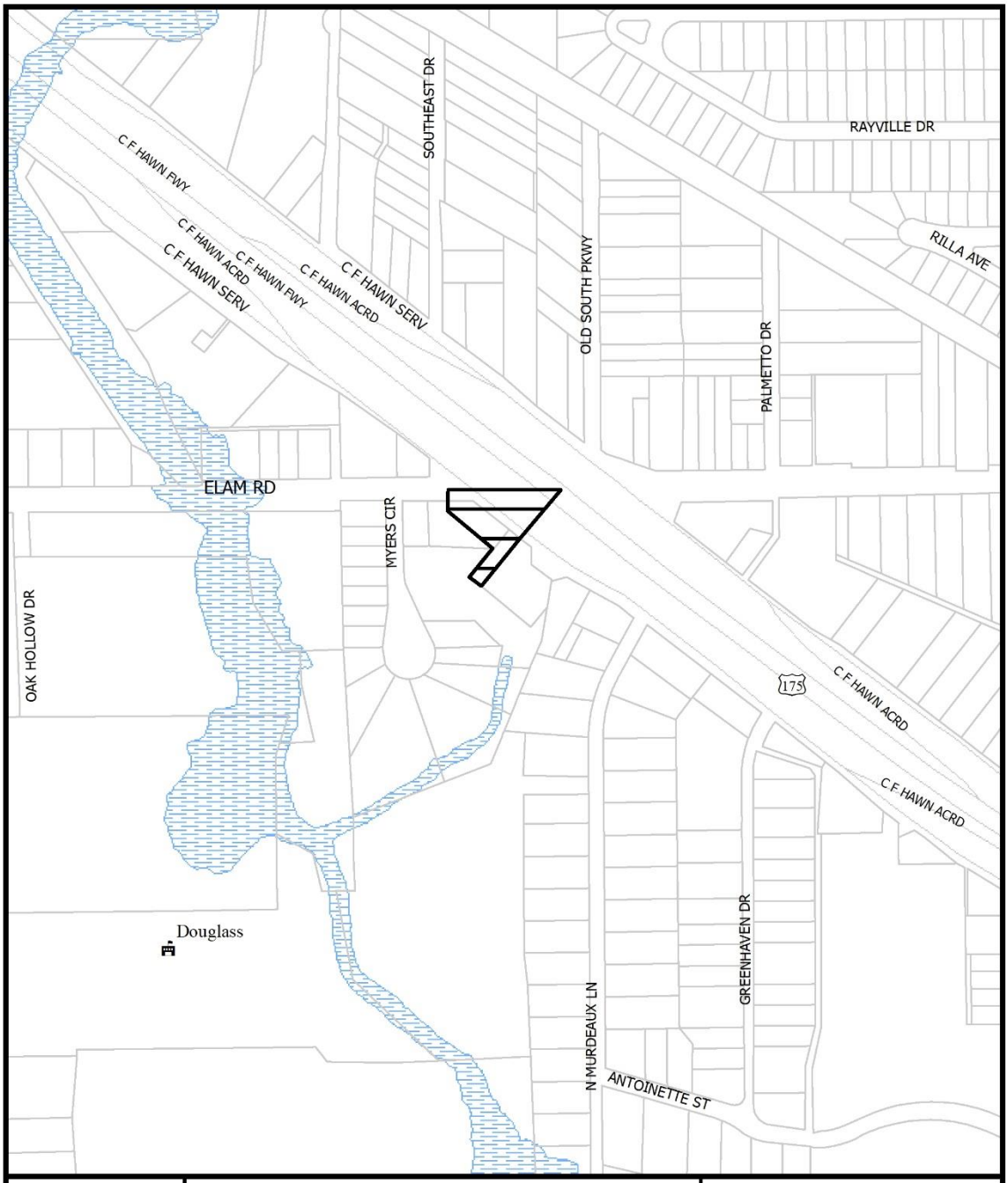
7. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

APPLICANT'S PROPOSED SITE PLAN
(Same for both uses)



APPLICANT'S PROPOSED SITE PLAN (ENLARGED)
(Same for both uses)





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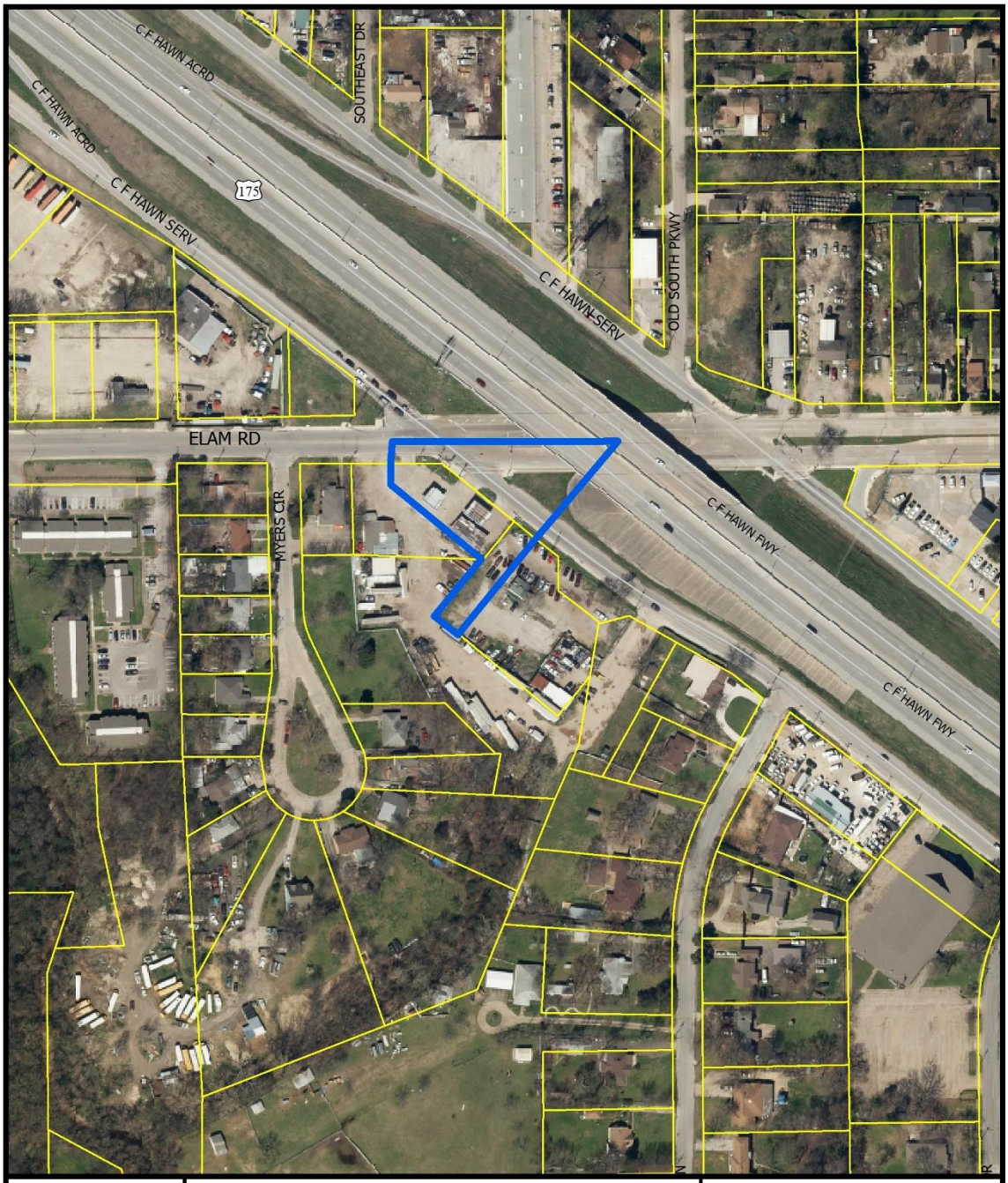
VICINITY MAP

Case no: Z223-112

Date: 8/1/2023



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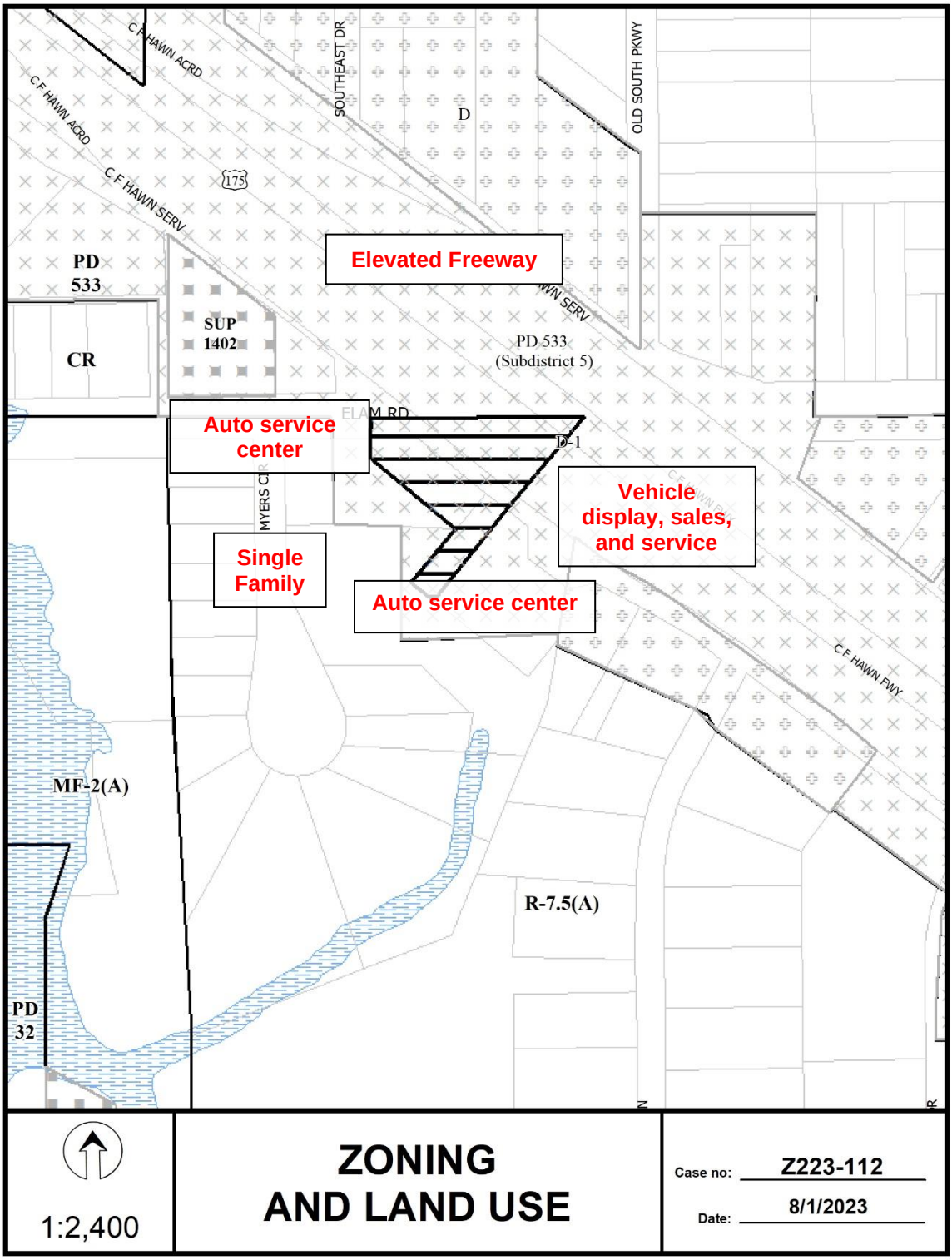
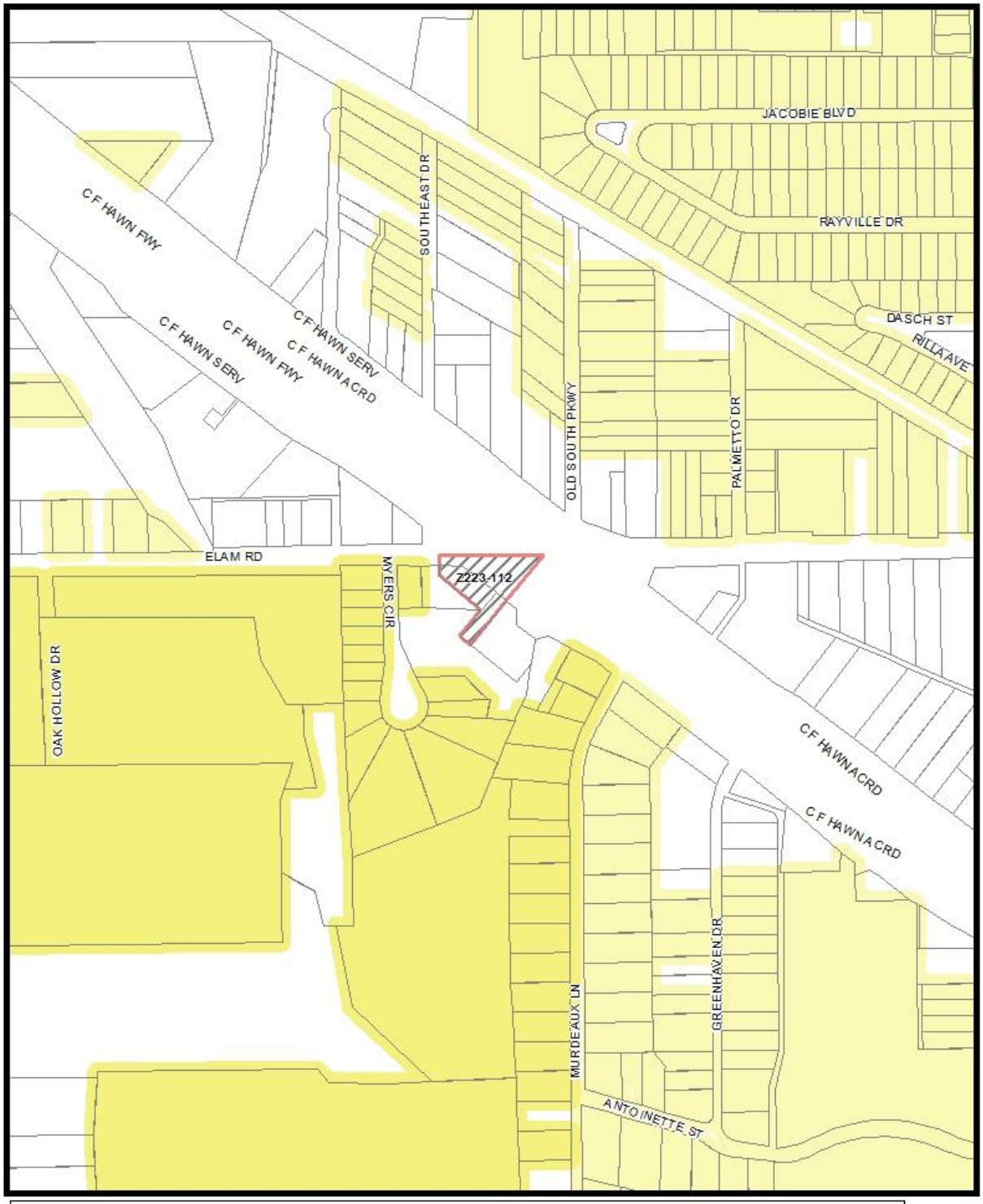
AERIAL MAP

Case no: Z223-112

Date: 8/1/2023


C F HAWN ACRD
C F HAWN ACRD
C F HAWN SERV
SOUTHEAST DR
OLD SOUTH PKWY
D
175
PD 533
SUP 1402
CR
Elevated Freeway
PD 533 (Subdistrict 5)
ELAM RD
Auto service center
D-1
MYERS CIR
Vehicle display, sales, and service
Single Family
Auto service center
C F HAWN FWY
MF-2(A)
R-7.5(A)
PD 32
1:2,400
ZONING AND LAND USE
Case no: Z223-112
Date: 8/1/2023



Market Value Analysis A B C D E F G H I NA

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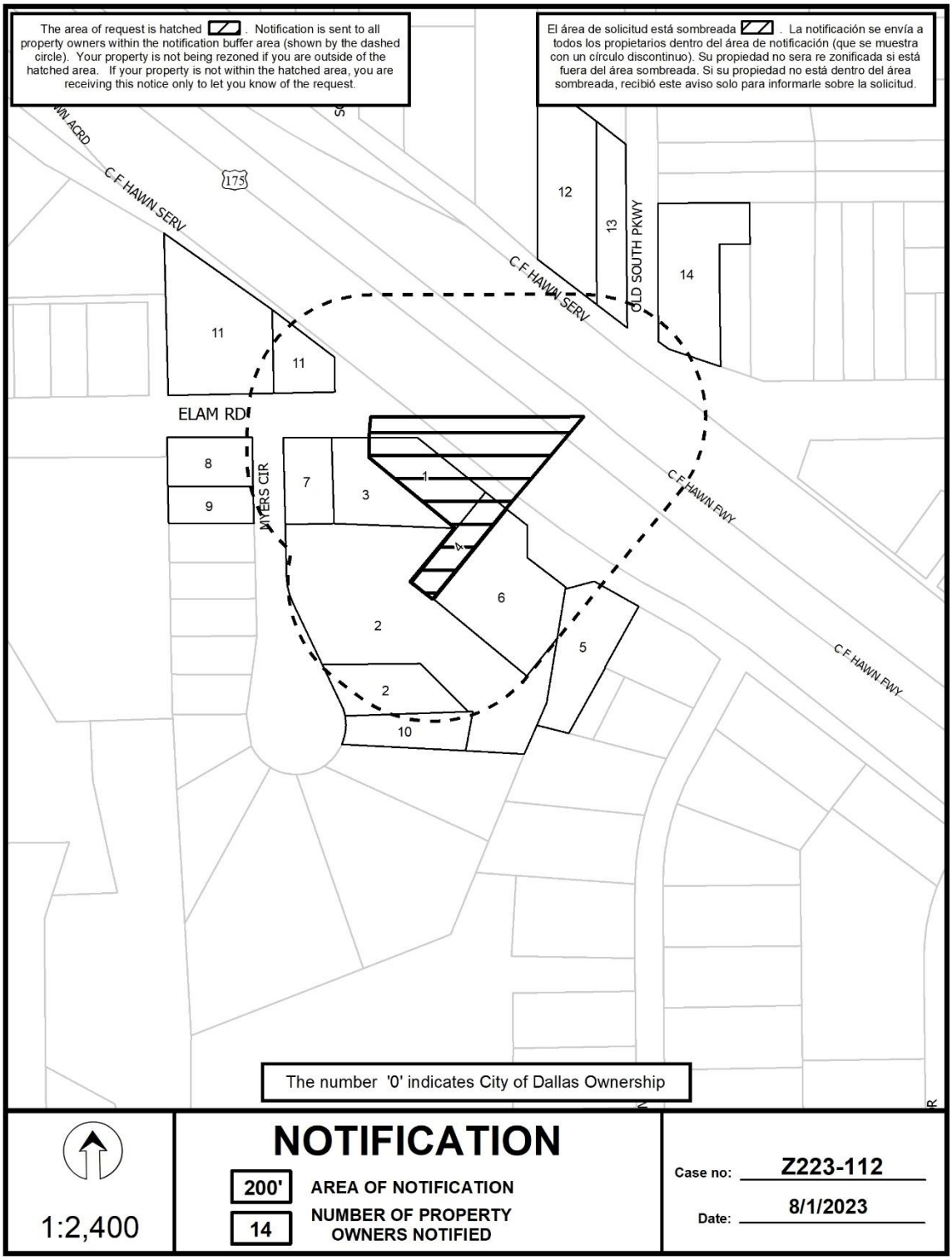
Market Value Analysis

Printed Date: 8/1/2023



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NOTIFICATION

200' AREA OF NOTIFICATION

14 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z223-112

Date: 8/1/2023

08/01/2023

Notification List of Property Owners

Z223-112

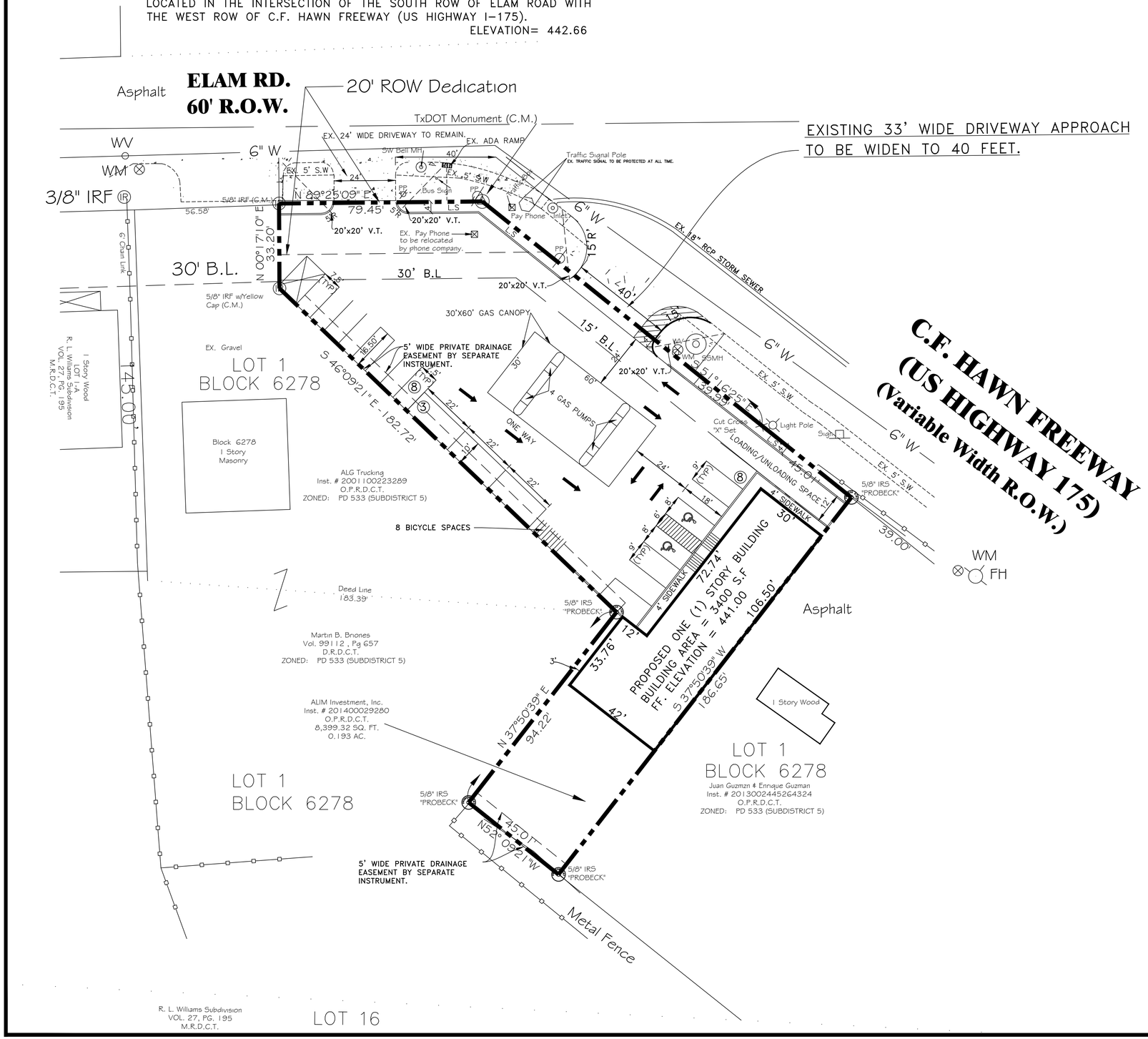
14 Property Owners Notified

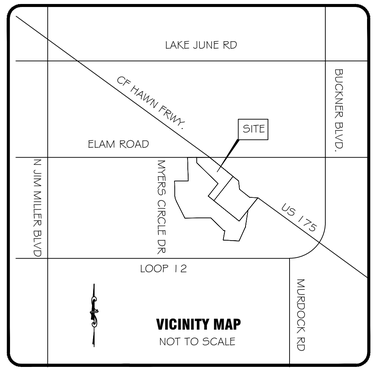
Label #	***Address***		***Owner***
1	7505	C F HAWN FWY	SAJID SYED DBA
2	7511	C F HAWN FWY	BRIONES MARTIN B
3	7420	ELAM RD	BRIONES MARTIN B
4	7505	C F HAWN FWY	ALIM INVESTMENT INC
5	7511	C F HAWN FWY	GUZMAN JUAN F ETAL
6	7505	C F HAWN FWY	GUZMAN JUAN & ENRIQUE
7	7406	ELAM RD	BRIONES JUAN E
8	445	MYERS CIR	PEREZ MARIA DOLORES JIMENEZ
9	439	MYERS CIR	DELGADO ATANACIO &
10	410	MYERS CIR	MOLINDA EDGAR MARTINEZ &
11	7345	ELAM RD	DFW OIL INC
12	7464	C F HAWN FWY	ACTS OF THE APOSTOLIC FAITH
13	7470	C F HAWN FWY	SOLIS KAYLAN
14	7503	C F HAWN FWY	RAMIREZ JAMES ZACHARY &

BENCHMARKS.

1. SQUARE CUT IN CONCRETE BASE OF METAL DP&L TOWER ON NORTH SIDE OF ELAM ROAD AND 100' EAST OF MYERS CIRCLE.
ELEVATION = 444.53

2. TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) 3 1/2" BRASS DISC LOCATED IN THE INTERSECTION OF THE SOUTH ROW OF ELAM ROAD WITH THE WEST ROW OF C.F. HAWN FREEWAY (US HIGHWAY I-175).
ELEVATION= 442.66





SITE PLAN SUMMARY

ZONED: PD 533 - SUBDISTRICT 5
LOT AREA: 0.541 ACRE
SETBACKS FRONT YARD (ELAM ROAD) : 30' FRONT YARD (C.F. HAWN FREEWAY) : 15' SIDE YARD : 0.0' REAR YARD : 0.0'
TOTAL BUILDING FLOOR AREA = 3400 SF FLOOR AREA RATIO = 0.14/1 TOTAL SITE AREA =23,566.00 S.F TOTAL IMPERVIOUS AREA =17,456.00 S.F
PARKING: REQUIRED: 1 SPACE PER 200 S.F OF RETAIL (3000 S.F) = 15 REQUIRED: 1 SPACE PER 100 S.F OF RESTAURANT (400 S.F) = 4 REQUIRED: 2 PER GAS STATION = 2 TOTAL PARKING SPACES REQUIRED = 21 TOTAL PARKING SPACES PROVIDED = 21 REGULAR PARKING SPACES PROVIDED = 19 BICYCLE SPACES PROVIDED = 8 (EQUAL TO 2 REGULAR PARKING SPACES). LOADING & UNLOADING SPACES REQUIRED:1 LOADING & UNLOADING SPACES PROVIDED:1 HANDICAP SPACE: REQUIRED: 1 HANDICAP SPACE: PROVIDED: 1
LANDSCAPING: LANDSCAPE AREA REQUIRED: 2,356.6 S.F (min 10%) LANDSCAPE AREA PROVIDED: 3,380.00 S.F (14.34%)

N

0 20' 40'
GRAPHIC SCALE
1" = 20'

CITY FILE NO. 311T-9170

IMRAN RASHID C-STORE AND GAS

LOT 1, BLOCK 6278, IMRAN RASHID ADDITION
7505 C.F. HAWN FREEWAY
DALLAS, TEXAS 75217

JAHVANI CONSULTING ENGINEERS, INC.
TBPE REGISTRATION NO. F-10198
2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com

REVISIONS DATE

SEAL
STATE OF TEXAS
HOUSHANG JAHVANI
72242
REGISTERED PROFESSIONAL ENGINEER
3-17-2023

DWG. TITLE:
SITE PLAN

DRAWN BY: HJ
SCALE: 1" = 20'

DATE 3-17-2023

City of Dallas

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

Agenda Information Sheet

File #: 23-2848 **Item #:** 5.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Planned Development District No. 435, on the northwest corner of Duncanville Road and West Illinois Avenue.
Staff Recommendation: **Approval**, subject to a revised amended development plan, a revised amended landscape plan, a revised amended traffic management plan, and amended conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan
Planner: Jenniffer Allgaier
Council District: 3
Z212-240(JA)

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

Planner: Jenniffer Allgaier, M. Arch, AICP Candidate

FILE NUMBER: Z212-240(JA) **DATE FILED:** April 15, 2022

LOCATION: Northwest corner of Duncanville Road and West Illinois Avenue

COUNCIL DISTRICT: 3

SIZE OF REQUEST: Approx. 64.88 acres **CENSUS TRACT:** 48113010704

REPRESENTATIVE: Karl Crawley, Masterplan

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for an amendment to Planned Development District No. 435.

SUMMARY: The applicant proposes to construct an approximately 28,000 square foot gymnasium addition to an existing public school. [*Moises E. Molina High School*]

STAFF RECOMMENDATION: **Approval**, subject to a revised amended development plan, a revised amended landscape plan, a revised amended traffic management plan, and amended conditions.

Planned Development District No. 435:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=435

BACKGROUND INFORMATION:

- Planned Development District (PD) No. 435 was established by ordinance No. 22702, passed by City Council on March 13, 1996, on property previously zoned an R-7.5(A) Single Family District.

- The primary purpose for the establishment of PD No. 435 was to allow a public-school use by right, subject to the development plan and landscape plan included as exhibits in the establishing ordinance.

- Amendments to PD No. 435 were approved by City Council in October 1997 and again in October 1998 to address the location and regulations for the monument sign at the Duncanville Road frontage and included amended development plans accordingly. The landscape plan was not amended at either of these times.

- In February 2001, City Plan Commission approved a minor amendment to the development plan and the landscape plan to allow a 65,000 square foot addition to the main structure to accommodate additional classrooms. In conjunction with the addition, 45 off-street parking spaces were relocated, and the landscape plan was revised to accommodate the site improvements.

- City Council approved an amendment to PD No. 435 in August 2018, adding a new Section 51P-435.112.1, “Traffic Management Plan” and a new Exhibit 435C, “traffic management plan.” Additionally, the development and landscape plans were amended to include a portion of the property not shown in previous plans where a new addition was proposed to be constructed.

- The applicant proposes to construct an approximately 28,000 square foot gymnasium addition, requiring an amendment to Section 51P-435.107(d) “Floor area.” Maximum floor area for a public school is 330,000 square feet under the existing ordinance, and the applicant request an increase to 350,000 square feet. Amendments to the development and landscape plans are required in order to accommodate the new construction being proposed at this time. Section 51P-435.112.1, “Traffic Management Plan” has been updated to include now standard language, and a revised traffic management plan (Exhibit 435C) is proposed as part of the current request. The applicant also requests approval for installation of athletic field lighting adjacent to the practice football field located at the corner of West Illinois Avenue and Duncanville Road.

- In consultation with staff, the applicant has agreed to provide additional site improvements, including pedestrian amenity areas and public sidewalk improvements. Pedestrian amenity and sidewalk language are now included in the proposed conditions with this amendment.

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

1. **Z178-122:** On January 25, 2018, Specific Use Permit No. 2023 for an open enrollment charter school on property zoned an A(A) Agricultural District on the northeast corner of West Illinois Avenue and Loop 12/Spur 408 was automatically renewed for a period set to expire April 24, 2028, with eligibility for automatic renewal for additional five-year periods.

2. **Z178-198:** On August 8, 2018, City Council approved an ordinance amending Planned Development District No. 435 to allow an approximately 38,800 square foot two-story classroom addition to an existing public school, subject to a revised development plan, a revised landscape plan, a traffic management plan, and conditions. *[subject site]*

3. **Z190-295:** On January 13, 2021, City Council approved an ordinance changing the zoning classification of property located at the southwest corner of Keeneland Parkway and Duncanville Road from Tract 3 within Planned Development District No. 247 to Tract 3A within Planned Development District No. 247 to allow MF-2(A) Multifamily District uses.

4. **Z201-274:** On October 13, 2021, City Council approved an ordinance granting an amendment to Specific Use Permit No. 472 for a college, university, or seminary to be used as a junior college on property zoned an R-7.5(A) Single Family District on the east line of Duncanville Road, between West Illinois Avenue and Keeneland Parkway. Specific Use Permit No. 472 has no time limit.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Illinois/West Illinois Avenue	Principal Arterial	Minimum-6 lanes-Divided 100’ ROW, bike plan
Duncanville/Duncanville Road	Community Collector	Standard-4 lanes-Divided 80’ ROW, bike plan

Traffic:

Currently, vehicles may enter the school campus for student drop off and pick up at two locations on Duncanville Road and then exit the site onto either Duncanville Road or Illinois Avenue (see appendix in proposed traffic management plan). Queuing on both northbound and southbound sides of Duncanville Road occurs regularly. Although it is intended that all student drop off and pick up will occur on school property, students frequently enter and exit vehicles queuing on the public right of way.

The amended traffic management plan (TMP) included with the current request provides for all queuing and student drop off/pick up to occur on school property, with no spillover onto public rights of way. The TMP proposes a double queue line for vehicles entering from Duncanville Road, with an additional entry point from Illinois Avenue; however, the proposal does not clarify which students are to be picked up in which of the two student loading areas. City staff has requested clarification on how parents and school staff will understand who enters the school site from Duncanville Road and who enters the site from Illinois Avenue, and a response from the applicant is pending at this time. Staff recommends that the proposed TMP be revised to clarify this information.

The proposed TMP, dated October 25, 2023, is sealed by a licensed professional engineer, and contains the signature of the school principal. Proposed PD conditions require an initial traffic study evaluating the sufficiency of the TMP to be submitted by March 1, 2026, or within six months after students first begin attending classes in the gymnasium addition (whichever is later), and by March 1st of each even-numbered year thereafter.

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning request and anticipates that the proposed amendment to the TMP will decrease congestion during peak drop off and pick up times on the surrounding roadways. The Transportation Department supports the zoning request, subject to a revised traffic management plan as noted above 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

1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

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

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 5.1.3 Encourage complementary building height, scale, design, and character.
New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE
Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Surrounding Land Uses:

	Zoning	Land Use
Site	Planned Development District No. 435	Public high school
North	Planned Development District No. 247 R-7.5(A) w SUP No. 1253	Single family; undeveloped; multifamily; Public elementary school
East	R-7.5(A) w SUP No. 472	College
Southeast	CR Community Retail District	Various retail; motor vehicle fueling station
South	R-5(A) Single Family District	Single family
West	A(A) w SUP No. 2023	Church; open-enrollment charter school

Land Use Compatibility:

The area of request is currently developed with a public school [Molina High School]; however, the northern and western portions of the site are located in the escarpment and remain undeveloped and heavily treed. A portion of Illinois Avenue abutting the site along the escarpment zone shows evidence of significant pedestrian traffic but remains without a public sidewalk. The applicant has agreed to install a six-foot-wide unobstructed sidewalk in this location to improve pedestrian access and safety.

Property to the west of the request site is zoned an A(A) Agricultural District and is developed with a church and an open-enrollment charter school authorized under Specific Use Permit (SUP) No. 2023. Property to the north of the site zoned Planned Development District (PD) No. 247 is partially undeveloped and partially developed with single- and multi-family uses. Additional property to the north along Duncanville Road is zoned an R-7.5(A) Single Family District and is developed with a public elementary school authorized under SUP No. 1253.

Across Duncanville Road to the east of the site, property zoned an R-7.5(A) Single Family District is developed with a college [Mountainview Campus of Dallas College]. There is a CR Community Retail District to the southeast of the site developed with various retail uses, including a motor vehicle fueling station at the southeast corner of Illinois Avenue and Duncanville Road. Across Illinois Avenue to the south of the request site there is an R-5(A) Single Family District developed with single family homes.

The applicant proposes a gymnasium addition to the existing public high school internal to the site and installation of athletic field lighting adjacent to the practice football field located at the northwest corner of Duncanville Road and Illinois Avenue. There is no proposed increase in the number of classrooms.

The proposed amendment to PD No. 435 is consistent with the existing zoning and will positively impact the surrounding roadway system, improving conditions for surrounding properties. Staff supports the zoning request, subject to a revised amended development plan, a revised amended landscape plan, a revised amended traffic management plan, and amended conditions as provided in the docket. Pending revisions to the proposed amended development plan are per staff comments in the exhibit and do not include any changes to the layout or dimensions. Pending revisions to the proposed amended landscape plan are only for the purpose of consolidating the three partial plans into a single landscape exhibit.

Landscaping:

Landscaping for the gymnasium addition will be provided as shown on the proposed partial landscape plan included in the docket. Two previously approved partial landscape plans also exist for the site. Staff has requested that the applicant combine these three partial landscape plans into one to avoid confusion. Staff notes that the pending revisions are for consolidation of multiple plans only; no substantive changes remain pending. The applicant is in the process of creating this consolidated plan, which conforms to Article X as it existed at the time the PD was established. Given the heavily treed and undeveloped escarpment portions of the property, although the plan conforms to Article X as it existed at the time the PD was established, the city arborist supports the amended landscape plan as proposed, subject to the noted pending revisions.

Parking:

Per Section 51P-435.108, off-street parking must be provided as shown on the development plan. The applicant is in the process of revising the proposed amended

development plan per staff comments in the exhibit and as noted above. The current request does not propose an increase in the number of classrooms. While the current request includes a slight reduction in the number of off-street parking spaces provided, the traffic study noted no negative impact as a result of this reduction.

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 located within an MVA cluster; however, there is an “E” MVA cluster to the north of the request site and an “F” MVA cluster to the south of the request site.

Dallas ISD Trustees and Administration
(last updated 9-22-23)

Dallas ISD Board of Trustees:

District 1 **Edwin Flores**
District 2 **Sarah Weinberg** – Board Secretary
District 3 **Dan Micciche** – First Vice President
District 4 **Camile White**
District 5 **Maxie Johnson** – Second Vice President
District 6 **Joyce Foreman**
District 7 **Ben Mackey**
District 8 **Joe Carreon**
District 9 **Justin Henry** – President

Dallas ISD Administration:

Dr. Stephanie Elizalde – Superintendent of Schools
Dr. Pamela Lear – Deputy Superintendent of Staff and Racial Equity
Dr. Brian C. Lusk – Deputy Superintendent of Academics and Transformations
Brent Alfred, AIA –Chief Construction Officer
Robert Abel – Chief of Human Capital Management
Dr. Tamika Alford-Stephens – Chief Financial Officer
Libby Daniels – Chief of Communication
Tiffany Huitt – Chief of School Leadership
Sean Brinkman – Chief Technology Officer
Angie Gaylord – Chief of Academics
Shannon Trejo – Chief of Innovation
David Bates – Chief Operations Officer
Jon T Dahlander – Chief Partnerships and Intergovernmental Relations Officer

Proposed Amended PD No. 435 Conditions

ARTICLE 435.
PD 435.

SEC. 51P-435.101. LEGISLATIVE HISTORY.

PD 435 was established by Ordinance No. 22702, passed by the Dallas City Council on March 13, 1996. Ordinance No. 22702 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 22702 was amended by Ordinance No. 23295, passed by the Dallas City Council on October 8, 1997, [~~and~~] Ordinance No. 23681, passed by the Dallas City Council on October 14, 1998, and Ordinance No. 30944. passed by the Dallas City Council on August 8, 2018. (Ord. Nos. 19455; 22702; 23295; 23681; 26042; 30944)

SEC. 51P-435.102. PROPERTY LOCATION AND SIZE.

PD 435 is established on property generally located at the northwest corner of Illinois Avenue and Duncanville Road. The size of PD 435 is approximately 64.88 acres. (Ord. Nos. 22702; 26042)

SEC. 51P-435.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations contained in Chapter 51A apply.

(b) In this article, MONUMENT SIGN means a detached sign applied directly onto a grade-level support structure (instead of a pole support) with no separation between the sign and grade.

(c) OPEN FENCE means a fence with a minimum of 50 percent open surface area in any given square foot of surface.

(d[~~c~~]) Unless otherwise stated, all references to articles, divisions, or sections in this article are to articles, divisions, or sections in Chapter 51A.

(e[~~d~~]) This district is considered to be a residential zoning district. (Ord. Nos. 22702; 23295; 26042)

SEC. 51P-435.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 435A: development plan.

(2) Exhibit 435B: landscape plan.

(3) Exhibit 435C: traffic management plan. (Ord. 30944)

SEC. 51P-435.104. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 435A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other permitted uses, Paragraph 51A-4.702(c)(2) through Subsection 51A- 4.702(i), governing the requirements of a site plan, a development plan, and amendments to a landscape plan, do not apply. (Ord. Nos. 22702; 23681; 26042)

SEC. 51P-435.105. MAIN USES PERMITTED.

(a) Agricultural uses.

-- Crop production.

(b) Commercial and business service uses.

-- None permitted.

(c) Industrial uses.

-- None permitted.

(d) Institutional and community service uses.

-- Adult day care facility. *[SUP]*
-- Cemetery or mausoleum. *[SUP]*
-- Child-care facility. *[SUP]*
-- Church.
-- College, university, or seminary. *[SUP]*
-- Community service center. *[SUP]*
-- Convent or monastery. *[SUP]*
-- Foster home. *[SUP]*
-- Library, art gallery, or museum. *[SUP]*
-- Public or private school.

(e) Lodging uses.

-- None permitted.

(f) Miscellaneous uses.

-- None permitted.

(g) Office uses.

-- None permitted.

(h) Recreation uses.

-- Country club with private membership. *[SUP]*
-- Private recreation center, club, or area. *[SUP]*
-- Public park, playground, or golf course.

(i) Residential uses.

-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
-- Single family.

(j) Retail and personal service uses.

-- None permitted.

(k) Transportation uses.

-- Private street or alley. *[SUP]*
-- Transit passenger shelter.
-- Transit passenger station or transfer center. *[SUP]*

(l) Utility and public service uses.

-- Electrical substation. *[SUP]*
-- Local utilities.
-- Police or fire station. *[SUP]*
-- Radio, television, or microwave tower. *[SUP]*
-- Tower/antenna for cellular communication. *[As permitted in the R-7.5(A) Single Family District, see Section 51A-4.212(10.1).]*
-- Utility or government installation other than listed. *[SUP]*

(m) Wholesale, distribution, and storage uses.

-- Recycling drop-off container. *[As permitted in the R-7.5(A) Single Family District, see Section 51A-4.213(11.2).]*

-- Recycling drop-off for special occasion collection. *[As permitted in the R- 7.5(A) Single Family District, see Section 51A-4.213(11.3).]*

(Ord. Nos. 22702; 26042)

SEC. 51P-435.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

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

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

(c) The "accessory community center (private)" use is permitted by SUP only. (Ord. Nos. 22702; 26042)

SEC. 51P-435.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard. Minimum front yard is 25 feet. Amenities required per Section 51P-435.112.2(b) may be located in a required front yard.

(b) Side and rear yard.

(1) For single family structures, minimum side and rear yard is five feet.

(2) For all other permitted uses, minimum side yard is 10 feet and minimum rear yard is 15 feet. Amenities required per Section 51P-435.112.2(b) may be located in a required side yard.

(c) Density. No maximum dwelling unit density.

(d) Floor area. Maximum floor area for a public school use is 350,000 [~~330,000~~] square feet.

(e) Floor area ratio. For all uses other than a public school use, no maximum floor

area ratio.

(f) Height.

(1) For a public school use, maximum structure height is 80 feet.

(2) For all other permitted uses, maximum structure height is 30 feet.

(g) Lot coverage.

(1) Maximum lot coverage is 45 percent for residential structures and 25 percent for nonresidential structures.

(2) Surface parking lots and underground parking structures are not included in lot coverage calculations.

(h) Lot size.

(1) For a public school use, no minimum lot size.

(2) For all other permitted uses, minimum lot size is 7,500 square feet.

(i) Stories. No maximum number of stories. (Ord. Nos. 22702; 26042)

SEC. 51P-435.108. OFF-STREET PARKING AND LOADING.

(a) For a public school use, off-street parking must be provided as shown on the development plan. Parking may be provided in the required yards.

(b) For all other permitted uses, off-street parking must be provided in accordance with Division 51A-4.300 et seq. (Ord. Nos. 22702; 26042)

SEC. 51P-435.109. FENCING.

(a) Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Sec. 51A-4.602(a).

(b) For a public school use, an open fence with a maximum height of six feet may be located in a required yard along a [~~fencing must be provided as shown on the development plan. Fencing may be provided in the~~] required yard[~~s~~] along a street frontage if all of the following conditions are met:

(1) No gates for vehicular traffic may be located less than 20 feet from the back of the street curb;

(2) The fence complies with the visual obstruction regulations in Sec. 51A-4.602(d); and

(3) The fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property. (Ord. Nos. 22702; 26042)

SEC. 51P-435.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. Nos. 22702; 26042)

SEC. 51P-435.111. LANDSCAPING.

(a) For a public school use, landscaping must be provided as shown on the landscape plan (Exhibit 435B) prior to the issuance of a certificate of occupancy.

(b) Landscaping for all other permitted uses must be provided in accordance with Article X.

(c) Plant materials must be maintained in a healthy, growing condition. (Ord. Nos. 22702; 26042)

SEC. 51P-435.112. SIGNS.

(a) Except as provided in Subsection (b) below, signs must comply with the provisions for non-business zoning districts contained in Article VII.

(b) One monument sign, a maximum of 224 square feet in effective area with a maximum height of nine feet, is permitted on the Property and located as shown on the development plan. (Ord. Nos. 23295; 26042)

SEC. 51P-435.112.1. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school must comply with the traffic management plan (Exhibit 435C).

(b) Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by March 1, 2026, or within six months after students first begin attending classes in the gymnasium addition, whichever is later [~~November 1, 2020~~]. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by March ~~November~~ 1st of each even- numbered year.

(A) If the Property owner or operator fails to submit the required initial traffic study to the director by March 1, 2026, or within six months after students first begin attending classes in the gymnasium addition, 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 even numbered year, the director shall notify the city plan commission.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion. (Ord. 30944)

SEC. 51P-435.112.2. DESIGN STANDARDS.

(a) SIDEWALKS/BUFFER: Except as provided in this paragraph, prior to the issuance of a certificate of occupancy for any use on the Property, minimum six-foot-wide unobstructed sidewalks with minimum five-foot-wide buffer must be provided along the entire length of all street frontages within the boundaries of the District.

(1) Illinois Avenue. Provided the sidewalk is in good repair and ADA compliant, existing sidewalks may remain as shown on the development plan; however, when these sidewalks are replaced they must have a minimum unobstructed width of six feet and a minimum five-foot-wide buffer is required.

(2) Duncanville Road. Provided they are in good repair and ADA compliant, existing sidewalks along Duncanville Road may remain as shown on the development plan; however, when these sidewalks are replaced they must have a minimum unobstructed width of six feet and a minimum five-foot wide buffer is required.

(3) For all street frontages within the district, where no sidewalk currently exists, minimum six-foot-wide unobstructed sidewalks with minimum five-foot-wide buffer must be installed prior to issuance of a certificate of occupancy for any use within the district. The buffer width may be reduced in order to avoid existing trees or utilities.

(b) PEDESTRIAN AMENITIES:

(1) The following pedestrian amenities must be provided prior to the issuance of a certificate of occupancy:

(A) 'Area 1'. A minimum of four six-foot benches, including wheelchair access spaces, two trash receptacles, and racks to accommodate six bicycles, must be provided within Area 1 as shown on the development plan. Amenities within Area 1 must be adjacent to a paved pedestrian path having direct access to the public sidewalk on Duncanville Road.

(B) 'Area 2'. A minimum of one grouping, each of which includes a six-foot bench with wheelchair access space and a trash receptacle, must be provided adjacent

to the public sidewalk within Area 2 as shown on the development plan.

(C) 'Area 3'. A minimum of four six-foot benches, including wheelchair access spaces, two trash receptacles, and racks to accommodate six bicycles, must be provided within Area 3 as shown on the development plan.

(D) 'Area 4'. A minimum of two groupings, each of which includes a six-foot bench with wheelchair access space and a trash receptacle, must be provided within Area 4 as shown on the development plan. Amenities within Area 4 must be adjacent to a paved pedestrian path having direct access to the public sidewalk on Duncanville Road.

(2) Amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required. Construction of the amenities must be completed prior to the final inspection of the gymnasium addition and prior to the issuance of a certificate of occupancy for any use on the Property.

(c) LIGHT STANDARDS FOR ATHLETIC FIELDS: A maximum of four light standards exceeding 15 feet in height may be provided for athletic fields accessory to a public school other than an open-enrollment charter school as shown on the development plan with the following conditions:

(1) Except as noted in this paragraph, the light standards may not be located in a required yard. Light standards may encroach a maximum of 10 feet into the 25-foot front yard required at Illinois Avenue.

(2) The light standards may not exceed 80 feet in height. Residential proximity slope does not apply.

(3) The light standards may only operate Monday through Friday between 6:00 a.m. and 10:00 p.m.

(4) Lighting is limited to a practice involving a Dallas Independent School District athletic team (or other University Interscholastic League organization) or extracurricular activity.

(5) The lighting must meet the International Dark-Sky Association standards for community-friendly sports lighting design.

SEC. 51P-435.113. ADDITIONAL PROVISIONS.

(a) Electrical service for single family uses. In this PD, a lot for a single family use may be supplied by not more than one electrical utility service and metered by not more than one electrical meter. The board of adjustment may grant a special exception to authorize more than one electrical utility service and more than one electrical meter on a lot in this PD when, in the opinion of the board, the special exception will:

(1) not be contrary to the public interest;

(2) not adversely affect neighboring properties; and

(3) not be used to conduct a use not permitted in this district.

(b) Temporary portable classrooms. The four portable classrooms shown on the development plan along the Duncanville Road street frontage must be removed prior to final inspection on the gymnasium addition and prior to the issuance of a certificate of occupancy for any use on the Property.

(c[b]) Maintenance. The entire Property must be properly maintained in a state of good repair and neat appearance.

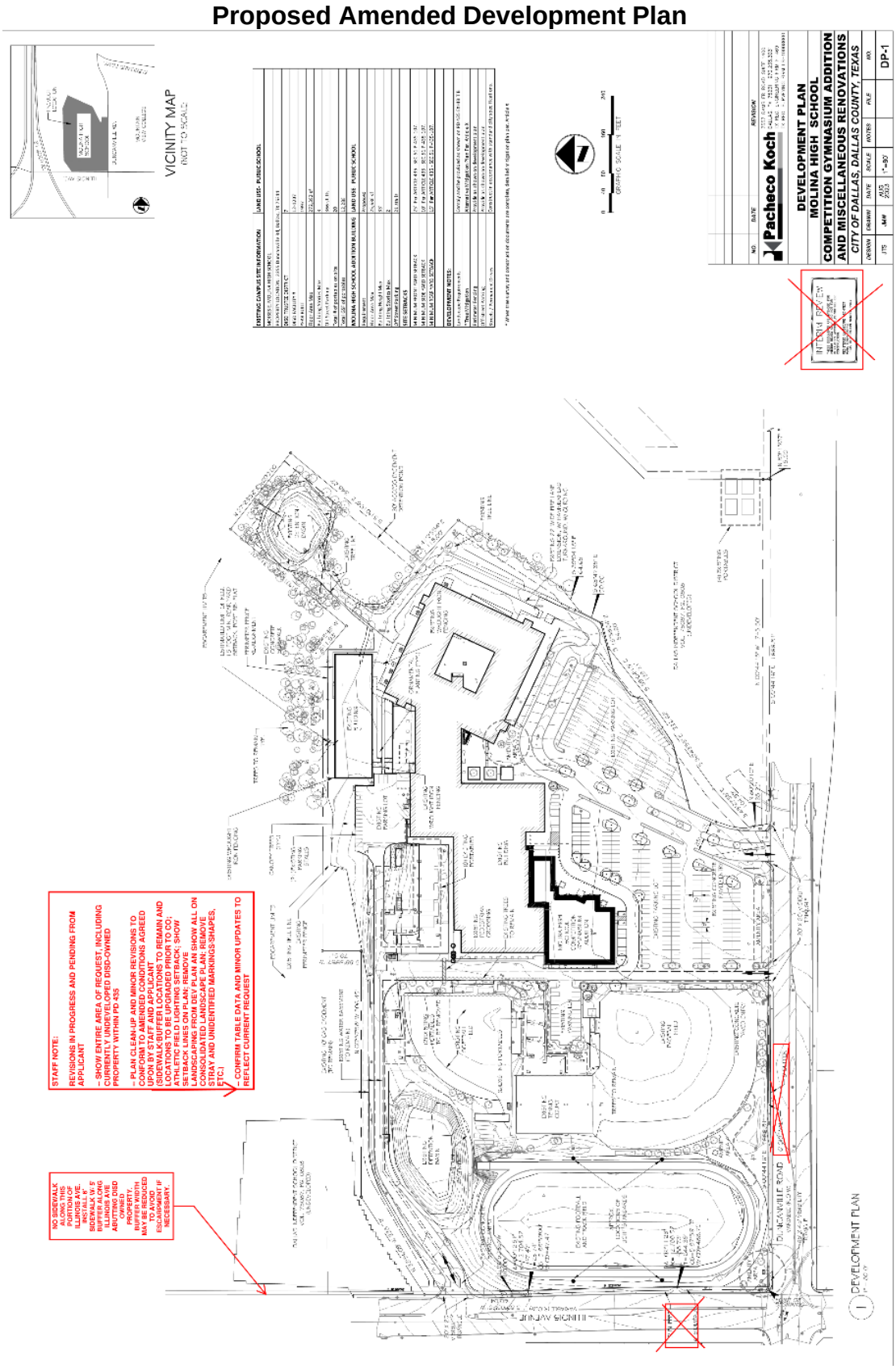
(d[c]) Compliance with laws. Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 22702; 26042)

SEC. 51P-435.114. GENERAL REQUIREMENTS.

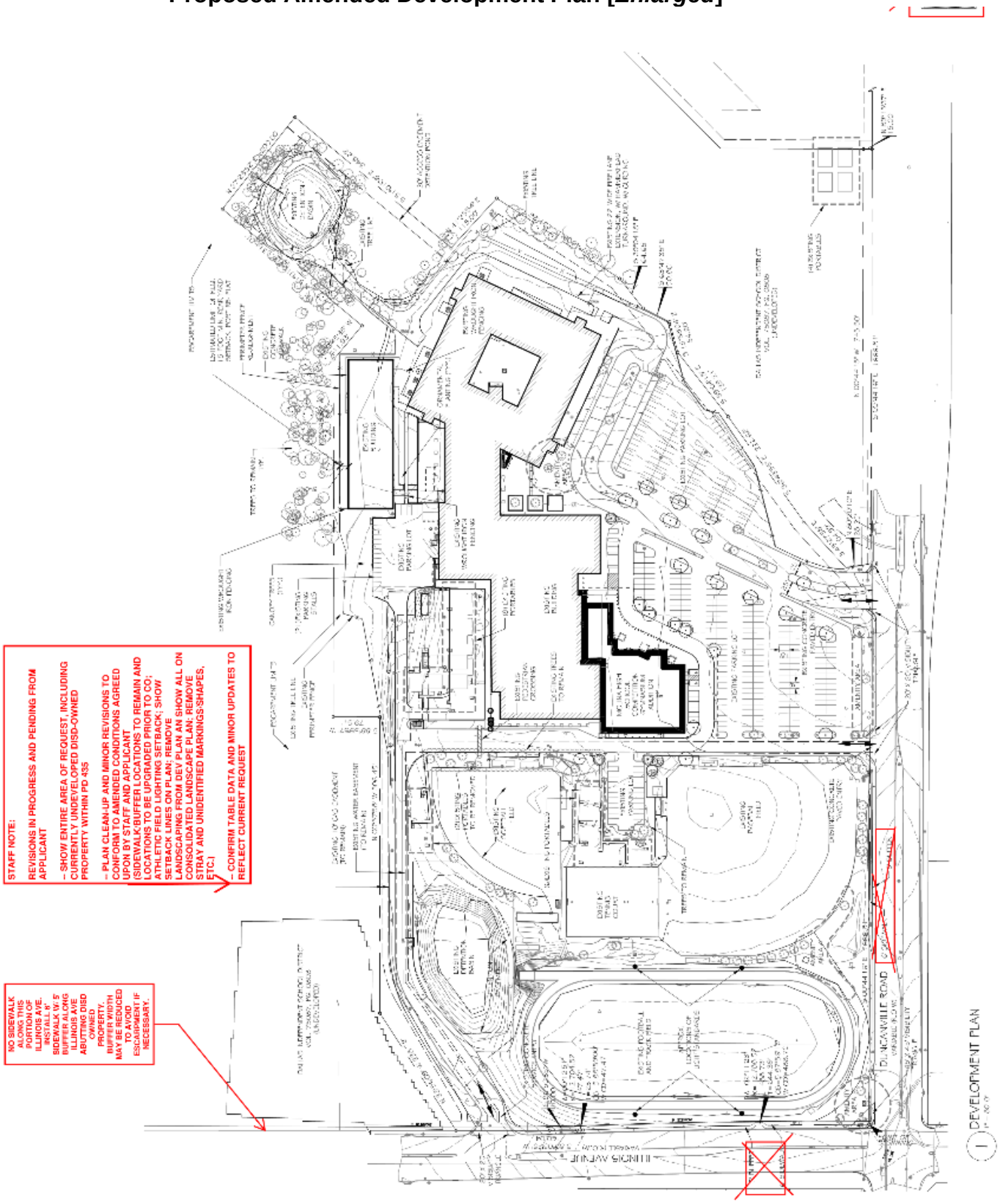
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 22702; 26042)

Proposed Amended Development Plan

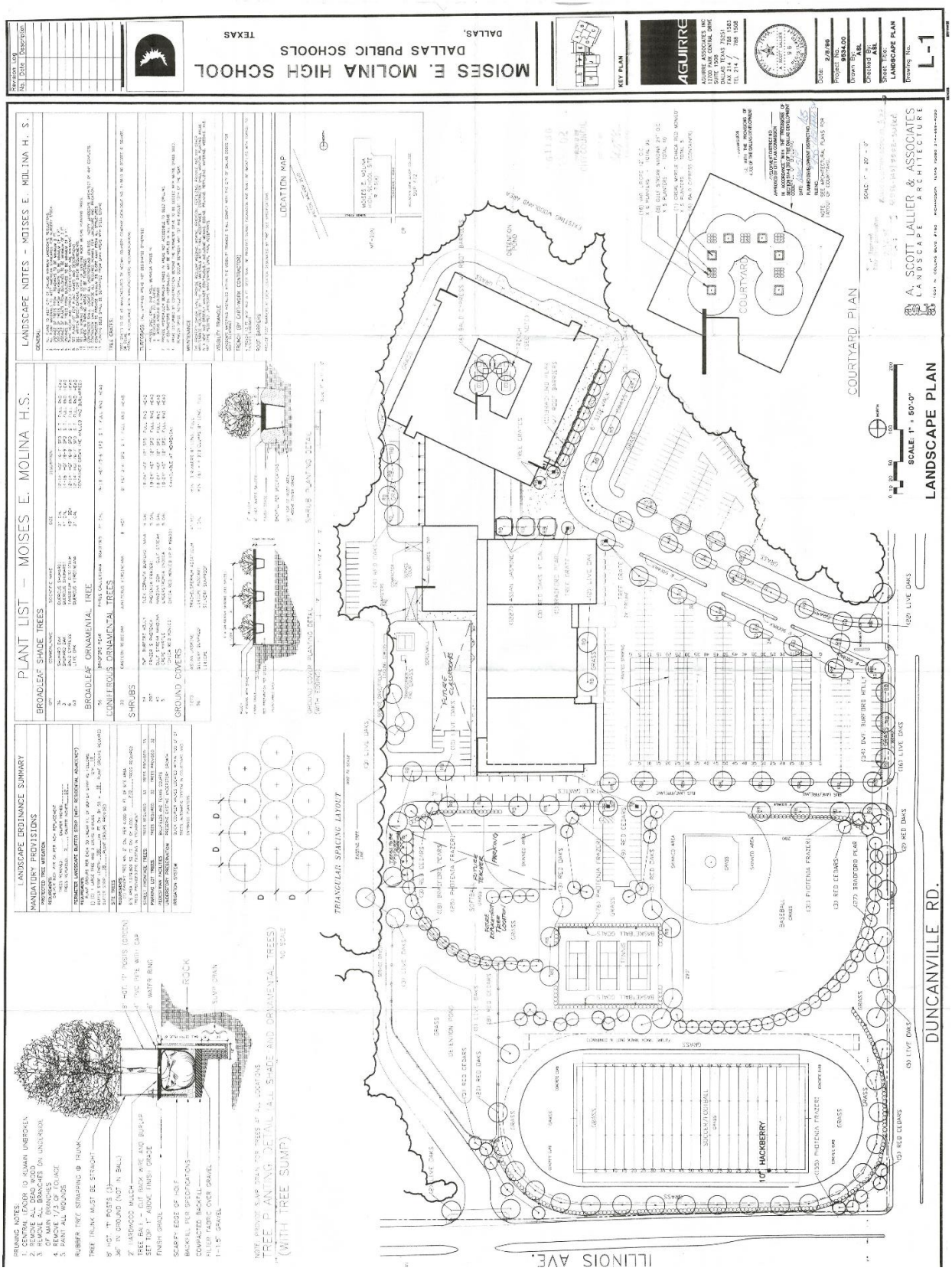


Proposed Amended Development Plan [*Enlarged*]



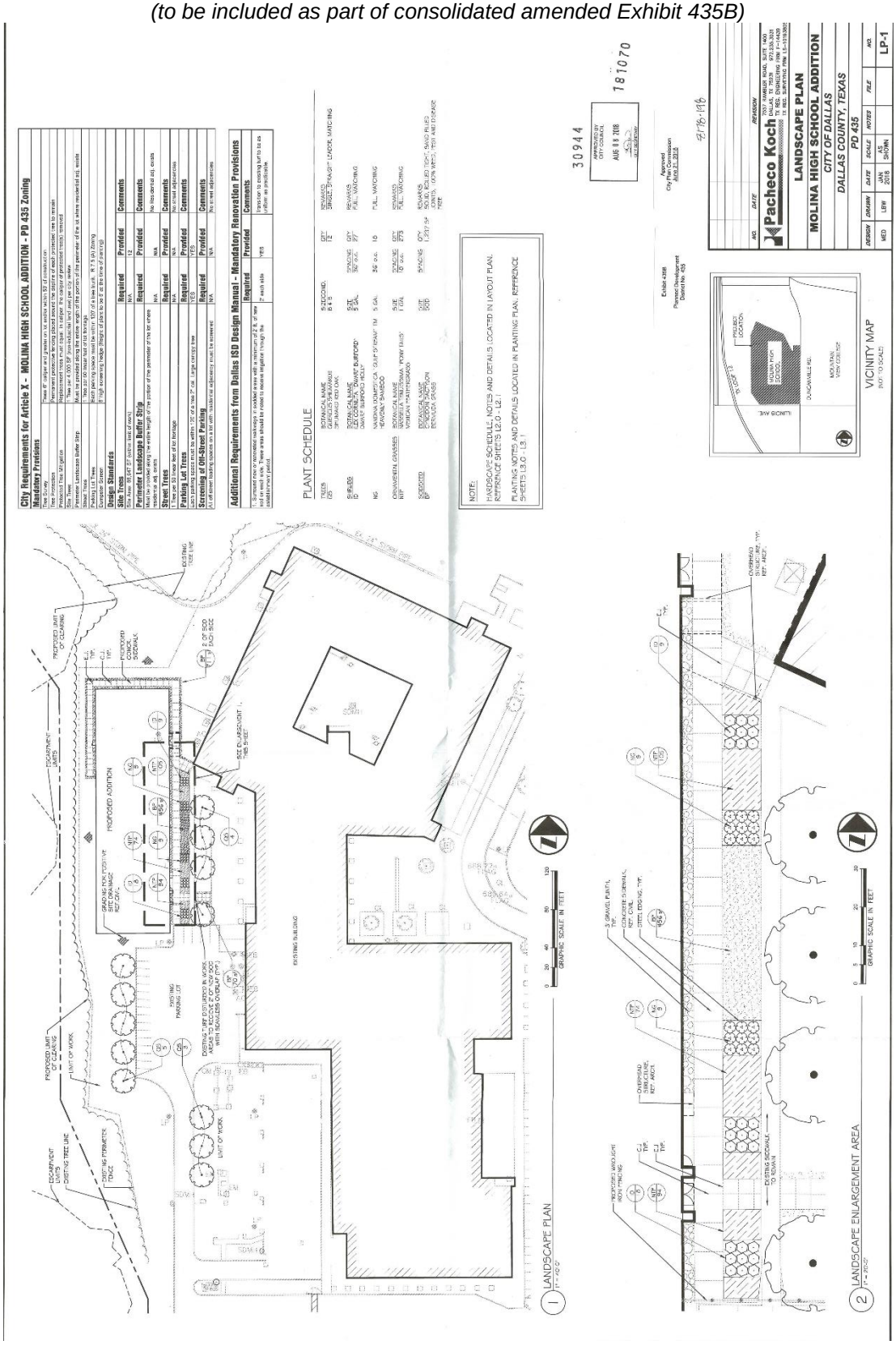
Existing Partial Landscape Plan [*approved 2001*]

(to be included as part of consolidated amended Exhibit 435B)



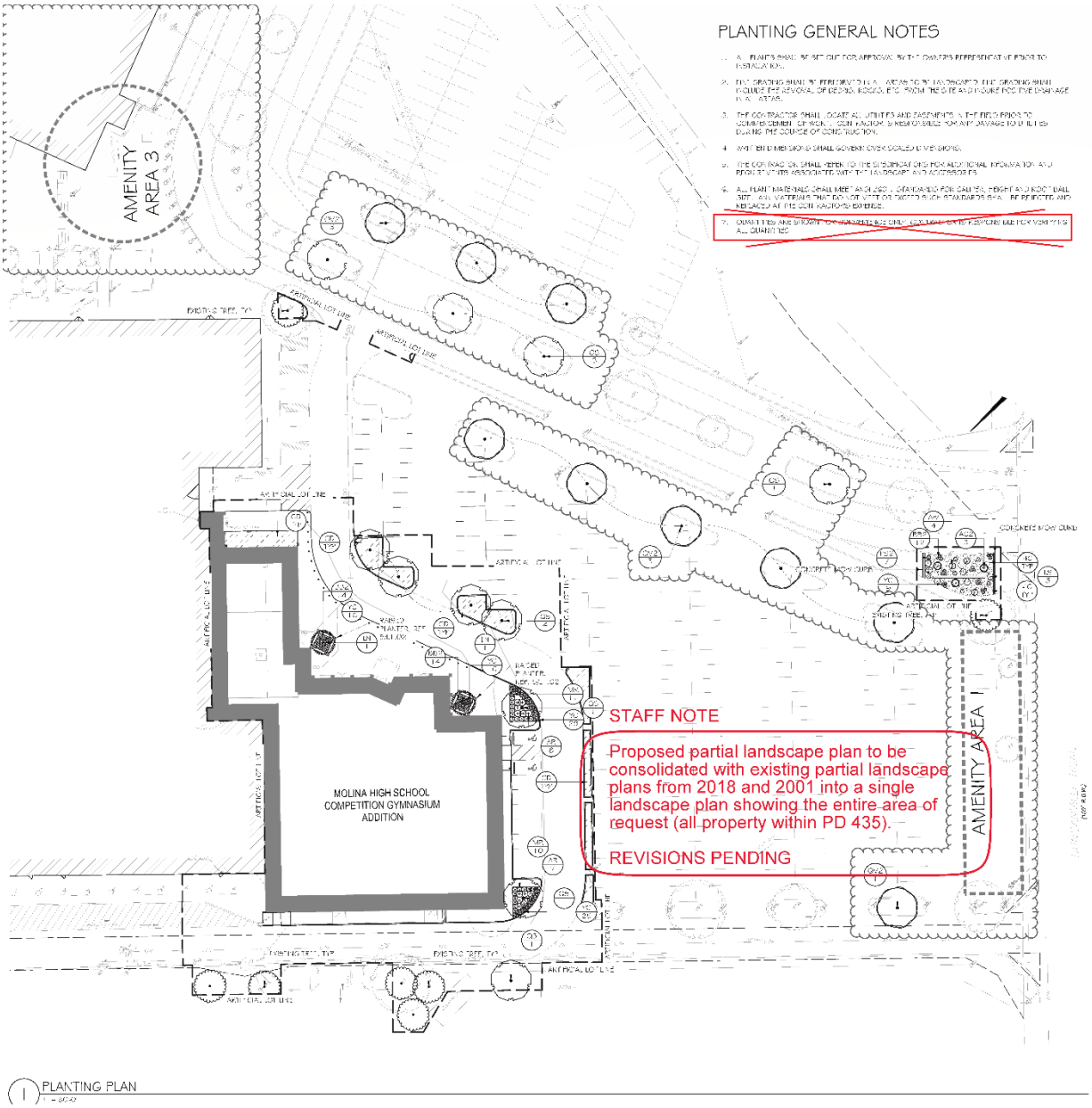
Existing Partial Landscape Plan [*approved 2018*]

(to be included as part of consolidated amended Exhibit 435B)



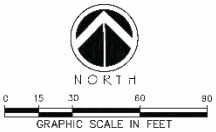
Proposed Partial Landscape Plan [*Current Request*]

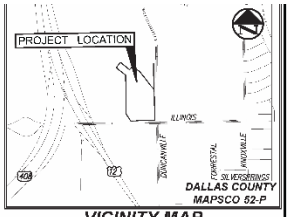
(to be included as part of consolidated amended Exhibit 435B)



Proposed Partial Landscape Plan TABLES [*Current Request*]

(to be included as part of consolidated amended Exhibit 435B)





VICINITY MAP
(NOT TO SCALE)

Additional Requirements from Dallas ISD Design Manual - Mandatory Renovation Provisions

	Required	Provided	Comments
1. Surround new or renovated walkways in sodded areas with a minimum of 2' ft. of new sod on each side. These areas should be noted to receive irrigation through the establishment period.	2' each side	YES	Transition to existing turf to be as uniform as practicable.

City Requirements for Article X - MOLINA HIGH SCHOOL ADDITION - PD 435 Zoning

Mandatory Provisions

Tree Survey	Trees 6" caliper and greater on lot and/or within 50' of construction
Tree Protection	Permanent protective fencing placed around the dripline of each protected tree to remain
Protected Tree Mitigation	Replacement trees must equal, in caliper, the caliper of protected tree(s) removed
Site Trees	1 Tree per 4,000 SF (non-industrial land use) per city review
Perimeter Landscape Buffer Strip	Must be provided along the entire length of the portion of the perimeter of the lot where residential adj. exists
Street Trees	1 Tree per 50 linear feet of lot frontage
Parking Lot Trees	Each parking space must be within 120' of a tree trunk, R 7.5 (A) Zoning
Dumpster Screen	6' high screening hedge (Height of plant to be 6' at the time of planting)

Design Standards

Site Trees	Required	Provided	Comments
Site Area: 63,679 SF (63,679 / 4,000 = 16 Trees)	16	16	7 Existing Trees. 9 Proposed Trees
Perimeter Landscape Buffer Strip	**Required**	**Provided**	**Comments**
Must be provided along the entire length of the portion of the perimeter of the lot where residential adj. exists	N/A	N/A	No Residential adj. exists
Street Trees	**Required**	**Provided**	**Comments**
1 Tree per 50 linear feet of lot frontage	N/A	N/A	No street adjacencies
Parking Lot Trees	**Required**	**Provided**	**Comments**
Each parking space must be within 120' of a tree 2" cal. Large canopy tree	YES	YES	
Screening of Off-Street Parking	**Required**	**Provided**	**Comments**
All off-street loading spaces on a lot with residential adjacency must be screened	N/A	N/A	No street adjacencies

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
QS	1	QUERCUS SHUMARDII SHUMARD RED OAK	3" CAL.	SINGLE STRAIGHT LEADER, MATCHING
QV2	9	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	CONT	SINGLE STRAIGHT LEADER, MATCHING

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
LIN	2	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	45 GAL	MULTI-TRUNK, FULL, MATCHING, 3 CANE MINIMUM

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
AR	15	ABELIA X GRAND FLORA 'ROSE CREEK' ROSE CREEK ABELIA	3 GAL	48" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
AW	4	ANISACANTHUS WRIGHTII WRIGHT'S DESERT HONEYSUCKLE	3 GAL	48" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
BG2	40	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	3 GAL	24" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
LS	5	LEUCOPHYLLUM FRUTESCENS 'SILVERADO' TEXAS SAGE	3 GAL	48" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
MR	21	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM PINK MUHLY	3 GAL	36" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
PS2	7	PANICUM VIRGATUM 'SQUAW' SQUAW SWITCH GRASS	3 GAL	30" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN

CACTI/SUCCULANTS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
AC2	3	AGAVE AMERICANA VARIEGATA VARIEGATED CENTURY PLANT	7 GAL	60" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN, NO BROKEN SPINES
YC	95	YUCCA RUPICOLA / FILAMENTOSA / CONCOLOR GUARD ADAM'S NEEDLE	3 GAL	24" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN, NO BROKEN SPINES

SOD/SEED	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
CD	2,194 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

HARDSCAPE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
4C	850 SF	4" B COBBLE	NOM.		ARIZONA COBBLE LARGE

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

INTERIM REVIEW
THESE DRAWINGS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR CONSTRUCTION, BIDDING, PERMITTING, OR CONSTRUCTION
REGISTERED LANDSCAPE ARCHITECT
NAME: KERRY DERRIK
TEXAS REGISTRATION NUMBER: 2653

PD 435 - EXHIBIT B
MOLINA HIGH SCHOOL
COMPETITION GYMNASIUM ADDITION
AND MISCELLANEOUS RENOVATIONS
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.

MOLINA HIGH SCHOOL COMPETITION GYMNASIUM ADDITION AND MISCELLANEOUS RENOVATIONS

Proposed Traffic Management Plan

DeShazo Group 42 YEARS

TRAFFIC . TRANSPORTATION PLANNING . PARKING . DESIGN

TECHNICAL MEMORANDUM

STATE OF TEXAS
ONKAR V. DHONDKAR
149270
LICENSED
PROFESSIONAL ENGINEER

To: Mr. Carl Krawley — *Masterplan*

From: Onkar Dhondkar, P.E. *DeShazo Group, Inc.*

Date: Wednesday, October 25, 2023

Re: Traffic Management Plan Update for Moisés E. Molina High School in Dallas, TX

DeShazo Project Number 22000

10/25/2023

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm based in Dallas, Texas, providing licensed engineers and planners skilled in the field of traffic and transportation engineering. The services of DeShazo were retained by **Masterplan** (Client) to provide a traffic management plan (TMP) update for Moisés E. Molina High School located at 2355 Duncanville Road in Dallas, Texas.

Based on the information gathered from the school, the academic institution currently has an enrollment of 2,102 students in 9th through 12th grade. There is a planned expansion to the school, which will be expected to not result in an increased student capacity (currently at 2,200 students). A new gymnasium is proposed to be constructed with the building footprint extended into the southern parking lot.

This TMP update report consists of the existing and anticipated traffic conditions at the school during the morning drop-off and afternoon pick-up peak periods. It determines whether the previously submitted plans effectively fulfill the safe and effective traffic operation management around the school. It also reviews proposed changes to the parking supply and provides recommendations to improve the effectiveness of the existing traffic management practices.

(NOTE: In this report, the term "parent" refers to any individual who is involved in the drop-off or pick-up of one or more students at the school).

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of other modes of travel—including pedestrian traffic—should also inherently improve, as well as the operational impact on the public street system. **This plan, however, should not be considered a comprehensive set of instructions to ensure adequate safety; it should be used as a tool to facilitate a safer and more efficient environment.**

The analysis summarized below identifies the projected vehicle demand including parking and queuing space (i.e., vehicle stacking) needed on site to accommodate projected school traffic demand during peak periods. A concerted effort and full participation by the school administration, staff, students, and parents are essential to maintain safe and efficient traffic operations. The use of designated parking and queuing areas is necessary to minimize the operational impact on adjacent properties and the public street system.

Site Access and Circulation

Currently, three access driveways serve the school site—two of which are located on Duncanville Road and one on W. Illinois Avenue to the south. The northernmost driveway on Duncanville Road primarily serves the student pickup queue during the dismissal hour. It should be noted that this is the only driveway that parents are allowed to use to access the queue. The southernmost driveway on Duncanville Road serves primarily as an egress point for the southern parking lot. The driveway on W. Illinois Avenue is used primarily by school buses and as an egress point by vehicles leaving the southern parking lot.

School Operational Characteristics

Table 1 summarizes the school's operational characteristics assumed in this analysis.

Table 1. School Operational Characteristics

Daily Schedule	Existing Condition (95.6% Capacity)
Start: 9:00 AM End: 4:30 (All of the Molina High School students are dismissed at the same time)	9th Grade – 599 students 10th Grade – 498 students 11th Grade – 505 students 12th Grade – 500 students ***Total: 2,102 students***
Approximate Percentage of Students Observed Travelling by Mode Other Than Drop-off/Pick-up	By Walking: @ 1% Self-Driving: @ 14% School Bus: @ 5%

NOTE: To the highest degree practical, existing conditions presented in this report are based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and information provided by personal interviews of school representatives. Analyses and recommendations presented in this report for proposed conditions were based upon evaluations of existing conditions supplemented by DeShazo's professional judgment and experience. As of the time previous observations were performed, approximately 350 students were participating in after-school extracurricular activities. According to school officials, this figure is relatively consistent across both the Fall and Spring semesters.

OBSERVATION OF EXISTING TRAFFIC OPERATIONS

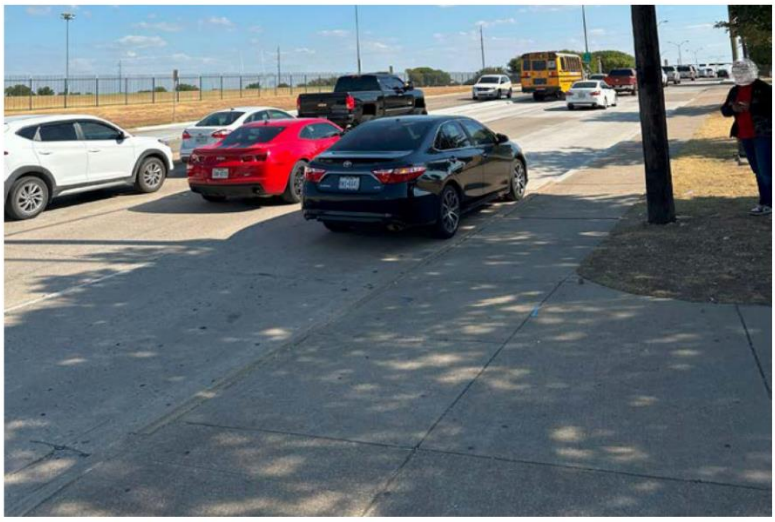
DeShazo observed on-site traffic on four different occasions at the following dates and times. In general, most peak traffic activity occurred within thirty minutes of either school pick-up timings or drop-off timing. The following are the periods and days when the school observations are completed:

- Monday, August 28th, 2023, during student dismissal
- Tuesday, August 29th, 2023, during student dismissal
- Wednesday, August 30th, 2023, during student arrival
- Thursday, August 30th, 2023, during student dismissal

Field observations indicate that current practices during the morning drop-off time are good, but improvements need to be made to the afternoon pick-up time to avoid traffic buildup on Duncanville Rd. The arrival of vehicles in the morning drop-off is more sporadic than traffic during the afternoon pick-up period. In the Afternoon parents park on the road which causes major traffic buildup and confusion for this area. Parents currently use Duncanville Rd. as a holding space to wait before the dismissal time, instead of using the designated parking area and driveway for the school. Also, some students walk up to this holding area and get picked up by their parents (Some of the exhibits below show that).

Exhibits 1-3 show some examples of the current parking situation during the pick-up time when this school dismisses during the site observations.

Exhibit 1: Queued Car in Duncanville Roadway

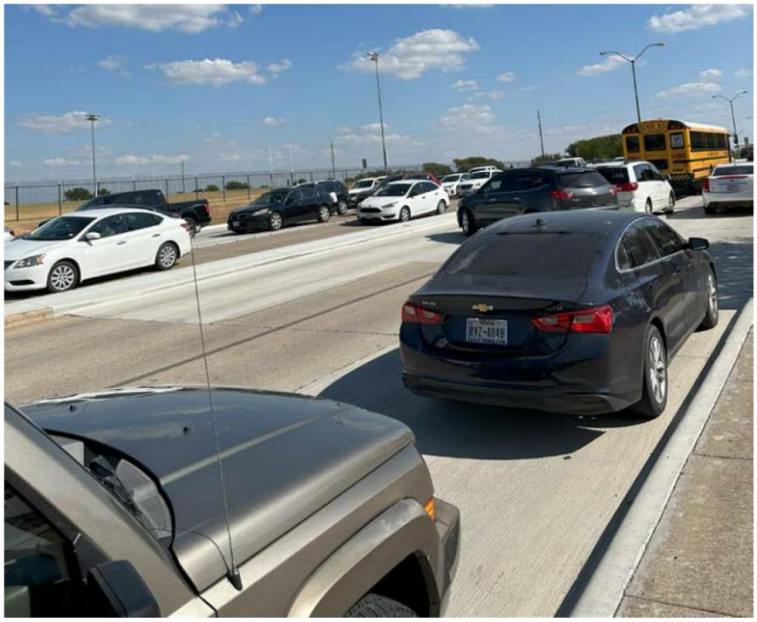


(The picture is taken from the closest school drive from W. Illinois)
(Source: DeShazo Group, Inc.)

Exhibit 2: Queued Car in Duncanville Roadway

(The picture is taken from the closest school drive from W. Illinois)
(Source: DeShazo Group, Inc.)

Exhibit 3: Queued Cars in Duncanville Roadway



(The picture is taken from the closest to the W. Illinois intersection)
(Source: DeShazo Group, Inc.)

Site Circulation and Passenger Loading/Unloading

While the school is served by eight school buses and four SPED buses, only a relatively small percentage of students ride the buses. According to school officials, most students (approximately 79%) arrive and leave via a parent vehicle. Observations consistently showed that most of the students exited the school site on foot to walk up to their parents who were holding up on the public right-of-way. The ingress driveway feeds directly into a queue line which follows the interior drive on Duncanville Road and terminates at the driveway. Many parents arrive over an hour early and park their vehicles in the queue line to wait for afternoon dismissal. Parents should be encouraged to arrive within 15 minutes of their student's respective dismissal period. The left lane is left open as a bypass lane, but, during the dismissal period, many parents idle or attempt to pick their students up in this lane, effectively making it a secondary queuing lane. This queue as well as the school bus pickup area is shown in **Exhibit 4**.

It must be noted that many students exit the school from the drive on Duncanville Road. During afternoon pickup periods vehicles were consistently observed queuing behind the parent parked vehicles, forming a pseudo-queue line along Duncanville Road. When students are dismissed between 4:25 and 4:35, many walk to Duncanville Road to find/wait for a parent's vehicle along the road. Students were observed not only waiting along the eastern side of Duncanville Road, but many ran across the six-lane boulevard (many into traffic) to wait on the western side of the thoroughfare. Some others walk south along the sidewalk to the intersection of Duncanville Road and W. Illinois Avenue and cross, either walking home or walking to find their parent's vehicle.

Vehicle Queuing Observations

The goal of any TMP should be to accommodate the maximum pick-up/drop-off queue on-site such that it does not extend onto a public right-of-way. DeShazo's school observations consistently indicate that maximum queues occur during the afternoon peak period when students are picked up; the morning period is typically not a significant traffic issue since drop-off activities are more temporally distributed and occur much more quickly than pick-up. The observed peak number of vehicles during each dismissal time is provided as follows in **Table 2**.

Table 2. Peak On-Site Vehicle Demand During Afternoon Pick-Up Period

(School Grades) Dismissal Time	(9-12th) 4:25 PM
Students Leaving via Parent Vehicle	*1,680 Students* [1] (approximated)
Maximum Queue Observed	**120 vehicles** [2] at 4:28 PM
Maximum Available Queue for Dual Stack Capacity	**127 vehicles** at 4:28 PM

[1] **The 1,680 students' number are approximated from the available information, such as; calculating the student shares from walking, self-driving, school bus and other afterschool activities, etc.**

[2] **The 120 vehicles are including the observed vehicles waiting along Duncanville Rd as well as the cars on the school campus.**

NOTE: As of the time previous observations were performed, approximately 350 students were participating in after-school extracurricular activities. According to school officials, this figure is relatively consistent across both the Fall and Spring semesters.

As may be noted, the peak queue observed was 120 vehicles at 4:28 PM. The total number of vehicles observed passing through the main on-site queue was 42.

Approximately 1,680 students get picked up by parent vehicles on an average day. This value is approximated by the conversation between DeShazo and the school staff at Molina HS. During the conversation, Deshazo was told that approximately 80% of students are picked up by car, and about 5% of students use school buses for transportation. Deshazo observed approximately 20 students walking off campus after dismissal which is approximately 1% of the student body. Deshazo counted the number of parking spaces at the school and observed the student lot to be about 80% full at dismissal time. That means that about 14% of students drive home if every student drives their own car. It was further observed that most students left the school site, rather than being picked up in the main queue. These students were traveling to a location to be picked up by a parent. However, due to parents being parked on Duncanville Rd., the number of observed students walking off campus who immediately got into cars was added to the observed queue to get a more realistic number of expected cars in the queue. The facilities at the school should be able to accommodate the number of parents that are parking on Duncanville Rd.

Typically, a much higher volume of students rides a school bus to and from school. Molina stands out among large public schools in that a relatively small percentage of students ride a school bus.

In addition to Table 2, the following observations were made:

- The parent pick-up queue is not technically doubled-stacked. Rather, when school is dismissed, the lefthand bypass lane effectively becomes a queuing lane as parents stop to let their students into the vehicle. This creates a conflict at the exit of the driveway with two lanes conflicting to make the same right-turn movement. Additionally, many vehicles leaving the site via the lefthand lane attempt to make a left turn out of the site onto northbound Duncanville Road.
- The traffic signal at Duncanville Road and W. Illinois Avenue is on a 100-second cycle time. The current cycle time does not provide ample time for any meaningful volume of vehicles traveling southbound on Duncanville Road (many of which have exited from the school site via one of the two driveways) to make a left turn onto eastbound W. Illinois Avenue.
- There are no traffic officers directing traffic at any school driveway. According to school officials, staff members will sometimes attempt to direct traffic at the two driveways on Duncanville Road which results in the overall improvement of traffic flow. However, *only* a sworn police officer may legally direct traffic in a public right-of-way.

Vehicular Queuing Analysis

The single-stacked queue from Duncanville Road is 1,081.5 linear feet (LF) and allows for approximately 46 vehicles to queue at a rate of 23.5 LF per vehicle with a bypass lane open. If the queue is double-stacked and wound through the small parking lot for temporary peak traffic, the total effective queue length is 3,155.18 LF, enough room for 134 vehicles to queue. Currently, the queue is single-stacked until approximately 4:25 when students are first dismissed. At this time, many vehicles will pull out of their space in the queue line or enter the site from Duncanville Road. They will then proceed along the queue

until a student meets them or proceed to the end of the line and wait for the student. This has an overall deleterious effect on the queue in that parents who pick up their students earlier in the queue must wait for the queue to clear until they can exit the school site. This creates further delays as vehicles are waiting to turn into the school site.

Many vehicles leaving the school site make a left turn from the left lane of the driveway onto northbound Duncanville Road. While technically legal as no signs or markings are restricting this movement, it lends to an unsafe traffic environment. Many vehicles pull out on Duncanville Road blocking southbound traffic while they wait for northbound traffic to clear to the point where they can complete their left-turn movement. Alternatively, vehicles simply idle at the turn lane, sometimes waiting for as long as seven minutes to make this turn movement. Either case results in a significant delay for other vehicles waiting to exit the site.

School buses queue along the southern side of the main school building as shown in **Exhibit 4**. Students proceed out of the school building via the secondary entrance and load onto these buses. The buses then proceed to exit the school site via one of two driveways: the southern driveway on Duncanville Road or the driveway on W. Illinois Avenue. Those exiting via the former driveway conflict with vehicles leaving the main parking lot as well as the significant traffic present on Duncanville Road during this time while vehicles exiting on W. Illinois Avenue experience virtually no delays whatsoever.

RECOMMENDATIONS FOR VEHICLE QUEUING

A TMP for any school should be calibrated for student enrollment capacity (2,200 students for Molina). As such, while the observed peak queue was 42 vehicles for students picked up on-site, the plan should be calibrated to accommodate the observed queue as well as the additional cars that are parked on Duncanville Rd. This is also assuming that current operations characteristics of the school (i.e., dismissal times, extracurricular activities, number of students riding a bus, number of students walking off-site, etc.) persist into the future. The school and school district are encouraged to consider the following measures to address the outstanding traffic issues identified in this report. The school and school district may wish to implement these recommendations sequentially, determine their effectiveness, and make an informed decision on whether the remaining recommendations are necessary based on the persistence of queue spillover onto the City of Dallas right-of-way.

1. **Encourage parents to avoid arriving early**: As mentioned, parents were observed idling on the school site and along Duncanville Road up to forty minutes before the dismissal period.
2. **Creating a staggard dismissal schedule**. By staggering the student dismissal schedule, the school can limit the number of students that can be picked up in a determined time interval. A staggard dismissal time will reduce the number of students being let out and will also reduce the number of parents in the queue at any given time.
3. **Encourage students to use the bus more**: This school stands out due to the percentage of students that ride the bus. Typically, more students are willing to ride to bus closer to home. We believe that reevaluating the bus route and stops may be needed to help with the number of parents in the queue at the school during pick-up time. This could also keep more kids from crossing dangerous roadways and keep them safer on their commute home.
4. **Double-stack the queue with additional turns**: With the queue single- stacked, there is only enough room for 65 vehicles to queue on-site. This is also assuming that school staff members are proactive in encouraging parents in the queue to pull up closely to the vehicle in front of them, minimizing the queue length per vehicle. This is not enough, however, to accommodate the peak queue of 120 vehicles. Rather, a double-stacked queue would be wise. This would increase the effective queue capacity to 127 vehicles, but would also require careful management of student loading. The SPED Bus loading zone would also need to be moved to the normal bus loading zone.
5. **Creating a second queueing zone**: Creating a second queueing zone will allow for more students to have a safe pickup area for their parent's vehicles. This will increase the number of students that can be picked up at a time and will increase how fast the students can get leave the queue. The parents that travel north and south on Duncanville Road are proposed to use the current queue line that is being used today. The second proposed queue line will start on W Illinois Avenue and the parents that travel east and west on W Illinois Avenue are supposed to use this new queue line.
6. **The school administration should continue to implement active management of the student loading process to expedite operations and reduce the maximum queuing accumulation of traffic**. Queue pick-up participation is a challenge that schools face constantly. Despite the anticipated practices and operational characteristics, the full cooperation of all school staff members, students, and parents is crucial for the success of the systematic queue. Proper training of school staff on the duties and expectations of this plan is recommended. Sufficient communication at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. DeShazo further supports the consideration of the following recommendations to

optimize queue operations.

7. **Use of apps or software** (e.g., Driveline Dispatch®) to expedite queue operations. This software efficiently displays family names of upcoming vehicles on indoor screens and provides students and school staff with a chart of vehicles approaching the loading zone.
8. **Hire a police officer to monitor traffic.** The school currently has a resource officer working for the school to monitor traffic. The Resource officer can monitor the traffic on Duncanville Road. If it is found that additional traffic controlling assistance is needed the school can investigate hiring more officers to help monitor the flow of traffic near the school.

Necessary Actions

Current traffic management policies are causing a Level-of-Service failure on Duncanville Road during the school peak periods and do not wholly lend to a safe environment for the student pedestrians who leave the site on foot. The following actions are necessary to address these outstanding issues and will help not only improve queue clear time but also create a safer and more efficient environment for vehicles leaving the queue, students leaving the site on foot, and traffic on Duncanville Road.

9. **Install No-Parking/No-Stopping Signs on Duncanville Road**: Observations consistently showed several dozen vehicles parked along the right-hand lanes of both northbound and southbound Duncanville Road. No Parking signs together with No Stopping signs should be installed along these lengths to prevent any vehicle from parking.
10. **Additional School Staff to Guide the Vehicles On-Site**: It is encouraged that the school employs school staff consistently to direct the on-site traffic. This measure together with the resource officer monitoring the traffic on Duncanville Road will ensure an efficient TMP implementation.

Student Safety

- Parents should be warned that loading children into cars on public roads can result in a citation.
- Student safety should always remain paramount. School administration should remind students, parents, and staff continuously throughout the school year of their expectations relative to this traffic management plan.
- School administration should, in the interest of student safety, review traffic operations and address any problems concerning this traffic management plan, and identify solutions.
- Per the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle when a school zone speed restriction is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

If the school takes the Recommended and Necessary Actions listed in this report, queue spillover onto the City of Dallas public right-of-way is expected to be minimized and the safe and efficient transfer of vehicles and students into and out of the site will be preserved. Full cooperation of all school staff members, students, and parents is crucial to the execution of a successful traffic management plan and systematic queue. Proper training of the school staff on the duties and expectations of this plan is recommended. Sufficient communication at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. School administration should review the details of this TMP regularly to confirm its effectiveness.

END OF MEMO

SCHOOL REVIEW AND COMMITMENT

This plan was developed for Moisés E. Molina High School with the intent of optimizing safety and efficiency related to vehicular traffic generated by the school during peak traffic periods. A concerted effort and full participation by the school administration, staff, students, and parents are essential to maintain safe and efficient traffic operations.

The school has reviewed the Traffic Management Plan and is in support of the strategies presented herein.

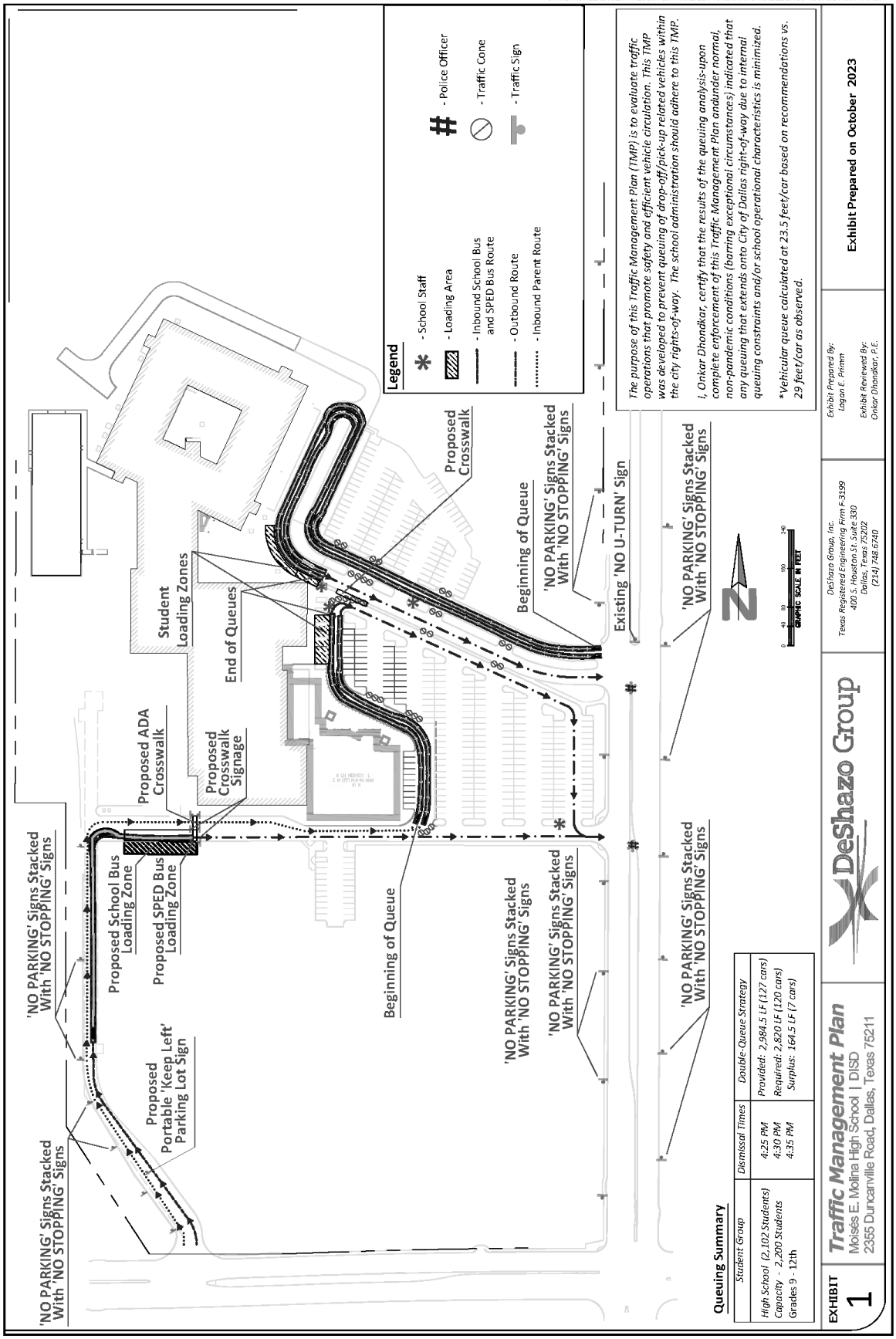
The school is committed to continually reviewing and assessing the effectiveness of the TMP and if

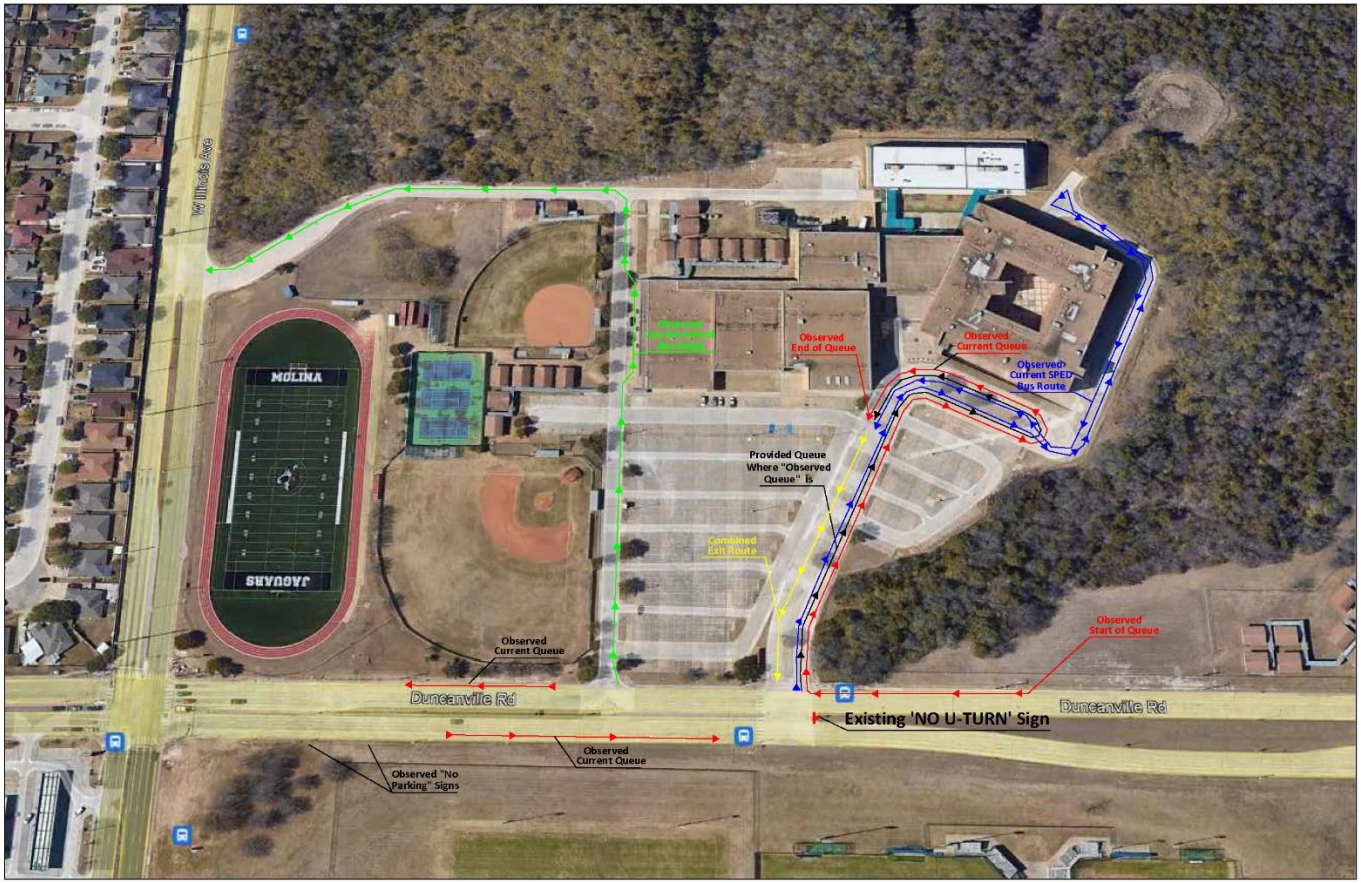
Principal Jacob Nunez

School Officer

10/19/23

Date


'NO PARKING' Signs Stacked With 'NO STOPPING' Signs
Proposed School Bus Loading Zone
Proposed SPED Bus Loading Zone
Proposed ADA Crosswalk
Proposed Crosswalk Signage
Student Loading Zones
End of Queues
Proposed Portable 'Keep Left' Parking Lot Sign
Beginning of Queue
Proposed Crosswalk
Beginning of Queue
Existing 'NO U-TURN' Sign
Legend
- School Staff
- Loading Area
- Inbound School Bus and SPED Bus Route
- Outbound Route
- Inbound Parent Route
- Police Officer
- Traffic Cone
- Traffic Sign
The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP.
I, Onkar Dhondkar, certify that the results of the queuing analysis-upon complete enforcement of this Traffic Management Plan andunder normal, non-pandemic conditions (barring exceptional circumstances) indicated that any queuing that extends onto City of Dallas right-of-way due to internal queuing constraints and/or school operational characteristics is minimized.
*Vehicular queue calculated at 23.5 feet/car based on recommendations vs. 29 feet/car as observed.
GRAPHIC SCALE IN FEET
0 40 80 160 240
Queuing Summary
Student Group | Dismissal Times | Double-Queue Strategy
High School (2,102 Students) Capacity - 2,200 Students Grades 9 - 12th | 4:25 PM 4:30 PM 4:35 PM | Provided: 2,984.5 LF (127 cars) Required: 2,820 LF (120 cars) Surplus: 164.5 LF (7 cars)
DeShazo Group
Traffic Management Plan
Moisés E. Molina High School | DISD
2355 Duncanville Road, Dallas, Texas 75211
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748-6740
Exhibit Prepared By:
Logan E. Pimm
Exhibit Reviewed By:
Onkar Dhondkar, P.E.
Exhibit Prepared on October 2023
EXHIBIT 1



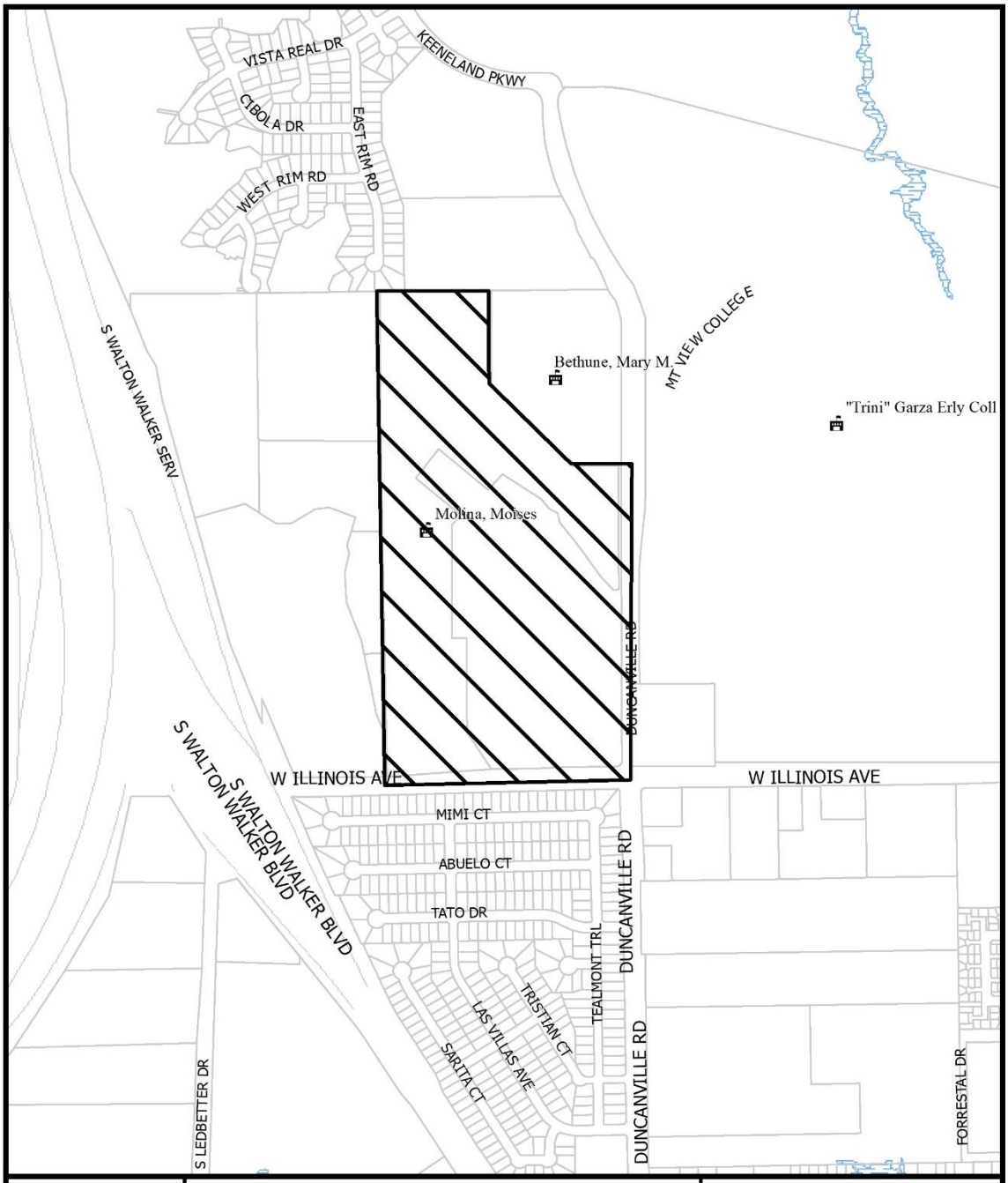
Queuing Summary

Student Group	Dismissal Times	Current Queue Strategy
High School (2,102 Students) *Capacity - 2,200 Students* Grades 9 - 12th	*4:25 PM* *4:30 PM* *4:35 PM*	*Provided: 1,057.5 LF (45 cars)* *Required: 2,820 LF (120 cars)* *Deficit: 1,762.5 LF (75 cars)*

0 40 80 160 240
GRAPHIC SCALE IN FEET

Appendix	Current Conditions Moisés E. Molina High School | DISD 2355 Duncanville Road, Dallas, Texas 75211	DeShazo Group	DeShazo Group, Inc. Texas Registered Engineering Firm F-3199 400 S. Houston St. Suite 330 Dallas, Texas 75202 (214) 748.6740	Exhibit Prepared By: Logan E. Primm Exhibit Reviewed By: Onkar Dhondkar, P.E.	**Exhibit Prepared on September 12, 2023**

MOLINA HIGH SCHOOL COMPETITION GYMNASIUM ADDITION AND MISCELLANEOUS RENOVATIONS



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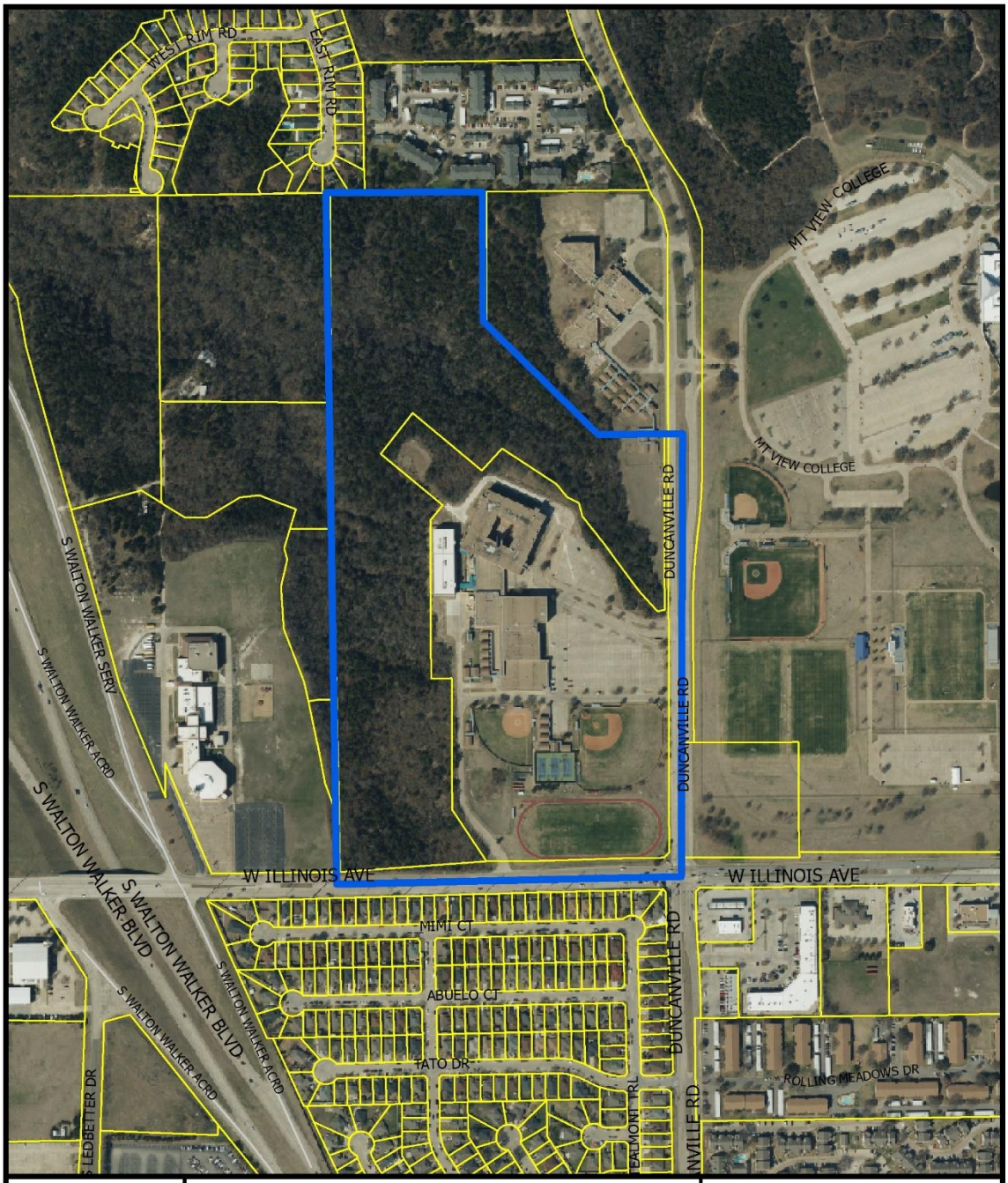
VICINITY MAP

Case no: Z212-240

Date: 10/2/2023



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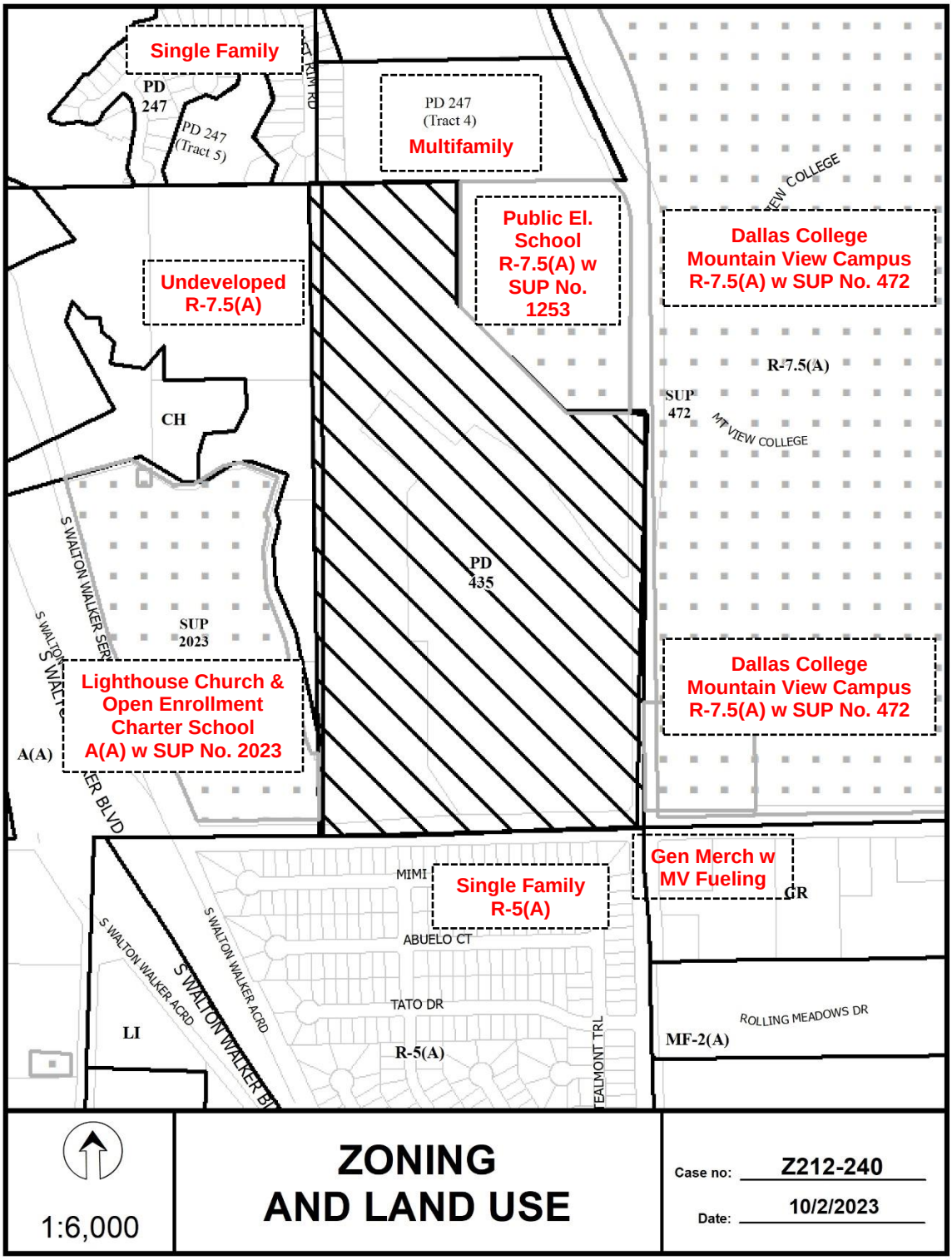
AERIAL MAP

Case no: Z212-240

Date: 10/2/2023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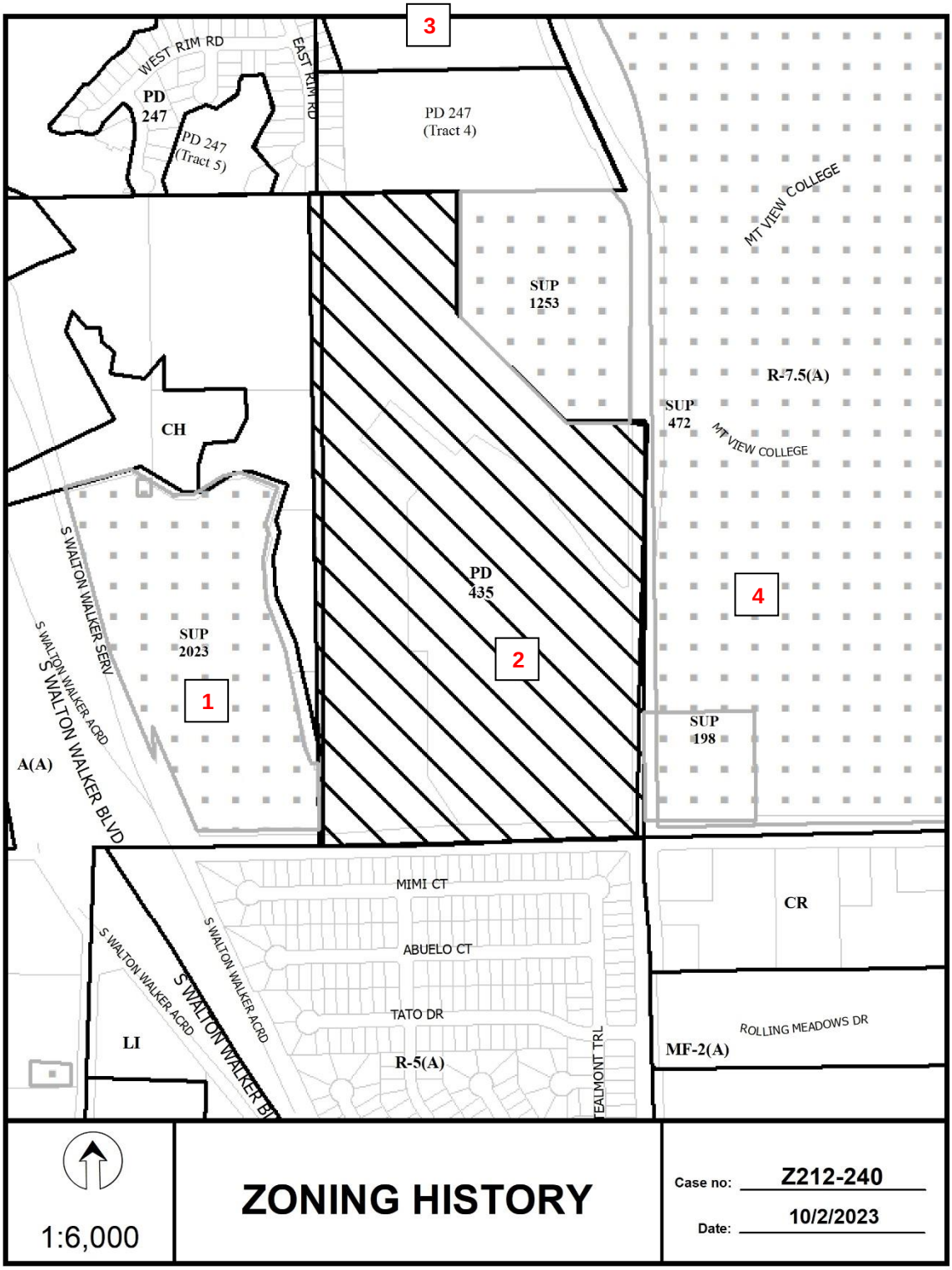
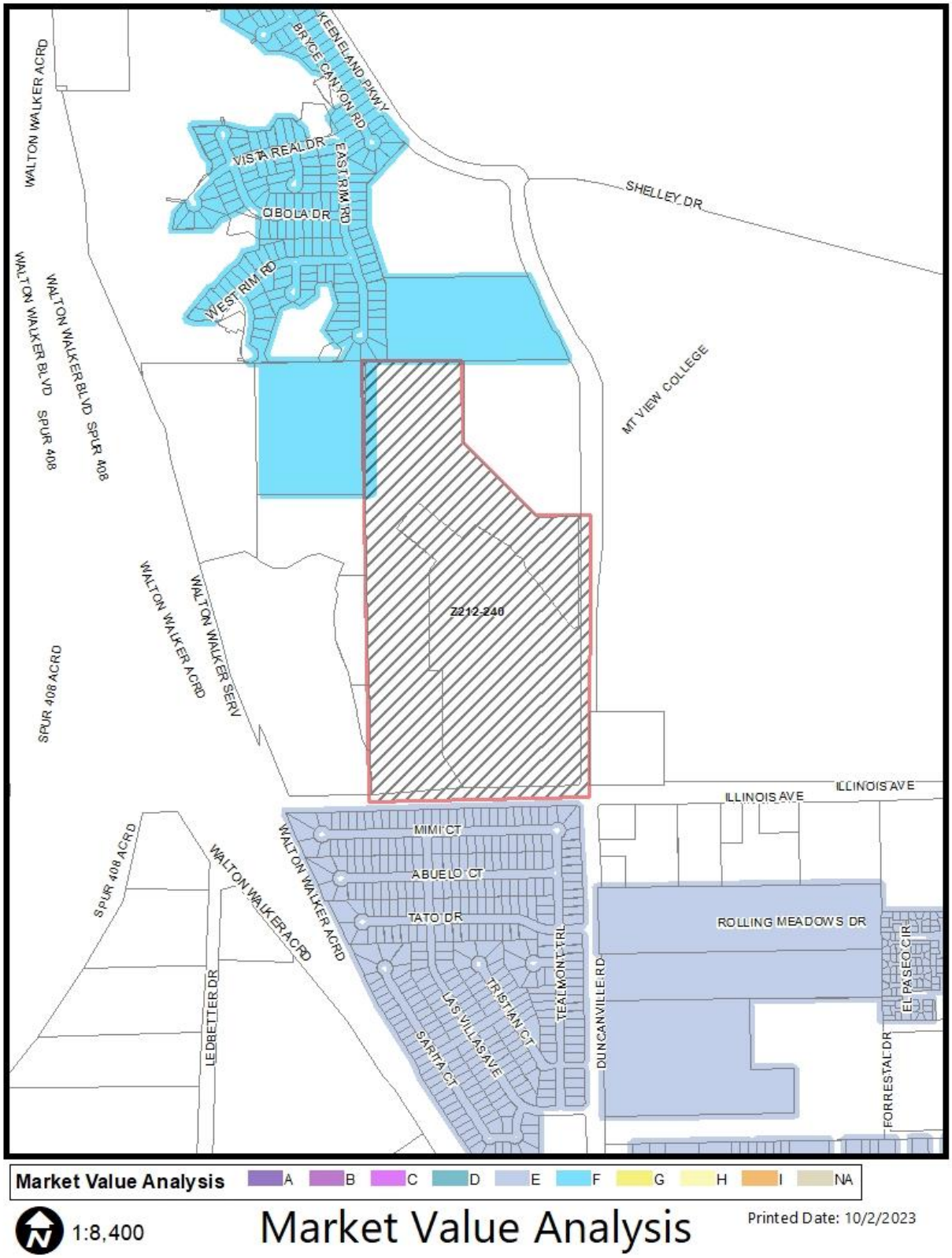
PD 247 (Tract 5)
PD 247 (Tract 4)
Multifamily
Public El. School R-7.5(A) w SUP No. 1253
Dallas College Mountain View Campus R-7.5(A) w SUP No. 472
Undeveloped R-7.5(A)
R-7.5(A)
SUP 472
MT VIEW COLLEGE
CH
PD 435
S WALTON WALKER SERV
SUP 2023
Lighthouse Church & Open Enrollment Charter School A(A) w SUP No. 2023
A(A)
Dallas College Mountain View Campus R-7.5(A) w SUP No. 472
Gen Merch w MV Fueling
GR
MIMI
Single Family R-5(A)
ABUELO CT
S WALTON WALKER ACRD
S WALTON WALKER BLVD
TATO DR
LI
R-5(A)
ROLLING MEADOWS DR
MF-2(A)
1:6,000
ZONING AND LAND USE
Case no: Z212-240
Date: 10/2/2023


3
WEST RIM RD
EAST RIM RD
PD 247
PD 247 (Tract 5)
PD 247 (Tract 4)
MT VIEW COLLEGE
SUP 1253
R-7.5(A)
SUP 472
MT VIEW COLLEGE
CH
S WALTON WALKER SERV
S WALTON WALKER ACRD
S WALTON WALKER BLVD
SUP 2023
1
PD 435
2
4
SUP 198
A(A)
MIMI CT
ABUELO CT
TATO DR
R-5(A)
CR
ROLLING MEADOWS DR
MF-2(A)
LI
1:6,000
ZONING HISTORY
Case no: Z212-240
Date: 10/2/2023



Market Value Analysis A B C D E F G H I NA

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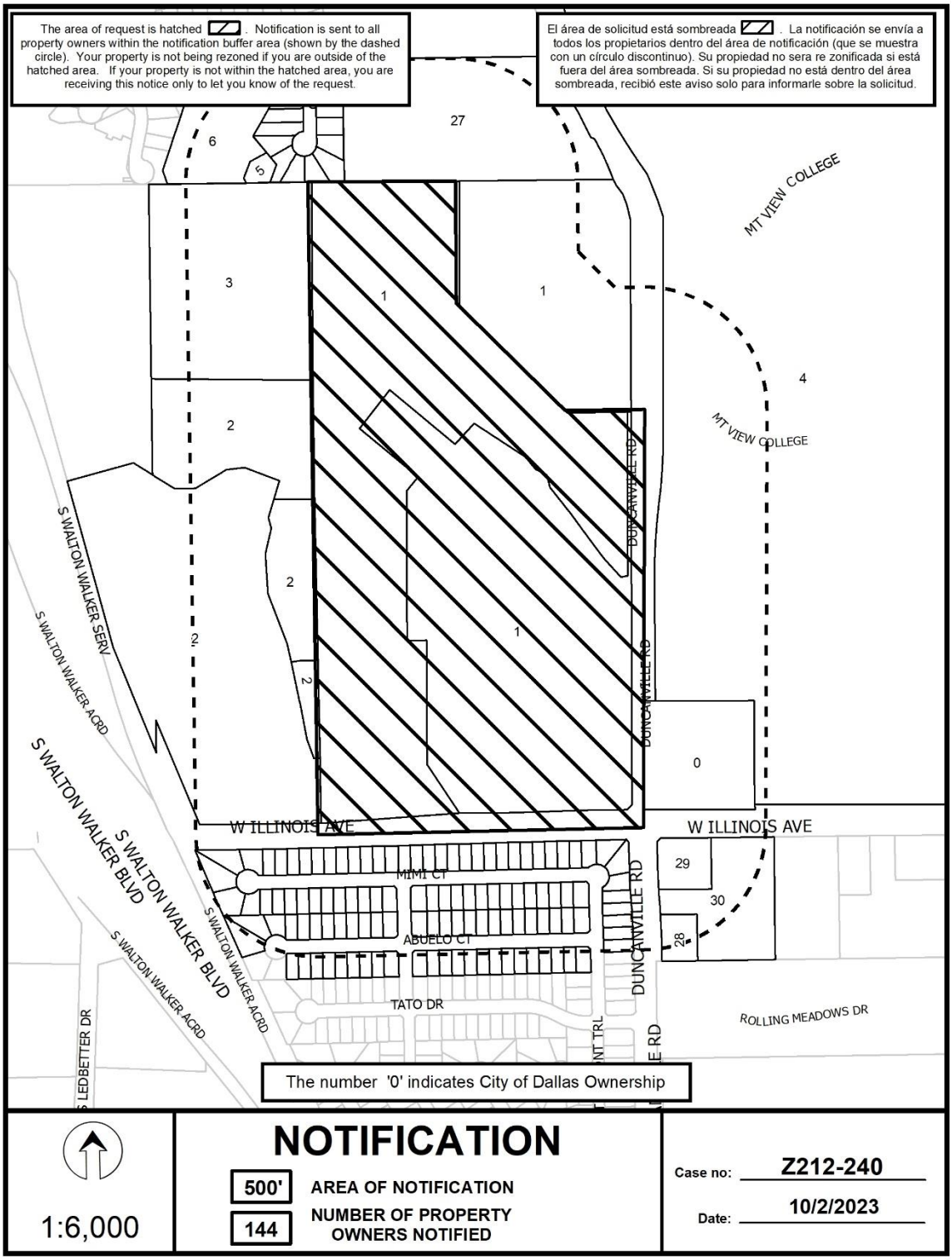
Market Value Analysis

Printed Date: 10/2/2023


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
MT VIEW COLLEGE
MT VIEW COLLEGE
S WALTON WALKER SERV
S WALTON WALKER ACRD
S WALTON WALKER BLVD
S WALTON WALKER BLVD
S WALTON WALKER ACRD
S WALTON WALKER ACRD
S LEDBETTER DR
W ILLINOIS AVE
W ILLINOIS AVE
DUNCANVILLE RD
DUNCANVILLE RD
MIMI CT
ABUELO CT
TATO DR
ROLLING MEADOWS DR
The number '0' indicates City of Dallas Ownership
1:6,000
NOTIFICATION
500'
AREA OF NOTIFICATION
144
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z212-240
Date: 10/2/2023

10/02/2023

Notification List of Property Owners

Z212-240

144 Property Owners Notified

Label #	*Address*		*Owner*
1	2355	DUNCANVILLE RD	Dallas ISD
2	5355	W ILLINOIS AVE	GOSPEL LIGHTHOUSE CHURCH THE
3	5555	W ILLINOIS AVE	YAQUINTO ROBERT JR &
4	4849	W ILLINOIS AVE	DALLAS COLLEGE
5	11	EAST RIM RD	VISTA REAL SUBD OWNERS ASSN INC
6	2200	S WALTON WALKER BLVD	DALLAS NATIONAL APTS 1 3 LLC
7	1	EAST RIM RD	VISTA REAL SUBD OWNERS ASSN INC
8	5042	EAST RIM RD	GRACIANO EMMANUEL &
9	5038	EAST RIM RD	PINTO SERGIO JR &
10	5034	EAST RIM RD	MALDONADO PABLO &
11	5030	EAST RIM RD	WEBB DON M & NORMA P
12	5026	EAST RIM RD	LARY TERRI G &
13	5022	EAST RIM RD	ROQUE CARLOS
14	5018	EAST RIM RD	GUTIERREZ REYNALDO &
15	5014	EAST RIM RD	ARUGETA JOSE & ADRIANA
16	5010	EAST RIM RD	PESCADOR SEVERIANO &
17	5013	EAST RIM RD	GURUSQUIETA EZEQUIEL
18	5021	EAST RIM RD	VIELMA JAMIE
19	5025	EAST RIM RD	LOPEZ PERLA R
20	5029	EAST RIM RD	ALFONSO MANUEL A &
21	5033	EAST RIM RD	ROQUE ROBERTO
22	5037	EAST RIM RD	RAMOS ELIAS & LETICIA
23	5041	EAST RIM RD	SANCHEZ JOSE & GUADALUPE
24	5045	EAST RIM RD	MORENO JUAN &
25	1408	WEST RIM RD	ALMANZA ARTURO
26	5030	LEONILA PLAZA	IBARRA GRACIELA

10/02/2023

Label #	***Address***		***Owner***
27	1531	DUNCANVILLE RD	1531 DUNCANVILLE ROAD LLC
28	2410	DUNCANVILLE RD	DALLAS ALISHAH
29	4970	W ILLINOIS AVE	KA INVESTMENT INC
30	4950	W ILLINOIS AVE	KULSOOM ENTERPRISES INC
31	5210	ABUELO CT	CASTRO MIGUEL A
32	5214	ABUELO CT	ECHEVERRIA MARTHA &
33	5218	ABUELO CT	CEVALLOS JOSE A &
34	5222	ABUELO CT	LOERA ANA TERESA
35	5226	ABUELO CT	CEVALLOS NAYELI ABIGAIL
36	5230	ABUELO CT	GAMEZ RICARDO ELIAS
37	5234	ABUELO CT	JASSO MA DELACRUS LETICIA
38	5238	ABUELO CT	RUBIO YESENIA
39	5242	ABUELO CT	DIAZ JOSE &
40	5257	ABUELO CT	MATTHEWS RANDALL R &
41	5253	ABUELO CT	VALENZUELA OLIVIA C &
42	5249	ABUELO CT	CARDONA WANDA
43	5245	ABUELO CT	GOMEZ JESUS R
44	5241	ABUELO CT	ELORZA THEODORA DELFINA & GABINO ELORZA ZUNIGA
45	5237	ABUELO CT	SERRANO FIDEL A CRUZ &
46	5233	ABUELO CT	SALDANAGUTIERREZ ROGELIO &
47	5229	ABUELO CT	SANDOVALLOPEZ ABRAHAM
48	5225	ABUELO CT	YASSIN FERNANDO
49	5221	ABUELO CT	QUINTANA JOSE P &
50	5217	ABUELO CT	BARBOZA ANTONIO FLORES
51	5213	ABUELO CT	VEGA VERONICA G &
52	5208	MIMI CT	SUAREZ MARTINIANO FELIX
53	5212	MIMI CT	RAMIREZ EFRAIN
54	5216	MIMI CT	HASTINGS DONALD S & CONSUELO
55	5220	MIMI CT	MORENO DAVID V
56	5224	MIMI CT	LARA JUAN
57	5228	MIMI CT	RIVAS ANDRES & MARIA S

10/02/2023

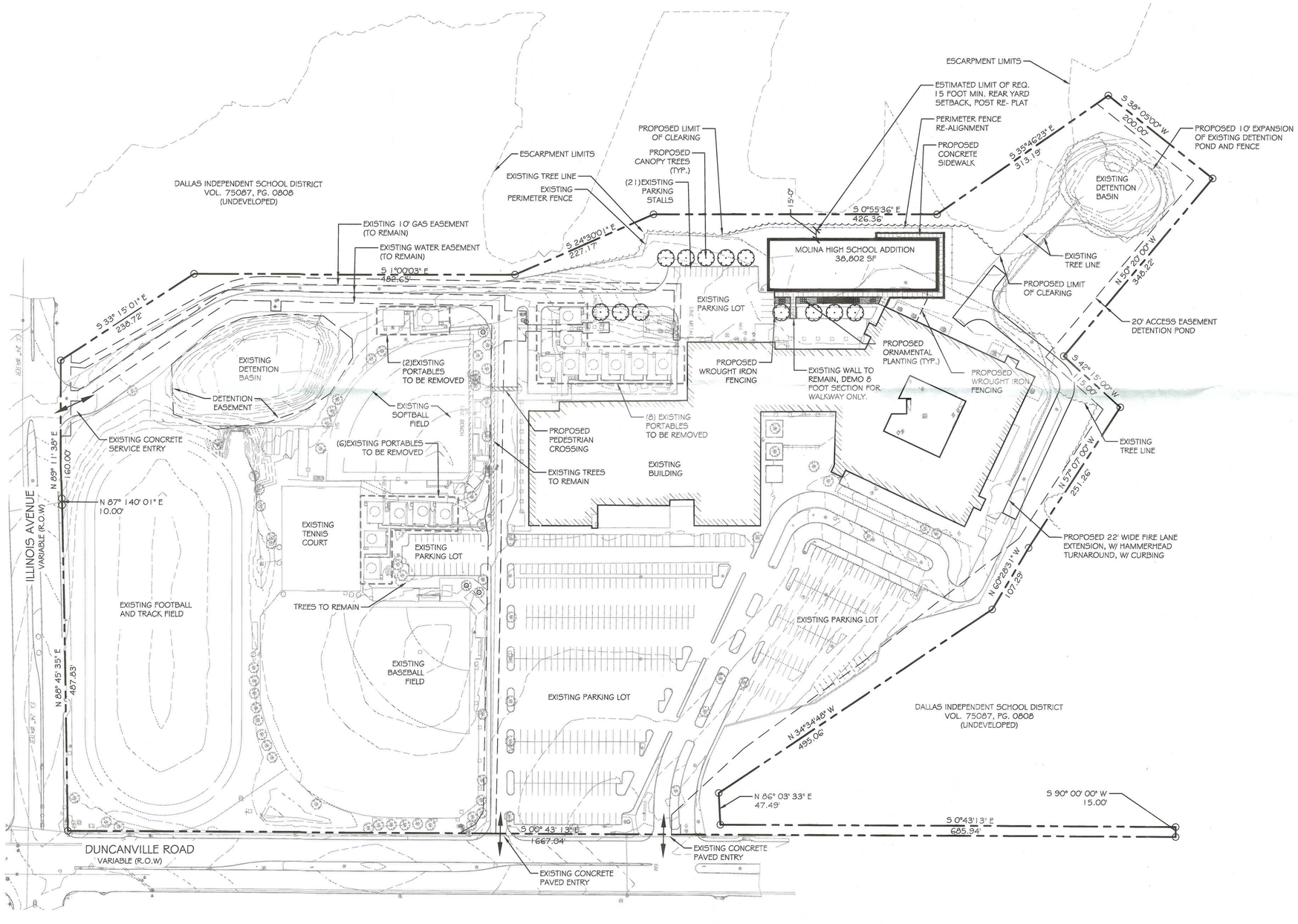
Label #	*Address*		*Owner*
58	5232	MIMI CT	DURAN FRANCISCO & LETICIA
59	5236	MIMI CT	AGUIRRE CELSO &
60	5240	MIMI CT	CARRERA HUGO RAMON VAZQUEZ &
61	5244	MIMI CT	TANNER EVA E
62	5248	MIMI CT	ALVAREZ KEMBERLY &
63	5252	MIMI CT	MUNOS MARTHA E
64	5256	MIMI CT	LOERA MARTIN &
65	5257	MIMI CT	MALDONADOTORRES ALMA A &
66	5253	MIMI CT	NIETO JOSE L
67	5249	MIMI CT	RUBIO NOEL ANTONIO
68	5245	MIMI CT	DELEON ROBERTO & MAYRA V
69	5241	MIMI CT	BURCIAGA BERTHA
70	5237	MIMI CT	HOWARD TAMEKA
71	5233	MIMI CT	AVILA JOSE H &
72	5229	MIMI CT	MILLER JEANELL B
73	5225	MIMI CT	BENAVIDEZ JOSE
74	5221	MIMI CT	HERNANDEZ MARIA P
75	5217	MIMI CT	PINEDA JOSE &
76	5213	MIMI CT	CENICEROS GUADALUPE NAYELI
77	5209	MIMI CT	SANCHEZ JUAN FRANCISCO & KATHERINE PUERTA
78	5205	MIMI CT	PICHE ELMER A
79	5165	MIMI CT	CAMPOS RENE
80	5161	MIMI CT	RIVERA NICOLAS Y
81	5157	MIMI CT	BARRERA ADRIANA D
82	5153	MIMI CT	ORTIZ JOSE RAMON SALAZAR &
83	5149	MIMI CT	VIGIL NEHEMIAS &
84	5145	MIMI CT	MONREAL RAFAEL JR
85	5141	MIMI CT	LOPEZ CARLOS E
86	5137	MIMI CT	CASAS RICARDO M & LORENA
87	5133	MIMI CT	RIVAS GERARDO & RAFAELA
88	5129	MIMI CT	ZACARIAS MARCO A & LAURA P

10/02/2023

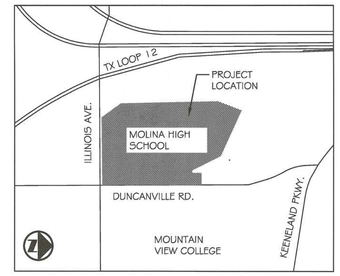
Label #	*Address*		*Owner*
89	5125	MIMI CT	SIGALA EFRAIN
90	5121	MIMI CT	MATA BRENDA B
91	5119	MIMI CT	CONTRERAS DORALEE G
92	5115	MIMI CT	ZHANG HAOYANG &
93	5111	MIMI CT	VASQUEZ MIKE R &
94	5107	MIMI CT	MARQUEZ BENERANDA &
95	5103	MIMI CT	SUSTAITA SHANTAL ARLENE
96	2508	TEALMONT TRL	GARCIA SALVADOR & MARTHA A
97	2512	TEALMONT TRL	PINEDA FLOR
98	2516	TEALMONT TRL	FLORES ODILIA E
99	2520	TEALMONT TRL	RODRIGUEZ WILLIAM
100	2524	TEALMONT TRL	PERSON GLENN L
101	2528	TEALMONT TRL	MORENO MARISELA
102	2532	TEALMONT TRL	ECHEVERRIA JUAN
103	5112	ABUELO CT	QUEZADA HILDA A
104	5116	ABUELO CT	DORADO JAVIER B &
105	5120	ABUELO CT	ORELLANA JOSE PEDRO &
106	5124	ABUELO CT	SAMPAYO GUADALUPE HERNANDEZ &
107	5128	ABUELO CT	AVALOS JOSE DE JESUS &
108	5132	ABUELO CT	CABRERA BLANCA N
109	5136	ABUELO CT	DAVILA FREDY
110	5140	ABUELO CT	LUNA YANIRA M MARTINEZ &
111	5144	ABUELO CT	MAYBERRY JOSEPH
112	5148	ABUELO CT	GONZALEZ JOSE DE J
113	5152	ABUELO CT	GONZALES FAMILY TRUST
114	5156	ABUELO CT	ROSALES MANUEL
115	5160	ABUELO CT	ROBLES ROMUALDO G
116	5164	ABUELO CT	SILVA JOSE M & IRMA I
117	5110	MIMI CT	REYES FIDEL A
118	5114	MIMI CT	LUM STEVEN REVOCABLE TRUST
119	5118	MIMI CT	VARGAS ALBINO &

10/02/2023

Label #	***Address***		***Owner***
120	5122	MIMI CT	RAMIREZ RAUL & OLGA
121	5126	MIMI CT	BARRIENTOS MARIA O &
122	5130	MIMI CT	BRAVO JUAN M &
123	5134	MIMI CT	RODRIGUEZ ISAAC
124	5138	MIMI CT	MARISCAL ALEJANDRO R
125	5142	MIMI CT	LOPEZ MARIO
126	5146	MIMI CT	REYES JUAN P &
127	5150	MIMI CT	MANZANERA NICEFORO M &
128	5154	MIMI CT	JACOBO JUAN A &
129	5160	MIMI CT	VALDES JUAN CARLOS &
130	5164	MIMI CT	HERNANDEZ FIDELIA
131	5163	ABUELO CT	GOMEZ HILARIO &
132	5159	ABUELO CT	PERDOMO BLANCA ROSA
133	5155	ABUELO CT	ALVARADO PEDRO H
134	5151	ABUELO CT	BARRIENTOS ELADIA
135	5147	ABUELO CT	HERNANDEZ CARLOS A
136	5143	ABUELO CT	MARTINEZ DEYANIRA CASTRO
137	5139	ABUELO CT	RAMIREZ NOE
138	5135	ABUELO CT	RAMIREZ ALEXANDER &
139	5131	ABUELO CT	UGARTE PAULA
140	5127	ABUELO CT	TORRES ALMA MALDONADO & JHANY ORTIZ
141	5123	ABUELO CT	LIMON GERARDO ALVAREZ &
142	5119	ABUELO CT	RODRIGUEZ ALFONSO & ANNA M
143	5115	ABUELO CT	WOOD DAVID WAYNE
144	5111	ABUELO CT	RAMIREZ ELVIA



1 DEVELOPMENT PLAN
1" = 80'-0"



VICINITY MAP
(NOT TO SCALE)

EXISTING CAMPUS SITE INFORMATION	LAND USE- PUBLIC SCHOOL
MOISES E. MOLINA HIGH SCHOOL	
PROPERTY LOCATION: 2355 Duncanville Rd, Dallas, TX 75211	
DISD TRUSTEE DISTRICT	7
DISD FACILITY #	12-1207
YEAR BUILT	1997
Floor Area Max	263,255 sf
Building Stories Max	3
Off Street Parking	502 stalls
Replacement value	$9,023,989
Total # of portables on site	16
Total GSF of portables	12,288
MOLINA HIGH SCHOOL ADDITION BUILDING	**LAND USE- PUBLIC SCHOOL**
Requirement	Proposed
Floor Area Max	38,802 sf
Building Height Max	33'
Building Stories Max	2
Off Street Parking	21 stalls
SITE SETBACKS	
MINIMUM FRONT YARD SETBACK	25' Per ARTICLE 435 - SEC.51 P-435-107.
MINIMUM SIDE YARD SETBACK	10' Per ARTICLE 435 - SEC.51 P-435-107.
MINIMUM REAR YARD SETBACK	15' Per ARTICLE 435 - SEC.51 P-435-107.
DEVELOPMENT NOTES:	
Landscape Requirements	Comply and be provided as shown on PD 435 EXHIBIT B
* Tree Mitigation	Alternative Mitigation Plan Per. Article X
Perimeter Fencing	Provide as shown on development plan
Off-Street Parking	Provide as shown on development plan
Streets / Permanent Drives	Construct in accordance with standard city specifications.

* When tree survey and construction documents are complete, detailed mitigation plan per. Article X

Exhibit 435A

Planned Development
District No. 435

Approved
City Plan Commission
June 21, 2018

0 40 80 160 240
GRAPHIC SCALE IN FEET

Z178-198

30944

APPROVED BY
CITY COUNCIL
AUG 08 2018
CITY SECRETARY

181070

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DEVELOPMENT PLAN
MOLINA HIGH SCHOOL ADDITION
CITY OF DALLAS
DALLAS COUNTY, TEXAS
PD 435

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MED	LBW	JAN 2018	1"=80'			DP-1

PK FILE: 4010-17.296

TYPE PROJECT NAME HERE

NO SIDEWALK ALONG THIS PORTION OF ILLINOIS AVE. INSTALL 6' SIDEWALK W/ 5' BUFFER ALONG ILLINOIS AVE ABUTTING DISD OWNED PROPERTY. BUFFER WIDTH MAY BE REDUCED TO AVOID ESCARPMENT IF NECESSARY.

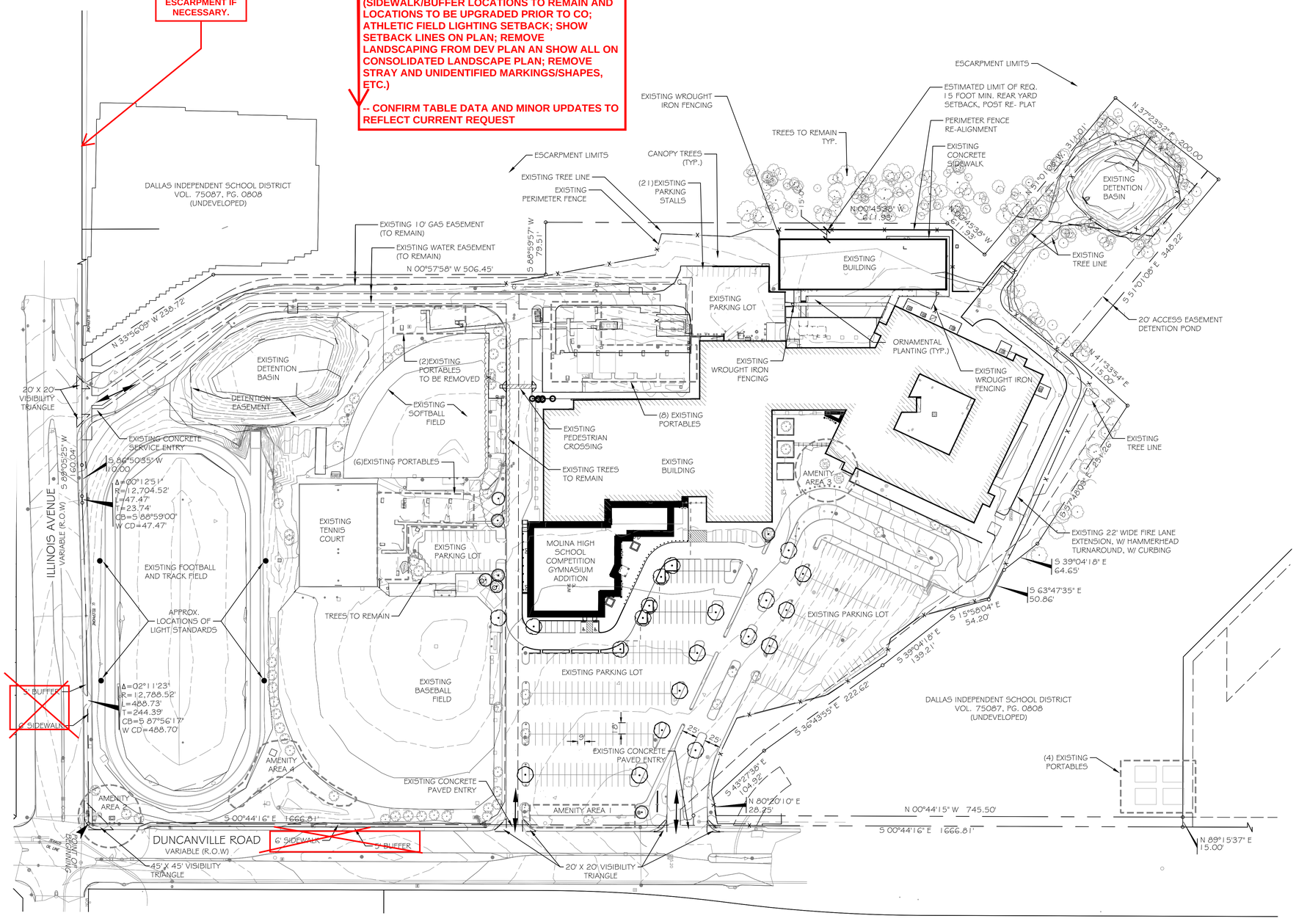
STAFF NOTE:

REVISIONS IN PROGRESS AND PENDING FROM APPLICANT

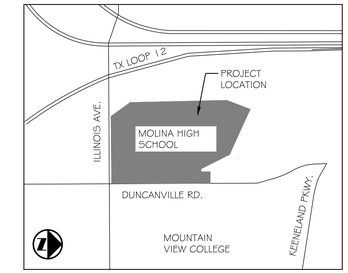
-- SHOW ENTIRE AREA OF REQUEST, INCLUDING CURRENTLY UNDEVELOPED DISD-OWNED PROPERTY WITHIN PD 435

-- PLAN CLEAN-UP AND MINOR REVISIONS TO CONFORM TO AMENDED CONDITIONS AGREED UPON BY STAFF AND APPLICANT (SIDEWALK/BUFFER LOCATIONS TO REMAIN AND LOCATIONS TO BE UPGRADED PRIOR TO CO; ATHLETIC FIELD LIGHTING SETBACK; SHOW SETBACK LINES ON PLAN; REMOVE LANDSCAPING FROM DEV PLAN AN SHOW ALL ON CONSOLIDATED LANDSCAPE PLAN; REMOVE STRAY AND UNIDENTIFIED MARKINGS/SHAPES, ETC.)

-- CONFIRM TABLE DATA AND MINOR UPDATES TO REFLECT CURRENT REQUEST



1 DEVELOPMENT PLAN
1" = 80'-0"



VICINITY MAP
(NOT TO SCALE)

EXISTING CAMPUS SITE INFORMATION	LAND USE- PUBLIC SCHOOL
MOISES E. MOLINA HIGH SCHOOL	
PROPERTY LOCATION: 2355 Duncanville Rd, Dallas, TX 75211	
DISD TRUSTEE DISTRICT	7
DISD FACILITY #	12-1207
YEAR BUILT	1997
Floor Area Max	272,392 sf
Building Stories Max	3
Off Street Parking	366 stalls
Total # of portables on site	20
Total GSF of portables	12,288
MOLINA HIGH SCHOOL ADDITION BUILDING	**LAND USE- PUBLIC SCHOOL**
Requirement	Proposed
Floor Area Max	25,630 sf
Building Height Max	33'
Building Stories Max	2
Off Street Parking	21 stalls
SITE SETBACKS	
MINIMUM FRONT YARD SETBACK	25' Per ARTICLE 435 - SEC.51 P-435-107.
MINIMUM SIDE YARD SETBACK	10' Per ARTICLE 435 - SEC.51 P-435-107.
MINIMUM REAR YARD SETBACK	15' Per ARTICLE 435 - SEC.51 P-435-107.
DEVELOPMENT NOTES:	
Landscape Requirements	Comply and be provided as shown on PD 435 EXHIBIT B
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Perimeter Fencing	Provide as shown on development plan
Off-Street Parking	Provide as shown on development plan
Streets / Permanent Drives	Construct in accordance with standard city specifications.

* When tree survey and construction documents are complete, detailed mitigation plan per. Article X

0 40 80 160 240
GRAPHIC SCALE IN FEET

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
MARK LEMMON LICENSE
TEXAS REGISTRATION NUMBER 2963

NO.	DATE	REVISION

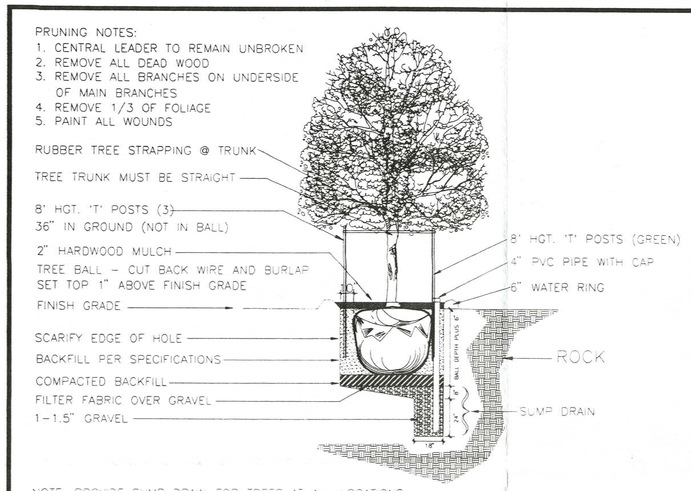
Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DEVELOPMENT PLAN
MOLINA HIGH SCHOOL
COMPETITION GYMNASIUM ADDITION AND MISCELLANEOUS RENOVATIONS
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JTS	JMW	AUG 2023	1"=80'			DP-1

MOLINA HIGH SCHOOL COMPETITION GYMNASIUM ADDITION AND MISCELLANEOUS RENOVATIONS

PRUNING NOTES:
1. CENTRAL LEADER TO REMAIN UNBROKEN
2. REMOVE ALL DEAD WOOD
3. REMOVE ALL BRANCHES ON UNDERSIDE OF MAIN BRANCHES
4. REMOVE 1/3 OF FOLIAGE
5. PAINT ALL WOUNDS



NOTE: PROVIDE SUMP DRAIN FOR TREES AT ALL LOCATIONS.

TREE PLANTING DETAIL (ALL SHADE AND ORNAMENTAL TREES) (WITH TREE SUMP)

NO SCALE

LANDSCAPE ORDINANCE SUMMARY

MANDATORY PROVISIONS

PROTECTED TREE MITIGATION	
REQUIREMENTS: CALIPER INCH PER CALIPER INCH REPLACEMENT TREES REMOVED:_____, CALIPER INCHES:_____ TREES REPLACED:___3___, CALIPER INCHES:___62___	
PERIMETER LANDSCAPE BUFFER STRIP (WITH RESIDENTIAL ADJACENCY)	
REQUIREMENTS: PLANT GROUPS PER EACH 50 LINEAR FT. OF BUFFER STRIP AS FOLLOWS: (1) (C) 1 LARGE TREE AND 3 EVERG. SHRUBS BUFFER STRIP LENGTH:___900___LIN. FT. DIV. BY 50 = __18__ PLANT GROUPS REQUIRED BUFFER STRIP:___18___PLANT GROUPS PROVIDED	
SITE TREES	
REQUIREMENTS: (1) CANOPY TREE MIN. 2" CAL. PER 4,000 SQ. FT. OF SITE AREA SITE AREA 1,079,800 SQ. FT. DIV. BY 4,000 = ___270___TREES REQUIRED TREES PROVIDED:270 EXISTING IN ESCARPMENT	
STREET FRONTAGE TREES:	TREES REQUIRED: 33 TREES PROVIDED: 33
PARKING LOT TREES:	TREES REQUIRED: 32 TREES PROVIDED: 32
PEDESTRIAN FACILITIES	BALLFIELDS AND TENNIS COURTS
UNDERSTORY PRESERVATION	PRESERVE EXISTING UNDERSTORY GROWTH
IRRIGATION SYSTEM	QUICK COUPLER VALVES LOCATED WITHIN 100 LF OF TREES; AUTOMATIC SYSTEM IN COURTYARD AND ENTRANCE PLANTERS.

PLANT LIST - MOISES E. MOLINA H.S.

BROADLEAF SHADE TREES

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	DESCRIPTION
36	SHUMARD OAK	QUERCUS SHUMARDI	3" CAL	12-14' HGT /6-7' SPD S.T. FULL RND HEAD
3	SHUMARD OAK	QUERCUS SHUMARDI	4" CAL	14-16' HGT /8-9' SPD S.T. FULL RND HEAD
6	BALD CYPRESS	TAXODIUM DISTICHUM	48" BOX	12-14' HGT /6-8' SPD S.T. FULL RND HEAD
63	LIVE OAK	QUERCUS VIRGINIANA	3" CAL	12-14' HGT /6-7' SPD S.T. FULL RND HEAD CONTAINER GROWN (NO BALLED AND BURLAPPED)

BROADLEAF ORNAMENTAL TREE

56	BRADFORD PEAR	PYRUS CALLERIANA 'BRADFORD'	2" CAL	9-10' HGT /5-6' SPD S.T. FULL RND HEAD

CONIFEROUS ORNAMENTAL TREES

33	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	8' HGT	8' HGT 3-4' SPD S.T. FULL RND HEAD

SHRUBS

54	DWF. BURFORD HOLLY	ILEX CORNUTA 'BURFORD NANA'	5 GAL	18-24" HGT 12" SPD FULL RND HEAD
287	FRAZER'S PHOTENIA	PHOTENIA FRAZERI	5 GAL	18-24" HGT 12" SPD FULL RND HEAD
40	GULF STREAM NANDINA	NANDINA DOM. 'GULF STREAM'	5 GAL	18-24" HGT 12" SPD FULL RND HEAD
5	CREPE MYRTLE	LAGERSTROMIA INDICA	5 GAL	18-24" HGT 12" SPD FULL RND HEAD
	'CHICA RED MONIED'	CHICA RED MONIED (P.P. #8600)		(AVAILABLE AT MONROVIA)

GROUND COVERS

1273	ASIAN JASMINE	TRACHELSPERMUM ASIATICUM	4" POT	MIN. 3 RUNNERS 8" LONG, FULL
96	SILVERY SUNPROOF	LIRIOPE MUSCARI	1 GAL	MIN. (6) - 4 3:8 CLUMPS 8" LONG, FULL
	LIRIOPE	SILVERY SUNPROOF		

LANDSCAPE NOTES - MOISES E. MOLINA H. S.

GENERAL:

1. ALL PLANS TO MEET CITY OF DALLAS MINIMUM LANDSCAPE REGULATIONS.
2. ALL PLANT MATERIALS TO MEET AMERICAN STANDARDS FOR NURSERY STOCK.
3. DISTANCE OF TREES FROM ROADWAYS TO BE MINIMUM 5 FT.
4. DISTANCE OF TREES FROM WALKWAYS TO BE MINIMUM OF 4 FT.
5. DISTANCE OF PLANTS FROM BUILDINGS TO BE MINIMUM OF 3 FT.
6. DISTANCE OF TREES FROM BUILDINGS TO BE MINIMUM OF 5 FT.
7. PLANT HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUMS.
8. SEE PLANT LIST FOR PLANT NAMES AND DESCRIPTIONS.
9. SEE WRITTEN SPECIFICATIONS FOR OTHER REQUIREMENTS.
10. SEE SITE BORING DATA FOR DEPTH OF EXISTING ROCK BEFORE PLANTING TREES.
11. SLANDS IN PARKING AREAS TO BE TURFGRASS.
12. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
13. CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS FOR LANDSCAPE AND IRRIGATION.
14. CONTRACTOR TO PROVIDE MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
15. PLANTING BEDS SHALL BE SEPARATED FROM LAWN AREAS WITH STEEL EDGING

TREE GRATES:

TREE GRATES TO BE AS MANUFACTURED BY NEENAH FOUNDRY COMPANY CATALOGUE NO. R-8610 90 DEGREE 6' SQUARE, OR EQUAL.
INSTALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS

TURFGRASS: (ALL UNPAVED AREAS NOT DESIGNATED OTHERWISE)

1. PROVIDE DISC, DRILL, AND ROLL BERMUDA GRASS IN:
   a. RECREATIONAL FIELD AREAS
   b. AREAS AROUND BUILDINGS
2. PROVIDE HYDROMULCH BERMUDA GRASS IN AREAS NOT ACCESSIBLE TO SEED DRILLING.
3. AT CONTRACTORS OPTION HYDROMULCH MAY BE APPLIED IN ALL AREAS.
4. AREAS DISTURBED BY CONSTRUCTION BEYOND THE PERIMETER DRIVE TO BE SEEDED WITH NATIVE GRASS SEED. BERMUDA GRASS INSTALLATION SHALL OCCUR BETWEEN MAY 1ST AND AUGUST 15TH OF THE YEAR.

MAINTENANCE

THE PROPERTY OWNER SHALL PROVIDE REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND ANY OTHER MAINTENANCE REQUIRED BY THE PLANT MATERIALS AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL MAINTAIN PLANTING AREAS IN A NEAT AND ORDERLY MANNER CONTINUOUSLY INCLUDING MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND ANY OTHE REQUIRED LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE.

VISIBILITY TRIANGLE

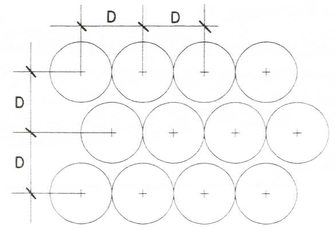
LANDSCAPE MATERIALS INSTALLED WITHIN THE VISIBILITY TRIANGLE SHALL COMPLY WITH THE CITY OF DALLAS CODES FOR SIGHT CLEARANCE.

TRENCH (BY EARTHWORK CONTRACTOR)

A TRENCH 1.5 FT. WIDE AND 6 FT. DEEP SHALL BE PROVIDED DURING EXCAVATION AND SHALL BE BACKFILLED WITH TOPSOIL TO FINISHED SUBGRADE.

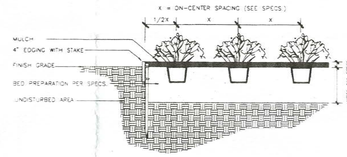
ROOT BARRIERS

PROVIDE ROOT BARRIERS AT EACH LOCATION DESIGNATED BY "RB". SEE SPECIFICATIONS



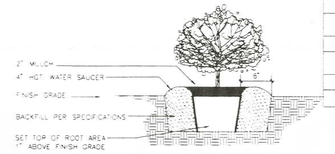
TRIANGULAR SPACING LAYOUT

NOT TO SCALE



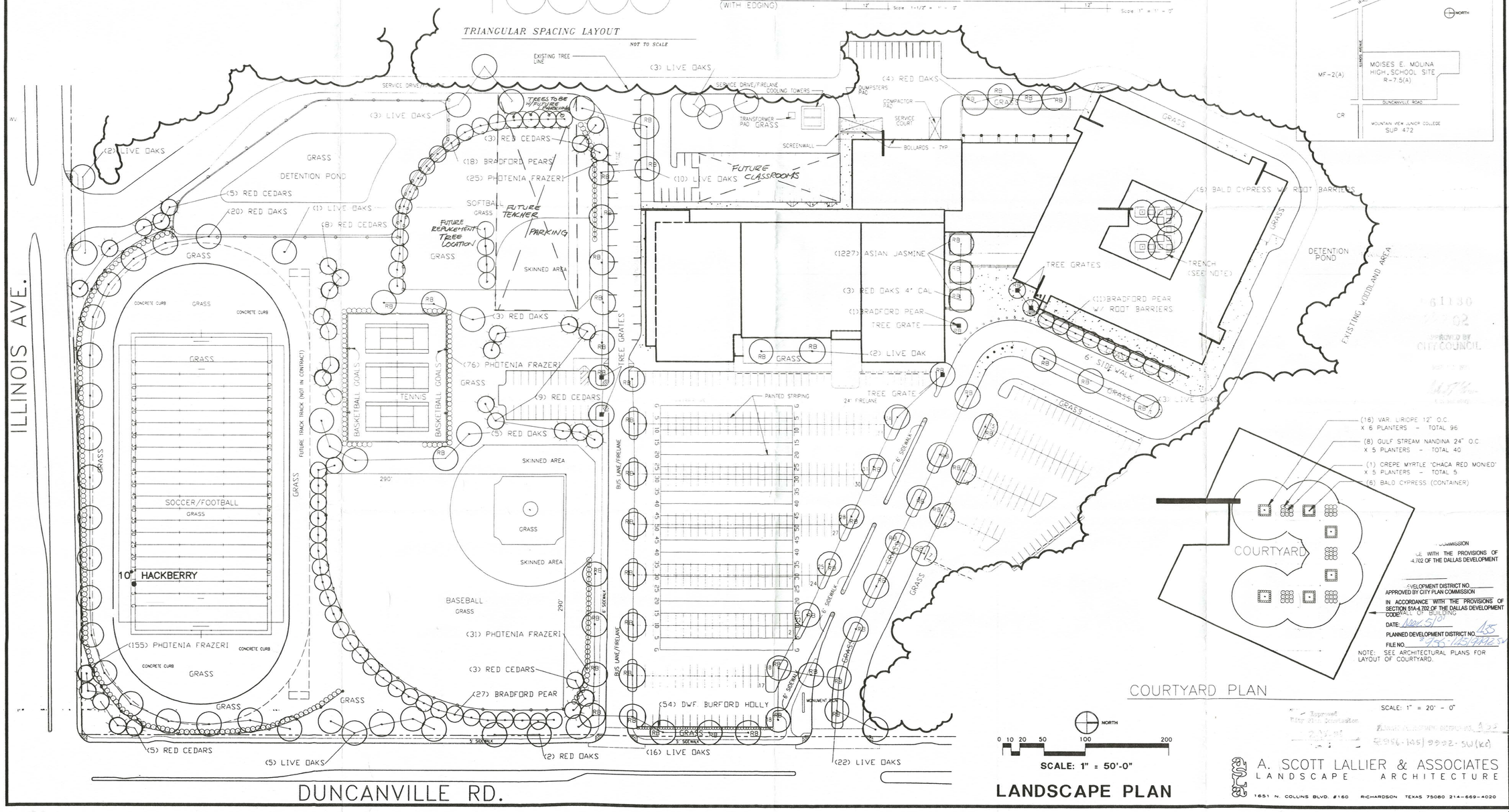
GROUND COVER PLANTING DETAIL (WITH EDGING)

12" Scale 1-1/2" = 1'-0"



SHRUB PLANTING DETAIL

12" Scale 1" = 1'-0"



COURTYARD PLAN

SCALE: 1" = 20' - 0"

LANDSCAPE PLAN

LOCATION MAP

COMMISSION
DE WITH THE PROVISIONS OF
4.702 OF THE DALLAS DEVELOPMENT

DEVELOPMENT DISTRICT NO.
APPROVED BY CITY PLAN COMMISSION
IN ACCORDANCE WITH THE PROVISIONS OF SECTION 51A-4.702 OF THE DALLAS DEVELOPMENT CODE.
DATE: Nov 5 '01
PLANNED DEVELOPMENT DISTRICT NO. 45
FILE NO. Z-95-125/A-92-SW

NOTE: SEE ARCHITECTURAL PLANS FOR LAYOUT OF COURTYARD.

Approved
First 21-1 Incentive
2-24-97

Revised Landscape Architecture A-2
R9536-145 | 99-22-50 (kc)

A. SCOTT LALLIER & ASSOCIATES
LANDSCAPE ARCHITECTURE
1651 N. COLLINS BLVD. #160 RICHARDSON TEXAS 75080 214-669-4020

Revision Log

No.	Date	Description

MOISES E. MOLINA HIGH SCHOOL
DALLAS PUBLIC SCHOOLS
DALLAS, TEXAS

61130
02
APPROVED BY CITY COUNCIL

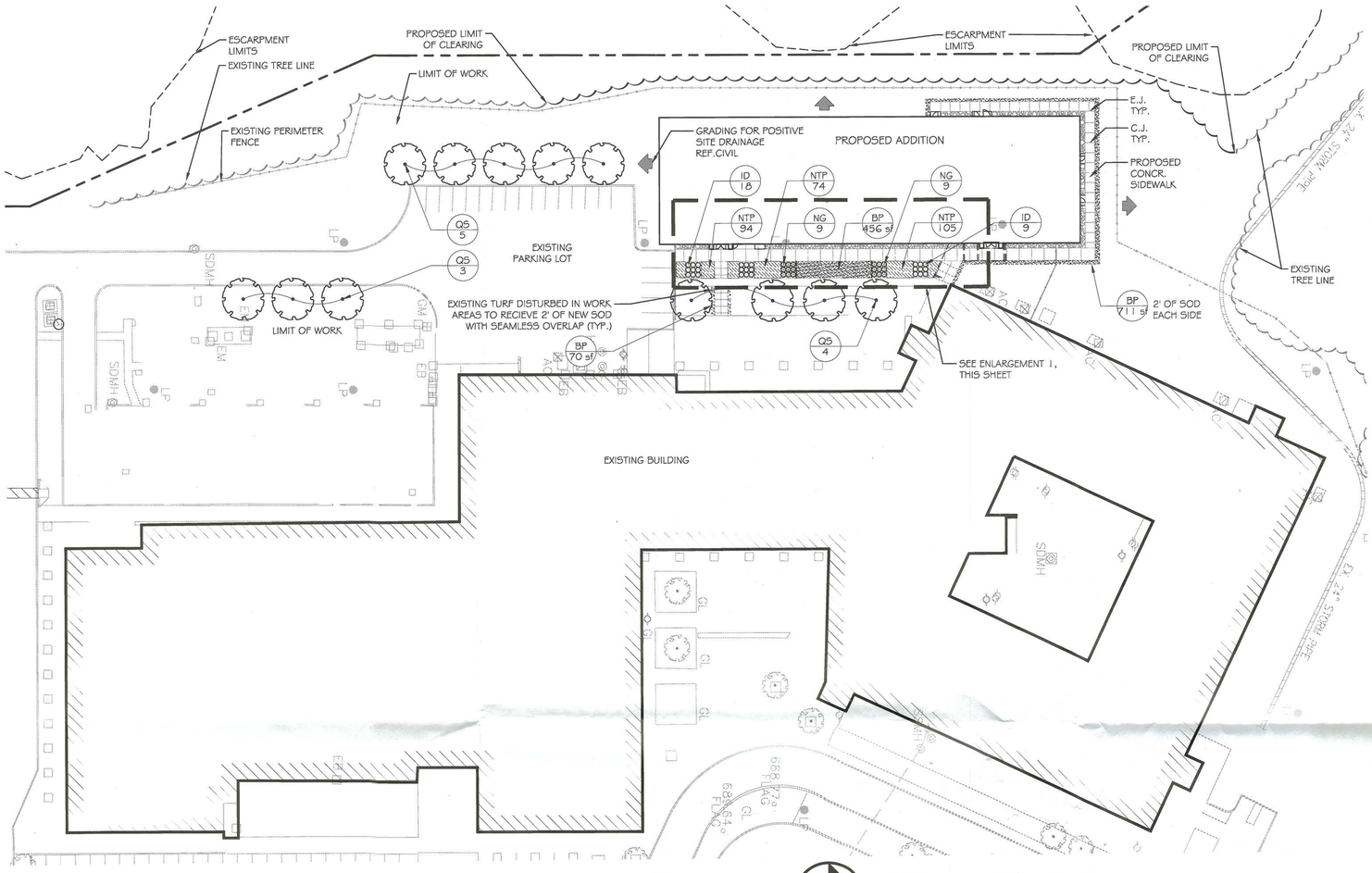
KEY PLAN

AGUIRRE

AGUIRRE ASSOCIATES INC
12700 PARK CENTRAL DRIVE
SUITE 1508
DALLAS TEXAS 75251
FAX 214 / 788 1583
TEL 214 / 788 1508

STATE OF TEXAS
A. SCOTT LALLIER
96
REGISTERED LANDSCAPE ARCHITECT

Date: 2/8/96
Project No. 9534.00
Drawn By: ASL
Checked By: ASL
Sheet Title: LANDSCAPE PLAN
Drawing No. L-1



1 LANDSCAPE PLAN
1" = 40'-0"

0 20 40 80 120
GRAPHIC SCALE IN FEET

City Requirements for Article X - MOLINA HIGH SCHOOL ADDITION - PD 435 Zoning

Mandatory Provisions	
Tree Survey	Trees 6" caliper and greater on lot and/or within 50' of construction
Tree Protection	Permanent protective fencing placed around the dripline of each protected tree to remain
Protected Tree Mitigation	Replacement trees must equal, in caliper, the caliper of protected tree(s) removed
Site Trees	1 Tree per 4,000 SF (non-industrial land use) per city review
Perimeter Landscape Buffer Strip	Must be provided along the entire length of the portion of the perimeter of the lot where residential adj. exists
Street Trees	1 Tree per 50 linear feet of lot frontage
Parking Lot Trees	Each parking space must be within 120' of a tree trunk. R 7.5 (A) Zoning
Dumpster Screen	6' high screening hedge (Height of plant to be 6' at the time of planting)

Design Standards			
Site Trees	**Required**	**Provided**	**Comments**
Site Area: 66,947 SF (within limit of work)	N/A	12	
Perimeter Landscape Buffer Strip	**Required**	**Provided**	**Comments**
Must be provided along the entire length of the portion of the perimeter of the lot where residential adj. exists	N/A	N/A	No Residential adj. exists
Street Trees	**Required**	**Provided**	**Comments**
1 Tree per 50 linear feet of lot frontage	N/A	N/A	No street adjacencies
Parking Lot Trees	**Required**	**Provided**	**Comments**
Each parking space must be within 120' of a tree 2" cal. Large canopy tree	YES	YES	
Screening of Off-Street Parking	**Required**	**Provided**	**Comments**
All off-street loading spaces on a lot with residential adjacency must be screened	N/A	N/A	No street adjacencies

Additional Requirements from Dallas ISD Design Manual - Mandatory Renovation Provisions

	Required	Provided	Comments
1. Surround new or renovated walkways in sodded areas with a minimum of 2' ft. of new sod on each side. These areas should be noted to receive irrigation through the establishment period.	2' each side	YES	Transition to existing turf to be as uniform as practicable.

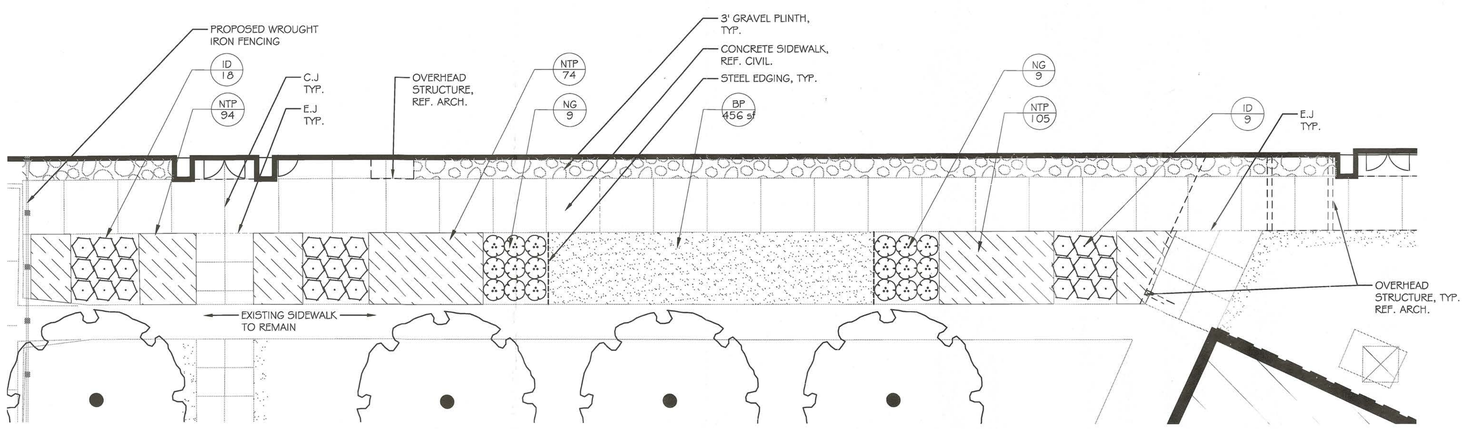
PLANT SCHEDULE

TREES	BOTANICAL NAME	SIZE/COND.		QTY	REMARKS
QS	QUERCUS SHUMARDII SHUMARD RED OAK	B & B		12	SINGLE, STRAIGHT LEADER, MATCHING
SHRUBS	**BOTANICAL NAME**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
ID	ILEX CORNUTA `DWARF BURFORD` DWARF BURFORD HOLLY	5 GAL	36" o.c.	27	FULL, MATCHING
NG	NANDINA DOMESTICA `GULF STREAM` TM HEAVENLY BAMBOO	5 GAL	36" o.c.	18	FULL, MATCHING
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
NTP	NASSELLA TENUISSIMA `PONY TAILS` MEXICAN FEATHERGRASS	1 GAL	18" o.c.	273	FULL, MATCHING
SOD/SEED	**BOTANICAL NAME**	**SIZE**	**SPACING**	**QTY**	**REMARKS**
BP	CYNODON DACTYLON BERMUDA GRASS	SOD		1,237 SF	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

NOTE:

HARDSCAPE SCHEDULE, NOTES AND DETAILS LOCATED IN LAYOUT PLAN. REFERENCE SHEETS L2.0 - L2.1

PLANTING NOTES AND DETAILS LOCATED IN PLANTING PLAN. REFERENCE SHEETS L3.0 - L3.1



2 LANDSCAPE ENLARGEMENT AREA
1" = 20'-0"

0 5 10 20 30
GRAPHIC SCALE IN FEET

30944

APPROVED BY CITY COUNCIL
AUG 08 2018
CITY SECRETARY

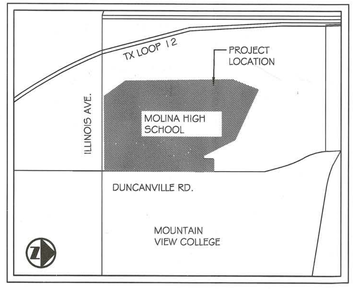
181070

Exhibit 435B

Planned Development District No. 435

Approved City Plan Commission June 21, 2018

Z178-198



VICINITY MAP
(NOT TO SCALE)

NO.	DATE	REVISION

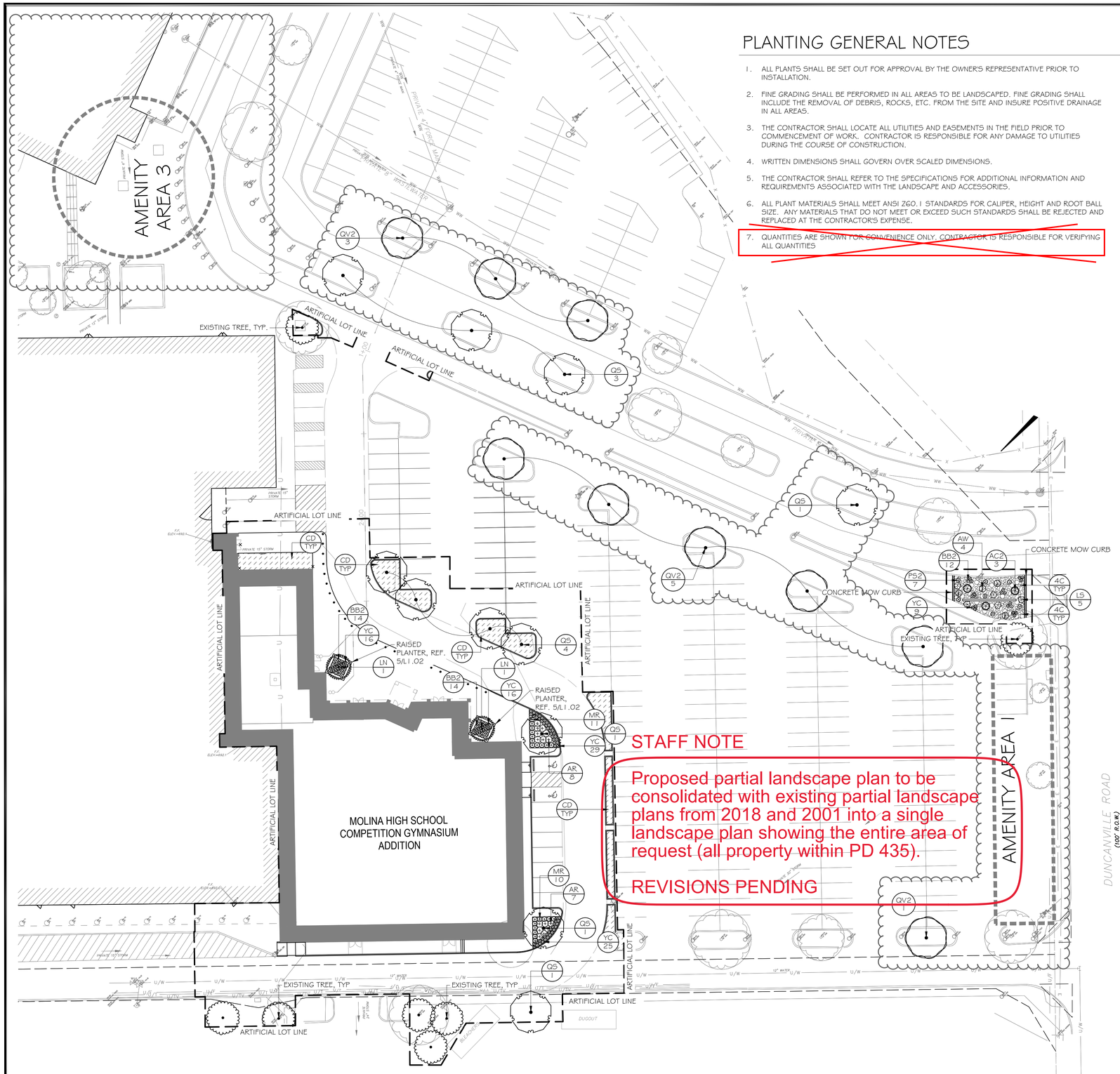
Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

LANDSCAPE PLAN
MOLINA HIGH SCHOOL ADDITION
CITY OF DALLAS
DALLAS COUNTY, TEXAS
PD 435

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MED	LBW	JAN 2018	AS SHOWN			LP-1

TYPE PROJECT NAME HERE

PK FILE: 4010-17.296



STAFF NOTE

Proposed partial landscape plan to be consolidated with existing partial landscape plans from 2018 and 2001 into a single landscape plan showing the entire area of request (all property within PD 435).

REVISIONS PENDING

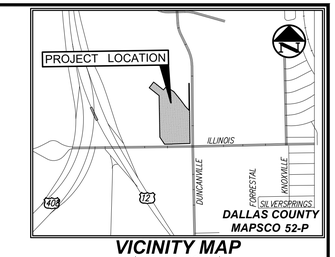
1 PLANTING PLAN
1" = 30'-0"

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. ~~QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES~~

NORTH

0 15 30 60 90
GRAPHIC SCALE IN FEET



VICINITY MAP
(NOT TO SCALE)

Additional Requirements from Dallas ISD Design Manual - Mandatory Renovation Provisions

	Required	Provided	Comments
1. Surround new or renovated walkways in sodded areas with a minimum of 2' ft. of new sod on each side. These areas should be noted to receive irrigation through the establishment period.	2' each side	YES	Transition to existing turf to be as uniform as practicable.

City Requirements for Article X - MOLINA HIGH SCHOOL ADDITION - PD 435 Zoning

Mandatory Provisions

Tree Survey	Trees 6" caliper and greater on lot and/or within 50' of construction
Tree Protection	Permanent protective fencing placed around the dripline of each protected tree to remain
Protected Tree Mitigation	Replacement trees must equal, in caliper, the caliper of protected tree(s) removed
Site Trees	1 Tree per 4,000 SF (non-industrial land use) per city review
Perimeter Landscape Buffer Strip	Must be provided along the entire length of the portion of the perimeter of the lot where residential adj. exists
Street Trees	1 Tree per 50 linear feet of lot frontage
Parking Lot Trees	Each parking space must be within 120' of a tree trunk, R 7.5 (A) Zoning
Dumpster Screen	6' high screening hedge (Height of plant to be 6' at the time of planting)

Design Standards

Site Trees	Required	Provided	Comments
Site Area: 63,679 SF (63,679 / 4,000 = 16 Trees)	16	16	7 Existing Trees, 9 Proposed Trees
Perimeter Landscape Buffer Strip	**Required**	**Provided**	**Comments**
Must be provided along the entire length of the portion of the perimeter of the lot where residential adj. exists	N/A	N/A	No Residential adj. exists
Street Trees	**Required**	**Provided**	**Comments**
1 Tree per 50 linear feet of lot frontage	N/A	N/A	No street adjacencies
Parking Lot Trees	**Required**	**Provided**	**Comments**
Each parking space must be within 120' of a tree 2" cal. Large canopy tree	YES	YES	
Screening of Off-Street Parking	**Required**	**Provided**	**Comments**
All off-street loading spaces on a lot with residential adjacency must be screened	N/A	N/A	No street adjacencies

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE/COND.		REMARKS
QS	11	QUERCUS SHUMARDII SHUMARD RED OAK	3" CAL.		SINGLE, STRAIGHT LEADER, MATCHING
QV2	9	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	CONT		SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE/COND.**		**REMARKS**
LN	2	LAGERSTROEMIA X `NATCHEZ` CRAPE MYRTLE	45 GAL		MULTI-TRUNK, FULL, MATCHING, 3 CANE MINIMUM
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**SPACING**	**REMARKS**
AR	15	ABELIA X GRANDIFLORA `ROSE CREEK` ROSE CREEK ABELIA	3 GAL	48" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
AW	4	ANISACANTHUS WRIGHTII WRIGHT'S DESERT HONEYSUCKLE	3 GAL	48" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
BB2	40	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	3 GAL	24" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
LS	5	LEUCOPHYLLUM FRUTESCENS `SILVERADO` TEXAS SAGE	3 GAL	48" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
MR	21	MUHLENBERGIA CAPILLARIS `REGAL MIST` TM PINK MUHLY	3 GAL	36" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
PS2	7	PANICUM VIRGATUM 'SQUAW' SQUAW SWITCH GRASS	3 GAL	30" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN
CACTI/SUCCULANTS	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**SPACING**	**REMARKS**
AC2	3	AGAVE AMERICANA 'VARIEGATA' VARIEGATED CENTURY PLANT	7 GAL	60" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN, NO BROKEN SPINES
YC	95	YUCCA FILAMENTOSA `COLOR GUARD` ADAM'S NEEDLE	3 GAL	24" o.c.	NURSERY GROWN, MATCHED & WELL ROOTED, PLANT AS SHOWN, NO BROKEN SPINES
SOD/SEED	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**SPACING**	**REMARKS**
CD	2,194 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
HARDSCAPE	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**SPACING**	**REMARKS**
4C	860 SF	4-8 COBBLE	NONE		ARIZONA COBBLE LARGE

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
MARK EDWIN DENNIS
TEXAS REGISTRATION NUMBER 2963

PD 435 - EXHIBIT B

MOLINA HIGH SCHOOL COMPETITION GYMNASIUM ADDITION AND MISCELLANEOUS RENOVATIONS

CITY OF DALLAS, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	CJT	SEPT 2023	AS SHOWN			EX-B

MOLINA HIGH SCHOOL COMPETITION GYMNASIUM ADDITION AND MISCELLANEOUS RENOVATIONS

DeShazo Group 42 YEARS

TRAFFIC . TRANSPORTATION PLANNING . PARKING . DESIGN

TECHNICAL MEMORANDUM

STATE OF TEXAS
ONKAR V. DHONDKAR
149270
LICENSED
PROFESSIONAL ENGINEER

To: Mr. Carl Krawley — *Masterplan*

From: Onkar Dhondkar, P.E. *DeShazo Group, Inc.*

Date: Wednesday, October 25, 2023

Re: Traffic Management Plan Update for Moisés E. Molina High School in Dallas, TX

DeShazo Project Number 22000

10/25/2023

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm based in Dallas, Texas, providing licensed engineers and planners skilled in the field of traffic and transportation engineering. The services of DeShazo were retained by **Masterplan** (Client) to provide a traffic management plan (TMP) update for Moisés E. Molina High School located at 2355 Duncanville Road in Dallas, Texas.

Based on the information gathered from the school, the academic institution currently has an enrollment of 2,102 students in 9th through 12th grade. There is a planned expansion to the school, which will be expected to not result in an increased student capacity (currently at 2,200 students). A new gymnasium is proposed to be constructed with the building footprint extended into the southern parking lot.

This TMP update report consists of the existing and anticipated traffic conditions at the school during the morning drop-off and afternoon pick-up peak periods. It determines whether the previously submitted plans effectively fulfill the safe and effective traffic operation management around the school. It also reviews proposed changes to the parking supply and provides recommendations to improve the effectiveness of the existing traffic management practices.

(NOTE: In this report, the term “parent” refers to any individual who is involved in the drop-off or pick-up of one or more students at the school).

TRAFFIC MANAGEMENT PLAN

A school TMP is important to safely achieve an optimum level of traffic flow and circulation during peak traffic periods associated with student drop-off and pick-up. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of other modes of travel—including pedestrian traffic—should also inherently improve, as well as the operational impact on the public street system. **This plan, however, should not be considered a comprehensive set of instructions to ensure adequate safety; it should be used as a tool to facilitate a safer and more efficient environment.**

The analysis summarized below identifies the projected vehicle demand including parking and queuing space (i.e., vehicle stacking) needed on site to accommodate projected school traffic demand during peak periods. A concerted effort and full participation by the school administration, staff, students, and parents are essential to maintain safe and efficient traffic operations. The use of designated parking and queuing areas is necessary to minimize the operational impact on adjacent properties and the public street system.

Site Access and Circulation

Currently, three access driveways serve the school site—two of which are located on Duncanville Road and one on W. Illinois Avenue to the south. The northernmost driveway on Duncanville Road primarily serves the student pickup queue during the dismissal hour. It should be noted that this is the only driveway that parents are allowed to use to access the queue. The southernmost driveway on Duncanville Road serves primarily as an egress point for the southern parking lot. The driveway on W. Illinois Avenue is used primarily by school buses and as an egress point by vehicles leaving the southern parking lot.

School Operational Characteristics

Table 1 summarizes the school's operational characteristics assumed in this analysis.

Table 1. School Operational Characteristics

Daily Schedule	**Existing Condition (95.6% Capacity)**
Start: 9:00 AM End: 4:30 (All of the Molina High School students are dismissed at the same time)	9th Grade – 599 students 10th Grade – 498 students 11th Grade – 505 students 12th Grade – 500 students ***Total: 2,102 students***
Approximate Percentage of Students Observed Travelling by Mode Other Than Drop-off/Pick-up	By Walking: @ 1% Self-Driving: @ 14% School Bus: @ 5%

NOTE: To the highest degree practical, existing conditions presented in this report are based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and information provided by personal interviews of school representatives. Analyses and recommendations presented in this report for proposed conditions were based upon evaluations of existing conditions supplemented by DeShazo's professional judgment and experience. As of the time previous observations were performed, approximately 350 students were participating in after-school extracurricular activities. According to school officials, this figure is relatively consistent across both the Fall and Spring semesters.

OBSERVATION OF EXISTING TRAFFIC OPERATIONS

DeShazo observed on-site traffic on four different occasions at the following dates and times. In general, most peak traffic activity occurred within thirty minutes of either school pick-up timings or drop-off timing. The following are the periods and days when the school observations are completed:

- Monday, August 28th, 2023, during student dismissal
- Tuesday, August 29th, 2023, during student dismissal
- Wednesday, August 30th, 2023, during student arrival
- Thursday, August 30th, 2023, during student dismissal

Field observations indicate that current practices during the morning drop-off time are good, but improvements need to be made to the afternoon pick-up time to avoid traffic buildup on Duncanville Rd. The arrival of vehicles in the morning drop-off is more sporadic than traffic during the afternoon pick-up period. In the Afternoon parents park on the road which causes major traffic buildup and confusion for this area. Parents currently use Duncanville Rd. as a holding space to wait before the dismissal time, instead of using the designated parking area and driveway for the school. Also, some students walk up to this holding area and get picked up by their parents (Some of the exhibits below show that).

Exhibits 1-3 show some examples of the current parking situation during the pick-up time when this school dismisses during the site observations.

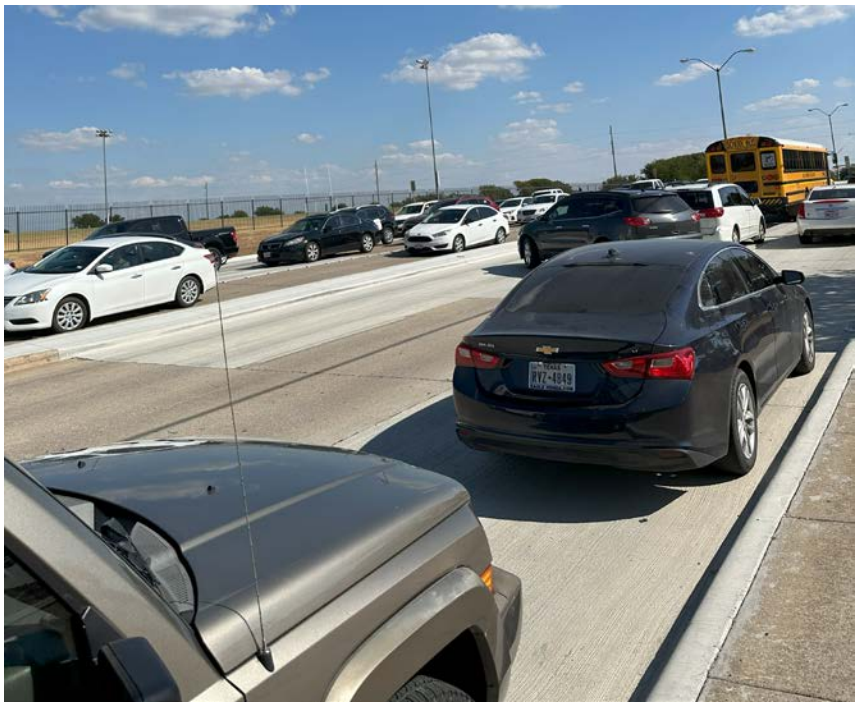
Exhibit 1: Queued Car in Duncanville Roadway

(The picture is taken from the closest school drive from W. Illinois)
(Source: DeShazo Group, Inc.)

Exhibit 2: Queued Car in Duncanville Roadway

(The picture is taken from the closest school drive from W. Illinois)
(Source: DeShazo Group, Inc.)

Exhibit 3: Queued Cars in Duncanville Roadway



(The picture is taken from the closest to the W. Illinois intersection)
(Source: DeShazo Group, Inc.)

Site Circulation and Passenger Loading/Unloading

While the school is served by eight school buses and four SPED buses, only a relatively small percentage of students ride the buses. According to school officials, most students (approximately 79%) arrive and leave via a parent vehicle. Observations consistently showed that most of the students exited the school site on foot to walk up to their parents who were holding up on the public right-of-way. The ingress driveway feeds directly into a queue line which follows the interior drive on Duncanville Road and terminates at the driveway. Many parents arrive over an hour early and park their vehicles in the queue line to wait for afternoon dismissal. Parents should be encouraged to arrive within 15 minutes of their student's respective dismissal period. The left lane is left open as a bypass lane, but, during the dismissal period, many parents idle or attempt to pick their students up in this lane, effectively making it a secondary queuing lane. This queue as well as the school bus pickup area is shown in **Exhibit 4**.

It must be noted that many students exit the school from the drive on Duncanville Road. During afternoon pickup periods vehicles were consistently observed queuing behind the parent parked vehicles, forming a pseudo-queue line along Duncanville Road. When students are dismissed between 4:25 and 4:35, many walk to Duncanville Road to find/wait for a parent's vehicle along the road. Students were observed not only waiting along the eastern side of Duncanville Road, but many ran across the six-lane boulevard (many into traffic) to wait on the western side of the thoroughfare. Some others walk south along the sidewalk to the intersection of Duncanville Road and W. Illinois Avenue and cross, either walking home or walking to find their parent's vehicle.

Vehicle Queuing Observations

The goal of any TMP should be to accommodate the maximum pick-up/drop-off queue on-site such that it does not extend onto a public right-of-way. DeShazo's school observations consistently indicate that maximum queues occur during the afternoon peak period when students are picked up; the morning period is typically not a significant traffic issue since drop-off activities are more temporally distributed and occur much more quickly than pick-up. The observed peak number of vehicles during each dismissal time is provided as follows in **Table 2**.

Table 2. Peak On-Site Vehicle Demand During Afternoon Pick-Up Period

(School Grades) Dismissal Time	(9-12th) 4:25 PM
Students Leaving via Parent Vehicle	*1,680 Students* [1] (approximated)
Maximum Queue Observed	**120 vehicles** [2] at 4:28 PM
Maximum Available Queue for Dual Stack Capacity	**127 vehicles** at 4:28 PM

[1] The 1,680 students' number are approximated from the available information, such as; calculating the student shares from walking, self-driving, school bus and other afterschool activities, etc.

[2] The 120 vehicles are including the observed vehicles waiting along Duncanville Rd as well as the cars on the school campus.

NOTE: As of the time previous observations were performed, approximately 350 students were participating in after-school extracurricular activities. According to school officials, this figure is relatively consistent across both the Fall and Spring semesters.

As may be noted, the peak queue observed was 120 vehicles at 4:28 PM. The total number of vehicles observed passing through the main on-site queue was 42.

Approximately 1,680 students get picked up by parent vehicles on an average day. This value is approximated by the conversation between DeShazo and the school staff at Molina HS. During the conversation, Deshazo was told that approximately 80% of students are picked up by car, and about 5% of students use school buses for transportation. Deshazo observed approximately 20 students walking off campus after dismissal which is approximately 1% of the student body. Deshazo counted the number of parking spaces at the school and observed the student lot to be about 80% full at dismissal time. That means that about 14% of students drive home if every student drives their own car. It was further observed that most students left the school site, rather than being picked up in the main queue. These students were traveling to a location to be picked up by a parent. However, due to parents being parked on Duncanville Rd., the number of observed students walking off campus who immediately got into cars was added to the observed queue to get a more realistic number of expected cars in the queue. The facilities at the school should be able to accommodate the number of parents that are parking on Duncanville Rd.

Typically, a much higher volume of students rides a school bus to and from school. Molina stands out among large public schools in that a relatively small percentage of students ride a school bus.

In addition to Table 2, the following observations were made:

- The parent pick-up queue is not technically doubled-stacked. Rather, when school is dismissed, the lefthand bypass lane effectively becomes a queuing lane as parents stop to let their students into the vehicle. This creates a conflict at the exit of the driveway with two lanes conflicting to make the same right-turn movement. Additionally, many vehicles leaving the site via the lefthand lane attempt to make a left turn out of the site onto northbound Duncanville Road.
- The traffic signal at Duncanville Road and W. Illinois Avenue is on a 100-second cycle time. The current cycle time does not provide ample time for any meaningful volume of vehicles traveling southbound on Duncanville Road (many of which have exited from the school site via one of the two driveways) to make a left turn onto eastbound W. Illinois Avenue.
- There are no traffic officers directing traffic at any school driveway. According to school officials, staff members will sometimes attempt to direct traffic at the two driveways on Duncanville Road which results in the overall improvement of traffic flow. However, *only* a sworn police officer may legally direct traffic in a public right-of-way.

Vehicular Queuing Analysis

The single-stacked queue from Duncanville Road is 1,081.5 linear feet (LF) and allows for approximately 46 vehicles to queue at a rate of 23.5 LF per vehicle with a bypass lane open. If the queue is double-stacked and wound through the small parking lot for temporary peak traffic, the total effective queue length is 3,155.18 LF, enough room for 134 vehicles to queue. Currently, the queue is single-stacked until approximately 4:25 when students are first dismissed. At this time, many vehicles will pull out of their space in the queue line or enter the site from Duncanville Road. They will then proceed along the queue

until a student meets them or proceed to the end of the line and wait for the student. This has an overall deleterious effect on the queue in that parents who pick up their students earlier in the queue must wait for the queue to clear until they can exit the school site. This creates further delays as vehicles are waiting to turn into the school site.

Many vehicles leaving the school site make a left turn from the left lane of the driveway onto northbound Duncanville Road. While technically legal as no signs or markings are restricting this movement, it lends to an unsafe traffic environment. Many vehicles pull out on Duncanville Road blocking southbound traffic while they wait for northbound traffic to clear to the point where they can complete their left-turn movement. Alternatively, vehicles simply idle at the turn lane, sometimes waiting for as long as seven minutes to make this turn movement. Either case results in a significant delay for other vehicles waiting to exit the site.

School buses queue along the southern side of the main school building as shown in **Exhibit 4**. Students proceed out of the school building via the secondary entrance and load onto these buses. The buses then proceed to exit the school site via one of two driveways: the southern driveway on Duncanville Road or the driveway on W. Illinois Avenue. Those exiting via the former driveway conflict with vehicles leaving the main parking lot as well as the significant traffic present on Duncanville Road during this time while vehicles exiting on W. Illinois Avenue experience virtually no delays whatsoever.

RECOMMENDATIONS FOR VEHICLE QUEUING

A TMP for any school should be calibrated for student enrollment capacity (2,200 students for Molina). As such, while the observed peak queue was 42 vehicles for students picked up on-site, the plan should be calibrated to accommodate the observed queue as well as the additional cars that are parked on Duncanville Rd. This is also assuming that current operations characteristics of the school (i.e., dismissal times, extracurricular activities, number of students riding a bus, number of students walking off-site, etc.) persist into the future. The school and school district are encouraged to consider the following measures to address the outstanding traffic issues identified in this report. The school and school district may wish to implement these recommendations sequentially, determine their effectiveness, and make an informed decision on whether the remaining recommendations are necessary based on the persistence of queue spillover onto the City of Dallas right-of-way.

1. **Encourage parents to avoid arriving early**: As mentioned, parents were observed idling on the school site and along Duncanville Road up to forty minutes before the dismissal period.
2. **Creating a staggard dismissal schedule**. By staggering the student dismissal schedule, the school can limit the number of students that can be picked up in a determined time interval. A staggard dismissal time will reduce the number of students being let out and will also reduce the number of parents in the queue at any given time.
3. **Encourage students to use the bus more**: This school stands out due to the percentage of students that ride the bus. Typically, more students are willing to ride to bus closer to home. We believe that reevaluating the bus route and stops may be needed to help with the number of parents in the queue at the school during pick-up time. This could also keep more kids from crossing dangerous roadways and keep them safer on their commute home.
4. **Double-stack the queue with additional turns**: With the queue single- stacked, there is only enough room for 65 vehicles to queue on-site. This is also assuming that school staff members are proactive in encouraging parents in the queue to pull up closely to the vehicle in front of them, minimizing the queue length per vehicle. This is not enough, however, to accommodate the peak queue of 120 vehicles. Rather, a double-stacked queue would be wise. This would increase the effective queue capacity to 127 vehicles, but would also require careful management of student loading. The SPED Bus loading zone would also need to be moved to the normal bus loading zone.
5. **Creating a second queueing zone**: Creating a second queueing zone will allow for more students to have a safe pickup area for their parent's vehicles. This will increase the number of students that can be picked up at a time and will increase how fast the students can get leave the queue. The parents that travel north and south on Duncanville Road are proposed to use the current queue line that is being used today. The second proposed queue line will start on W Illinois Avenue and the parents that travel east and west on W Illinois Avenue are supposed to use this new queue line.
6. **The school administration should continue to implement active management of the student loading process to expedite operations and reduce the maximum queuing accumulation of traffic**. Queue pick-up participation is a challenge that schools face constantly. Despite the anticipated practices and operational characteristics, the full cooperation of all school staff members, students, and parents is crucial for the success of the systematic queue. Proper training of school staff on the duties and expectations of this plan is recommended. Sufficient communication at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. DeShazo further supports the consideration of the following recommendations to

optimize queue operations.

7. **Use of apps or software** (e.g., Driveline Dispatch®) to expedite queue operations. This software efficiently displays family names of upcoming vehicles on indoor screens and provides students and school staff with a chart of vehicles approaching the loading zone.
8. **Hire a police officer to monitor traffic.** The school currently has a resource officer working for the school to monitor traffic. The Resource officer can monitor the traffic on Duncanville Road. If it is found that additional traffic controlling assistance is needed the school can investigate hiring more officers to help monitor the flow of traffic near the school.

Necessary Actions

Current traffic management policies are causing a Level-of-Service failure on Duncanville Road during the school peak periods and do not wholly lend to a safe environment for the student pedestrians who leave the site on foot. The following actions are necessary to address these outstanding issues and will help not only improve queue clear time but also create a safer and more efficient environment for vehicles leaving the queue, students leaving the site on foot, and traffic on Duncanville Road.

9. **Install No-Parking/No-Stopping Signs on Duncanville Road**: Observations consistently showed several dozen vehicles parked along the right-hand lanes of both northbound and southbound Duncanville Road. No Parking signs together with No Stopping signs should be installed along these lengths to prevent any vehicle from parking.
10. **Additional School Staff to Guide the Vehicles On-Site**: It is encouraged that the school employs school staff consistently to direct the on-site traffic. This measure together with the resource officer monitoring the traffic on Duncanville Road will ensure an efficient TMP implementation.

Student Safety

- Parents should be warned that loading children into cars on public roads can result in a citation.
- Student safety should always remain paramount. School administration should remind students, parents, and staff continuously throughout the school year of their expectations relative to this traffic management plan.
- School administration should, in the interest of student safety, review traffic operations and address any problems concerning this traffic management plan, and identify solutions.
- Per the Transportation Code, Section 545.4252, State law prohibits the use of wireless communication devices while operating a motor vehicle when a school zone speed restriction is in effect. Restrictions do not apply to stopped vehicles or the use of handheld free devices.

If the school takes the Recommended and Necessary Actions listed in this report, queue spillover onto the City of Dallas public right-of-way is expected to be minimized and the safe and efficient transfer of vehicles and students into and out of the site will be preserved. Full cooperation of all school staff members, students, and parents is crucial to the execution of a successful traffic management plan and systematic queue. Proper training of the school staff on the duties and expectations of this plan is recommended. Sufficient communication at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. School administration should review the details of this TMP regularly to confirm its effectiveness.

END OF MEMO

SCHOOL REVIEW AND COMMITMENT

This plan was developed for Moisés E. Molina High School with the intent of optimizing safety and efficiency related to vehicular traffic generated by the school during peak traffic periods. A concerted effort and full participation by the school administration, staff, students, and parents are essential to maintain safe and efficient traffic operations.

The school has reviewed the Traffic Management Plan and is in support of the strategies presented herein.

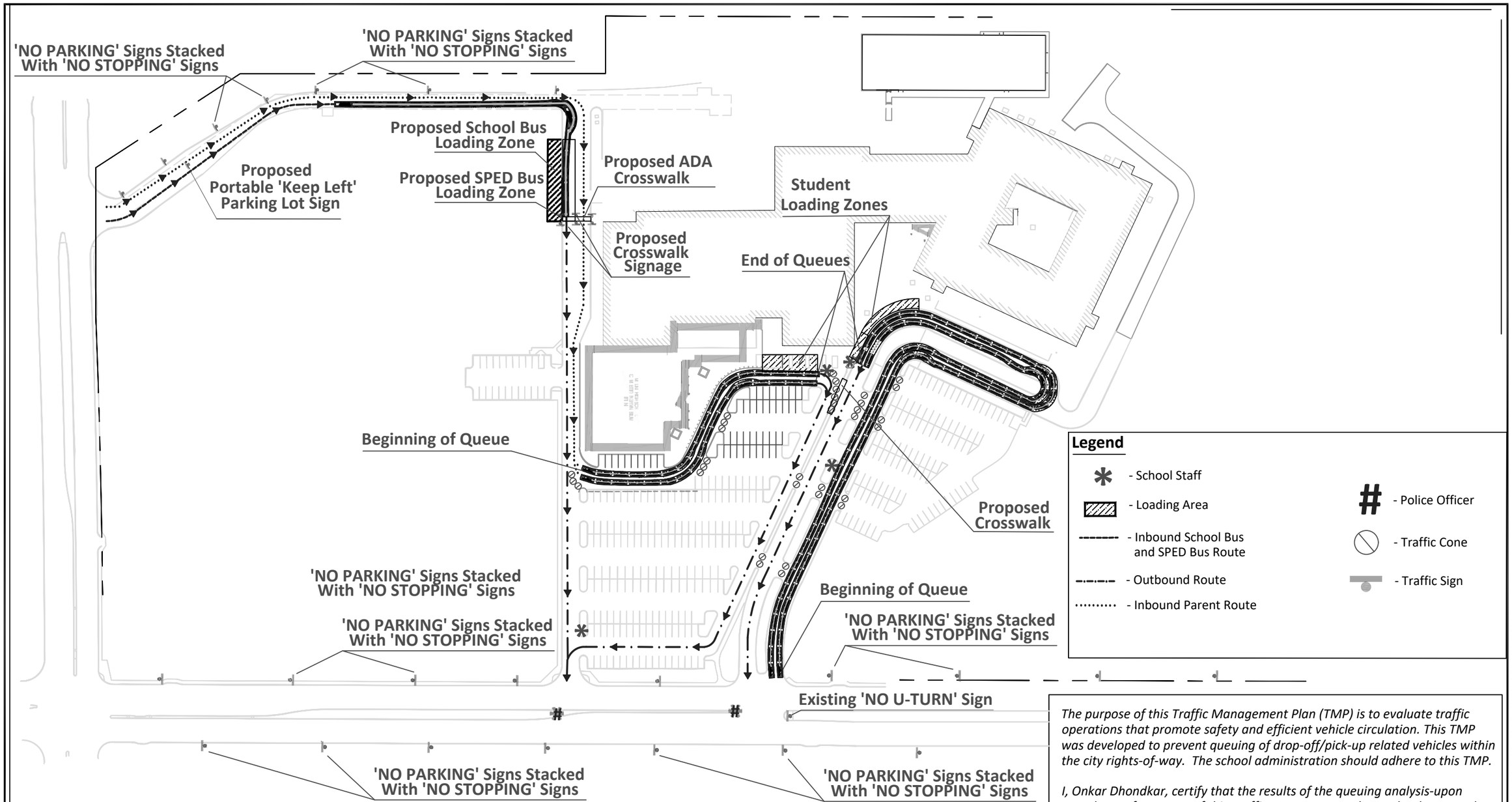
The school is committed to continually reviewing and assessing the effectiveness of the TMP and if

Principal Jacob Nunez

School Officer

10/19/23

Date



Queuing Summary

Student Group	Dismissal Times	Double-Queue Strategy
High School (2,102 Students) *Capacity - 2,200 Students* Grades 9 - 12th	*4:25 PM* *4:30 PM* *4:35 PM*	*Provided: 2,984.5 LF (127 cars)* *Required: 2,820 LF (120 cars)* *Surplus: 164.5 LF (7 cars)*

The purpose of this Traffic Management Plan (TMP) is to evaluate traffic operations that promote safety and efficient vehicle circulation. This TMP was developed to prevent queuing of drop-off/pick-up related vehicles within the city rights-of-way. The school administration should adhere to this TMP.

I, Onkar Dhondkar, certify that the results of the queuing analysis-upon complete enforcement of this Traffic Management Plan andunder normal, non-pandemic conditions (barring exceptional circumstances) indicated that any queuing that extends onto City of Dallas right-of-way due to internal queuing constraints and/or school operational characteristics is minimized.

**Vehicular queue calculated at 23.5 feet/car based on recommendations vs. 29 feet/car as observed.*

EXHIBIT 1

Traffic Management Plan
Moisés E. Molina High School | DISD
2355 Duncanville Road, Dallas, Texas 75211

DeShazo Group

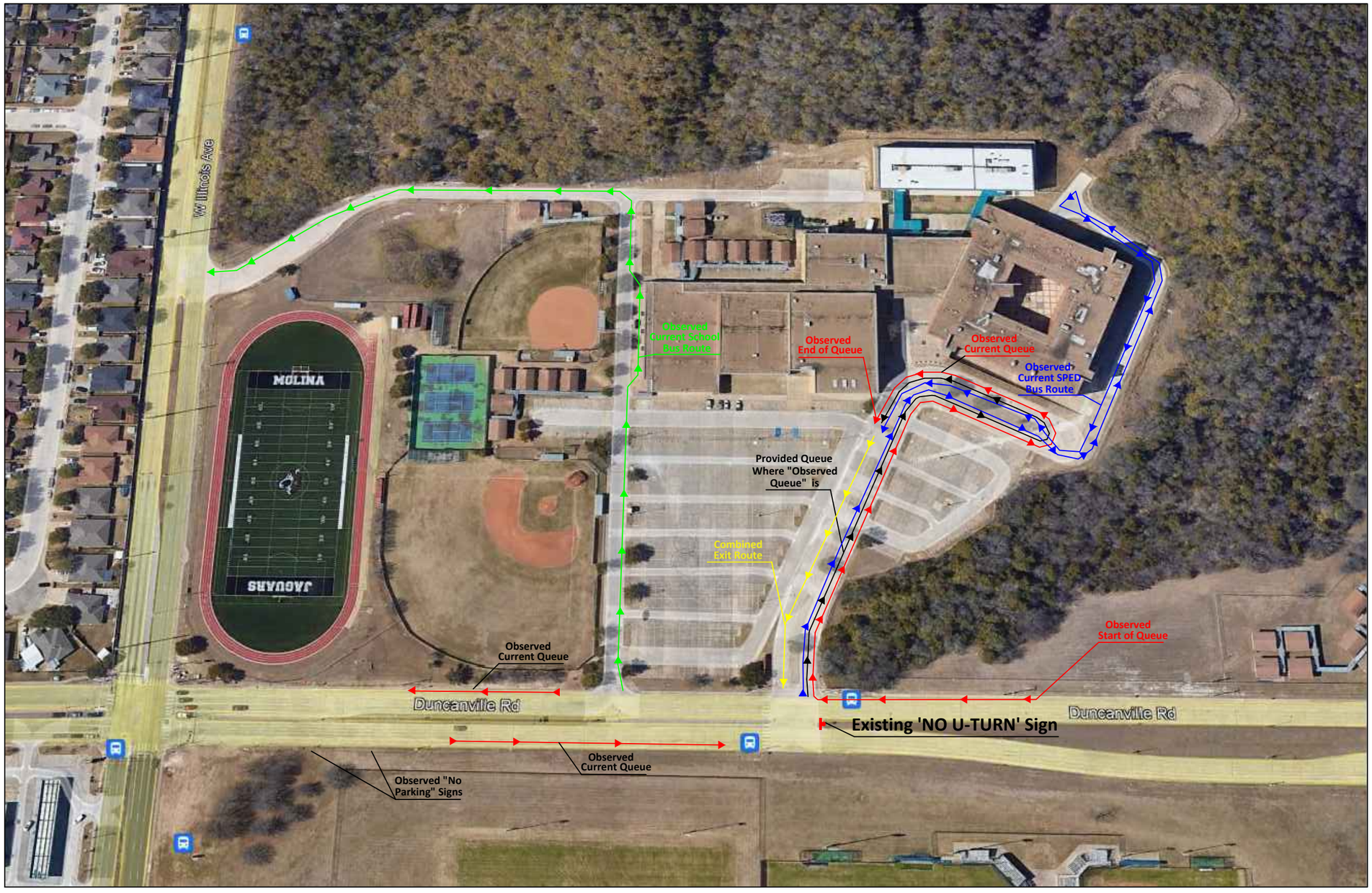
DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740

Exhibit Prepared By:
Logan E. Primm

Exhibit Reviewed By:
Onkar Dhondkar, P.E.

Exhibit Prepared on October 2023

MOLINA HIGH SCHOOL COMPETITION GYMNASIUM ADDITION AND MODEL CLASSROOMS RENOVATIONS



Queuing Summary

Student Group	Dismissal Times	Current Queue Strategy
High School (2,102 Students) *Capacity - 2,200 Students* Grades 9 - 12th	*4:25 PM* *4:30 PM* *4:35 PM*	*Provided: 1,057.5 LF (45 cars)* *Required: 2,820 LF (120 cars)* *Deficit: 1,762.5 LF (75 cars)*

0 40 80 160 240
GRAPHIC SCALE IN FEET

Appendix

Current Conditions

Moisés E. Molina High School | DISD
2355 Duncanville Road, Dallas, Texas 75211

DeShazo Group

DeShazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748.6740

Exhibit Prepared By:
Logan E. Primm

Exhibit Reviewed By: Onkar Dhondkar, P.E.

Exhibit Prepared on September 12, 2023

MOLINA HIGH SCHOOL COMPETITION GYMNASIUM ADDITION AND MISCELLANEOUS RENOVATIONS

City of Dallas

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

Agenda Information Sheet

File #: 23-2850 **Item #:** 6.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for an auto service center on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Scyene Road and Lagow Street.
Staff Recommendation: **Denial.**
Applicant: Andres Barragan
Representative: Blanca Cardenas
Planner: Michael Pepe
Council District: 7
Z212-281(MP)

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

Planner: Michael V. Pepe

FILE NUMBER: Z212-281(MP) **DATE FILED:** May 9, 2022

LOCATION: West corner of Scyene Road and Lagow Street

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 4,792.01 sqft **CENSUS TRACT:** 48113002703

REPRESENTATIVE: Blanca Cardenas

APPLICANT: Andres Barragan

OWNER: Felix Cruz

REQUEST: An application for a Specific Use Permit for an auto service center on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of the request is to develop a new auto service center on the site.

STAFF RECOMMENDATION: **Denial.**

Planned Development District No. 595
https://dallascityhall.com/departments/city- attorney/Articles/PDF/Article%20595.pdf

BACKGROUND INFORMATION:

- The area of request is currently zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District. The site is currently undeveloped.
- The applicant proposes a new auto service center.
- Among the permitted main uses in the PD, auto service center is permitted by Specific Use Permit only.
- Staff recommends denial based on proximity to nearby residential properties and the vision set for the area in the Hatcher Station Area Plan.

Zoning History:

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

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Scyene Road	Principal Arterial	100 feet / 100 feet Bike Plan
Lagow Street	Local	65-foot ROW

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 can serve as a framework for assisting in evaluating the applicant's request.

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

LAND USE ELEMENT
GOAL 1.2 PROMOTE DESIRED DEVELOPMENT
Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT
Policy 1.4.3 Embrace environmental sustainability.

URBAN DESIGN ELEMENT
GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY
Policy 5.1.1 Promote pedestrian friendly streetscapes.
Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY
Policy 5.2.1 Maintain neighborhood scale and character.
Policy 5.2.3 Ensure attractive gateways into the city.

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms, appropriate development, or sustainability.

Hatcher Station Area Plan:

The Hatcher Station Area Plan details specific initiatives to create a better future for the area, with particular attention to improving safety and multi-modal connectivity, reinvigorating affordable housing, and establishing strategies and guidelines to create a thriving transit-oriented neighborhood over the long term.

VISION:
The Hatcher area is envisioned as a safe, walkable mixed-use neighborhood that provides a range of neighborhood serving retail, housing options and vocational enrichment opportunities.

The area of request is designated by the area plan as "Urban Mixed-use". The plan defines this as "Urban Mixed-Use includes a vibrant mix of employment, retail and housing. Buildings in this area may range from small shops and townhomes to mid-rise commercial and residential, with appropriate transitions to single-family neighborhoods. This area should provide strong pedestrian-friendly links to transit with streetscape enhancements along Scyene Road and Hatcher Street."

Table 7.3: Zoning Strategies
Strategy: Use the area plan to facilitate mixed-use, transit-oriented zoning and appropriate redevelopment over time.

Action:
• Use the land use concept plan as a guide for all ongoing rezoning activity in the area.
• Work closely with development partners on catalyst sites to expedite zoning consistent with the land use concept plan

The proposed change does not further the goals of the Hatcher Station Area Plan.

The land use concept plan for the site and surrounding area envisions a walkable vertical mixed use neighborhood and recommends a form-based zoning district to accomplish it. The proposed SUP and use do not further diverse land uses in the area or achieve transit support density. Potential activities from an auto service center would not enhance a pedestrian environment on Scyene Road or on Lagow Street.

Land Use:

	Zoning	Land Use
Site	CC Community Commercial Subdistrict within PD No. 595	Undeveloped
North	R-5(A) Single Family Subdistrict within PD No. 595	Single family
East	R-5(A) Single Family Subdistrict within PD No. 595, RS-I Regional Service Industrial Subdistrict within PD No. 595	Office Showroom/Warehouse
South	CC Community Commercial Subdistrict within PD No. 595, RS-I Regional Service Industrial Subdistrict within PD No. 595	Undeveloped, Warehouse
West	CC Community Commercial Subdistrict within PD No. 595	Restaurant with drive-in or drive-through service

Land Use Compatibility:

North and northeast of the site across Lagow Street is a single family neighborhood. Property east of the site is developed as an office showroom/warehouse. Directly south across Scyene Road, there is undeveloped property and a warehouse. Within the same block, to the west, there is a restaurant with drive-in or drive-through service. The Hatcher DART Station is further to the southwest, within 200 feet.

The current zoning, CC Community Commercial Subdistrict within PD No. 595, allows a variety of commercial and retail uses by right including restaurant uses, personal service

uses, and office, similar to a CR Community Retail District in Chapter 51A. However, the proposed auto service center requires approval of an SUP. Staff finds that the proposed use within 60 feet of residential properties could fail to meet criteria (1); (2); and (3)(A), (B), (C), and (D) for the evaluation of a specific use permit, noted below.

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

Staff holds that approval of a specific use permit should, as it constitutes the approval and evaluation of a single use on a site, be reserved for sites that are specifically well suited for the use. Staff finds that to meet the requirements of city code and the principles of safely designed spaces, the small size and shape of the site in conjunction with the use would detract from the pedestrian oriented spaces envisioned in the Hatcher Station Area Plan. The ingress and egress of cars being serviced along Lagow Street could pose safety and quality of life concerns to pedestrians and homes on the north side of the site. Generally, based on the area plan, a zoning district with a diverse mix of uses, including housing, would be more appropriate on this block.

Landscaping:

The development must provide landscaping per Article X and PD No. 595 as amended. Beyond typical Article X requirements, the PD calls for the following additional requirements:

Front yard landscaping:

(b) Front yard landscaping. If a 15-foot front yard is provided in the CC Community Commercial Subdistrict, it must be landscaped as follows:

(1) At least 40 percent of the front yard must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.
(2) One tree having a caliper of at least three and one-half inches, or two trees each
having a caliper of at least one and one-half inches, must be provided in the front yard for each 30 feet of
lot frontage, exclusive of driveways, visibility triangles, and points of ingress or egress.
(3) No more than 60 percent of the front yard may be landscaped with walkways, plazas, courtyards, or other non-plant decorative landscape features.

Parking screening:
(2) Off-street parking must be screened from an abutting street with:
Screening for off-street parking must be a brick, stone, or concrete masonry, stucco, concrete, or wood wall or fence that is not less than six feet in height. The wall or fence may not have more than ten square inches of open area for each square foot of surface area, and may not contain any openings or gates for vehicular access.

Given the nature of the use, the layout of the site plan, and the size of the site, staff has identified significant difficulty in meeting these requirements of the code. As a result, the proposed site plan does not include space for these code-required plantings.

Additionally, the small size of the site and the orientation of the site plan entails that the dumpster area for the business is located on the residential facing façade of the property, presenting quality of life impacts for nearby residential.

Parking:

Parking must be provided pursuant to the Dallas Development Code.

An auto service center requires 1 space per 500 square feet of floor area. The site plan depicts 800 square feet of building area, which would require 2 spaces. The plan provides 5 parking spaces.

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 property is located within a “G” MVA area.

APPLICANT'S PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is an auto service center.

2. SITE PLAN: Use and development of the Property must comply with the submitted site plan.

3. TIME LIMIT: This specific use permit expires on two years from date of approval.

4. FLOOR AREA: The maximum floor area for the use is 800 square feet.

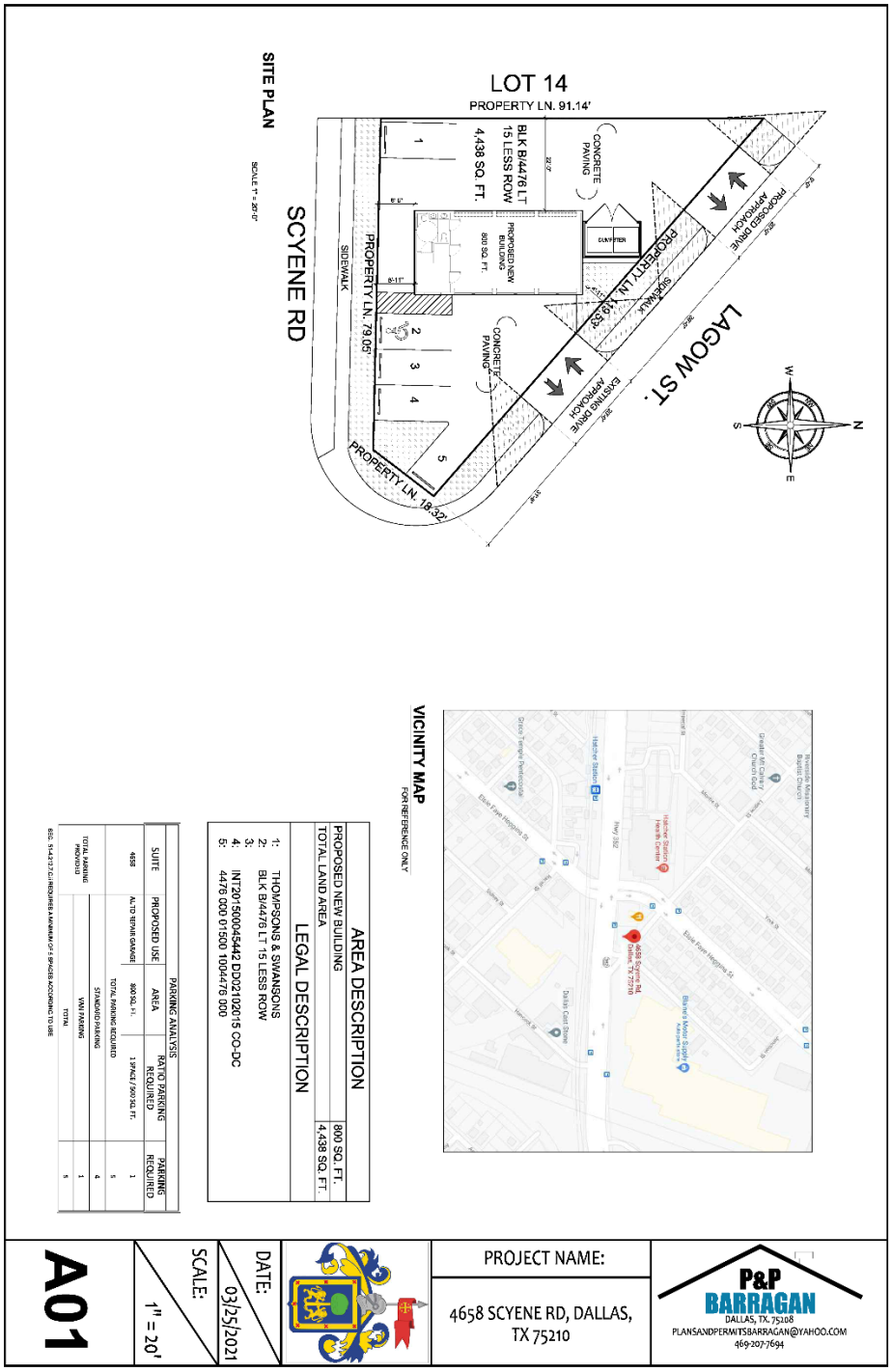
5. HOURS OF OPERATION: The use may only operate between 7 am-7 pm, 7 days per week.

6. OUTSIDE SPEAKERS: Outside speakers or audio amplification devices are prohibited.

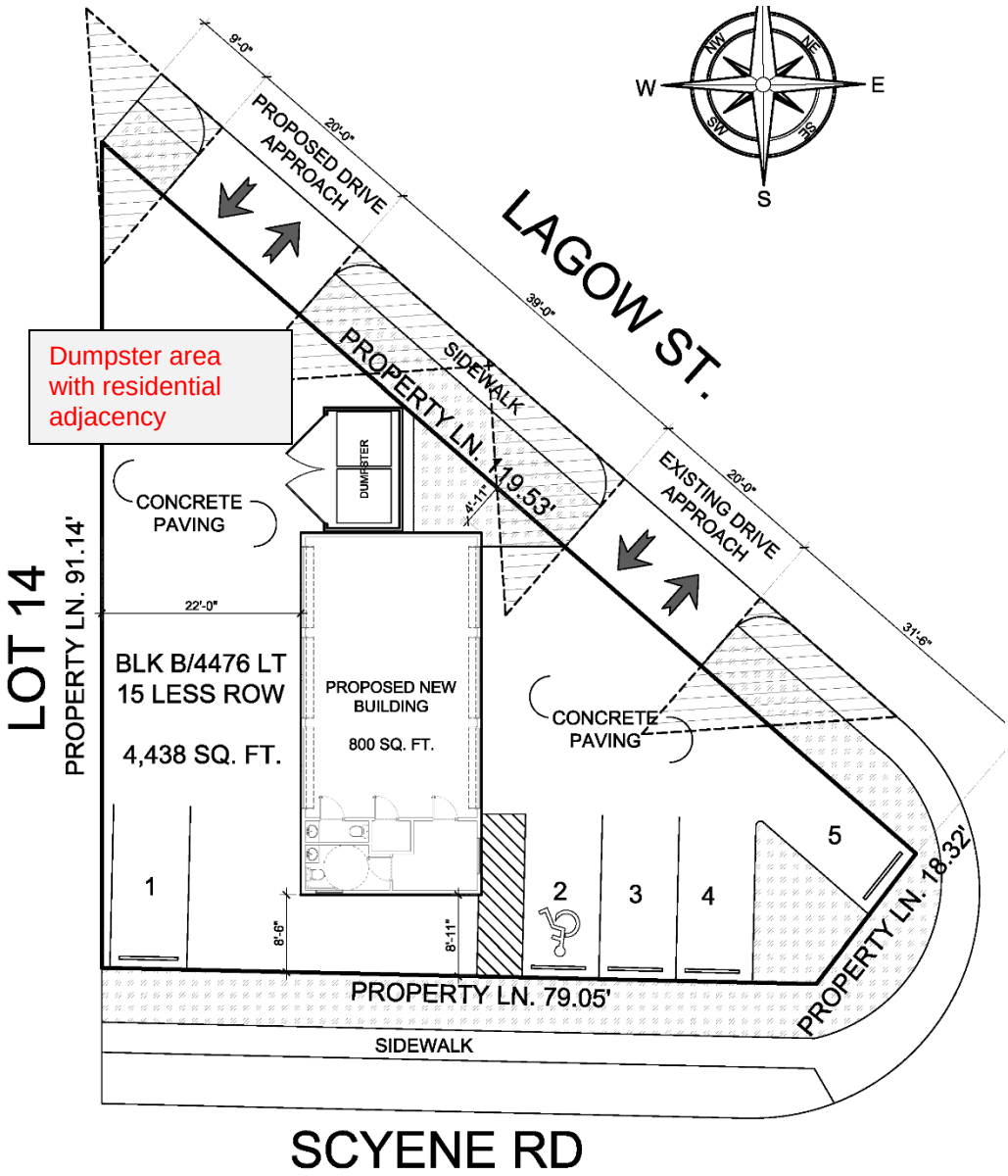
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

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.

APPLICANT'S PROPOSED SITE PLAN

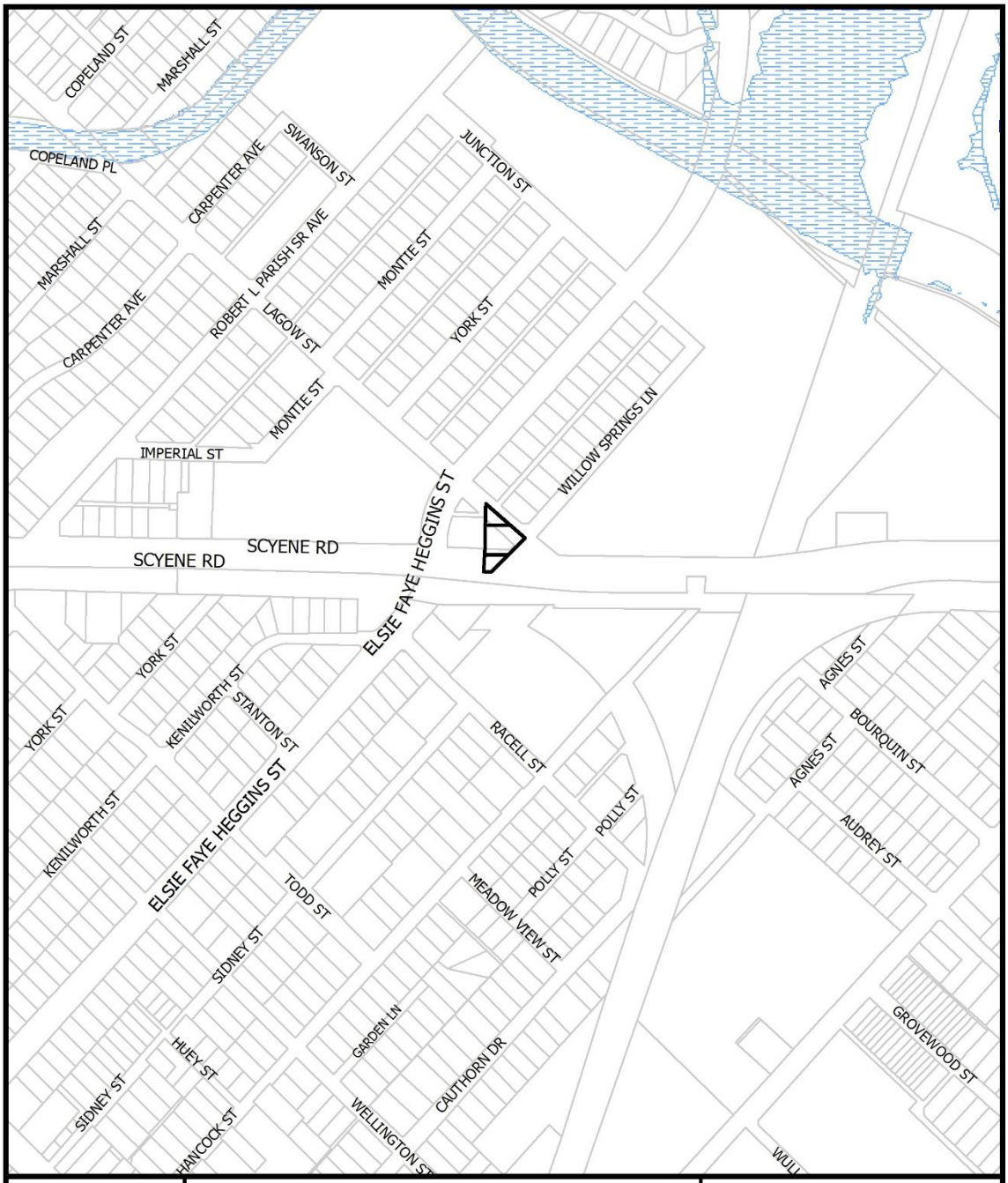


APPLICANT'S PROPOSED SITE PLAN (ENLARGED)
(Same for both uses)



SITE PLAN

SCALE 1" = 20'-0"



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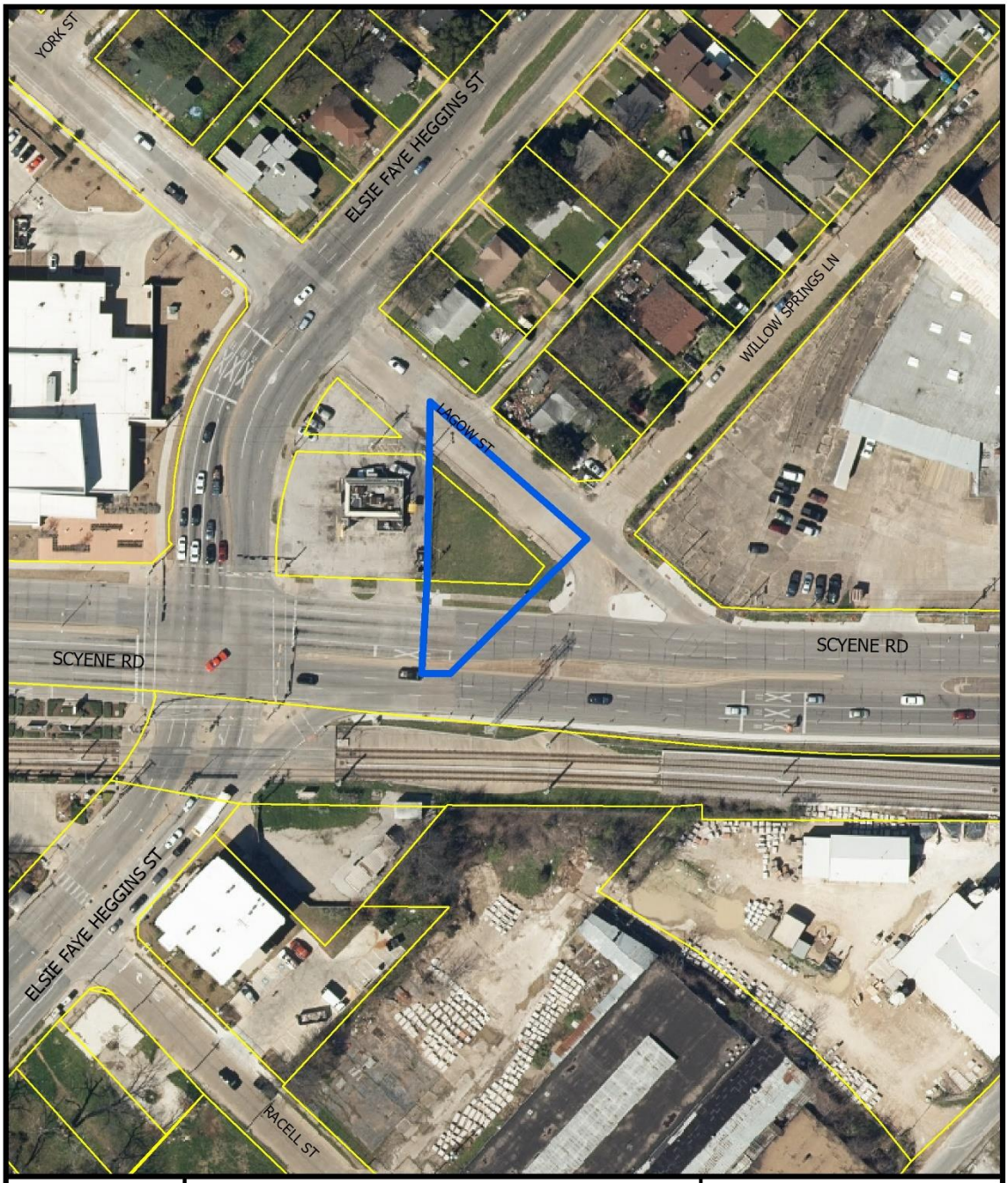
VICINITY MAP

Case no: Z212-281

Date: 10/12/2023



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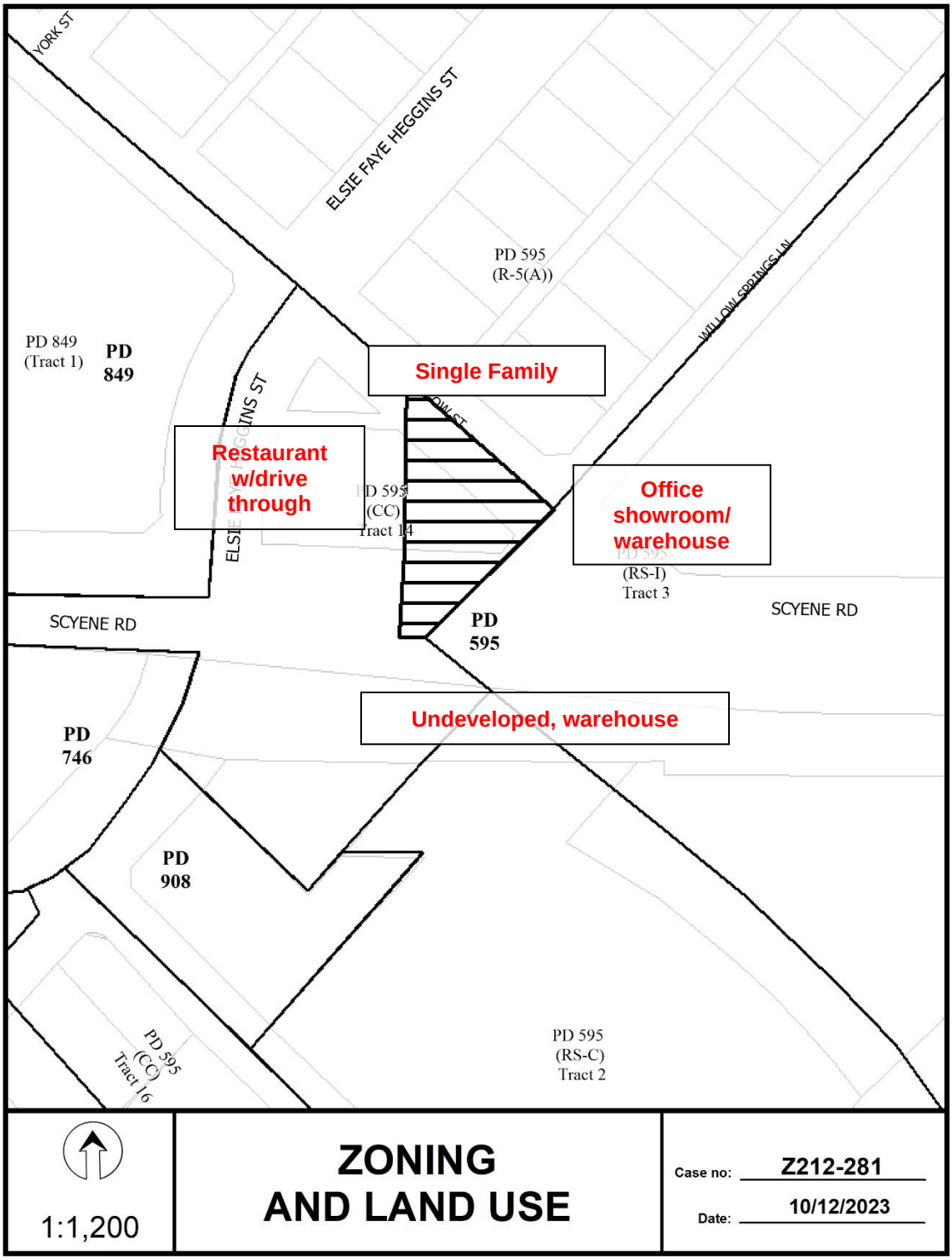
AERIAL MAP

Case no: Z212-281

Date: 10/12/2023



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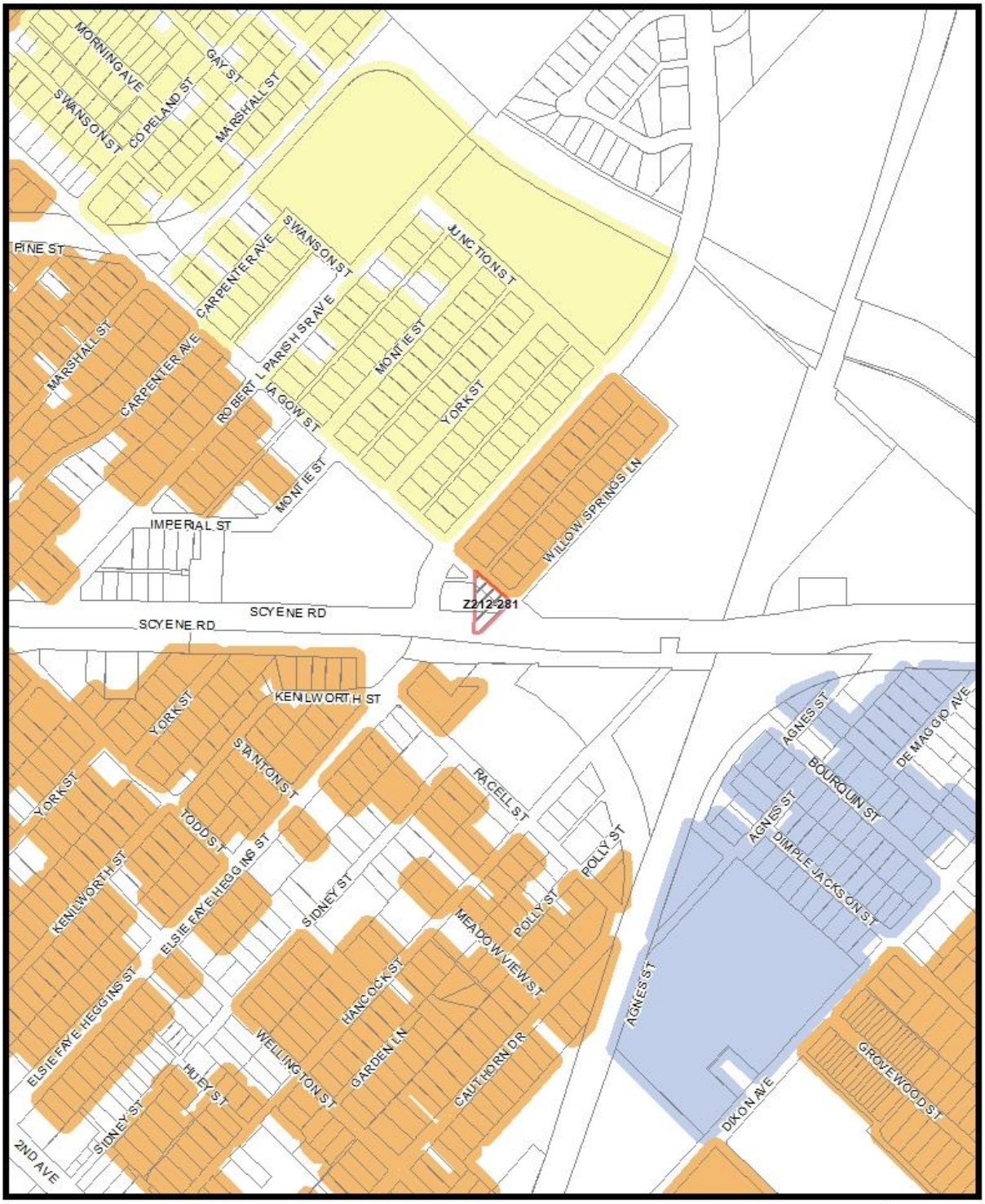
ZONING AND LAND USE

Case no: Z212-281

Date: 10/12/2023



Market Value Analysis A B C D E F G H I NA

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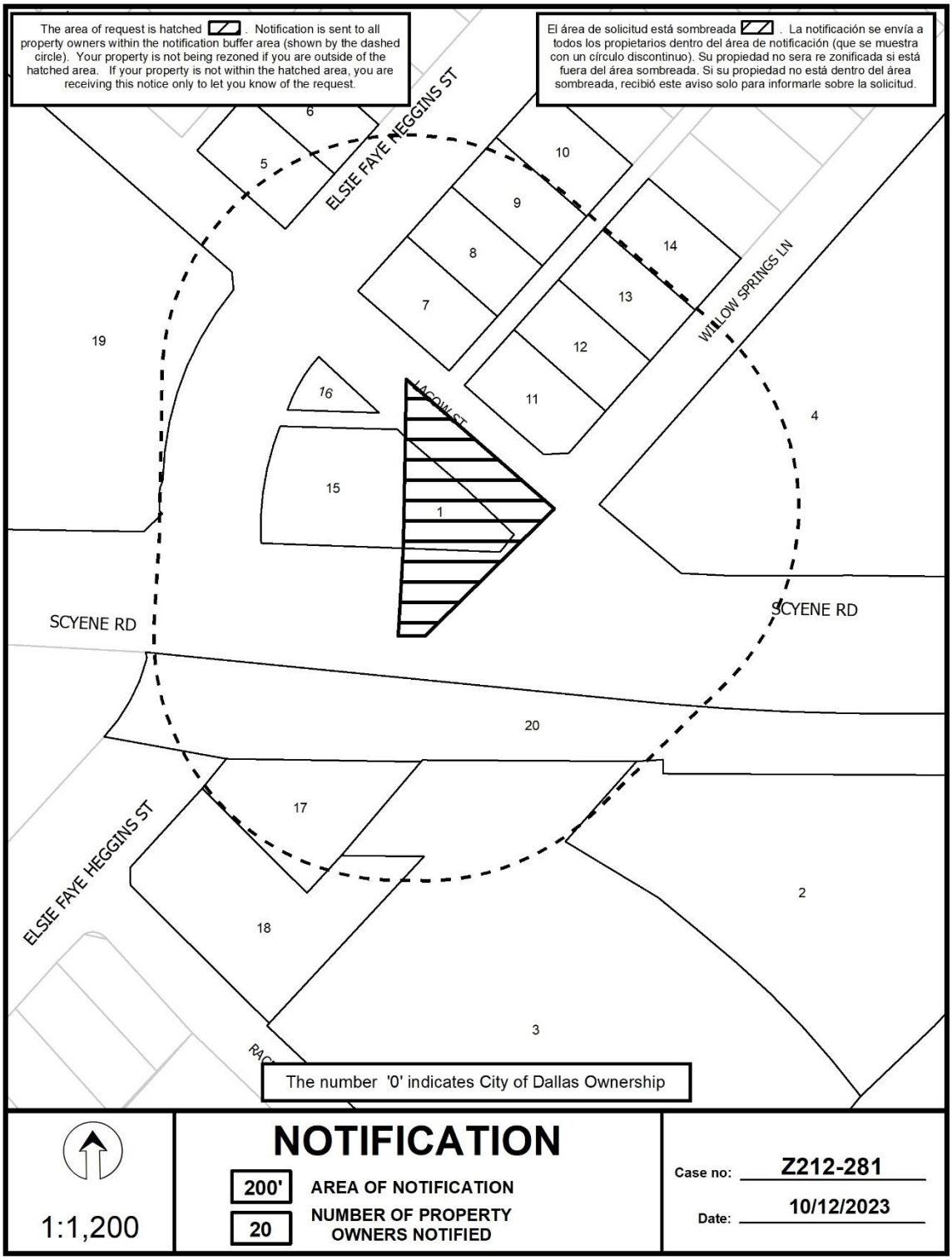
Market Value Analysis

Printed Date: 10/12/2023



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NOTIFICATION

200' AREA OF NOTIFICATION

20 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z212-281

Date: 10/12/2023

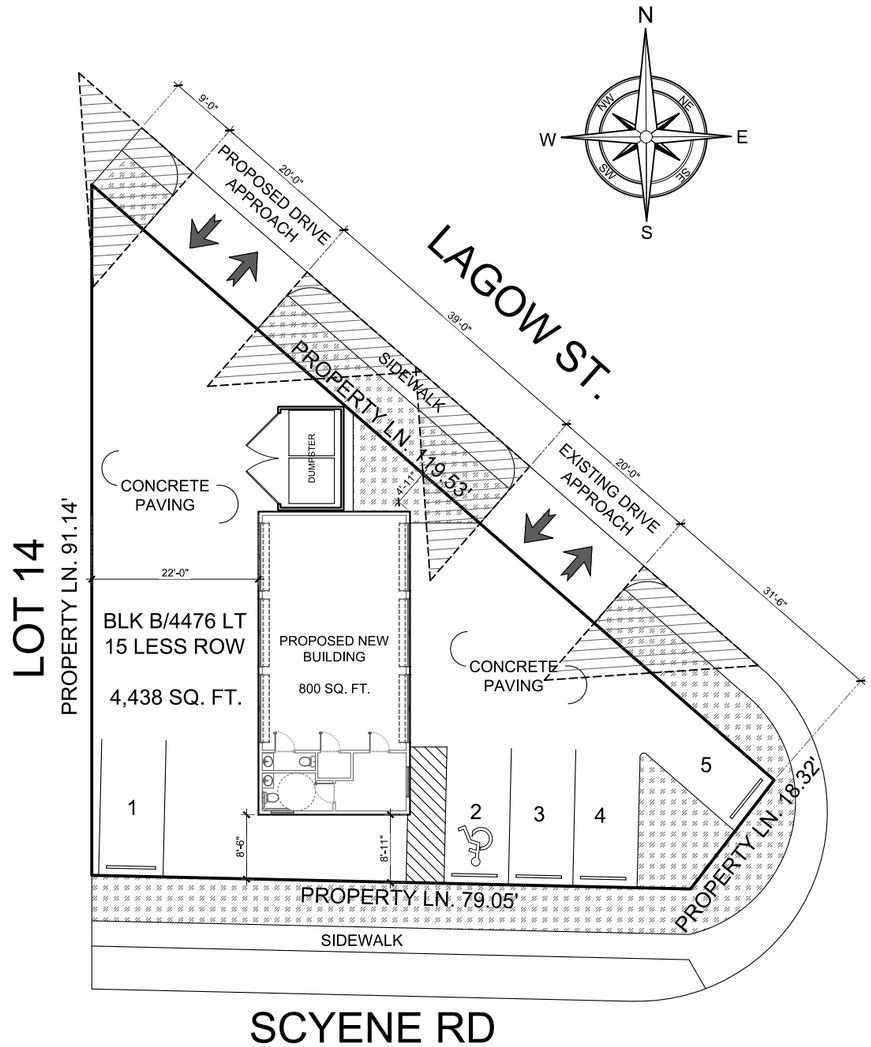
10/12/2023

Notification List of Property Owners

Z212-281

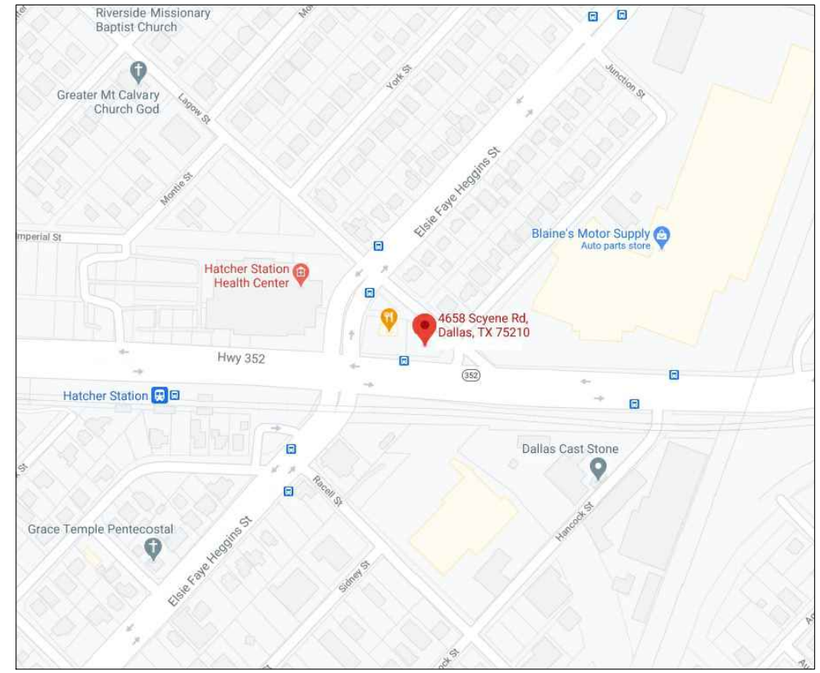
20 Property Owners Notified

Label #	***Address***		***Owner***
1	4658	SCYENE RD	CRUZ FELIX AMADO &
2	4107	HANCOCK ST	KIRK RAGSDALE 1 LLC
3	4828	RACELL ST	HUSSAIN FAREED &
4	4700	SCYENE RD	BLAINES MOTOR SUPPLY INC
5	4203	ELSIE FAYE HEGGINS ST	WILLIAMS LESS ESTATE OF
6	4207	ELSIE FAYE HEGGINS ST	COLEMAN LILLIE MAE EST OF
7	4202	ELSIE FAYE HEGGINS ST	TOLLIVER LUTHER M
8	4206	ELSIE FAYE HEGGINS ST	TOLLIVER LUTHER M JR
9	4210	ELSIE FAYE HEGGINS ST	JONES ROBERTNETTA
10	4214	ELSIE FAYE HEGGINS ST	A&R TEXAS PROPERTIES LLC
11	4203	WILLOW SPRINGS LN	HOOKER JULIUS JR EST OF
12	4207	WILLOW SPRINGS LN	EDMOND DAPHENE ETAL
13	4211	WILLOW SPRINGS LN	BAKER LAVERNE
14	4215	WILLOW SPRINGS LN	BROOKS NATHANIEL TRUST
15	4656	SCYENE RD	SPERRY SHANNON
16	4132	ELSIE FAYE HEGGINS ST	SPERRY SHANNON
17	4006	ELSIE FAYE HEGGINS ST	DART
18	4002	ELSIE FAYE HEGGINS ST	KKBK PROPERTIES LLC
19	4600	SCYENE RD	DALLAS COUNTY HOSPITAL DISTRICT DBA
20	401	S BUCKNER BLVD	DART



SITE PLAN

SCALE 1" = 20'-0"



VICINITY MAP

FOR REFERENCE ONLY

AREA DESCRIPTION	
PROPOSED NEW BUILDING	800 SQ. FT.
TOTAL LAND AREA	4,438 SQ. FT.

LEGAL DESCRIPTION

1: THOMPSONS & SWANSONS
2: BLK B/4476 LT 15 LESS ROW
3:
4: INT201500045442 DD02102015 CO-DC
5: 4476 000 01500 1004476 000

PARKING ANALYSIS				
SUITE	PROPOSED USE	AREA	RATIO PARKING REQUIRED	PARKING REQUIRED
4658	AUTO REPAIR GARAGE	800 SQ. FT.	1 SPACE / 500 SQ. FT.	1
	TOTAL PARKING REQUIRED			5
TOTAL PARKING PROVIDED	STANDARD PARKING			4
	VAN PARKING			1
	TOTAL			5

SEC. 51-4.212.7.C.ii REQUIRES A MINIMUM OF 5 SPACES ACCORDING TO USE

P&P BARRAGAN
DALLAS, TX. 75208
PLANSANDPERMITSBARRAGAN@YAHOO.COM
469-207-7694

PROJECT NAME:
4658 SCYENE RD, DALLAS, TX 75210

DATE: 03/25/2021

SCALE: 1" = 20'

A01

City of Dallas

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

Agenda Information Sheet

File #: 23-2851 **Item #:** 7.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 7

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Specific Use Permit No.1501 for a private school on property zoned an R-7.5(A) Single Family District, on the south line of Samuell Boulevard, east of South Buckner Boulevard.
Staff Recommendation: **Approval** for a permanent time period, subject to an amended site plan, an amended traffic management plan, and amended conditions.
Applicant/Representative: Terrance J. Wright
Planner: Jenniffer Allgaier
Council District: 7
Z212-303(JA)

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

Planner: Jenniffer Allgaier, M. Arch, AICP Candidate

FILE NUMBER: Z212-303(JA) **DATE FILED:** July 15, 2022

LOCATION: South line of Samuell Boulevard, east of South Buckner Boulevard

COUNCIL DISTRICT: 7

SIZE OF REQUEST: Approx. 19.92 acres **CENSUS TRACT:** 48113012207

APPLICANT/REPRESENTATIVE: Terrance J. Wright

OWNER: First Baptist Academy

REQUEST: An application for an amendment to Specific Use Permit No. 1501 for a private school on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of the request is to allow an addition to and the expansion of an existing private school on the property. *[First Baptist Academy]*

STAFF RECOMMENDATION: **Approval** for a permanent time period, subject to an amended site plan, an amended traffic management plan, and amended conditions.

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

BACKGROUND INFORMATION:

- The area of request is zoned an R-7.5(A) Single Family District and is currently developed with a private school authorized under Specific Use Permit (SUP) No. 1501.
- The applicant proposes to remodel and construct additions to the existing school in three phases, expanding the school from 20 classrooms to a total of 39 classrooms for pre-K through 12th grades, and increasing maximum enrollment from 400 to 800 students.
- Temporary portable buildings will be placed on site during early phases of construction; however, these portables will be removed permanently prior to the final phase of expansion.

Zoning History:

There have been no zoning change requests in the area in the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Samuell Boulevard	City of Mesquite ROW	-

Traffic:

A new traffic management plan (TMP) to accommodate the phased expansion of the school is included with the current request. All queuing and student drop off/pick up will occur on school property, with no spillover onto public rights of way. The proposed TMP, dated October 25, 2023, is sealed by a licensed professional engineer, and contains the signature of the First Baptist Academy Head of School The proposed SUP conditions require a traffic study evaluating the sufficiency of the TMP to be submitted by November 1, 2025 (or within six months after students first begin attending classes in the phase one addition, whichever is later) and by November 1st of each odd-numbered year thereafter.

The Transportation Development Services Division of the Transportation Department has reviewed the current zoning request and does not anticipate that it will significantly impact the surrounding roadway system. The Transportation Department supports the zoning request as proposed and will collaborate with school officials to enforce the TMP.

STAFF ANALYSIS:

Surrounding Land Uses:

	Zoning	Land Use
Site	R-7.5(A) Single Family District w/ SUP No. 1501	Private school
North	City of Mesquite	Warehouse
East	LI Light Industrial District w/ DR; CR Community Retail District w/ D-1 overlay	Office/warehouse
South	LI Light Industrial District w/ DR Z989-160	Office/warehouse
West	PD No. 549	Special Institutional uses; foster home (Buckner Children's Home)

Land Use Compatibility:

The area of request is located in an R-7.5(A) Single Family District and is currently developed with a private school [First Baptist Academy], which requires an SUP to operate within single family districts.

Adjacent properties to the east and south of the site are zoned an LI Light Industrial District and are developed with office/warehouse uses. Property to the west of the site is located in Planned Development District (PD) No. 549 and is developed with institutional uses, including Buckner Children's Home and Buckner Children and Family Services. Properties to the north across Samuell Boulevard are located within Mesquite city limits and are developed with warehouse uses.

The applicant requests an amendment to SUP No. 1501 to allow for phased expansion of the existing private school from 20 classrooms to 39 classrooms for pre-K through 12th grades, increasing maximum enrollment from 400 to 800 students.

Early phases of construction will be for remodel of the existing one story gymnasium, an expansion of the gymnasium building footprint, and addition of a second floor, increasing the height at this location on the western portion of the property from 27 feet to a maximum of 42 feet. During these early phases of construction, temporary portable buildings will be placed on the eastern portion of the property to be utilized as classroom space as needed for increased enrollment. Upon completion, all temporary classroom buildings will be removed from the property. The final phase of expansion will be the construction of a three-story classroom building on the eastern portion of the property with a maximum height of 67 feet.

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 expansion of the existing private school is consistent with the existing zoning and with the general provisions for a Specific Use Permit. Staff finds that the current 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. Staff supports the zoning request for a permanent time period, subject to an amended site plan, an amended traffic management plan, and amended conditions as included in the docket.

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.

The following table shows development standards applicable in an R-7.5(A) Single Family District.

	Setbacks		**Height**[1]	**Lot Coverage**[2]	**Density/FAR**
	Front	**Side/Rear**			
R-7.5(A)	25' min	5' / 5' min for single family structures 10' / 15' min for other permitted structures	30' max Institutional uses, such as schools, may be built to any height consistent with FAA airspace limitations and the building code	45% max for residential structures 25% max for nonresidential structures 60% max for institutional uses such as schools	No max FAR Min lot area for a residential use is 7,500 sq ft No minimum lot area for a school

[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.

The city arborist reviewed the current zoning request and anticipates that the site can conform to Article X. A landscape plan will be required for review at permitting. The city arborist supports the current zoning request as proposed and will coordinate with the applicant at permitting for further review of landscaping requirements at the request site.

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)]. SUP 1501 currently specifies that 109 off-street parking spaces must be provided.

With the expansion of the school, including the addition of 19 middle and high school classrooms, the applicant proposes to provide off-street parking in accordance with the standard use regulations (1.5 spaces for each elementary school classroom; 3.5 spaces for each middle school classroom; 9.5 spaces for each high school classroom). Therefore, the proposed conditions strike the previous off-street parking requirement and reference the use regulations in Sec. 51A-4.200 of the Dallas Development Code, as amended.

Site data summary table on the proposed site plan indicates 223 off-street parking spaces are required for the school at full expansion to 39 total classrooms (14 elementary, six middle school, and 19 high school); 249 spaces are proposed.

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 is an “E” MVA cluster in the vicinity to the west of the site.

First Baptist Academy Trustees and Head of School

School Board of Trustees:

Meredith Cassidy – Board Officer
Louis Cole – Board Officer
Roger Comstock – Board Officer
Lori Hale – Secretary
Jackie Lavallais – Board Officer
Neely Munnerlyn – Chair
Bill Naramore – Board Officer
Amy Quinn – Board Officer
Ty Sawyer – Vice Chair
Jay Sedwick – Board Officer
Glenn Sewell – Board Officer
Vetta Stiles – Board Officer

Head of School:

Jason Lovvorn – Head of School

Proposed Amended SUP Conditions

1. USE: The only use authorized by this specific use permit is a private school.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan, except that the parking lots may be built in phases as long as the minimum required parking is provided.

3. TIME LIMIT: This specific use permit has no expiration date. [~~expires on a January 25, 2027 but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)~~]

4. LANDSCAPING: Landscaping must be provided in accordance with Article X of the Dallas Development Code, as amended.

5. OFF-STREET PARKING: Parking for a private school must be provided in accordance with the use regulations in Sec. 51A-4.200 of the Dallas Development Code, as amended [~~A minimum of 109 off-street parking spaces must be provided for eight elementary classrooms, six middle school classrooms, and eight high school classrooms. Parking must be located as shown on the attached site plan~~].

6. HOURS OF OPERATION: The private school may only operate between the hours of 7:30 a.m. and 10:00 p.m., Monday through Saturday

7. ENROLLMENT: Enrollment in the private school may not exceed 800 [~~400~~] students.

8. FENCING: The Property must be enclosed by a minimum four-foot high fence, as shown on the attached site plan.

9. INGRESS-EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.

10. TRAFFIC MANAGEMENT PLAN:

A. In general. Operation of the private 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 plan. The initial traffic study must be submitted to the director by November 1, 2025, or within six months after students first begin attending classes in the phase one addition, whichever is later, [~~2018~~]. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1 of each odd [~~even~~] numbered year [~~beginning in 2020~~].

a. If the property owner or operator fails to submit a required initial traffic study to the director by November 1, 2025, or within six months after students first begin attending classes in the phase one addition, 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 November 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.

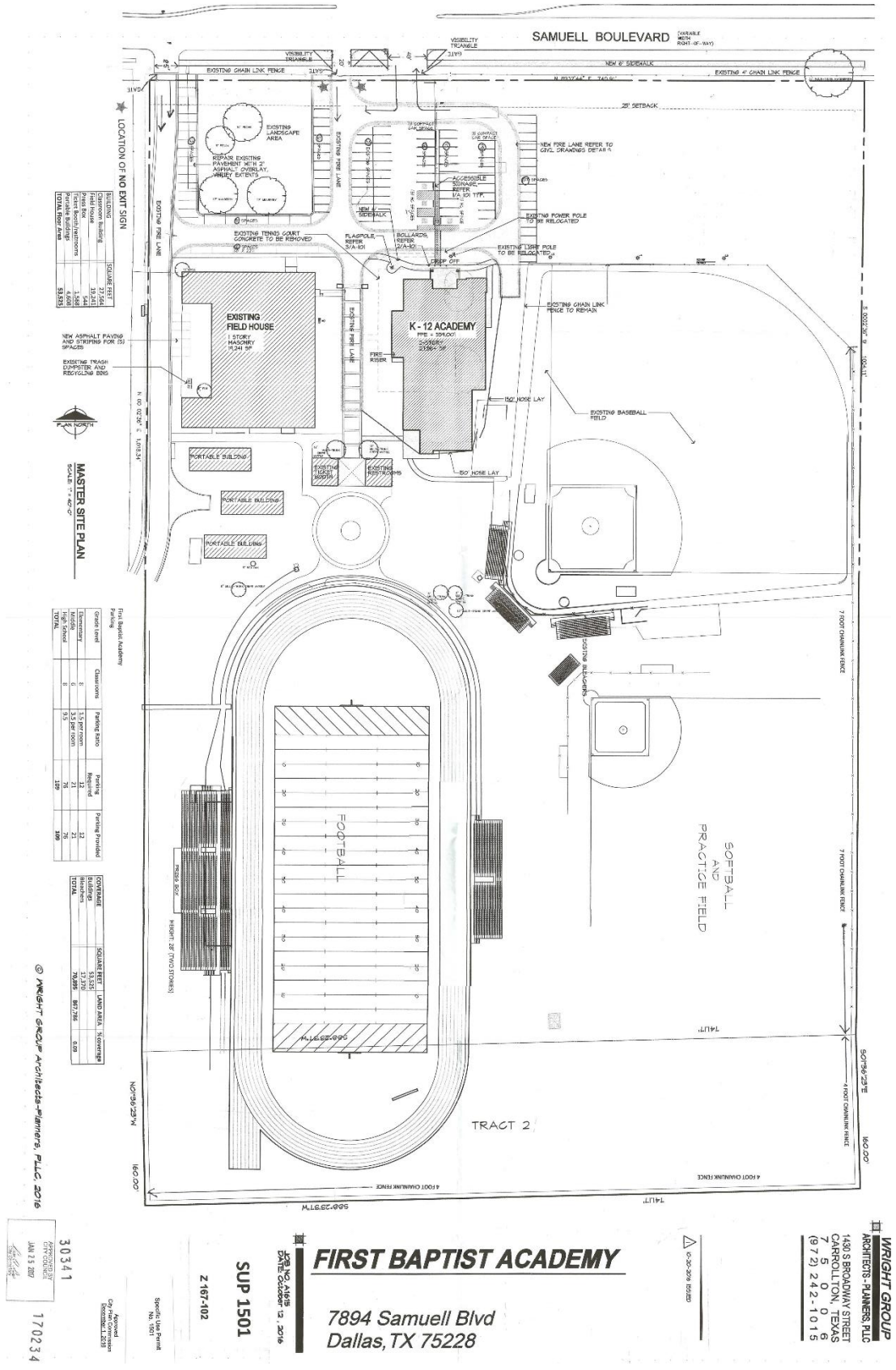
i. A traffic management plan may be amended using minor plan amendment fee and public hearing process in Section 51A- l.105(k)(3) of Chapter 51A of the Dallas City Code, as amended.

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.

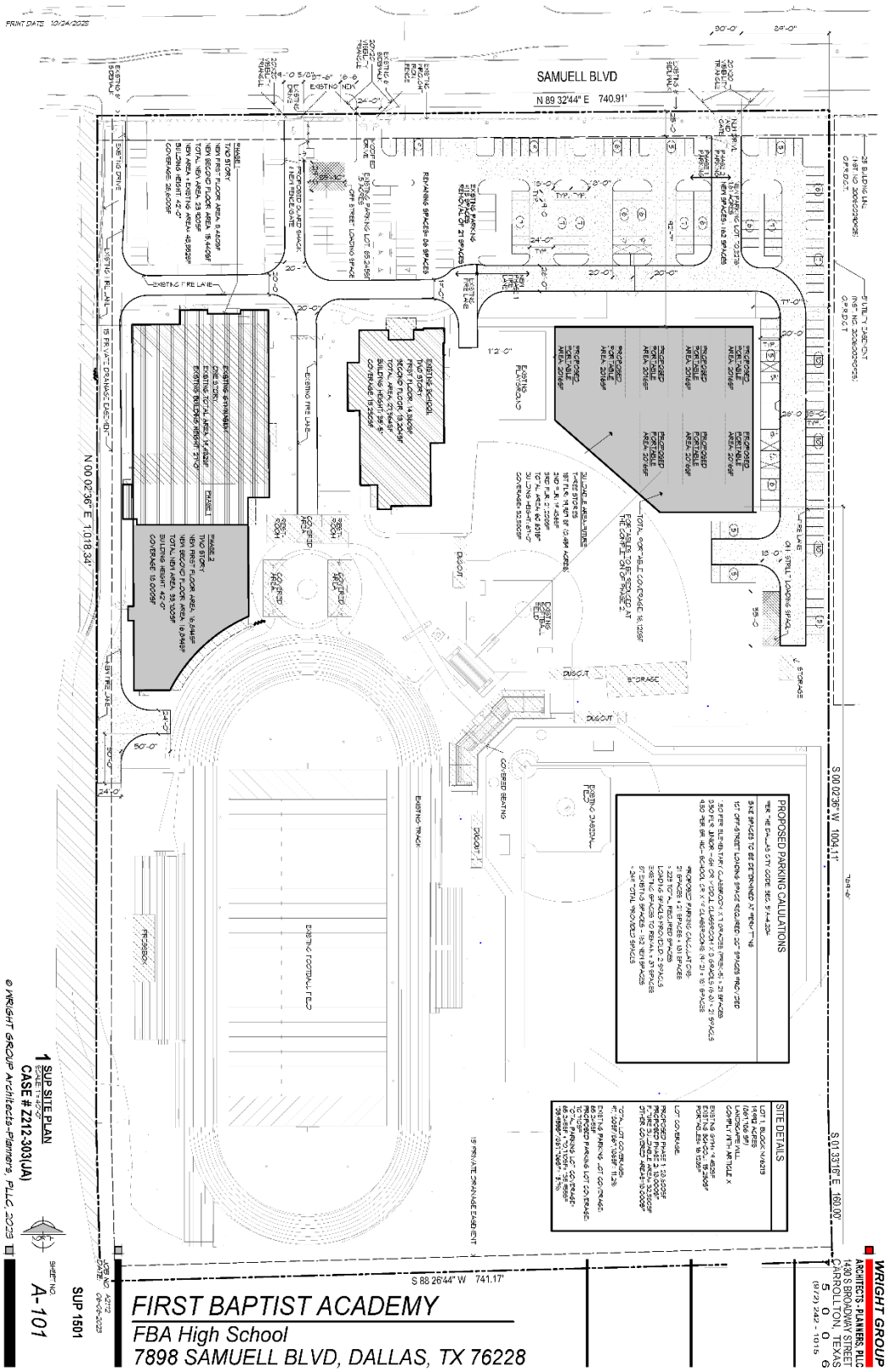
11. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

12. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

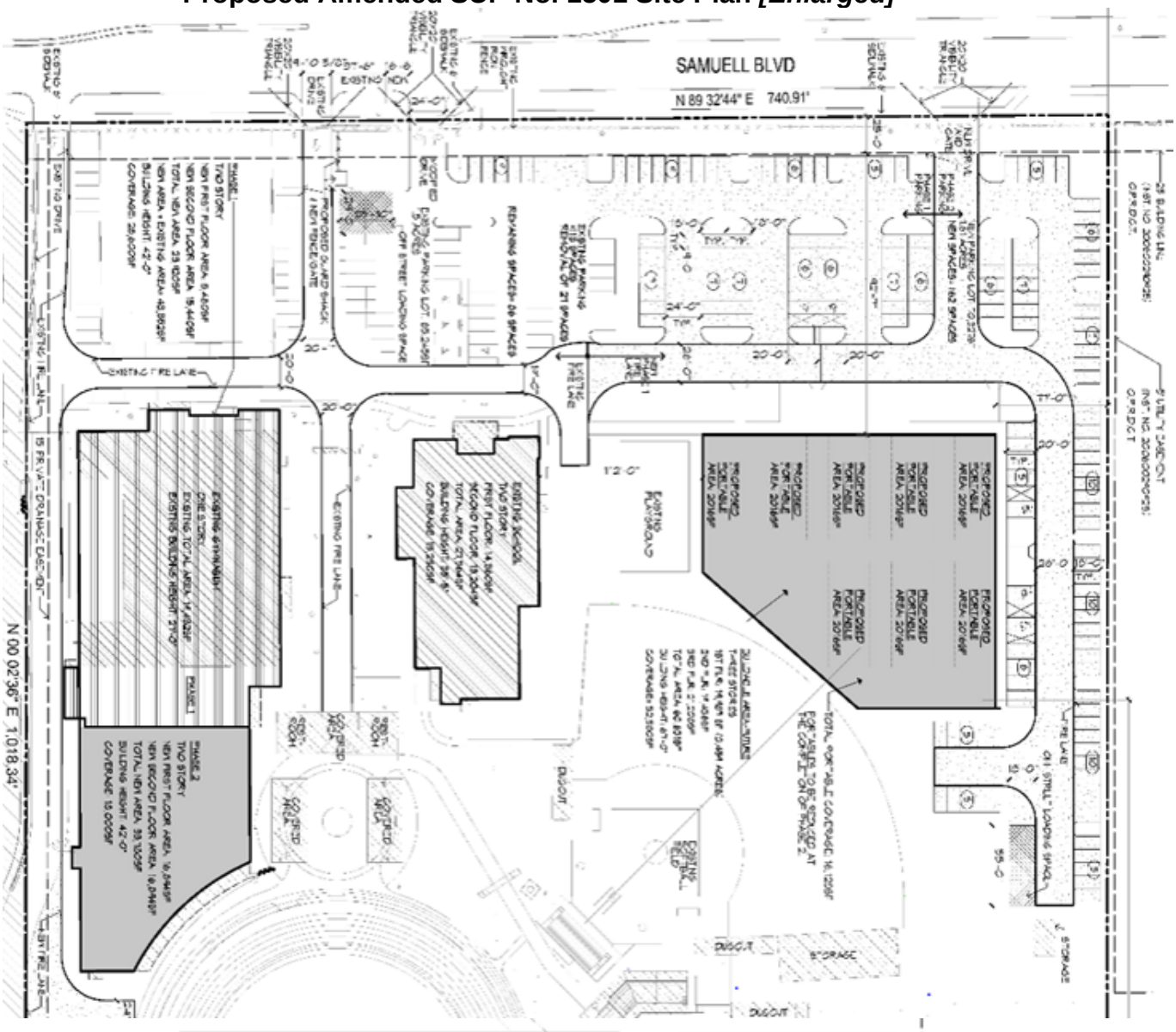
Existing SUP No. 1501 Site Plan



Proposed Amended SUP No. 1501 Site Plan



Proposed Amended SUP No. 1501 Site Plan *[Enlarged]*



PROPOSED PARKING CALULATIONS

PER THE DALLAS CITY CODE, SEC. 51A-4.204

BIKE SPACES TO BE DETERMINED AT PERMITTING

1ST OFF-STREET LOADING SPACE REQUIRED; 20" SPACES PROVIDED

1.50 PER ELEMENTARY CLASSROOM X 14 SPACES (PREK-5) = 21 SPACES
0.50 PER JUNIOR HIGH OR MIDDLE CLASSROOM X 3 SPACES (6-8) = 21 SPACES
4.50 PER SR. HIGH SCHOOL CR X 14 CLASSROOMS (9-12) = 101 SPACES

PROPOSED PARKING CALCULATIONS:
21 SPACES + 21 SPACES + 101 SPACES
= 223 TOTAL REQUIRED SPACES
LOADING SPACES PROVIDED: 2 SPACES
EXISTING SPACES TO REMAIN = 31 SPACES
87 EXISTING SPACES + 162 NEW SPACES
= 249 TOTAL PROVIDED SPACES

SITE DETAILS

LOT 1, BLOCK M/6219
19.992 ACRES
(871,106 SF)
LANDSCAPE WILL
COMPLY WITH ARTICLE X

EXISTING SITE: 14,452SF
EXISTING SCHOOL: 19,250SF
PORTABLES= 16,120SF

LOT COVERAGE:

PROPOSED PHASE 1: 20,500SF
PROPOSED PHASE 2: 10,000SF
FUTURE BUILDABLE AREA: 32,500SF
OTHER COVERED AREAS=10,000SF

TOTAL LOT COVERAGE:
97,500SF/871,106SF= 11.2%

EXISTING PARKING LOT COVERAGE:
66,245SF
PROPOSED PARKING LOT COVERAGE:
70,110SF
TOTAL PARKING LOT COVERAGE:
66,245SF + 70,110SF= 136,355SF
136,355SF/871,106SF= 15.7%

Proposed Amended SUP No. 1501 Traffic Management Plan

LAMBETH ENGINEERING ASSOCIATES PLLC
Texas Registered Engineering Firm F-19508

STATE OF TEXAS
CHRISTY H. LAMBETH
91036
LICENSED
PROFESSIONAL ENGINEER
Christy Lambeth
October 25, 2023

Traffic Management Plan
First Baptist Academy

October 25, 2023

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth) were retained to conduct a traffic management plan (TMP) for First Baptist Academy (FBA). This proposed school improvements include a new school building and parking spaces to accommodate additional classrooms. 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 FBA.

School:

- Location: 7898 Samuell Boulevard, Dallas, Texas 75228

  The property is located in the City of Dallas. Driveways are located on Samuell Boulevard which is in the City of Mesquite's jurisdiction.
- School Type: Private School
- FBA Principal: Jason Lovvorn, M. Ed
- Existing School Times:
  - Lower School (Elementary School: PreK – 6th Grades): 8:00 AM – 3:20 PM
  - Upper School (Middle School: 7th – 8th and High School: 9th – 12th Grades): 8:00 AM – 3:40 PM

Zoning:

- Existing Zoning: SUP 1501; Residential, R-7.5(A)
- Proposed Zoning: SUP
- Project: To expand the current facility by adding high school classrooms in the gym building and portable buildings east of the existing school building for specialty classes.

School Access:

- Surrounding Roadways:
  - Samuell Boulevard: Public Arterial (principal arterial), six-lane, divided roadway, approximately 80 feet wide
  - Campbell Drive: Private two-lane, undivided driveway (fire lane) extending from Samuell Boulevard to the IH 30/US 80 EBFR
- Sidewalks are provided on both sides of Samuell Boulevard. No pedestrians were observed walking to/from school or in the area.

469.784.9534 ● 6301 Gaston Ave., Suite 1129, Dallas, TX 75214 ● christy@lambetheng.com

Students:

- Existing Student Enrollment: 385 students
- Planned Student Capacity: 800 students

Table 1. Student Enrollment Summary

Grade	2023 - 2024 Students	Buildout Students
Pre-K	27	57
K	34	57
1st	37	57
2nd	28	57
3rd	35	57
4th	25	57
5th	33	57
6th	22	57
Lower School Total:	**241**	**456**
7th	34	57
8th	28	57
9th	26	57
10th	37	57
11th	18	58
12th	17	58
Upper School Total:	**160**	**344**
Total	**401**	**800**

Traffic Management Plan

Queue

Lambeth met with FBA staff and the school principal during the process of developing the TMP. Traffic observations were conducted on the following dates and times at FBA:

- Monday, February 28, 2022 – PM Dismissal
- Friday, August 26, 2022 – AM Arrival and PM Dismissal
- Monday, August 29, 2022 – PM Dismissal
- Tuesday, August 30, 2022 – PM Dismissal
- Monday, September 29, 2022 – PM Dismissal
- Tuesday, September 28, 2022 – AM Arrival

The peak queue of parent vehicles picking up at FBA occurred during the lower school dismissal period with 33 vehicles, approximately one vehicle per 7 students.

FBA is following the currently approved TMP, and when followed, there are not vehicles backing onto Samuell Boulevard. Parents are respectful of school procedures and staff is well engaged in dismissing students promptly. There is currently a security guard on site during dismissal period. A summary of existing operations is provided in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 1** below. As shown, the proposed site plan has adequate space to accommodate the parents on-site.

Table 2. TMP Summary

Grades	Travel Modes	Loading Zone	School Times	Projected Student Enrollment	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
PreK - 12th **Existing Enrollment:** 385 **Student Capacity:** 800	Parents 87% Bus 10% Student Drivers 3%	Pre-K - 2nd	8:00 AM - 3:10 PM	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
		3rd - 6th*	8:00 AM - 3:30 PM*	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
		7th - 12th	8:00 AM - 3:50 PM	344	38 Veh. (893 Feet)	42 Veh. (988 Feet)	4 Veh. (95 Feet)
			Total:	**800**			

Recommendations

The TMP recommendations are described below and shown in **Exhibit 1**.

Students

1. Students are either picked up by parents or ride the private, FBA bus.
2. Lower School: (PreK – 6th Grades):
    a. All lower school students are dropped off in front of the elementary school building.
    b. Students waiting for parents to pick them up should remain in the designated areas and wait for their parents' arrival.
3. Upper School (7th – 12th grades):
    a. All upper school students should be dropped off in front of the middle school building or high school building (gym).
    b. Middle school (7th and 8th grade) students waiting for parents to pick them up currently remain in their classroom until their parents arrive.
    c. High school (9th – 12th grade) students are dismissed from classes and meet their parents, stay for athletics, or drive home.
4. Students should promptly unload and load to/from parent vehicles. They should not be getting items from the trunk (or back seat if sitting in front) at the loading area.
5. There are currently no student walkers, and none are anticipated.
6. There are currently 10 student drivers.
7. No students walk to/from school.

Parents

8. Parents pick up students at the following times:
    a. Lower School (Elementary School):
        i. Prior to School Buildout: There is room on-site to accommodate lower school being dismissed at one time. There is adequate room to accommodate parents on-site for approximately 360 lower school students. If traffic approaches Samuell Boulevard prior to enrollment of 360 students, lower school dismissal should be staggered.
        ii. At School Buildout: In order to accommodate all parents queueing on-site, lower school students should be dismissed in staggered times, with a minimal of 20 minutes between periods. This should be continually monitored and adjusted as needed to ensure all parents are on-site and do not back onto Samuell Boulevard. Below are recommended staggering times and grades to accommodate parents on-site at the planned student buildout.
            1. PreK – 2nd Grades: 8:00 AM – 3:10 PM
            2. 2nd – 6th Grades, and Younger Siblings: 8:00 AM – 3:30 PM
    b. Upper School (Middle School and High School):
        i. Upper School parents should not arrive to campus before 3:50 PM. If upper school parents do arrive beforehand, they should park in the parking lot and wait for the lower school queue to disperse before entering the queue line. If upper school parents' conflict with lower school parents, dismissal times need to be staggered further apart – such as by 20 minutes.
        ii. After students arrive at parent vehicles, parents may slowly exit the queue lane via the by-pass lane.
9. Parents should continually pull forward to the front of the queue line.
10. If student does not arrive promptly to the loading area, parents should proceed forward to the waiting area so they do not hold up the queue line.

Buses

11. FBA provides a shuttle bus service that picks ups and drops off students to/from First Baptist Church in downtown Dallas.

Staff

12. Staff should monitor students at each area where parents are picking up students until all students are dismissed.
13. Staff should assist lower school students in and out of their parents' vehicles.
14. Staff are positioned at the entrance gate, 1st and 2nd floors of the school building, and in the student loading area. Staff communicate via walkie talkie to announce which parents are arriving so that the corresponding student(s) can proceed to the loading area in the proper sequence.
15. A staff member is positioned where the double queue ends to control merging and control pedestrian crossing.

Licensed Peace Officers

16. There is a security guard at FBA that assist with dismissal and is planned to continue doing so.

Crossing Guards

17. No crossing guards are assigned to FBA campus. None are recommended since there are no student walkers.

Parking Restrictions

18. Parents do not currently park on Samuell Boulevard and should continue to not park on-street.

School Zones

19. Currently there are no school zones on Samuell Boulevard. Both the City of Dallas and Mesquite provide school zones to provide safety for student walkers. Since there are no students walking to/from FBA, none are recommended.

Off-Site Improvements

20. None are recommended.

Special Events

Currently FBA hosts several special events during the school year that have a high attendance. Below is a summary of special events that require more than typical parking.

- Football Games
  - FBA hosts on average 13-16 home games per year.
  - Average attendance for varsity football games is currently 300-350, with the homecoming football game currently having around 550 in attendance.
- Track Meets
  - FBA hosts on average 4 track meets per year.
  - The larger meets have 35 schools in attendance, on average.
  - At these events there are normally 5-10 large buses (48 passengers) and 20 small buses (15-24 passengers). They will park on the east side of the school building.
  - Approximately 100 – 150 parents attend.
  - If parking is projected to exceed on-site parking demand, arrangements will be made with neighboring businesses.
- YMCA Sports
  - FBA hosts YMCA Sports all year round.
  - At any given sport, there can be games Friday and Saturday.
  - Attendance to these events range, is 200 on average.
- Back to School Picnic
  - FBA hosts an annual back to school picnic in August that has parents and families from all grades on campus at one time.
  - Attendance varies but ranges from 400-600.
- Christmas Program
  - FBA's Christmas program is one of their biggest indoor programs of the year. The program is carried out by lower school and middle school students. At the programs, the school has a shuttle for overflow parking across Samuell Boulevard at the Coca Cola warehouse parking lot.
  - Attendance is approximately 300-350.

- Grandpals Day
  - FBA's Grandpals Day is a during school event. Grandparents are invited to attend lower school lunch and there is a short program.
  - Attendance is approximately 300-350.

As shown, there are many events at FBA during the school year that generate a higher than typical parking demand, therefore, needing more parking than required.

Summary

The First Baptist Academy 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. FBA staff is actively engaged with traffic flow and parents are respectful of the procedures. It is recommended FBA continue to actively communicate with parents to ensure safe traffic flow.

If traffic congestion or unsafe movements are occurred, the TMP plan should be reviewed and updated promptly.

REVIEW AND COMMITMENT

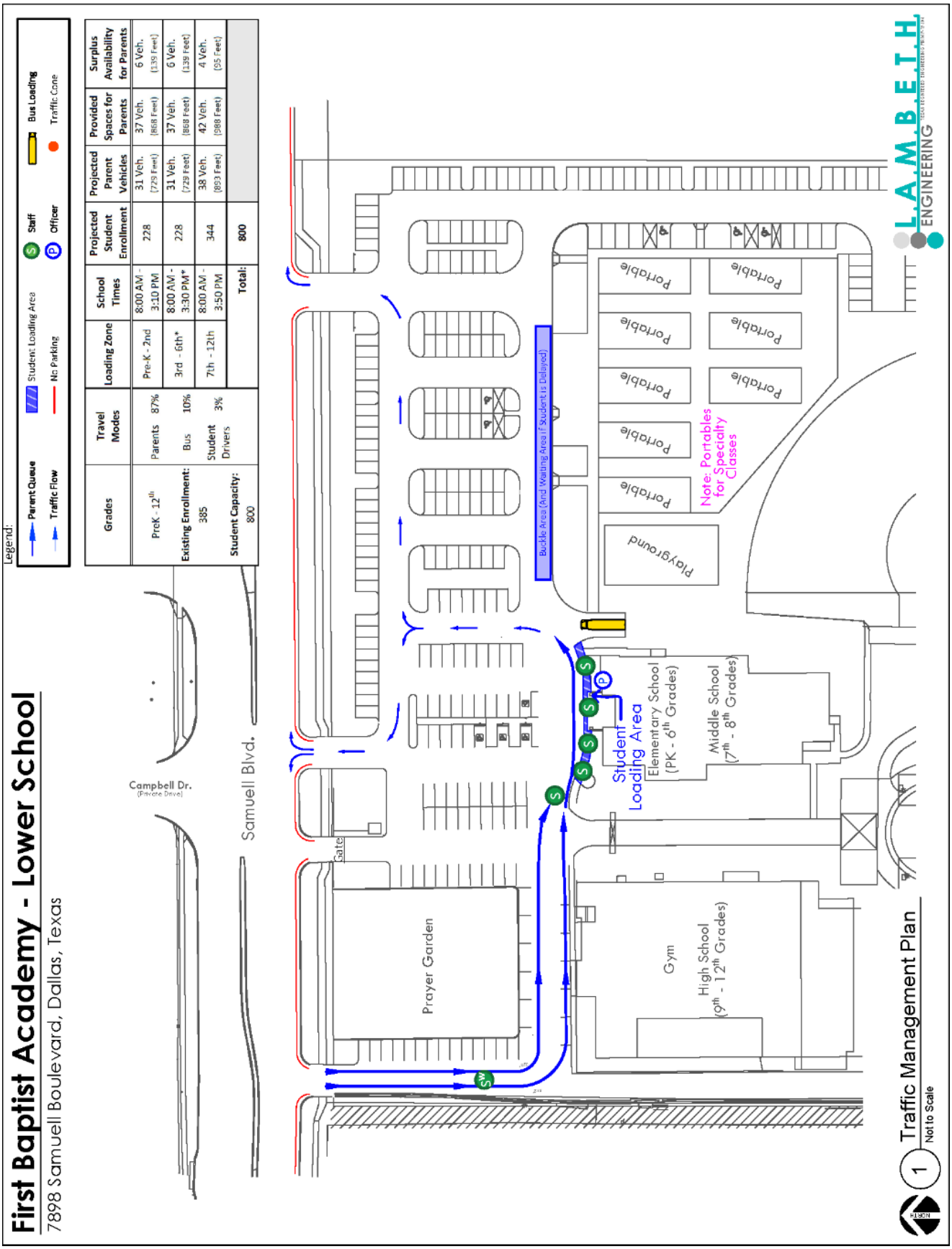
The **First Baptist Academy (FBA)** traffic management plan (TMP) for was developed with the intent of optimizing safety and accommodating vehicular traffic queues generated during school peak hours. A concerted effort and full participation by the school administration are essential to maintain safe 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	10/25/23 Date
Jason Lovvorn Name	Head of School Title

END



Grades	Travel Modes	Loading Zone	School Times	Projected Student Enrollment	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
PreK - 12th	Parents 87%	Pre-K - 2nd	8:00 AM - 3:10 PM	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
Existing Enrollment: 385	Bus 10%	3rd - 6th*	8:00 AM - 3:30 PM*	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
Student Capacity: 800	Student Drivers 3%	7th - 12th	8:00 AM - 3:50 PM	344	38 Veh. (893 Feet)	42 Veh. (988 Feet)	4 Veh. (95 Feet)
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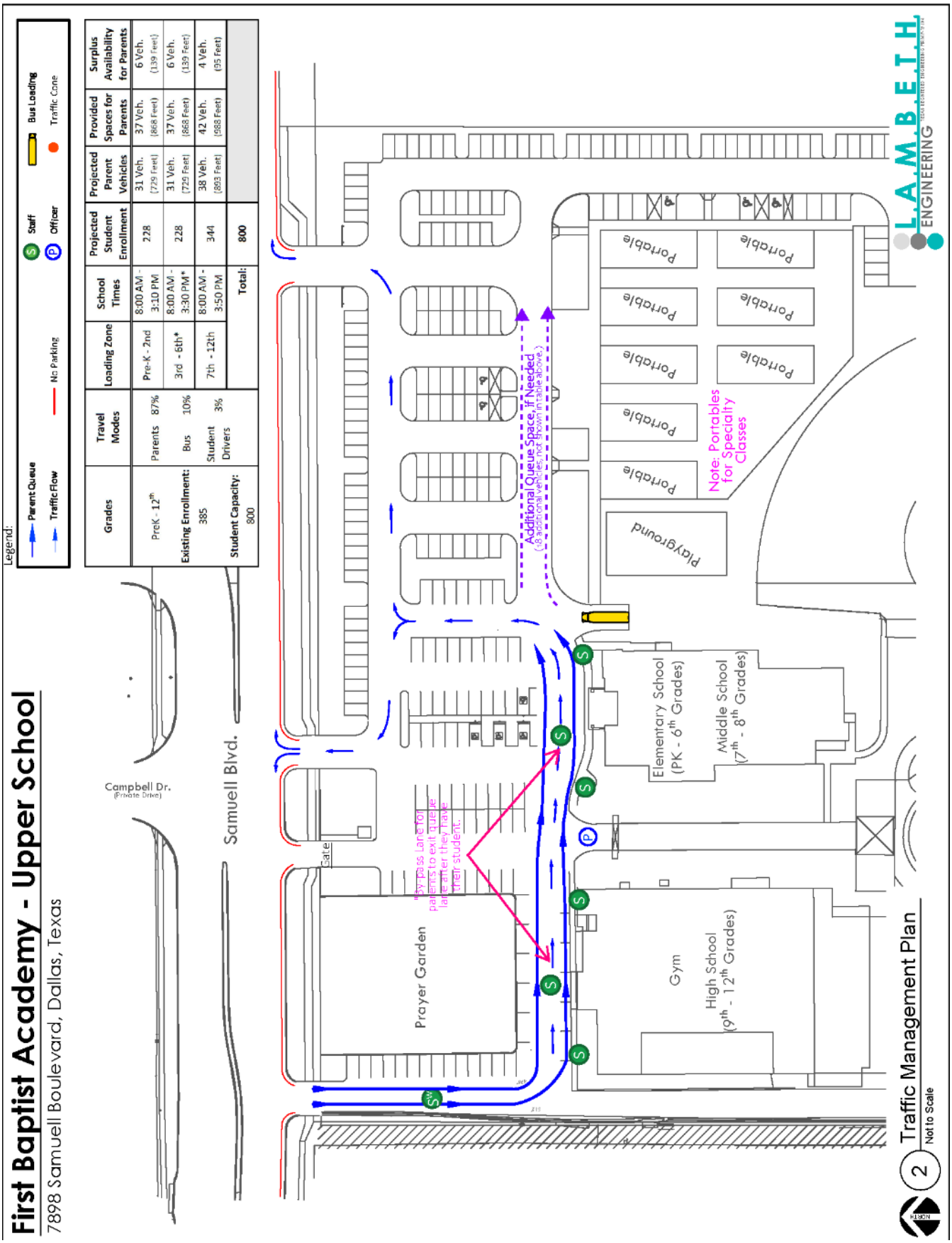
First Baptist Academy - Upper School
7898 Samuell Boulevard, Dallas, Texas
Legend:
Parent Queue
Traffic Flow
No Parking
Staff
Officer
Bus Loading
Traffic Cone
Grades
PreK - 12th
Existing Enrollment: 385
Student Capacity: 800
Travel Modes
Parents 87%
Bus 10%
Student Drivers 3%
Loading Zone
Pre-K - 2nd
3rd - 6th*
7th - 12th
School Times
8:00 AM - 3:10 PM
8:00 AM - 3:30 PM*
8:00 AM - 3:50 PM
Projected Student Enrollment
228
228
344
Total: 800
Projected Parent Vehicles
31 Veh. (729 Feet)
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Provided Spaces for Parents
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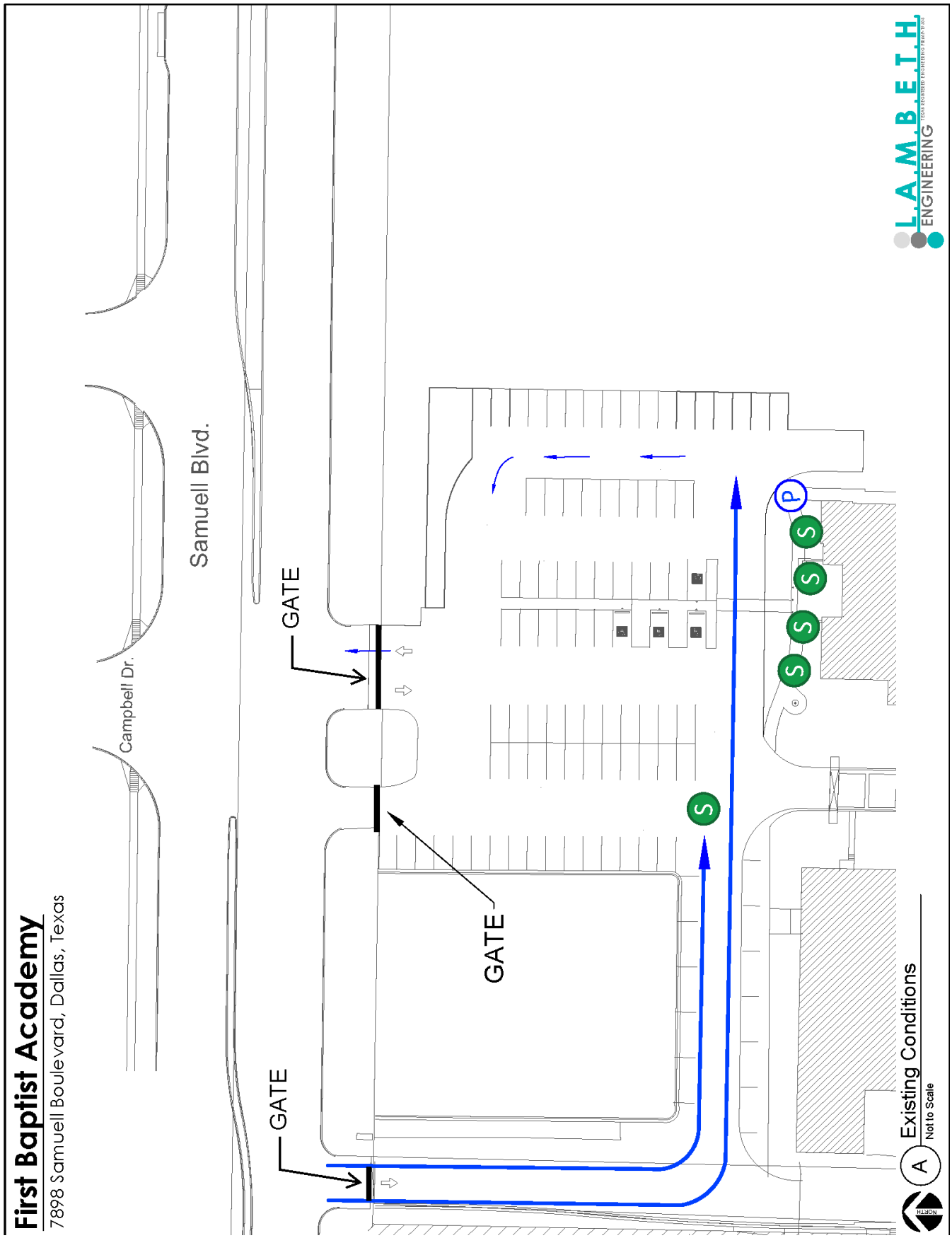
37 Veh. (868 Feet)
42 Veh. (988 Feet)
Surplus Availability for Parents
6 Veh. (139 Feet)
6 Veh. (139 Feet)
4 Veh. (95 Feet)
Campbell Dr.
(Private Drive)
Samuell Blvd.
Gate
Prayer Garden
"By-Pass Lane for parents to exit queue late after they have their student."
Additional Queue Space, if Needed
(8 additional vehicles not shown in table above.)
Elementary School (PK - 6th Grades)
Middle School (7th - 8th Grades)
Gym
High School (9th - 12th Grades)
Portable
Playground
Note: Portables for Specialty Classes
L.A.M.B.E.T.H.
ENGINEERING
2 Traffic Management Plan
Not to Scale

Appendix


First Baptist Academy
7898 Samuell Boulevard, Dallas, Texas
Campbell Dr.
Samuell Blvd.
GATE
GATE
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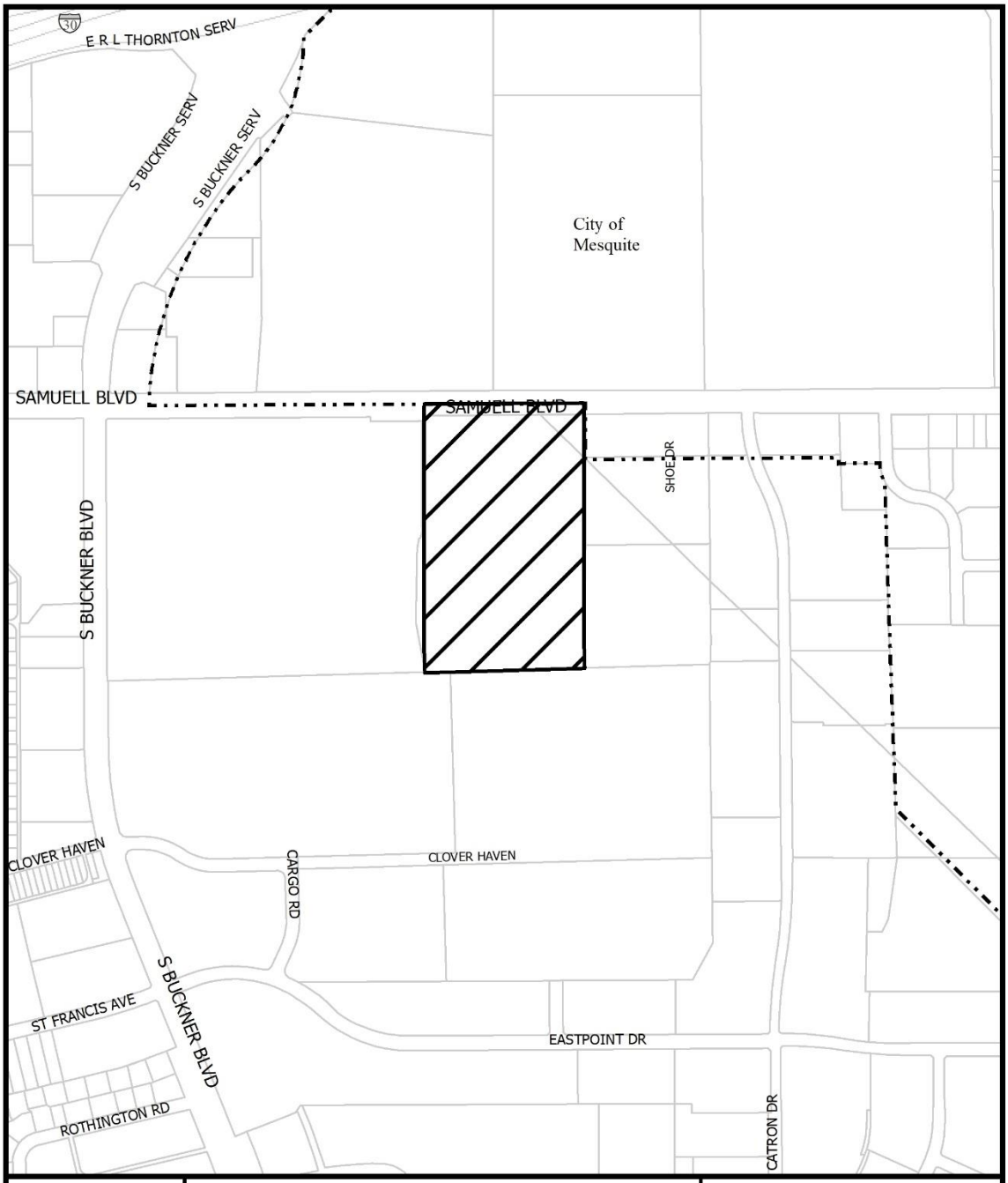
L.A.M.B.E.T.H.
ENGINEERING
A
Existing Conditions
Not to Scale
NORTH



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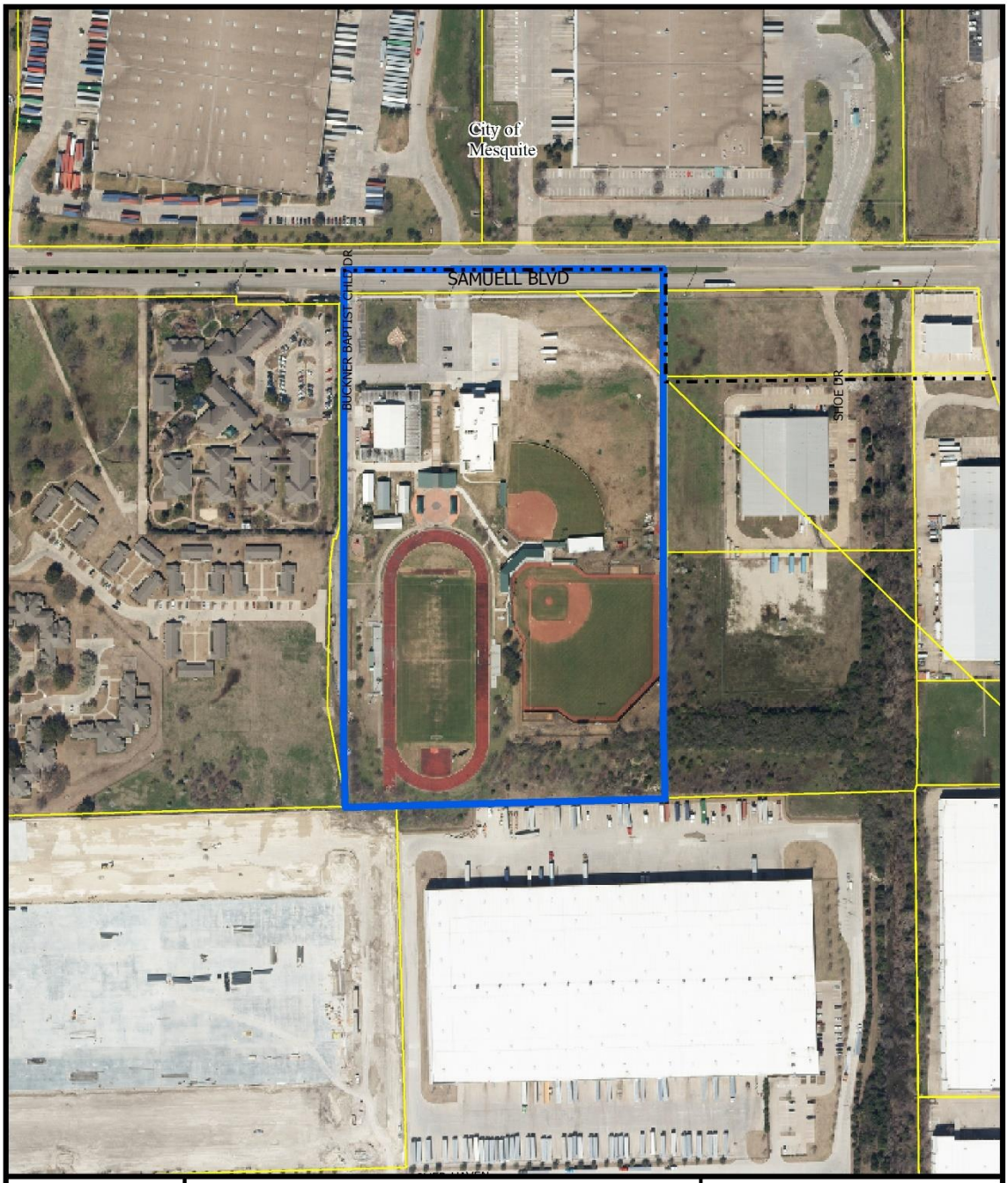
VICINITY MAP

Case no: Z212-303

Date: 10/12/2023



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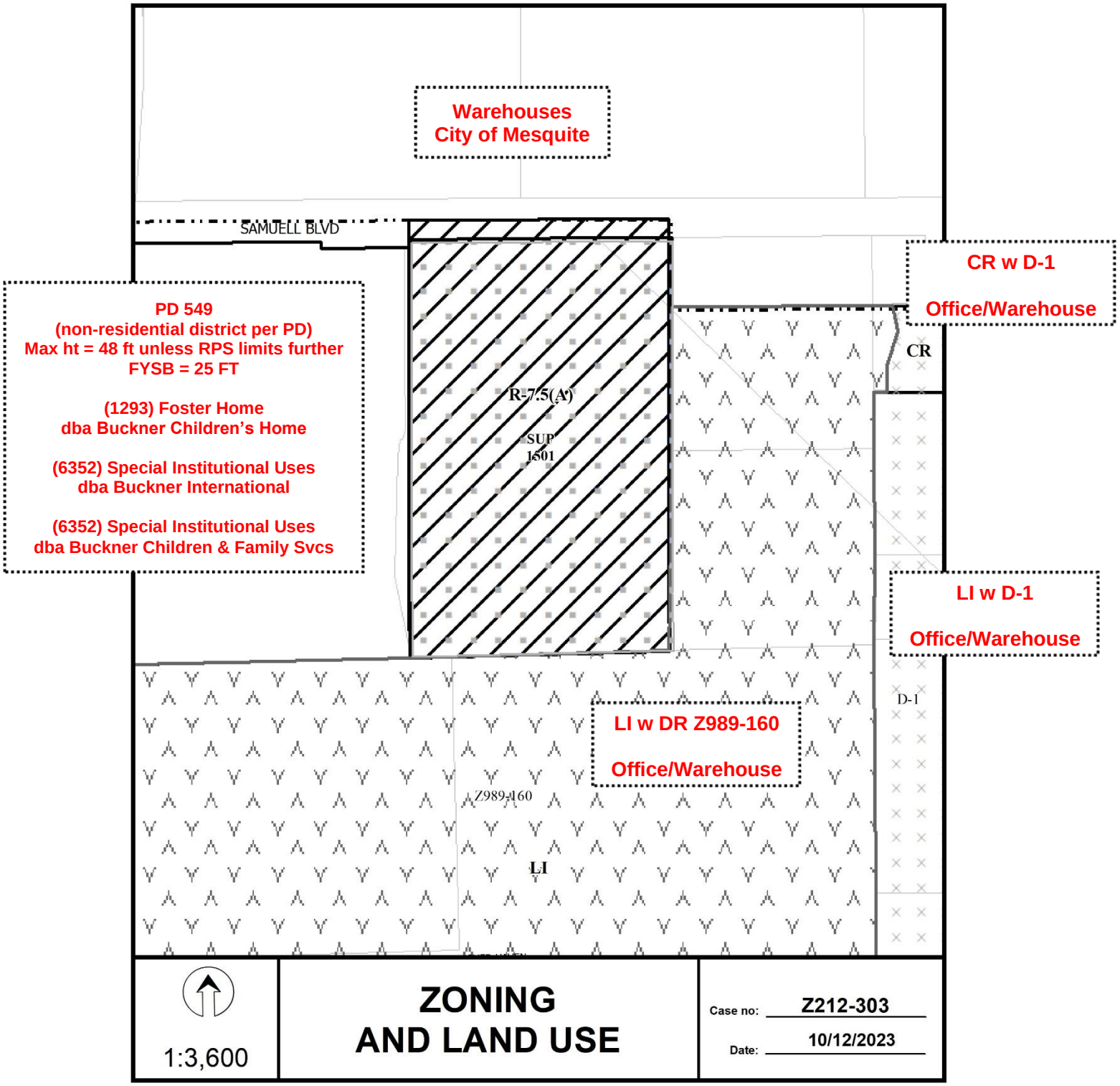
AERIAL MAP

Case no: Z212-303

Date: 10/12/2023


Warehouses
City of Mesquite
SAMUELL BLVD
PD 549
(non-residential district per PD)
Max ht = 48 ft unless RPS limits further
FYSB = 25 FT
(1293) Foster Home
dba Buckner Children's Home
(6352) Special Institutional Uses
dba Buckner International
(6352) Special Institutional Uses
dba Buckner Children & Family Svcs
R-7.5(A)
SUP
1501
CR w D-1
Office/Warehouse
CR
LI w D-1
Office/Warehouse
D-1
LI w DR Z989-160
Office/Warehouse
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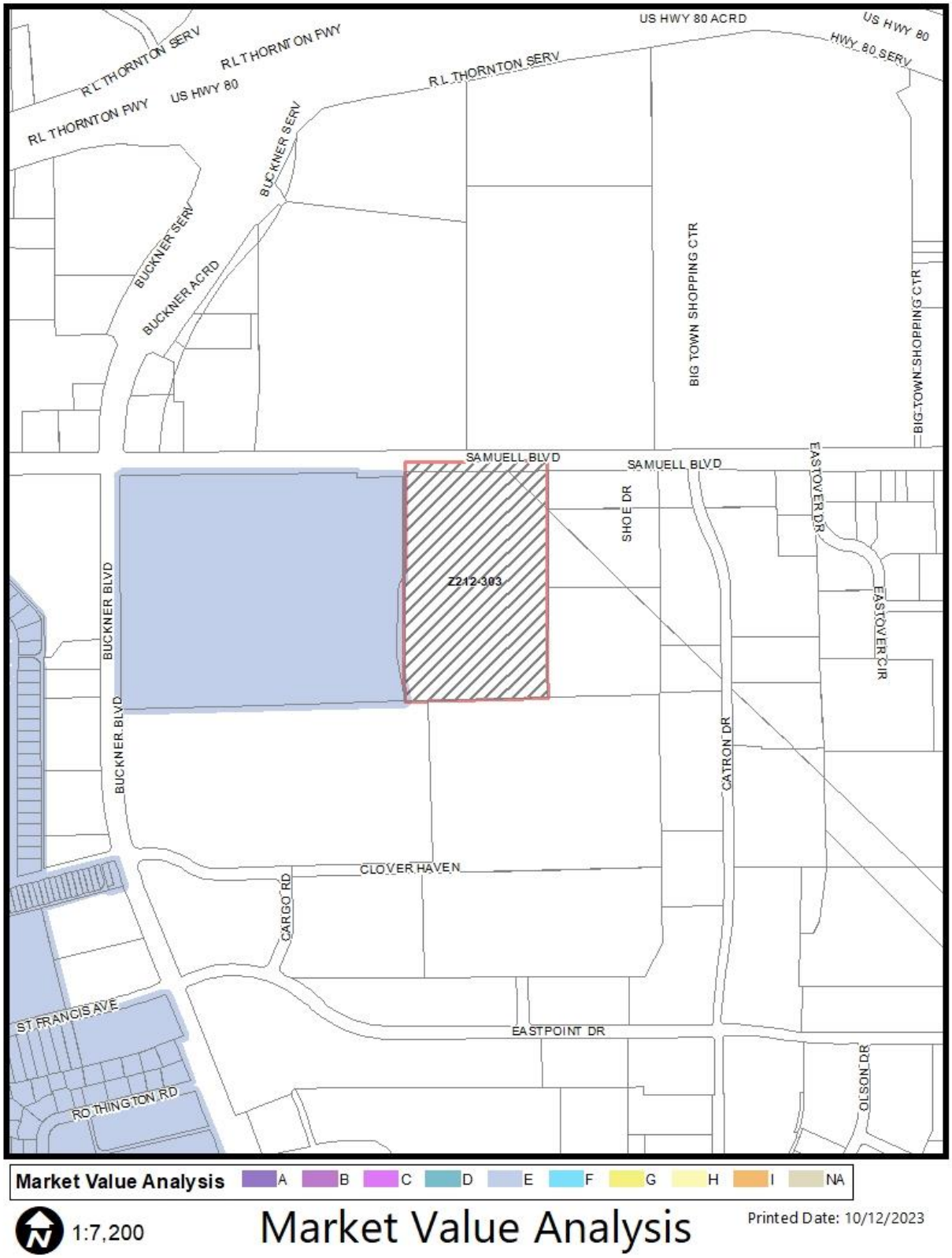
ZONING
AND LAND USE
Case no: Z212-303
Date: 10/12/2023



Market Value Analysis A B C D E F G H I NA

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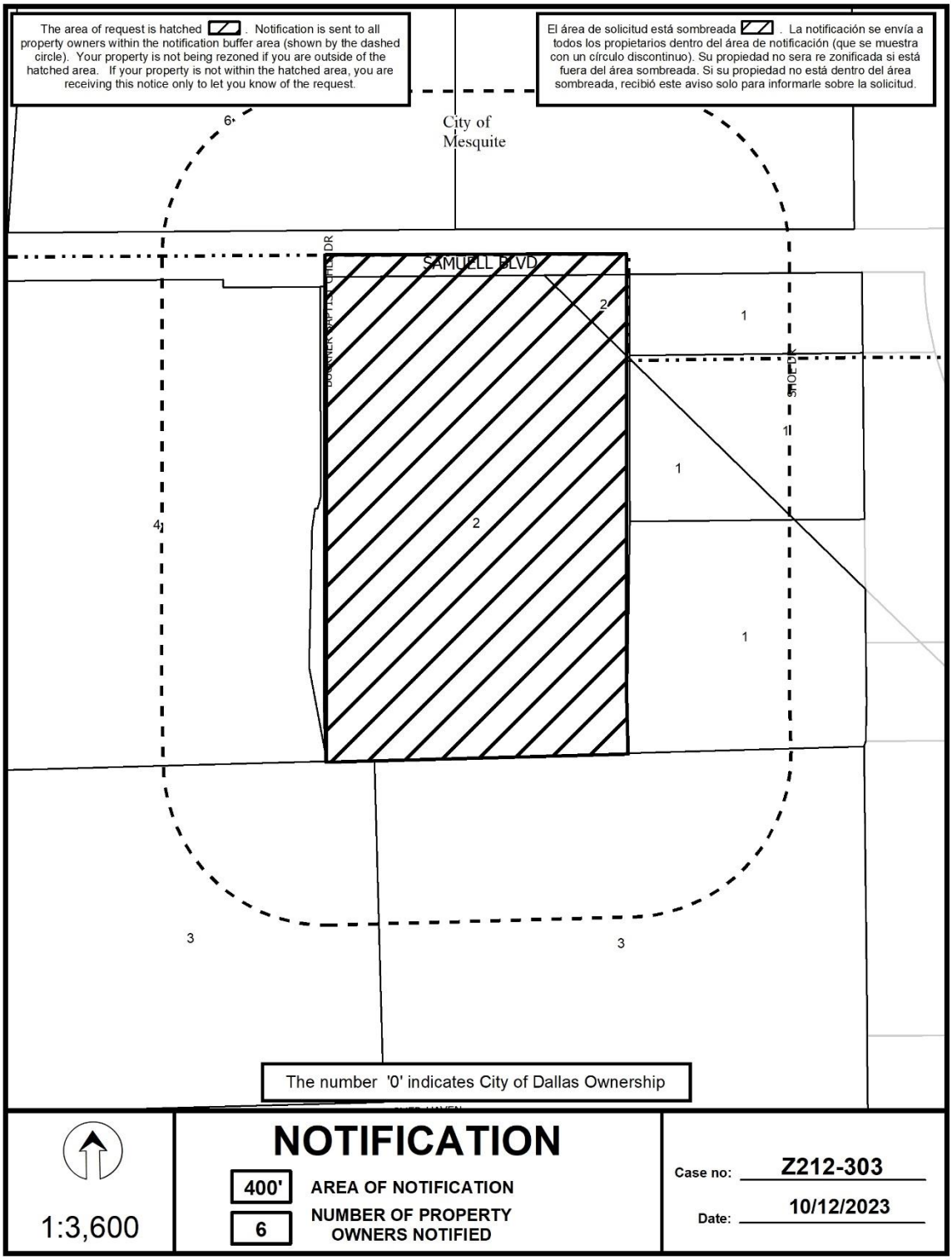
Market Value Analysis

Printed Date: 10/12/2023



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NOTIFICATION

400' AREA OF NOTIFICATION

6 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z212-303

Date: 10/12/2023

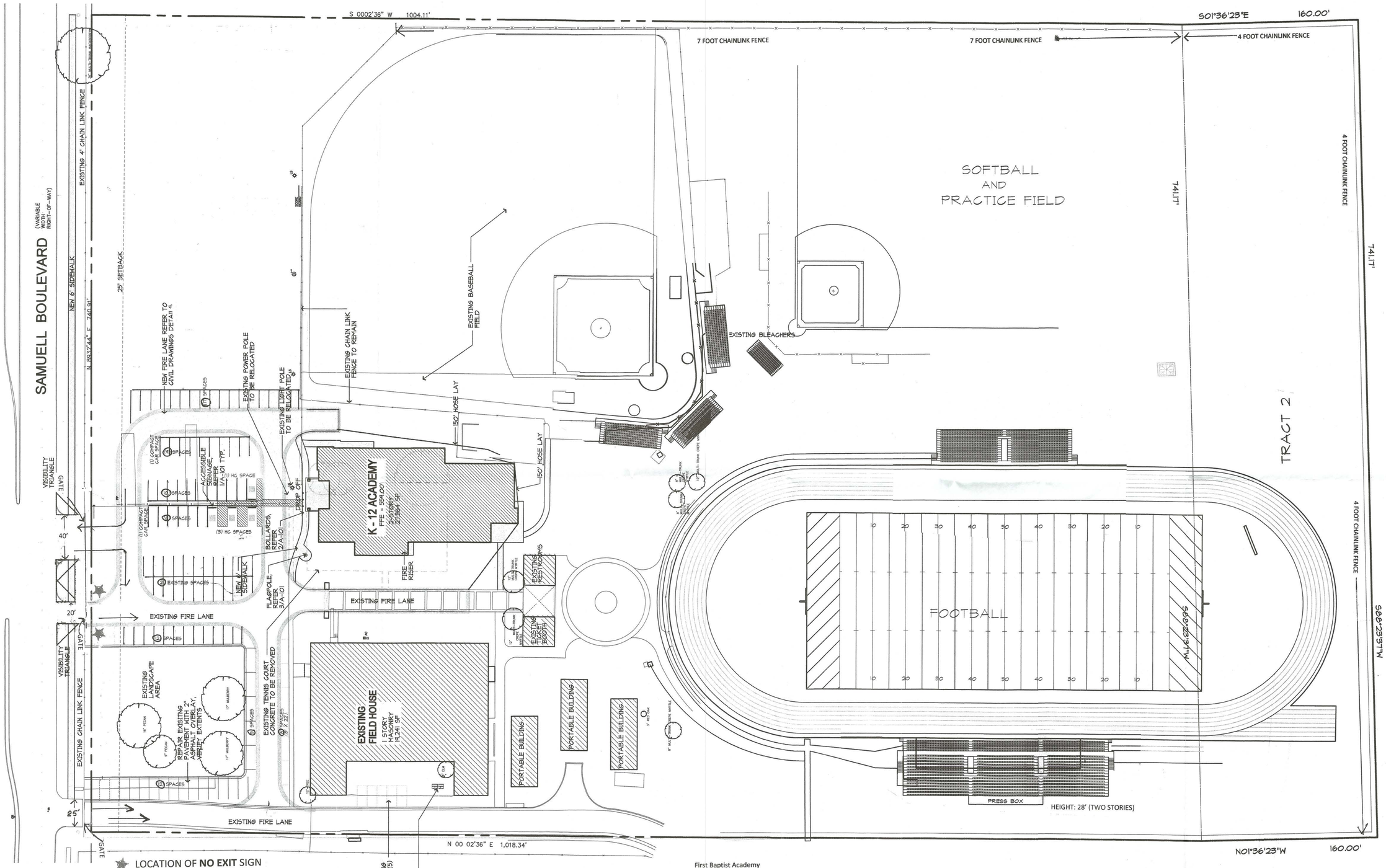
10/12/2023

Notification List of Property Owners

Z212-303

6 Property Owners Notified

Label #	*Address*		*Owner*
1	7890	SAMUELL BLVD	BUCKNER BAPTIST BENEVOLENCES
2	7898	SAMUELL BLVD	FIRST BAPTIST ACADEMY
3	4696	CLOVER HAVEN ST	POOL 2 INDUSTRIAL TX LLC
4	5202	S BUCKNER BLVD	BUCKNER BAPTIST BENEVOLENCES
5	5151	SAMUELL BLVD	PROLOGIS MACQUARIE TX LP
6	5351	SAMUELL BLVD	PROLOGIS FIRST US



BUILDING	SQUARE FEET
Classroom Building	27,564
Field House	19,241
Press Box	544
Ticket Booth/restrooms	1,568
Portable Buildings	4,608
TOTAL Floor Area	**53,525**

MASTER SITE PLAN

SCALE: 1" = 40'-0"

First Baptist Academy
Parking

Grade Level	Classrooms	Parking Ratio	Parking Required	Parking Provided
Elementary	8	1.5 per room	12	12
Middle	6	3.5 per room	21	21
High School	8	9.5	76	76
TOTAL			**109**	**109**

COVERAGE	SQUARE FEET	LAND AREA	% coverage
Buildings	53,525		
Bleachers	17,370		
TOTAL	**70,895**	**867,786**	**0.09**

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WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
75006
(972) 242-1015

1 10-20-2016 ISSUED

FIRST BAPTIST ACADEMY

7894 Samuell Blvd
Dallas, TX 75228

JOB NO. A1615
DATE: October 12, 2016

SUP 1501

Z 167-102

Specific Use Permit
No. 1501

Approved
City Plan Commission
December 1, 2016

30341

APPROVED BY
CITY COUNCIL
JAN 25 2017
City Secretary

170234

WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
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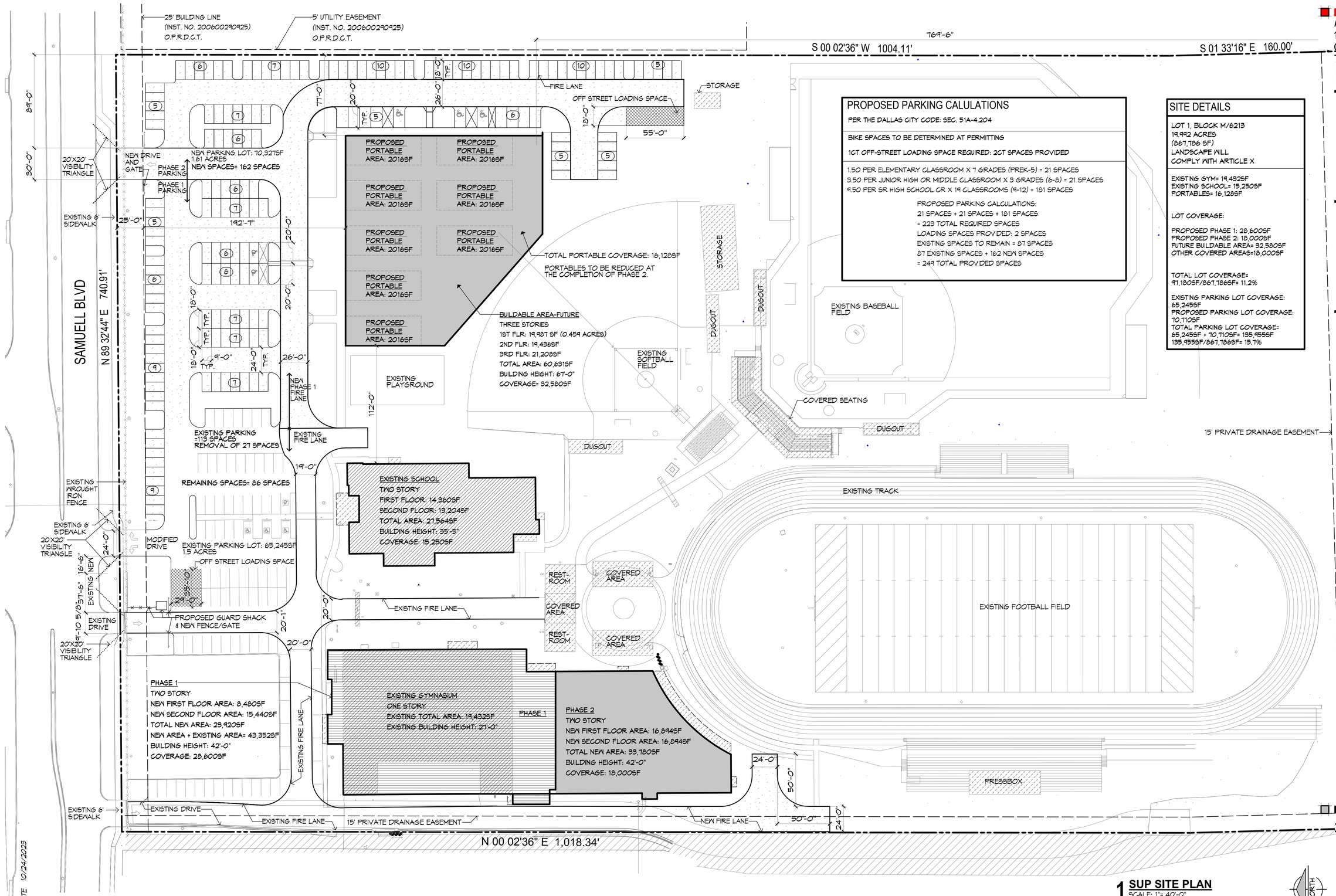
7 5 0 0 6
(972) 242 - 1015



PROPOSED PARKING CALULATIONS

PER THE DALLAS CITY CODE: SEC. 51A-4.204

BIKE SPACES TO BE DETERMINED AT PERMITTING

1CT OFF-STREET LOADING SPACE REQUIRED: 2CT SPACES PROVIDED

1.50 PER ELEMENTARY CLASSROOM X 7 GRADES (PREK-5) = 21 SPACES
3.50 PER JUNIOR HIGH OR MIDDLE CLASSROOM X 3 GRADES (6-8) = 21 SPACES
9.50 PER SR HIGH SCHOOL CR X 19 CLASSROOMS (9-12) = 181 SPACES

PROPOSED PARKING CALCULATIONS:
21 SPACES + 21 SPACES + 181 SPACES
= 223 TOTAL REQUIRED SPACES
LOADING SPACES PROVIDED: 2 SPACES
EXISTING SPACES TO REMAIN = 87 SPACES
87 EXISTING SPACES + 162 NEW SPACES
= 249 TOTAL PROVIDED SPACES

SITE DETAILS

LOT 1, BLOCK M/6213
19.992 ACRES
(867,786 SF)
LANDSCAPE WILL
COMPLY WITH ARTICLE X

EXISTING GYM= 19,432SF
EXISTING SCHOOL= 15,250SF
PORTABLES= 16,128SF

LOT COVERAGE:

PROPOSED PHASE 1: 28,600SF
PROPOSED PHASE 2: 18,000SF
FUTURE BUILDABLE AREA= 32,580SF
OTHER COVERED AREAS=18,000SF

TOTAL LOT COVERAGE=
97,180SF/867,786SF= 11.2%

EXISTING PARKING LOT COVERAGE:
65,245SF
PROPOSED PARKING LOT COVERAGE:
70,710SF
TOTAL PARKING LOT COVERAGE=
65,245SF + 70,710SF= 135,955SF
135,955SF/867,786SF= 15.7%

FIRST BAPTIST ACADEMY

FBA High School
7898 SAMUELL BLVD, DALLAS, TX 76228

JOB NO. A2172
DATE: 06-06-2023

SUP 1501

1 SUP SITE PLAN
SCALE: 1"= 40'-0"

CASE # Z212-303(JA)

SHEET NO.
A-101

PRINT DATE 10/24/2023

© WRIGHT GROUP Architects-Planners, PLLC, 2023

LAMBETH
ENGINEERING
ASSOCIATES PLLC
Texas Registered Engineering Firm F-19508

STATE OF TEXAS
CHRISTY H. LAMBETH
91036
LICENSED
PROFESSIONAL ENGINEER
Christy Lambeth
October 25, 2023

Traffic Management Plan
First Baptist Academy

October 25, 2023

Introduction

The services of Lambeth Engineering Associates, PLLC, (herein Lambeth) were retained to conduct a traffic management plan (TMP) for First Baptist Academy (FBA). This proposed school improvements include a new school building and parking spaces to accommodate additional classrooms. 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 FBA.

School:

- Location: 7898 Samuell Boulevard, Dallas, Texas 75228

  The property is located in the City of Dallas. Driveways are located on Samuell Boulevard which is in the City of Mesquite's jurisdiction.
- School Type: Private School
- FBA Principal: Jason Lovvorn, M. Ed
- Existing School Times:
  - Lower School (Elementary School: PreK – 6th Grades): 8:00 AM – 3:20 PM
  - Upper School (Middle School: 7th – 8th and High School: 9th – 12th Grades): 8:00 AM – 3:40 PM

Zoning:

- Existing Zoning: SUP 1501; Residential, R-7.5(A)
- Proposed Zoning: SUP
- Project: To expand the current facility by adding high school classrooms in the gym building and portable buildings east of the existing school building for specialty classes.

School Access:

- Surrounding Roadways:
  - Samuell Boulevard: Public Arterial (principal arterial), six-lane, divided roadway, approximately 80 feet wide
  - Campbell Drive: Private two-lane, undivided driveway (fire lane) extending from Samuell Boulevard to the IH 30/US 80 EBFR
- Sidewalks are provided on both sides of Samuell Boulevard. No pedestrians were observed walking to/from school or in the area.

Students:

- Existing Student Enrollment: 385 students
- Planned Student Capacity: 800 students

Table 1. Student Enrollment Summary

Grade	2023 - 2024 Students	Buildout Students
Pre-K	27	57
K	34	57
1st	37	57
2nd	28	57
3rd	35	57
4th	25	57
5th	33	57
6th	22	57
Lower School Total:	**241**	**456**
7th	34	57
8th	28	57
9th	26	57
10th	37	57
11th	18	58
12th	17	58
Upper School Total:	**160**	**344**
Total	**401**	**800**

Traffic Management Plan

Queue

Lambeth met with FBA staff and the school principal during the process of developing the TMP. Traffic observations were conducted on the following dates and times at FBA:

- Monday, February 28, 2022 – PM Dismissal
- Friday, August 26, 2022 – AM Arrival and PM Dismissal
- Monday, August 29, 2022 – PM Dismissal
- Tuesday, August 30, 2022 – PM Dismissal
- Monday, September 29, 2022 – PM Dismissal
- Tuesday, September 28, 2022 – AM Arrival

The peak queue of parent vehicles picking up at FBA occurred during the lower school dismissal period with 33 vehicles, approximately one vehicle per 7 students.

FBA is following the currently approved TMP, and when followed, there are not vehicles backing onto Samuell Boulevard. Parents are respectful of school procedures and staff is well engaged in dismissing students promptly. There is currently a security guard on site during dismissal period. A summary of existing operations is provided in the **Appendix**.

The projected vehicular accumulations are summarized in **Table 1** below. As shown, the proposed site plan has adequate space to accommodate the parents on-site.

Table 2. TMP Summary

Grades	Travel Modes		Loading Zone	School Times	Projected Student Enrollment	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
PreK - 12th	Parents	87%	Pre-K - 2nd	8:00 AM - 3:10 PM	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
Existing Enrollment: 385	Bus	10%	3rd - 6th*	8:00 AM - 3:30 PM*	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
Student Capacity: 800	Student Drivers	3%	7th - 12th	8:00 AM - 3:50 PM	344	38 Veh. (893 Feet)	42 Veh. (988 Feet)	4 Veh. (95 Feet)
				Total:	**800**			

Recommendations

The TMP recommendations are described below and shown in **Exhibit 1**.

Students

1. Students are either picked up by parents or ride the private, FBA bus.
2. Lower School: (PreK – 6th Grades):
    a. All lower school students are dropped off in front of the elementary school building.
    b. Students waiting for parents to pick them up should remain in the designated areas and wait for their parents' arrival.
3. Upper School (7th – 12th grades):
    a. All upper school students should be dropped off in front of the middle school building or high school building (gym).
    b. Middle school (7th and 8th grade) students waiting for parents to pick them up currently remain in their classroom until their parents arrive.
    c. High school (9th – 12th grade) students are dismissed from classes and meet their parents, stay for athletics, or drive home.
4. Students should promptly unload and load to/from parent vehicles. They should not be getting items from the trunk (or back seat if sitting in front) at the loading area.
5. There are currently no student walkers, and none are anticipated.
6. There are currently 10 student drivers.
7. No students walk to/from school.

Parents

8. Parents pick up students at the following times:
    a. Lower School (Elementary School):
        i. Prior to School Buildout: There is room on-site to accommodate lower school being dismissed at one time. There is adequate room to accommodate parents on-site for approximately 360 lower school students. If traffic approaches Samuell Boulevard prior to enrollment of 360 students, lower school dismissal should be staggered.
        ii. At School Buildout: In order to accommodate all parents queueing on-site, lower school students should be dismissed in staggered times, with a minimal of 20 minutes between periods. This should be continually monitored and adjusted as needed to ensure all parents are on-site and do not back onto Samuell Boulevard. Below are recommended staggering times and grades to accommodate parents on-site at the planned student buildout.
            1. PreK – 2nd Grades: 8:00 AM – 3:10 PM
            2. 2nd – 6th Grades, and Younger Siblings: 8:00 AM – 3:30 PM
    b. Upper School (Middle School and High School):
        i. Upper School parents should not arrive to campus before 3:50 PM. If upper school parents do arrive beforehand, they should park in the parking lot and wait for the lower school queue to disperse before entering the queue line. If upper school parents' conflict with lower school parents, dismissal times need to be staggered further apart – such as by 20 minutes.
        ii. After students arrive at parent vehicles, parents may slowly exit the queue lane via the by-pass lane.
9. Parents should continually pull forward to the front of the queue line.
10. If student does not arrive promptly to the loading area, parents should proceed forward to the waiting area so they do not hold up the queue line.

Buses

11. FBA provides a shuttle bus service that picks ups and drops off students to/from First Baptist Church in downtown Dallas.

Staff

12. Staff should monitor students at each area where parents are picking up students until all students are dismissed.
13. Staff should assist lower school students in and out of their parents' vehicles.
14. Staff are positioned at the entrance gate, 1st and 2nd floors of the school building, and in the student loading area. Staff communicate via walkie talkie to announce which parents are arriving so that the corresponding student(s) can proceed to the loading area in the proper sequence.
15. A staff member is positioned where the double queue ends to control merging and control pedestrian crossing.

Licensed Peace Officers

16. There is a security guard at FBA that assist with dismissal and is planned to continue doing so.

Crossing Guards

17. No crossing guards are assigned to FBA campus. None are recommended since there are no student walkers.

Parking Restrictions

18. Parents do not currently park on Samuell Boulevard and should continue to not park on-street.

School Zones

19. Currently there are no school zones on Samuell Boulevard. Both the City of Dallas and Mesquite provide school zones to provide safety for student walkers. Since there are no students walking to/from FBA, none are recommended.

Off-Site Improvements

20. None are recommended.

Special Events

Currently FBA hosts several special events during the school year that have a high attendance. Below is a summary of special events that require more than typical parking.

- Football Games
  - FBA hosts on average 13-16 home games per year.
  - Average attendance for varsity football games is currently 300-350, with the homecoming football game currently having around 550 in attendance.
- Track Meets
  - FBA hosts on average 4 track meets per year.
  - The larger meets have 35 schools in attendance, on average.
  - At these events there are normally 5-10 large buses (48 passengers) and 20 small buses (15-24 passengers). They will park on the east side of the school building.
  - Approximately 100 – 150 parents attend.
  - If parking is projected to exceed on-site parking demand, arrangements will be made with neighboring businesses.
- YMCA Sports
  - FBA hosts YMCA Sports all year round.
  - At any given sport, there can be games Friday and Saturday.
  - Attendance to these events range, is 200 on average.
- Back to School Picnic
  - FBA hosts an annual back to school picnic in August that has parents and families from all grades on campus at one time.
  - Attendance varies but ranges from 400-600.
- Christmas Program
  - FBA's Christmas program is one of their biggest indoor programs of the year. The program is carried out by lower school and middle school students. At the programs, the school has a shuttle for overflow parking across Samuell Boulevard at the Coca Cola warehouse parking lot.
  - Attendance is approximately 300-350.

- Grandpals Day
  - FBA's Grandpals Day is a during school event. Grandparents are invited to attend lower school lunch and there is a short program.
  - Attendance is approximately 300-350.

As shown, there are many events at FBA during the school year that generate a higher than typical parking demand, therefore, needing more parking than required.

Summary

The First Baptist Academy 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. FBA staff is actively engaged with traffic flow and parents are respectful of the procedures. It is recommended FBA continue to actively communicate with parents to ensure safe traffic flow.

If traffic congestion or unsafe movements are occurred, the TMP plan should be reviewed and updated promptly.

REVIEW AND COMMITMENT

The **First Baptist Academy (FBA)** traffic management plan (TMP) for 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	10/25/23 Date
Jason Lovvorn Name	Head of School Title

END

First Baptist Academy - Lower School

7898 Samuell Boulevard, Dallas, Texas

Legend:

- Parent Queue
- Traffic Flow
- Student Loading Area
- No Parking
- Staff
- Officer
- Bus Loading
- Traffic Cone

Grades	Travel Modes		Loading Zone	School Times	Projected Student Enrollment	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
PreK - 12th	Parents	87%	Pre-K - 2nd	8:00 AM - 3:10 PM	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
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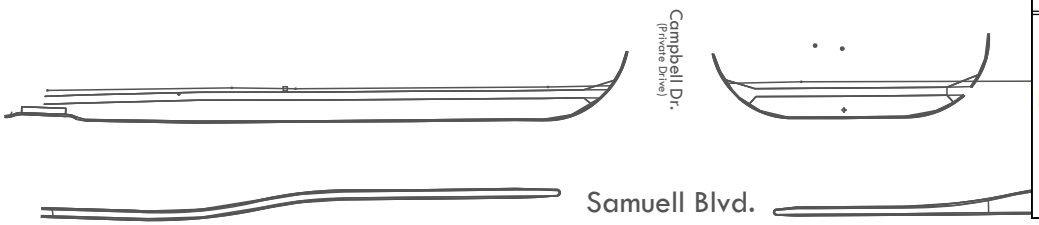

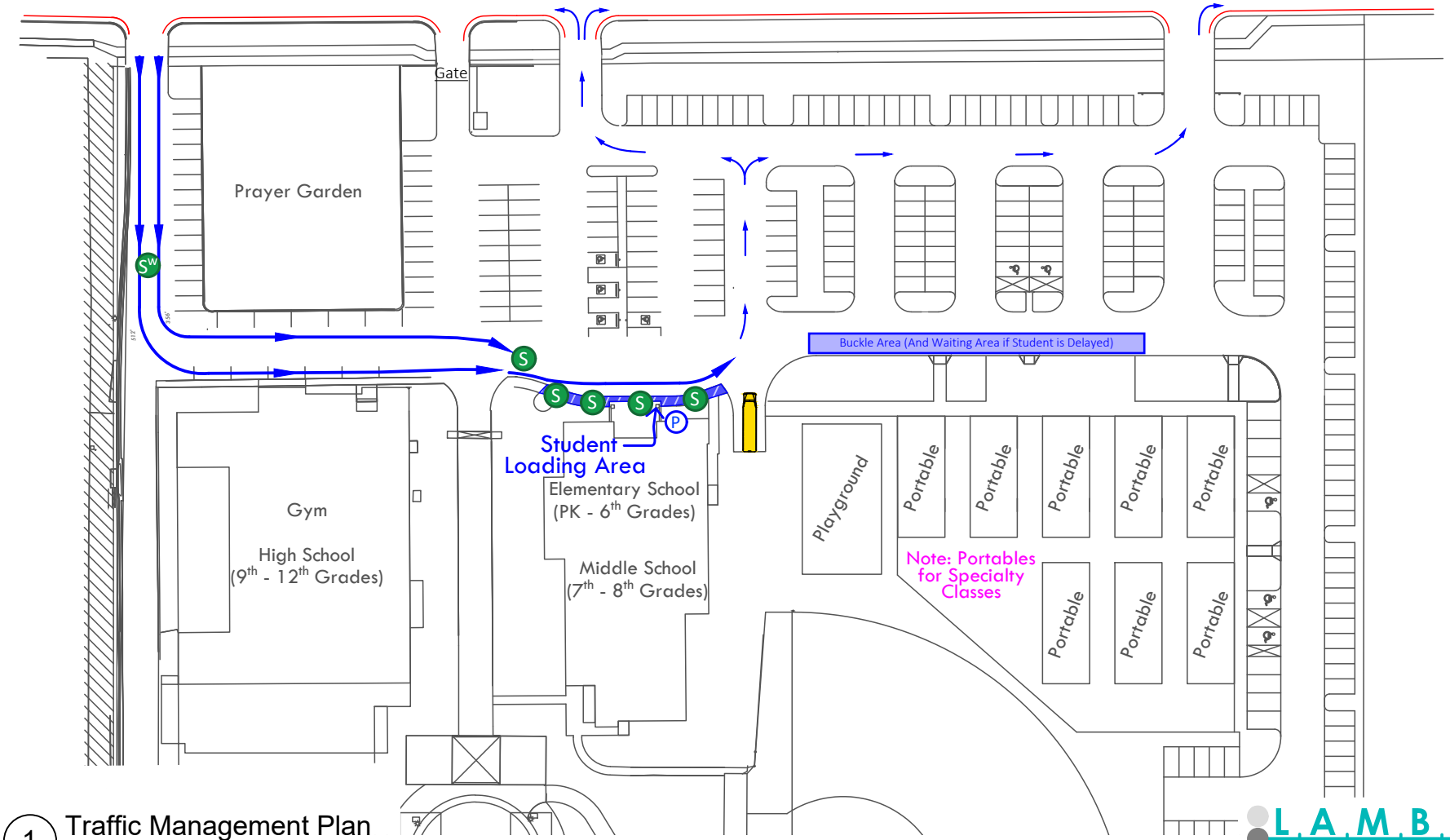

NORTH

1 Traffic Management Plan

Not to Scale

LAMBETH ENGINEERING

TEXAS REGISTERED ENGINEERING FIRM F-19508

AMN 10.24.23

Site plan provided by Wright Group on 10.24.23

First Baptist Academy - Upper School

7898 Samuell Boulevard, Dallas, Texas

Legend:

- Parent Queue
- Traffic Flow
- No Parking
- Staff
- Officer
- Bus Loading
- Traffic Cone

Grades	Travel Modes	Loading Zone	School Times	Projected Student Enrollment	Projected Parent Vehicles	Provided Spaces for Parents	Surplus Availability for Parents
PreK - 12th **Existing Enrollment:** 385 **Student Capacity:** 800	Parents 87% Bus 10% Student Drivers 3%	Pre-K - 2nd	8:00 AM - 3:10 PM	228	31 Veh. (729 Feet)	37 Veh. (868 Feet)	6 Veh. (139 Feet)
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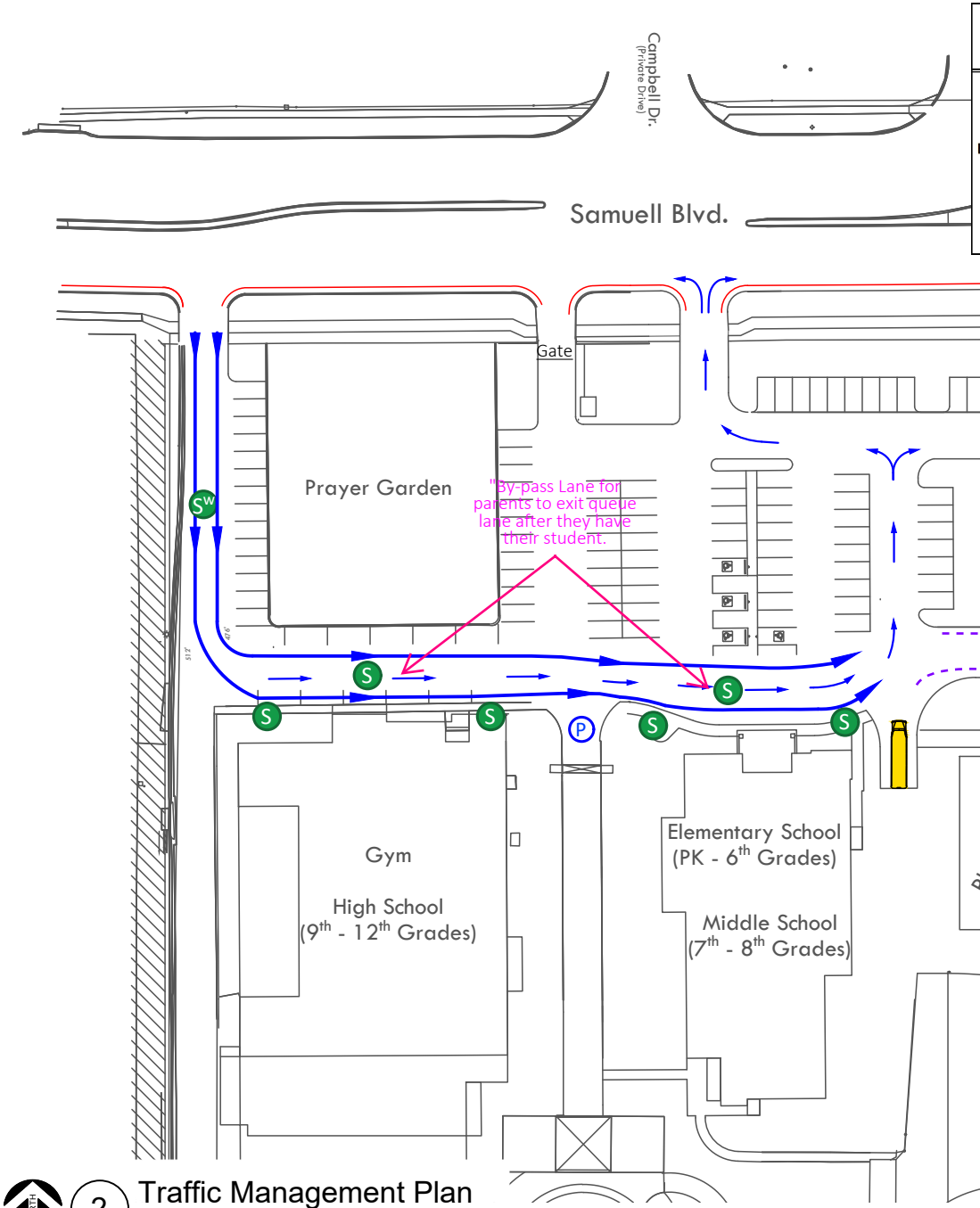
			Total:	**800**			



2 Traffic Management Plan

Not to Scale

LAMBETH ENGINEERING

TEXAS REGISTERED ENGINEERING FIRM F-19508

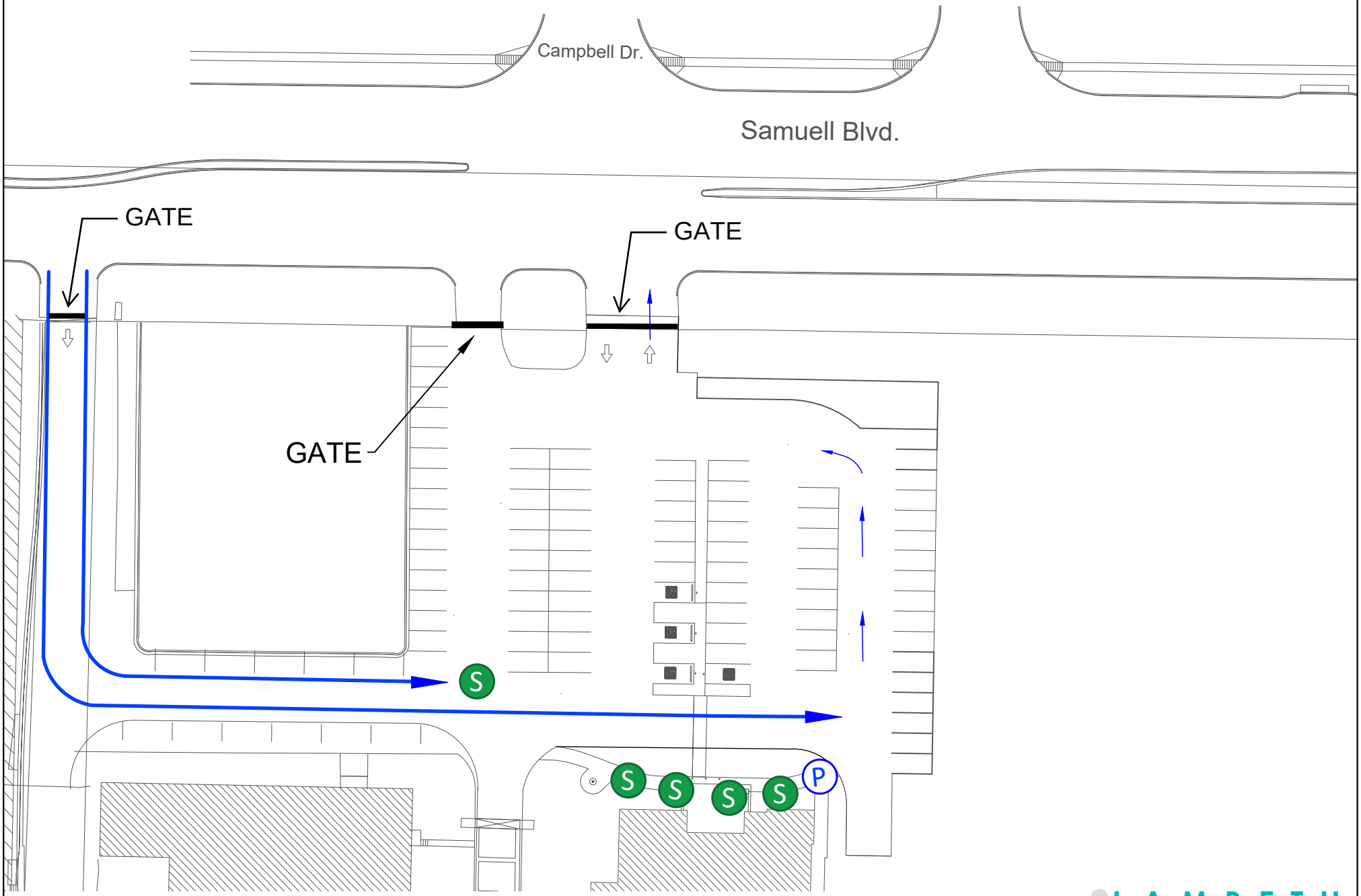
AMN 10.24.23

Site plan provided by Wright Group on 10.24.23

Appendix

First Baptist Academy

7898 Samuell Boulevard, Dallas, Texas



NORTH

A Existing Conditions

Not to Scale

L.A.M.B.E.T.H. ENGINEERING

TEXAS REGISTERED ENGINEERING FIRM F-19508

STG 2.23.23

City of Dallas

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

Agenda Information Sheet

File #: 23-2852 **Item #:** 8.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of Conner Drive; between Bruton Road and Stonehurst Street.
Staff Recommendation: **Denial.**
Applicant: Daniel Marquez
Representative: Isai Marquez
Planner: Michael Pepe
Council District: 5
Z223-116(MP)

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

Planner: Michael V. Pepe

FILE NUMBER:	Z223-116(MP)	**DATE FILED:**	October 20, 2022
LOCATION:	West line of Conner Drive, between Bruton Road and Stonehurst Street		
COUNCIL DISTRICT:	5		
SIZE OF REQUEST:	Approx. 1.69 acres	**CENSUS TRACT:**	48113009204

REPRESENTATIVE: Isai Marquez

OWNER/APPLICANT: Daniel Marquez

REQUEST: An application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to allow the uses of auto service center and vehicle display, sales, and service on the site.

STAFF RECOMMENDATION: **Denial.**

Planned Development District No. 366
https://dallascityhall.com/departments/city- attorney/Articles/PDF/Article%20366.pdf

D-1 Liquor Control Overlay
https://codelibrary.amlegal.com/codes/dallas/latest/dallas_tx/0-0-0-83445

BACKGROUND INFORMATION:

- The area of request is currently zoned Subarea 2 within Planned Development District No. 366, Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay. The site is currently developed with an auto service center.

- The existing facility is addressed at 2027 Conner Drive.

- PD No. 366 was established in 1992. Subarea 2 within the PD functions similarly to a CS Commercial Service District, but it requires an SUP for certain auto-oriented uses including auto service center; vehicle display, sales, and service; and car wash.

- The definition of an auto service center is "A facility for the servicing or minor mechanical repair of motor vehicles. This use may include the retail sale of lubricating oils, tires, or parts for use in motor vehicles. <u>This use does not include as its primary function the disassembly, rebuilding, and replacement of motor vehicle engines, transmissions, or other major machinery components, nor auto body repair or painting."</u>

- The definition of vehicle display, sales, and service is "a facility for the display, service, and retail sale of new or used automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, or trailers."

- The use of vehicle display, sales, and service is generally a more intense use for full vehicle maintenance as well as sales of vehicles. Staff finds this use to be inappropriate in proximity to residential on a local street that serves residential.

<u>Zoning History:</u>

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

1. **Z212-336:** On April 12, 2023, City Council approved an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of Conner Drive, between Bruton Road and Stonehurst Street.
2. **Z201-290:** On May 10, 2022, the City Council approved an application for the renewal of Specific Use Permit No. 2312 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less at the southwest corner of Bruton Road and South Buckner Boulevard.
3. **Z201-242:** On September 1, 2022, the City Plan Commission recommended denial without prejudice of an application for 1) an amendment to and expansion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District; and 2) a D-1 Liquor Control Overlay on property zoned Subarea 2 within Planned Development District No. 366, the Buckner

Boulevard Special Purpose District, with a D Liquor Control Overlay and an R-7.5(A) Single Family District at the southwest corner of South Buckner Boulevard and Bruton Road.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Conner Drive	Local	50 feet

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 can serve as a framework for assisting in evaluating the applicant's request.

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

LAND USE ELEMENT
GOAL 1.2 PROMOTE DESIRED DEVELOPMENT
Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

GOAL 1.4 COORDINATE PLANNING ACTIVITIES TO BALANCE TRANSPORTATION, LAND USE, INFRASTRUCTURE AND THE ENVIRONMENT
Policy 1.4.3 Embrace environmental sustainability.

URBAN DESIGN ELEMENT
GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY
Policy 5.1.1 Promote pedestrian friendly streetscapes.
Policy 5.1.3 Encourage complementary building height, scale, design, and character.

GOAL 5.2 STRENGTHEN COMMUNITY AND NEIGHBORHOOD IDENTITY
Policy 5.2.1 Maintain neighborhood scale and character.

Policy 5.2.3 Ensure attractive gateways into the city.

Comprehensive Environmental and Climate Action Plan (CECAP):

Goal 8: All Dallas' communities breathe clean air.

AQ4 - Ensure new industries are an appropriate distance away from neighborhoods

The proposed change does not further the goals of the Comprehensive Plan in regard to complementary building forms, appropriate development, or sustainability. It also does not further the environmental justice goals of CECAP by expanding commercial intensity toward residential neighborhoods.

Land Use:

	Zoning	Land Use
Site	Subarea 2 within PD No. 366 with a D-1 Overlay	Auto service center
North	Subarea 2 within PD No. 366 with a D-1 Overlay	Car wash, general merchandise or food store greater than 3,500 square feet
East	NO(A) Neighborhood Office District with Deed Restrictions [Z834-107], R-7.5(A) Single Family District	Undeveloped, Single family
South	Subarea 2 within PD No. 366 with a D-1 Overlay	Vehicle display, sales, and service, Undeveloped
West	Subarea 2 within PD No. 366 with a D-1 Overlay	General merchandise or food store greater than 3,500 square feet

Land Use Compatibility:

There is a car wash to the north of the site. Across Conner Drive to the east are undeveloped properties zoned NO(A) with deed restrictions [Z834-107] and single family uses zoned R-7.5(A). There is a large undeveloped parcel south of the property along Conner, as well as vehicle display, sales, and service. All of the existing vehicle display, sales, and service uses are accessed from South Buckner Boulevard only. Northwest and west of the subject property, there is a general merchandise or food store greater than 3,500 square feet.

The property is located within Subarea 2 of Planned Development District No. 366, which allows a mix of commercial uses, generally similar to a CS Commercial Service district.

However, the specific auto-oriented uses require approval of an SUP in this PD, including auto service center; vehicle display, sales, and service; and car wash. In staff's understanding, this calls for new automotive uses to be particularly well-sited relative to existing residential neighborhoods.

Staff finds the proposed use, across the street from residential properties, could fail to meet criteria (2) and (3)(A), (B), (C), and (D) for the evaluation of a specific use permit, noted below.

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

Staff holds that approval of a specific use permit should, as it constitutes the approval and evaluation of single use on a site, be reserved for sites that are specifically well suited for the use. Staff finds that access to the site exclusively from Conner Drive, a local street, and the proximity of nearby residential does not suit the site well for the proposed use.

Landscaping:

Development on the property must provide landscaping per Article X and PD No. 366 as amended.

Beyond typical Article X requirements, the PD calls for the following additional requirements:

-Front yard strip landscaping with an average depth of 5 feet, minimum depth of 3 feet, and maximum depth of 25 feet is required at the front property line with street trees. This is only triggered in the event of new construction or significant additional paving area.
- On-site parking must be screened with:
(A) a minimum three-foot-high solid fence, with an 18-inch wide planting bed located on its street side; or
(B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.

Based on the site plan, it is unlikely these provisions and others will be triggered.

Parking:

Parking must be provided pursuant to the Dallas Development Code.

Both uses of auto service center and vehicle display, sales, and service require 1 space per 500 square feet of floor area. The site plan depicts 6,700 square feet of building area, which would require 14 spaces. The plan provides 24 parking spaces.

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 property is located within a “G” MVA area.

APPLICANT'S PROPOSED CONDITIONS

1. USE: The only uses authorized by this specific use permit are auto service center and vehicle display, sales, and service.

2. SITE PLAN: Use and development of the Property must comply with the submitted site plan.

3. TIME LIMIT: This specific use permit expires on (two years from date of approval).

4. FLOOR AREA: The maximum floor area for the use is 6,700 square feet.

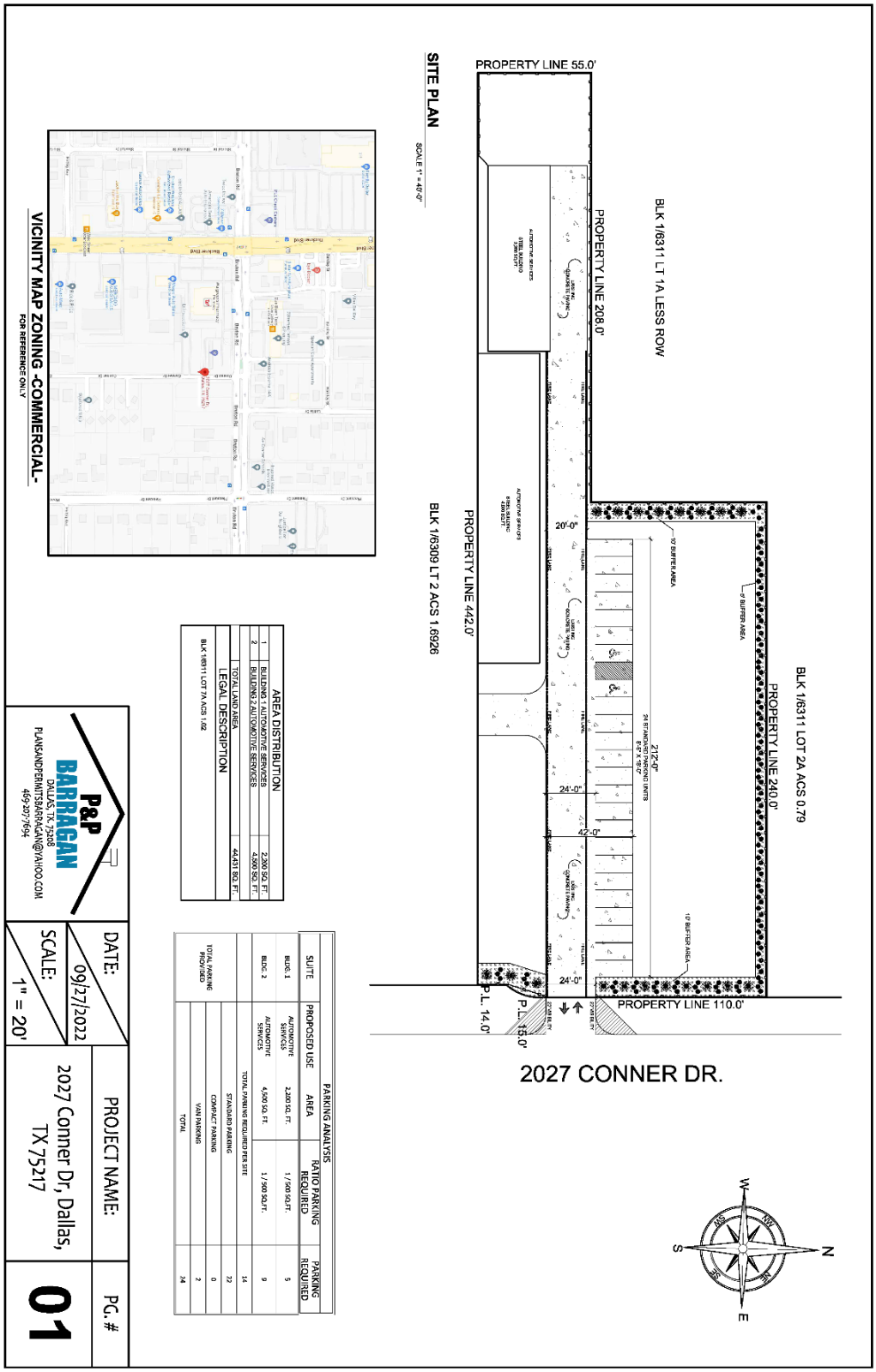
5. HOURS OF OPERATION: The use may only operate from 10:00 a.m. to 5:00 p.m., Monday through Saturday.

6. OUTSIDE SPEAKERS: Outside speakers or audio amplification devices are prohibited.

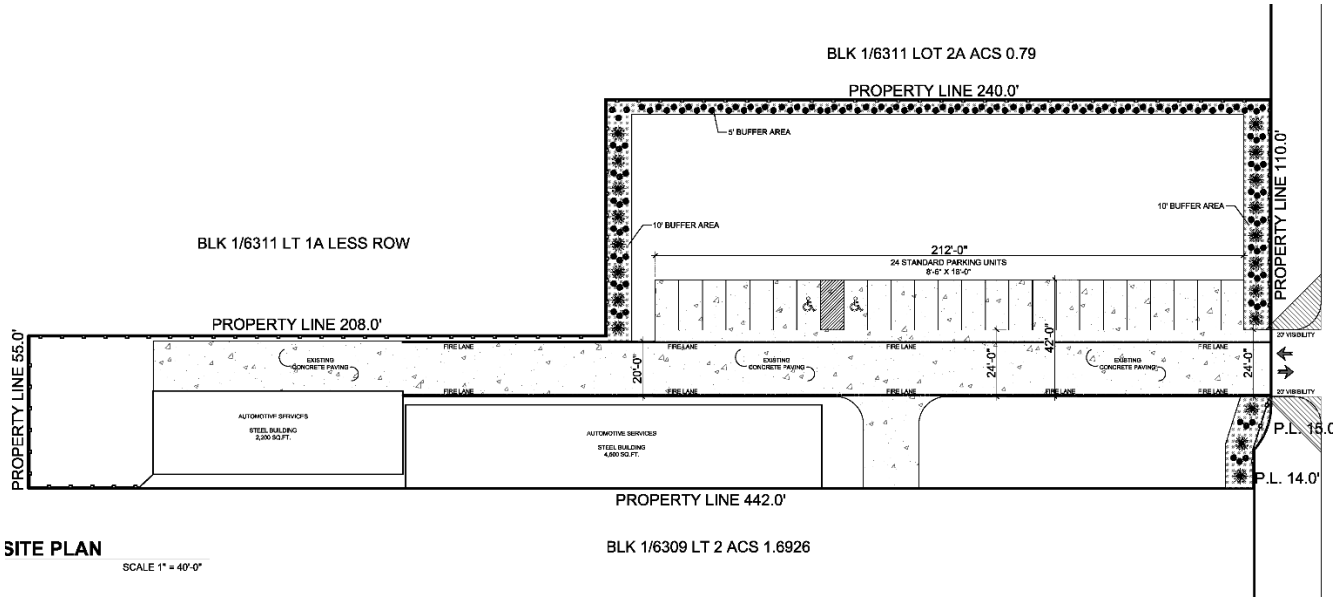
7. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.

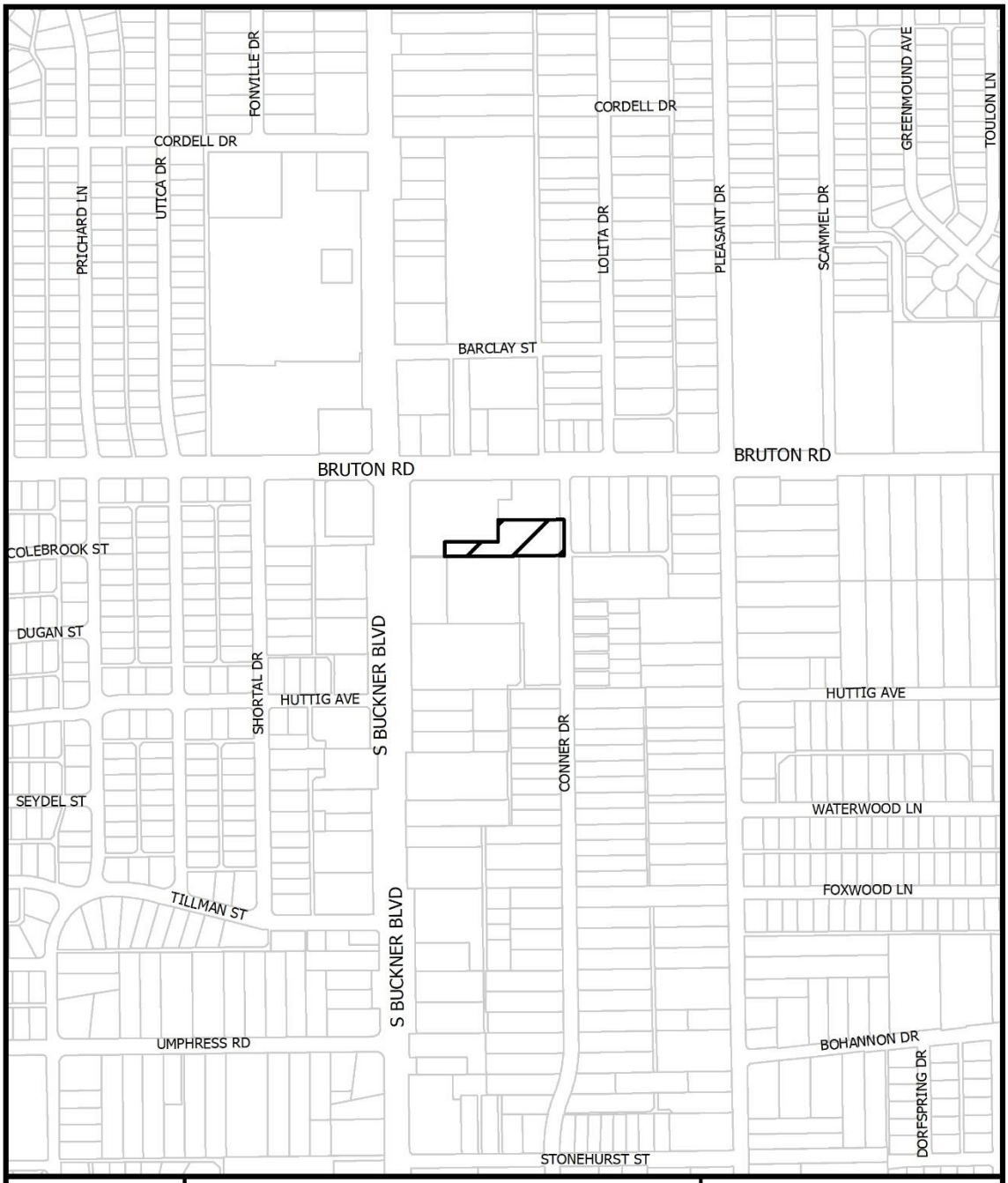
8. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

APPLICANT'S PROPOSED SITE PLAN
(Same for both uses)



APPLICANT'S PROPOSED SITE PLAN (ENLARGED)
(Same for both uses)





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VICINITY MAP

Case no: Z223-116

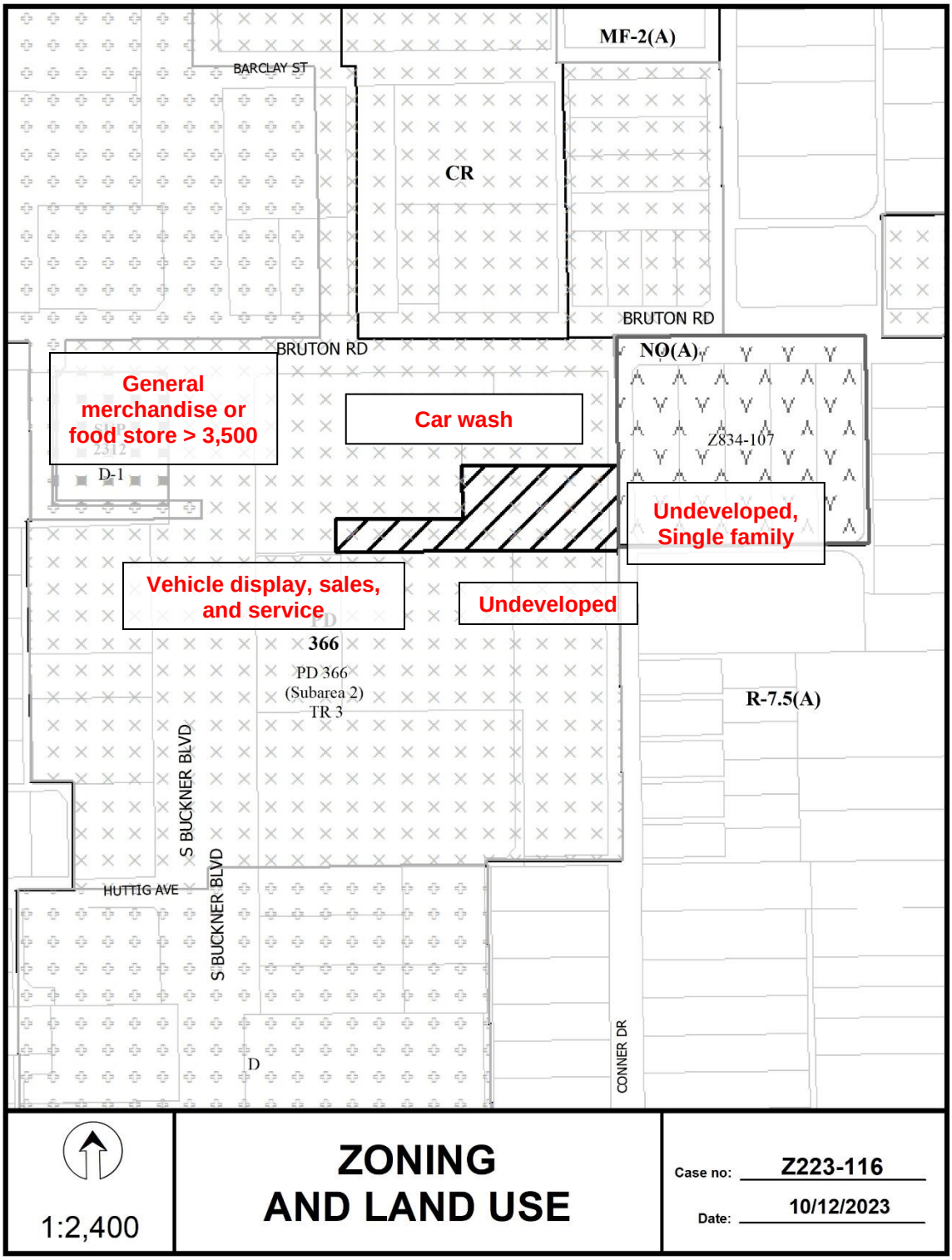
Date: 10/12/2023

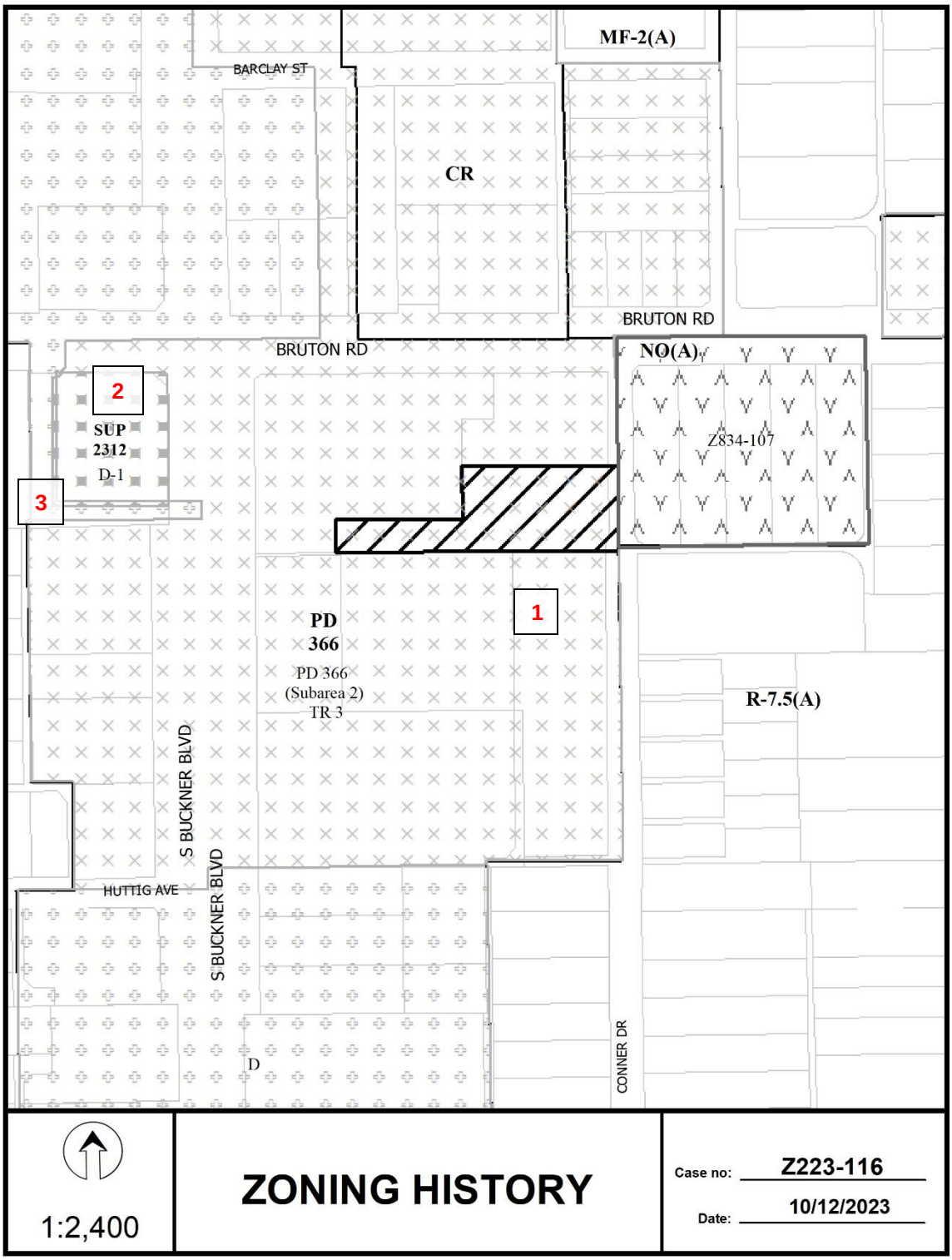
1:2,400

AERIAL MAP

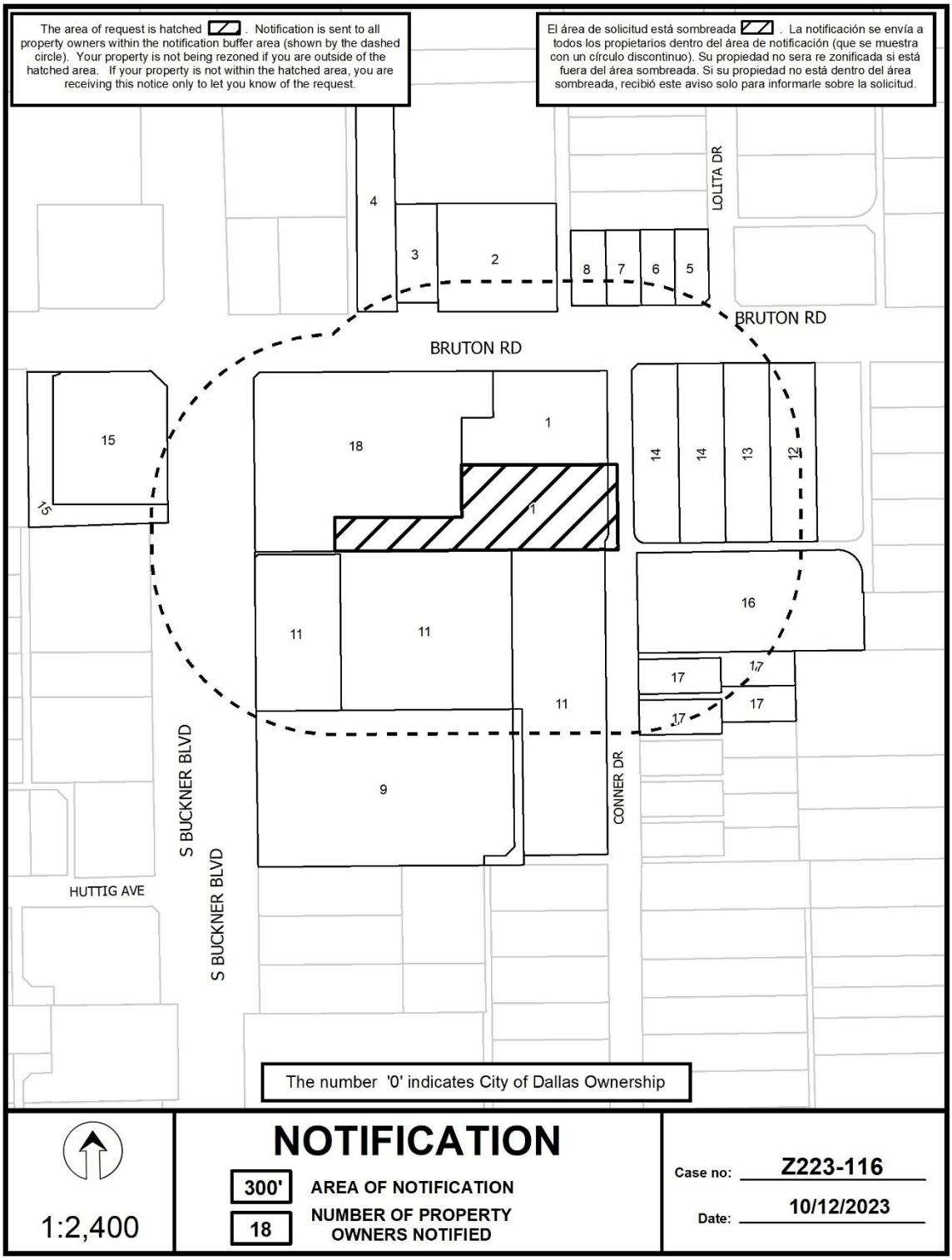
Case no: Z223-116

Date: 10/12/2023


MF-2(A)
BARCLAY ST
CR
BRUTON RD
BRUTON RD
NO(A)
General merchandise or food store > 3,500
Car wash
Z834-107
D-1
Undeveloped, Single family
Vehicle display, sales, and service
Undeveloped
366
PD 366 (Subarea 2) TR 3
R-7.5(A)
S BUCKNER BLVD
S BUCKNER BLVD
HUTTIG AVE
D
CONNER DR
1:2,400
ZONING AND LAND USE
Case no: Z223-116
Date: 10/12/2023


MF-2(A)
BARCLAY ST
CR
BRUTON RD
BRUTON RD
NO(A)
Z834-107
2
SUP
2312
D-1
3
1
PD
366
PD 366
(Subarea 2)
TR 3
R-7.5(A)
S BUCKNER BLVD
S BUCKNER BLVD
HUTTIG AVE
D
CONNER DR
1:2,400
ZONING HISTORY
Case no: Z223-116
Date: 10/12/2023

JENNIE LEE LN
RAVENEL LN
FONVILLE DR
TRITON LN
GREENMOUND AVE
TOULON LN
CORDELL DR
UTICA DR
CORDELL DR
LOLITA DR
PLEASANT DR
SCAMMEL DR
PRICHARD LN
MAJOR DR
BARCLAY ST
BRUTON RD
BRUTON RD
BUCKNER BLVD
Z223-116
DUGAN ST
SHORTAL DR
HUTTIG AVE
HUTTIG AVE
SEYDEL ST
CONNER DR
WATERWOOD LN
BUCKNER BLVD
TILLMAN ST
FOXWOOD LN
UMPHRESS RD
BOHANNON DR
RIDGEDORF DR
STONEHURST ST
Market Value Analysis
A
B
C
D
E
F
G
H
I
NA
1:6,000
Market Value Analysis
Printed Date: 10/12/2023



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NOTIFICATION

300' AREA OF NOTIFICATION

18 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z223-116

Date: 10/12/2023

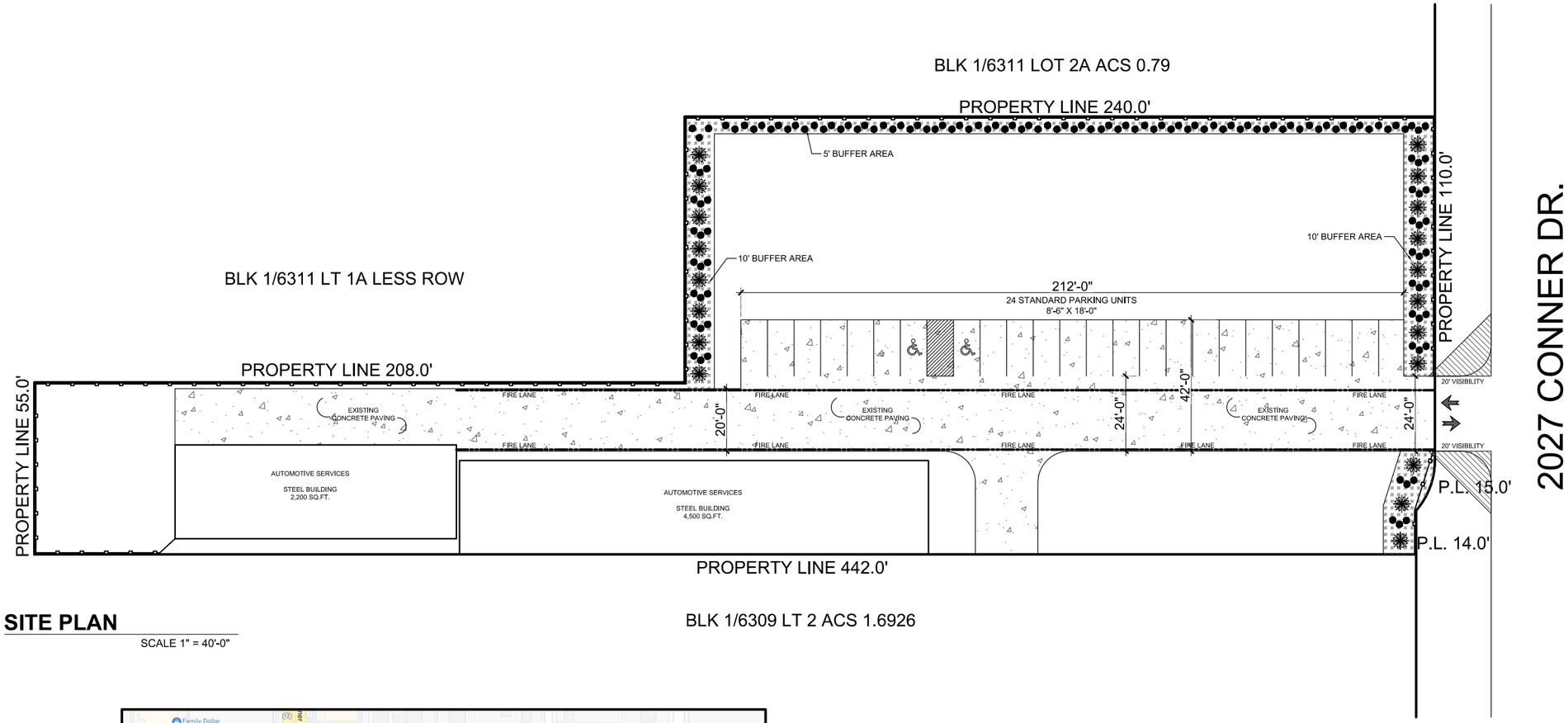
10/12/2023

Notification List of Property Owners

Z223-116

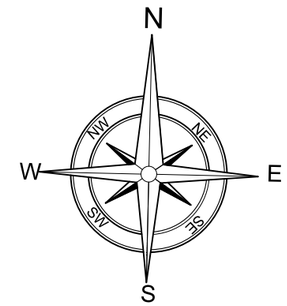
18 Property Owners Notified

Label #	*Address*		*Owner*
1	8140	BRUTON RD	MARQUEZ DANIEL & LAURA
2	8131	BRUTON RD	LEAL MARTA CASTILLO
3	8127	BRUTON RD	DIAZ JESUS JR
4	8121	BRUTON RD	HANDMADE FOODS INC M
5	8163	BRUTON RD	Taxpayer at
6	8159	BRUTON RD	MATN PARTNERS 1
7	8153	BRUTON RD	ALTAMIRANO MANUEL ALBERTO
8	8149	BRUTON RD	AVILA AGUSTIN
9	2010	S BUCKNER BLVD	2010 BUCKNER LLC
10	2010	S BUCKNER BLVD	2010 BUCKNER CONSULTING LLC
11	2011	CONNER DR	MUELLER PROPERTIES LTD
12	8222	BRUTON RD	COMAR PROPERTIES INC
13	8216	BRUTON RD	MEHDI REZAEIZDEH
14	8210	BRUTON RD	ONCOR ELECRIC DELIVERY COMPANY
15	2075	S BUCKNER BLVD	CASA ROCK PARTNERS LTD &
16	2048	CONNER DR	SANTOYO JESUS & GAUDENSIA
17	2032	CONNER DR	DALLAS HOUSING AUTHORITY
18	2060	S BUCKNER BLVD	EXCHANGERIGHT NET LEASED PORTFOLIO 40

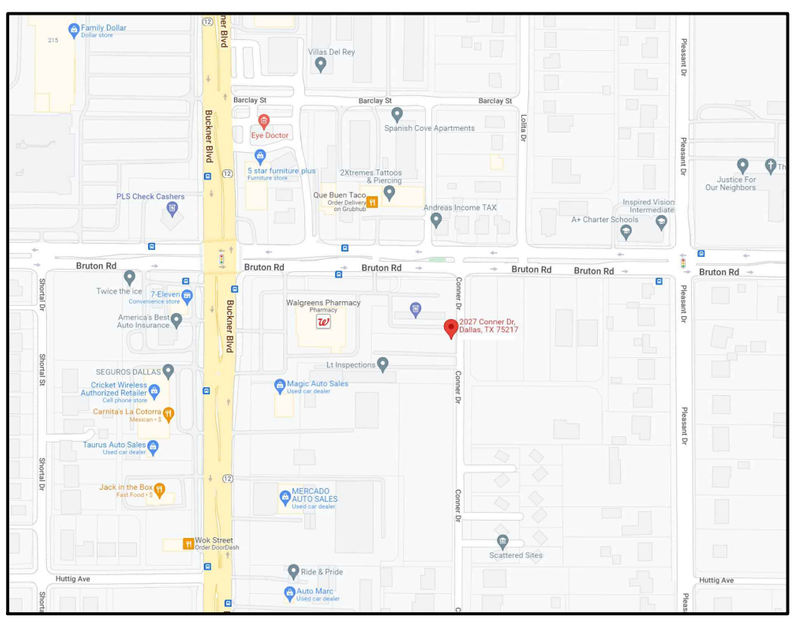


SITE PLAN

SCALE 1" = 40'-0"



2027 CONNER DR.



VICINITY MAP ZONING -COMMERCIAL-

FOR REFERENCE ONLY

AREA DISTRIBUTION		
1	BUILDING 1 AUTOMOTIVE SERVICES	2,200 SQ. FT.
2	BUILDING 2 AUTOMOTIVE SERVICES	4,500 SQ. FT.
	TOTAL LAND AREA	44,431 SQ. FT.

LEGAL DESCRIPTION
BLK 1/6311 LOT 7A ACS 1.02

PARKING ANALYSIS				
SUITE	PROPOSED USE	AREA	RATIO PARKING REQUIRED	PARKING REQUIRED
BLDG. 1	AUTOMOTIVE SERVICES	2,200 SQ. FT.	1 / 500 SQ.FT.	5
BLDG. 2	AUTOMOTIVE SERVICES	4,500 SQ. FT.	1 / 500 SQ.FT.	9
	TOTAL PARKING REQUIRED PER SITE			14
TOTAL PARKING PROVIDED	STANDARD PARKING			22
	COMPACT PARKING			0
	VAN PARKING			2
	TOTAL			24

P&P BARRAGAN
DALLAS, TX. 75208
PLANSANDPERMITSBARRAGAN@YAHOO.COM
469-207-7694

DATE:	PROJECT NAME:	PG. #
09/27/2022	2027 Conner Dr, Dallas, TX 75217	01
SCALE: 1" = 20'		

City of Dallas

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

Agenda Information Sheet

File #: 23-2853 **Item #:** 9.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Lake June Road and North Jim Miller Road.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Limestone Assets, LLC
Representative: Andrew Ruegg, Masterplan
Planner: Liliana Garza
Council District: 5
Z223-180(LG)

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

Planner: Liliana Garza

FILE NUMBER: Z223-180(LG) **DATE FILED:** January 17, 2023

LOCATION: Northwest corner of Lake June Road and North Jim Miller Road

COUNCIL DISTRICT: 5

SIZE OF REQUEST: Approx. 0.36 acres **CENSUS TRACT:** 48113009103

REPRESENTATIVE: Andrew Ruegg, Masterplan

OWNER/APPLICANT: Limestone Assets, LLC

REQUEST: An application for a Specific Use Permit for sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

SUMMARY: The purpose of the request is to sell alcohol for off-premises consumption in conjunction with the existing convenience store (7-Eleven).

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

BACKGROUND INFORMATION:

- The existing 2,358 sq. ft. convenience store was constructed in 1981, according to Dallas Central Appraisal District records.

- On June 27, 2012, the City Council approved SUP No. 1967 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet for a two-year period.

Zoning History:

There has been one zoning case in the area in the last five years.

1. **Z190-200:** On May 11, 2020, staff approved an automatic renewal of Specific Use Permit No. 2037 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for an additional five-year period on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
Lake June Road	Principal Arterial	100 ft.
N. Jim Miller Road	Minor Arterial	100 ft.

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:

Land Use:

	Zoning	Land Use
Site	CR-D-1	General merchandise or food store with a motor vehicle fueling station
North	CR-D-1, SUP No. 1872 on portion	General merchandise or food store < 3,500 sq. ft. and Personal Service Use
East	CR-D-1	General merchandise or food store with a motor vehicle fueling station
South	RR-D-1	Vehicle Display, Sales, and Service
West	CR-D-1	Personal Service Use, Restaurant, and Dry Cleaning or Laundry Store

Land Use Compatibility:

The site is zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and is currently developed with a general merchandise or food store and a motor vehicle fueling station. The applicant's request for a Specific Use Permit will allow for the sale of alcoholic beverages in conjunction with a general merchandise store or food store 3,500 square feet or less. Although the general merchandise use is permitted by right, the sale of alcoholic beverages on the property requires a specific use permit in the D-1 Liquor Control Overlay.

On June 27, 2012, the City Council approved SUP No. 1967 for the sale of alcoholic beverages in conjunction with a general merchandise or food store of less than 3,500 square feet for a two-year period for this site. There is no evidence that SUP No. 1967 was ever renewed.

The surrounding land uses to the north and west consists of personal service uses, restaurant, laundry store, and a general merchandise or food store less than 3,500 square feet. East of the request site, across N. Jim Miller Road is a general merchandise or food store less than 3,500 square feet with a motor vehicle fueling station. The properties south of the site, across Lake June Road, consist of a vehicle display, sales, and service use.

There are two specific use permits for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet to the north and west of the request site. Between March 2018 and May 2020, SUP No. 1872 and SUP No. 2037 were both approved for automatic renewal for an additional five years.

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

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

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

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

Staff supports the request because the proposed use is consistent with the character of the surrounding area and is not foreseen to be detrimental to adjacent properties. However, staff recommends a time limit of five years with no option for automatic renewal. Staff believe this time limit will allow the applicant to demonstrate their operation to sell

alcohol for off-premises consumption in conjunction with the existing convenience store, which can then be reevaluated following this period.

Landscaping:

Landscaping of any development will be in accordance with the landscaping requirements in Article X, as amended. The request site will not trigger any landscaping because there is no increase in the total floor area.

Parking:

The Dallas Development Code requires off-street parking to be provided for a general merchandise or food store 3,500 square feet or less at one space for each 200 square feet of floor area. The applicant will be required to comply with standard parking ratios at permitting pursuant to the Dallas Development Code.

Market Value Analysis:

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

Crime Report:

Since January 2018, the subject site has experienced 275 phone callas to the Dallas Police Department (DPD), 50 offenses, and 37 arrests.

Calls (Summary)	
Problem	**Count of Problem**
**PD Requested by Fire	2
04 - 911 Hang Up	11
07 - Minor Accident	9
09 - Theft	1
09/01 - Theft	2
09V - UUMV	1
11V - Burg Motor Veh	1
15 - Assist Officer	1
19 - Shooting	1
20 - Robbery	7
20R - Robbery (report)+1hr	1
21B - Business Hold Up	45
31 - Criminal Mischief	1
32 - Suspicious Person	5
34 - Suicide	2
37 - Street Blockage	1
38 - Meet Complainant	7
40 - Other	40
40/01 - Other	15
41/09 - Theft - In Progress	1
41/20 - Robbery - In Progress	3
46 - CIT	9
46A - CIT w/Ambulance	1
6G - Random Gun Fire	1
6X - Major Dist. (Violence)	92
6XA - Major Dist. Ambulance	2
6XE - Disturbance Emergency	4
6XEA - Disturbance Emerg Amb	1
7CE - City Equipment Accident	2
7XCE - Major Acc City Equip	2
PH - Panhandler	4
**PD Requested by Fire	2
Grand Total	**275**

Offenses (Summary)	
Problem	**Count of Problem**
AGG ASSAULT - FV	2
AGG ASSAULT - NFV	1
ALL OTHER LARCENY	5
BURGLARY-BUSINESS	1
DESTRUCTION/ DAMAGE/ VANDALISM OF PROPERTY	5
DRUG/ NARCOTIC VIOLATIONS	3
FALSE PRETENSES/ SWINDLE/ CONFIDENCE GAME	1
POCKET-PICKING	1
PROSTITUTION	1
ROBBERY-BUSINESS	3
ROBBERY-INDIVIDUAL	1
SHOPLIFTING	4
SIMPLE ASSAULT	10
THEFT FROM MOTOR VEHICLE	4
THEFT OF BUILDING	1
UUMV	5
WEAPON LAW VIOLATIONS	2
Grand Total	**50**

Arrests (Summary)			
Arrest Date	**Arrest Time**	**Address**	**Crime**
2/18/2018	6:44:00 PM	7037 LAKE JUNE RD	PUBLIC INTOXICATION
5/17/2018	5:15:00 PM	7037 LAKE JUNE RD	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)
6/10/2018	11:45:00 PM	7037 LAKE JUNE RD	ASSAULT -FAM VIOL OFFENSIVE CONTACT PC 22.01(A)(3)
7/31/2018	3:45:00 PM	7037 LAKE JUNE RD	CRIMINAL TRESPASS
9/2/2018	4:30:00 PM	7037 LAKE JUNE RD	WARRANT HOLD (OUTSIDE AGENCY)
9/14/2018	5:44:00 PM	7037 LAKE JUNE RD	WARRANT HOLD (OUTSIDE AGENCY)
10/16/2018	2:37:00 AM	7037 LAKE JUNE RD	APOWW (SOCIAL SERVICES REFERRAL)
10/19/2018	3:00:00 AM	7037 LAKE JUNE RD	APOWW (SOCIAL SERVICES REFERRAL)
11/1/2018	4:41:00 PM	7037 LAKE JUNE RD	WARRANT HOLD (OUTSIDE AGENCY)
11/1/2018	4:41:00 PM	7037 LAKE JUNE RD	WARRANT HOLD (OUTSIDE AGENCY)
1/16/2019	10:30:00 PM	7037 LAKE JUNE RD	APOWW (SOCIAL SERVICES REFERRAL)
4/8/2019	9:40:00 PM	7037 LAKE JUNE RD	APOWW (SOCIAL SERVICES REFERRAL)
6/16/2019	4:53:00 AM	7037 LAKE JUNE RD	WARRANT-DALLAS PD (ALIAS)
12/2/2019	3:07:00 PM	7037 LAKE JUNE RD	BURGLARY OF HABITATION -NO FORCED ENTRY
12/2/2019	3:07:00 PM	7037 LAKE JUNE RD	BURGLARY OF HABITATION - FORCED ENTRY
2/16/2020	3:26:00 AM	7037 LAKE JUNE RD	PUBLIC INTOXICATION
5/22/2020	9:50:00 PM	7037 LAKE JUNE RD	PUBLIC INTOXICATION
11/17/2020	4:40:00 PM	7037 LAKE JUNE RD	PROSTITUTION (SELLER)
12/19/2020	5:49:00 PM	7037 LAKE JUNE RD	WARRANT DALLAS PD (ALIAS/CAPIAS)
9/26/2021	9:33:00 PM	7037 LAKE JUNE RD	APOWW (SOCIAL SERVICES REFERRAL)

Arrests (Summary)			
Arrest Date	**Arrest Time**	**Address**	**Crime**
1/19/2022	2:35:00 PM	7037 LAKE JUNE RD	EVADING ARREST DETENTION W/VEHICLE PC38.04(b)(2)(A)
1/19/2022	2:35:00 PM	7037 LAKE JUNE RD	WARRANT HOLD (NOT A DPD WARRANT)
1/19/2022	2:35:00 PM	7037 LAKE JUNE RD	WARRANT DALLAS PD (ALIAS/CAPIAS)
4/1/2022	1:51:00 AM	7037 LAKE JUNE RD	UNLAWFUL POSS FIREARM BY FELON
6/6/2022	10:09:00 PM	7037 LAKE JUNE RD	APOWW (SOCIAL SERVICES REFERRAL)
6/23/2022	10:33:00 AM	7037 LAKE JUNE RD	WARRANT DALLAS PD (ALIAS/CAPIAS)
7/7/2022	5:58:00 PM	7037 LAKE JUNE RD	PUBLIC INTOXICATION
8/15/2022	7:50:00 AM	7037 LAKE JUNE RD	CRIMINAL TRESPASS
10/17/2022	10:08:00 PM	7037 LAKE JUNE RD	POSS MARIJUANA <2OZ *DRUG FREE ZONE*
10/17/2022	10:08:00 PM	7037 LAKE JUNE RD	THEFT OF PROP <$2,500 2+PREV CONV (SHOPLFT-NOT EMP) PC31.03(e4D)
11/22/2022	12:45:00 AM	7037 LAKE JUNE RD	APOWW (SOCIAL SERVICES REFERRAL)
1/4/2023	9:22:00 PM	7037 LAKE JUNE RD	WARRANT HOLD (NOT A DPD WARRANT)
1/4/2023	9:22:00 PM	7037 LAKE JUNE RD	WARRANT DALLAS PD (ALIAS/CAPIAS)
2/8/2023	6:33:00 PM	7037 LAKE JUNE RD	WARRANT HOLD (NOT A DPD WARRANT)
2/8/2023	6:33:00 PM	7037 LAKE JUNE RD	UNLAWFUL CARRYING WEAPON
2/24/2023	1:30:00 PM	7037 LAKE JUNE RD	WARRANT DALLAS PD (ASSAULT - FV)
6/26/2023	5:00:00 PM	7037 LAKE JUNE RD	APOWW (SOCIAL SERVICES REFERRAL)

List of Officers

Limestone Assets, LLC

Director & Secretary, Lili Wong

PROPOSED CONDITIONS

1. USE: The only use authorized by this specific use permit is the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less.

2. SITE PLAN: Use and development of the Property must comply with the attached site plan.

Staff's Recommendation:

3. TIME LIMIT: This specific use permit expires on (two-year period from the passage of this ordinance).

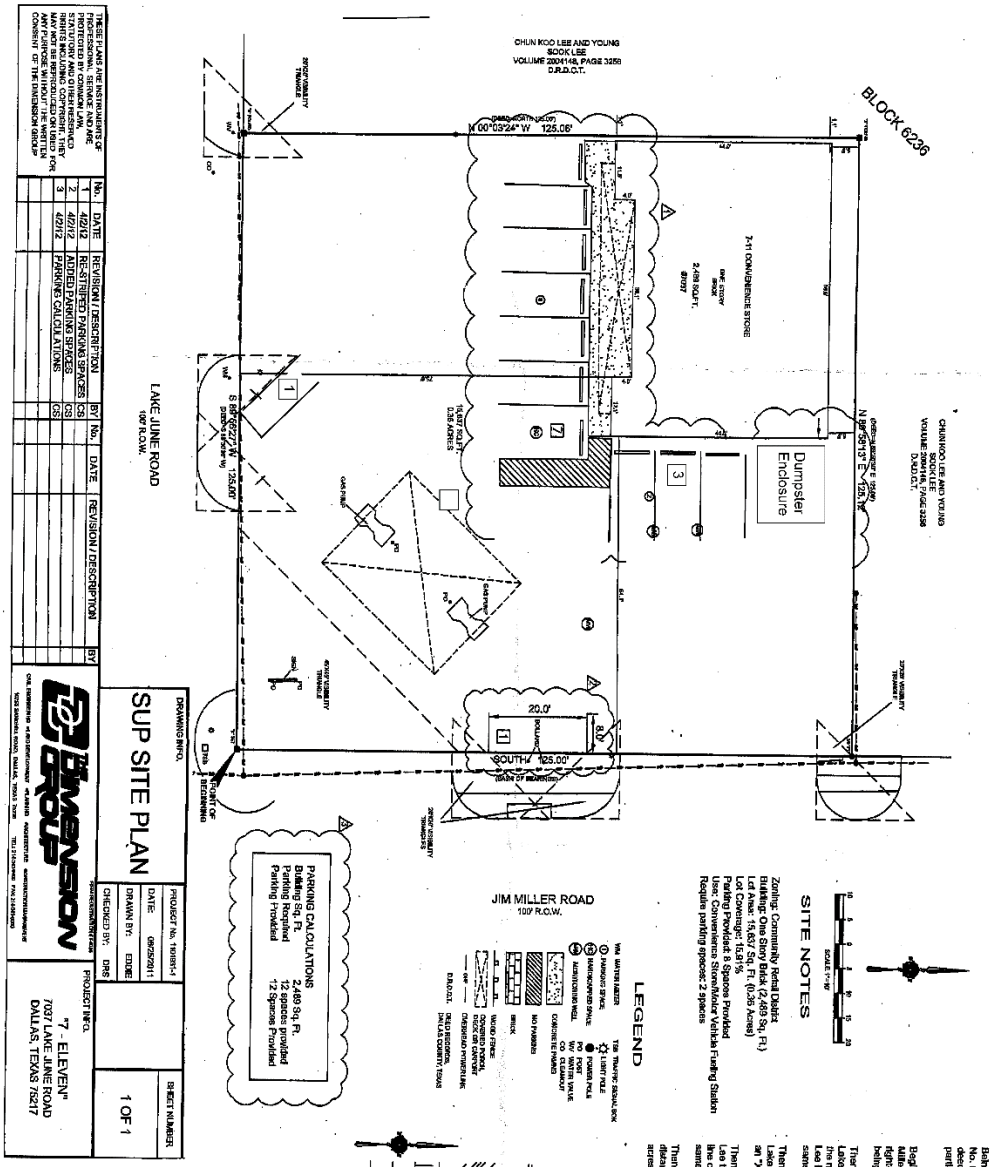
Applicant's Request:

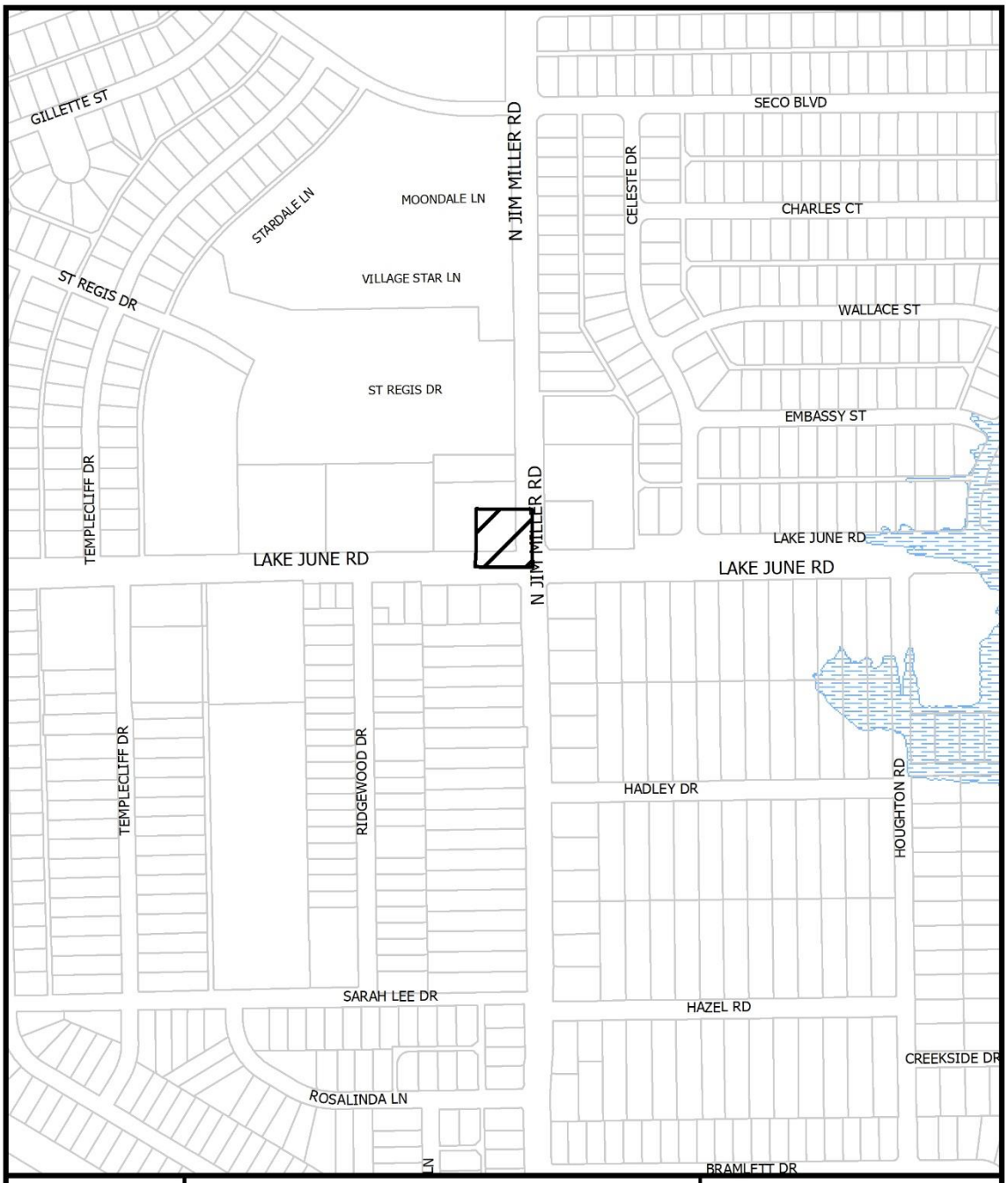
3. TIME LIMIT: This specific use permit expires on (five-year period from the passage of this ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that application for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for application for automatic renewal is strictly enforced.)

4. MAINTENANCE: The property must be properly maintained in a state of good repair and neat appearance.

5. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

PROPOSED SITE PLAN



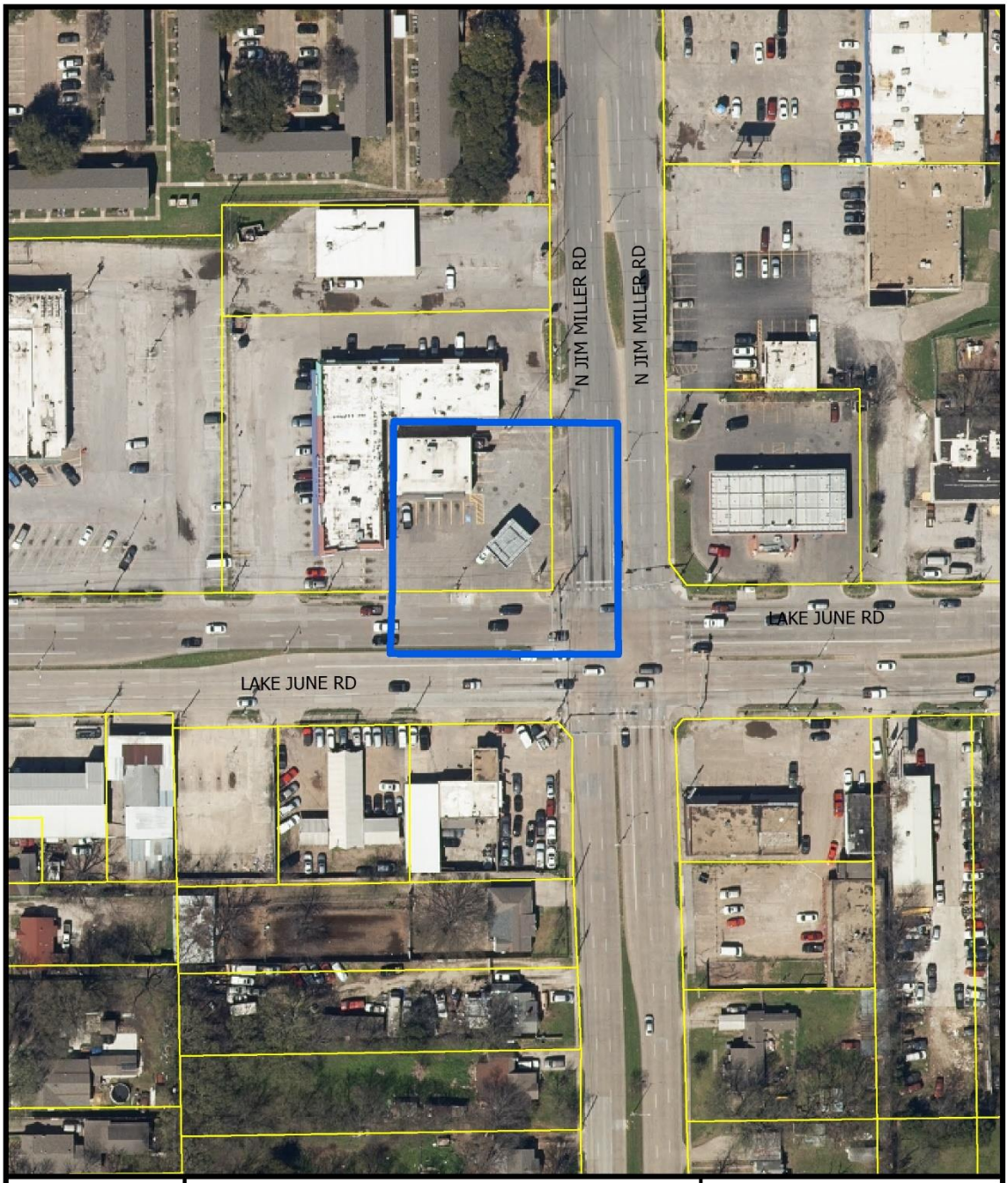


1:4,800

VICINITY MAP

Case no: Z223-180

Date: 10/12/2023

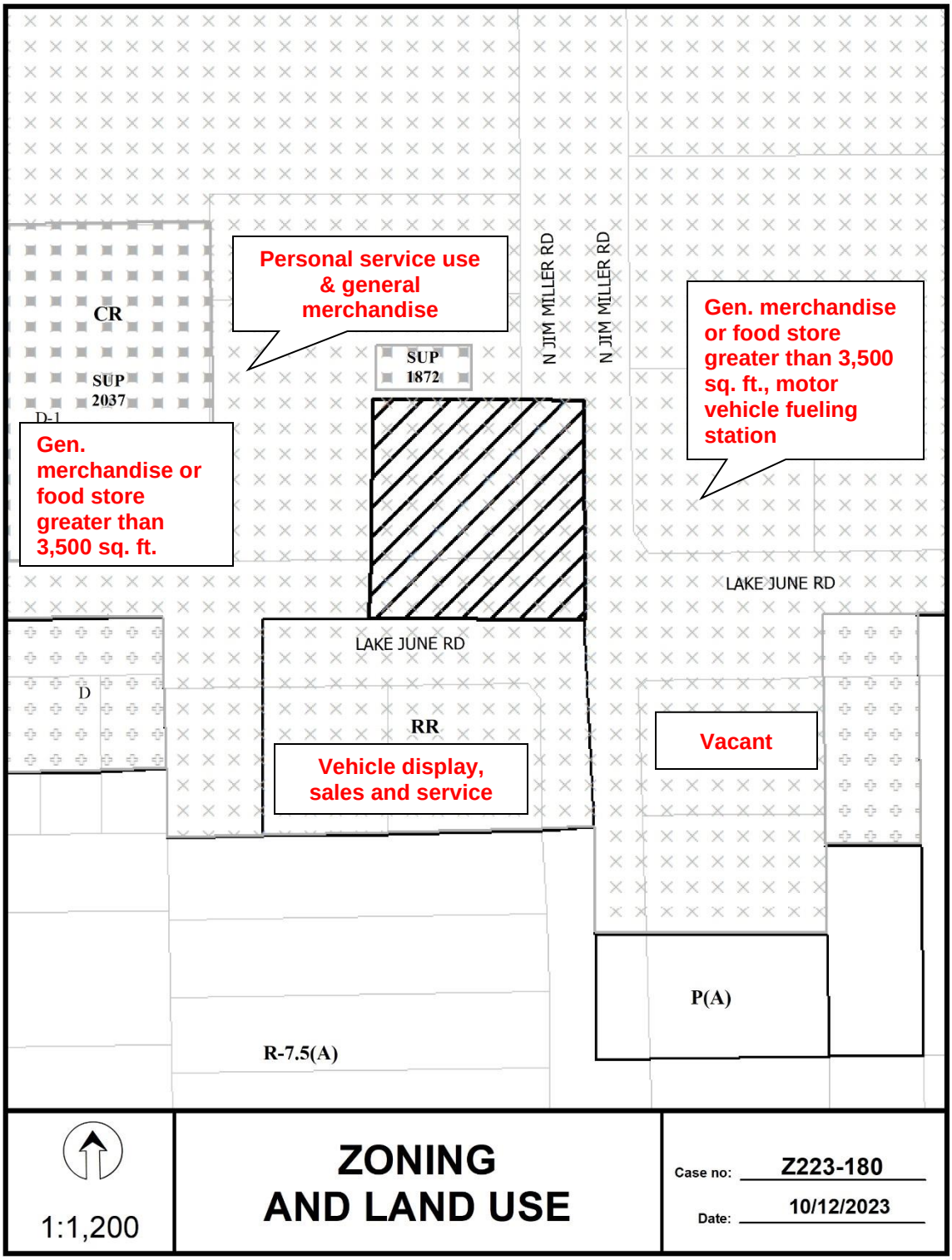


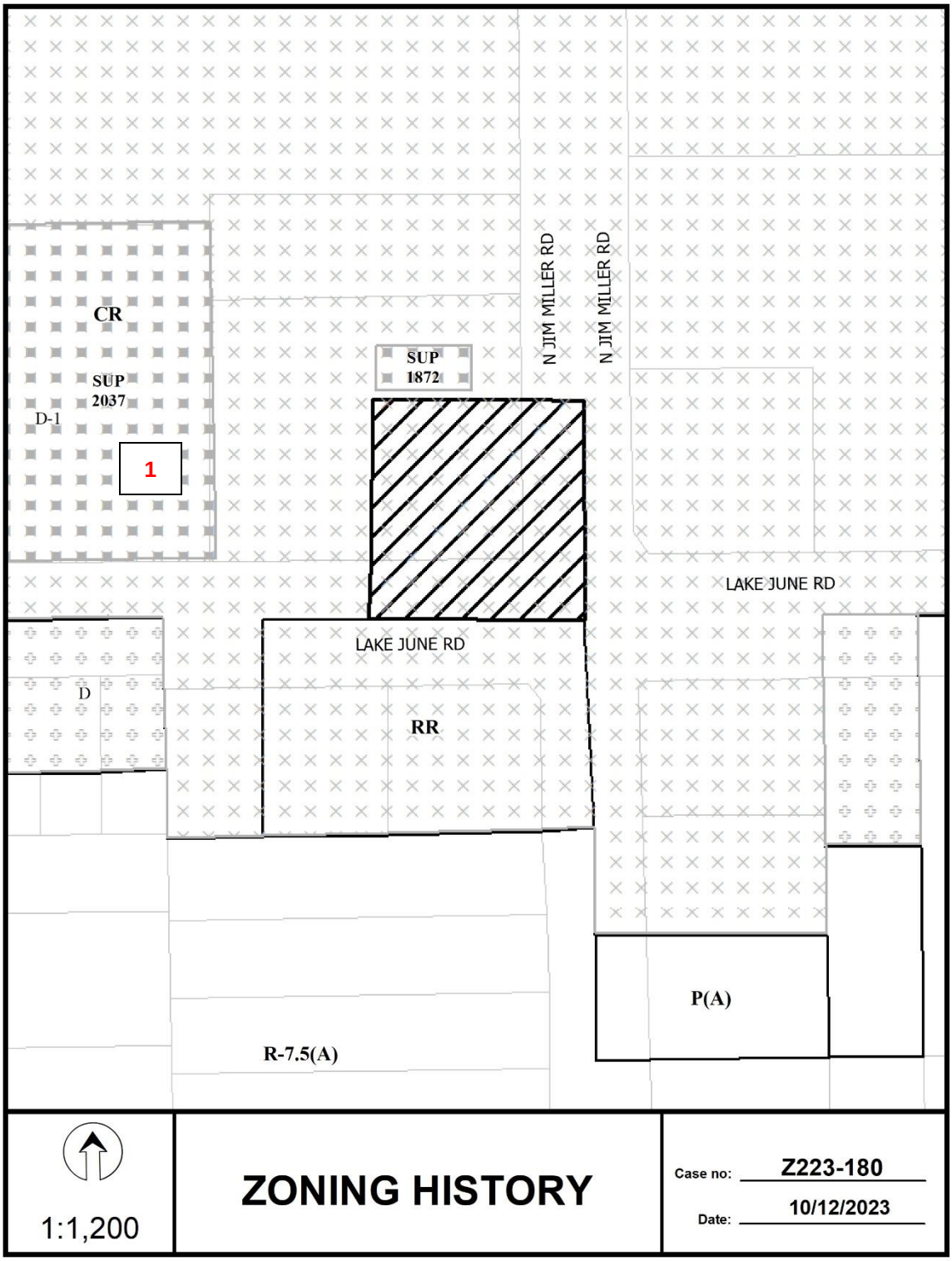
1:1,200

AERIAL MAP

Case no: Z223-180

Date: 10/12/2023


Personal service use & general merchandise
CR
SUP 2037
D-1
SUP 1872
N JIM MILLER RD
N JIM MILLER RD
Gen. merchandise or food store greater than 3,500 sq. ft., motor vehicle fueling station
Gen. merchandise or food store greater than 3,500 sq. ft.
LAKE JUNE RD
LAKE JUNE RD
D
RR
Vehicle display, sales and service
Vacant
P(A)
R-7.5(A)
1:1,200
ZONING AND LAND USE
Case no: Z223-180
Date: 10/12/2023


CR
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2037
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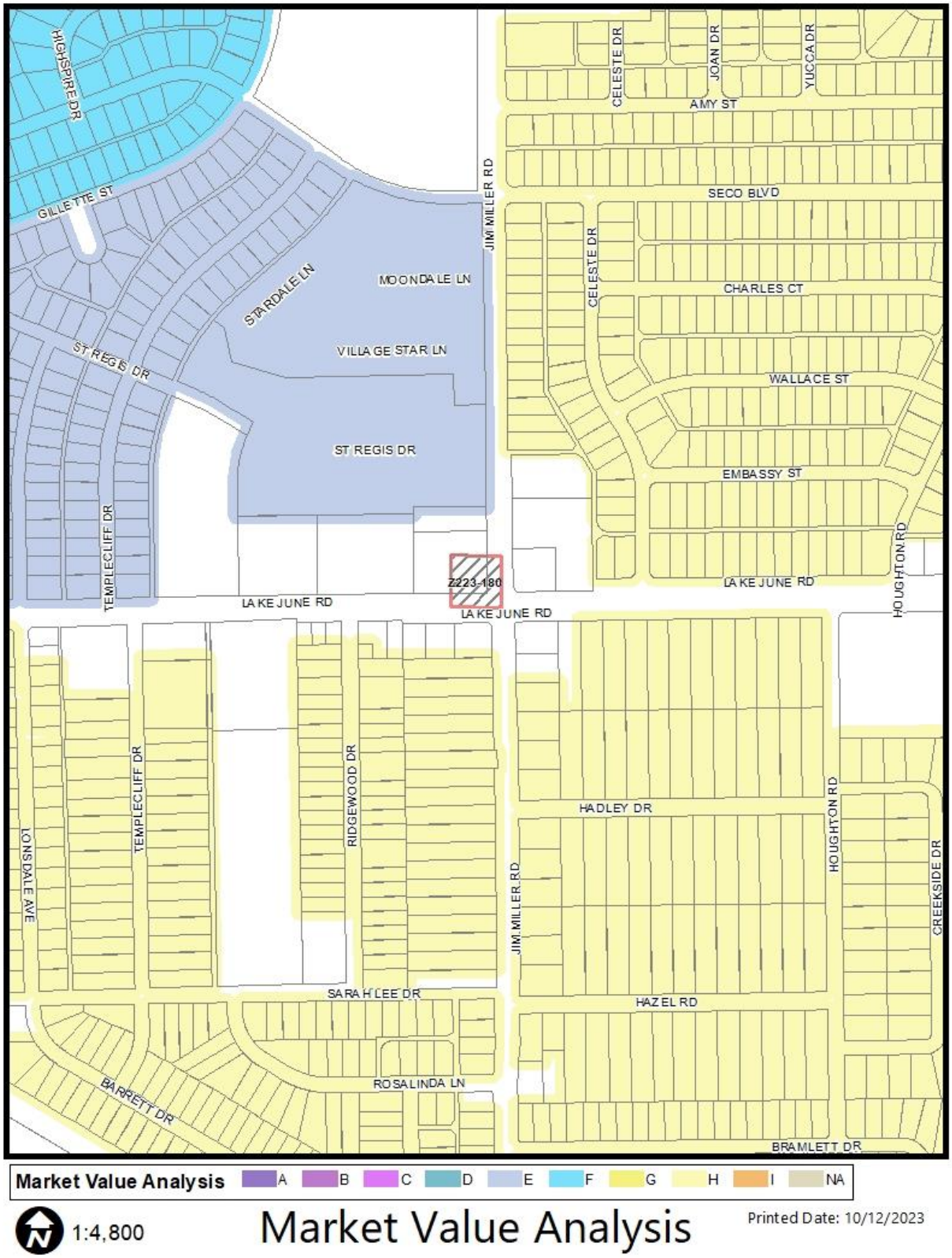
1872
N JIM MILLER RD
N JIM MILLER RD
LAKE JUNE RD
LAKE JUNE RD
D
RR
P(A)
R-7.5(A)
1:1,200
ZONING HISTORY
Case no: Z223-180
Date: 10/12/2023



Market Value Analysis A B C D E F G H I NA

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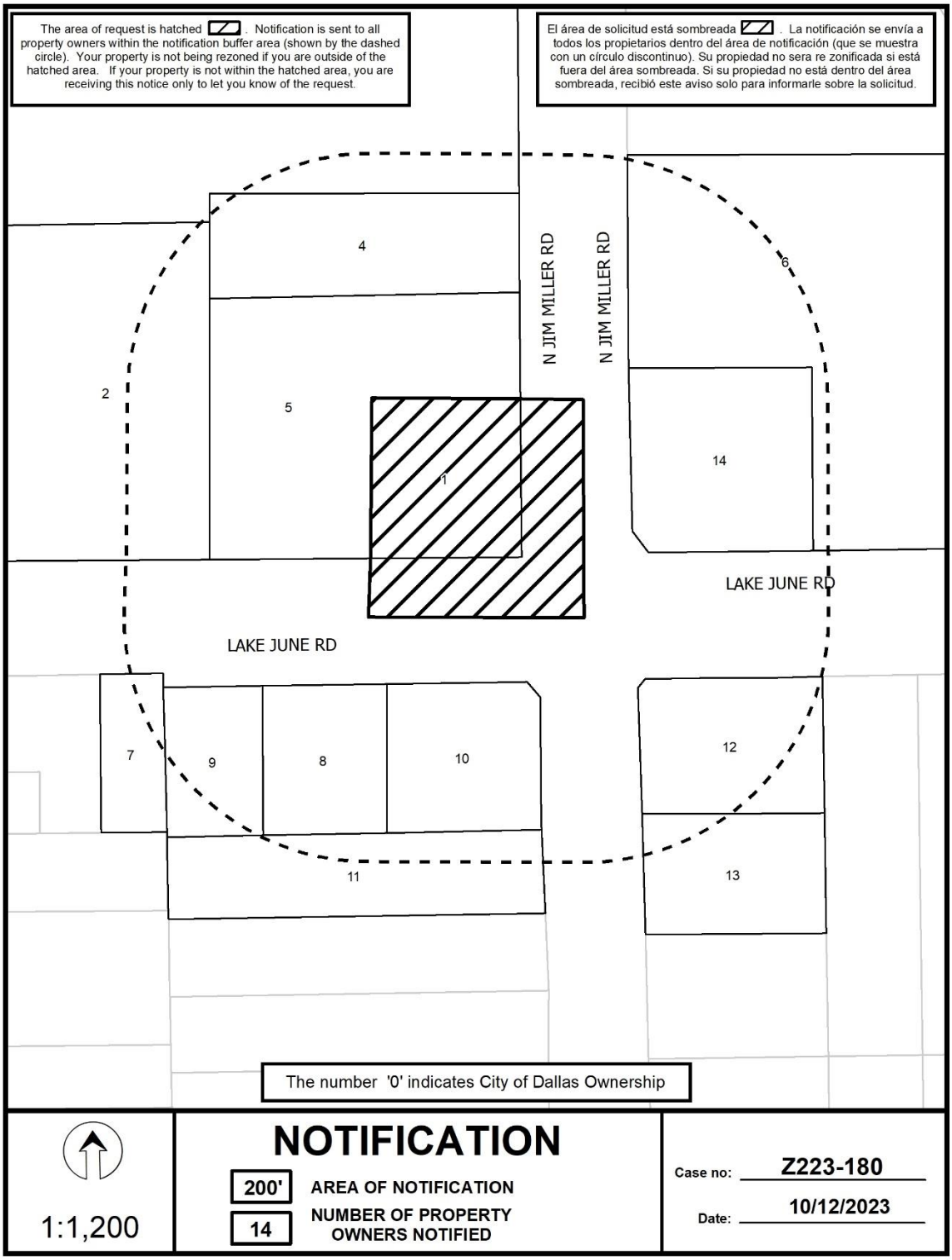
Market Value Analysis

Printed Date: 10/12/2023


The area of request is hatched . Notification is sent to all property owners within the notification buffer area (shown by the dashed circle). Your property is not being rezoned if you are outside of the hatched area. If your property is not within the hatched area, you are receiving this notice only to let you know of the request.
El área de solicitud está sombreada . La notificación se envía a todos los propietarios dentro del área de notificación (que se muestra con un círculo discontinuo). Su propiedad no sera re zonificada si está fuera del área sombreada. Si su propiedad no está dentro del área sombreada, recibió este aviso solo para informarle sobre la solicitud.
N JIM MILLER RD
N JIM MILLER RD
LAKE JUNE RD
LAKE JUNE RD
1
2
4
5
6
7
8
9
10
11
12
13
14
The number '0' indicates City of Dallas Ownership
1:1,200
NOTIFICATION
200'
AREA OF NOTIFICATION
14
NUMBER OF PROPERTY OWNERS NOTIFIED
Case no: Z223-180
Date: 10/12/2023

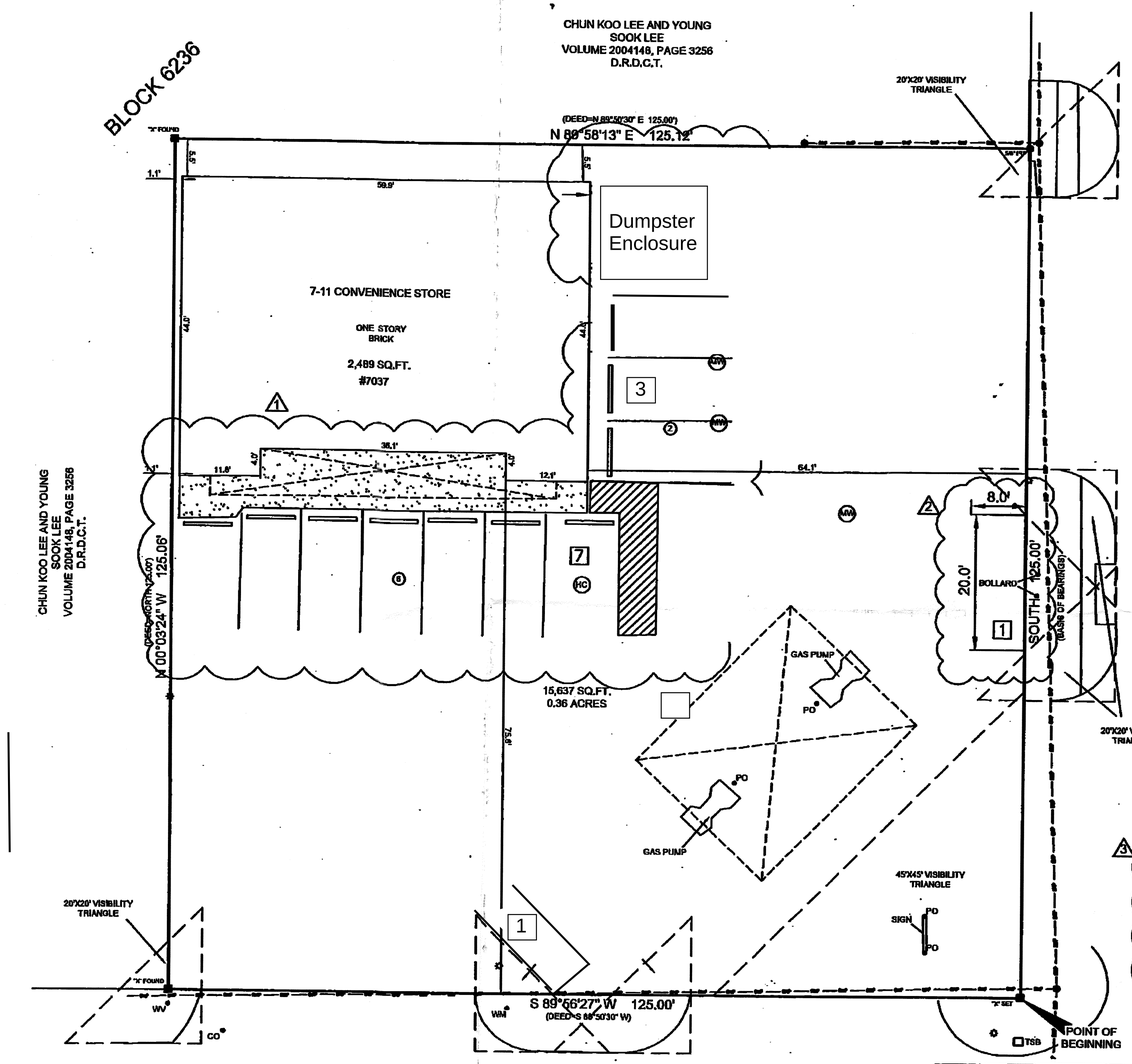
10/12/2023

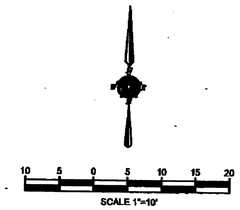
Notification List of Property Owners

Z223-180

14 Property Owners Notified

Label #	***Address***		***Owner***
1	7037	LAKE JUNE RD	LIMESTONE ASSETS LLC
2	7007	LAKE JUNE RD	DJ LAKE JUNE INC
3	1341	N JIM MILLER RD	REGIS SQUARE LTD
4	1331	N JIM MILLER RD	ALMENDARIZ JUVENAL E
5	7035	LAKE JUNE RD	LEE CHUN KOO & YOUNG SOOK
6	7121	LAKE JUNE RD	SAMUEL MILLER FIT LLC
7	7010	LAKE JUNE RD	VILLANUEVA BERNARDO &
8	7024	LAKE JUNE RD	MADI ALI K ET AL
9	7016	LAKE JUNE RD	SHAM REALTY LLC
10	7034	LAKE JUNE RD	MADI ALI K &
11	1235	N JIM MILLER RD	VILLANUEVA BERNARDO & MARIA C
12	7102	LAKE JUNE RD	KHAN JIM MILLER PROPERTIES LLC
13	1232	N JIM MILLER RD	Taxpayer at
14	7101	LAKE JUNE RD	B A N UNLIMITED INC





SITE NOTES

Zoning: Community Retail District
Building: One Story Brick (2,489 Sq. Ft.)
Lot Area: 15,637 Sq. Ft. (0.36 Acres)
Lot Coverage: 15.91%
Parking Provided: 8 Spaces Provided
Use: Convenience Store/Motor Vehicle Fueling Station
Require parking spaces: 2 spaces

LEGEND

- WM WATER METER
- PARKING SPACE
- HC HANDICAPPED SPACE
- MW MONITORING WELL
- TSB TRAFFIC SIGNAL BOX
- LIGHT POLE
- POWER POLE
- PO POST
- WV WATER VALVE
- CO CLEANOUT
- CONCRETE PAVING
- NO PARKING
- BRICK
- WOOD FENCE
- COVERED PORCH, DECK OR CARPORT
- OHP OVERHEAD POWER LINE
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS

PROPERTY DESCRIPTION

Being a tract of land situated in the John Beeman Survey, Abstract No. 98 in the City of Dallas Block No. 6236, being that same tract of land conveyed to Martin Eagle Oil Company, Inc. by warranty deed recorded in Volume 95124, Page 241, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an "X" set in concrete for corner at the intersection of the West right-of-way line of Jim Miller Road (100 foot right-of-way) and the North right-of-way line of Lake June Road (100 foot right-of-way), said point being the Southeast corner of said City of Dallas Block No. 6236, same being the Southeast corner of herein described tract;

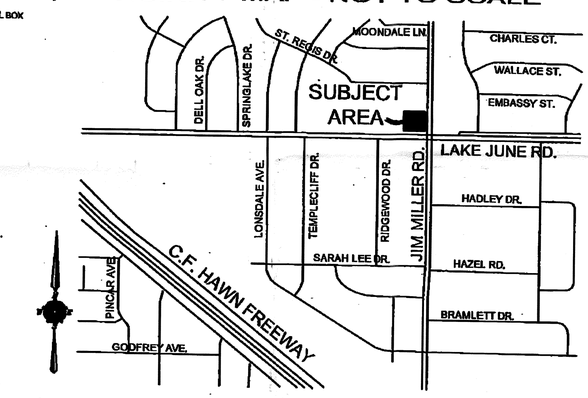
Thence South 89 Degrees 56 Minutes 27 Seconds West, along the North right-of-way line of said Lake June Road, a distance of 125.00 feet to an "X" found in concrete for corner, said point being the most westerly Southeast corner of a tract of land conveyed to Chun Koo Lee and Young Sook Lee by deed recorded in Volume 2004148, Page 3256 of the Deed Records of Dallas County, Texas, same being the Southwest corner of herein described tract;

Thence North 00 Degrees 03 Minutes 24 Seconds West, departing the North right-of-way line of said Lake June Road, and along the most westerly East line of said Lee tract, a distance of 125.06 feet to an "X" found in concrete for corner, said point being the Northwest corner of herein described tract;

Thence North 89 Degrees 58 Minutes 13 Seconds East, along the most easterly South line of said Lee tract, a distance of 125.12 feet to a 5/8 inch iron rod found for corner in the West right-of-way line of said Jim Miller Road, said point being the most easterly Southeast corner of said Lee tract, same being the Northeast corner of herein described tract;

Thence South (basis of bearings), along the West right-of-way line of said Jim Miller Road, a distance of 125.00 feet to the POINT OF BEGINNING and containing 15,637 square feet or 0.36 acres of land.

VICINITY MAP - NOT TO SCALE



PARKING CALCULATIONS	
Building Sq. Ft.	2,489 Sq. Ft.
Parking Required	12 spaces provided
Parking Provided	12 Spaces Provided

DRAWING INFO.	PROJECT No. 1101931-1		SHEET NUMBER
SUP SITE PLAN	DATE: 08/25/2011		1 OF 1
	DRAWN BY: EDDIE		
	CHECKED BY: DRS		

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF THE DIMENSION GROUP

No.	DATE	REVISION / DESCRIPTION	BY	No.	DATE	REVISION / DESCRIPTION	BY
1	4/2/12	RE-STRIPED PARKING SPACES	CS				
2	4/2/12	ADDED PARKING SPACES	CS				
3	4/2/12	PARKING CALCULATIONS	CS				

FIRM REGISTRATION # F-4396
THE DIMENSION GROUP
CIVIL ENGINEERING •LAND DEVELOPMENT •PLANNING •ARCHITECTURE •CONSTRUCTION MANAGEMENT
10753 SANDHILL ROAD, DALLAS, TEXAS 75238 TEL: 214-343-8400 FAX: 214-341-0000

PROJECT INFO.
"7 - ELEVEN"
7037 LAKE JUNE ROAD
DALLAS, TEXAS 75217

City of Dallas

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

Agenda Information Sheet

File #: 23-2854 **Item #:** 10.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 9

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application for an amendment to Planned Development District No. 636, on property bounded by Northcliff Drive, Peavy Road, Waterview Road, and Brookhurst Drive.
Staff Recommendation: **Approval**, subject to an amended development plan, a traffic management plan, and amended conditions.
Applicant: Dallas Independent School District
Representative: Elsie Thurman, Land Use Planning & Zoning Services
Planner: Jenniffer Allgaier
Council District: 9
Z223-271(JA)

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

Planner: Jenniffer Allgaier, M. Arch, AICP Candidate

FILE NUMBER: Z223-271(JA) **DATE FILED:** May 31, 2023

LOCATION: Property bounded by Northcliff Drive, Peavy Road, Waterview Road, and Brookhurst Drive

COUNCIL DISTRICT: 9

SIZE OF REQUEST: Approx. 9.661 acres **CENSUS TRACT:** 48113012900

REPRESENTATIVE: Elsie Thurman, Land Use Planning & Zoning Services

APPLICANT/OWNER: Dallas Independent School District

REQUEST: An application for an amendment to Planned Development District No. 636.

SUMMARY: The applicant proposes to construct a new public elementary school to replace an existing public school. [*Victor H. Hexter Elementary School*]

STAFF RECOMMENDATION: **Approval**, subject to an amended development plan, a traffic management plan, and amended conditions.

Planned Development District No. 636:
https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=636

BACKGROUND INFORMATION:

- Planned Development District (PD) No. 636 was established by ordinance No. 25259 passed by City Council on May 28, 2003, on property previously zoned an R-7.5(A) Single Family District.
- The primary purpose for the establishment of PD No. 636 was to allow a public-school use by right, subject to the development plan included as an exhibit in the establishing ordinance.
- The applicant proposes to construct a new elementary school and then demolish the existing school.

Zoning History:

There have been no zoning change requests in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Proposed ROW
Northcliff Drive	Local	-
Peavy Road *(Mockingbird to Buckner)*	Community Collector	Minimum-4 lanes-Undivided *(can be striped and operated as 2 to 4 lanes)* 40' pavement; 60' ROW; bike plan
Waterview Road	Local	-
Brookhurst Drive	Local	-

Traffic:

Previously, PD No. 636 did not contain provisions requiring a traffic management plan for a school use. However, the proposed amended conditions incorporate this language, and a traffic management plan (TMP) is included with the current request. Typically, all queuing and student drop off/pick up will occur on school property. However, given that an estimated 20 percent of students who attend Hexter Elementary School walk to and from school, the TMP does allow for the possibility of additional drop off/pick up traffic on inclement weather days. In rare instances due to the increased traffic, a limited amount of queuing may occur on Brookhurst Drive across from the adjacent church at this location. Student drop off and pick up are not permitted within city rights of way.

The proposed TMP, dated October 25, 2023, is sealed by a licensed professional engineer, and will include the signature of the Hexter Elementary School principal, pending a recommendation of approval by city plan commission. The proposed amended PD conditions require an initial traffic study evaluating the sufficiency of the TMP to be submitted by August 1, 2025, or within six months after students first begin attending

classes in the new school building (whichever is later) and by August 1st of each odd-numbered year thereafter.

The Transportation Development Services Division of the Transportation Department has reviewed the current request and does not anticipate that it will significantly impact the surrounding roadway system. The Transportation Department supports the zoning request as proposed 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
1.1.5.7 Ensure that neighborhoods are served by and accessible to neighborhood commercial areas, parks and open space, libraries, and schools.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS
Policy 2.5.1 Promote strong and distinctive neighborhoods to enhance Dallas' quality of life.

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 5.1.3 Encourage complementary building height, scale, design, and character.

New development should be appropriate to the context of its location in density, intensity, and size, particularly when adjacent to existing residential areas, historic or conservation districts.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE
Policy 5.3.1 Encourage a balance of land uses within walking distance of each other.

Surrounding Land Uses:

	Zoning	Land Use
Site	Planned Development District No. 636	Public elementary school
North	R-7.5(A) Single Family District	Single family
Northeast	R-7.5(A) Single Family District	Church; single family
East	R-7.5(A) Single Family District	Single family
South	R-7.5(A) Single Family District; CR Community Retail District	Single family; Various retail and personal service uses
West	R-7.5(A) Single Family District	Single family

Land Use Compatibility:

The area of request is currently developed with a public school [Hexter Elementary School]. The property is surrounded on all sides by single family uses in an R-7.5(A) Single Family District. Property to the northeast across Brookhurst Drive is developed with a church, with no single family homes along this portion of right of way adjacent to the request site. A CR Community Retail District developed with various retail and personal service uses is located in the wider vicinity to the south of the site.

The applicant proposes to construct a new public elementary school on the undeveloped southwest portion of the site then to demolish the existing school. The requested amendment to PD No. 636 adds language requiring regular traffic assessments, codifies setbacks at now-specified front and side yards, increases the maximum structure height from 30 feet to 42 feet, clarifies conditions required for fences located within required yards along street frontages, and adds design standards for sidewalks/buffers and pedestrian amenities around the perimeter of the site.

The proposed amended conditions also correct the size of the Property from 8.6 acres to 9.661 acres; however, there is no actual change to the legal description of the property.

The request is consistent with the Comprehensive Plan goals to provide greater access to schools and to compatibility for school facilities in neighborhoods. Staff recommends approval of the request, subject to an amended development plan, a traffic management plan, and amended conditions as included in the docket.

Landscaping:

Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

The city arborist reviewed the current request and anticipates that the site can conform to Article X. Trees shown on the proposed amended development plan are existing on the site and will be retained. A landscape plan will be required for review at permitting and the applicant has already begun working with city staff regarding the landscape plan. The city arborist supports the current zoning request as proposed and will coordinate with the applicant at permitting for further review of landscaping requirements at the request site.

Parking:

Off-street parking and loading must be provided in accordance with Division 51A-4.200 for all uses to be located on the property. One- and one-half spaces are required for each elementary school classroom. A parking analysis provided on the proposed amended development plan indicates 48 spaces are required (1.5 x 32 classrooms); a total of 96 off-street parking 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 located within an MVA cluster; however, it is embedded within a “D” MVA cluster.

Dallas ISD Trustees and Administration
(last updated 9-22-23)

Dallas ISD Board of Trustees:

District 1 **Edwin Flores**
District 2 **Sarah Weinberg** – Board Secretary
District 3 **Dan Micciche** – First Vice President
District 4 **Camile White**
District 5 **Maxie Johnson** – Second Vice President
District 6 **Joyce Foreman**
District 7 **Ben Mackey**
District 8 **Joe Carreon**
District 9 **Justin Henry** – President

Dallas ISD Administration:

Dr. Stephanie Elizalde – Superintendent of Schools
Dr. Pamela Lear – Deputy Superintendent of Staff and Racial Equity
Dr. Brian C. Lusk – Deputy Superintendent of Academics and Transformations
Brent Alfred, AIA –Chief Construction Officer
Robert Abel – Chief of Human Capital Management
Dr. Tamika Alford-Stephens – Chief Financial Officer
Libby Daniels – Chief of Communication
Tiffany Huitt – Chief of School Leadership
Sean Brinkman – Chief Technology Officer
Angie Gaylord – Chief of Academics
Shannon Trejo – Chief of Innovation
David Bates – Chief Operations Officer
Jon T Dahlander – Chief Partnerships and Intergovernmental Relations Officer

Proposed Amended PD 636 Conditions

ARTICLE
636.

PD 636.

SEC. 51P-636.101. LEGISLATIVE HISTORY.

PD 636 was established by Ordinance No. 25259, passed by the Dallas City Council on May 28, 2003. (Ord. 25259)

SEC. 51P-636.102. PROPERTY LOCATION AND SIZE.

PD 636 is established on property bounded by Northcliff Drive, Peavy Road, Waterview Road, and Brookhurst Drive. The size of PD 636 is approximately 9.661 [~~8.6~~] acres. (Ord. 25259)

SEC. 51P-636.103. DEFINITIONS AND INTERPRETATIONS.

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

(b) OPEN FENCE means a fence with a minimum of 50 percent open surface area in any given square foot of surface.

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

(d [~~c~~]) This district is considered to be a residential zoning district. (Ord. 25259)

SEC. 51P-636.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit 636A: development plan.

(2) Exhibit 636B: traffic management plan.

SEC. 51P-636.104. DEVELOPMENT PLAN.

(a) For a public school use, development and use of the Property must comply with the development plan (Exhibit 636A). In the event of a conflict between the provisions of this article and the development plan, the provisions of this article control.

(b) For all other permitted uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site

analysis plan, conceptual plan, development schedule and landscape plan do not apply. (Ord. 25259)

SEC. 51P-636.105. MAIN USES PERMITTED.

The only main uses permitted in this district are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in the Dallas Development Code, as amended, except that a public school other than an open- enrollment charter school is permitted by right. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP, and a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc. (Ord. 25259)

SEC. 51P-636.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

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

-- Accessory helistop.
-- Accessory medical/infectious waste incinerator.
-- Accessory outside display of merchandise.
-- Accessory outside sales.
-- Accessory pathological waste incinerator.

(c) In this district, the following accessory use is permitted by SUP only:

-- Accessory community center (private). (Ord. 25259)

SEC. 51P-636.107. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Front yard.

(1) For a public school, minimum front yard is 25 feet at Peavy Road and Brookhurst Drive [~~as shown on the development plan~~]. Amenities required per Section 51P-636.111.2(b) may be located in a required front yard.

(2) For all other uses, minimum front yard must comply with the yard, lot, and space regulations applicable in the R-7.5(A) Single Family District.

(b) Side and rear yard.

(1) For a public school, minimum side yard is 20 feet at Waterview Road and 25 feet at Northcliff Drive [~~and rear yards are as shown on the development plan~~] Amenities required per Section 51P-636.111.2(b) may be located in a required side yard.

(2) For all other uses, the side and rear yard must comply with the yard, lot, and space regulations applicable in the R-7.5(A) Single Family District.

(3) If this district abuts a district that requires a greater side yard, the side yard requirements of the more restrictive district must apply.

(c) Density. No maximum dwelling unit density.

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

(e) Height. For a public school and all other uses, maximum structure height is 42 [~~30~~] feet.

(f) Lot coverage.

(1) Maximum lot coverage is as follows:

(A) 45 percent for residential structures; and

(B) 25 percent for nonresidential structures.

(2) Surface parking lots and underground parking structures are not included in the lot coverage calculations.

(g) Lot size.

(1) For a public school, no minimum lot size.

(2) Minimum area for residential uses in 7,500 square feet.

(h) Stories. No maximum number of stories.

~~(i) Fence. For a public school, fencing must be provided as shown on the development plan.~~ (Ord. Nos. 25259; 26894)

SEC. 51P-636.108. OFF-STREET PARKING AND LOADING.

Consult the use regulations contained in Division 51A-4.200 for the specific off-street parking/loading requirements for each use. (Ord. 25259)

SEC. 51P-636.108.1. FENCING.

(a) Except as provided in this section, fences must be constructed and maintained in accordance with the fence standards in Sec. 51A-4.602(a).

(b) For a public school use, an open fence with a maximum height of six feet may be

located in a required yard along a street frontage if all of the following conditions are met:

(1) No gates for vehicular traffic may be located less than 20 feet from the back of the street curb;

(2) The fence complies with the visual obstruction regulations in Sec. 51A-4.602(d); and

(3) The fence does not inhibit compliance with landscaping, sidewalks, buffers, or other regulations applicable to the Property.

SEC. 51P-636.109. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI. (Ord. 25259)

SEC. 51P-636.110. LANDSCAPING.

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

(b) All plant materials must be maintained in a healthy, growing condition. (Ord. 25259)

SEC. 51P-636.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts in Article VII. (Ord. 25259)

SEC. 51P-636.111.1. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of a public school must comply with the traffic management plan (Exhibit 636B).

(b) Queuing. Queuing is only permitted in the locations shown on the attached traffic management plan. Student drop-off and pick-up are not permitted within city rights-of-way.

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by August 1, 2025, or within six months after students first begin attending classes in the new school building, whichever is later. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the director by August 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 August 1, 2025, or within six months after students first begin attending classes in the new school building, 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 August 1st of each odd numbered year, the director shall notify the city plan commission.

(2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

(A) ingress and egress points;

(B) queue lengths;

(C) number and location of personnel assisting with loading and unloading of students;

(D) drop-off and pick-up locations;

(E) drop-off and pick-up hours for each grade level;

(F) hours for each grade level; and

(G) circulation.

(3) Within 30 days after submission of a traffic study, the director shall determine if the current traffic management plan is sufficient.

(A) If the director determines that the current traffic management plan is sufficient, the director shall notify the applicant in writing.

(B) If the director determines that the current traffic management plan results in traffic hazards or traffic congestion, the director shall require the Property owner to submit an amended traffic management plan. If the Property owner fails to submit an amended traffic management plan within 30 days, the director shall notify the city plan commission.

(d) Amendment process.

(1) A traffic management plan may be amended using the minor plan amendment fee and public hearing process in Section 51A-1.105(k)(3).

(2) The city plan commission shall authorize changes in a traffic management plan if the proposed amendments improve queuing or traffic circulation; eliminate traffic hazards; or decrease traffic congestion.

SEC. 51P-636.111.2 DESIGN STANDARDS.

(a) SIDEWALKS/BUFFER. Prior to the issuance of a certificate of occupancy for any use on the Property, minimum six-foot-wide unobstructed sidewalks with minimum five-foot-wide buffer must be provided along the entire length of all street frontages. The buffer width may be reduced in order to avoid existing trees or utilities.

(b) PEDESTRIAN AMENITIES.

(1) Prior to the issuance of a certificate of occupancy for the school, each of the following pedestrian amenities must be provided at regular intervals not to exceed 200 feet along the entire length of the street frontage:

(A) bench;

(B) trash receptable; and

(C) bike rack.

(2) Pedestrian amenities must be accessible from the public sidewalk but may not be located in a manner that reduces the unobstructed sidewalk width to less than what is required.

SEC. 51P-636.112. ADDITIONAL PROVISIONS.

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

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city. (Ord. Nos. 25259; 26102)

SEC. 51P-636.113. COMPLIANCE WITH CONDITIONS.

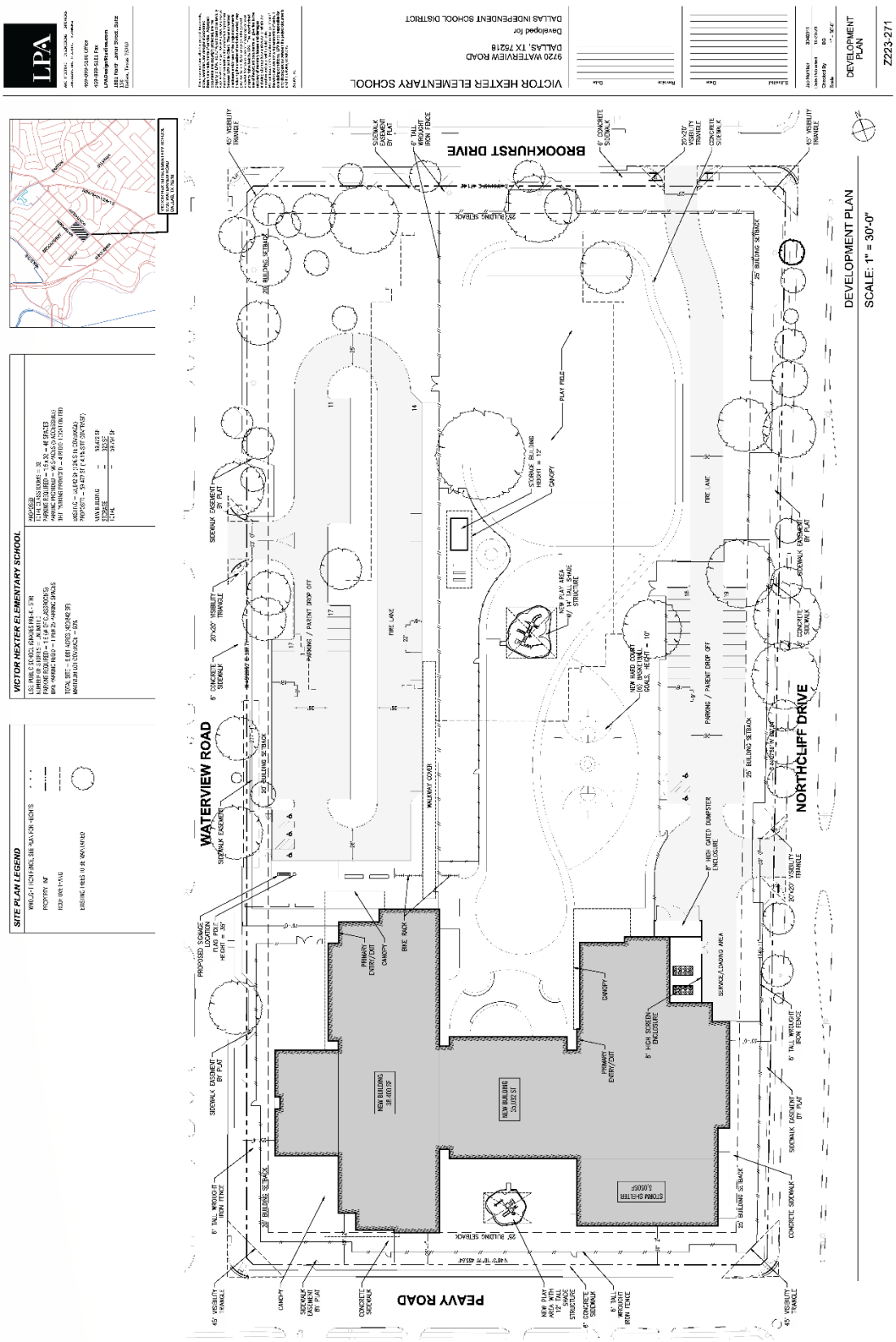
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit or certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city. (Ord. Nos. 25259; 26102)

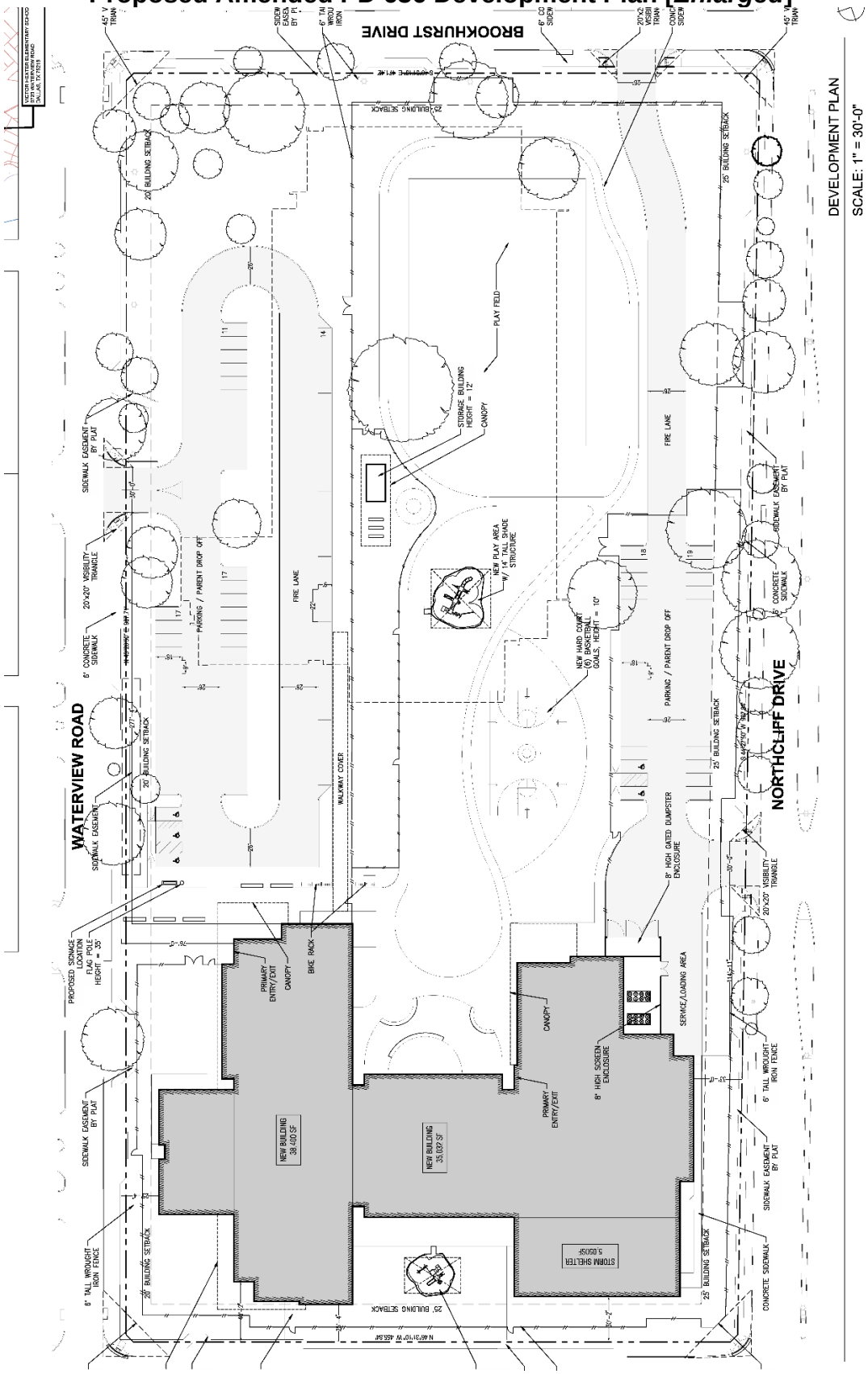
SEC. 51P-636.114. ZONING MAP.

PD 636 is located on Zoning Map No. G-9. (Ord. 25259)

Proposed Amended PD 636 Development Plan



Proposed Amended PD 636 Development Plan [*Enlarged*]



Proposed Amended Traffic Management Plan

October 25, 2023
PK# 2370-22.526

TRAFFIC MANAGEMENT PLAN

Z223-271

STATE OF TEXAS
HUNTER W. LEMLEY
125343
LICENSED
PROFESSIONAL ENGINEER

Dallas Independent School District (DISD)
Victor H. Hexter Elementary School
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by **LPA, Inc.** 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 Victor H. Hexter Elementary School described below. The school has an existing enrollment of approximately 435 students and is proposed to increase to an enrollment of approximately 650 students after improvements for the new building 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 arrival and dismissal field observations on Tuesday, August 30, 2022, and Wednesday, August 31, 2022, during morning and afternoon periods that validates all information in this report.

1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)

Pacheco Koch
a Westwood company

7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

2. SCHOOL LOCATION AND DESCRIPTION

- **School Site Location**: 9720 Waterview Road, Dallas, Texas 75218
- **Description of Adjacent Roadways**:
  - **Adjacent Streets:**
    - Waterview Road:
      - Cross-section: Two lanes, two-way operation [eastbound one-way operational during school hours], undivided.
      - Sidewalk connectivity evident along frontage of school only.
      - Speed Limit: *30 mph*
    - Brookhurst Drive:
      - Cross-section: Two lanes, two-way operation [southbound one-way operational during school hours], undivided.
      - Sidewalk connectivity evident along frontage of school.
      - Speed Limit: *30 mph*
    - Northcliff Drive:
      - Cross-section: Four lanes, two-way operation, median divided.
      - Sidewalk connectivity evident along frontage of school. *[School Zone]*
      - Speed Limit: *30 mph [School Zone of 20 mph]*
    - Peavy Road:
      - 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]*

- **Adjacent Intersections**:
  - Waterview Road and Brookhurst Drive – Marked crosswalks on all except the west leg, barrier free ramps provided on all corners.
  - Brookhurst Drive and Northcliff Drive – Marked crosswalks on all except the north leg, barrier free ramps provided on all corners.
  - Northcliff Drive and Peavy Road – Marked crosswalks on all approaches, barrier free ramps provided on all corners.
  - Waterview Road and Peavy Road – Marked crosswalks on north and east legs, no barrier free ramps provided on any corners.
  - Waterview Road and Coolair Drive - Marked crosswalks on north and south legs, 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

- **Existing Conditions**
  - **Vehicular Ingress/Egress Points**:
    - Waterview Road: Two Driveways (Existing); One Driveway (Proposed)
    - Brookhurst Drive: One Driveway Existing); No driveways (Proposed)
    - Northcliff Drive: No Driveways (Existing); One Driveway (Proposed)
  - **Student (Building) Ingress/Egress Points**:
    - Main student pedestrian access will be located at the main entrance east of the school building.

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 arrival and dismissal observations conducted on Tuesday, August 30, 2022, and Wednesday, August 31, 2022. All information provided in the table below is strictly for the afternoon student pick-up release period.

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

Grades	Start/ End Times[1]	Total Enrollment		Maximum Vehicle Accumulation	(On-Site) Storage Capacity (veh)	Surplus/Deficit (veh)
		Existing	Proposed[2]	Proposed (Existing)		
Pre-K[3]	7:30 AM – 3:00 PM	43	65	11 (8)	--	--
K – 2nd	7:30 AM – 3:15 PM	206	305	53 (36)	49 (0)	-4 (-36)
3rd – 5th	7:45 AM – 3:15 PM	187	280	49 (33)	56 (0)	+7 (-33)

1All times are subject to change; 2Enrolment is estimated. Final enrollment may vary; 3Pre-K releases 15 minutes before normal pick-up.

5. CIRCULATION

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

- Description of Existing Conditions

On-Site Circulation:

- Pre-K – 5th Grade:

  Parent traffic enters the area from Peavy Road and Northcliff Drive to the campus. Parent traffic queues/stands on the curb sides along Waterview Road, Brookhurst Drive, and Coolair Drive adjacent of the building. Many parent vehicles park within the church parking lot area east of the school building. Parents and

students cross Brookhurst after parking in the church parking lot to arrive at the building.

Two school buses are used for this particular school and loads and unloads students along the southbound curbside of Brookhurst Drive adjacent to the site.

Teacher and visitor parking lots are provided north of the site and staff only parking is provided southeast of the site.

Temporary traffic control devices:

- Cones are placed at the south leg of the intersection of Waterview Road and Brookhurst Drive to redirect traffic. (This operation will be removed in future operations)

- Description of Proposed Conditions

(NOTE: only changes to the Existing Conditions are mentioned below)

On-Site Circulation:

- Kindergarten – 2nd Grade:

  Parent traffic is to travel along Waterview Road, turn onto Brookhurst Drive, and enter the campus via the driveway on Brookhurst Drive. Queuing is to begin in two lines east of the building and queue back through the circulated queuing area within the site.

  Traffic is to circulate through the site in a counterclockwise traffic flow. (See **Exhibit 1**)

  Traffic is to exit the queueing area continuing south after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. Traffic is then to exit the site via the driveway towards Northcliff Drive.

- 1st Grade – 3rd Grade:

  Parent traffic is to travel eastbound along Waterview Road and enter the campus via the driveway on Waterview Road. Queuing is to begin in two lines east of the building and queue back through the circulated queuing area within the site.

  Traffic is to circulation through the site in a counterclockwise traffic flow. (See **Exhibit 1**)

  Traffic is to exit the queueing area continuing south after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. Traffic is then to exit the site via the driveway towards Northcliff Drive.

School buses load and unload students along the provided bus queuing area within the site.

Staff and visitor parking lots are provided surrounding the site.

Temporary traffic control devices:

- Temporary traffic control devices are not proposed to be used for this TMP in order to facilitate drop-off/pick-up operations.

6. DROP-OFF/PICK-UP COORDINATION

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

- **Subject School Recommended Loading System**:
  - Administered Sequential Loading System

    DEFINITIONS:

    An "Administer Sequential Loading System" refers to a managed system that enforces a prescribed policy for picking up students at a specific release time. Passenger loading and vehicle departures are sequential and consecutive order based upon order of arrival. During a prior coordination phase, drivers are provided with some form of identification that school personnel observe upon arrival so that the corresponding passenger is prepped for loading before the vehicle arrives at the designated loading area. In situations with a double queue line, students are loaded in "groups" where students enter several vehicles in an instance. After, that group of vehicles depart, then another group of vehicles pull forward for the next set of students to enter each vehicle. Groups of vehicles can contain 5-10 vehicles at one time.

    A "Monitored Non-Sequential System" refers to a more commonly used managed system that includes a passively supervised protocol that monitors and discourages unsafe activity along the perimeter of the site. This protocol manages students that wait to exit the building at parent vehicle arrival to get to their destination. Passenger loading and vehicle departures are considered non-consecutive to allow drivers to circulate through the area on a more random, but structured basis.

    An "Unmanaged System" refers to an unmanaged protocol where students are not monitored or supervised during the loading period. Vehicle arrivals are non-consecutive and circulate through the area on a more random basis without the supervision of school staff.

- **Separation of modes of transportation**:
  - Bus and Walk: 20%
  - Picked Up by Parent: 80%

NOTE: Information provided by DISD and validated with field observations

- **Staggered times**:
  - 7:45 AM – 3:00 PM (Pre-Kindergarten)
  - 7:45 AM – 3:15 PM (Kindergarten – 5th)

7. SCHOOL STAFF ASSISTANCE

- Number:
  - Observed: 2-5 Staff Members
  - Desired: 2-5 Staff Members
- Location:
  - Observed: Student Entrances
  - Desired: Student Entrances
- 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: 1
- Location:
  - Desired: 1

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 Victor H. Hexter Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. 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.

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 and Walk: 20%

      ii. Picked Up by Parent: 80%

   NOTE: Information provided by Dallas Independent School District (DISD) and validated with field observations

   d. Projected maximum vehicle accumulation (K-2/3-5): 53/49

   e. Projected on-site storage capacity: 49/56

   f. Deficit/Surplus: -4/+7

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, however, the anticipated (and observed) pedestrian routes include the sidewalk paths along Waterview Road and Brookhurst Drive.

d) Proposed Parking Management Strategies:

   a. On-street parking restrictions:

      i. Waterview Road: "No Parking" Any Time on both curbsides

      ii. Brookhurst Drive: "No Parking" during School Hours on southbound curbside.

   b. Faculty and Visitor Parking: Surrounding school building

e) Recommendations (if applicable) for walking/biking: (See **Exhibit 1**)

f) Other Recommendations: (See **Exhibit 1**)

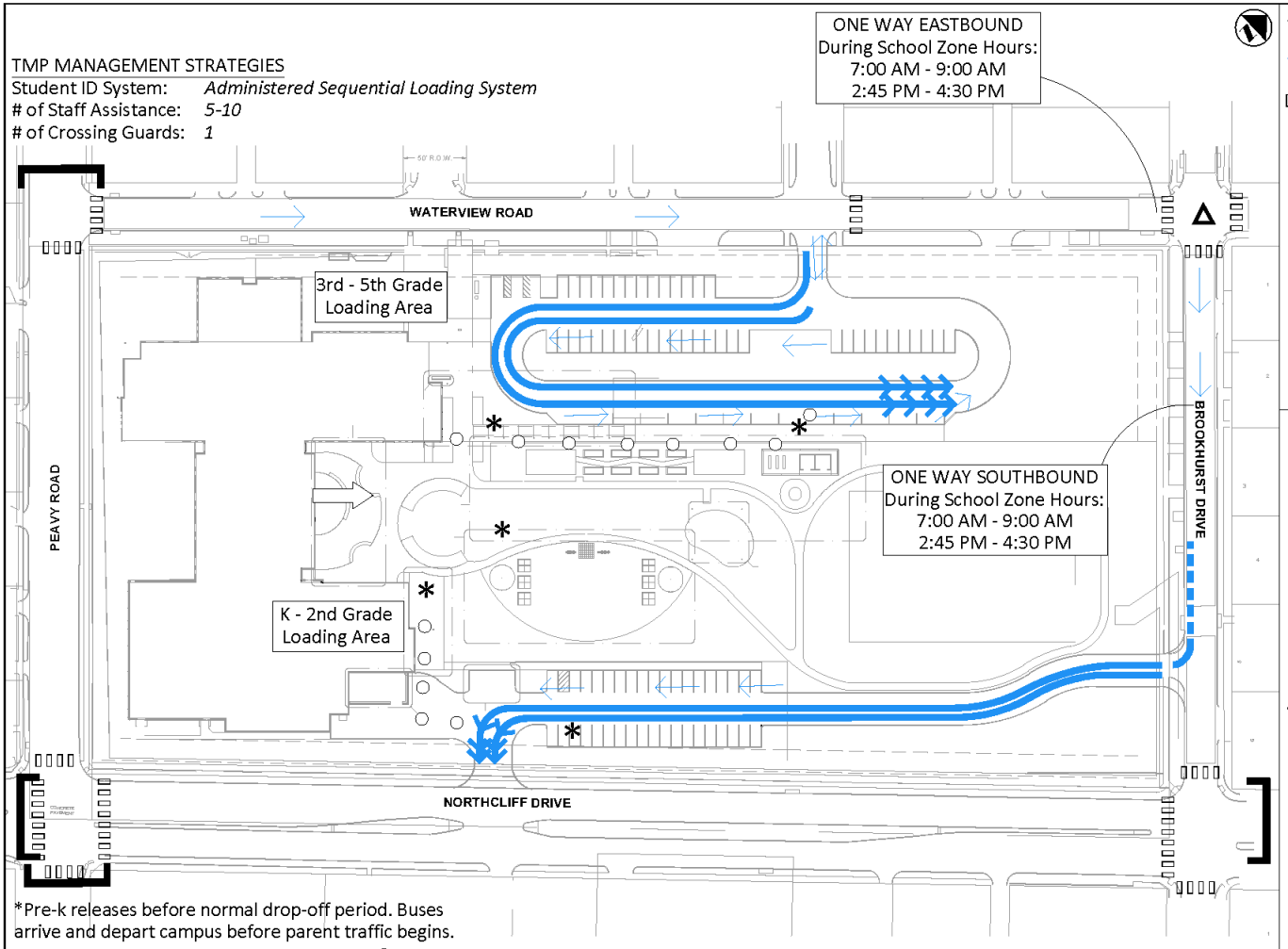
END OF MEMO

TMP MANAGEMENT STRATEGIES

Student ID System: *Administered Sequential Loading System*

# of Staff Assistance: *5-10*

# of Crossing Guards: *1*



*Pre-k releases before normal drop-off period. Buses arrive and depart campus before parent traffic begins.

LEGEND

- Queue Area (Managed Loading)
- Front (or Start) of Queue
- Student Main Entrance
- Crosswalk
- Pedestrian Route
- School Zone
- Staff Assistance
- Crossing Guard
- Highest Anticipated Queue

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.
4. Based on the results of the queuing analysis—upon complete enforcement of the traffic management plan and its recommendations—indicate minimal queuing (approximately 4 vehicles) to occur on Brookhurst Drive at the highest peak conditions or at inclement weather conditions.
5. A small number of students travel by bus that essentially equate to 0%.

TX. REG. ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

STATE OF TEXAS
HUNTER W. LEMLEY
125343
LICENSED
PROFESSIONAL ENGINEER

10/25/23

Vehicle Accumulation/Capacity	K-2	3-5	Notes
Projected Enrollment	305	280	Students
Deductions:			
By School Bus & Walking (20%)*	61	56	Students
Students by Pick-up/Drop-off	244	224	Students
Engineer Recommended Rate:	5.12	5.12	lf of max. queue per student
Average Length of Vehicle:	23.5	23.5	lf/veh (Pacheco Koch Observed)
"Projected Maximum Vehicle Accumulation":	53	49	Vehicles (1,249 lf, 1,147 lf)
Projected On-Site Capacity:	49	56	Vehicles (1,150 lf, 1,320 lf)
SURPLUS/DEFICIT	-4	+7	

*Information given by school district

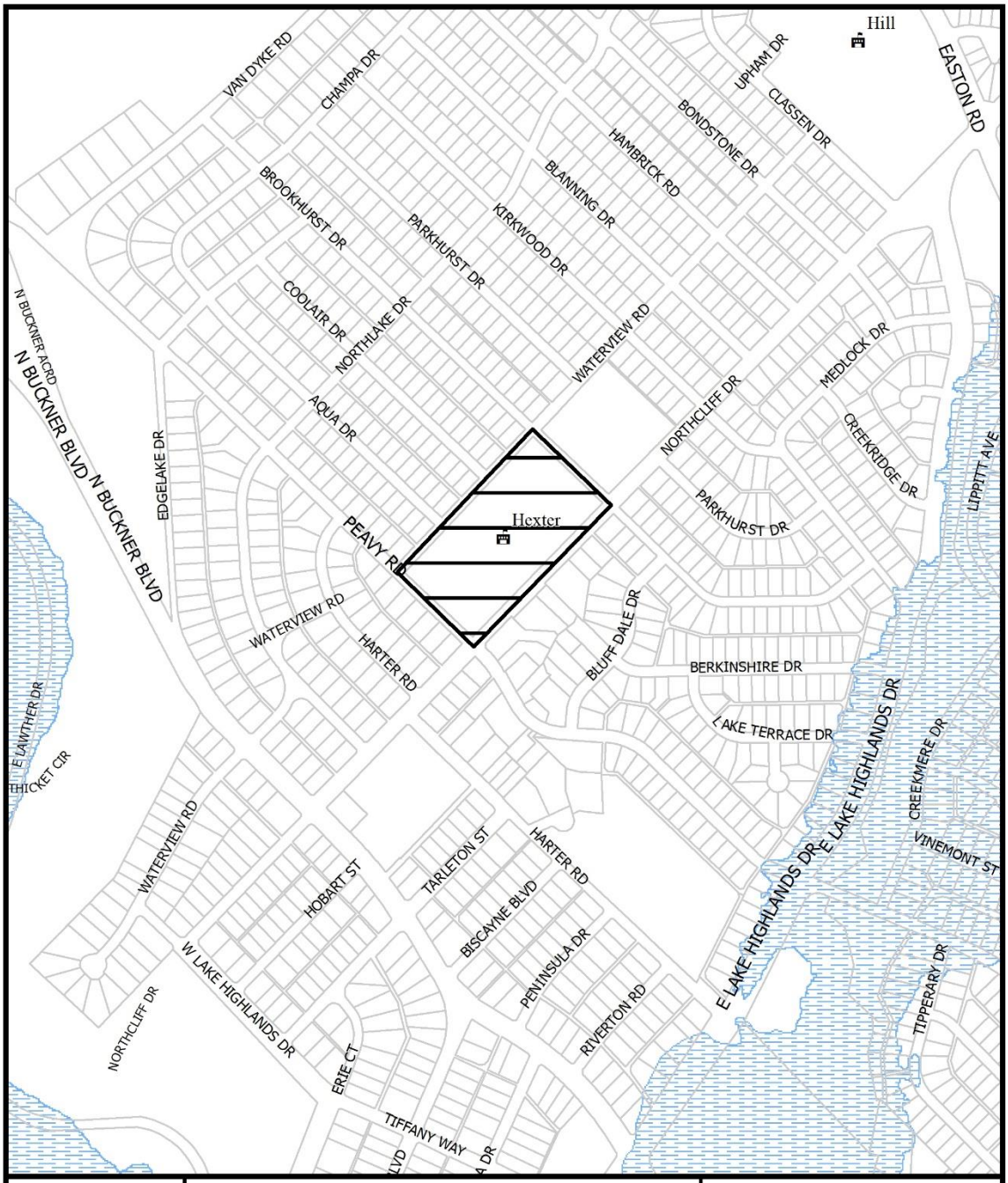
PK# 2370-22.526 (SK: 10/25/23)

EXHIBIT **1** Z223-271

Traffic Management Plan

DISD Victor H. Hexter Elementary School, Dallas, Texas

Pacheco Koch



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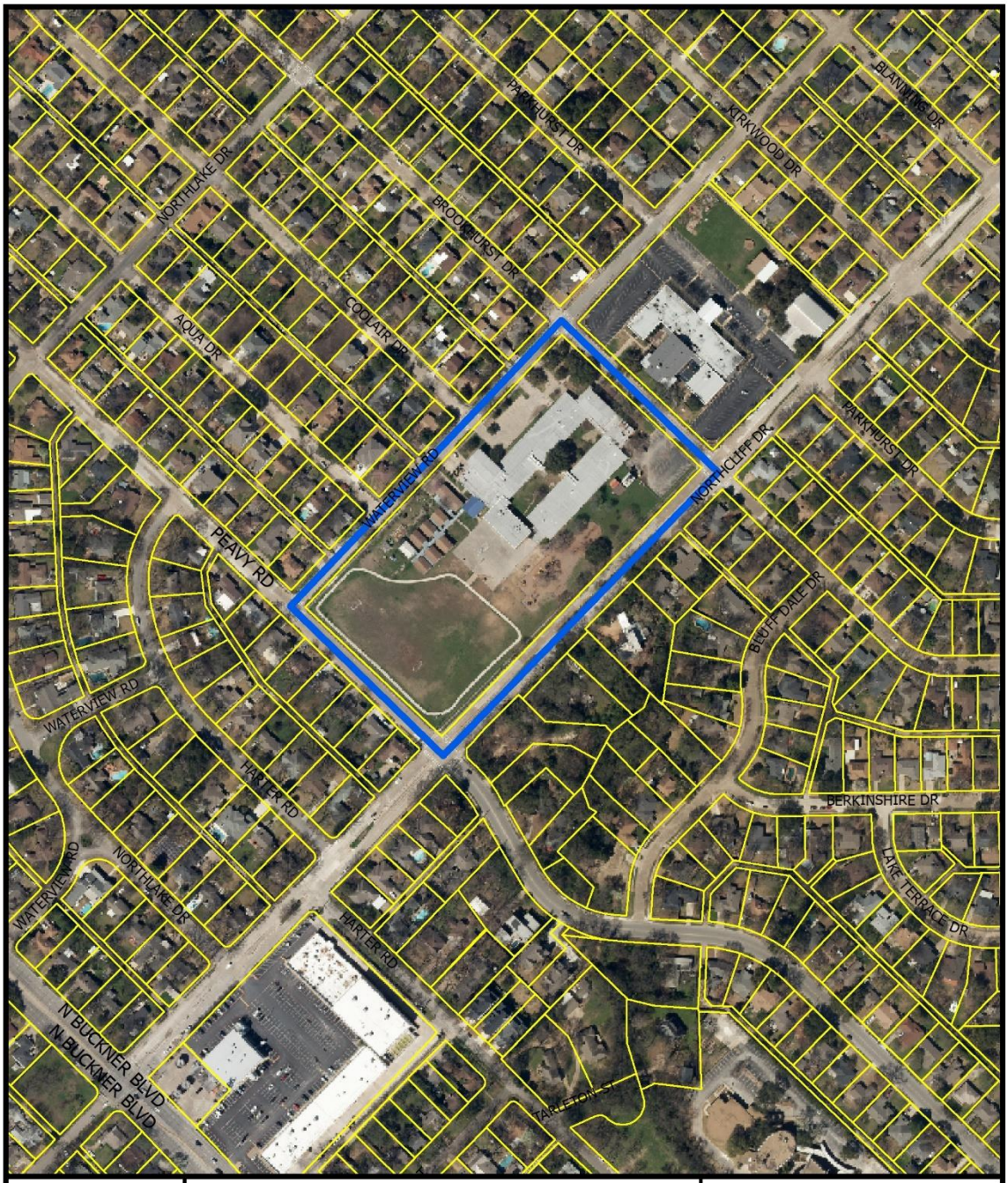
VICINITY MAP

Case no: Z223-271

Date: 10/12/2023



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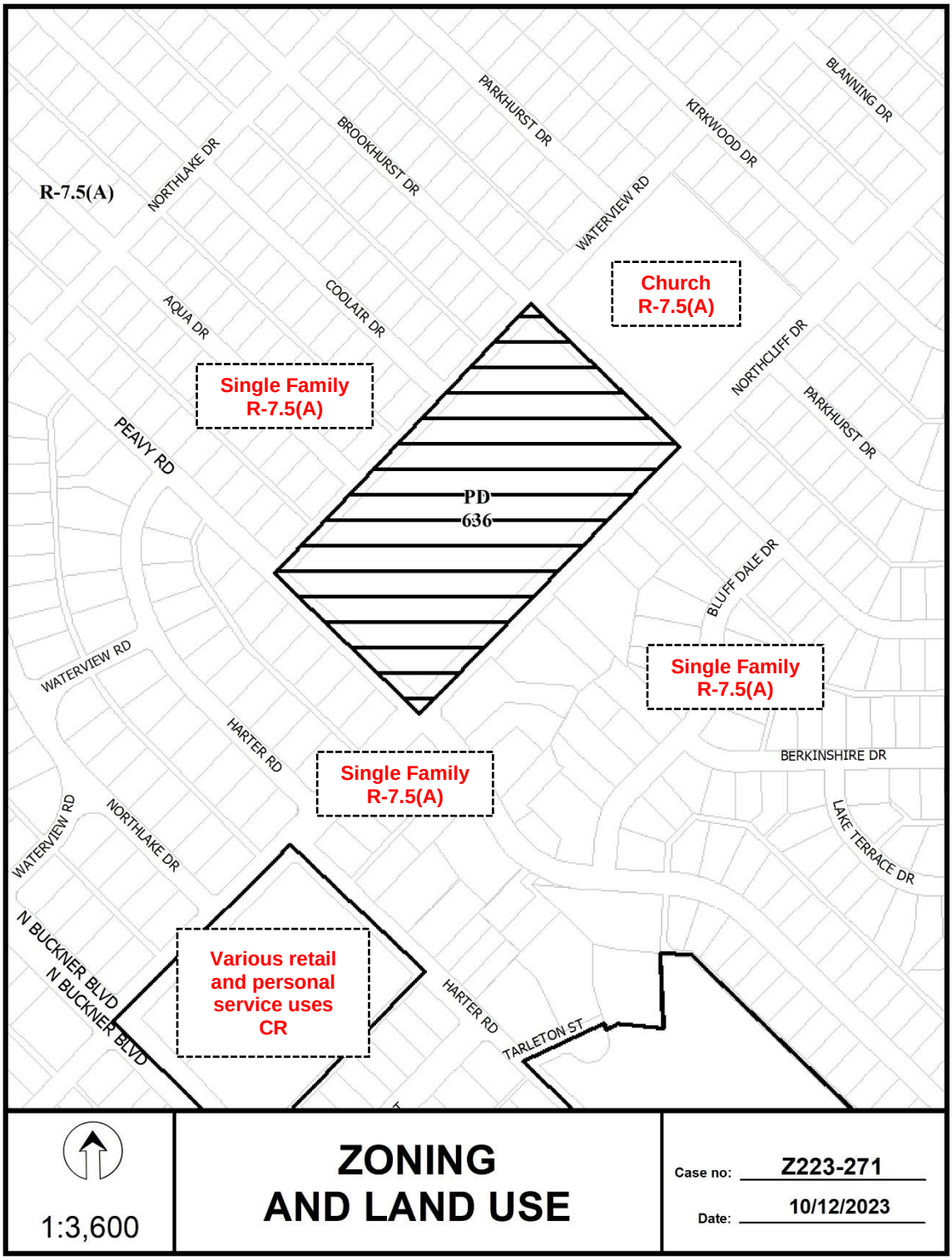
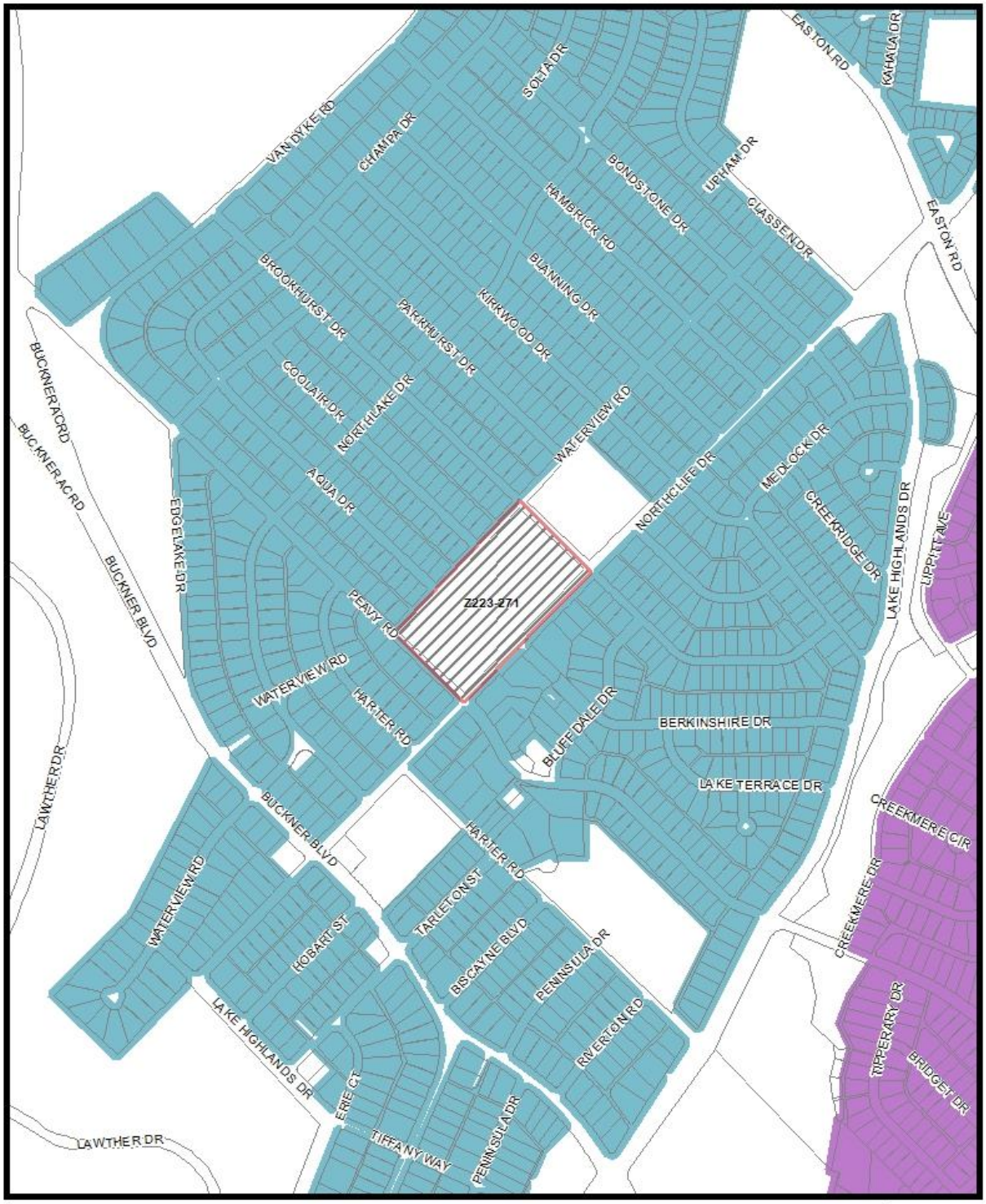
AERIAL MAP

Case no: Z223-271

Date: 10/12/2023


R-7.5(A)
NORTHLAKE DR
BROOKHURST DR
PARKHURST DR
KIRKWOOD DR
BLANNING DR
WATERVIEW RD
Church
R-7.5(A)
AQUA DR
COOLAIR DR
NORTHCLIFF DR
PARKHURST DR
Single Family
R-7.5(A)
PEAVY RD
PD
636
BLUFF DALE DR
WATERVIEW RD
Single Family
R-7.5(A)
HARTER RD
BERKINSHIRE DR
Single Family
R-7.5(A)
WATERVIEW RD
NORTHLAKE DR
LAKE TERRACE DR
N BUCKNER BLVD
N BUCKNER BLVD
Various retail
and personal
service uses
CR
HARTER RD
TARLETON ST
1:3,600
ZONING
AND LAND USE
Case no: Z223-271
Date: 10/12/2023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HAMBRICK RD
CLASSEN DR
BLANNING DR
BROOKHURST DR
PARKHURST DR
KIRKWOOD DR
COOLAIR DR
NORTHLAKE DR
WATERVIEW RD
BUCKNER ACRD
AQUA DR
NORTHCLIFF DR
MEDLOCK DR
CREEKRIDGE DR
LAKE HIGHLANDS DR
LIPPITT AVE
EDGELAKE DR
BUCKNER BLVD
Z223-271
PEAVY RD
WATERVIEW RD
HARTER RD
BLUFFDALE DR
BERKINSHIRE DR
LAKE TERRACE DR
LAWTHER DR
CREEKMERE CIR
CREEKMERE DR
TARLETON ST
HOBART ST
BISCAYNE BLVD
PENINSULA DR
RIVERTON RD
LAKE HIGHLANDS DR
ERIE CT
TIFFANY WAY
RIPPERARY DR
BRIDGET DR
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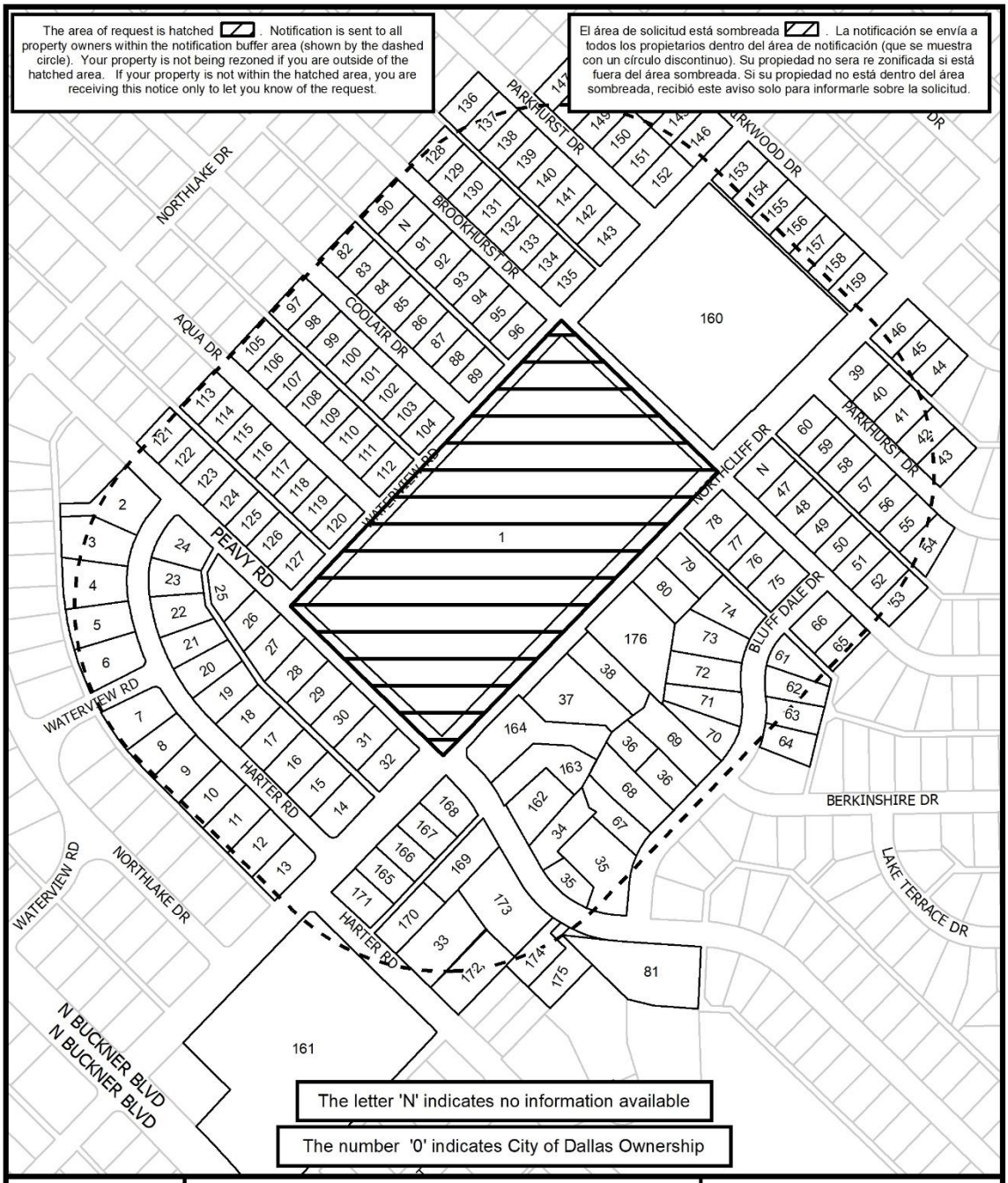
Printed Date: 10/12/2023



1:3,600

NOTIFICATION

500' AREA OF NOTIFICATION

176 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: Z223-271

Date: 10/12/2023

10/12/2023

Notification List of Property Owners

Z223-271

176 Property Owners Notified

Label #	*Address*		*Owner*
1	9720	WATERVIEW RD	Dallas ISD
2	607	HARTER RD	SIS NATHAN & SARA
3	611	HARTER RD	CURTIS MERRILL
4	619	HARTER RD	GENTRY LAURA
5	625	HARTER RD	BISSELL DOUGLAS R &
6	629	HARTER RD	ROBERTSON BRET M & MARGARET C
7	637	HARTER RD	Taxpayer at
8	643	HARTER RD	Taxpayer at
9	649	HARTER RD	WEST LIVING TRUST
10	655	HARTER RD	BROWN THOMAS & STACY
11	661	HARTER RD	SCHMITZ FRANCES T REV TRUST &
12	669	HARTER RD	TZHONE STEPHEN L
13	673	HARTER RD	LONGORIO PHILIP & KATHEY
14	674	HARTER RD	BENDA JOHN DAVID
15	668	HARTER RD	ODGERS MOLLY &
16	658	HARTER RD	Taxpayer at
17	652	HARTER RD	MISTELI THOMAS M
18	646	HARTER RD	MCBRIDE PHILIP J
19	638	HARTER RD	Taxpayer at
20	632	HARTER RD	LOWERY MARK ALLAN & MELINDA
21	626	HARTER RD	SPERRY ASHLEY & THOMAS
22	620	HARTER RD	WRIGHT ISABEL C
23	614	HARTER RD	MITCHEM KIMBERLY
24	606	HARTER RD	JAMES GARY LEE
25	619	PEAVY RD	LISHMAN ADAM
26	625	PEAVY RD	GIBBS CHRYSTAL

10/12/2023

Label #	***Address***		***Owner***
27	631	PEAVY RD	HUGHES GREGORY RUSSELL &
28	639	PEAVY RD	PERSONS PAIGE V &
29	643	PEAVY RD	JONES MICHAEL D
30	649	PEAVY RD	WEISE WILLIAM J V
31	655	PEAVY RD	DAHLFORS JON E
32	661	PEAVY RD	ARROYO ALEJANDRO & ESTELA
33	722	HARTER RD	HARTGROVE CAROLYN J
34	760	PEAVY RD	MARTIN J JAMES
35	760	PEAVY RD	GARCIA JESUS
36	9729	BLUFF DALE DR	BOYNE JEANNE M
37	9730	NORTHCLIFF DR	Taxpayer at
38	9736	NORTHCLIFF DR	Taxpayer at
39	704	PARKHURST DR	MYERS GRANT M &
40	710	PARKHURST DR	HEIJL CATHERINE &
41	716	PARKHURST DR	HALLMON BILLY WAYNE
42	720	PARKHURST DR	HALE DOUGLAS &
43	726	PARKHURST DR	EMERSON STELLA FRANCES
44	715	KIRKWOOD DR	RIST ANDREW P & ELIZABETH B
45	709	KIRKWOOD DR	KOCSIS PATRICIA SCHROEDER
46	703	KIRKWOOD DR	Taxpayer at
47	710	BROOKHURST DR	HARRIS CAROLYN LEE
48	716	BROOKHURST DR	HANSON THOMAS M
49	720	BROOKHURST DR	LOCKLEAR TATE DALLAS &
50	726	BROOKHURST DR	LECROY LARRY N & SHIRLEY S
51	730	BROOKHURST DR	MASSIE STEPHANIE & ARCHIE RONALD
52	736	BROOKHURST DR	GIDDENS JONATHAN
53	740	BROOKHURST DR	FITZPATRICK MARGARET
54	733	PARKHURST DR	MAUL JOSEPH STEPHEN &
55	729	PARKHURST DR	YANK THOMAS C & KATHY P
56	725	PARKHURST DR	KOTEK JULIE A
57	719	PARKHURST DR	SMITH MALLORY &

10/12/2023

Label #	***Address***		***Owner***
58	715	PARKHURST DR	BROWN DIANAH M & STEPHEN
59	709	PARKHURST DR	PIWONKA NATHAN G & MARY E
60	705	PARKHURST DR	Taxpayer at
61	9824	BLUFF DALE DR	COBB SUZANNE KAY REVOCABLE TRUST
62	9818	BLUFF DALE DR	VANMETER LORI ANN
63	9812	BLUFF DALE DR	POWELL THERESE
64	9808	BLUFF DALE DR	9808 BLUFF DALE LLC
65	735	BROOKHURST DR	GRAY BRIAN R & DANA S
66	731	BROOKHURST DR	BOSS LADIES PROPERTIES LLC
67	9717	BLUFF DALE DR	BLUFF DALE REALTY
68	9723	BLUFF DALE DR	MAYES CRAIG C
69	9735	BLUFF DALE DR	ARREDONDO MARIO C &
70	9805	BLUFF DALE DR	CANUTESON MARY ALICE
71	9811	BLUFF DALE DR	SWANSON LINDA
72	9817	BLUFF DALE DR	REMEDIOS LISA GABRIELLE
73	9821	BLUFF DALE DR	DEWALD BRADLEY JOSEPH
74	9825	BLUFF DALE DR	SUITONU JENNIFER HIDDEN &
75	721	BROOKHURST DR	DELEON DEREK DIAZ &
76	715	BROOKHURST DR	KINNEY ELAINE F
77	709	BROOKHURST DR	WRIGHT KATHRYN &
78	705	BROOKHURST DR	HVEE SIX LLC
79	9810	NORTHCLIFF DR	GREEN ROBERT C & KATELYN N
80	9804	NORTHCLIFF DR	WEGENER CHRISTOPHER &
81	807	PEAVY RD	MCBAIN RICHARD JOHN III &
82	576	COOLAIR DR	STOKER FAMILY TRUST THE
83	580	COOLAIR DR	TROBEE KATHY
84	602	COOLAIR DR	TURNER JULIANNA M
85	608	COOLAIR DR	CLINE WILLIAM KEVIN
86	612	COOLAIR DR	PESSY ALBAN B &
87	618	COOLAIR DR	LOVE ERIC CHRISTOPHER
88	622	COOLAIR DR	SYLVAN BETH W

10/12/2023

Label #	***Address***		***Owner***
89	626	COOLAIR DR	LIMANOWPROP LLC
90	575	BROOKHURST DR	WILLIS NICKI MEYER
91	603	BROOKHURST DR	SLOVENSKY APRIL B & JOSEPH A
92	609	BROOKHURST DR	MATTHEWS KIRBY LOUISE &
93	615	BROOKHURST DR	ATKINS LYLE T & MARY C
94	619	BROOKHURST DR	MEYER JOHN P &
95	623	BROOKHURST DR	SEARIGHT DANIEL S
96	627	BROOKHURST DR	BEHAN MARY ANN &
97	577	COOLAIR DR	LOVE VINCENT &
98	581	COOLAIR DR	GREENMAN TRAVIS R &
99	603	COOLAIR DR	DANIELL CASEY & MARIFRANCES
100	609	COOLAIR DR	ANDERSON STEVEN & NINA
101	613	COOLAIR DR	SOUSSAN JOHANNA
102	619	COOLAIR DR	SALDANA AUDREY DENON
103	623	COOLAIR DR	PARKER JOANNE M
104	627	COOLAIR DR	SCHACK STEPHEN W
105	576	AQUA DR	RAGAN GERALD M &
106	580	AQUA DR	SEAY ANDREW THOMAS &
107	602	AQUA DR	GEMAS TERRY & TRACY
108	608	AQUA DR	MAYFIELD KIMBERLY GENEE
109	612	AQUA DR	JAKUBOWSKI PIOTR &
110	618	AQUA DR	MCCLURE LAUREL ANNE
111	622	AQUA DR	BOWLING DEVON A & JAMES P
112	626	AQUA DR	PARK KATHERINE LABRUZZO
113	577	AQUA DR	PEARCE BLAKE & REBECCA
114	581	AQUA DR	PERRY BRENT
115	603	AQUA DR	NIKNEJAD DARYOUSH & IDA C HOLM
116	609	AQUA DR	HIMELHOCH MARC J
117	613	AQUA DR	BOOTS HAROLD JR &
118	619	AQUA DR	GUEVARA JAIME &
119	623	AQUA DR	CANALES JOHN ANDREAS &

10/12/2023

Label #	*Address*		*Owner*
120	627	AQUA DR	ELLISON ELIZABETH M
121	576	PEAVY RD	MOISUK THOMAS &
122	580	PEAVY RD	HERNANDEZ ROSA
123	602	PEAVY RD	CRAGG DUNCAN MARSHALL &
124	610	PEAVY RD	MALONE DAVID
125	614	PEAVY RD	VOLMAR JON & CARA
126	620	PEAVY RD	SANTOS NEIL & TRICIA OLEA-SANTOS
127	626	PEAVY RD	Taxpayer at
128	576	BROOKHURST DR	ELENEZ BASILIA & EMILIANO
129	580	BROOKHURST DR	TROBEE SAM & CHERYL
130	602	BROOKHURST DR	BOYD MARY JANIS
131	608	BROOKHURST DR	FENDLEY JUDY G
132	614	BROOKHURST DR	DRAKE CHRISTY LEE
133	618	BROOKHURST DR	JACKSON FAYE
134	622	BROOKHURST DR	JUNG SIM WAI
135	626	BROOKHURST DR	ROUSSEAU REVOCABLE TRUST
136	525	PARKHURST DR	BAILEY GARRETT & JORDON
137	531	PARKHURST DR	JOHNSON NATHAN R & ERIN
138	535	PARKHURST DR	LUNDY PEGGY D
139	541	PARKHURST DR	BROYLES ALEXANDER J & MEGAN M
140	545	PARKHURST DR	WHITEHORSE SHAUN A
141	549	PARKHURST DR	NIESMAN ZACH & LAURA LYNN
142	555	PARKHURST DR	CASTANEDA MELINDA K
143	559	PARKHURST DR	KUEHNE MARTHA TRUST &
144	549	KIRKWOOD DR	PRYOR CHANDLER C &
145	555	KIRKWOOD DR	STANFORD EMILY &
146	559	KIRKWOOD DR	Taxpayer at
147	534	PARKHURST DR	DELEON ELIZABETH MALOUF
148	540	PARKHURST DR	JOHNSON LINDSAY ALAINE &
149	544	PARKHURST DR	CHRISTIAN ALAN GIBBS
150	548	PARKHURST DR	Taxpayer at

10/12/2023

Label #	***Address***		***Owner***
151	554	PARKHURST DR	MAROTTA LORRAINE M
152	558	PARKHURST DR	Taxpayer at
153	603	KIRKWOOD DR	CRISP MARILYN &
154	609	KIRKWOOD DR	EDGEWATER TRUST
155	615	KIRKWOOD DR	TORNEO SALVATORE M JR
156	619	KIRKWOOD DR	DUNCAN DANA & MARY
157	623	KIRKWOOD DR	CONWAY TIMOTHY J
158	629	KIRKWOOD DR	CRAWFORD JANICE M
159	635	KIRKWOOD DR	BOHDAN WALTER MICHAEL &
160	642	BROOKHURST DR	LAKE HIGHLANDS BAPT CH
161	702	N BUCKNER BLVD	FREEDOM LHV LLC
162	740	PEAVY RD	TUCKER JAMES SCOTT
163	728	PEAVY RD	SNYDER RICHARD &
164	720	PEAVY RD	Taxpayer at
165	9616	NORTHCLIFF DR	STEEGER CORRINE L
166	9626	NORTHCLIFF DR	Taxpayer at
167	9636	NORTHCLIFF DR	CHASE CONNOR & RYAN MURRAY
168	9646	NORTHCLIFF DR	RAWSON TIMOTHY JOHN
169	717	PEAVY RD	KLUCK RICHARD P &
170	714	HARTER RD	RIBA GEORGE J &
171	9606	NORTHCLIFF DR	BOLLINGER DANNY
172	730	HARTER RD	BARRETT JOHN WINFORD &
173	763	PEAVY RD	KHIRALLAH RAPHAEL T &
174	771	PEAVY RD	ACKERMANN ROBERT A &
175	775	PEAVY RD	MILEGER CHRIS & MICHELLE
176	9744	NORTHCLIFF DR	OLP GARY G

SITE PLAN LEGEND

WROUGHT IRON FENCE, SEE PLAN FOR HEIGHTS	
PROPERTY LINE	
ROOF OVERHANG	
EXISTING TREES TO BE MAINTAINED	

VICTOR HEXTER ELEMENTARY SCHOOL

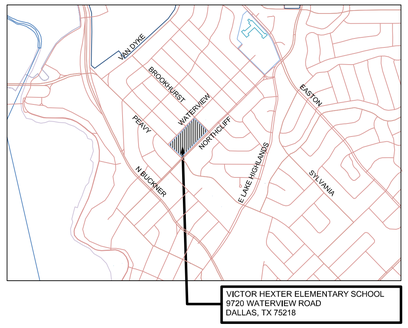
USE: PUBLIC SCHOOL (GRADES PRE-K - 5TH)
NUMBER OF STORIES = UNLIMITED
PARKING REQUIRED = 1.5 (# OF CLASSROOMS)
BIKE PARKING REQ'D = 1 PER 25 PARKING SPACES

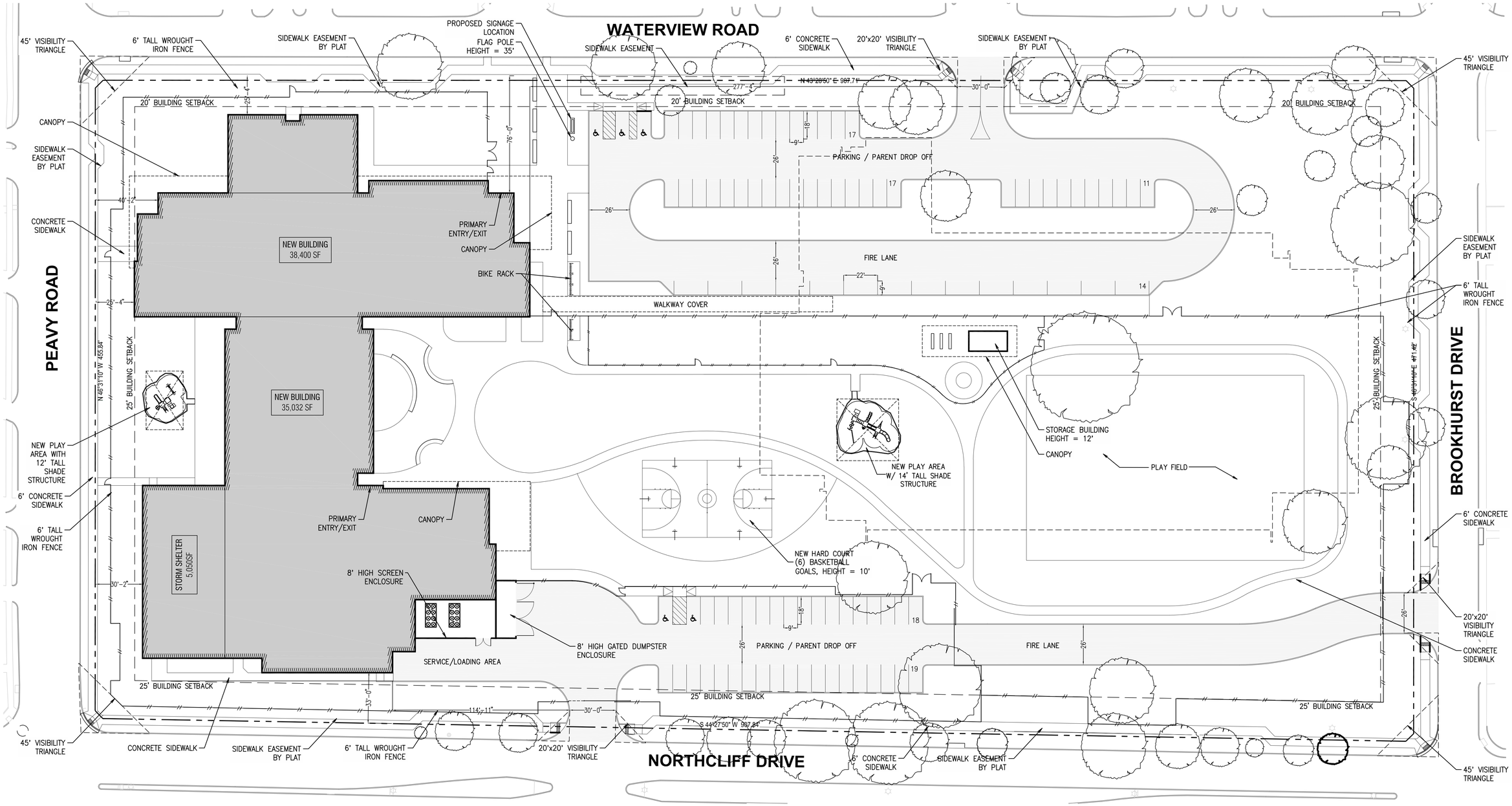
TOTAL SITE = 9.661 ACRES (420,842 SF)
MAXIMUM LOT COVERAGE = 60%

PROPOSED
TOTAL CLASSROOMS = 32
PARKING REQUIRED = 1.5 x 32 = 48 SPACES
PARKING PROVIDED = 96 SPACES (5 ACCESSIBLE)
BIKE PARKING PROVIDED = 4 REQ'D, LOCATION TBD

EXISTING = 53,642 SF (13% SITE COVERAGE)
PROPOSED = 59,472 SF (14.1% SITE COVERAGE)

NEW BUILDING	=	59,472 SF
STORAGE	=	325 SF
TOTAL	=	59,797 SF





DEVELOPMENT PLAN

SCALE: 1" = 30'-0"

LPA
ARCHITECTURE ENGINEERING INTERIORS
LANDSCAPE ARCHITECTURE PLANNING

469-899-5100 Office
469-899-5101 Fax
LPADesignStudios.com
1801 North Lamar Street, Suite 150
Dallas, Texas 75202

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Project documents describe the design intent of the work and are not a representation of as-built or existing conditions. LPA is not responsible for any discrepancies between the project documents and the existing conditions.

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VICTOR HEXTER ELEMENTARY SCHOOL

9720 WATERVIEW ROAD
DALLAS, TX 75218

Developed for
DALLAS INDEPENDENT SCHOOL DISTRICT

Revision	Date

Submittal	Date

Job Number	3046911
Date Published	10-26-23
Checked By	BG
Scale	1" = 30'-0"

DEVELOPMENT PLAN

Z223-271

October 25, 2023
PK# 2370-22.526

TRAFFIC MANAGEMENT PLAN

Z223-271

STATE OF TEXAS
HUNTER W. LEMLEY
125343
LICENSED
PROFESSIONAL ENGINEER

Dallas Independent School District (DISD)
Victor H. Hexter Elementary School
CITY OF DALLAS

Introduction

The services of **Pacheco Koch** (PK) were retained by **LPA, Inc.** 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 Victor H. Hexter Elementary School described below. The school has an existing enrollment of approximately 435 students and is proposed to increase to an enrollment of approximately 650 students after improvements for the new building 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 arrival and dismissal field observations on Tuesday, August 30, 2022, and Wednesday, August 31, 2022, during morning and afternoon periods that validates all information in this report.

1. TMP EXHIBIT

(See attached Exhibit 1 - Traffic Management Plan)

Pacheco Koch
a Westwood company

7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

2. SCHOOL LOCATION AND DESCRIPTION

- **School Site Location**: 9720 Waterview Road, Dallas, Texas 75218
- **Description of Adjacent Roadways**:
  - **Adjacent Streets:**
    - Waterview Road:
      - Cross-section: Two lanes, two-way operation [eastbound one-way operational during school hours], undivided.
      - Sidewalk connectivity evident along frontage of school only.
      - Speed Limit: *30 mph*
    - Brookhurst Drive:
      - Cross-section: Two lanes, two-way operation [southbound one-way operational during school hours], undivided.
      - Sidewalk connectivity evident along frontage of school.
      - Speed Limit: *30 mph*
    - Northcliff Drive:
      - Cross-section: Four lanes, two-way operation, median divided.
      - Sidewalk connectivity evident along frontage of school. *[School Zone]*
      - Speed Limit: *30 mph [School Zone of 20 mph]*
    - Peavy Road:
      - 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]*

- **Adjacent Intersections**:
  - Waterview Road and Brookhurst Drive – Marked crosswalks on all except the west leg, barrier free ramps provided on all corners.
  - Brookhurst Drive and Northcliff Drive – Marked crosswalks on all except the north leg, barrier free ramps provided on all corners.
  - Northcliff Drive and Peavy Road – Marked crosswalks on all approaches, barrier free ramps provided on all corners.
  - Waterview Road and Peavy Road – Marked crosswalks on north and east legs, no barrier free ramps provided on any corners.
  - Waterview Road and Coolair Drive - Marked crosswalks on north and south legs, 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

- **Existing Conditions**
  - **Vehicular Ingress/Egress Points**:
    - Waterview Road: Two Driveways (Existing); One Driveway (Proposed)
    - Brookhurst Drive: One Driveway Existing); No driveways (Proposed)
    - Northcliff Drive: No Driveways (Existing); One Driveway (Proposed)
  - **Student (Building) Ingress/Egress Points**:
    - Main student pedestrian access will be located at the main entrance east of the school building.

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 arrival and dismissal observations conducted on Tuesday, August 30, 2022, and Wednesday, August 31, 2022. All information provided in the table below is strictly for the afternoon student pick-up release period.

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

Grades	Start/ End Times[1]	Total Enrollment		Maximum Vehicle Accumulation	(On-Site) Storage Capacity (veh)	Surplus/Deficit (veh)
		Existing	Proposed[2]	Proposed (Existing)		
Pre-K[3]	7:30 AM – 3:00 PM	43	65	11 (8)	--	--
K – 2nd	7:30 AM – 3:15 PM	206	305	53 (36)	49 (0)	-4 (-36)
3rd – 5th	7:45 AM – 3:15 PM	187	280	49 (33)	56 (0)	+7 (-33)

1All times are subject to change; 2Enrolment is estimated. Final enrollment may vary; 3Pre-K releases 15 minutes before normal pick-up.

5. CIRCULATION

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

- Description of Existing Conditions

On-Site Circulation:

- Pre-K – 5th Grade:

  Parent traffic enters the area from Peavy Road and Northcliff Drive to the campus. Parent traffic queues/stands on the curb sides along Waterview Road, Brookhurst Drive, and Coolair Drive adjacent of the building. Many parent vehicles park within the church parking lot area east of the school building. Parents and

students cross Brookhurst after parking in the church parking lot to arrive at the building.

Two school buses are used for this particular school and loads and unloads students along the southbound curbside of Brookhurst Drive adjacent to the site.

Teacher and visitor parking lots are provided north of the site and staff only parking is provided southeast of the site.

Temporary traffic control devices:

- Cones are placed at the south leg of the intersection of Waterview Road and Brookhurst Drive to redirect traffic. (This operation will be removed in future operations)

- Description of Proposed Conditions

(NOTE: only changes to the Existing Conditions are mentioned below)

On-Site Circulation:

- Kindergarten – 2nd Grade:

  Parent traffic is to travel along Waterview Road, turn onto Brookhurst Drive, and enter the campus via the driveway on Brookhurst Drive. Queuing is to begin in two lines east of the building and queue back through the circulated queuing area within the site.

  Traffic is to circulate through the site in a counterclockwise traffic flow. (See **Exhibit 1**)

  Traffic is to exit the queueing area continuing south after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. Traffic is then to exit the site via the driveway towards Northcliff Drive.

- 1st Grade – 3rd Grade:

  Parent traffic is to travel eastbound along Waterview Road and enter the campus via the driveway on Waterview Road. Queuing is to begin in two lines east of the building and queue back through the circulated queuing area within the site.

  Traffic is to circulation through the site in a counterclockwise traffic flow. (See **Exhibit 1**)

  Traffic is to exit the queueing area continuing south after the vehicle has sufficiently unloaded/loaded the student(s) exiting/entering the vehicle. Traffic is then to exit the site via the driveway towards Northcliff Drive.

School buses load and unload students along the provided bus queuing area within the site.

Staff and visitor parking lots are provided surrounding the site.

Temporary traffic control devices:

- Temporary traffic control devices are not proposed to be used for this TMP in order to facilitate drop-off/pick-up operations.

6. DROP-OFF/PICK-UP COORDINATION

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

- **Subject School Recommended Loading System**:
  - Administered Sequential Loading System

    DEFINITIONS:

    An "Administer Sequential Loading System" refers to a managed system that enforces a prescribed policy for picking up students at a specific release time. Passenger loading and vehicle departures are sequential and consecutive order based upon order of arrival. During a prior coordination phase, drivers are provided with some form of identification that school personnel observe upon arrival so that the corresponding passenger is prepped for loading before the vehicle arrives at the designated loading area. In situations with a double queue line, students are loaded in "groups" where students enter several vehicles in an instance. After, that group of vehicles depart, then another group of vehicles pull forward for the next set of students to enter each vehicle. Groups of vehicles can contain 5-10 vehicles at one time.

    A "Monitored Non-Sequential System" refers to a more commonly used managed system that includes a passively supervised protocol that monitors and discourages unsafe activity along the perimeter of the site. This protocol manages students that wait to exit the building at parent vehicle arrival to get to their destination. Passenger loading and vehicle departures are considered non-consecutive to allow drivers to circulate through the area on a more random, but structured basis.

    An "Unmanaged System" refers to an unmanaged protocol where students are not monitored or supervised during the loading period. Vehicle arrivals are non-consecutive and circulate through the area on a more random basis without the supervision of school staff.

- **Separation of modes of transportation**:
  - Bus and Walk: 20%
  - Picked Up by Parent: 80%

NOTE: Information provided by DISD and validated with field observations

- **Staggered times**:
    - 7:45 AM – 3:00 PM (Pre-Kindergarten)
    - 7:45 AM – 3:15 PM (Kindergarten – 5th)

7. SCHOOL STAFF ASSISTANCE

- Number:
    - Observed: 2-5 Staff Members
    - Desired: 2-5 Staff Members
- Location:
    - Observed: Student Entrances
    - Desired: Student Entrances
- 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: 1
- Location:
    - Desired: 1

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 Victor H. Hexter Elementary School was developed with the intent of optimizing safety and efficiently accommodating vehicular traffic generated during the school's typical student drop-off and pick-up periods. 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.

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 and Walk: 20%

      ii. Picked Up by Parent: 80%

   NOTE: Information provided by Dallas Independent School District (DISD) and validated with field observations

   d. Projected maximum vehicle accumulation (K-2/3-5): 53/49

   e. Projected on-site storage capacity: 49/56

   f. Deficit/Surplus: -4/+7

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, however, the anticipated (and observed) pedestrian routes include the sidewalk paths along Waterview Road and Brookhurst Drive.

d) Proposed Parking Management Strategies:

   a. On-street parking restrictions:

      i. Waterview Road: "No Parking" Any Time on both curbsides

      ii. Brookhurst Drive: "No Parking" during School Hours on southbound curbside.

   b. Faculty and Visitor Parking: Surrounding school building

e) Recommendations (if applicable) for walking/biking: (See **Exhibit 1**)

f) Other Recommendations: (See **Exhibit 1**)

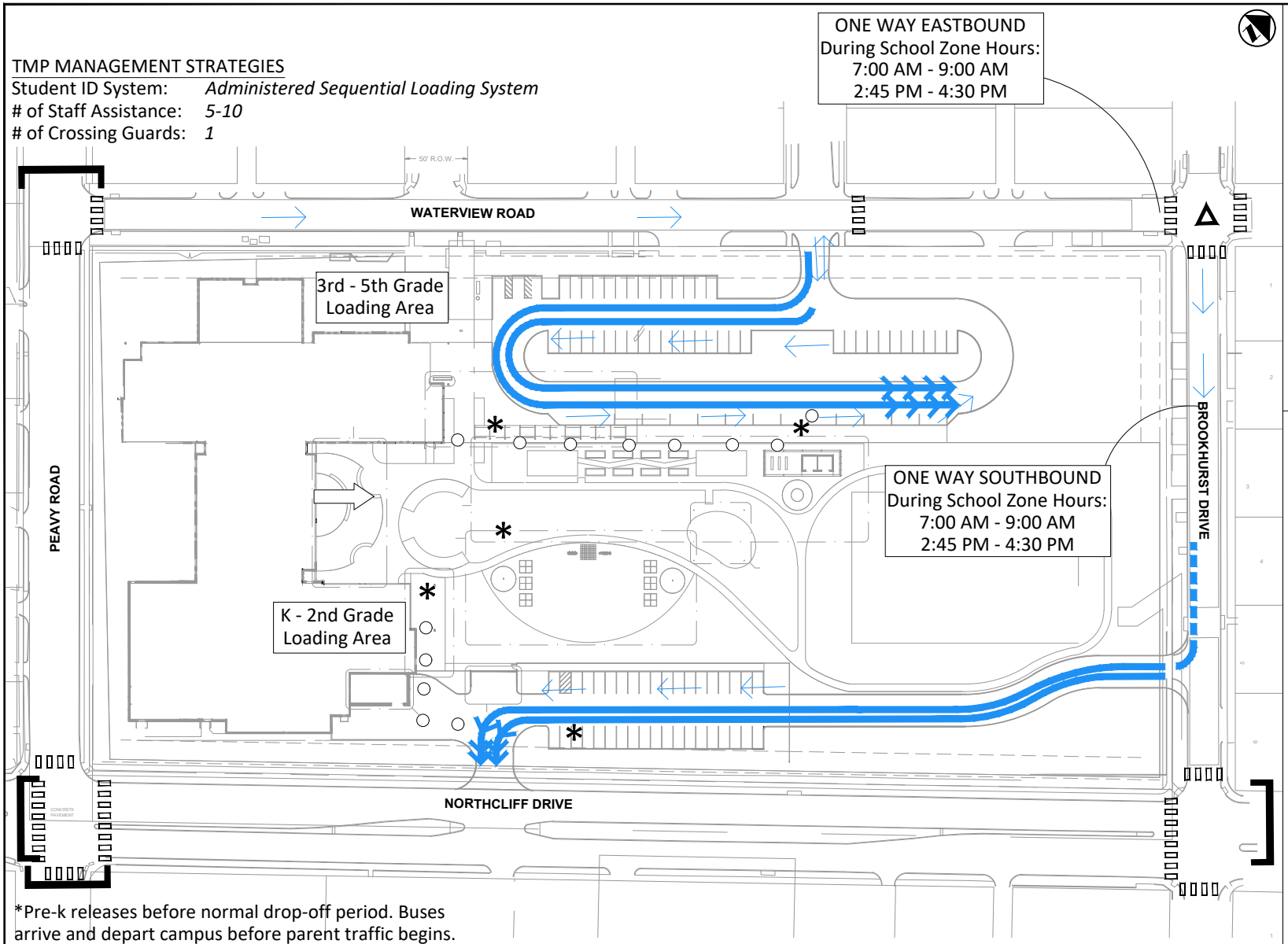
END OF MEMO

TMP MANAGEMENT STRATEGIES

Student ID System: *Administered Sequential Loading System*

# of Staff Assistance: *5-10*

# of Crossing Guards: *1*



*Pre-k releases before normal drop-off period. Buses arrive and depart campus before parent traffic begins.

LEGEND

- Queue Area (Managed Loading)
- Front (or Start) of Queue
- Student Main Entrance
- Crosswalk
- Pedestrian Route
- [ ] - School Zone
- * - Staff Assistance
- Crossing Guard
- Highest Anticipated Queue

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.

4. Based on the results of the queuing analysis—upon complete enforcement of the traffic management plan and its recommendations—indicate minimal queuing (approximately 4 vehicles) to occur on Brookhurst Drive at the highest peak conditions or at inclement weather conditions.

5. A small number of students travel by bus that essentially equate to 0%.

TX. REG: ENGINEERING FIRM F-469

TX. REG. SURVEYING FIRM LS-100080-00

STATE OF TEXAS
HUNTER W. LEMLEY
125343
LICENSED
PROFESSIONAL ENGINEER

10/25/23

Vehicle Accumulation/Capacity	K-2	3-5	Notes
Projected Enrollment	305	280	Students
Deductions:			
By School Bus & Walking (20%)*	61	56	Students
Students by Pick-up/Drop-off	244	224	Students
Engineer Recommended Rate:	5.12	5.12	lf of max. queue per student
Average Length of Vehicle:	23.5	23.5	lf/veh (Pacheco Koch Observed)
"Projected Maximum Vehicle Accumulation":	53	49	Vehicles (1,249 lf, 1,147 lf)
Projected On-Site Capacity:	49	56	Vehicles (1,150 lf, 1,320 lf)
SURPLUS/DEFICIT	-4	+7	

*Information given by school district

PK# 2370-22.526 (SK: 10/25/23)

EXHIBIT **1** Z223-271

Traffic Management Plan

DISD Victor H. Hexter Elementary School, Dallas, Texas

Pacheco Koch

City of Dallas

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

Agenda Information Sheet

File #: 23-2855 **Item #:** 11.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 3.064-acre tract of land containing all of Lots 1 through 4, 7 through 8, 9A through 9D,10 through 16 and part of Lots 5 and 6 in City Block K/1321 and to abandon a portion of alley to create one lot on property bounded by Bowser Avenue, Reagan Street, Lemmon Avenue and Throckmorton Street.
Applicant/Owner: Trademark Acquisition, LP
Surveyor: Yazel Peebles & Associates LLC
Application Filed: October 04, 2023
Zoning: PD 193 (GR, MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S234-001

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CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

FILE NUMBER: S234-001 **SENIOR PLANNER:** Hema Sharma

LOCATION: bounded by Bowser Avenue, Reagan Street, Lemmon Avenue and Throckmorton Street

DATE FILED: October 04, 2023 **ZONING:** PD 193 (GR, MF-2)

PD LINK: https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article 193.pdf

CITY COUNCIL DISTRICT: 14 **SIZE OF REQUEST:** 3.064-acres

APPLICANT/OWNER: Trademark Acquisition, LP

REQUEST: An application to replat a 3.064-acre tract of land containing all of Lots 1 through 4, 7 through 8, 9A through 9D,10 through 16 and part of Lots 5 and 6 in City Block K/1321 and to abandon a portion of alley to create one lot on property bounded by Bowser Avenue, Reagan Street, Lemmon Avenue and Throckmorton Street.

SUBDIVISION HISTORY:

1. S201-571 was a request southwest of the present request to replat a 0.296-acre tract of land containing part of Lot 18 in City Block B/1323 to create one lot on property located on Rawlins Street at Throckmorton Street, west corner. The request was approved February 18, 2021 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 193 (GR, MF-2); 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

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

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

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

Right-of way Requirements Conditions:

15. On the final plat, dedicate 45 feet of right-of-way (via fee simple) from the established center line of Lemmon Avenue. *Section 51A 8.602(c)*

16. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Reagan Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Lemmon Avenue & Throckmorton Street. Section 51A 8.602(d)(1)

18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Reagan Street & Lemmon Avenue. Section 51A 8.602(d)(1)

19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Reagan Street & Browser Avenue. Section 51A 8.602(d)(1)

20. 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, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.

22. On the final plat, add/show Lien Holders Subordination Agreement.

23. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.

24. On the final plat, chose a new or different plat name.

Dallas Water Utilities Conditions:

25. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

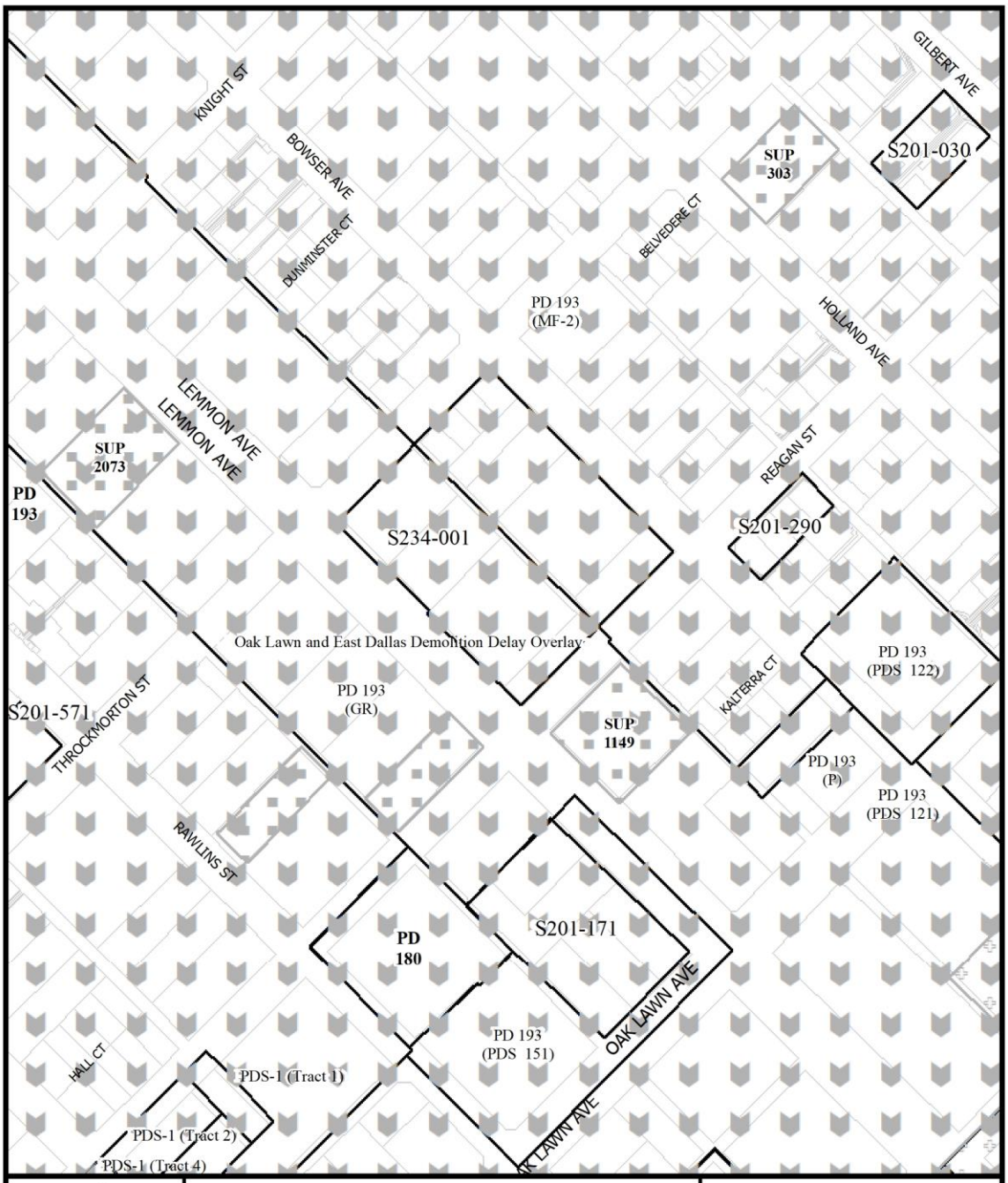
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

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

Real Estate / GIS, Lot & Block Conditions:

28. Prior to the final plat, the abandonments shown on the plat for the sight easement and alley must be processed thru Real Estate. Please show the abandonments on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. No. _____, QCD No. _____). Utility Easements retained.

29. On the final plat, identify the property as Lot 1A in City Block K/1321. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



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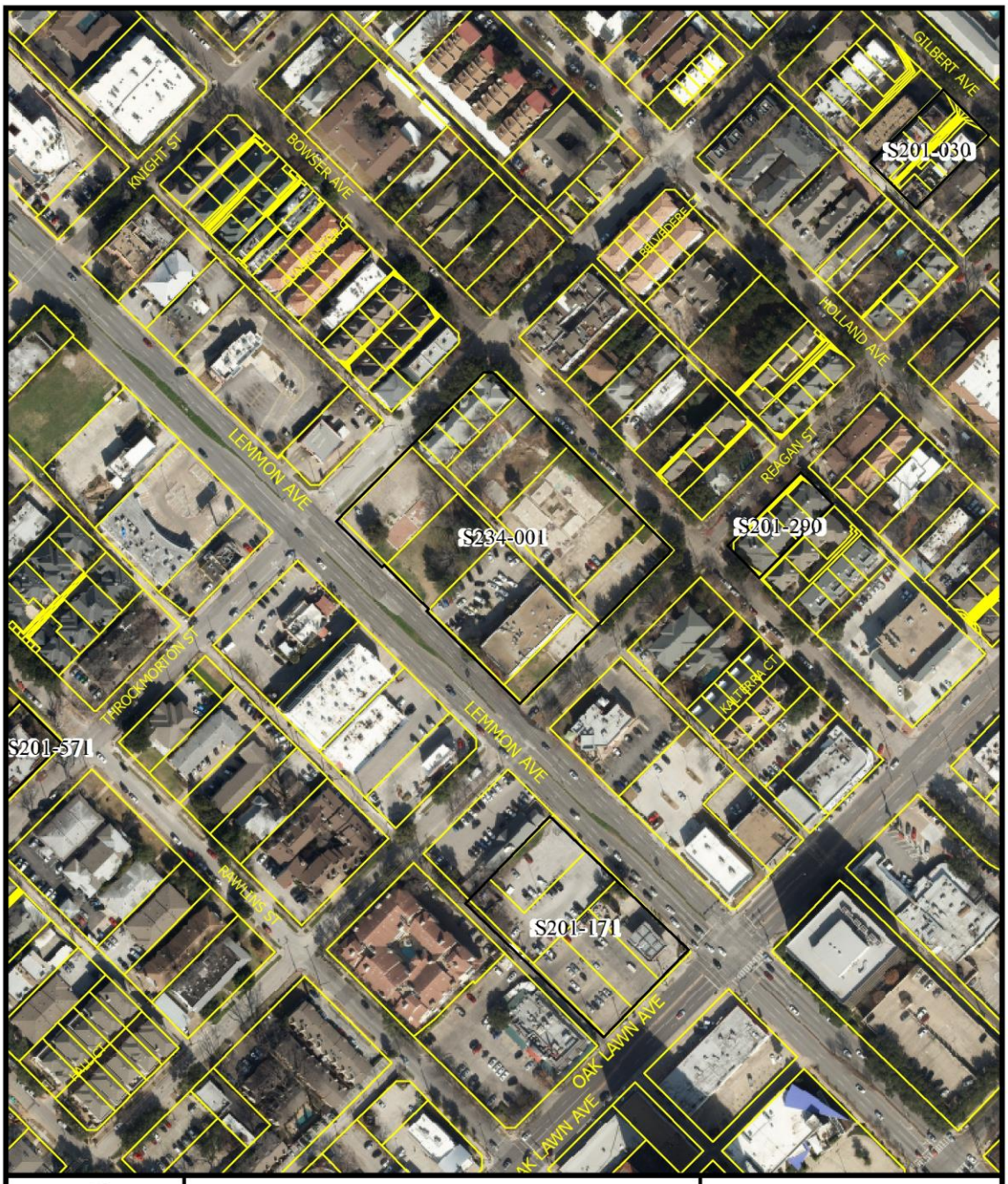
ZONING MAP

Area of Request

Recent History

Case no: S234-001

Date: 10/16/2023



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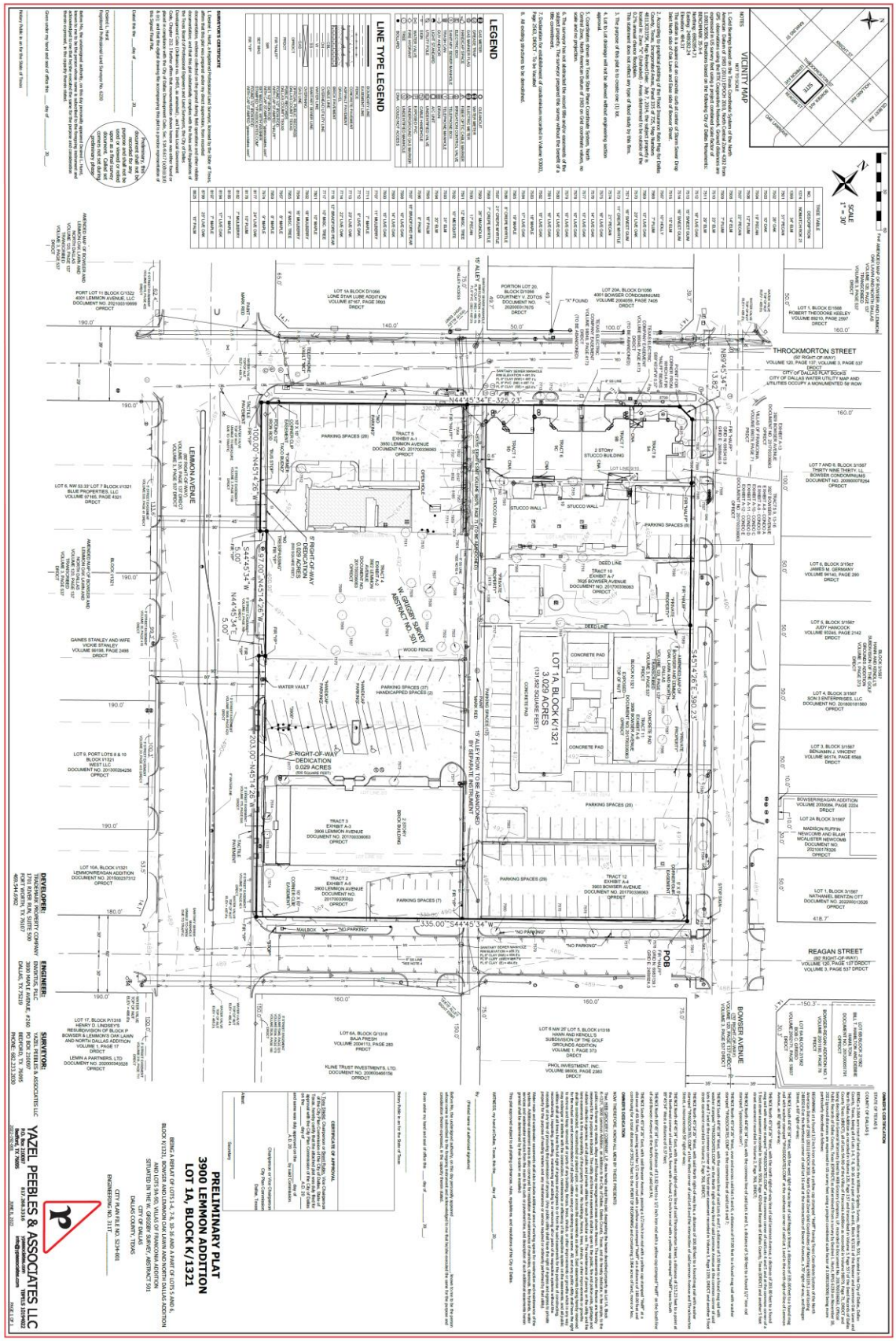
AERIAL MAP

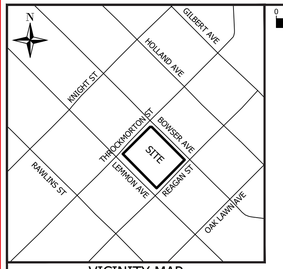
Area of Request

Recent History

Case no: S234-001

Date: 10/16/2023


PRELIMINARY PLAT
3900 LEMMON ADDITION
LOT 1A, BLOCK K/1321
YAZEL PEEBLES & ASSOCIATES LLC
THROCKMORTON STREET
REAGAN STREET
LEMMON AVENUE
BOWSER AVENUE
LOT 1A, BLOCK K/1321
3.029 ACRES
(131,950 SQUARE FEET)
5' RIGHT-OF-WAY DEDICATION
0.029 ACRES
(200 SQUARE FEET)
PARKING SPACES (20)
PARKING SPACES (28)
PARKING SPACES (37)
HANDICAPPED SPACES (2)
2 STORY STUCCO BUILDING
3 STORY BRICK BUILDING
CONCRETE PAD
WATER VAULT
WOOD FENCE
STUCCO WALL
DEED LINE
POB
SCALE 1" = 30'
VICINITY MAP
LEGEND
LINE TYPE LEGEND
OWNERS CERTIFICATION
SURVEYOR'S CERTIFICATE
DEVELOPER:
TRAEHAVK PROPERTY COMPANY
ENGINEER:
ENVISTIQ, PLLC
SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC



VICINITY MAP

NOT TO SCALE

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.000136506. Elevations based on the following City of Dallas Monuments:
BENCHMARK 35-X-4
Northing: 6982854.71
Easting: 2489282.24
Elevation: 484.31'
The station is a square cut on concrete curb at center of Storm Sewer Drop Inlet North side of Oak Lawn and Ease side of Bower Street.

2. According to graphical plotting of the Flood Insurance Rate Map for Dallas County, Texas, Incorporated Areas, Panel 335 of 725, Map Numbers 48113C0335K, Map Revised Date: July 7, 2014, the subject property is located in: Zone "X" (Unshaded) - Areas determined to be outside of the 0.2% annual chance floodplain.
This statement does not reflect any type of flood study by this firm.

3. The purpose of this plat is to create one (1) lot.

4. Lot to Lot drainage will not be allowed without engineering section approval.

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.

6. The surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey without the benefit of a title commitment.

7. Declaration for establishment of condominium recorded in Volume 93003, Page 2563, DRDCT - To be Vacated

8. All existing structures to be demolished.

LEGEND

(G)	GAS METER	(C)	CLEANOUT
(GT)	GREASE TRAP	(W)	WATER METER
(G)	GAS MARKER FLAG	(E)	ELECTRIC METER
	HANDICAP SPACE		FIBER OPTIC CABLE MARKER
(E)	ELECTRIC BOX	(IV)	IRRIGATION CONTROL VALVE
(S)	SANITARY SEWER MANHOLE	(T)	TELEPHONE BOX
	TRASH CAN	(T)	TELEPHONE MANHOLE
	GUY ANCHOR		DRAIN
	LIGHT STANDARD		A/C UNIT
	UTILITY POLE	(U)	UNIDENTIFIED VALVE
	SIGN	(TV)	CABLE HANDHOLE
(WV)	WATER VALVE	(P)	EXPOSED PVC
	FIRE HYDRANT	(A)	UNDERGROUND GAS MARKER
	TREE	(U)	UNIDENTIFIED MANHOLE
	BOLLARD	CNA	COULD NOT ACCESS

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL
	BRICK PAVEMENT
CBL	CABLE LINE
OH	OVERHEAD UTILITY LINE
W	WATER LINE
SS	SANITARY SEWER LINE
	OVERHANG
GAS	GAS LINE
OPRDCT	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
PRDCT	PUBLIC RECORDS DALLAS COUNTY TEXAS
FIR "HALFF"	FOUND 1/2" IRON ROD WITH CAP STAMPED "HALFF"
SIR	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
SET MAG	SET MAG NAIL WITH WASHER STAMPED "YPASSOCIATES.COM"
FIR "YP"	FOUND 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"

SURVEYOR'S CERTIFICATE

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

Dated this the ____day of _____, 20____

_____

Desireé L. Hurst
Registered Professional Land Surveyor No. 6230

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. Called set corners not set during preliminary phase

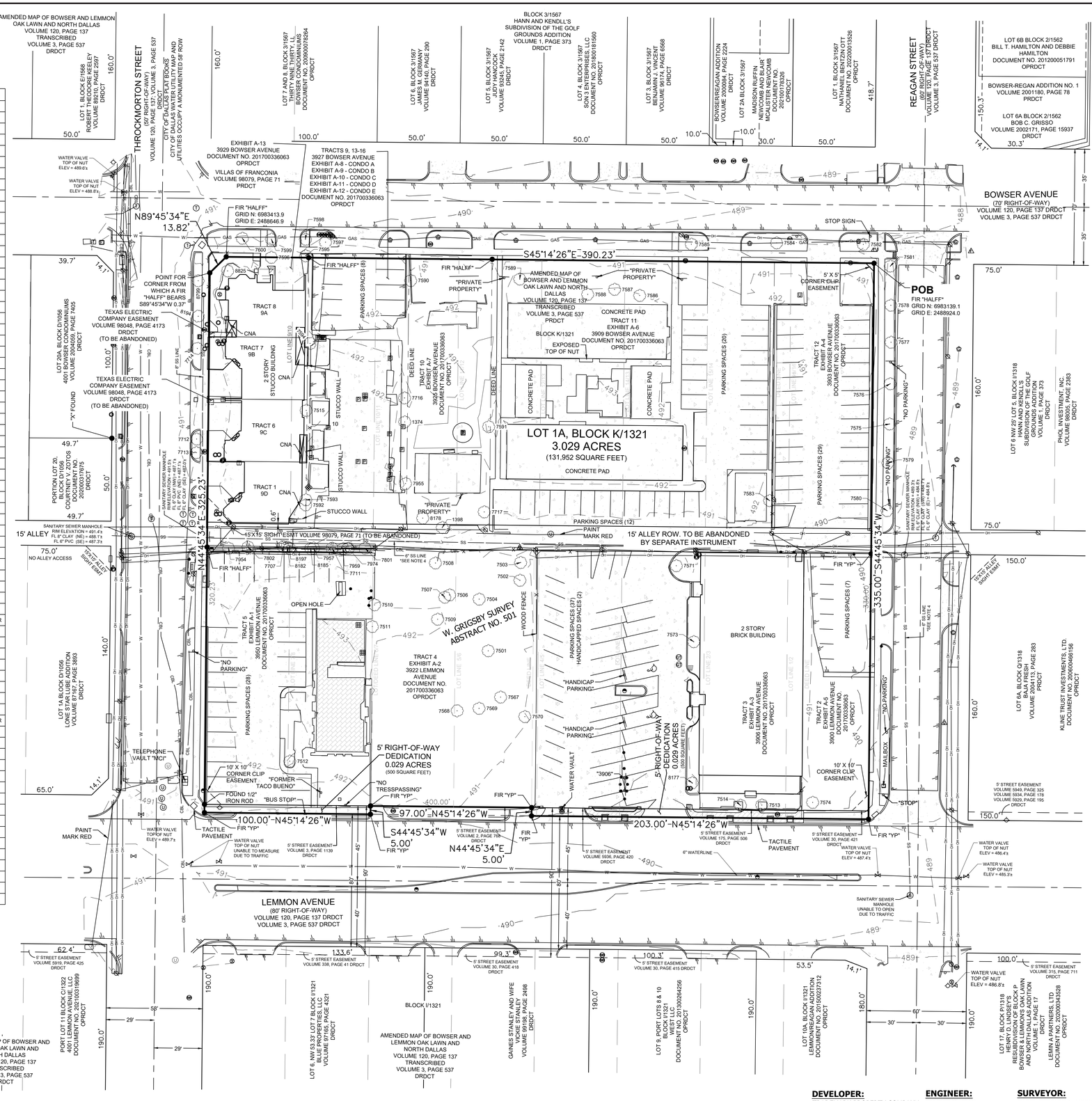
Before Me, the undersigned authority, on this day personally appeared Desireé L. Hurst, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

_____

Notary Public in an for the State of Texas

TREE TABLE	
NO.	DESCRIPTION
1374	NOMATCH ROK 21
1398	34" ELM
7501	31" PECAN
7502	28" OAK
7503	10" OAK
7504	19" PECAN
7506	12" PLUM
7507	22" PECAN
7508	14" ELM
7509	7" PLUM
7510	23" ELM
7511	29" ELM
7512	18" LIVE OAK
7513	15" SWEET GUM
7514	16" SWEET GUM
7515	15" ELM
7567	10" HOLLY
7568	7" PLUM
7569	13" LIVE OAK
7570	20" LIVE OAK
7571	16" SWEET GUM
7573	11" CREPE MYRTLE
7574	21" PECAN
7575	16" LIVE OAK
7576	14" LIVE OAK
7577	13" LIVE OAK
7578	10" LIVE OAK
7579	15" LIVE OAK
7580	14" LIVE OAK
7581	16" LIVE OAK
7582	15" LIVE OAK
7583	18" MAPLE
7584	17" LIVE OAK
7585	19" MAPLE
7586	8" CREPE MYRTLE
7587	21" CREPE MYRTLE
7588	7" CREPE MYRTLE
7589	26" MAGNOLIA
7590	17" PECAN
7591	12" MISC. TREE
7592	10" MESQUITE
7593	31" ELM
7594	20" ELM
7595	16" PALM
7596	8" PALM
7597	16" BRADFORD PEAR
7598	10" LIVE OAK
7599	14" LIVE OAK
7600	15" LIVE OAK
7707	11" MULBERRY
7711	7" MAPLE
7712	8" LIVE OAK
7713	20" LIVE OAK
7714	22" LIVE OAK
7716	12" BRADFORD PEAR
7717	10" MISC. TREE
7801	10" MAPLE
7802	18" MULBERRY
7954	16" MULBERRY
7955	9" MISC. TREE
7957	8" MAPLE
7959	8" MAPLE
7974	9" MAPLE
8177	24" LIVE OAK
8178	10" PLUM
8182	7" MULBERRY
8185	7" MAPLE
8194	17" LIVE OAK
8197	7" MAPLE
8799	25" LIVE OAK
8825	15" PALM



OWNER'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

BEING a 3.064 acre tract of land situated in the William Grigsby Survey, Abstract No. 501, located in the City of Dallas, Dallas County, Texas, being all of Lots 1-4, 7-8, 10-16 and a part of Lots 5 and 6, Block K/1321 of the Bowser and Lemmon Oak Lawn and North Dallas Addition as recorded in Volume 120, Page 137 and transcribed in Volume 3, Page 537 of the Deed Records of Dallas County Texas (dRDCT), all of Lots 9A-9D of the Villas of Franconia Addition as recorded in Volume 98079, Page 71, DRDCT and being described in General Warranty Deed to HEB Grocery Company, LP, recorded in Document No. 201700336063, Official Public Records of Dallas County, Texas (OPRDCT) as determined from a survey by Desireé L. Hurst, RPLS 6230 on November 18, 2022 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000136506) being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod with a yellow cap stamped "Halff" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 6983139.1 and Easting 2488924.0 at the Northeast corner of said Lot 16 and at the intersection of Bowser Avenues, a 70' right-of-way, and Reagan Street, a 60' right-of-way;

THENCE South 44°45'34" West, with the west right-of-way line of said Reagan Street, a distance of 335.00 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at the southeast corner of said Lot 1 and in the north right-of-line of Lemmon Avenue, an 80' right-of-way;

THENCE North 45°14'26" West, with the north right-of-way line of said Lemmon Avenue, a distance of 203.00 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at the common corner of said Lots 4 and 5 and at the common corner of a 5 foot street easement recorded in Volume 5936, Page 420 Deed Records of Dallas County, Texas (DRDCT) and another 5 foot street easement recorded in Volume 2, Page 768, DRDCT;

THENCE North 44°45'34" East, with the common line of said Lots 4 and 5, a distance of 5.00 feet to a found 1/2" iron rod stamped "ypassociates.com";

THENCE North 45°14'26" West, over and across said lots 5 and 6, a distance of 97.00 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" on the common line of said Lot 6 and 7;

THENCE South 44°45'34" West, with the common line of said Lots 6 and 7, a distance of 5.00 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" on the North right-of-way line of said Lemmon Avenue at the common corner of said Lots 6 and 7 and at the common corner of a 5 foot street easement recorded in Volume 3, Page 1139, DRDCT and another 5 foot street easement recorded in Volume 2, Page 768, DRDCT;

THENCE North 45°14'26" West, with said North right-of-way line, a distance of 100.00 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at the West corner of said Lot 8 and the intersection of said Lemmon Avenue and Throckmorton Street, a monumented 58' right-of-way;

THENCE North 44°45'34" East, with the east right-of-way line of said Throckmorton Street, a distance of 325.23 feet to a point at the Northwest corner of said Lot 9A, from with a found 1/2 inch iron rod with a yellow cap stamped "Halff" bears South 89°45'34" West a distance of 0.37 feet;

THENCE North 89°45'34" East, a distance of 13.82 feet to a 1/2 inch iron rod with a yellow cap stamped "Halff" on the South line of said Bowser Avenue at the North corner of said Lot 9A;

THENCE South 45°14'26" East, with said Bowser Avenue, passing a 1/2 inch iron rod with a yellow cap stamped "Halff" at a distance of 49.58 feet, passing another 1/2 inch iron rod with a yellow cap stamped "Halff" at a distance of 160.00 feet and continuing for a total distance of 390.23 feet to the POINT OF BEGINNING and containing 3.064 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, HEB GROCERY COMPANY, LP, does hereby adopt this plat, designating the herein described property as Lot 1A, Block K-1321, 3900 Lemmon 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 system. 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_____, 20_____.

By: _____
(Printed name of authorized signature)

Before Me, the undersigned authority, 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/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

_____

Notary Public in an for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20 _____

and same was duly approved on the _____ day of _____ A.D. 20 _____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

PRELIMINARY PLAT
3900 LEMMON ADDITION
LOT 1A, BLOCK K/1321

BEING A REPLAT OF LOTS 1-4, 7-8, 10-16 AND A PART OF LOTS 5 AND 6, BLOCK K/1321, BOWSER AND LEMMON OAK LAWN AND NORTH DALLAS ADDITION AND LOTS 9A-9D, VILLAS OF FRANCONIA ADDITION
SITUATED IN THE W. GRIGSBY SURVEY, ABSTRACT 501
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-001
ENGINEERING NO. 311T_____

DEVELOPER:
TRADEMARK PROPERTY COMPANY
1701 RIVER RUN, SUITE 500
FORT WORTH, TX 76107
469.544.6902

ENGINEER:
ENVIKTUS, PLLC
3800 MAPLE AVENUE, #260
DALLAS, TX 75219

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
817.268.3316
ypassociates.com
info@ypassociates.com
TBPELS 10194022

City of Dallas

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

Agenda Information Sheet

File #: 23-2856 **Item #:** 12.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 6

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 3.630-acre lot from a tract of land in City Block 7241 on property located on Brundrette Street and Commerce Street, northeast corner.
Applicant/Owner: Penske Truck Leasing
Surveyor: Duenes Land Surveying LLC
Application Filed: October 05, 2023
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S234-003

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

FILE NUMBER: S234-003 **SENIOR PLANNER:** Hema Sharma

LOCATION: Brundrette Street and Commerce Street, northeast corner

DATE FILED: October 04, 2023 **ZONING:** IM

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 3.630-acres

APPLICANT/OWNER: Penske Truck Leasing

REQUEST: An application to create one 3.630-acre lot from a tract of land in City Block 7241 on property located on Brundrette Street and Commerce Street, northeast corner.

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

STAFF RECOMMENDATION: The request complies with the requirements of the IM Industrial Manufacturing 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

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

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

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

Survey (SPRG) Conditions:

16. On the final plat, show the correct recording information for the subject property.

17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).

Dallas Water Utilities Conditions:

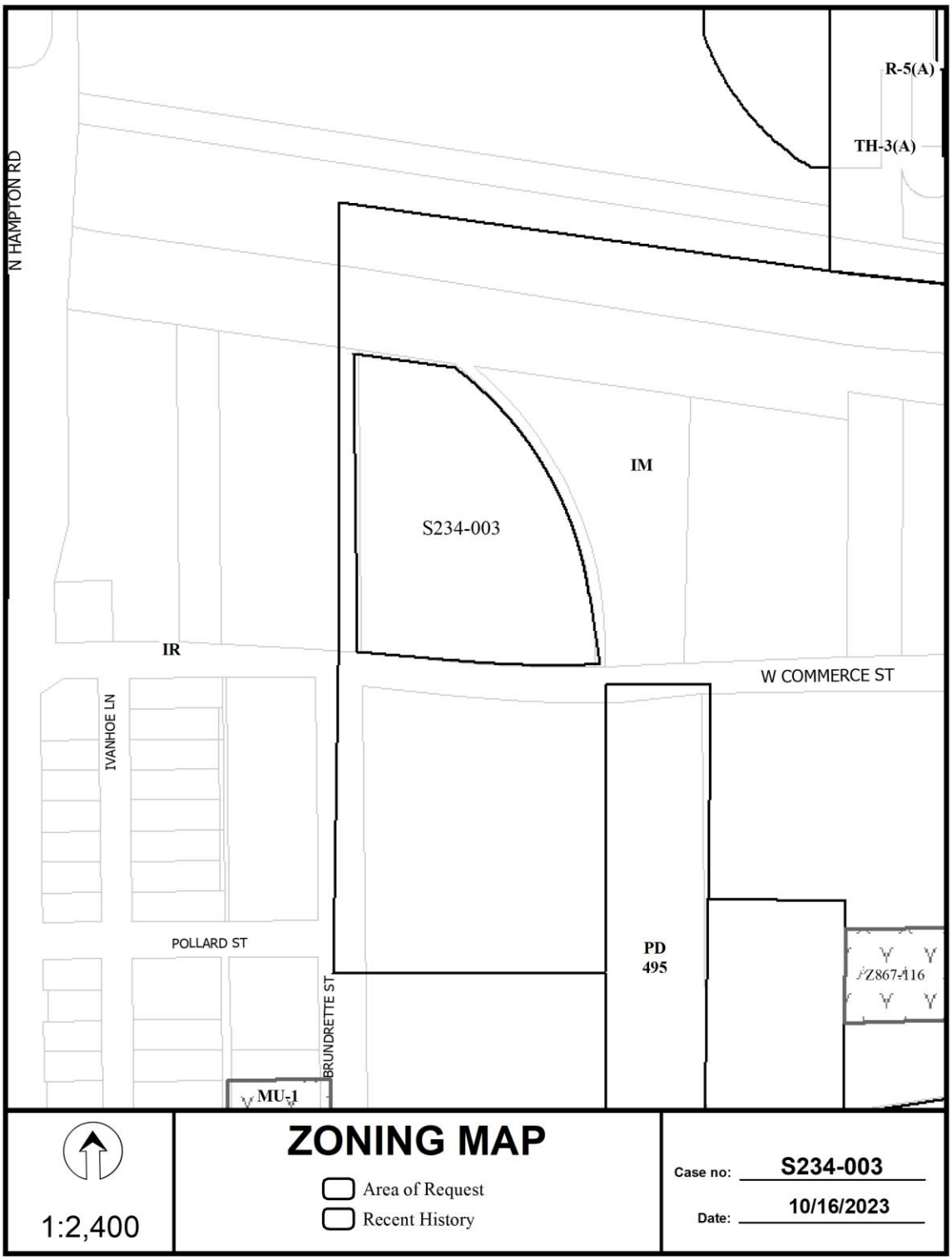
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

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

19. Prior to the final plat, remove fence encroachment from Public Right-of-Way (Brundrette Street).

20. Prior to the final plat, change "West Commerce Street" to "Commerce Street" and change "Brundrett Avenue" to "Brundrette Street"

21. On the final plat, identify the property as Lot 1 in City Block B/7241. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).


R-5(A)
TH-3(A)
N HAMPTON RD
IM
S234-003
IR
W COMMERCE ST
IVANHOE LN
POLLARD ST
PD
495
Z867-116
BRUNDRETTE ST
MU-1
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S234-003
Date: 10/16/2023

1:2,400

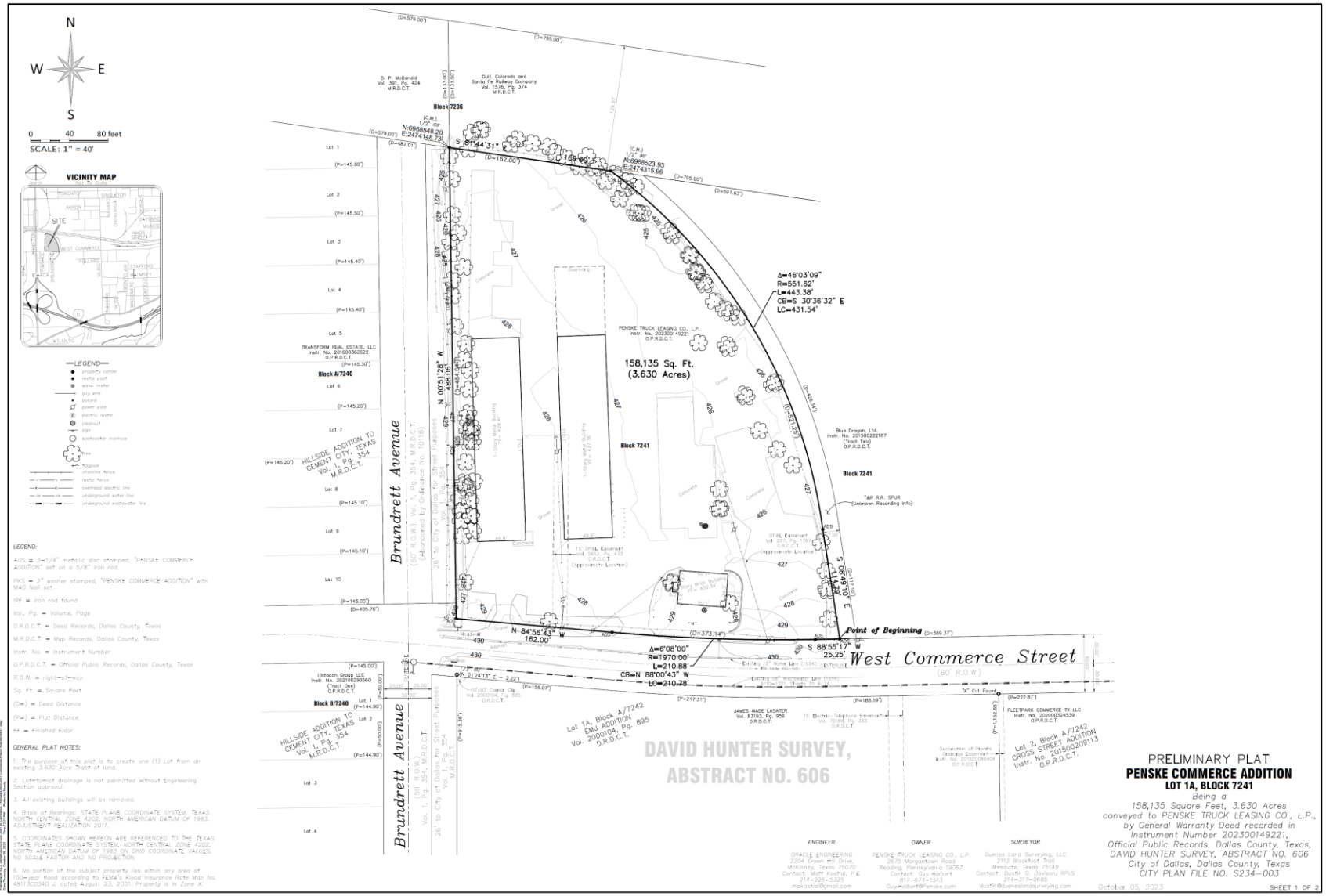
AERIAL MAP

Area of Request

Recent History

Case no: S234-003

Date: 10/16/2023


N
W
E
S
0 40 80 feet
SCALE: 1" = 40'
VICINITY MAP
SITE
LEGEND
LEGEND:
GENERAL PLAT NOTES:
Brundrett Avenue
West Commerce Street
Block 7236
Block A/7240
Block 7241
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
D. P. McDonald Vol. 391, Pg. 424 M.R.D.C.T.
Gulf, Colorado and Santa Fe Railway Company Vol. 1576, Pg. 374 M.R.D.C.T.
TRANSFORM REAL ESTATE, LLC Instr. No. 201600363622 O.P.R.D.C.T.
HILLSIDE ADDITION TO CEMENT CITY, TEXAS Vol. 1, Pg. 354 M.R.D.C.T.
Listocon Group LLC Instr. No. 202105293560 (Tract One) O.P.R.D.C.T.
PENSKE TRUCK LEASING CO., L.P. Instr. No. 202300149221 O.P.R.D.C.T.
158,135 Sq. Ft. (3.630 Acres)
Blue Dragon, Ltd. Instr. No. 201500222187 (Tract Two) O.P.R.D.C.T.
T&P R.R. SPUR (Unknown Recording Info)
Point of Beginning
Δ=46°03'09"
R=551.62'
L=443.38'
CB=S 30°36'32" E
LC=431.54'
Δ=6°08'00"
R=1970.00'
L=210.88'
CB=N 88°00'43" W
LC=210.28'
N 84°56'43" W 162.00'
S 88°55'17" W 25.25'
N 00°51'28" W 485.05'
S 06°48'38" E 110.15'
S 81°44'31" E 169.93'
Lot 1A, Block A/7242 EMJ ADDITION Vol. 2000104, Pg. 895 D.R.D.C.T.
JAMES WADE LASATER Vol. 83193, Pg. 956 D.R.D.C.T.
FLEETPARK COMMERCE TX LLC Instr. No. 202000324539 O.P.R.D.C.T.
Lot 2, Block A/7242 CROSS STREET ADDITION Instr. No. 201500209113 O.P.R.D.C.T.
DAVID HUNTER SURVEY, ABSTRACT NO. 606
PRELIMINARY PLAT
PENSKE COMMERCE ADDITION
LOT 1A, BLOCK 7241
Being a 158,135 Square Feet, 3.630 Acres conveyed to PENSKE TRUCK LEASING CO., L.P., by General Warranty Deed recorded in Instrument Number 202300149221, Official Public Records, Dallas County, Texas, DAVID HUNTER SURVEY, ABSTRACT NO. 606 City of Dallas, Dallas County, Texas CITY PLAN FILE NO. S234-003
ENGINEER
OWNER
SURVEYOR
October 05, 2023
SHEET 1 OF 2

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

By: **PENSKE TRUCK LEASING CO., L.P.**

_____
Guy Holbert
Regional Facilities Project Manager

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Guy Holbert** known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

_____
NOTARY PUBLIC in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS, PENSKE TRUCK LEASING CO., L.P., is the owner of a 158,135 square foot (3.630 acre) tract of land, situated in the DAVID HUNTER SURVEY, ABSTRACT NO. 606, City of Dallas, Dallas County, Texas, same being that certain tract of land conveyed to PENSKE TRUCK LEASING CO., L.P., by General Warranty Deed recorded in Instrument Number 202300149221, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4" metallic disc stamped, "PENSKE COMMERCE ADDITION" set on a 5/8" iron rod in the north right-of-way line of West Commerce Street (60' R.O.W.), same being the southwest corner of T&P R.R. Spur, Unknown Recording;

THENCE South 88 degrees 55 minutes 17 seconds West, along said north right-of-way line, for a distance of 25.25 feet, to a 3-1/4" metallic disc stamped, "PENSKE COMMERCE ADDITION" set on a 5/8" iron rod for the beginning of a curve to the right, having a radius of 1970.00 feet, and a chord which bears North 88 degrees 00 minutes 43 seconds West, for 210.78 feet;

THENCE Northwesterly, along said curve to the right and along said north right-of-way line, through a central angle of 06 degrees 08 minutes 00 seconds, for an arc length of 210.88 feet, to a 3-1/4" metallic disc stamped, "PENSKE COMMERCE ADDITION" set on a 5/8" iron rod;

THENCE North 84 degrees 56 minutes 43 seconds West, along said north right-of-way line, for a distance of 162.00 feet, to a 3-1/4" metallic disc stamped, "PENSKE COMMERCE ADDITION" set on a 5/8" iron rod;

THENCE North 00 degrees 51 minutes 28 seconds West, departing said north right-of-way line, for a distance of 488.06 feet, to a 1/2" iron rod found, same being the southeast corner of that certain tract of land conveyed to D. P. McDonald, by Deed recorded in Volume 391, Page 424, Map Records, Dallas County, Texas, and being the southwest corner of that certain tract of land conveyed to Gulf, Colorado and Santa Fe Railway Company, by Deed recorded in Volume 1576, Page 374, Map Records, Dallas County, Texas;

THENCE South 81 degrees 44 minutes 31 seconds East, along the south line of said Gulf, Colorado and Santa Fe Railway Company tract, for a distance of 169.00 feet, to a 1/2" iron rod found for the northwest corner of aforementioned T&P R.R. Spur, same being the beginning of a curve to the right, having a radius of 551.62 feet, and a chord which bears South 30 degrees 36 minutes 32 seconds East, for 431.54 feet;

THENCE Southeasterly, along said curve to the right and along said T&P R.R. Spur, through a central angle of 46 degrees 03 minutes 09 seconds, for an arc length of 443.38 feet, to a 3-1/4" metallic disc stamped, "PENSKE COMMERCE ADDITION" set on a 5/8" iron rod;

THENCE South 08 degrees 49 minutes 10 seconds East, along said T&P R.R. Spur, for a distance of 114.79 feet to the POINT OF BEGINNING and containing 158,135 square feet or 3.630 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(a)(c)(d)&(e); and that the digital drawing file accompanying this plat is a precise representation of this Signed and Record Final Plat.

Dated this the _____ day of _____, 2023.

PRELIMINARY
RELEASED 10/05/23 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2023.

_____
NOTARY PUBLIC in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20__, and same was duly approved on the _____ day of _____, A.D. 20__, by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

GENERAL PLAT NOTES:

1. The purpose of this plat is to create one (1) Lot from an existing 3.630 Acre Tract of land.
2. Lot-to-lot drainage is not permitted without Engineering Section approval.
3. All existing buildings will be removed.
4. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
5. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.
6. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0340 J, dated August 23, 2001. Property is in Zone X.

ENGINEER
ORACLE ENGINEERING
2204 Green Hill Drive,
McKinney, Texas 75070
Contact: Matt Kostka, P.E.
214-226-3325
mjkostka@gmail.com

OWNER
PENSKE TRUCK LEASING CO., L.P.
2675 Morgantown Road
Reading, Pennsylvania 19067
Contact: Guy Holbert
813-671-1513
Guy.Holbert@Penske.com

SURVEYOR
Duenes Land Surveying, LLC.
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin D. Davison, RPLS
214-317-0665
dustin@dueneslandsurveying.com

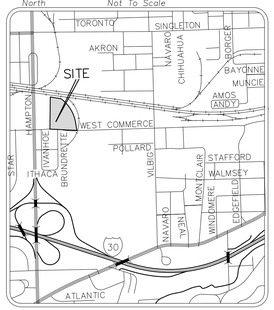
PRELIMINARY PLAT
PENSKE COMMERCE ADDITION
LOT 1A, BLOCK 7241
Being a
158,135 Square Feet, 3.630 Acres
conveyed to PENSKE TRUCK LEASING CO., L.P.,
by General Warranty Deed recorded in
Instrument Number 202300149221,
Official Public Records, Dallas County, Texas,
DAVID HUNTER SURVEY, ABSTRACT NO. 606
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. S234-003

October 05, 2023

N
W E
S

0 40 80 feet
SCALE: 1" = 40'

VICINITY MAP
North
Not To Scale



—LEGEND—
- property corner
- metal post
- water meter
- guy wire
- bollard
- power pole
- electric meter
- cleanout
- sign
- wastewater manhole
- tree
- flagpole
- chainlink fence
- metal fence
- overhead electric line
- underground water line
- underground wastewater line

LEGEND:

ADS = 3-1/4" metallic disc stamped, "PENSKE COMMERCE ADDITION" set on a 5/8" iron rod.

PKS = 2" washer stamped, "PENSKE COMMERCE ADDITION" with MAG Nail set

IRF = iron rod found

Vol., Pg. = Volume, Page

D.R.D.C.T. = Deed Records, Dallas County, Texas

M.R.D.C.T. = Map Records, Dallas County, Texas

Instr. No. = Instrument Number

O.P.R.D.C.T. = Official Public Records, Dallas County, Texas

R.O.W. = right-of-way

Sq. Ft. = Square Feet

(D=) = Deed Distance

(P=) = Plat Distance

FF = Finished Floor

GENERAL PLAT NOTES:

1. The purpose of this plat is to create one (1) Lot from an existing 3.630 Acre Tract of land.

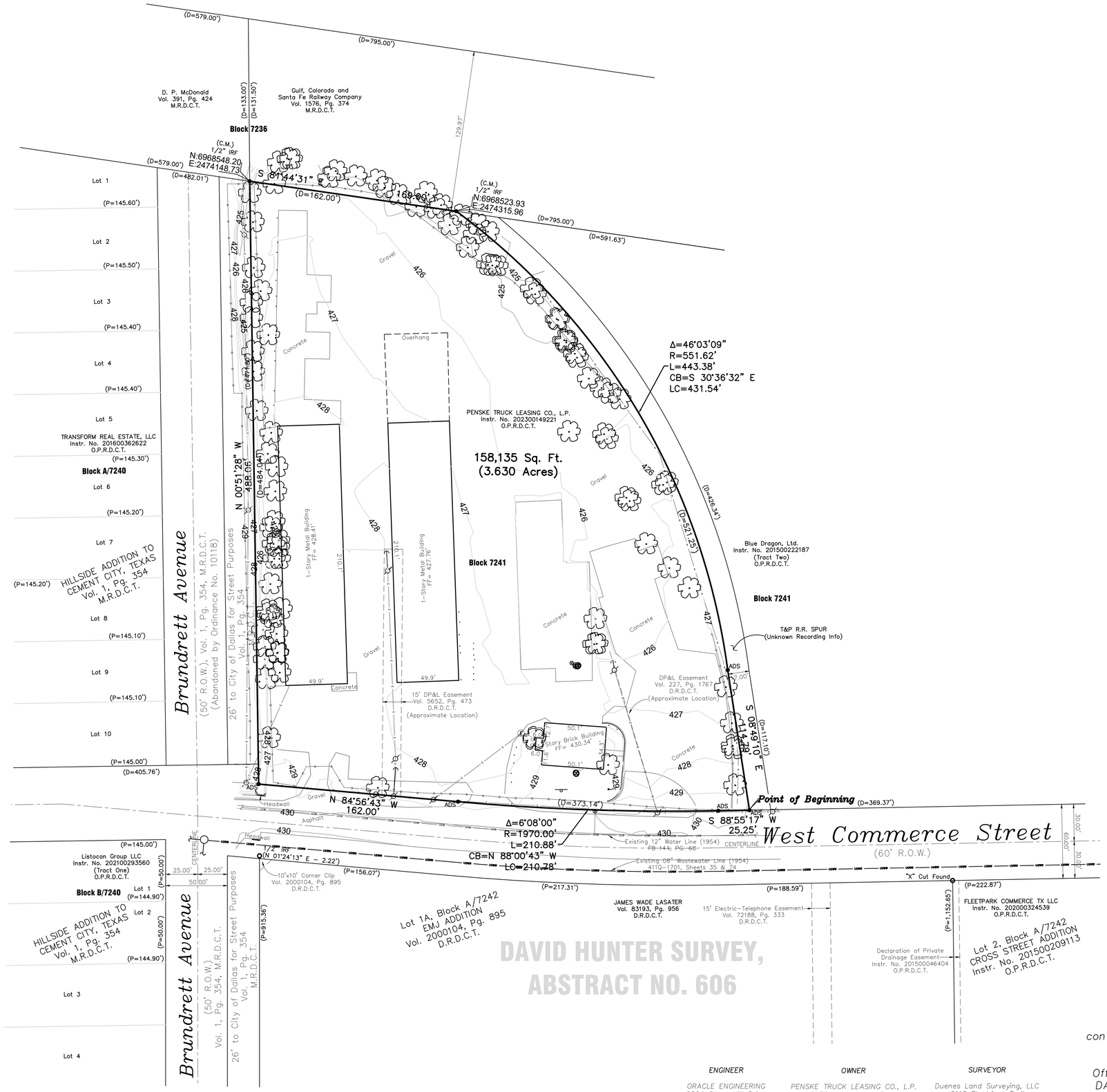
2. Lot-to-lot drainage is not permitted without Engineering Section approval.

3. All existing buildings will be removed.

4. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

5. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.

6. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0340 J, dated August 23, 2001. Property is in Zone X.



ENGINEER	OWNER	SURVEYOR
ORACLE ENGINEERING 2204 Green Hill Drive, McKinney, Texas 75070 Contact: Matt Kostial, P.E. 214-226-5325 mpkostial@gmail.com	PENSKE TRUCK LEASING CO., L.P. 2675 Morgantown Road Reading, Pennsylvania 19067 Contact: Guy Holbert 817-674-1513 Guy.Holbert@Penske.com	Duenes Land Surveying, LLC 2112 Blackfoot Trail Mesquite, Texas 75149 Contact: Dustin D. Davison, RPLS 214-317-0685 dustin@dueneslandsurveying.com

PRELIMINARY PLAT

PENSKE COMMERCE ADDITION

LOT 1A, BLOCK 7241

Being a
158,135 Square Feet, 3.630 Acres
conveyed to PENSKE TRUCK LEASING CO., L.P.,
by General Warranty Deed recorded in
Instrument Number 202300149221,
Official Public Records, Dallas County, Texas,
DAVID HUNTER SURVEY, ABSTRACT NO. 606
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. S234-003

October 05, 2023

SHEET 1 OF 2

Filename:W:\DLS Server\2023\25-206 3041 W Commerce - Penske\DWG\3041 Commerce-Penske Plat-NEWEST.dwg
Date:Thursday, October 05, 2023 Time:12:31 PM Plotted by:Moody

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

By: **PENSKE TRUCK LEASING CO., L.P.**

_____
Guy Holbert
Regional Facilities Project Manager

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared **Guy Holbert** known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

_____
NOTARY PUBLIC in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DALLAS)(

WHEREAS, PENSKE TRUCK LEASING CO., L.P., is the owner of a 158,135 square foot (3.630 acre) tract of land, situated in the DAVID HUNTER SURVEY, ABSTRACT NO. 606, City of Dallas, Dallas County, Texas, same being that certain tract of land conveyed to PENSKE TRUCK LEASING CO., L.P., by General Warranty Deed recorded in Instrument Number 202300149221, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3-1/4" metallic disc stamped, "PENSKE COMMERCE ADDITION" set on a 5/8" iron rod in the north right-of-way line of West Commerce Street (60' R.O.W.), same being the southwest corner of T&P R.R. Spur, Unknown Recording;

THENCE South 88 degrees 55 minutes 17 seconds West, along said north right-of-way line, for a distance of 25.25 feet, to a 3-1/4" metallic disc stamped, "PENSKE COMMERCE ADDITION" set on a 5/8" iron rod for the beginning of a curve to the right, having a radius of 1970.00 feet, and a chord which bears North 88 degrees 00 minutes 43 seconds West, for 210.78 feet;

THENCE Northwesterly, along said curve to the right and along said north right-of-way line, through a central angle of 06 degrees 08 minutes 00 seconds, for an arc length of 210.88 feet, to a 3-1/4" metallic disc stamped, "PENSKE COMMERCE ADDITION" set on a 5/8" iron rod;

THENCE North 84 degrees 56 minutes 43 seconds West, along said north right-of-way line, for a distance of 162.00 feet, to a 3-1/4" metallic disc stamped, "PENSKE COMMERCE ADDITION" set on a 5/8" iron rod;

THENCE North 00 degrees 51 minutes 28 seconds West, departing said north right-of-way line, for a distance of 488.06 feet, to a 1/2" iron rod found, same being the southeast corner of that certain tract of land conveyed to D. P. McDonald, by Deed recorded in Volume 391, Page 424, Map Records, Dallas County, Texas, and being the southwest corner of that certain tract of land conveyed to Gulf, Colorado and Santa Fe Railway Company, by Deed recorded in Volume 1576, Page 374, Map Records, Dallas County, Texas;

THENCE South 81 degrees 44 minutes 31 seconds East, along the south line of said Gulf, Colorado and Santa Fe Railway Company tract, for a distance of 169.00 feet, to a 1/2" iron rod found for the northwest corner of aforementioned T&P R.R. Spur, same being the beginning of a curve to the right, having a radius of 551.62 feet, and a chord which bears South 30 degrees 36 minutes 32 seconds East, for 431.54 feet;

THENCE Southeasterly, along said curve to the right and along said T&P R.R. Spur, through a central angle of 46 degrees 03 minutes 09 seconds, for an arc length of 443.38 feet, to a 3-1/4" metallic disc stamped, "PENSKE COMMERCE ADDITION" set on a 5/8" iron rod;

THENCE South 08 degrees 49 minutes 10 seconds East, along said T&P R.R. Spur, for a distance of 114.79 feet to the POINT OF BEGINNING and containing 158,135 square feet or 3.630 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the _____ day of _____, 2023.

PRELIMINARY
RELEASED 10/05/23 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____ 2023.

_____
NOTARY PUBLIC in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20__ and same was duly approved on the _____ day of _____ A.D. 20__ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

GENERAL PLAT NOTES:

1. The purpose of this plat is to create one (1) Lot from an existing 3.630 Acre Tract of land.

2. Lot-to-lot drainage is not permitted without Engineering Section approval.

3. All existing buildings will be removed.

4. Basis of Bearings: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

5. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE FACTOR AND NO PROJECTION.

6. No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48113C0340 J, dated August 23, 2001. Property is in Zone X.

ENGINEER
ORACLE ENGINEERING
2204 Green Hill Drive,
McKinney, Texas 75070
Contact: Matt Kostial, P.E.
214-226-5325
mpkostial@gmail.com

OWNER
PENSKE TRUCK LEASING CO., L.P.
2675 Morgantown Road
Reading, Pennsylvania 19067
Contact: Guy Holbert
817-674-1513
Guy.Holbert@Penske.com

SURVEYOR
Duenes Land Surveying, LLC
2112 Blackfoot Trail
Mesquite, Texas 75149
Contact: Dustin D. Davison, RPLS
214-317-0685
dustin@dueneslandsurveying.com

PRELIMINARY PLAT
PENSKE COMMERCE ADDITION
LOT 1A, BLOCK 7241
Being a
158,135 Square Feet, 3.630 Acres
conveyed to PENSKE TRUCK LEASING CO., L.P.,
by General Warranty Deed recorded in
Instrument Number 202300149221,
Official Public Records, Dallas County, Texas,
DAVID HUNTER SURVEY, ABSTRACT NO. 606
City of Dallas, Dallas County, Texas
CITY PLAN FILE NO. S234-003

October 05, 2023

Filename:W:\DLS Server\2023\23-206 2041 W Commerce - Penske\DWG\2041 Commerce-Prelim Plat-NEWEST.dwg
Date:Thursday, October 05, 2023 Time:12:33 PM Plotted by:Moody

City of Dallas

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

Agenda Information Sheet

File #: 23-2857 **Item #:** 13.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 0.223-acre lot from a tract of land in City Block 6280 on property located on Jim Miller Road, south of C. F. Hawn Freeway.
Applicant/Owner: Parnian Property Investments Inc.
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 05, 2023
Zoning: PD 767 (Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 5
S234-004

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

FILE NUMBER: S234-004 **SENIOR PLANNER:** Hema Sharma

LOCATION: Jim Miller Road, south of C. F. Hawn Freeway

DATE FILED: October 04, 2023 **ZONING:** PD 767 (Tract 2)

PD LINK: https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20767.pdf

CITY COUNCIL DISTRICT: 5 **SIZE OF REQUEST:** 0.223-acres

APPLICANT/OWNER: Parnian Property Investments Inc.

REQUEST: An application to create one 0.223-acre lot from a tract of land in City Block 6280 on property located on Jim Miller Road, south of C F Hawn Freeway.

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

STAFF RECOMMENDATION: The request complies with the requirements of PD 767 (Tract 2); 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: “Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman’s signature. The monuments

must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

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

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

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

Right-of way Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Jim Miller Road. *Section 51A 8.602(c)*

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

17. On the final plat, dedicate street easement in fee simple.

Dallas Water Utilities Conditions:

18. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

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

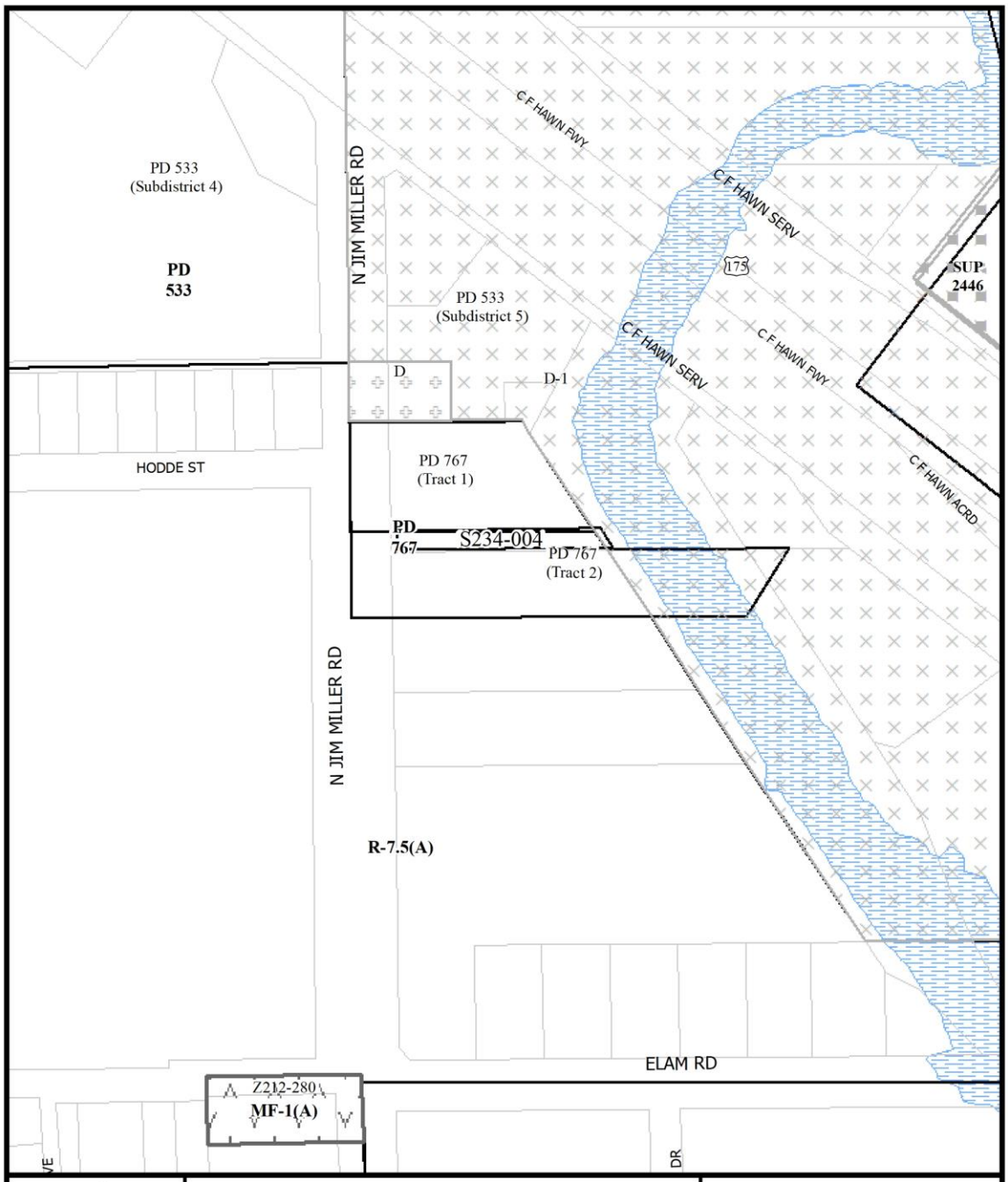
20. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

21. Service length greater than 25 feet is required along minor arterial.

Street Name / GIS, Lot & Block Conditions:

22. Prior to the final plat, change “N Jim Miller Road” to “Jim Miller Road”

23. On the final plat, identify the property as Lot 4 in City Block A/6280. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



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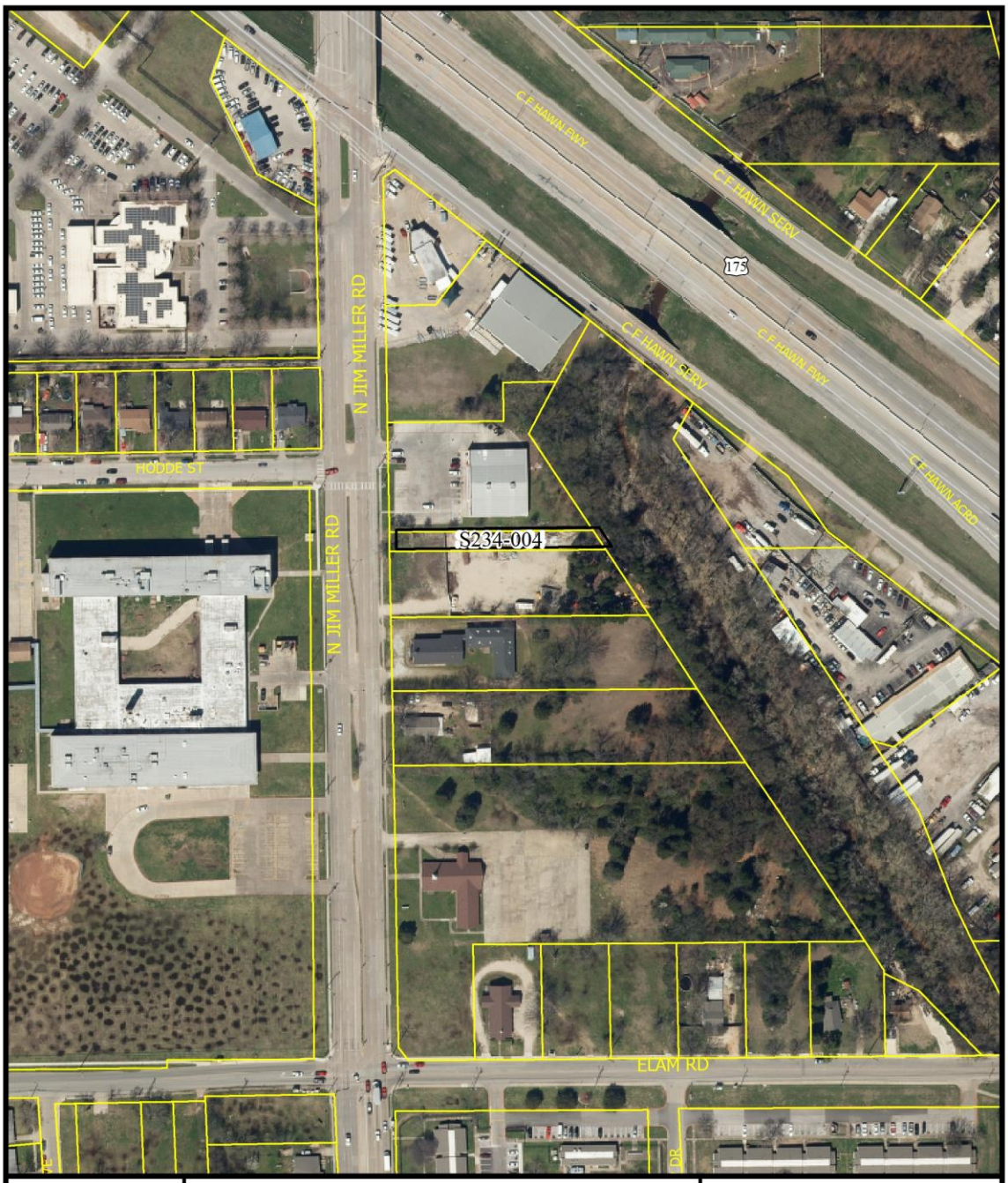
ZONING MAP

Area of Request

Recent History

Case no: S234-004

Date: 10/16/2023



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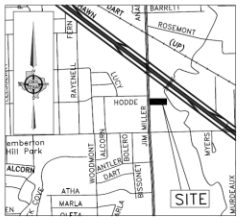
AERIAL MAP

Area of Request

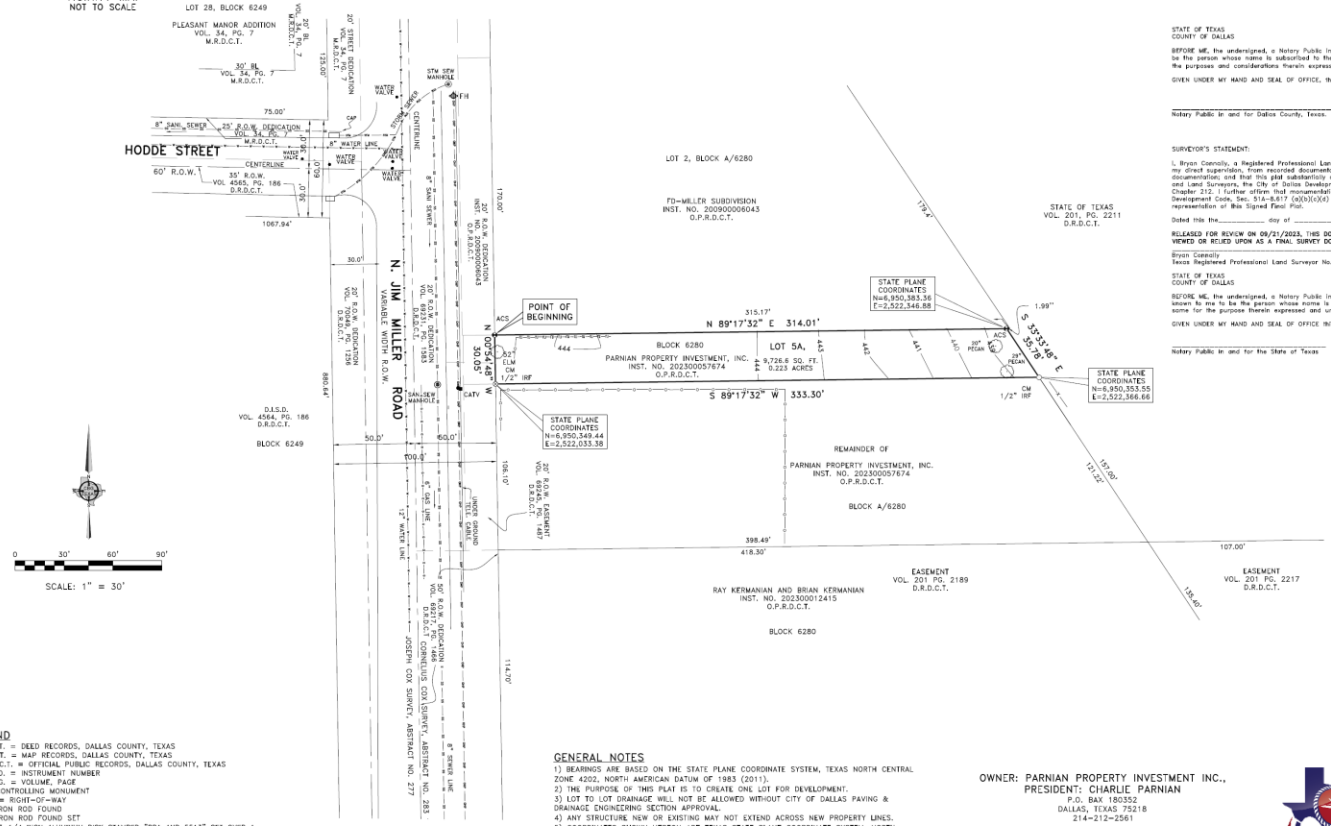
Recent History

Case no: S234-004

Date: 10/16/2023



VICINITY MAP
NOT TO SCALE



LEGEND

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
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
IRS = IRON ROD FOUND SET
ACS = 3-1/4 INCH ALUMINUM DISK STAMPED "PPA AND 5513" SET OVER A 1/2-INCH IRON ROD SET FOR CORNER.

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Parnian Property Investment, Inc., is the owner of a 0.223 acre tract of land situated in Cornelius Cox Survey, Abstract Number 283, in the City of Dallas, Dallas County, Texas and being a portion of tract of land conveyed to Parnian Property Investment, Inc., by Deed recorded in Instrument Number 202300057674, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bound as follows:

BEGINNING at a 3-1/4-inch aluminum disk stamped "PPA and RPLS 5513" and set, over a 1/2-inch iron rod set for corner, said corner being the Southwest corner of Lot 2, Block A/6280 FD-Miller Subdivision, according to Plat thereof recorded in Instrument Number 200900006043, Official Public Records, Dallas County, Texas, same corner being in the East Right-of-Way line of N. Jim Miller Road (a 100.00 feet Right-of-way);

THENCE North 89 degrees 17 minutes 32 seconds East, along the South line of said Lot 2, a distance of 314.01 feet to a 3-1/4-inch aluminum disk stamped "PPA and RPLS 5513" and set a 1/2-inch iron rod set for corner, said corner being at an ELL corner in the Southwest line of a tract of land conveyed to The State of Texas, by Deed recorded in Volume 201, Page 2211, Deed Records Dallas County, Texas;

THENCE South 33 degrees 33 minutes 48 seconds East, along the Southwest line of said State of Texas tract, a distance of 35.78 feet to a 1/2-inch iron rod found for corner, said corner being the Northeast corner of the remainder of a tract of land conveyed to Parnian Property Investment, Inc., by Deed recorded in Instrument Number 202300057674, Official Public Records, Dallas Count, Texas;

THENCE South 89 degrees 17 minutes 32 seconds West, along the North line of the remainder of said Parnian Property tract, a distance of 333.30 feet to a 1/2-inch iron rod found for corner, same being in the East Right-of Way line of said N. Jim Miller Road;

THENCE North 00 degrees 54 minutes 48 seconds West, along the East Right-of-Way line of said N. Jim Miller Road, a distance of 30.05 feet to POINT OF BEGINNING and containing 9,726.6 square feet of 0.223 acres of land.

GENERAL NOTES

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Parnian Property Investment, Inc., acting by and through their authorized officers, Charlie Parnian do hereby adopt this plat, designating the herein described property as **Lot 5A, Block A/6280, PARNIAN PLACE ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

BY: _____
Parnian Property Investment, Inc. (OWNER)
Charlie Parnian (PRESIDENT)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Charlie Parnian, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

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

Dated this the_____ day of _____, 2023.

RELEASED FOR REVIEW ON 09/21/2023, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connolly 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 _____, 2023.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Nubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20 _____ and same was duly approved on the _____ day of _____ A.D. 20 _____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

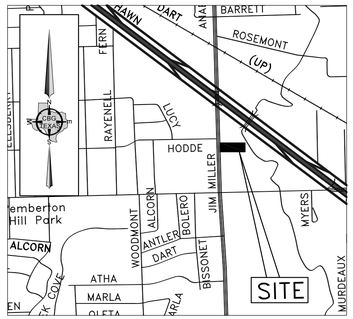
Attest:
_____
Secretary

PRELIMINARY PLAT
PARNIAN PLACE ADDITION
LOT 5A, BLOCK A/6280
BEING A 9,726.6 SQ. FT./0.223 ACRES
CORNELIUS COX SURVEY,
ABSTRACT NO. 283
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S234-004
ENGINEERING PLAN NO.: _____

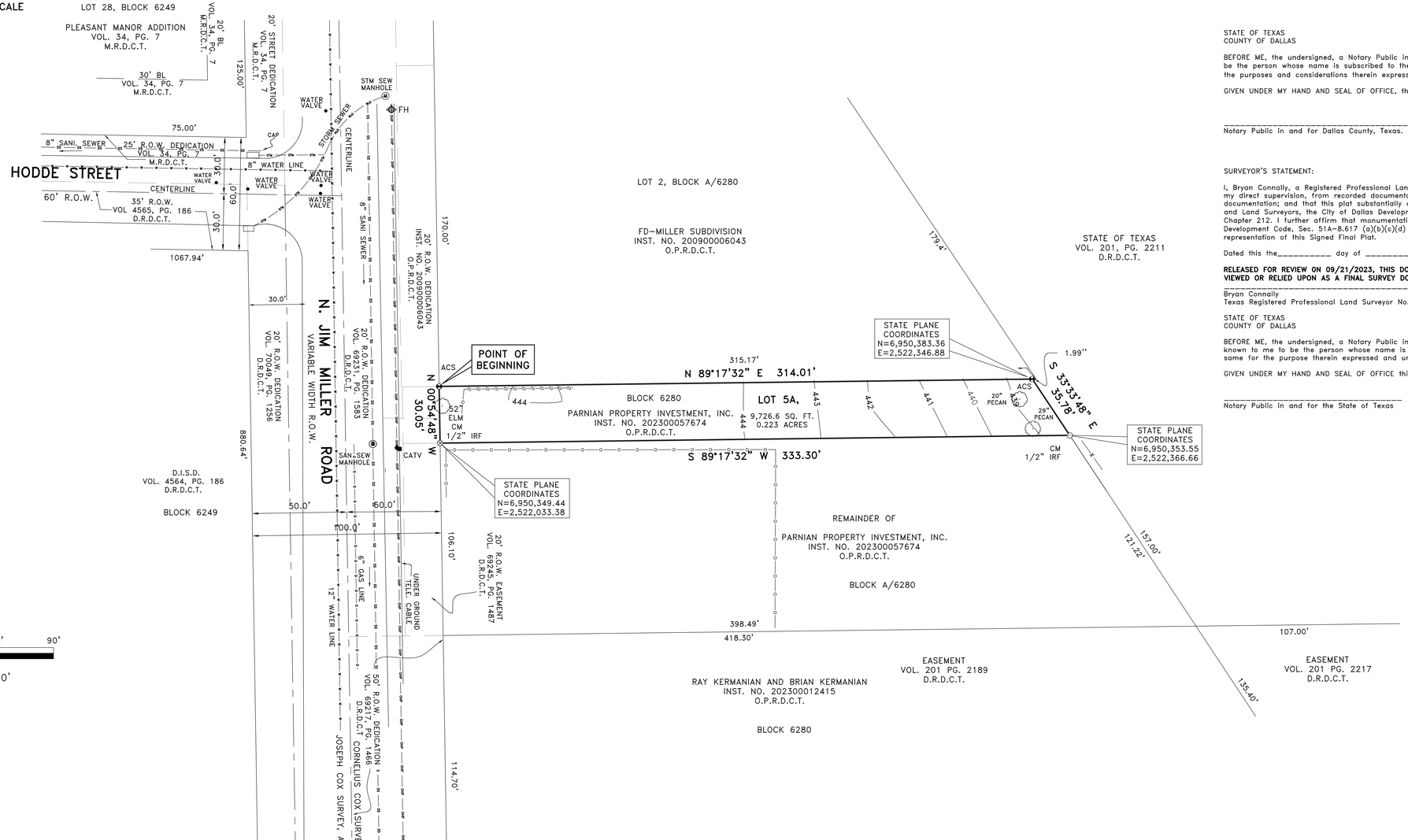
OWNER: PARNIAN PROPERTY INVESTMENT INC.,
PRESIDENT: CHARLIE PARNIAN
P.O. BAX 180352
DALLAS, TEXAS 75218
214-212-2561

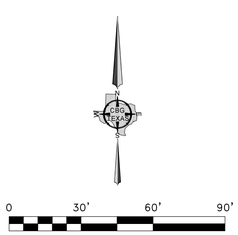
CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYING
PLANNING & SURVEYING
Main Office
1413 E. I-30, Ste. 7
Garland, Tx. 75043
P. 214.349.9485
F. 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=30' / DATE: 09-21-2023 / JOB NO. 1505526-01 PRELIMINARY PLAT / DRAWN BY: LRA



VICINITY MAP
NOT TO SCALE





SCALE: 1" = 30'

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Parnian Property Investment, Inc., is the owner of a 0.223 acre tract of land situated in Cornelius Cox Survey, Abstract Number 283, in the City of Dallas, Dallas County, Texas and being a portion of tract of land conveyed to Parnian Property Investment, Inc., by Deed recorded in Instrument Number 202300057674, Official Public Records of Dallas County, Texas, and being more particularly described by metes and bound as follows:

BEGINNING at a 3-1/4-inch aluminum disk stamped "PPA and RPLS 5513" and set, over a 1/2-inch iron rod set for corner, said corner being the Southwest corner of Lot 2, Block A/6280 FD-Miller Subdivision, according to Plat thereof recorded in instrument Number 200900006043, Official Public Records, Dallas County, Texas, same corner being in the East Right-of-Way line of N. Jim Miller Road (a 100.00 feet Right-of-way);

THENCE North 89 degrees 17 minutes 32 seconds East, along the South line of said Lot 2, a distance of 314.01 feet to a 3-1/4-inch aluminum disk stamped "PPA and RPLS 5513" and set a 1/2-inch iron rod set for corner, said corner being at an ELL corner in the Southwest line of a tract of land conveyed to The State of Texas, by Deed recorded in Volume 201, Page 2211, Deed Records Dallas County, Texas;

THENCE South 33 degrees 33 minutes 48 seconds East, along the Southwest line of said State of Texas tract, a distance of 35.78 feet to a 1/2-inch iron rod found for corner, said corner being the Northeast corner of the remainder of a tract of land conveyed to Parnian Property Investment, Inc., by Deed recorded in Instrument Number 202300057674, Official Public Records, Dallas Count, Texas;

THENCE South 89 degrees 17 minutes 32 seconds West, along the North line of the remainder of said Parnian Property tract, a distance of 333.30 feet to a 1/2-inch iron rod found for corner, same being in the East Right-of Way line of said N. Jim Miller Road;

THENCE North 00 degrees 54 minutes 48 seconds West, along the East Right-of-Way line of said N. Jim Miller Road, a distance of 30.05 feet to POINT OF BEGINNING and containing 9,726.6 square feet of 0.223 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Parnian Property Investment, Inc., acting by and through their authorized officers, Charlie Parnian do hereby adopt this plat, designating the herein described property as **Lot 5A, Block A/6280, PARNIAN PLACE ADDITION,** an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

BY: _____
Parnian Property Investment, Inc. (OWNER)
Charlie Parnian (PRESIDENT)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Charlie Parnian, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

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

Dated this the_____ day of _____, 2023.

RELEASED FOR REVIEW ON 09/21/2023, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Bryan Connally 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 _____, 2023.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

LEGEND

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
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
IRS = IRON ROD FOUND SET
ACS = 3-1/4 INCH ALUMINUM DISK STAMPED "PPA AND 5513" SET OVER A 1/2-INCH IRON ROD SET FOR CORNER.

GENERAL NOTES

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FOR DEVELOPMENT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

OWNER: PARNIAN PROPERTY INVESTMENT INC.,
PRESIDENT: CHARLIE PARNIAN
P.O. BAX 180352
DALLAS, TEXAS 75218
214-212-2561

PRELIMINARY PLAT
PARNIAN PLACE ADDITION
LOT 5A, BLOCK A/6280
BEING A 9,726.6 SQ. FT./0.223 ACRES
CORNELIUS COX SURVEY,
ABSTRACT NO. 283
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO.: S234-004
ENGINEERING PLAN NO.: _____

CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 E. I-30, Ste. 7
Garland, Tx. 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

City of Dallas

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

Agenda Information Sheet

File #: 23-2858 **Item #:** 14.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create 11 lots ranging in size from 0.234-acres (10,199 square feet) to 0.352-acres (15,317 square feet) and one common area from a 4.33-acre tract of land in City Block 8500 on property located between Sandy Lane Boulevard and Lyndon B. Johnson Freeway, west of St. Augustine Drive.
Applicant/Owner: Akinyemi O. Akintoye
Surveyor: Centro Resources, LLC
Application Filed: October 06, 2023
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 8
S234-005

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

FILE NUMBER: S234-005 **SENIOR PLANNER:** Hema Sharma

LOCATION: between Sandy Lane Boulevard and Lyndon B. Johnson Freeway, west of St. Augustine Drive

DATE FILED: October 06, 2023 **ZONING:** R-10(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 4.33-acres

APPLICANT/OWNER: Akinyemi O. Akintoye

REQUEST: An application to create 11 lots ranging in size from 0.234-acres (10,199 square feet) to 0.352-acres (15,317 square feet) and one common area from a 4.33-acre tract of land in City Block 8500 on property located between Sandy Lane Boulevard and Lyndon B. Johnson Freeway, west of St. Augustine Drive.

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 properties to the north, east, and west of the request have lot widths ranging in size from 60 feet to 320 feet and lot areas ranging in size from 7,647 square feet to 76,896 square feet and are zoned the R-10(A) Single Family District. *(Please refer to the existing area analysis)*

The request is in an R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The request is to create eleven lots with lot widths ranging in size from 60 feet to 81 feet and lot areas ranging in size from 10,199 square feet to 15,317 square feet.

Staff concludes that there is not an established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

11. The number of lots permitted by this plat is 11 and one common area.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

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

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 Sandyland Boulevard. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Victoria Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(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 Sandyland Boulevard & Victoria Lane (Both Sides). Section 51A 8.602(d)(1)

18. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.

Dallas Water Utilities Conditions:

20. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).

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

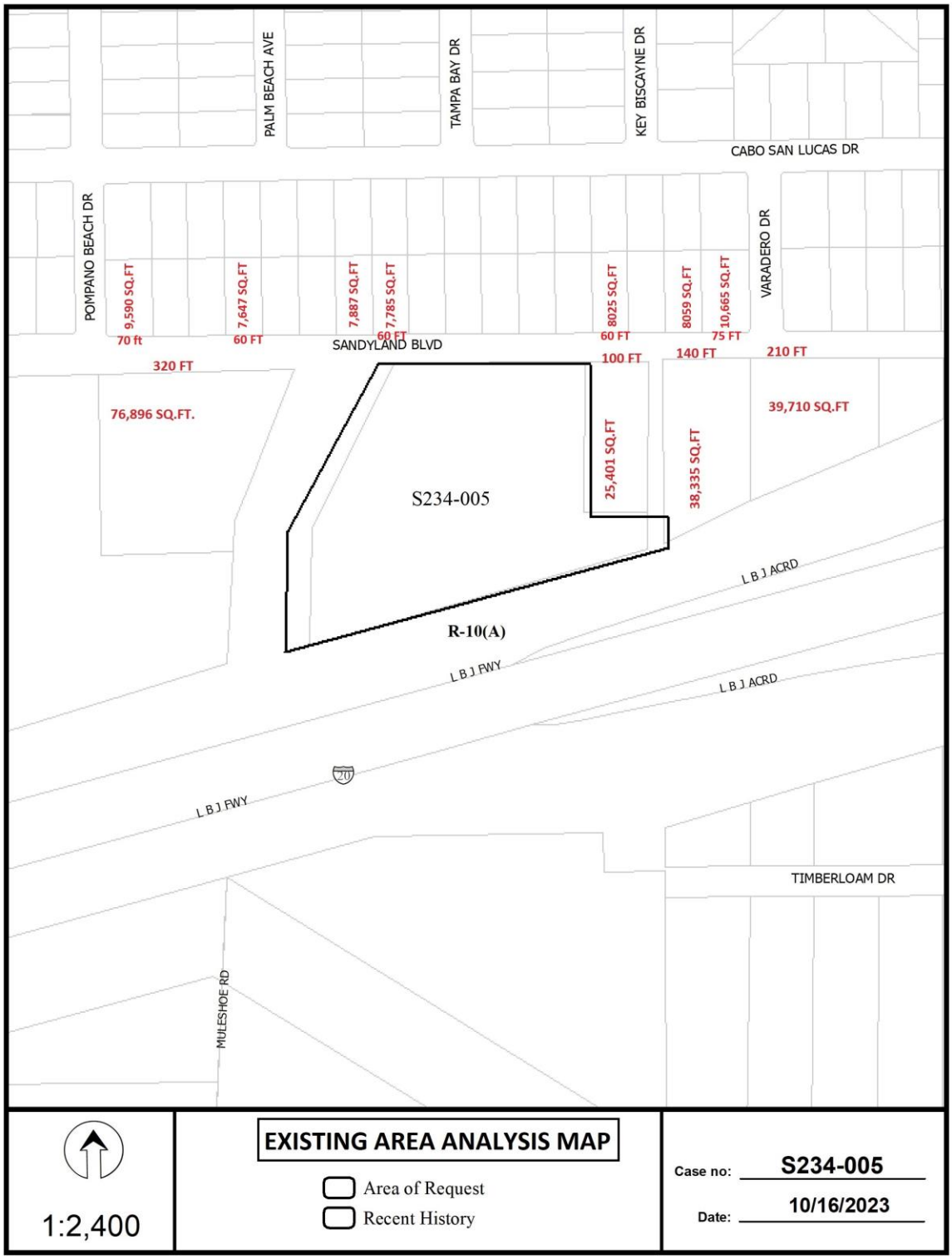
Street Name / GIS, Lot & Block Conditions:

23. Prior to the final plat, change "Lyndon B. Johnson Freeway (Interstate Highway 635)" to "Lyndon B. Johnson Freeway (Interstate Highway No. 635)"

24. Prior to the final plat, contact addressing team for appropriate name for the proposed ROW - "Victoria" already exists.

25. On the final plat, identify the property as Lots 1 through11, CA"A" in City Block 8/8500. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS IN SQUARE FEET



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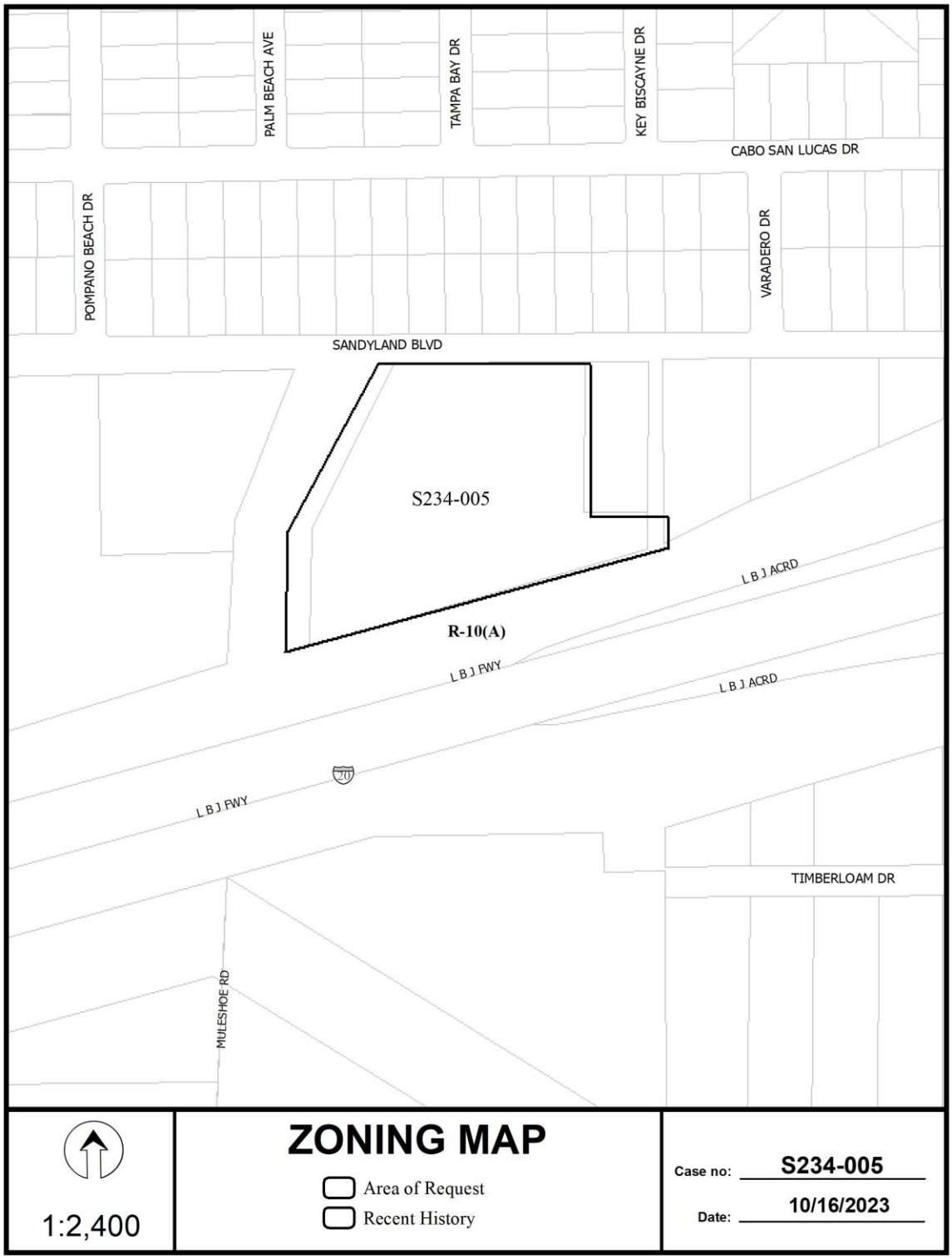
EXISTING AREA ANALYSIS MAP

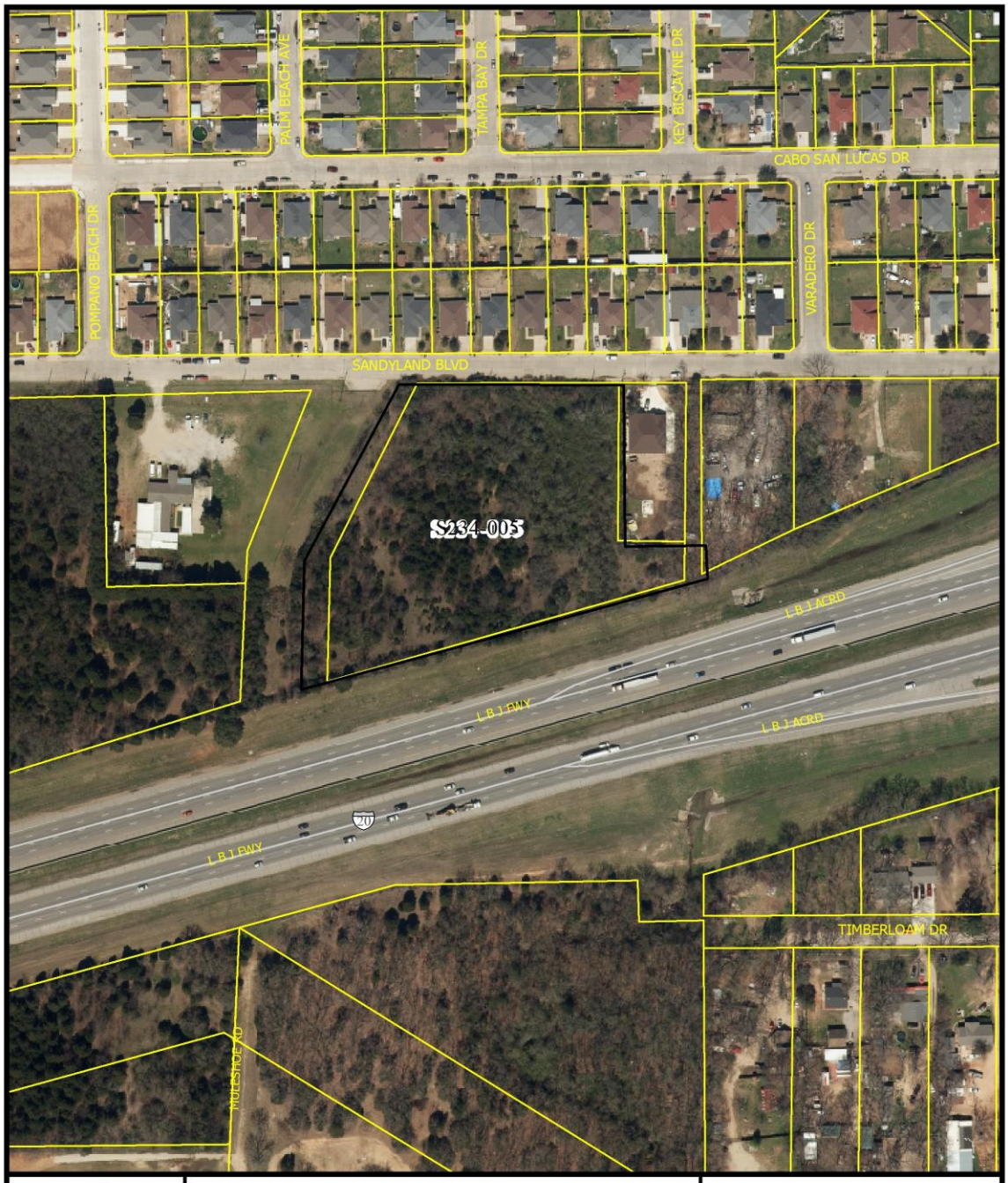
Area of Request

Recent History

Case no: **S234-005**

Date: **10/16/2023**


PALM BEACH AVE
TAMPA BAY DR
KEY BISCAYNE DR
CABO SAN LUCAS DR
POMPANO BEACH DR
VARADERO DR
SANDYLAND BLVD
S234-005
R-10(A)
L B J ACRD
L B J FWY
L B J ACRD
L B J FWY
TIMBERLOAM DR
MULESHOE RD
1:2,400
ZONING MAP
Area of Request
Recent History
Case no: S234-005
Date: 10/16/2023



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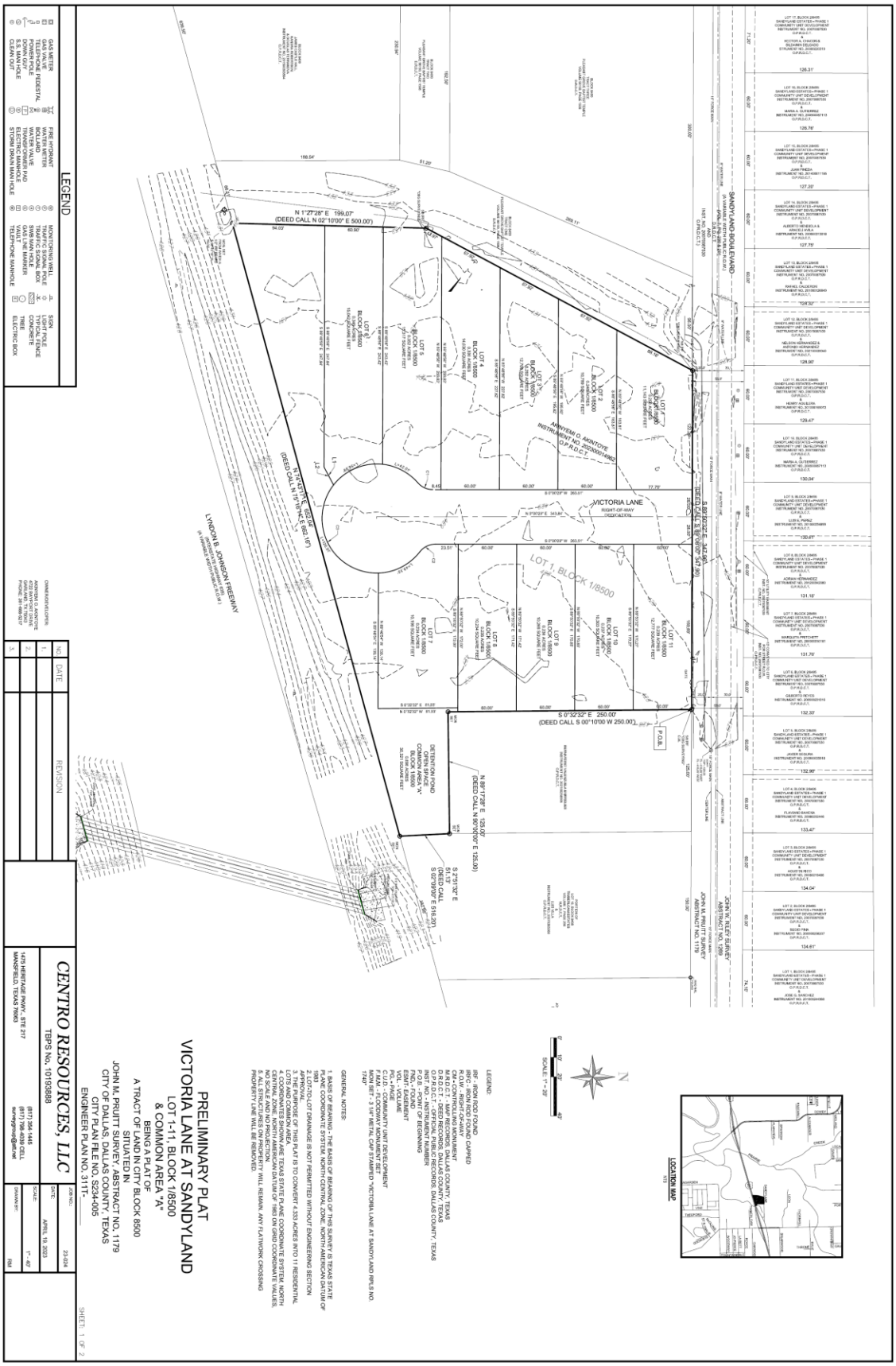
AERIAL MAP

Area of Request

Recent History

Case no: S234-005

Date: 10/16/2023


PRELIMINARY PLAT
VICTORIA LANE AT SANDYLAND
LOT 1-11, BLOCK 1/8500
& COMMON AREA "A"
BEING A PLAT OF
A TRACT OF LAND IN CITY BLOCK 8500
SITUATED IN
JOHN M. PRUITT SURVEY, ABSTRACT NO. 1179
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-005
ENGINEER PLAN NO. 311T-____
CENTRO RESOURCES, LLC
TBPS No. 10193888
1415 MERIDIAN PKWY. STE 217
MANSFIELD, TEXAS 76063
(817) 384-1445
(817) 788-0800 CELL
scrtx@yahoo.com
DATE: APRIL 19, 2023
SCALE: 1" = 40'
JOB NO.: 23-024
DRAWN BY: RM
SHEET: 1 OF 2
REVISION
NO. DATE
1.
2.
3.
OWNER/DEVELOPER:
AMANYEMI O. AKINTOYE
1415 MERIDIAN PKWY.
MANSFIELD, TX 76063
PHONE: 281-668-0217
LEGEND
GAS METER
GAS VALVE
TELEPHONE PEDESTAL
DOWN GUY
CLEAN OUT
S.S. MAN HOLE
FIRE HYDRANT
WATER METER
BOLLARD
TRANSFORMER PAD
ELECTRIC MANHOLE
STORM DRAIN MAN HOLE
MONITORING WELL
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL BOX
GAS LINE MARKER
VAULT
TELEPHONE MANHOLE
SIGN
LIGHT POLE
TYPICAL FENCE
CONCRETE
ELECTRIC BOX
SANDYLAND BOULEVARD
VICTORIA LANE
RIGHT-OF-WAY DEDICATION
LYNDON B. JOHNSON FREEWAY
(INTERSTATE HIGHWAY NO. 30)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
AMANYEMI O. AKINTOYE
INSTRUMENT NO. 201300074900
O.P.R.D.C.T.
LOT 1, BLOCK 1/8500
N 1°27'28" E 199.07'
(DEED CALL N 02°10'00" E 500.00')
N 1°43'31" E 692.16'
(DEED CALL N 1°16'14" E 692.16')
S 89°50'32" E 347.84'
(DEED CALL S 89°49'00" E 347.84')
S 0°32'32" E 250.00'
(DEED CALL S 00°10'00" W 250.00')
N 89°17'28" E 125.00'
(DEED CALL N 90°00'00" E 125.00')
S 1°27'32" E
51.13'
(DEED CALL
S 02°09'00" E 51.13')
N 0°32'32" W 51.13'
S 0°32'32" E 51.13'
P.O.B.
DETENTION POND
OPEN SPACE
COMMON AREA "A"
BLOCK 1/8500
0.238 ACRES
10,372 SQUARE FEET
LOT 1
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 2
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 3
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 4
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 5
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 6
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 7
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 8
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 9
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 10
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 11
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 12
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 13
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 14
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 15
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 16
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
LOT 17
BLOCK 1/8500
0.234 ACRES
10,196 SQUARE FEET
JOHN M. PRUITT SURVEY
ABSTRACT NO. 1179
JOHN W. RILEY SURVEY
ABSTRACT NO. 1289
LOCATION MAP
NTS
LEGEND:
IRF - IRON ROD FOUND
IRS - IRON ROD SET, PLASTIC CAPPED
R.O.W. - RIGHT-OF-WAY
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
INST NO. - INSTRUMENT NUMBER
P.O.B. - POINT OF BEGINNING
ESMT. EASEMENT
POL - POLE
C.U.D. - COMMUNITY UNIT DEVELOPMENT
MON. IRF - 3 1/4" METAL CAP STAMPED "VICTORIA LANE AT SANDY AND RPLS NO. 1740"
GENERAL NOTES:
1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION
3. THE PURPOSE OF THIS PLAT IS TO CONVERT 4.333 ACRES INTO 11 RESIDENTIAL LOTS AND ONE COMMON AREA.
4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.

OWNER'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF DALLAS ~

WHEREAS Akinyemi O. Akintoye is the sole owners of a 4.333 acre tract of land out of the John M. Pruitt Survey, Abstract No. 1179, City Block 8500 in the City of Dallas, Dallas County, Texas, being a portion of that certain tract of land conveyed to Akinyemi O. Akintoye by General Warranty Deed as recorded in Instrument No. 202300014962, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "CBG Surveying" found for corner at the most northerly northeast corner of said Akintoye tract, said point being the northwest corner of northwest corner of that certain 0.72 acre tract of land conveyed to Bernardino Valenzuela Enriquez by Special Warranty Deed (Cash) as recorded in Instrument No. 202100258905, Official Public Records, Dallas County, Texas, same point being in the south right-of-way line of Sandyland Boulevard (a variable width right-of-way);

THENCE S 00 degrees 32 minutes 32 seconds E, departing the south line of said Sandyland Boulevard and along the common line of said Zoppe tract and said Enriquez tract, a distance of 250.00 feet to a City of Dallas Monument set for corner, said point being the southwest corner of said Enriquez tract, same point being an angle point of said Akintoye tract;

THENCE N 89 degrees 17 minutes 28 seconds E, continuing along the common line of said Akintoye tract and said Enriquez tract, a distance of 125.00 feet to a City of Dallas Monument set for corner, said point being the southeast corner of said Enriquez tract, same point being in the west line of that certain tract of land conveyed to Lula Villa by Warranty Deed with Vendor's Lien as recorded in Instrument No. 20070365060, Official Public Records, Dallas County, Texas, same point being the most easterly northeast corner of said Zoppe tract;

THENCE S 02 degrees 51 minutes 32 seconds E, along the common line of said Villa tract and said Akintoye tract, a distance of 51.13 feet to a City of Dallas Monument set for corner, said point being the southeast corner of said Akintoye tract, same point being the southwest corner of said Villa tract, said point also in the northerly right-of-way line of Lyndon B. Johnson Freeway (Interstate Highway 635) (a variable width right-of-way);

THENCE S 74 degrees 43 minutes 17 seconds W, along the northerly line of said Lyndon B. Johnson Freeway (Interstate Highway 635), a distance of 652.04 feet to a City of Dallas Monument set for corner, said point being the southwest corner of said Akintoye tract, same point being the southeast corner of that certain 0.820 acre tract of land conveyed to Pleasant Grove Baptist Temple (known as Tract One) by Special Warranty Deed as recorded in Volume 96159, Page 1596, Deed Records, Dallas County, Texas;

THENCE N 01 degrees 27 minutes 28 seconds E, departing the northerly line of said Lyndon B. Johnson Freeway (Interstate Highway 635) and along the common line of said Zoppe tract and said Pleasant Grove Baptist Temple tract, a distance of 199.07 feet to a 5/8 inch iron rod with cap stamped "CBG Surveying" found for corner, said point being an angle point for said Akintoye tract;

THENCE N 28 degrees 07 minutes 28 seconds E, continuing along the common line of said Akintoye tract and said Pleasant Grove Baptist Temple tract, a distance of 309.87 feet to a 5/8 inch iron rod with cap stamped "CBG Surveying" found for corner, said point being the northwest corner of said Akintoye tract, same point being the northeast corner of said Pleasant Grove Baptist Temple tract, said point also being in the south line of said Sandyland Boulevard;

THENCE S 89 degrees 50 minutes 32 seconds E, along the southerly line of said Sandyland Boulevard, a distance of 347.96 feet to the POINT of BEGINNING and containing 188,749 square feet and 4.333 acre of computed land.

LEGEND:

IRF - IRON ROD FOUND
IRFC - IRON ROD FOUND CAPPED
R.O.W. - RIGHT-OF-WAY
CM - CONTROLLING MONUMENT
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
INST. NO. - INSTRUMENT NUMBER
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ESMT- EASEMENT
VOL. - VOLUME
PG. - PAGE
C.U.D. - COMMUNITY UNIT DEVELOPMENT
F.M.M. - FLOODWAY MONUMENT SET
MON SET - 3 1/4" METAL CAP STAMPED "VICTORIA LANE AT SANDYLAND RPLS NO. 1740"

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CONVERT 4.333 ACRES INTO 11 RESIDENTIAL LOTS AND COMMON AREA.
4. 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.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.

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

That Akinyemi O. Akintoye, **acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lots 1-11, Block 1/8500 and Common Area "A", VICTORIA LANE AT SANDYLANE , 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

AKINYEMI O. AKINTOYE

BY: _____

PRINTED NAME : _____

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 AKINYEMI O. AKINTOYE, **known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.**
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2023.

_____
Notary Public in and for Dallas County

SURVEYOR'S STATEMENT

I, Larry Turman, 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

_____ _____
Larry Turman Date
Registered Professional Land Surveyor, No. 1740

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 Larry Turman, 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 _____ 2023.

_____
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

I, TONY SHIDID, CHARPERSON OR BRENT RUBIN, VICE CHARPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE _____ DAY OF _____ A.D. 20_____
AND SAME WAS DULY APPROVED ON THE _____DAY OF _____ A.D. 20 _____ BY SAID COMMISSION.

_____
CHAIRPERSON OR VICE CHARPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

_____
SECRETARY

PRELIMINARY PLAT
VICTORIA LANE AT SANDYLAND
LOT 1-11, BLOCK 1/8500
& COMMON AREA "A"
BEING A PLAT OF
A TRACT OF LAND IN CITY BLOCK 8500
SITUATED IN
JOHN M. PRUITT SURVEY, ABSTRACT NO. 1179
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-005
ENGINEER PLAN NO. 311T-_____

SHEET: 2 OF 2

LEGEND

GM	GAS METER	FH	FIRE HYDRANT	MW	MONITORING WELL	SN	SIGN
GV	GAS VALVE	WM	WATER METER	TSP	TRAFFIC SIGNAL POLE	LP	LIGHT POLE
TP	TELEPHONE PEDESTAL	BL	BOLLARD	TSB	TRAFFIC SIGNAL BOX		TYPICAL FENCE
PP	POWER POLE	WV	WATER VALVE	SMH	SWB MAN HOLE	CONC	CONCRETE
DG	DOWN GUY	TP	TRANSFORMER PAD	GLM	GAS LINE MARKER		TREE
SLMH	SLS. MAN HOLE	EMH	ELECTRIC MANHOLE	VAULT	VAULT	EB	ELECTRIC BOX
CO	CLEAN OUT	SDMH	STORM DRAIN MAN HOLE	TMH	TELEPHONE MANHOLE		

OWNER/DEVELOPER:

AKINYEMI O. AKINTOYE
4722 BAYPORT DRIVE
GARLAND, TX 75043
PHONE: 361-688-5217

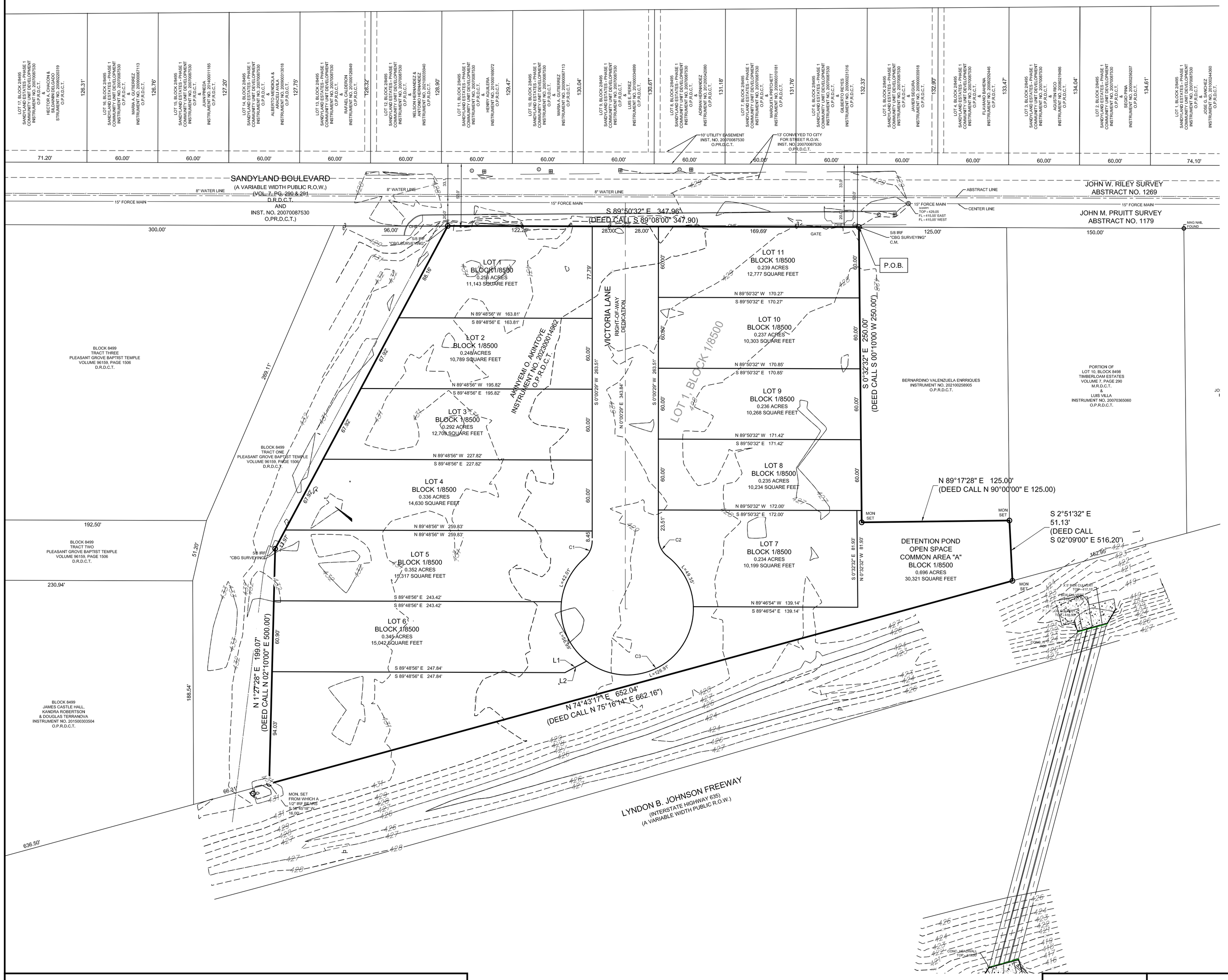
NO.	DATE	REVISION
1.		
2.		
3.		

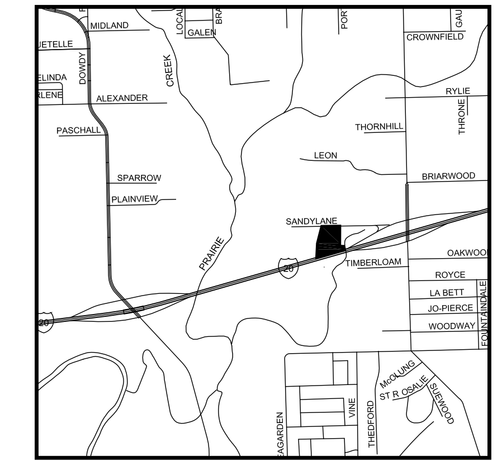
CENTRO RESOURCES, LLC
TBPS No. 10193888

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.:	23-024
DATE:	APRIL 19, 2023
SCALE:	1" - 40'
DRAWN BY:	RM





LOCATION MAP

NTS

N

0' 10' 20' 40'

SCALE: 1" = 20'

LEGEND:

IRF - IRON ROD FOUND
IRFC - IRON ROD FOUND CAPPED
R.O.W. - RIGHT-OF-WAY
CM - CONTROLLING MONUMENT
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
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MON SET - 3 1/4" METAL CAP STAMPED "VICTORIA LANE AT SANDYLAND RPLS NO. 1740"

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CONVERT 4.333 ACRES INTO 11 RESIDENTIAL LOTS AND COMMON AREA.
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5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.

PRELIMINARY PLAT
VICTORIA LANE AT SANDYLAND

LOT 1-11, BLOCK 1/8500
& COMMON AREA "A"
BEING A PLAT OF
A TRACT OF LAND IN CITY BLOCK 8500
SITUATED IN
JOHN M. PRUITT SURVEY, ABSTRACT NO. 1179
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-005
ENGINEER PLAN NO. 311T-_____

SHEET: 1 OF 2

LEGEND

GAS METER	FIRE HYDRANT	MONITORING WELL	SIGN
GAS VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	BOLLARD	TRAFFIC SIGNAL BOX	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MAN HOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GAS LINE MARKER	TREE
S.S. MAN HOLE	ELECTRIC MANHOLE	VAULT	ELECTRIC BOX
CLEAN OUT	STORM DRAIN MAN HOLE	TELEPHONE MANHOLE	

OWNER/DEVELOPER:

AKINYEMI O. AKINTOYE
4722 BAYPORT DRIVE
GARLAND, TX 75043
PHONE: 361-688-5217

NO.	DATE	REVISION
1.		
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3.		

CENTRO RESOURCES, LLC
TBPS No. 10193888

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.: 23-024
DATE: APRIL 19, 2023
SCALE: 1" - 40'
DRAWN BY: RM

OWNER'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF DALLAS ~

WHEREAS Akinyemi O. Akintoye is the sole owners of a 4.333 acre tract of land out of the John M. Pruitt Survey, Abstract No. 1179, City Block 8500 in the City of Dallas, Dallas County, Texas, being a portion of that certain tract of land conveyed to Akinyemi O. Akintoye by General Warranty Deed as recorded in Instrument No. 202300014962, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "CBG Surveying" found for corner at the most northerly northeast corner of said Akintoye tract, said point being the northwest corner of northwest corner of that certain 0.72 acre tract of land conveyed to Bernardino Valenzuela Enrriques by Special Warranty Deed (Cash) as recorded in Instrument No. 202100258905, Official Public Records, Dallas County, Texas, same point being in the south right-of-way line of Sandyland Boulevard (a variable width right-of-way);

THENCE S 00 degrees 32 minutes 32 seconds E, departing the south line of said Sandyland Boulevard and along the common line of said Zoppe tract and said Enrriques tract, a distance of 250.00 feet to a City of Dallas Monument set for corner, said point being the southwest corner of said Enrriques tract, same point being an angle point of said Akintoye tract;

THENCE N 89 degrees 17 minutes 28 seconds E, continuing along the common line of said Akintoye tract and said Enrriques tract, a distance of 125.00 feet to a City of Dallas Monument set for corner, said point being the southeast corner of said Enrriques tract, same point being in the west line of that certain tract of land conveyed to Luis Villa by Warranty Deed with Vendor's Lien as recorded in Instrument No. 20070365060, Official Public Records, Dallas County, Texas, same point being the most easterly northeast corner of said Zoppe tract;

THENCE S 02 degrees 51 minutes 32 seconds E, along the common line of said Villa tract and said Akintoye tract, a distance of 51.13 feet to a City of Dallas Monument set for corner, said point being the southeast corner of said Akintoye tract, same point being the southwest corner of said Villa tract, said point also in the northerly right-of-way line of Lyndon B. Johnson Freeway (Interstate Highway 635) (a variable width right-of-way) ;

THENCE S 74 degrees 43 minutes 17 seconds W, along the northerly line of said Lyndon B. Johnson Freeway (Interstate Highway 635), a distance of 652.04 feet to a City of Dallas Monument set for corner, said point being the southwest corner of said Akintoye tract, same point being the southeast corner of that certain 0.820 acre tract of land conveyed to Pleasant Grove Baptist Temple (known as Tract One) by Special Warranty Deed as recorded in Volume 96159, Page 1506, Deed Records, Dallas County, Texas;

THENCE N 01 degrees 27 minutes 28 seconds E, departing the northerly line of said Lyndon B. Johnson Freeway (Interstate Highway 635) and along the common line of said Zoppe tract and said Pleasant Grove Baptist Temple tract, a distance of 199.07 feet to a 5/8 inch iron rod with cap stamped "CBG Surveying" found for corner, said point being an angle point for said Akintoye tract;

THENCE N 28 degrees 07 minutes 28 seconds E, continuing along the common line of said Akintoye tract and said Pleasant Grove Baptist Temple tract, a distance of 309.87 feet to a 5/8 inch iron rod with cap stamped "CBG Surveying" found for corner, said point being the northwest corner of said Akintoye tract, same point being the northeast corner of said Pleasant Grove Baptist Temple tract, said point also being in the south line of said Sandyland Boulevard;

THENCE S 89 degrees 50 minutes 32 seconds E, along the southerly line of said Sandyland Boulevard, a distance of 347.96 feet to the POINT of BEGINNING and containing 188,749 square feet and 4.333 acre of computed land.

LEGEND:

IRF - IRON ROD FOUND
IRFC - IRON ROD FOUND CAPPED
R.O.W. - RIGHT-OF-WAY
CM - CONTROLLING MONUMENT
M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
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MON SET - 3 1/4" METAL CAP STAMPED "VICTORIA LANE AT SANDYLAND RPLS NO. 1740"

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
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4. 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.
5. ALL STRUCTURES ON PROPERTY WILL REMAIN. ANY FLATWORK CROSSING PROPERTY LINE WILL BE REMOVED.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Akinyemi O. Akintoye**, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as Lots 1-11, Block 1/8500 and Common Area "A", VICTORIA LANE AT SANDYLANE , 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. Sidewalks shall be constructed by the builder as required by City Council Resolutions No. 68-1038 and in accordance with the requirements of the Director of Public Works.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

AKINYEMI O. AKINTOYE

BY: _____

PRINTED NAME : _____

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 AKINYEMI O. AKINTOYE**, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity herein stated.**
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2023.

_____
Notary Public in and for Dallas County

SURVEYOR'S STATEMENT

I, Larry Turman, 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

_____ _____
Larry Turman Date
Registered Professional Land Surveyor, No. 1740

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 Larry Turman, 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 _____ 2023.

_____
Notary Public in and for Dallas County, Texas

CERTIFICATE OF APPROVAL

I, TONY SHIDID, CHARPERSON OR BRENT RUBIN, VICE CHARPERSON OF THE CITY PLAN COMMISSION OF THE CITY OF DALLAS, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE CITY PLAN COMMISSION OF THE CITY OF DALLAS ON THE _____ DAY OF _____ A.D. 20_____ AND SAME WAS DULY APPROVED ON THE _____DAY OF _____ A.D. 20 _____ BY SAID COMMISSION.

_____
CHAIRPERSON OR VICE CHARPERSON
CITY PLAN COMMISSION
DALLAS, TEXAS

ATTEST:

_____
SECRETARY

PRELIMINARY PLAT
VICTORIA LANE AT SANDYLAND
LOT 1-11, BLOCK 1/8500
& COMMON AREA "A"
BEING A PLAT OF
A TRACT OF LAND IN CITY BLOCK 8500
SITUATED IN
JOHN M. PRUITT SURVEY, ABSTRACT NO. 1179
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-005
ENGINEER PLAN NO. 311T-_____

SHEET: 2 OF 2

LEGEND

GAS METER	FIRE HYDRANT	MONITORING WELL	SIGN
GAS VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	BOLLARD	TRAFFIC SIGNAL BOX	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MAN HOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GAS LINE MARKER	TREE
S.S. MAN HOLE	ELECTRIC MANHOLE	VAULT	ELECTRIC BOX
CLEAN OUT	STORM DRAIN MAN HOLE	TELEPHONE MANHOLE	

OWNER/DEVELOPER:

AKINYEMI O. AKINTOYE
4722 BAYPORT DRIVE
GARLAND, TX 75043
PHONE: 361-688-5217

NO.	DATE	REVISION
1.		
2.		
3.		

CENTRO RESOURCES, LLC
TBPS No. 10193888

1475 HERITAGE PKWY., STE 217
MANSFIELD, TEXAS 76063

(817) 354-1445
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.: 23-024
DATE: APRIL 19, 2023
SCALE: 1" - 40'
DRAWN BY: RM

City of Dallas

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

Agenda Information Sheet

File #: 23-2859 **Item #:** 15.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 8

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to create one 17.900-acre lot and one 3.042-acre lot from a 22.211-acre tract of land and to dedicate a public right of way in City Block 8837 on property located between Ravenview Road and Fish Road, west of Belt Line Road.
Applicant/Owner: Sikka Investment 2, LLC
Surveyor: Richey Development Engineering, LLC
Application Filed: October 06, 2023
Zoning: CR & A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-006

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

FILE NUMBER: S234-006 **SENIOR PLANNER:** Hema Sharma

LOCATION: between Ravenview Road and Fish Road, west of Belt Line Road

DATE FILED: October 06, 2023 **ZONING:** CR & A(A)

CITY COUNCIL DISTRICT: 8 **SIZE OF REQUEST:** 22.21-acres

APPLICANT/OWNER: Sikka Investment 2, LLC

REQUEST: An application to create one 17.900-acre lot and one 3.042-acre lot from a 22.211-acre tract of land and to dedicate a public right of way in City Block 8837 on property located between Ravenview Road and Fish Road, west of Belt Line Road.

SUBDIVISION HISTORY:

1. S223-179 is a request southeast of the present request to create one 6.84-acre lot from a tract of land in City Block 5/8823 on property located on Beltline road, northwest of Lawson Road. The request was approved on July 6, 2023 but has not been recorded

2. S201-768 was a request southwest of the present request to create two 2.469-acre (107,557-square foot) lots from a 4.938-acre tract of land in City Block C/8824 on property located on Ord Street at the terminus of Fallen Leaf Drive. The request was approved on October 21, 2021 but has not been recorded.

3. S189-062 was a request south of the present request to create a 73-lot single family addition from a 33.607-acre tract of land in City Block 8823 on property located on Fish Road between Seagoville Road and Belt Line Road. The request was approved on December 13, 2018 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail District and A(A) Agricultural 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*

6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.

7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."

8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.

10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.

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

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

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

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

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

18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Belt Line Road & Edd Road. Section 51A 8.602(d)(1)

19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Edd Road & Fish Road. Section 51A 8.602(d)(1)

20. 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, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

21. Provide 20 feet all-weather paving material for Edd Road along the proposed plat per the City of Dallas standard. *51A 8.604(b)(2)*

Survey (SPRG) Conditions:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.

23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).

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

Dallas Water Utilities Conditions:

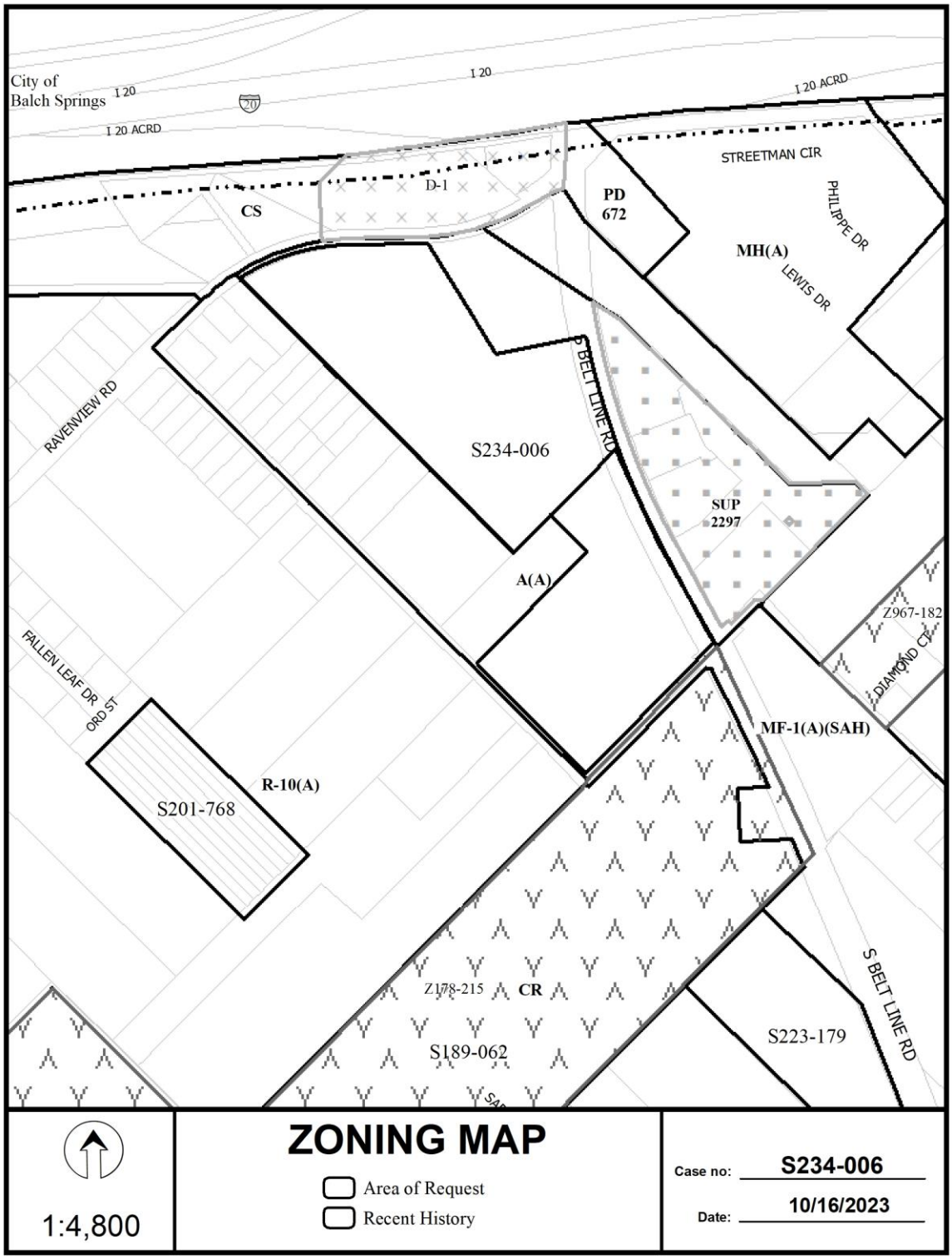
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

Street Name / GIS, Lot & Block Conditions:

26. Prior to the final plat, change “South Belt Line Road” to “Belt Line Road”

27. Prior to the final plat, change “Ravenview Road” to “Ravenview Road (FKA Alexander Road)”

28. On the final plat, identify the property as Lots 1 & 2 in City Block E/8837. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



1:4,800

ZONING MAP

Area of Request

Recent History

Case no: S234-006

Date: 10/16/2023

1:4,800

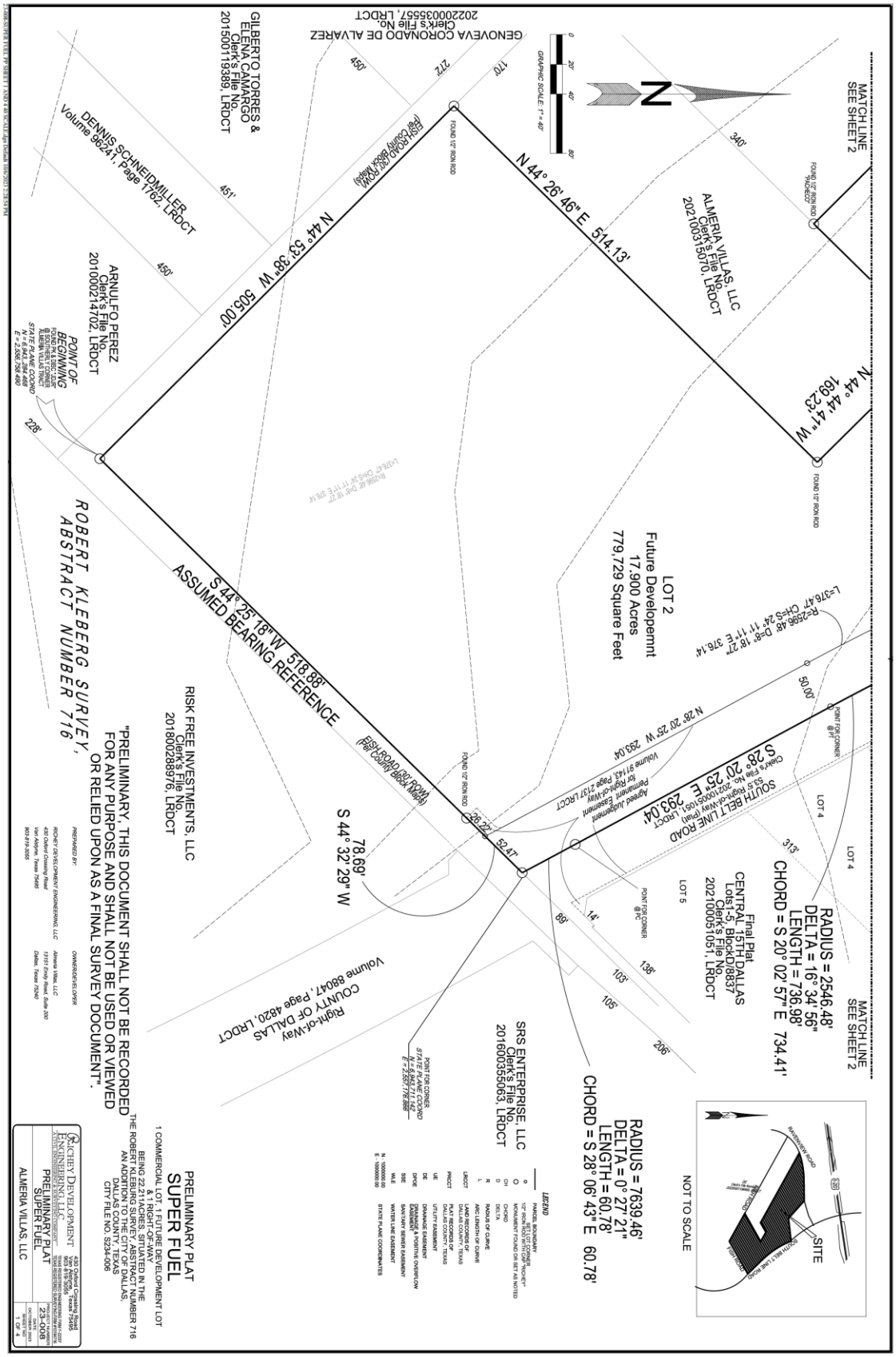
AERIAL MAP

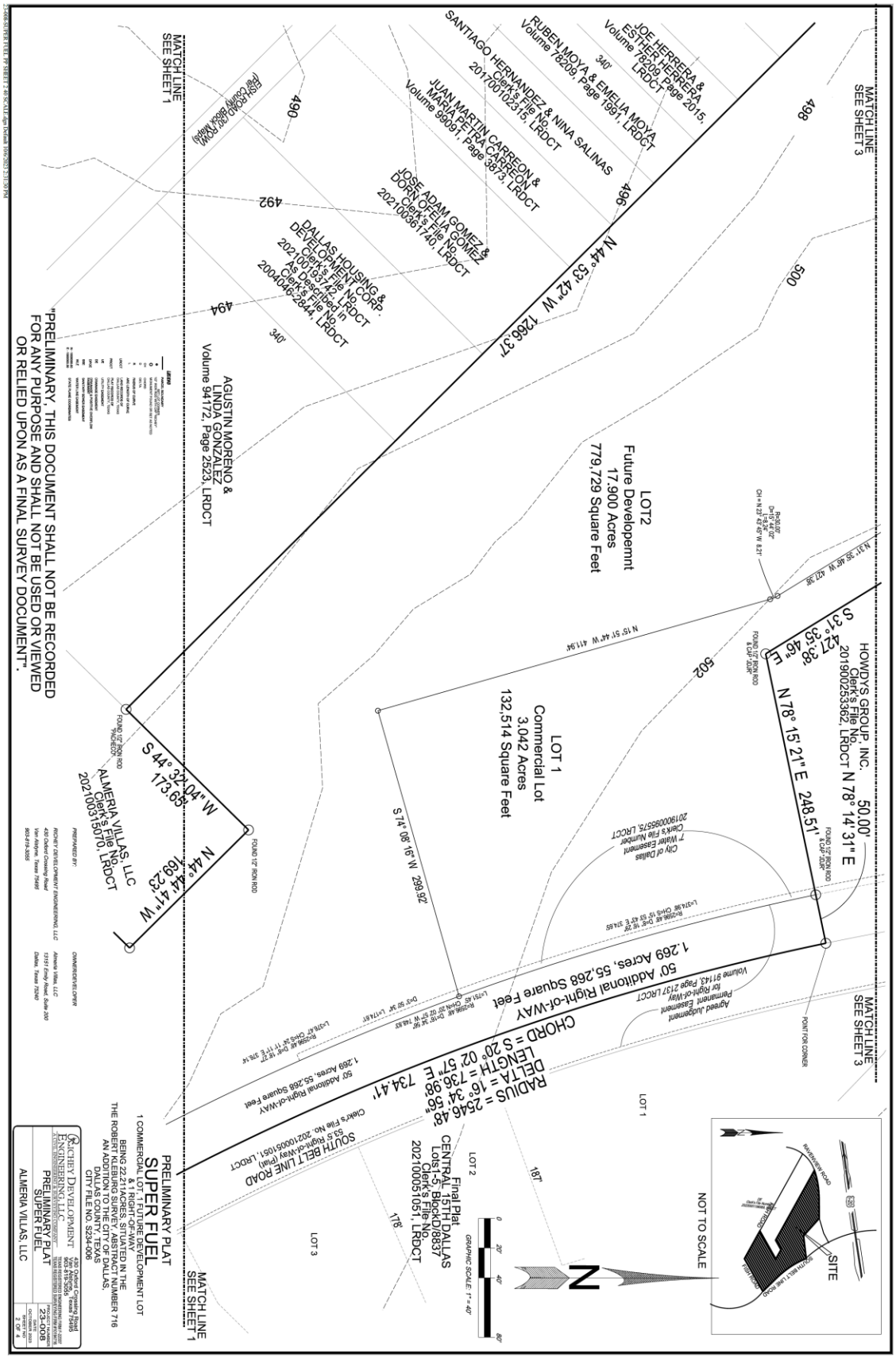
Area of Request

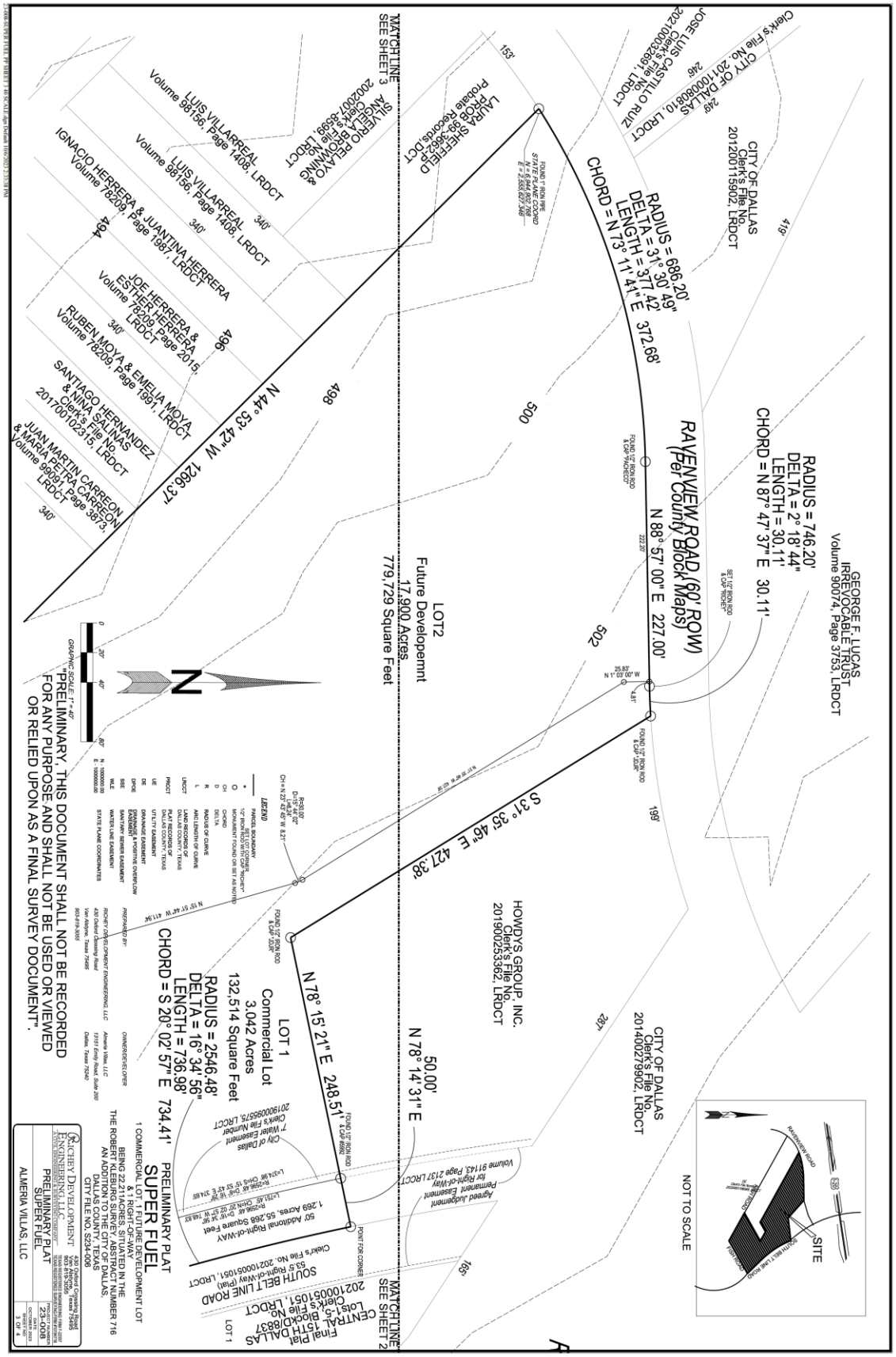
Recent History

Case no: S234-006

Date: 10/16/2023


MATCH LINE SEE SHEET 2
MATCH LINE SEE SHEET 2
RADIUS = 2546.48'
DELTA = 16° 34' 56"
LENGTH = 736.98'
CHORD = S 20° 02' 57" E 734.41'
RADIUS = 7639.46'
DELTA = 0° 27' 21"
LENGTH = 60.78'
CHORD = S 28° 06' 43" E 60.78'
N 44° 44' 47" W
169.23'
N 44° 26' 46" E 514.13'
N 44° 53' 38" W 505.00'
S 44° 25' 18" W 518.88'
ASSUMED BEARING REFERENCE
S 44° 32' 29" W
78.69'
S 28° 20' 25" E 293.04'
N 28° 20' 25" W 293.04'
L=376.47 CH=S 24° 11' 11" E 376.14
R=2596.48' D=8° 18' 27"
LOT 2
Future Developemnt
17.900 Acres
779,729 Square Feet
LOT 4
LOT 5
Final Plat
CENTRAL 15TH DALLAS
Lots1-5, BlockD/8837
Clerk's File No.
202100051051, LRDCT
ALMERIA VILLAS, LLC
Clerk's File No.
202100315010, LRDCT
GENOVEVA CORONADO DE ALVAREZ
Clerk's File No.
202200035557, LRDCT
GILBERTO TORRES & ELENA CAMARGO
Clerk's File No.
201500119389, LRDCT
DENNIS SCHNEIDMILLER
Volume 96241, Page 1762, LRDCT
ARNULFO PEREZ
Clerk's File No.
201000214702, LRDCT
SRS ENTERPRISE, LLC
Clerk's File No.
201600355063, LRDCT
RISK FREE INVESTMENTS, LLC
Clerk's File No.
201800288976, LRDCT
SOUTH BELT LINE ROAD
S.S.P. Right-of-Way (Fee)
Clerk's File No. 202100051051, LRDCT
Agreed Judgement Permanent Easement for Right-of-Way
Volume 91143 Page 2157 LRDCT
FISH ROAD (60' ROW)
(Fair County Back Maps)
Right-of-Way
COUNTY OF DALLAS
Volume 68047, Page 4820, LRDCT
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
POINT OF BEGINNING
POINT FOR CORNER @ SOUTHEAST CORNER ALMERIA VILLAS TRACT
STATE PLANE COORD
N = 6,943,368.468
E = 2,596,768.490
POINT FOR CORNER @ P.C.
POINT FOR CORNER @ P.T.
FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD W/CAP
GRAPHIC SCALE: 1" = 40'
NOT TO SCALE
SITE
WATERMILL ROAD
SOUTH BELT LINE ROAD
LEGEND
PARCEL BOUNDARY
POINT FOR CORNER
MONUMENT FOUND OR SET AS NOTED
CHORD
DELTA
RADIUS OF CURVE
ARC LENGTH OF CURVE
DALLAS COUNTY, TEXAS
PLAT RECORDS OF DALLAS COUNTY, TEXAS
UTILITY EASEMENT
DRAINAGE EASEMENT
DRAINAGE & POSITIVE OVERFLOW EASEMENT
SANITARY SEWER EASEMENT
WALL
WATER LINE EASEMENT
STATE PLANE COORDINATES
"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".
PREPARED BY:
RICHEY DEVELOPMENT ENGINEERING, LLC
430 Oxford Crossing Road
Van Alstyne, Texas 75495
903-819-5055
OWNER/DEVELOPER:
Almeria Villas, LLC
13101 Emily Road, Suite 300
Dallas, Texas 75240
PRELIMINARY PLAT
SUPER FUEL
1 COMMERCIAL LOT, 1 FUTURE DEVELOPMENT LOT
& 1 RIGHT-OF-WAY
BEING 22.214 ACRES, SITUATED IN THE
THE ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY FILE NO. S234-006
RICHEY DEVELOPMENT ENGINEERING, LLC
430 Oxford Crossing Road
Van Alstyne, Texas 75495
903-819-5055
TBPE Firm Registration No. F-14997
TBPLS Firm Registration No. 10194400
PRELIMINARY PLAT
SUPER FUEL
ALMERIA VILLAS, LLC
23-008
11/02/2023
1 OF 4


MATCH LINE
SEE SHEET 3
MATCH LINE
SEE SHEET 1
PRELIMINARY PLAT
SUPER FUEL
1 COMMERCIAL LOT, 1 FUTURE DEVELOPMENT LOT
& 1 RIGHT-OF-WAY
BEING 22.211ACRES, SITUATED IN THE
THE ROBERT McCULLOUGH SURVEY, ABSTRACT NUMBER 716
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY FILE NO. S234-006
McCHEY DEVELOPMENT ENGINEERING, LLC
PRELIMINARY PLAT
SUPER FUEL
ALMERIA VILLAS, LLC
23-008
2 OF 4
"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".
JOE HERRERA &
ESTHER HERRERA
Volume 78209, Page 2015,
LRDCT
JOE HERRERA &
ESTHER HERRERA
Volume 78209, Page 2015,
LRDCT
RUBEN MOYA & EMELIA MOYA
Volume 78209, Page 1991, LRDCT
SANTIAGO HERNANDEZ & NINA SALINAS
Clerk's File No.
20170010231S, LRDCT
JUAN MARTIN CARREON &
MARIA CETIRA CARREON
Volume 99091, Page 3873, LRDCT
JOSE ADAM GOMEZ &
DORIN OFELIA GOMEZ
Clerk's File No.
20210036174S, LRDCT
DALLAS HOUSING &
DEVELOPMENT CORP.
Clerk's File No.
20210031742, LRDCT
As described in
Clerk's File No.
20040462864, LRDCT
AGUSTIN MORENO &
LINDA GONZALEZ
Volume 94172, Page 2523, LRDCT
HOWDYS GROUP, INC.
Clerk's File No.
20190025336Z, LRDCT
LOT2
Future Developemnt
17.900 Acres
779,729 Square Feet
LOT 1
Commercial Lot
3.042 Acres
132,514 Square Feet
ALMERIA VILLAS, LLC
Clerk's File No.
20210031507O, LRDCT
CENTRAL 85TH DALLAS
Lots 3, Block D/8637
Clerk's File No.
20210005105T, LRDCT
SOUTH BELT LINE ROAD
Clerk's File No. 20210005105T, LRDCT
50' Additional Right-of-WAY
1.269 Acres, 55,268 Square Feet
RADIUS = 2546.48'
DELTA = 16° 34' 56"
LENGTH = 736.98'
CHORD = S 20° 02' 57" E
734.41'
50' Additional Right-of-WAY
1.269 Acres, 55,268 Square Feet
S 44° 32' 04" W
173.63'
N 44° 44' 41" W
169.23'
N 44° 53' 42" W 1266.37'
N 78° 15' 21" E 248.51'
S 31° 35' 46" E
427.38'
50.00'
N 78° 14' 31" E
S 74° 08' 16" W 299.92'
N 15° 51' 44" W 411.94'
N 31° 35' 46" W 427.38'
POINT FOR CORNER
FOUND 1/2" IRON ROD
LOT 1
LOT 2
LOT 3
GRAPHIC SCALE: 1" = 40'
NOT TO SCALE
SITE
BANDERA RIVER ROAD
SOUTH BELT LINE ROAD
CROSS BAY & 1-398 FWY
SOUTH
CENTRAL
EXPRESSWAY
MATCH LINE
SEE SHEET 1
MATCH LINE
SEE SHEET 3


GEORGE F. LUCAS IRREVOCABLE TRUST Volume 90074, Page 3753, LRDCT
RADIUS = 746.20'
DELTA = 2° 18' 44"
LENGTH = 30.11'
CHORD = N 87° 47' 37" E 30.11'
CITY OF DALLAS Clerk's File No. 201200111590Z, LRDCT
CITY OF DALLAS Clerk's File No. 201100080810, LRDCT
JOSE LUIS CASTILLO RUIZ Clerk's File No. 202100032691, LRDCT
RADIUS = 686.20'
DELTA = 31° 30' 49"
LENGTH = 377.42'
CHORD = N 73° 11' 41" E 372.68'
RAVENVIEW ROAD (60' ROW)
(Per County Block Maps)
N 88° 57' 00" E 227.00'
LOT2
Future Developemnt
17.900 Acres
779,729 Square Feet
S 31° 35' 46" E 427.38'
HOWDYS GROUP, INC. Clerk's File No. 201900253362, LRDCT
CITY OF DALLAS Clerk's File No. 201400279902, LRDCT
N 78° 14' 31" E
50.00'
N 78° 15' 21" E 248.51'
LOT 1
Commercial Lot
3.042 Acres
132,514 Square Feet
RADIUS = 2546.48'
DELTA = 16° 34' 56"
LENGTH = 736.98'
CHORD = S 20° 02' 57" E 734.41'
PRELIMINARY PLAT
SUPER FUEL
1 COMMERCIAL LOT, 1 FUTURE DEVELOPMENT LOT
THE ROBERT KLEBURG SURVEY, ABSTRACT NUMBER 716
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY FILE NO. S234-006
SOUTH BELTLINE ROAD
53.5' Right-of-Way (Plat)
Clerk's File No. 202100051051, LRDCT
Final Plat
CENTRAL 15TH DALLAS
Lots 1-5, Block D/8337
Clerk's File No.
202100051051, LRDCT
MATCH LINE SEE SHEET 2
MATCH LINE SEE SHEET 3
N 44° 53' 42" W 1266.37'
LUIS VILLARREAL Volume 98156, Page 1408, LRDCT
LUIS VILLARREAL Volume 98156, Page 1408, LRDCT
IGNACIO HERRERA & JUANITNA HERRERA Volume 78209, Page 1991, LRDCT
JOE HERRERA & ESTHER HERRERA Volume 78209, Page 2015, LRDCT
RUBEN MOYA & EMELIA MOYA Volume 78209, Page 1991, LRDCT
SANTIAGO HERNANDEZ & NINA SALINAS Clerk's File No. 201700102315, LRDCT
JUAN MARTIN CARREON & MARIA PETRA CARREON Volume 99091, Page 3873, LRDCT
SILVERIO PELAYO & ANGELA BROWNING Clerk's File No. 202200172899, LRDCT
LAURA SHEFFIELD PROB 99-3062-P Probate Records, DCT
NOT TO SCALE
SITE
"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".
GRAPHIC SCALE 1" = 40'
N 1000000.00
E 1000000.00
PREPARED BY:
RICHEY DEVELOPMENT ENGINEERING, LLC
OWNER/DEVELOPER
Alameria Villas, LLC
PRELIMINARY PLAT
SUPER FUEL
ALMERIA VILLAS, LLC
S234-006

OWNERS CERTIFICATE

DESCRIPTION:

WHEREAS ALMERIA VILLAS, LLC, a Texas limited liability company, is the owner of a tract of land situated in the ROBERT KLEGBURG SURVEY, ABSTRACT NUMBER 716, being the called 22.211 acre tract described in Special Warranty Deed to ALMERIA VILLAS, LLC, a Texas limited liability company, as filed for record in Clerk's File Number 202100315070 of the Land Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGIN at a PK Nail & Disc (JDJR) found for corner at the southerly corner of said ALMERIA VILLAS tract, also being an ell corner in the northerly Right-of-Way line of Fish Road (a 30 foot wide Right-of-Way per Dallas County Block Maps and by use and occupation;

THENCE N 44°53'38" W, along the southerly most southwesterly boundary of said ALMERIA VILLAS tract and a northerly Right-of-Way line of said Fish Road, a distance of 505.00 feet to a 1/2" iron rod found for corner at an ell corner on the southwesterly boundary of said ALMERIA VILLAS tract, said corner also being the south corner of a the tract of land described in General Warranty Deed to ALMERIA VILLAS, LLC, (hereafter known as ALMERIA VILLAS tract 2), as filed for record in Clerk's File Number 202100326846 of the Land Records of Dallas County, Texas;

THENCE N 44°26'48 E, along the common line between said ALMERIA VILLAS tract and said ALMERIA VILLAS tract 2, a distance of 514.13 feet to a 1/2" iron rod found for corner at an ell corner on the southwesterly boundary of said ALMERIA VILLAS tract, also being the east corner of said ALMERIA VILLAS tract 2;

THENCE N 44°44'41" W, along a common line between said ALMERIA VILLAS tract 1 and said ALMERIA VILLAS tract 2, a distance of 169.23 feet to 1/2" iron rod found for corner at at ell corner on the southwesterly boundary of said ALMERIA VILLAS tract, also being the north corner of said ALMERIA VILLAS tract 2;

THENCE S 44°32'04" W, along a common line between said ALMERIA VILLAS tract 1 and said ALMERIA VILLAS tract 2, a distance of173.65 feet to a 1/2" capped iron rod (PACHECO) found for corner at an ell corner on the southwest boundary of said ALMERIA VILLAS tract, also being the east corer of the tract of land described in Warranty Deed With Vendor's Lien to AGUSTIN MORENO and LINDA GONZALEZ, as filed for record in Volume 94172, Page 2523 of the Land Records of Dallas County, Texas;

THENCE N 44°53'42 W, along the southwesterly boundary of said ALMERIA VILLAS tract, a distance of 1266.35 feet to a 1" iron pipe found for corner at the northwest corner of said ALMERIA VILLAS tract, said corner also being on the southerly Right-of-Way of Raven view Road (60' foot wide Right-of-Way per Dallas County Block Maps and by use and occupation), said corner also being on the arc of a non-tangent curve to the right having a radius of 686.20 feet, a central angle of 31°30'49", and a chord of N 73°11'41" E, a distance of 372.68 feet;

THENCE in an easterly direction, along the northerly most north boundary of said ALMERIA VILLAS tract and the southerly Right-of-Way of said Ravenview road the following three (3) courses;

1.) easterly along the arc of said curve to the right, an arc distance of 377.42 feet to a 1/2" iron rod with cap (PACHECO) found for corner at the end of said curve;

2.) N 88°57'00" E, a distance of 227.00 feet to a 1/2" iron rod with cap "RICHEY" set for corner at the beginning of a curve to the left having a radius of 743.20 feet, a central angle 2°18'44", and a chord of N 87°47'37", a distance of 3011 feet;

3.) easterly along the arc of said curve to the left,

an arc distance of 30.12 feet to a 5/8" iron rod with cap "JDJR" found for corner at the end of said curve also being the northerly most northeast corner of said ALMERIA VILLAS, tract, also being the northwest corner of the land described in Special Warranty Deed With Vendor's Lien to HOWDYS GROUP, INC., as filed for record in Clerk's File Number 201900253362 of the Land Records of Dallas County, Texas;

THENCE S 31°35'46" E, along the northerly most easterly boundary of said ALMERIA VILLAS tract, also being the west boundary of said HOWDYS tract, a distance of 427.38 feet to a 5/8" iron rod with cap "JDJR" found for corner at an ell corner of said ALMERIA VILLAS tract, also being the southwest corner of said HOWDYS tract;

THENCE N 78°15'21" E, along the southerly most north boundary of said ALMERIA VILLAS tract, also being the southerly boundary of said HOWDYS tract, a distance of 248.51 feet 5/8" iron rod with cap "JDJR" found for corner on the west boundary of a Permanent Easement per Agree Judgement, as filed for record in Volume 91143, Page 2137 of the Land Records of Dallas County, Texas (known locally as South Belt Line Road);

THENCE N 78°14'31" E, continuing along the southerly most north boundary of said ALMERIA VILLAS tract, also being the south boundary of said HOWDYS tract, a distance of 50.00 feet to a point for corner at the southerly most northeast corner of said ALMERIA VILLAS tract and the southeast corner of said HOWDYS tract, also being on the westerly boundary of CENTRAL 15TH DALLAS LOTS 1-5, BLOCK D/8837, according to the Final Plat thereof, as filed for record in Clerk's File Number 202100051051, LRDCT, said corner also being on the centerline of said South Belt Line Road, said corner also being on the arc of a non-tangent curve to the left, having a radius of 2546.48 feet, a central angle of 16°34'56", and chord of S 20°02'57" E;

THENCE in a southerly direction along the easterly boundary of said ALMERIA VILLAS tract, the westerly boundary of said CENTRAL 15TH DALLAS boundary and the center line of said South Belt Line Road, the follow three (3) courses;

1.) southerly along the arc of said curve to the left, an arc distance of 736.98 feet to a point for corner at the end of said curve;

2.) S 28°20'25" E, a distance of 293.04 feet to a point for corner at the beginning of a curve to the right having a radius of 7639.46 feet, a central angle of 0°27'21", and a chord of S 28°06'43" E, a distance of 60.78 feet;

3.) southeasterly along the arc of said curve to the right,

an arc distance of 60.78 feet to a point for corner at the southeast corner of said ALMERIA VILLAS tract, also being the south corner of said CENTRAL 15TH DALLAS ;

THENCE S 44°32'29" W, along the southeasterly boundary of said ALMERIA VILLAS tract and the northerly Right-of-Way of said Fish Road, a distance of 78.69 feet to 1/2" iron rod found for corner at the souther most southwest corner of the aforesaid Permanent Easement;

THENCE S 44r25'18" W (Assumed Bearing Reference), along the southeasterly boundary of said ALMERIA VILLAS tract and a northerly Right-of-Way of said Fish Road, a distance of 518.88 feet back to the POINT OF BEGINNING and containing 22.211 Acres (967,531 Square Feet) of land, MORE OR LESS

SURVEYOR'S CERTIFICATE

THAT I, Paul M. Valentine, Registered Professional Land Surveyor, do hereby certify that I prepared this Preliminary Plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Dallas Development Code (Ordinance 19455, as amended) , and Texas Local Government Code, Chapter 212, and City of Dallas Development Code Section 51A-8.617 (a)(b)(c)(d)&(e).

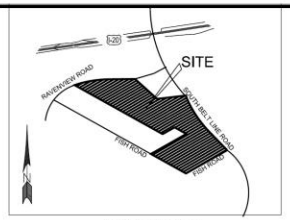
Paul M. Valentine
Registered Professional Land Surveyor
State of Texas
Certificate Number 5359

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personaly appeared Paul M. Valentine, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023, A.D.

NOTARY PUBLIC, STATE OF TEXAS



NOT TO SCALE

SURVEYORS GENERAL NOTES:
1.) The subject property lies within the City of Dallas, Dallas County, Texas, Community Number 480165, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48443C0530F, Revised July 2, 2014.
2.) The assumed bearing reference of S 44°25'18" W, as shown hereon, is based on the southeast line of the land described in Special Warranty Deed to ALMERIA VILLAS, LLC, as filed for record in Clerk's File Number 202100315070 of the Land Records of Dallas County, Texas, and are for delineating angles only.
3.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983,Texas North Central Zone), and were obtained from Global Positioning System observations.
4.) The purpose of this plat is to create One Commercial Lot and One Future Development Lot from a 22.211 Acre tract of land.
5.) All lot corners, points of curvature and tangency and changes in direction are set 1/2 " capped iron rods (RICHEY ENG.); where impractical to set iron rods, nails in brass disc (RICHEY ENG.) are set in concrete or other hard surface.
6.) All Utility Easement shall be privately owned and maintained - County shall not own nor maintain these Utility Easements.

Approved:

As Approved by Court Order No._____, dated _____
by the Commissioners Court

_____
County JUdge

_____
Date

_____
Director

_____
Date

_____
Director of Public Works

_____
Date

COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT" CERIFICATION:

I hereby certify that the water and on-site wastewater facilities described on this Final Plat conform to applicable health laws of the State of Texas. This Final Plat meets current Dallas County requirements related to water supply, septic systems, lot sizes, and site evaluation. This does not constitute license, permit, or approval of any specific individual private water facility or private On Site Sewerage Facility(OSSF) system design or installation.

_____
Director of Dallas County Health and Human Services Department

_____
Date

PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING, LLC
430 Oxford Crossing Road
Van Alstyne, Texas 75495
903-819-3055

OWNER/DEVELOPER

Almeria Villas, LLC
13151 Emily Road, Suite 200
Dallas, Texas 75240

STATE OF TEXAS)
COUNTY OF DALLAS)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ALMERIA VILLAS, LLC, a Texas limited liability company, does hereby adopt this Preliminary Plat, designating the hereon described property as SUPER FUEL, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever the alleys and floodway management areas shown hereon. The easements shown hereon 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 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 buildings, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems 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 of any maintenance or service required ordinarily performed by that utility)

Waterline 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 the installation and maintenance of manholes, clean outs, 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 locations 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 _____ day of _____, 2023, A.D.

ALMERIA VILLAS, LLC
a Texas limited liability company

By:
_____
NAME:
TITLE:

STATE OF TEXAS)
COUNTY OF DALLAS)

This instrument was acknowledged before me on _____2023, by _____, _____ of ALMERIA VILLAS, LLC, a Texas limited liability company on behalf of said company.

_____
NOTARY PUBLIC, STATE OF TEXAS

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____A.D. 20_____
and same was duly approved on the _____day of _____A.D. 20_____by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

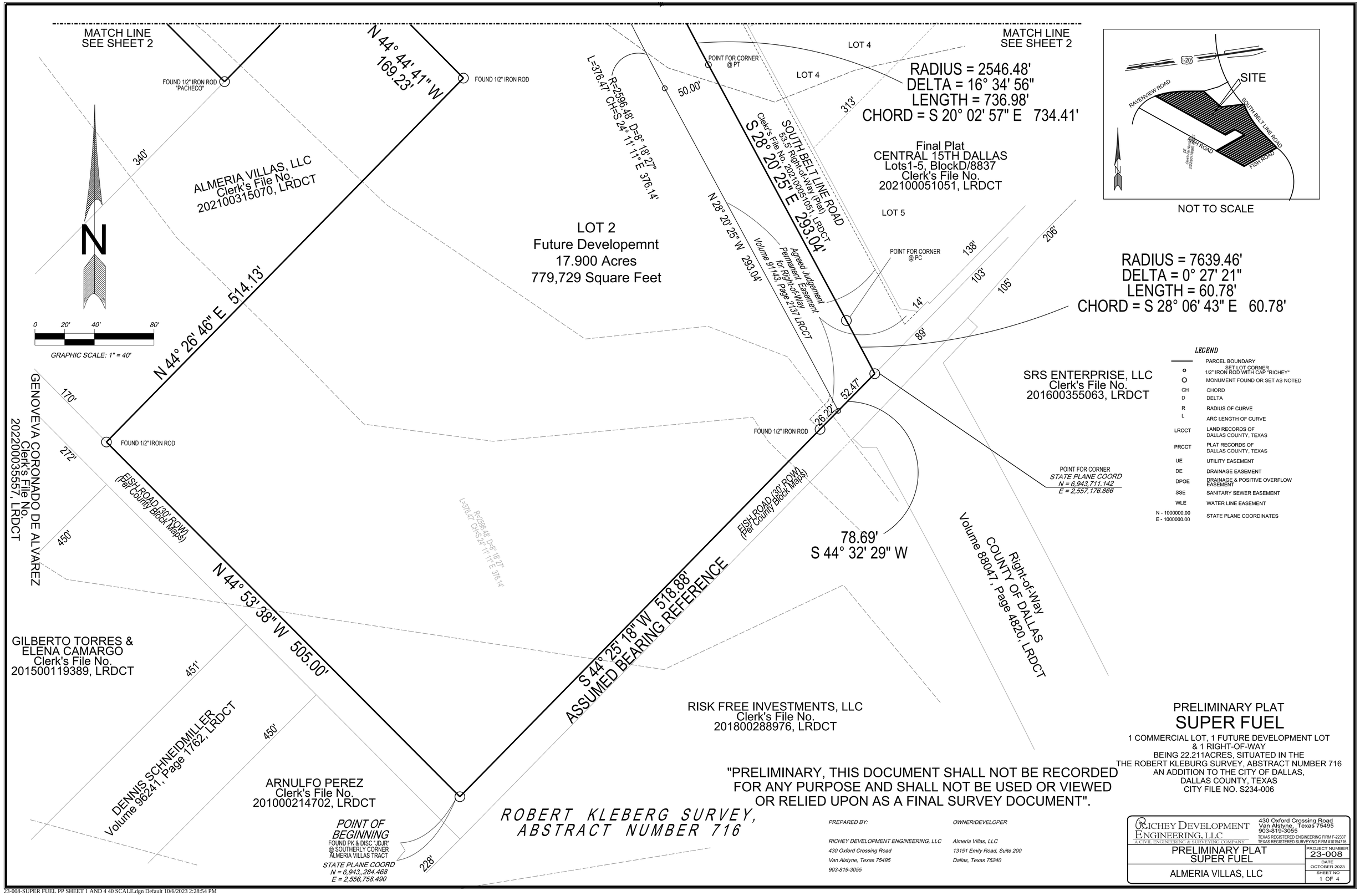
PRELIMINARY PLAT
SUPER FUEL
1 COMMERCIAL LOT, 1 FUTURE DEVELOPMENT LOT
& 1 RIGHT-OF-WAY
BEING 22.211 ACRES, SITUATED IN THE
THE ROBERT KLEBURG SURVEY, ABSTRACT NUMBER 716
AN ADDITION TO THE CITY OF DALLAS,
DALLAS COUNTY, TEXAS
CITY FILE NO. S234-006

RICHEY DEVELOPMENT ENGINEERING, LLC
CIVIL ENGINEERING • SURVEYING COMPANY
430 Oxford Crossing Road
Van Alstyne, Texas 75495
903-819-3055
TEXAS REGISTERED ENGINEERING FIRM F-22
TEXAS REGISTERED SURVEYING FIRM F-10

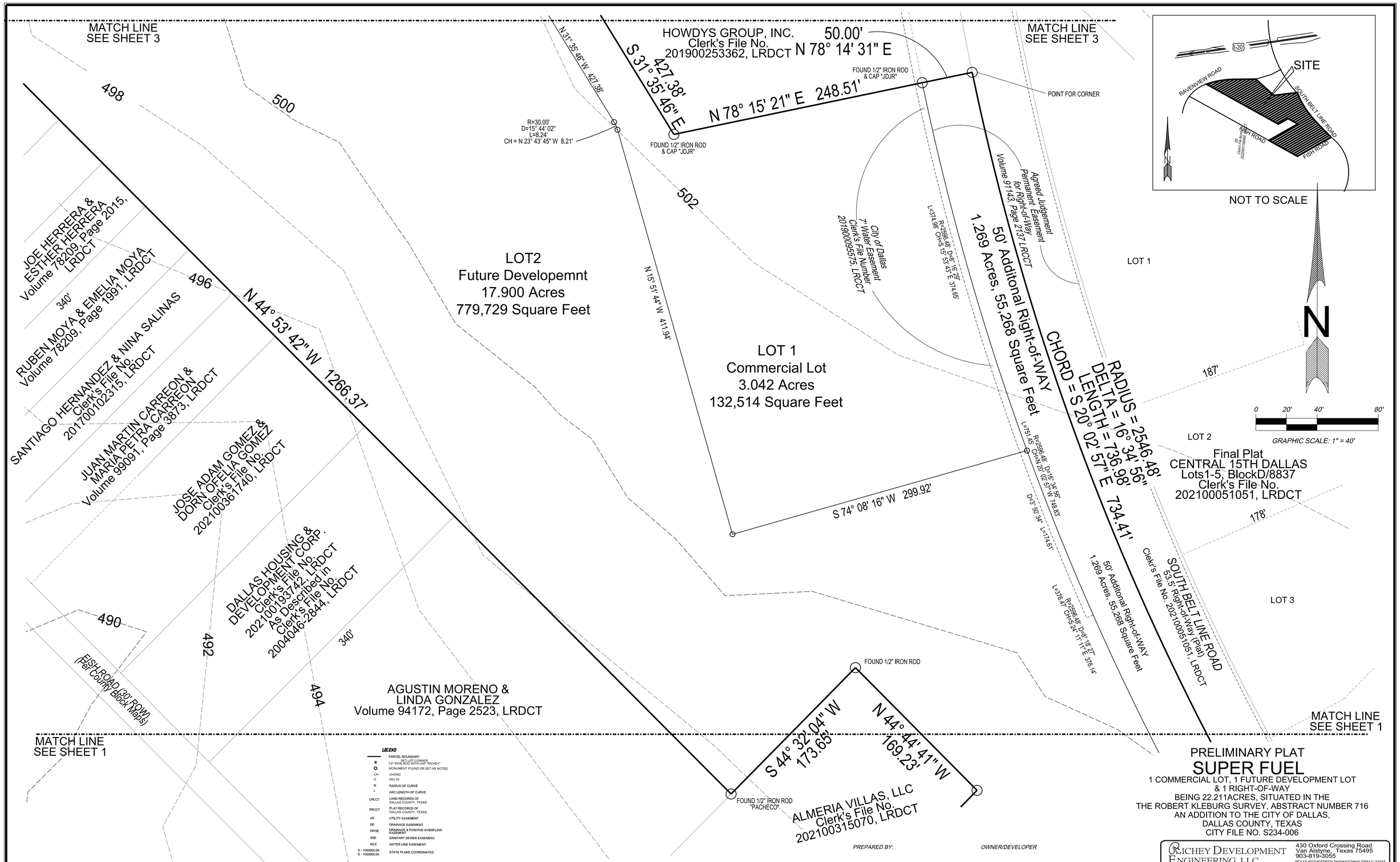
PRELIMINARY PLAT
SUPER FUEL
ALMERIA VILLAS, LLC

PROJECT NUMBER
23-008
DATE
OCTOBER 2023
SHEET NO
4 OF 4

23-008-SUPER FUEL PP SHEET 1 AND 4 40 SCALE.dgn Default 10/6/2023 2:51:36 PM



23-008-SUPER FUEL PP SHEET 1 AND 4 40 SCALE.dgn Default 10/6/2023 2:28:54 PM



"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".

PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING, LLC
430 Oxford Crossing Road
Van Alstyne, Texas 75495
903-819-3055

OWNER/DEVELOPER

Almeria Villas, LLC
13151 Emily Road, Suite 200
Dallas, Texas 75240

PRELIMINARY PLAT

SUPER FUEL

1 COMMERCIAL LOT, 1 FUTURE DEVELOPMENT LOT
& 1 RIGHT-OF-WAY
BEING 22.211ACRES, SITUATED IN THE
THE ROBERT KLEBURG SURVEY, ABSTRACT NUMBER 716
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430 Oxford Crossing Road
Van Alstyne, Texas 75495
903-819-3055
TEXAS REGISTERED ENGINEERING FIRM F-22337
TEXAS REGISTERED SURVEYING FIRM #10194716

PRELIMINARY PLAT SUPER FUEL	PROJECT NUMBER 23-008
	DATE OCTOBER 2023
ALMERIA VILLAS, LLC	SHEET NO 2 OF 4

GEORGE F. LUCAS
IRREVOCABLE TRUST
Volume 90074, Page 3753, LRDCT

RADIUS = 746.20'
DELTA = 2° 18' 44"
LENGTH = 30.11'
CHORD = N 87° 47' 37" E 30.11'

CITY OF DALLAS
Clerk's File No.
201200115902, LRDCT

CITY OF DALLAS
Clerk's File No. 201100080810, LRDCT

JOSE LUIS CASTILLO RUIZ
Clerk's File No.
202100032691, LRDCT

SET 1/2" IRON ROD
& CAP "RICHEY"

RAVENVIEW ROAD (60' ROW)
(Per County Block Maps)

N 88° 57' 00" E 227.00'

RADIUS = 686.20'
DELTA = 31° 30' 49"
LENGTH = 377.42'
CHORD = N 73° 11' 41" E 372.68'

FOUND 1/2" IRON ROD
& CAP "PACHECO"

FOUND 1/2" IRON ROD
& CAP "JDJR"

25.83'
N 11° 03' 00" W

4.81'

CITY OF DALLAS
Clerk's File No.
201400279902, LRDCT

FOUND 1" IRON PIPE
STATE PLANE COORD
N = 6,944,902.768
E = 2,555,627.346

S 31° 35' 46" E 427.38'

N 31° 35' 46" W 427.38'

HOWDYS GROUP, INC.
Clerk's File No.
201900253362, LRDCT

LAURA SHEFFIELD
PROB 99-3662-P
Probate Records,DCT

LOT2
Future Developemnt
17.900 Acres
779,729 Square Feet

Agreed Judgement
Permanent Easement
for Right-of-Way
Volume 91143, Page 2137 LRCCT

50.00'
N 78° 14' 31" E

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 2

POINT FOR CORNER

FOUND 1/2" IRON ROD
& CAP #5992

N 78° 15' 21" E 248.51'

Final Plat
CENTRAL 15TH DALLAS
Lots1-5, BlockD/8837
Clerk's File No.
202100051051, LRDCT

SOUTH BELT LINE ROAD
53.5' Right-of-Way (Plat)
Clerk's File No. 202100051051, LRDCT

LOT 1

SILVERIO PELAYO &
ANGELA BROWNING
Clerk's File No.
2002007-8599, LRDCT

R=30.00'
D=15° 44' 02"
L=8.24'
CH = N 23° 43' 45" W 8.21'

FOUND 1/2" IRON ROD
& CAP "JDJR"

LOT 1
Commercial Lot
3.042 Acres
132,514 Square Feet

City of Dallas
7' Water Easement
Clerk's File Number
201900095575, LRCCT

50' Additional Right-of-WAY
1,269 Acres, 55,268 Square Feet

L=751.45' R=2598.48' D=16° 34' 56" CH=N 07° 02' 57" W 748.93'

L=314.98' R=2598.48' D=6° 16' 26" CH=S 15° 53' 43" E 314.65'

RADIUS = 2546.48'
DELTA = 16° 34' 56"
LENGTH = 736.98'
CHORD = S 20° 02' 57" E 734.41'

N 15° 51' 44" W 411.94'

LUIS VILLARREAL
Volume 98156, Page 1408, LRDCT

LUIS VILLARREAL
Volume 98156, Page 1408, LRDCT

IGNACIO HERRERA & JUANTINA HERRERA
Volume 78209, Page 1987, LRDCT

JOE HERRERA &
ESTHER HERRERA
Volume 78209, Page 2015,
LRDCT

RUBEN MOYA & EMELIA MOYA
Volume 78209, Page 1991, LRDCT

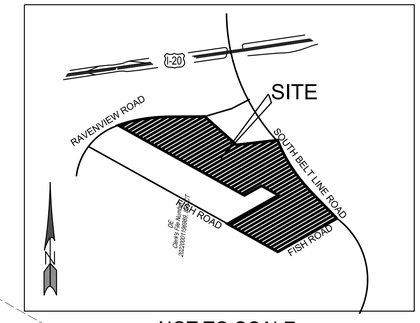
SANTIAGO HERNANDEZ
& NINA SALINAS
Clerk's File No.
201700102315, LRDCT

JUAN MARTIN CARREON
& MARIA PETRA CARREON
Volume 99091, Page 3873,
LRDCT

N 44° 53' 42" W 1266.37'

419' 249' 246' 153' 502 500 498 496 494 340' 340' 340' 340' 287' 199' 165'

NOT TO SCALE



N

0 20' 40' 80'

GRAPHIC SCALE: 1" = 40'

LEGEND

———	PARCEL BOUNDARY
•	SET LOT CORNER 1/2" IRON ROD WITH CAP "RICHEY"
O	MONUMENT FOUND OR SET AS NOTED
CH	CHORD
D	DELTA
R	RADIUS OF CURVE
L	ARC LENGTH OF CURVE
LRCCT	LAND RECORDS OF DALLAS COUNTY, TEXAS
PRCCT	PLAT RECORDS OF DALLAS COUNTY, TEXAS
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
DPOE	DRAINAGE & POSITIVE OVERFLOW EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
N - 1000000.00 E - 1000000.00	STATE PLANE COORDINATES

PREPARED BY:
RICHEY DEVELOPMENT ENGINEERING, LLC
430 Oxford Crossing Road
Van Alstyne, Texas 75495
903-819-3055

OWNER/DEVELOPER
Almeria Villas, LLC
13151 Emily Road, Suite 200
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PRELIMINARY PLAT
SUPER FUEL
1 COMMERCIAL LOT, 1 FUTURE DEVELOPMENT LOT
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BEING 22.211ACRES, SITUATED IN THE
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CITY FILE NO. S234-006

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RICHEY DEVELOPMENT ENGINEERING, LLC
A CIVIL ENGINEERING & SURVEYING COMPANY
430 Oxford Crossing Road
Van Alstyne, Texas 75495
903-819-3055
TEXAS REGISTERED ENGINEERING FIRM F-22337
TEXAS REGISTERED SURVEYING FIRM #10194716

PRELIMINARY PLAT
SUPER FUEL

ALMERIA VILLAS, LLC

PROJECT NUMBER 23-008
DATE OCTOBER 2023
SHEET NO 3 OF 4

23-008-SUPER FUEL PP SHEET 3 40 SCALE.dgn Default 10/6/2023 2:33:38 PM

OWNERS CERTIFICATE

DESCRIPTION:

WHEREAS ALMERIA VILLAS, LLC, a Texas limited liability company, is the owner of a tract of land situated in the ROBERT KLEGBURG SURVEY, ABSTRACT NUMBER 716, being the called 22.211 acre tract described in Special Warranty Deed to ALMERIA VILLAS, LLC, a Texas limited liability company, as filed for record in Clerk's File Number 202100315070 of the Land Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGIN at a PK Nail & Disc (JDJR) found for corner at the southerly corner of said ALMERIA VILLAS tract, also being an ell corner in the northerly Right-of-Way line of Fish Road (a 30 foot wide Right-of-Way per Dallas County Block Maps and by use and occupation;

THENCE N 44°53'38" W, along the southerly most southwesterly boundary of said ALMERIA VILLAS tract and a northerly Right-of-Way line of said Fish Road, a distance of 505.00 feet to a 1/2" iron rod found for corner at an ell corner on the southwesterly boundary of said ALMERIA VILLAS tract, said corner also being the south corner of a the tract of land described in General Warranty Deed to ALMERIA VILLAS, LLC, (hereafter known as ALMERIA VILLAS tract 2), as filed for record in Clerk's File Number 202100326846 of the Land Records of Dallas County, Texas;

THENCE N 44°26'48 E, along the common line between said ALMERIA VILLAS tract and said ALMERIA VILLAS tract 2, a distance of 514.13 feet to a 1/2" iron rod found for corner at an ell corner on the southwesterly boundary of said ALMERIA VILLAS tract, also being the east corner of said ALMERIA VILLAS tract 2;

THENCE N 44°44'41" W, along a common line between said ALMERIA VILLAS tract 1 and said ALMERIA VILLAS tract 2, a distance of 169.23 feet to 1/2" iron rod found for corner at al ell corner on the southwesterly boundary of said ALMERIA VILLAS tract, also being the north corner of said ALMERIA VILLAS tract 2;

THENCE S 44°32'04" W, along a common line between said ALMERIA VILLAS tract 1 and said ALMERIA VILLAS tract 2, a distance of173.65 feet to a 1/2" capped iron rod (PACHECO) found for corner at an ell corner on the southwest boundary of said ALMERIA VILLAS tract, also being the east corer of the tract of land described in Warranty Deed With Vendor's Lien to AGUSTIN MORENO and LINDA GONZALEZ, as filed for record in Volume 94172, Page 2523 of the Land Records of Dallas County, Texas;

THENCE N 44°53'42 W, along the southwesterly boundary of said ALMERIA VILLAS tract, a distance of 1266.35 feet to a 1" iron pipe found for corner at the northwest corner of said ALMERIA VILLAS tract, said corner also being on the southerly Right-of-Way of Raven view Road (60' foot wide Right-of-Way per Dallas County Block Maps and by use and occupation), said corner also being on the arc of a non-tangent curve to the right having a radius of 686.20 feet, a central angle of 31°30'49", and a chord of N 73°11'41" E, a distance of 372.68 feet;

THENCE in an easterly direction, along the northerly most north boundary of said ALMERIA VILLAS tract and the southerly Right-of-Way of said Ravenview road the following three (3) courses;

1.) easterly along the arc of said curve to the right, an arc distance of 377.42 feet to a 1/2" iron rod with cap (PACHECO) found for corner at the end of said curve;

2.) N 88°57'00" E, a distance of 227.00 feet to a 1/2" iron rod with cap "RICHEY" set for corner at the beginning of a curve to the left having a radius of 743.20 feet, a central angle 2°18'44", and a chord of N 87°47'37", a distance of 3011 feet;

3.) easterly along the arc of said curve to the left,

an arc distance of 30.12 feet to a 5/8" iron rod with cap "JDJR" found for corner at the end of said curve also being the northerly most northeast corner of said ALMERIA VILLAS, tract, also being the northwest corner of the land described in Special Warranty Deed With Vendor's Lien to HOWDYS GROUP, INC., as filed for record in Clerk's File Number 201900253362 of the Land Records of Dallas County, Texas;

THENCE S 31°35'46" E, along the northerly most easterly boundary of said ALMERIA VILLAS tract, also being the west boundary of said HOWDYS tract, a distance of 427.38 feet to a 5/8" iron rod with cap "JDJR" found for corner at an ell corner of said ALMERIA VILLAS tract, also being the southwest corner of said HOWDYS tract;

THENCE N 78°15'21" E, along the southerly most north boundary of said ALMERIA VILLAS tract, also being the southerly boundary of said HOWDYS tract, a distance of 248.51 feet 5/8" iron rod with cap "JDJR" found for corner on the west boundary of a Permanent Easement per Agree Judgement, as filed for record in Volume 91143, Page 2137 of the Land Records of Dallas County, Texas (known locally as South Belt LIne Road);

THENCE N 78°14'31" E, continuing along the southerly most north boundary of said ALMERIA VILLAS tract, also being the south boundary of said HOWDYS tract, a distance of 50.00 feet to a point for corner at the southerly most northeast corner of said ALMERIA VILLAS tract and the southeast corner of said HOWDYS tract, also being on the westerly boundary of CENTRAL 15TH DALLAS LOTS 1-5, BLOCK D/8837, according to the Final Plat thereof, as filed for record in Clerk's File Number 202100051051, LRDCT, said corner also being on the centerline of said South Belt LIne Road, said corner also being on the arc of a non-tangent curve to the left, having a radius of 2546.48 feet, a central angle of 16°34'56", and chord of S 20°02'57" E;

THENCE in a southerly direction along the easterly boundary of said ALMERIA VILLAS tract, the westerly boundary of said CENTRAL 15TH DALLAS boundary and the center line of said South Belt Line Road, the follow three (3) courses;

1.) southerly along the arc of said curve to the left, an arc distance of 736.98 feet to a point for corner at the end of said curve;

2.) S 28°20'25" E, a distance of 293.04 feet to a point for corner at the beginning of a curve to the right having a radius of 7639.46 feet, a central angle of 0°27'21", and a chord of S 28°06'43" E, a distance of 60.78 feet;

3.) southeasterly along the arc of said curve to the right,

an arc distance of 60.78 feet to a point for corner at the southeast corner of said ALMERIA VILLAS tract, also being the south corner of said CENTRAL 15TH DALLAS ;

THENCE S 44°32'29" W, along the southeasterly boundary of said ALMERIA VILLAS tract and the northerly Right-of-Way of said Fish Road, a distance of 78.69 feet to 1/2" iron rod found for corner at the souther most southwest corner of the aforesaid Permanent Easement;

THENCE S 44r25'18" W (Assumed Bearing Reference), along the southeasterly boundary of said ALMERIA VILLAS tract and a northerly Right-of-Way of said Fish Road, a distance of 518.88 feet back to the POINT OF BEGINNING and containing 22.211 Acres (967,531 Square Feet) of land, MORE OR LESS

SURVEYOR'S CERTIFICATE

THAT I, Paul M. Valentine, Registered Professional Land Surveyor, do hereby certify that I prepared this Preliminary Plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Dallas Development Code (Ordinance 19455, as amended) , and Texas Local Government Code, Chapter 212, and City of Dallas Development Code Section 51A-8.617 (a)(b))(c)(d)(&(e).

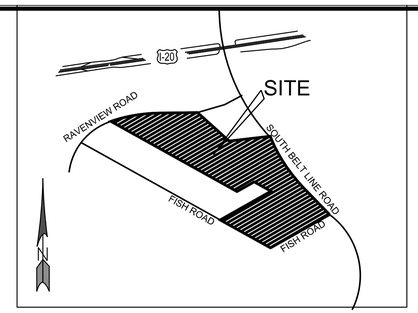
Paul M. Valentine
Registered Professional Land Surveyor
State of Texas
Certificate Number 5359

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul M. Valentine, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023, A.D.

_____
NOTARY PUBLIC, STATE OF TEXAS



NOT TO SCALE

SURVEYORS GENERAL NOTES:
1.) The subject property lies within the City of Dallas, Dallas County, Texas, Community Number 480165, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48443C0530F, Revised July 2, 2014.
2.) The assumed bearing reference of S 44°25'18" W, as shown hereon, is based on the southeast line of the land described in Special Warranty Deed to ALMERIA VILLAS, LLC, as filed for record in Clerk's File Number 202100315070 of the Land Records of Dallas County, Texas, and are for delineating angles only.
3.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983,Texas North Central Zone), and were obtained from Global Positioning System observations.
4.) The purpose of this plat is to create One Commercial Lot and One Future Development Lot from a 22.211 Acre tract of land.
5.) All lot corners, points of curvature and tangency and changes in direction are set 1/2 " capped iron rods (RICHEY ENG.); where impractical to set iron rods, nails in brass disc (RICHEY ENG.) are set in concrete or other hard surface.
6.) All Utility Easement shall be privately owned and maintained - County shall not own nor maintain these Utility Easements.

Approved:

As Approved by Court Order No._____, dated _____
by the Commisioners Court

_____
County JUdge

_____
Date

_____
Director

_____
Date

_____
Director of Public Works

_____
Date

COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT" CERIFICATION:

I hereby certify that the water and on-site watewaer facilities described on this Final Plat conform to applicable health laws of the State of Texas. This Final Plat meets current Dallas County requirements related to water supply, septic systems, lot sizes, and site evaluation. This does not constitute license, permit, or approval of any specific individual private water facility or private On Site Sewerage Facility9OSSF) system design or installation.

_____
Director of Dallas County Health and Human Services Department

_____
Date

PREPARED BY:

RICHEY DEVELOPMENT ENGINEERING, LLC
430 Oxford Crossing Road
Van Alstyne, Texas 75495
903-819-3055

OWNER/DEVELOPER

Almeria Villas, LLC
13151 Emily Road, Suite 200
Dallas, Texas 75240

STATE OF TEXAS)
COUNTY OF DALLAS)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, ALMERIA VILLAS, LLC, a Texas limited liability company, does hereby adopt this Preliminary Plat, designating the hereon described property as SUPER FUEL, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever the alleys and floodway management areas shown hereon. The easements shown hereon 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 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 buildings, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems 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 of any maintenance or service required ordinarily performed by that utility)

Waterline 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 the installation and maintenance of manholes, clean outs, 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 locations 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 _____ day of _____, 2023, A.D.

ALMERIA VILLAS, LLC
a Texas limited liability company

By:
_____
NAME:
TITLE:

STATE OF TEXAS)
COUNTY OF DALLAS)

This Instrument was acknowledged before me on _____2023, by , of ALMERIA VILLAS, LLC, a Texas limited liability company on behalf of said company.

_____
NOTARY PUBLIC, STATE OF TEXAS

PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____ A.D. 20_____ and same was duly approved on the _____day of _____A.D. 20_____ by said Commission.

_____
Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:
_____
Secretary

PRELIMINARY PLAT
SUPER FUEL

1 COMMERCIAL LOT, 1 FUTURE DEVELOPMENT LOT
& 1 RIGHT-OF-WAY
BEING 22.211 ACRES, SITUATED IN THE
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CITY FILE NO. S234-006

RICHEY DEVELOPMENT ENGINEERING, LLC
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430 Oxford Crossing Road
Van Alstyne, Texas 75495
903-819-3055
TEXAS REGISTERED ENGINEERING FIRM F-2237
TEXAS REGISTERED SURVEYING FIRM #10194

PRELIMINARY PLAT
SUPER FUEL

ALMERIA VILLAS, LLC

PROJECT NUMBER 23-008
DATE OCTOBER 2023
SHEET NO 4 OF 4

City of Dallas

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

Agenda Information Sheet

File #: 23-2860 **Item #:** 16.

AGENDA DATE: November 2, 2023

COUNCIL DISTRICT(S): 12

DEPARTMENT: Department of Planning and Urban Design

SUBJECT

An application to replat a 0.381-acre (16,591 square feet) tract of land containing all of Lots 10 and 11 in City Block J/8727 to create one lot on property located on Starbuck Drive, west of Hillcrest Drive.
Applicant/Owner: Robert Ward Wiliams
Surveyor: Lim & Associates, Inc.
Application Filed: October 04, 2023
Zoning: PD 106
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 12
S234-002

powered by Legistar™

CITY PLAN COMMISSION **THURSDAY, NOVEMBER 2, 2023**

FILE NUMBER: S234-002 **SENIOR PLANNER:** Hema Sharma

LOCATION: Starbuck Drive, west of Hillcrest Drive

DATE FILED: October 04, 2023 **ZONING:** PD 106

PD LINK: https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20106.pdf

CITY COUNCIL DISTRICT: 12 **SIZE OF REQUEST:** 0.381-acres

APPLICANT/OWNER: Robert Ward Wiliams

REQUEST: An application to replat a 0.381-acre (16,591 square feet) tract of land containing all of Lots 10 and 11 in City Block J/8727 to create one lot on property located on Starbuck Drive, west of Hillcrest Drive.

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

PROPERTY OWNER NOTIFICATION: On October 13, 2023, 18 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 present request have lot widths ranging in size from 150 feet to 260 feet and lot areas ranging in size from 7,500 square feet to 45,596 square feet and are zoned PD 106. (*refer to the existing area analysis and aerial map)*

- The properties to the east and west of present request have lot widths ranging in size from 50 feet to 150 feet and lot areas ranging in size from 6,941 square feet to 20,154 square feet and are zoned PD 106. (*refer to the existing area analysis and aerial map)*

- The properties to south of present request have lot areas ranging in size from 16,971 square feet to 53,781 square feet and are zoned PD 106. (*refer to the existing area analysis and aerial map)*

The request lies in PD 106 which has a minimum lot area requirement of 10,000 square feet. The request is to create one 0.381-acre (16,591 square feet) lot and width of proposed lot is 109 feet.

Staff finds that there is no established development pattern in the immediate area of request (*refer existing area analysis map*); also, the majority of the requested area is not developable due to flood plain and the request is in compliance with Section 51A-8.503

and also with the requirements of PD 106; 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 new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements…etc.) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds.51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

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

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

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 Starbuck Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

16. 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.

Flood Plain Conditions:

17. On the final plat, determine the 100-year water surface elevation across this addition.

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

19. On the final plat, include additional paragraph in Owner’s Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*

21. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*

22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*

23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.

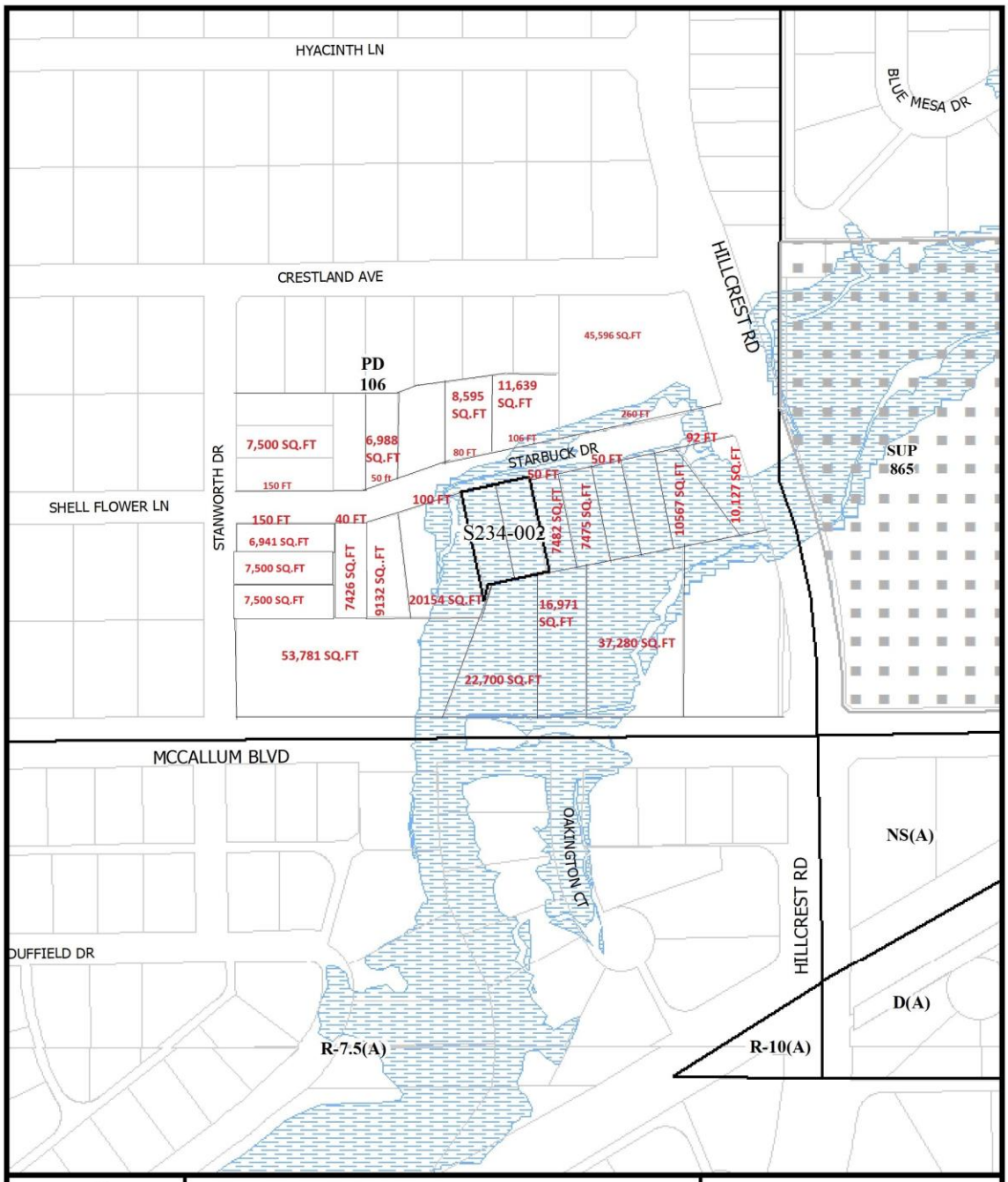
Dallas Water Utilities Conditions:

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.

GIS, Lot & Block Conditions:

26. On the final plat, identify the property as Lot 10A in City Block J/8727. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS IN SQUARE FEET



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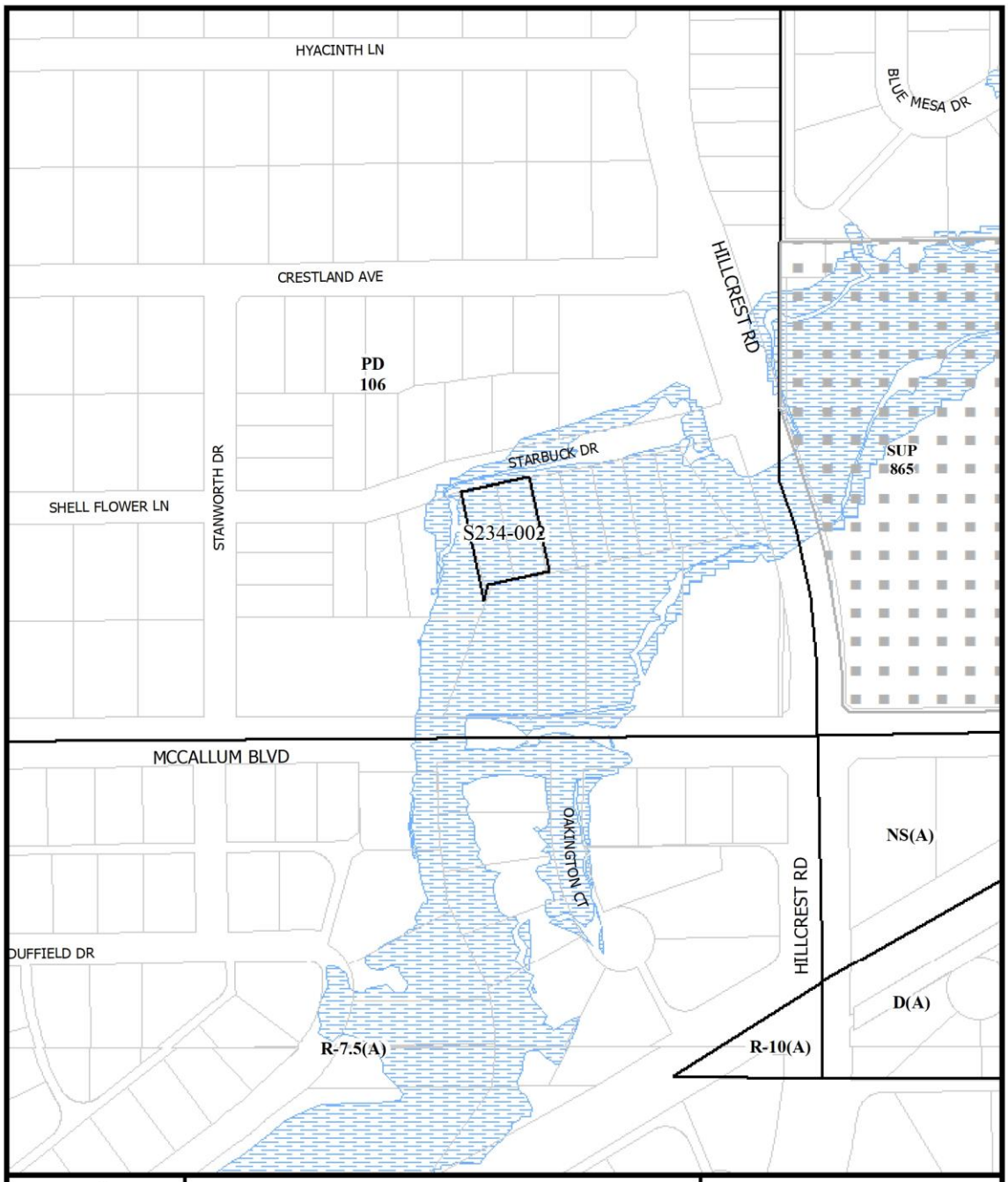
EXISTING AREA ANALYIS MAP

Area of Request

Recent History

Case no: **S234-002**

Date: **10/16/2023**



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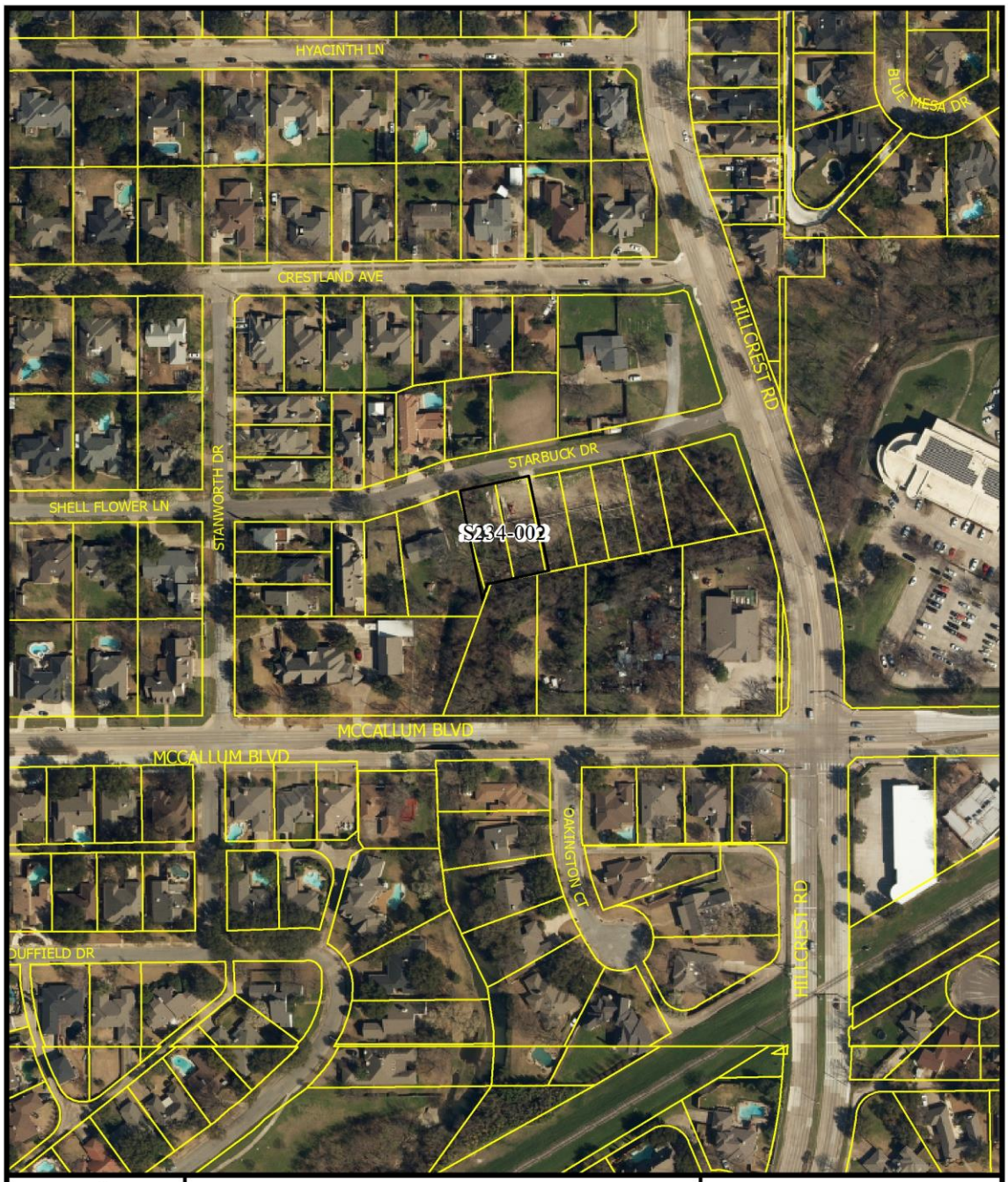
ZONING MAP

Area of Request

Recent History

Case no: S234-002

Date: 10/16/2023



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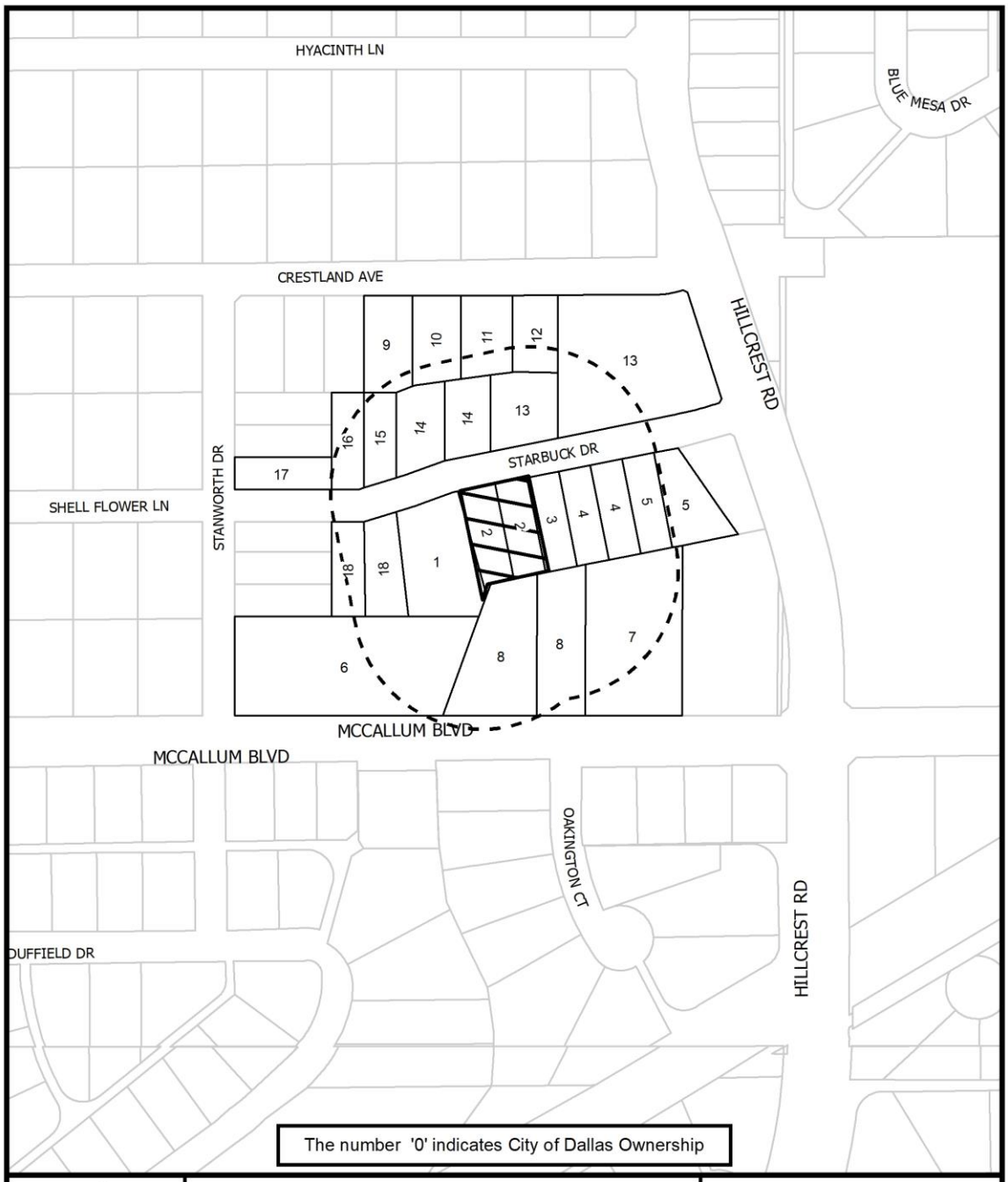
AERIAL MAP

Area of Request

Recent History

Case no: S234-002

Date: 10/16/2023



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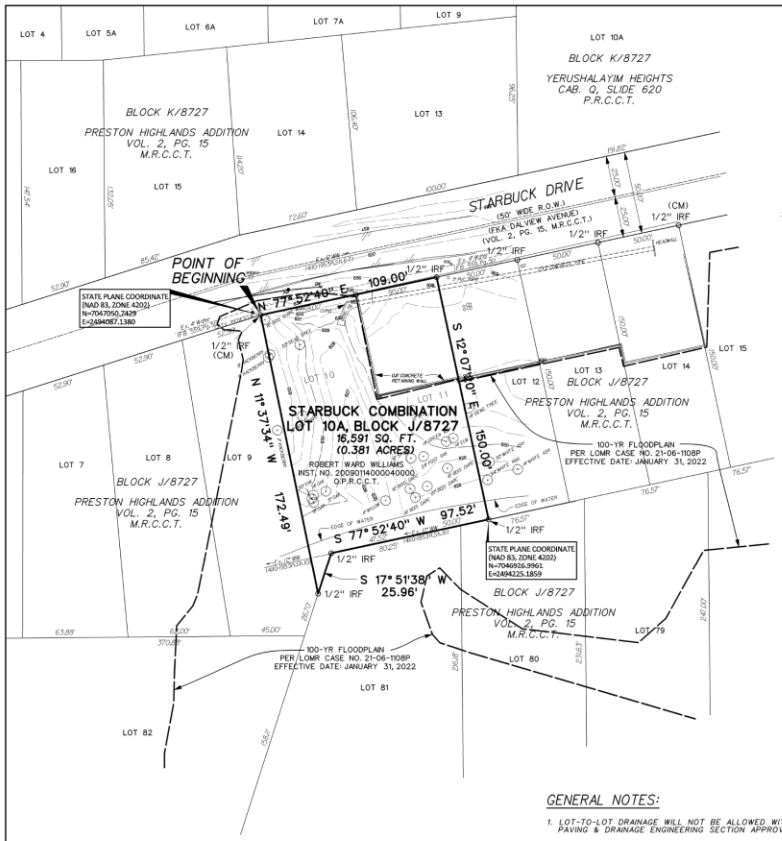
NOTIFICATION

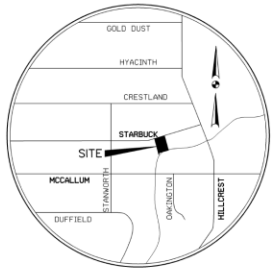
200' AREA OF NOTIFICATION

18 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: S234-002

Date: 10/18/2023





VICINITY MAP
NOT TO SCALE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the_____day of_____, 2023.

By: _____
Name: _____
Title: _____

STATE OF TEXAS I

COUNTY OF DALLAS I

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

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

SURVEYOR'S STATEMENT

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

Dated this the_____ day of_____, 2023.

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

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

STATE OF TEXAS I

COUNTY OF DALLAS I

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

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

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____A.D. 20 _____ and same was duly approved on the _____ day of _____A.D. 20 _____ by said Commission.

_____
Chair person or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest:

_____
Secretary

GENERAL NOTES:

1. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO LOTS INTO ONE 0.381 ACRE LOT.
3. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. NO STRUCTURES ON SITE.

LEGEND:

R.O.W.	RIGHT-OF-WAY
CIRS	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
IRF	IRON ROD FOUND
FKA	FORMERLY KNOWN AS
PP	POWER POLE
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WWMH	WASTE WATER MANHOLE
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GD	GRATE DRAIN
CONC.	CONCRETE
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS I

COUNTY OF DALLAS I

WHEREAS ROBERT WARD WILLIAMS is the Owner of the property situated in the City of Dallas, Collin County, Texas, and being out of the Collin County School Land Survey, Abstract No. 169, and being all of Lots 10 and 11, Block J/8727, Preston Highlands Addition, an addition to the City of Dallas, Collin County, Texas, as recorded by plat in Volume 2, Page 15, Map Records, Collin County, Texas (M.R.C.C.T.), said property also being out of a tract of land conveyed to Robert Ward Williams by Special Warranty Deed recorded in Instrument Number 20090114000040000, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found (Controlling Monument) at the northwesterly corner of said Lot 10 and the northeasterly corner of Lot 9 of said Block J/8727, and said point also being in the southerly right-of-way line of Starbuck Drive (a 50-foot right-of-way) (Volume 2, Page 15, M.R.C.C.T.);

THENCE North 77° 52' 40" East, along the northerly line of said Lot 10 and the southerly right-of-way line of said Starbuck Drive, at a distance of 59.00 feet, passing the northeasterly corner of said Lot 10 and the northwesterly corner of said Lot 11, and continuing along the northerly line of said Lot 11 and the southerly right-of-way line of said Starbuck Drive, for a total distance of 109.00 feet to a 1/2-inch iron rod found at the northeasterly corner of said Lot 11 and the northwesterly corner of Lot 12 of said Block J/8727;

THENCE South 12° 07' 20" East, along the common line of said Lots 11 and 12, a distance of 150.00 feet to a 1/2-inch iron rod found at the southeasterly corner of said Lot 11 and the southwesterly corner of said Lot 12, and said point also being in the northerly line of Lot 80 of said Block J/8727;

THENCE South 77° 52' 40" West, along the southerly line of said Lot 11, at a distance of 50.00 feet passing the southwesterly corner of said Lot 11 and the southeasterly corner of said Lot 10, and continuing along the southerly line of said Lot 10, for a total distance of 97.52 feet to a 1/2-inch iron rod found at the northwesterly corner of Lot 81 of said Block J/8727;

THENCE South 17° 51' 38" West, continuing along the southeasterly line of said Lot 10, a distance of 25.96 feet to a 1/2-inch iron rod found at the southwesterly corner of said Lot 10, same being a southeasterly corner of said Lot 9, and said point also being in the northwesterly line of said Lot 81;

THENCE North 11° 37' 34" West, along the common line of said Lots 9 and 10, a distance of 172.49 feet to the POINT OF BEGINNING and containing 16,591 square feet or 0.381 acres of land, more or less.

OWNER:

ROBERT WARD WILLIAMS
6116 N. CENTRAL EXPRESSWAY
SUITE 190
DALLAS, TEXAS 75206
TEL: 214-363-9954

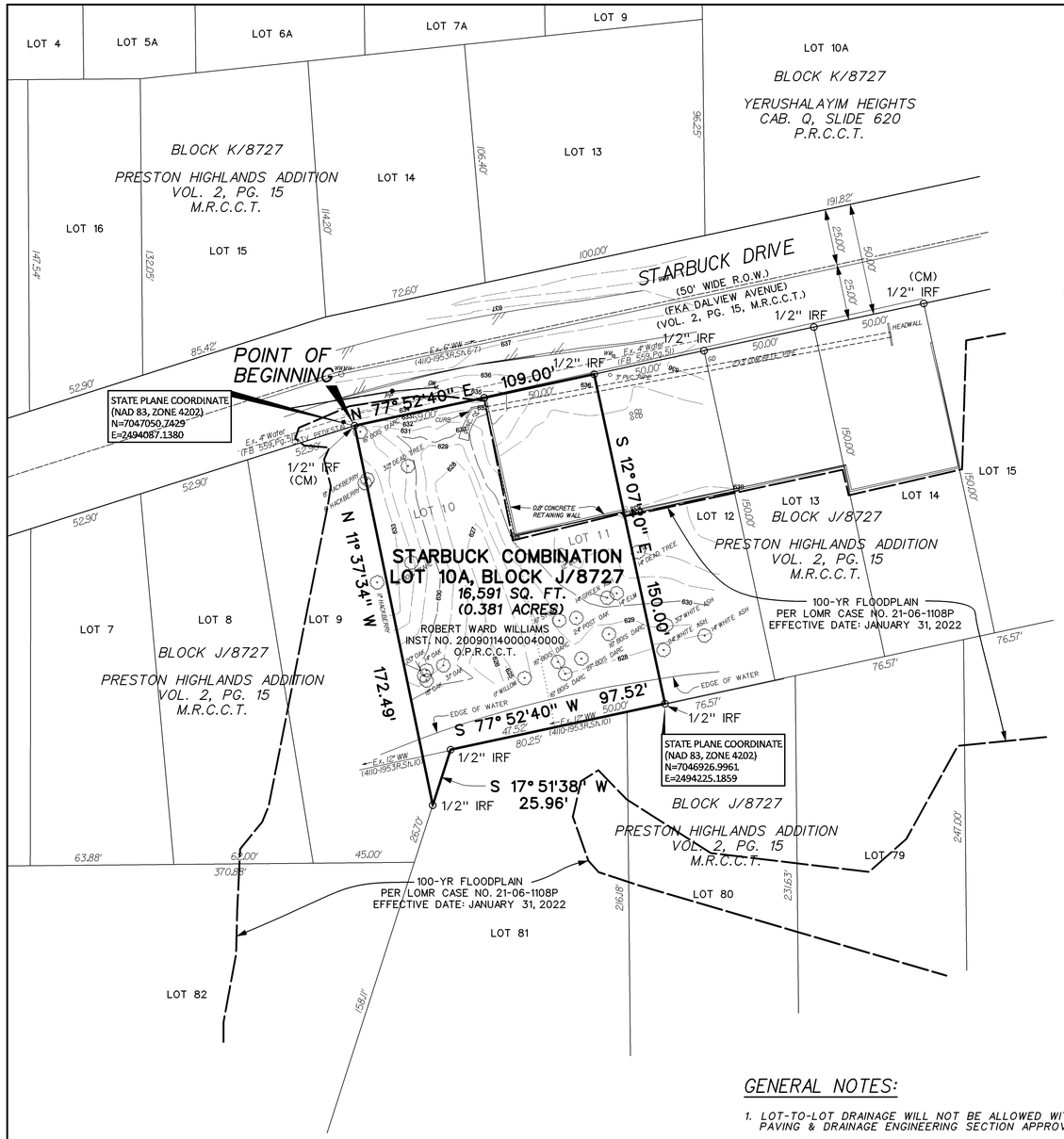
SURVEYOR:

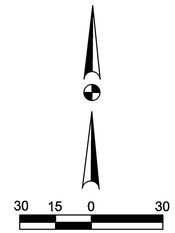
LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPELS Engineering Firm F-3232
TBPELS Surveying Firm 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-9881
Email: LimAssoc@aol.com

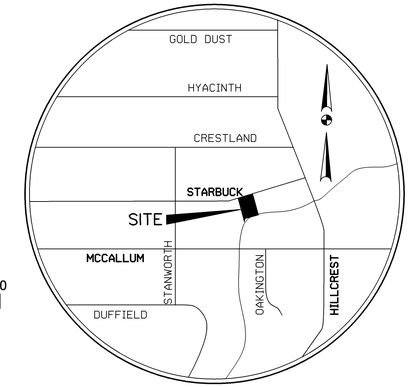
PRELIMINARY PLAT
STARBUCK COMBINATION
LOT 10A, BLOCK J/8727
BEING
A REPLAT OF
LOTS 10 AND 11, BLOCK J/8727
PRESTON HIGHLANDS ADDITION
VOLUME 2, PAGE 15, M.R.C.C.T.
OUT OF
THE COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 169
CITY OF DALLAS, COLLIN COUNTY, TEXAS
CITY PLAN FILE NO. 234-002

SHEET 1 OF 1
SEPTEMBER 22, 2023

LIM JOB NO. 223130







VICINITY MAP
NOT TO SCALE

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2023.

By: _____

Name: _____

Title: _____

STATE OF TEXAS I

COUNTY OF DALLAS I

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

_____

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

SURVEYOR'S STATEMENT

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

Dated this the _____ day of _____, 2023.

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

_____

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

STATE OF TEXAS I

COUNTY OF DALLAS I

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

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_____

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

CERTIFICATE OF APPROVAL

I, Tony Shidid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____day of _____A.D. 20 _____ and same was duly approved on the _____ day of _____A.D. 20 _____ by said Commission.

_____
Chair person or Vice Chairperson
City Plan Commission
Dallas, Texa

Attest:

_____
Secretary

GENERAL NOTES:

1. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO LOTS INTO ONE 0.381 ACRE LOT.
3. BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
4. NO STRUCTURES ON SITE.

LEGEND:

R.O.W.	RIGHT-OF-WAY
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IRF	IRON ROD FOUND
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CO	CLEANOUT
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CONC.	CONCRETE
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS I

COUNTY OF DALLAS I

WHEREAS ROBERT WARD WILLIAMS is the Owner of the property situated in the City of Dallas, Collin County, Texas, and being out of the Collin County School Land Survey, Abstract No. 169, and being all of Lots 10 and 11, Block J/8727, Preston Highlands Addition, an addition to the City of Dallas, Collin County, Texas, as recorded by plat in Volume 2, Page 15, Map Records, Collin County, Texas (M.R.C.C.T.), said property also being out of a tract of land conveyed to Robert Ward Williams by Special Warranty Deed recorded in Instrument Number 20090114000040000, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found (Controlling Monument) at the northwesterly corner of said Lot 10 and the northeasterly corner of Lot 9 of said Block J/8727, and said point also being in the southerly right-of-way line of Starbuck Drive (a 50-foot right-of-way) (Volume 2, Page 15, M.R.C.C.T.);

THENCE North 77°52'40" East, along the northerly line of said Lot 10 and the southerly right-of-way line of said Starbuck Drive, at a distance of 59.00 feet, passing the northeasterly corner of said Lot 10 and the northwesterly corner of said Lot 11, and continuing along the northerly line of said Lot 11 and the southerly right-of-way line of said Starbuck Drive, for a total distance of 109.00 feet to a 1/2-inch iron rod found at the northeasterly corner of said Lot 11 and the northwesterly corner of Lot 12 of said Block J/8727;

THENCE South 12°07'20" East, along the common line of said Lots 11 and 12, a distance of 150.00 feet to a 1/2-inch iron rod found at the southeasterly corner of said Lot 11 and the southwesterly corner of said Lot 12, and said point also being in the northerly line of Lot 80 of said Block J/8727;

THENCE South 77°52'40" West, along the southerly line of said Lot 11, at a distance of 50.00 feet passing the southwesterly corner of said Lot 11 and the southeasterly corner of said Lot 10, and continuing along the southerly line of said Lot 10, for a total distance of 97.52 feet to a 1/2-inch iron rod found at the northwesterly corner of Lot 81 of said Block J/8727;

THENCE South 17°51'38" West, continuing along the southeasterly line of said Lot 10, a distance of 25.96 feet to a 1/2-inch iron rod found at the southwesterly corner of said Lot 10, same being a southeasterly corner of said Lot 9, and said point also being in the northwesterly line of said Lot 81;

THENCE North 11°37'34" West, along the common line of said Lots 9 and 10, a distance of 172.49 feet to the POINT OF BEGINNING and containing 16,591 square feet or 0.381 acres of land, more or less.

OWNER:

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SURVEYOR:

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Email: LimAssoc@aol.com

PRELIMINARY PLAT
STARBUCK COMBINATION
LOT 10A, BLOCK J/8727

BEING
A REPLAT OF
LOTS 10 AND 11, BLOCK J/8727
PRESTON HIGHLANDS ADDITION
VOLUME 2, PAGE 15, M.R.C.C.T.
OUT OF
THE COLLIN COUNTY SCHOOL LAND SURVEY
ABSTRACT NO. 169
CITY OF DALLAS, COLLIN COUNTY, TEXAS
CITY PLAN FILE NO. 234-002

SHEET 1 OF 1
SEPTEMBER 22, 2023

LIM JOB NO. 223130