



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, November 19, 2015
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

David Cossum, Director
Neva Dean, Interim Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Sharon Hurd

Consent Items:

- (1) **S156-014**
(CC District 3) An application to replat a 10.043-acre tract of land containing all of Lots 2A and 2B in City Block 6051 into one lot on property located south of Ledbetter Drive and west of Hampton Road.
Applicant/Owner: Focus Learning Academy, Inc.
Surveyor: Paul Reyes Surveying
Application Filed: October 21, 2015
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-015**
(CC District 14) An application to replat a 0.367-acre tract of land containing all of Lot 18A in City Block 5/2043 into a Shared Access Development with eight single family lots ranging between 1,725 and 2,575 square feet on property located on Holland Avenue, northwest of Herschel Avenue.
Applicant/Owner: Mark X Associates
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: October 21, 2015
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-016**
(CC District 2)
- An application to replat a 0.254-acre tract of land containing all of Lot 7 in City Block E/2011 into one 0.165-acre lot and one 0.089-acre lot on property located on Kirby Street at Deere Street, west corner.
- Applicant/Owner: Twin Power Investments, LLC and Baudelia Ventura
- Surveyor: TerraCorp Associates, LLC
- Application Filed: October 21, 2015
- Zoning: MF-2(A)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-017**
(CC District 2)
- An application to replat a 2.569-acre tract of land containing part of Lot 43 in City Block 2373 into one lot on property located on Butler Street at Maple Avenue, south corner.
- Applicant/Owner: Maple Office Partners, LLC
- Surveyor: JDJR Engineers and Consultants, Inc.
- Application Filed: October 22, 2015
- Zoning: IR
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-018**
(CC District 11)
- An application to create one lot from a 3.6183-acre tract of land in City Block A/7019 on property located at 5327 Lyndon B. Johnson Freeway/Interstate Highway No. 635.
- Applicant/Owner: Rob Baldwin/Dallas Midtown Properties, LLC
- Surveyor: Brockette/Davis/Drake, Inc.
- Application Filed: October 22, 2015
- Zoning: PD 887 (SD 2 and 3)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-019**
(CC District 1)
- An application to replat a 0.669-acre tract of land containing all of Lots 8-10 in City Block 38/3158 into one lot on property located at Tenth Street and Zang Boulevard, northwest corner.
- Applicant/Owner: EXC Ventures, LLC
- Surveyor: Salcedo Group, Inc.
- Application Filed: October 22, 2015
- Zoning: PD 830 (Subdistrict 3)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-020**
(CC District 13)
- An application to create one lot from a 5.556-acre tract of land in City Block 5502 on property located at Royal Lane and Dallas North Tollway, northwest corner.
Applicant/Owner: Hart Gaugler & Associates/The Winston School
Surveyor: Brittain & Crawford, LLC
Application Filed: October 22, 2015
Zoning: PD 84
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-021**
(CC District 2)
- An application to replat a 0.266-acre tract of land containing all of Lots 7 and 8 in City Block 10/1598 into four lots ranging between 2,818 and 3,033 square feet on property located on Lafayette Street and California Avenue, west corner.
Applicant/Owner: An Jadhavji Investments, LLC
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
Application Filed: October 23, 2015
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-022**
(CC District 14)
- An application to replat a 1.802-acre tract of land containing all of abandoned Austin Street; part of Lot 6 and all of Lots 1, 2, 7 and 8 in City Block 18/4; and all of Lots 1-8 in City Block 33/48 into one lot on property located between Main Street, Lamar Street, Commerce Street and Market Street.
Applicant/Owner: Dallas Main L.P.
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: October 23, 2015
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (10) **S156-023**
(CC District 14)
- An application to replat a 0.489-acre tract of land containing all of Lots 5 and 6 and an abandoned 15-foot alley in City Block 10/1928 into one 0.196-acre lot and one 0.294-acre lot on property located at 5516 Vickery Boulevard, between Glencoe Street and McMillan Avenue.
Applicant/Owner: Jonathan & Katherine Mertz and Subdivisions Realty 2, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: October 23, 2015
Zoning: CD 15
Staff Recommendation: **Denial**

- (11) **S156-024**
(CC District 9)
- An application to replat a 0.243-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 3/5224 into one lot on property located at 8610 San Fernando Way.
Applicant/Owner: Sandra Thomas
Surveyor: JPH Land Surveying
Application Filed: October 23, 2015
Zoning: R-7.5(A)
Staff Recommendation: **Denial**

Miscellaneous Items:

- W156-002**
Aldo Fritz
(CC District 9)
- An application for a waiver of the two-year waiting period to submit a request to submit a zoning request to permit a child-care facility and an office use on property zoned as an R-10(A) Single Family District and an R-7.5(A) Single Family District on the northeast side of Oldgate Lane, northwest of Diceman Drive.
Staff Recommendation: **Denial**
Applicant: The Children's Center
Representative: Rob Baldwin, Baldwin Associates

Zoning Cases - Consent:

1. **Z145-332(WE)**
Warren Ellis
(CC District 7)
- An application for an MF-2(A) Multifamily Subdistrict on property zoned Tract 1, RS-C Regional Service Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the southeast line of Sanger Avenue, between Riggs Street and South Ervay Street.
Staff Recommendation: **Approval**
Applicant: Sean Von Merveldt
Representative: Brad Eubanks
2. **Z145-340(WE)**
Warren Ellis
(CC District 14)
- An application for a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the north corner of North Hall Street and Roseland Avenue.
Staff Recommendation: **Approval**, subject to a height map overlay.
Applicant: MCRT Investments, LLC
Representative: Susan Mead, Jackson Walker LLP
3. **Z145-359(AF)**
Aldo Fritz
(CC District 1)
- An application for an R-7.5(A) Single Family District on property zoned a CR Community Retail District, east of the intersection of Brunner Avenue and Balboa Place.
Staff Recommendation: **Approval**
Applicant/Representative: Paul Escobar

4. **Z145-360(AF)**
Aldo Fritz
(CC District 8)
- An application for an IM Industrial Manufacturing District on property zoned an MF-1(A) Multifamily District, generally north of South Belt Line Road and northeast of Foothill Road.
- Staff Recommendation: **Hold under advisement to December 17, 2015.**
- Applicant: Dave Williams/W.G. Properties
Representative: Dave Williams

Zoning Cases – Under Advisement:

5. **Z145-269(AF)**
Aldo Fritz
(CC District 3)
- An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an RR Regional Retail District, north of West Camp Wisdom Road and west of Interstate 35E Freeway.
- Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions.
- Applicant: Uplift Education
Representative: Brian Nelson, HKS Architects
U/A From: October 15, 2015
6. **Z145-140(OTH)**
Olga Torres Holyoak
(CC District 14)
- An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District south of Goodwin Avenue, east of Greenville Avenue.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals of additional ten-year periods, subject to a site plan and conditions.
- Applicant: Verizon Wireless
Representative: Kathy Zibilich, Griffin Harris PLLC
U/A From: February 19, 2015, April 2, 2015, June 4, 2015, August 20, 2015 and October 15, 2015.
7. **Z145-181(OTH)**
Olga Torres Holyoak
(CC District 14)
- An application for the renewal of Specific Use Permit No. 1803 for an open-enrollment charter school on property zoned a CA-1(A) Central Area District in an area bounded by McKinney Avenue, Laws Street, Munger Avenue and North Lamar Street.
- Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised traffic management plan and conditions.
- Applicant: Uplift Education – Ann Stevenson
Representative: Brian Nelson
U/A From: June 4, 2015, July 9, 2015, September 3, 2015, October 1, 2015 and October 15, 2015.

8. **Z145-292(WE)**
Warren Ellis
(CC District 13)
- An application for a Specific Use Permit for a private recreation center, club or area on property zoned an R-16(A) Single Family District on the northwest corner of Walnut Hill Lane and Betty Jane Lane.
- Staff Recommendation: **Denial without prejudice**
- Applicant: Highland Park Hurricanes Basketball, L.L.C
- Representative: William Dahlstrom, Jackson Walker L.L.P.
- U/A From: October 15, 2015

Zoning Cases – Individual:

9. **Z145-273(WE)**
Warren Ellis
(CC District 2)
- An application for a Planned Development District for multifamily uses on property zoned an MF-2(A) Multifamily District on the southwest line of Coronado Avenue, east of East Grand Avenue.
- Staff Recommendation: **Approval**, subject to a development plan, and conditions.
- Applicant: KN Capital partners, LLC
- Representative: Robert Baldwin, Baldwin Associates
10. **Z145-347(WE)**
Warren Ellis
(CC District 4)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of East Illinois Avenue and SeEVERS Avenue.
- Staff Recommendation: **Denial**
- Applicant: Orange Development Company, Inc.
- Representative: Dallas Cothrum, Masterplan
11. **Z145-235(AF)**
Aldo Fritz
(CC District 9)
- An application for a Planned Development District for R-7.5(A) Single Family District and private school uses on property zoned an R-7.5(A) Single Family District on the northeast corner of Westlake Avenue and Hillside Drive.
- Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan and conditions
- Applicant: Roger L. Perry
- Representative: Brian E. Moore, GFF Planning
12. **Z145-240(SM)**
Sarah May
(CC District 3)
- An application for a Planned Development District for A(A) Agricultural District and camp recreation center uses and to repeal Specific Use Permit No. 928 for a community welfare or health center on property zoned an A(A) Agricultural District, generally on the west line of Whispering Cedars Drive and on the east and west lines of Cedar Ridge Drive, north of West Red Bird Lane and Ranchero Lane.
- Staff Recommendation: **Approval**, subject to a development/landscape plan and staff's recommended conditions
- Applicant: Girl Scouts of Northeast Texas
- Representative: Robert Reeves & Associates, Inc.

13. **Z145-321(SM)**
Sarah May
(CC District 5)
An application for a Planned Development District for R-7.5(A) Single Family District and open-enrollment charter school uses on property zoned an R-7.5(A) Single Family District, on the southwest corner of Old Seagoville Road and South Masters Drive.
Staff Recommendation: **Denial**
Applicant: A+ Charter Schools, DBA A+ Academy
Representative: Audra Buckley, Permitted Development
14. **Z145-363(SM)**
Sarah May
(CC District 14)
An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned an MF-3(A) Multifamily District on the north line of Belmont Avenue, west of Greenville Avenue.
Staff Recommendation: **Denial**
Applicant: Verizon Wireless, T-Mobile, and AT&T Mobility (New Cingular Wireless)
Representative: Kathy Zibilich, Griffin Harris, PLLC
15. **Z134-319(RB)**
Richard Brown
(CC District 14)
An application for a Planned Development District for certain CS Commercial Service District Uses, a Specific Use Permit for a Mini-warehouse, and the termination of deed restrictions on property zoned a CS Commercial Service District on the north line of East University Boulevard, east of North Central Expressway.
Staff Recommendation: **Denial**
Applicant: OP Acquisitions, LLC
Representative: Rob Baldwin
16. **Z145-333(RB)**
Richard Brown
(CC District 3)
An application for an amendment to the Subdistrict E, North Zone portion within Planned Development District No. 521 on property generally along the east line of Mountain Creek Parkway, southwest of West Kiest Boulevard.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
Applicant: Courtland Farms, LLC-Jon Napper, Manager
Representative: Elsie Thurman

Other Matters

Consider taking an amendment to Division 51A-4.411, Shared Access Development, from the Zoning Ordinance Committee for consideration by the Subdivision Review Committee pursuant to Section 13(d)(4) of the City Plan Commission rules of procedure.

Minutes: November 5, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 19, 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, November 19, 2015, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m. to consider **(1) DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations.

TRANSPORTATION COMMITTEE MEETING - Thursday, November 19, 2015, City Hall, 1500 Marilla Street, in Council Chambers, at 9:30 a.m., to consider Thoroughfare Plan Amendments **(1) Akard Street** - Change the dimensional classification of Akard Street from IH-30 to Corinth Street from a standard four-lane undivided (S-4-U) roadway within 60 feet of right-of-way to a special two-lane undivided (SPCL 2U) roadway with bicycle facilities within 60 feet of right-of-way and 44 feet of pavement; **(2) Camp Wisdom Road** - Change the dimensional classification of Camp Wisdom Road from FM 1382 to Grand Prairie City Limits from a standard six-lane divided (S-6-D) roadway within 107 feet of right-of-way to a special four-lane undivided (SPCL 4U) roadway with bicycle facilities within 100 feet of right-of-way; Central Business District Streets and Vehicular Circulation Plan Amendments **(3) Record Street** - An amendment to change the right-of-way on Record Street from Wood Street to Young Street from 80 feet of right-of-way to 64 feet of right-of-way; and **(4) Market Street** - An amendment to change the right-of-way on Market Street from Wood Street to Young Street from 80 feet of right-of-way to 67 feet of right-of-way.

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

EXECUTIVE SESSION NOTICE

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

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

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2015****FILE NUMBER:** S156-014**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** South of Ledbetter Drive and west of Hampton Road**DATE FILED:** October 21, 2015**ZONING:** RR**CITY COUNCIL DISTRICT:** 3 **SIZE OF REQUEST:** 10.043-acres **MAPSCO:** 36H**OWNER/APPLICANT:** Focus Learning Academy, Inc.

REQUEST: An application to replat a 10.043-acre tract of land containing all of Lots 2A and 2B in City Block 6051 into one lot on property located south of Ledbetter Drive and west of Hampton Road.

SUBDIVISION HISTORY:

S134-198 was an application to replat a 0.693-acre tract of land in City Block 6051 into one lot on property located on Ledbetter Drive (State Highway Loop 12) at Hampton Road southwest corner. The request was administratively approved on July 24, 2014, and the final plat was recorded on February 17, 2015.

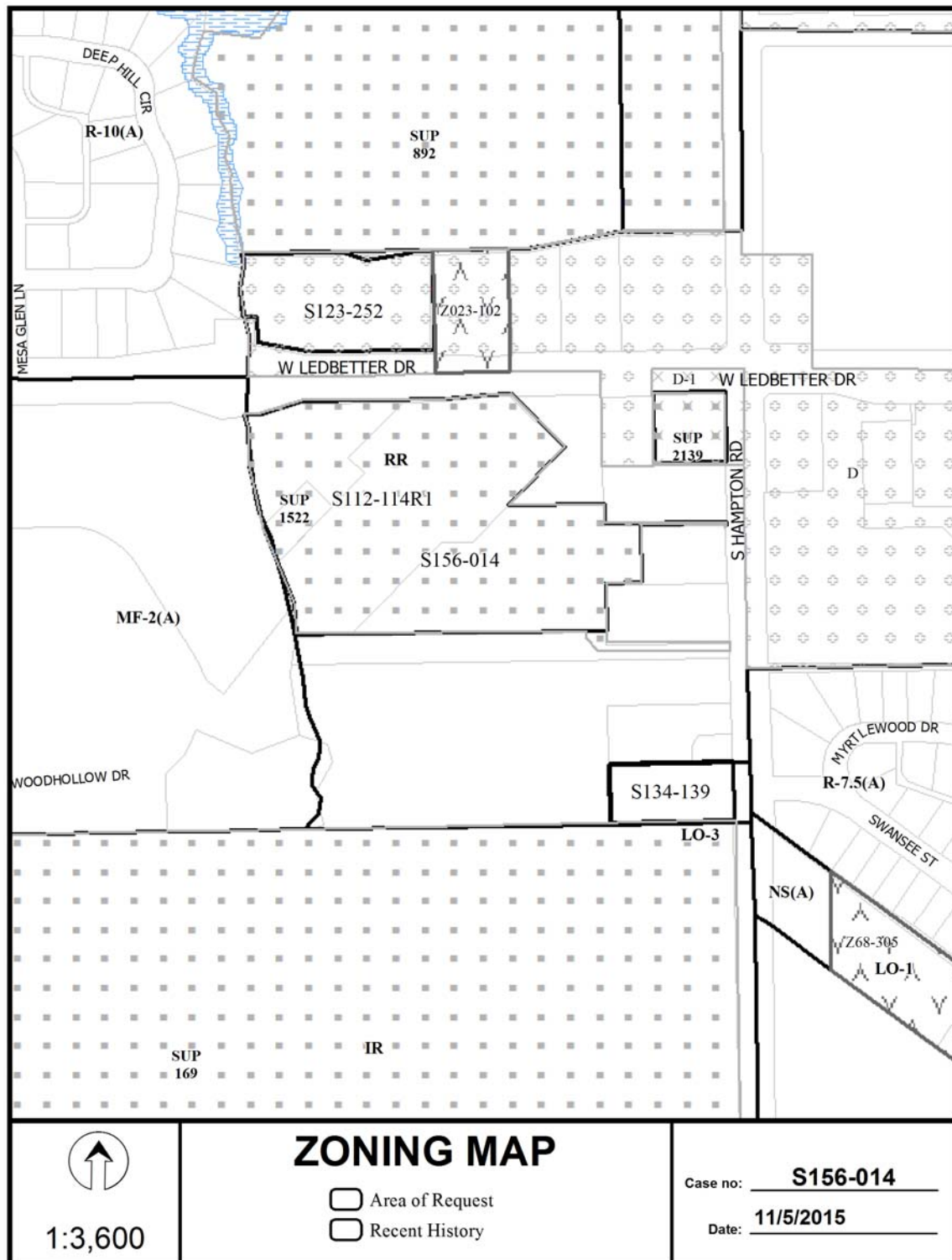
S134-139 was an application to create a 0.999-acre lot in City Block 6051 on property located at 4373 Hampton Road. The request was approved on May 8, 2014, but the final plat has not yet been recorded.

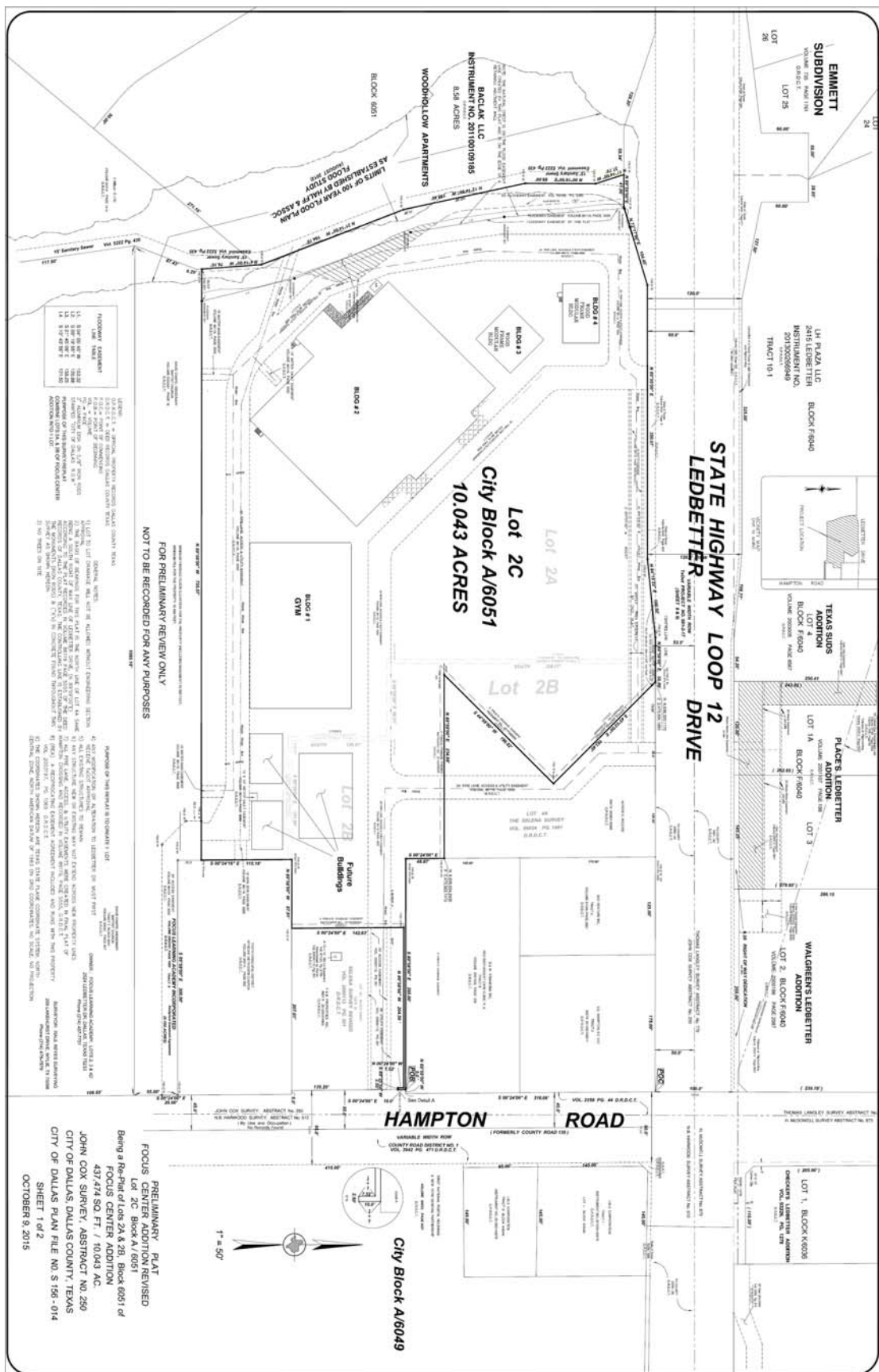
S123-252 was an application to create one 1.174-acre lot and one 1.281-acre lot from a 2.455-acre tract of land in City Block 6040 on property located at 2415 W. Ledbetter Drive. The request was approved on September 26, 2013, but the final plat has not yet been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the RR zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a)(b)
7. 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
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4)(5)(6)(7)(8)(9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat determine the 100-year water surface elevation across the plat. Section 51A-8.611(d) and Trinity Watershed Management
13. On the final plat dedicate floodway easement, floodway management area or floodway easement (within common area) with the appropriate easement statement included on the face of the plat. Section 51A-8.611(d) and Trinity Watershed Management, Drainage Design Manual Addendum V
14. On the final plat include additional paragraph in owner's certificate (pertaining to floodplain). Section 51A-8.611(d), Trinity Watershed Management; Drainage Manual, Article V
15. On the final plat specify minimum fill and minimum finished floor elevations. Section 51A-8.611(d), Trinity Watershed Management
16. 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
17. 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)
18. On the final plat identify the property as Lot 2C in City Block A/6051. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





S156-014

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2015****FILE NUMBER:** S156-015**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Holland Avenue, northwest of Herschel Avenue**DATE FILED:** October 21, 2015**ZONING:** PD 193 (MF-2)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.367-acres **MAPSCO:** 35S**OWNER/APPLICANT:** Mark X Associates

REQUEST: An application to replat a 0.367-acre tract of land containing all of Lot 18A in City Block 5/2043 into a Shared Access Development with eight single family lots ranging between 1,725 and 2,575 square feet on property located on Holland Avenue, northwest of Herschel Avenue.

SUBDIVISION HISTORY:

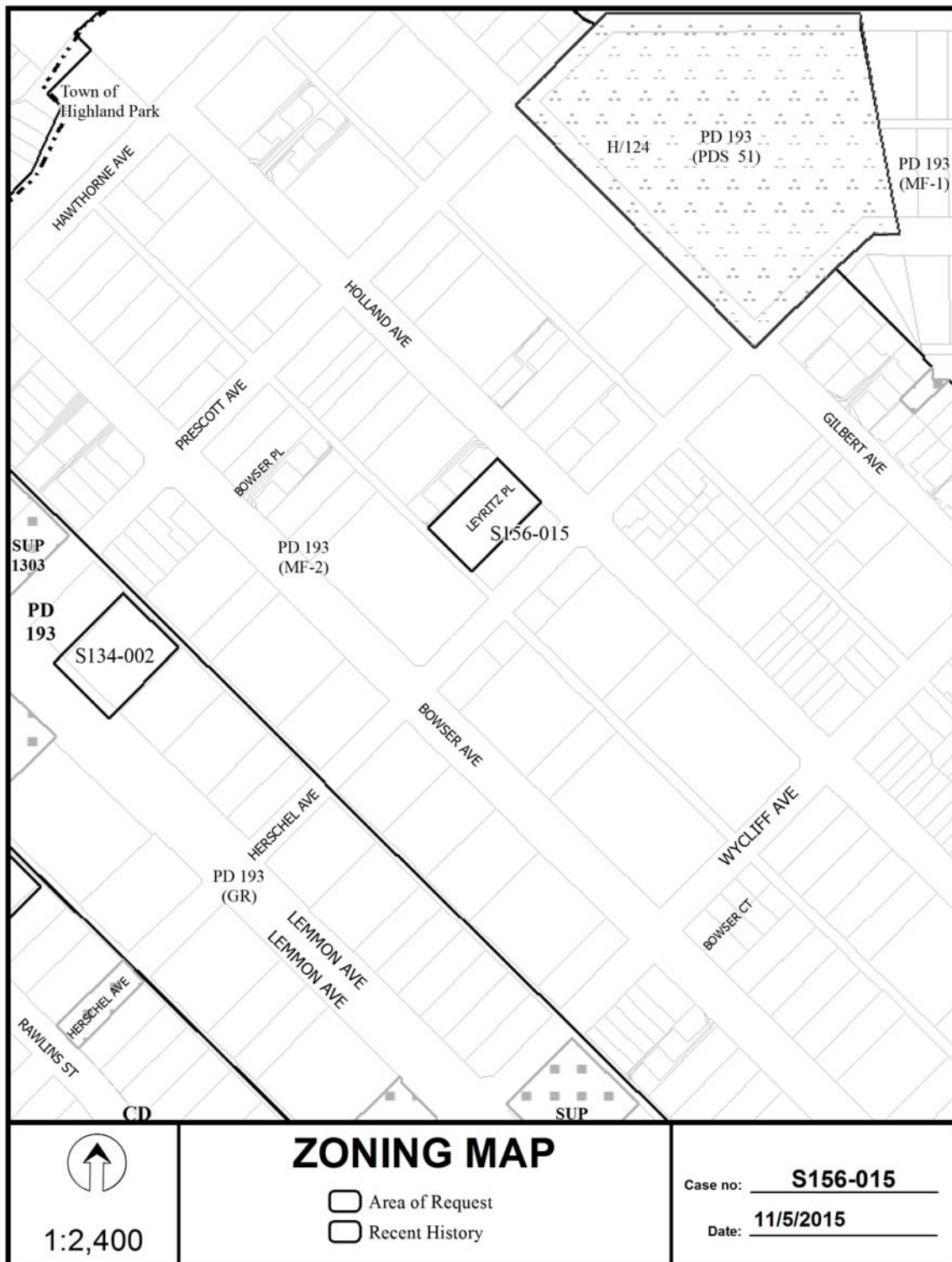
S134-002 was an application to replat a 0.4591-acre tract of land containing all of Lots 7 and 8 and part of Lot 9 in City Block 2/2040 to create one lot on property located at 4428 and 4436 Lemmon Avenue, southeast of Prescott Avenue. The request was approved on November 7, 2013, and the final plat was recorded on May 11, 2015.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 193 (MF-2) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a)(b)

7. 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
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 8. Section 51A-4.411(f)(3)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4)(5)(6)(7)(8)(9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Engineer shall 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).
13. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
14. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b)(c)
15. There must be no more than 2 access area points, each limited to serve no more than 18 dwelling units. Section 51A-4.411(d)(10)
16. The Shared Access Area easement must be at least 20 feet wide and contain a minimum paving width of 16 feet. Section 51A-411(d)(7)
17. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
18. No building permit may be issued to authorize work in the shared access development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and all requirements of the shared access area have been met. Section 51A-4.411(c)(3)
19. Prior to submittal of the final plat the Shared Access Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)

20. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
21. For frontage purposes and determining building setback lines only, all of the property in this shared access development is considered to be one lot. Section 51A-4.411(f)(2)
22. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
23. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines
24. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public, or City Council approved private, street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
25. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
26. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
27. On the final plat provide a City of Dallas approved street name for the Shared Access Area Easement. Contact the Street Name Coordinator to obtain an approved street name”. Sections 51A-8.403(a)(1)(A)(xiv) and 51A-8.506(e)
28. The Shared Access Development must provide 0.25 guest parking spaces per lot. Section 51A-4.411(g)
29. Shared Access Area developments must comply with DWU standards for water and wastewater construction and design and be accepted by the City of Dallas prior to submittal of the final plat for the Chairperson’s signature. Section 49-61(c)(5)(B) and the Development Design Procedures and Policy Manual, Section 2
30. On the final plat identify the property as Lots 18B-18H in City Bock 5/2043. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).



CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2015****FILE NUMBER:** S156-016**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Kirby Street at Deere Street, west corner**DATE FILED:** October 21, 2015**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.254-acres**MAPSCO:** 35Z**OWNER/APPLICANT:** Twin Power Investments, LLC and Baudelia Ventura

REQUEST: An application to replat a 0.254-acre tract of land containing all of Lot 7 in City Block E/2011 into one 0.165-acre lot and one 0.089-acre lot on property located on Kirby Street at Deere Street, west corner.

SUBDIVISION HISTORY:

S156-021 is an application to replat a 0.266-acre tract of land containing all of Lots 7 and 8 in City Block 10/1598 into four lots ranging between 2,818 and 3,033 square feet on property located on Lafayette Street and California Street, west corner. The request is on the same City Plan Commission agenda as the present request.

S134-166 was an application to replat a 0.196 tract of land containing part of Lot 5 in City Block 7/695 and part of tract of land in City Block B/2008 into 3 lots ranging in size from 2251 square feet to 3189 square feet on property located at 2117 North Fitzhugh Avenue. The request was approved on June 19, 2014, but has not yet been recorded.

S134-142 was an application to replat a 0.620-acre tract of land containing all of Lots 20, 21 and 22 in City Block D/1990 into a Shared Access Development with 17 lots ranging in size from 1,267 square feet to 2,675 square feet on property located at 2204 Fitzhugh Avenue north of Deere Street. The request was approved on May 22, 2014, and the final plat was recorded on September 1, 2015.

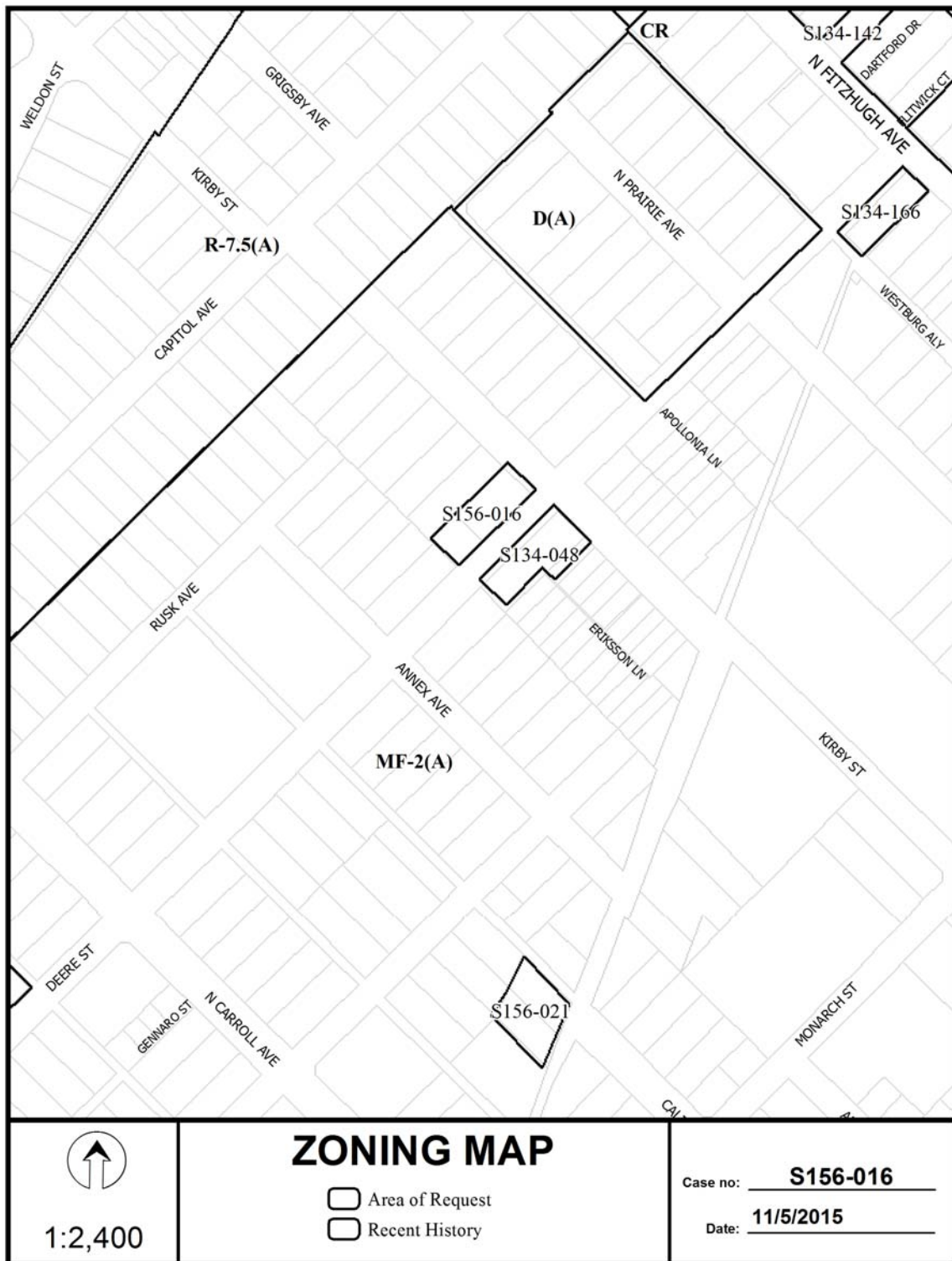
S134-048 was an application to replat a 0.28-acre tract of land containing all of Lots 1 and 2A in City Block F/2012 into five lots ranging in size from 0.05-acre to 0.07-acre located at 2223 and 2225 Kirby Street. The request was approved on January 9, 2013, and the final plat was recorded on September 22, 2014.

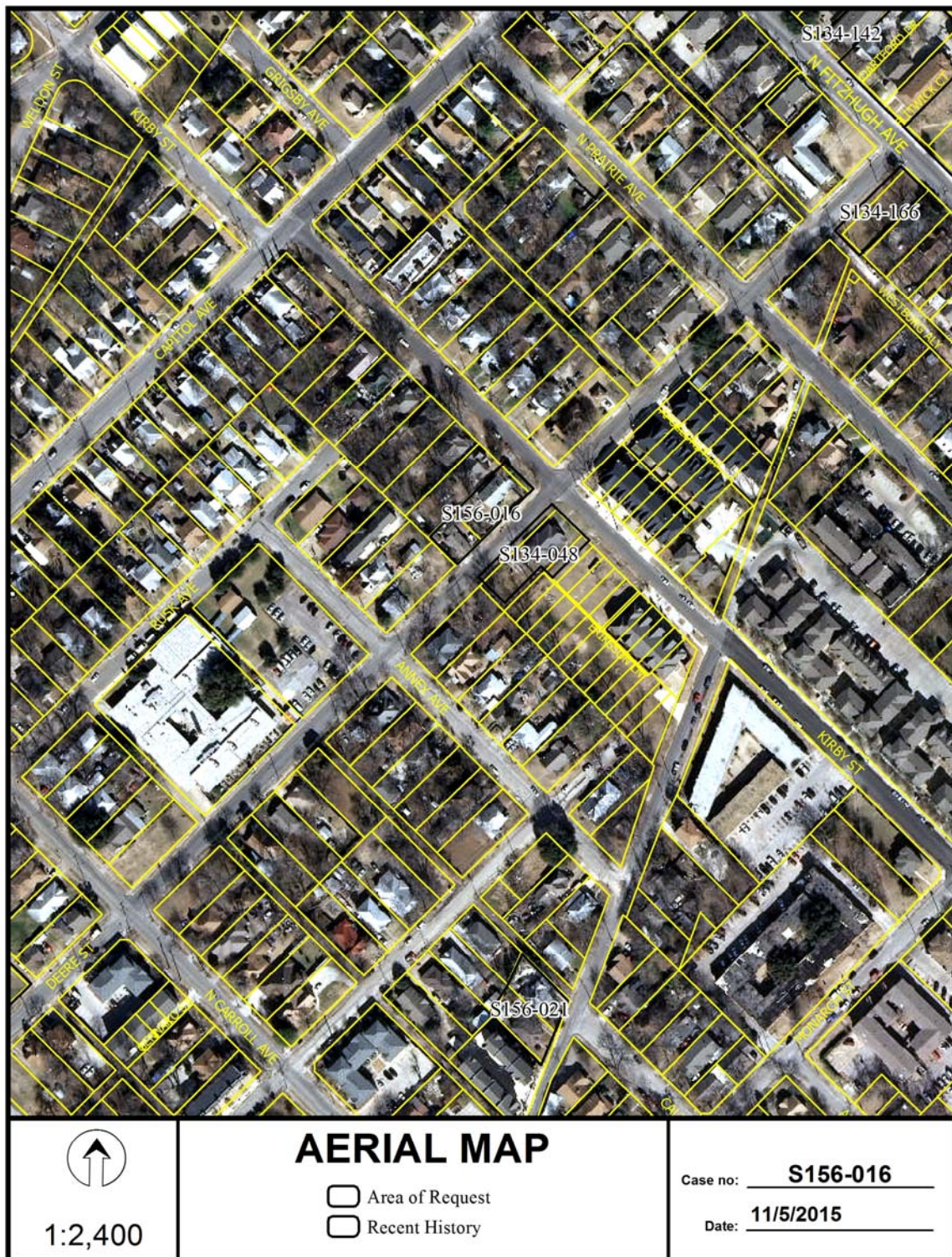
STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)

4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a)(b)
7. 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
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 2. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4)(5)(6)(7)(8)(9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate a 10-foot by 10-foot corner clip at Kirby Street and Deere Street. Section 51A-8.602(d)(1)
13. On the final plat dedicate 28 feet of right-of-way from the established centerline of the Deere Street. Sections 51A-8.602(c), 51A-8.604(c), and 51A-8.611(e)
14. The deeds provided do not cover a 5.55 feet area within the platted boundary. This area must either be acquired or left out of the boundary of the plat.
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
16. Wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b)(c)

17. On the final plat identify the property as Lots 7A and 7B in City Bock E/2011. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2015****FILE NUMBER:** S156-017**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Butler Street at Maple Avenue, south corner**DATE FILED:** October 22, 2015**ZONING:** IR**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 2.569-acres**MAPSCO:** 34U**OWNER/APPLICANT:** Maple Office Partners, LLC

REQUEST: An application to replat a 2.569-acre tract of land containing part of Lot 43 in City Block 2373 into one lot on property located on Butler Street at Maple Avenue, south corner.

SUBDIVISION HISTORY:

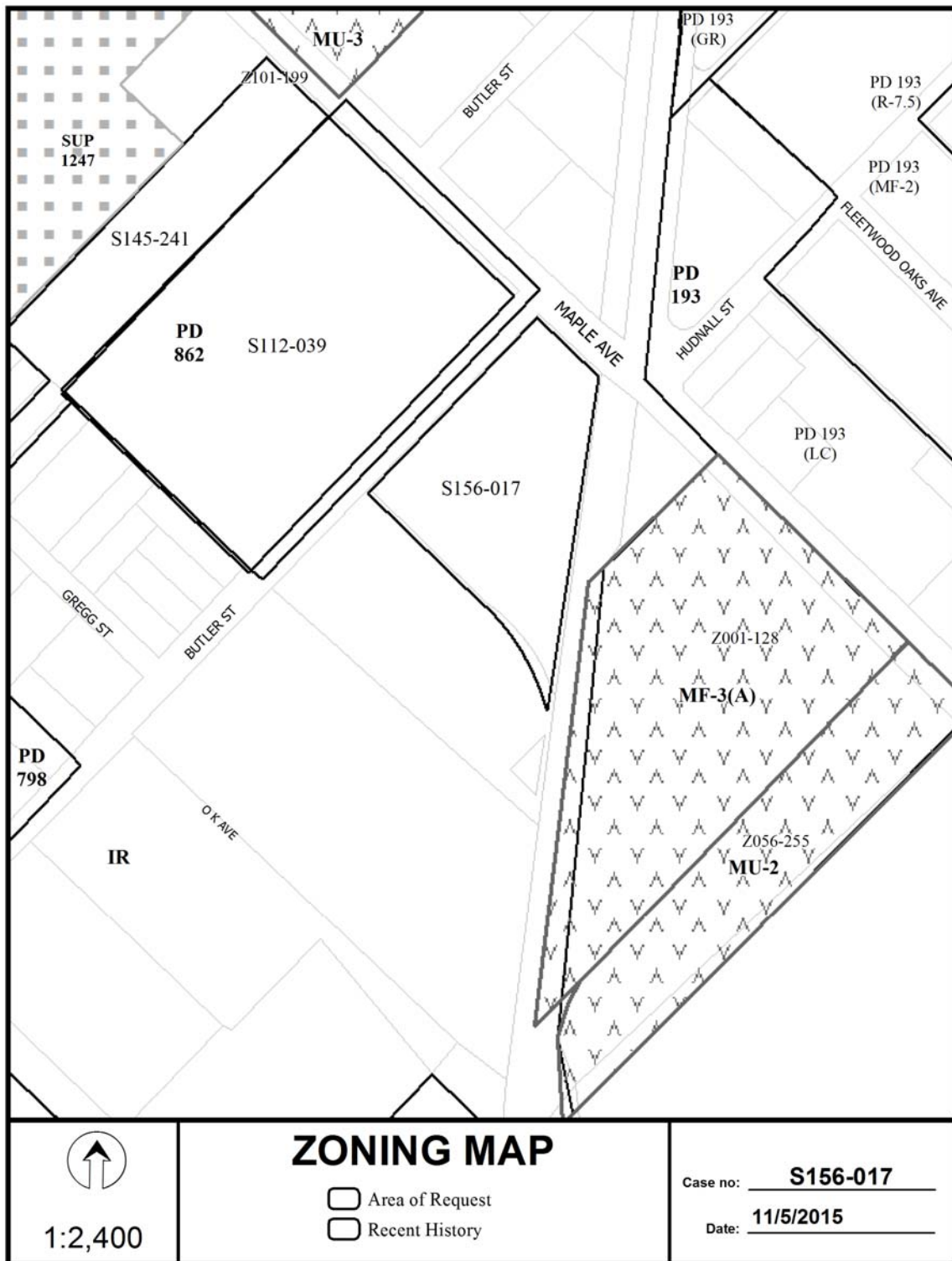
S145-241 was an application to replat a 2.22-acre tract of land containing all of Lot 21 in City Block 5755 and part of City Block 2372 into one lot on property located at 5505 Maple Avenue, between Butler Street and Inwood Road. The request was approved on August 20, 2015, but the final plat has not yet been recorded.

S112-039 was a request on property contiguous on the southeast of the present request to create a 6.004 acre lot from a tract of land in City Block 2372 on property located at the west corner of Maple Avenue and Butler Street. The request was approved on December 15, 2011, and an Early Release Building Permit was subsequently issued on October 18, 2013. The final plat has not yet been recorded.

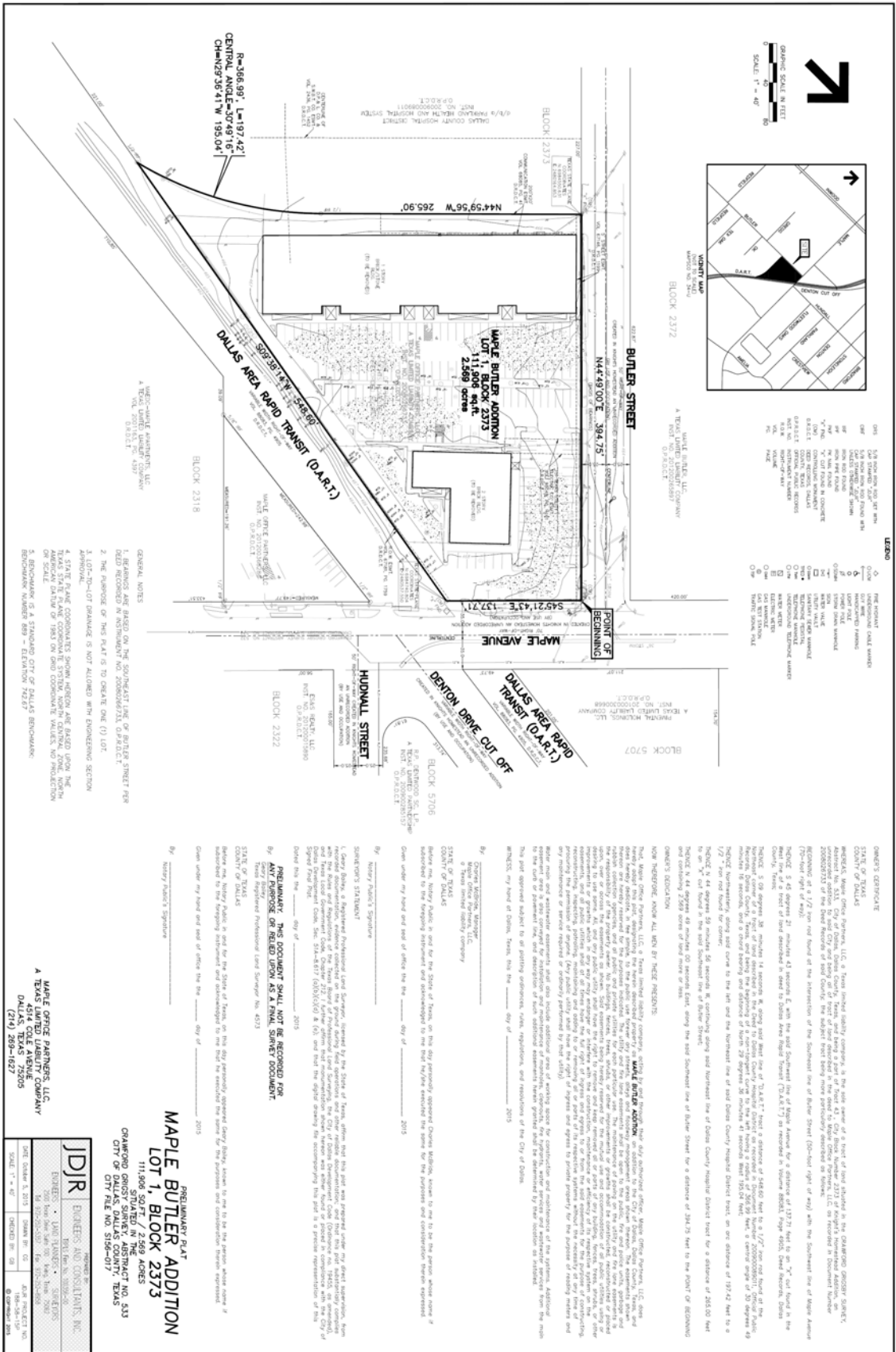
STAFF RECOMMENDATION: The request complies with the requirements of the IR zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a)(b)
7. 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
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4)(5)(6)(7)(8)(9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate a 10-foot by 10-foot corner clip at Maple Avenue and Butler Street. Section 51A-8.602(d)(1)
14. On the final plat, show how all adjoining right-of-way was created. Platting Guidelines
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
16. On the final plat identify the property as Lot 1 in City Bock A/2373. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2015****FILE NUMBER:** S156-018**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** 5327 Lyndon B. Johnson Freeway/Interstate Highway No. 635**DATE FILED:** October 22, 2015**ZONING:** PD 887 (SD 2 and 3)**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 3.6183-acres **MAPSCO:** 15N**OWNER/APPLICANT:** Rob Baldwin/Dallas Midtown Properties, LLC

REQUEST: An application to create one lot from a 3.6183-acre tract of land in City Block A/7019 on property located at 5327 Lyndon B. Johnson Freeway/Interstate Highway No. 635.

SUBDIVISION HISTORY:

S145-082 was an application to create one lot from a 4.0639-acre tract of land in City Block A/7019 on property located at 5327 Lyndon B. Johnson Freeway/Interstate Highway No. 635. The request was approved on February 19, 2015, but has not yet been recorded.

S123-096 was an application to replat a 15.4526 acre tract of land containing all of Lots 1D and Lot 3 into one 14.5427 acre lot and one 0.9099 acre lot on property located at the northwest corner of Interstate Highway No. 635 at Montfort Drive. The request was approved on March 21, 2013, but has not yet been recorded.

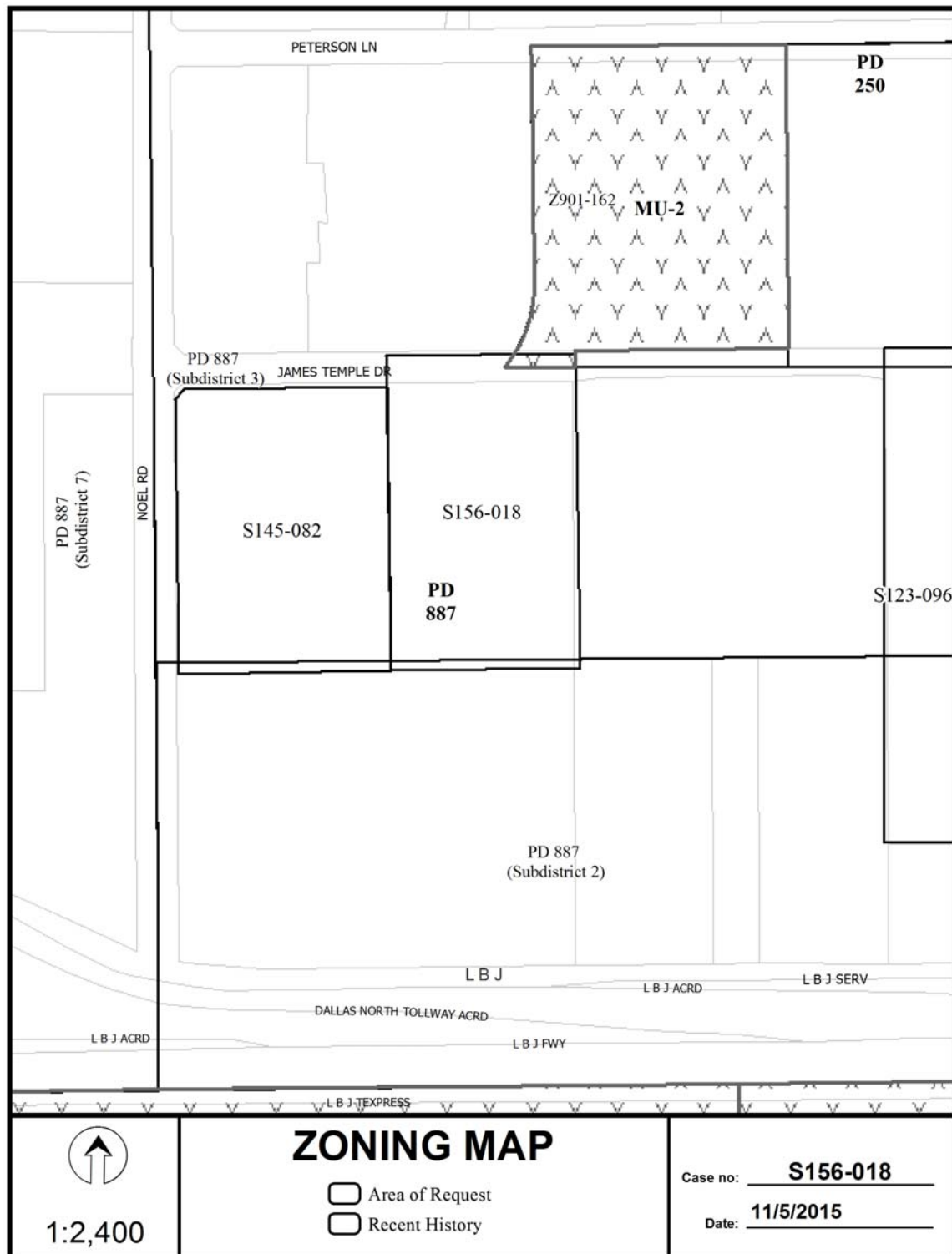
STAFF RECOMMENDATION: The request complies with the requirements of the PD 887 (SD 2 and 3) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

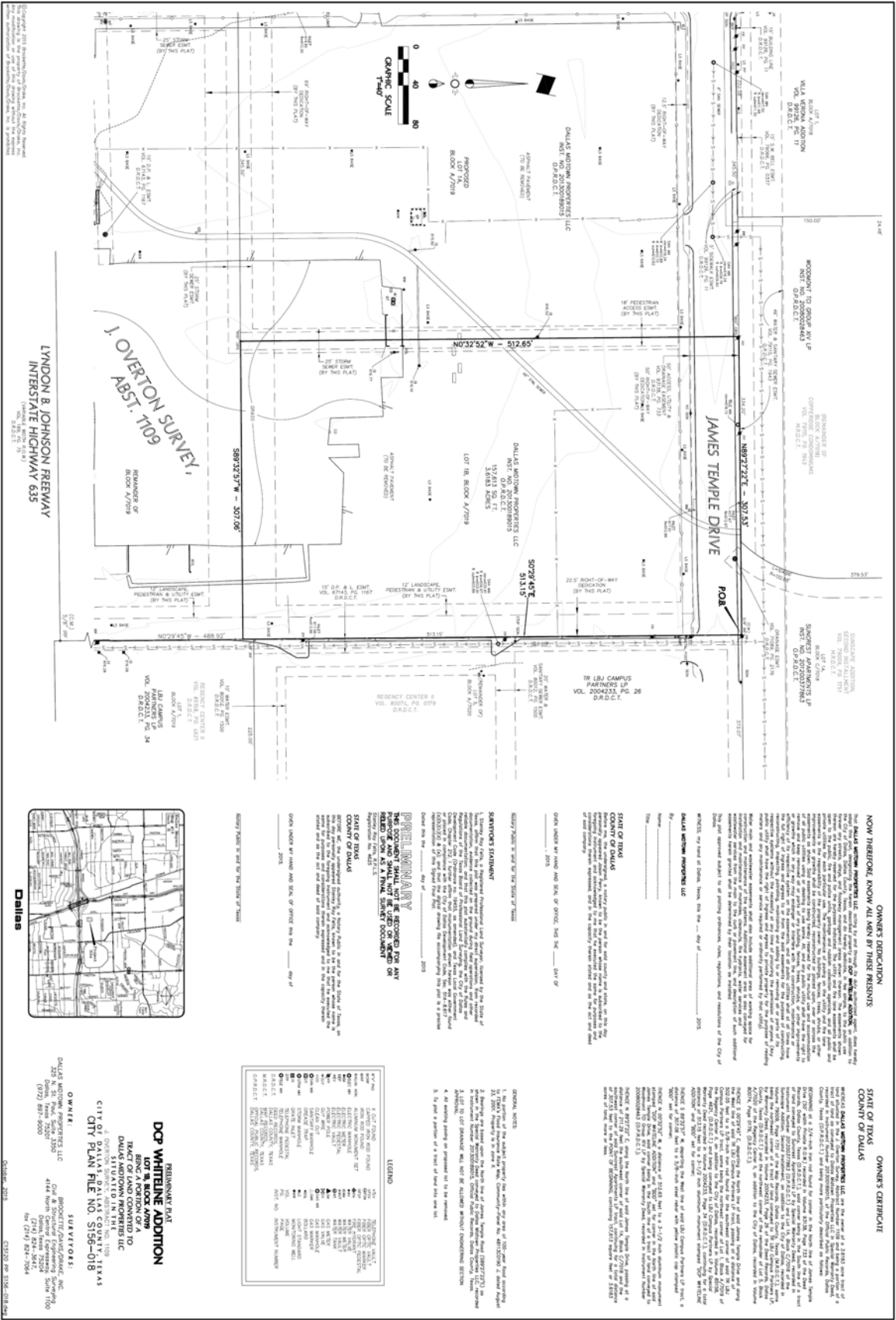
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)

6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a)(b)
7. 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
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4)(5)(6)(7)(8)(9)
11. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
12. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
13. On the final plat dedicate 75 feet of right-of-way on James Temple Drive. Sections 51A-8.602(c) and 51A-8.604(c)
14. On the final plat dedicate 34.5 feet of right-of-way from the established centerline of Unnamed FN4. Sections 51A-8.602(c) and 51A-8.604(c)
15. On the final plat dedicate 34.5 feet of right-of-way from the established centerline of Unnamed FN8. Sections 51A-8.602(c) and 51A-8.604(c)
16. On the final plat, dedicate a 10-foot by 10-foot corner clip at Unnamed FN4 and James Temple Drive. Section 51A-8.602(d)(1)
17. On the final plat, dedicate a 10-foot by 10-foot corner clip at Unnamed FN4 and Unnamed FN8. Section 51A-8.602(d)(1)
18. On the final plat, additional storm sewer easement width dedication may be required upon engineering plan review.
19. On the final plat all access easements must be recorded by separate easement and the recording information must be shown on the final plat. Platting Guidelines
20. On the final plat show two controlling monuments. Platting Guidelines
21. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and

proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)

22. Water/wastewater main extension may be required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b)(c)
23. On the final plat identify the property as Lot 2 in City Bock B/7019. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2015****FILE NUMBER:** S156-019**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Tenth Street and Zang Boulevard, northwest corner**DATE FILED:** October 22, 2015**ZONING:** PD 830 (Subdistrict 3)**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.669-acres**MAPSCO:** 54H**OWNER/APPLICANT:** EXC Ventures, LLC

REQUEST: An application to replat a 0.669-acre tract of land containing all of Lots 8-10 in City Block 38/3158 into one lot on property located at Tenth Street and Zang Boulevard, northwest corner.

SUBDIVISION HISTORY:

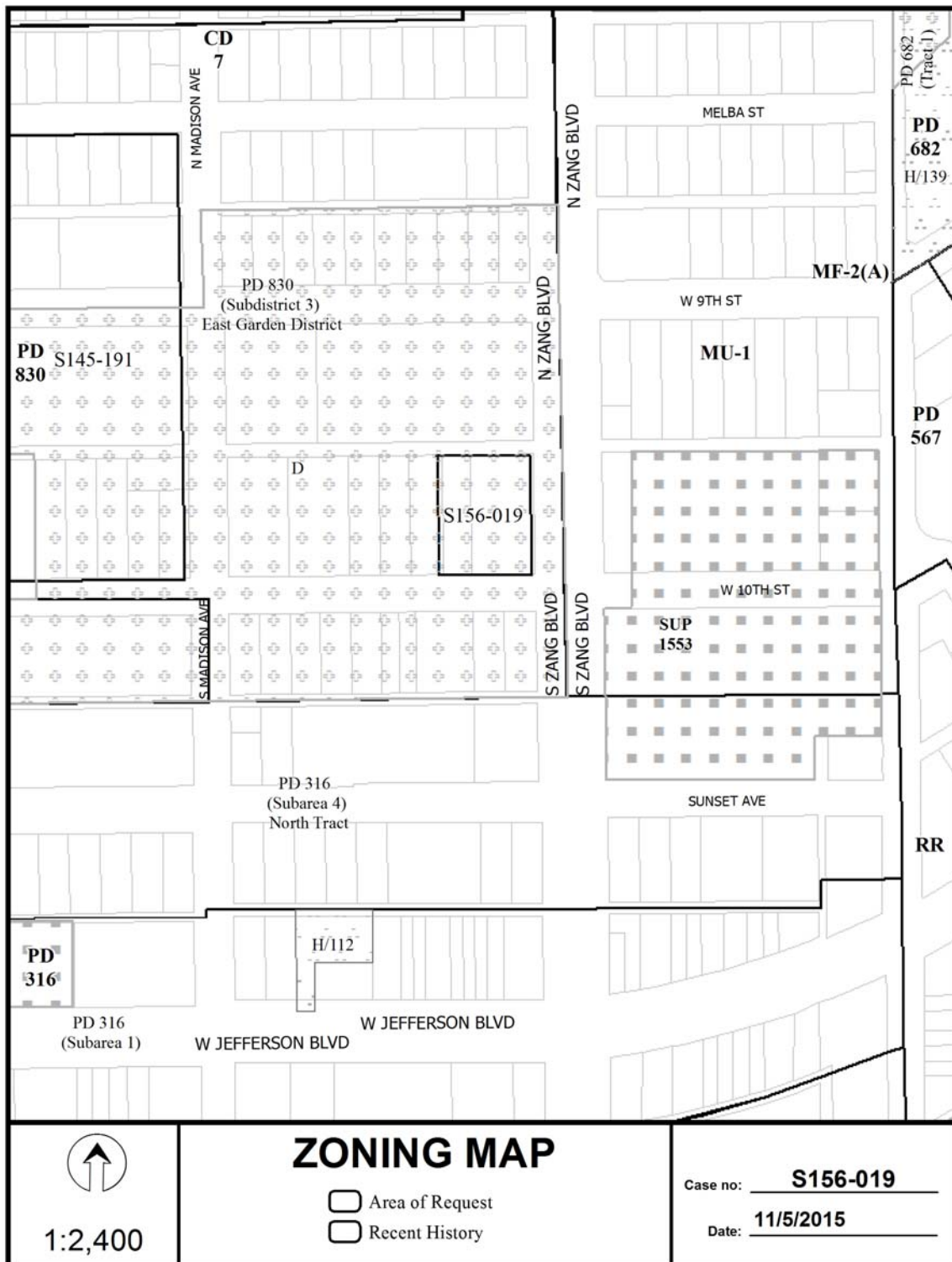
S145-191 was an application to replat an 8.276-acre tract of land containing all of Lots 1 through 20 and an abandoned alley in City Block 32/3152; replat all of Lots 1 through 20 and an abandoned alley in City Block 37/3157; and a portion of abandoned Ninth Street into one 0.034-acre lot, one 0.633-acre lot, one 2.429-acre lot, one 2.319-acre lot, one 0.514-acre lot, one 1.997-acre lot, and one 0.350-acre lot on property bounded by Tenth Street, North Bishop Avenue, Melba Street, and North Madison Avenue. The request was approved on June 4, 2015, but has not yet been recorded.

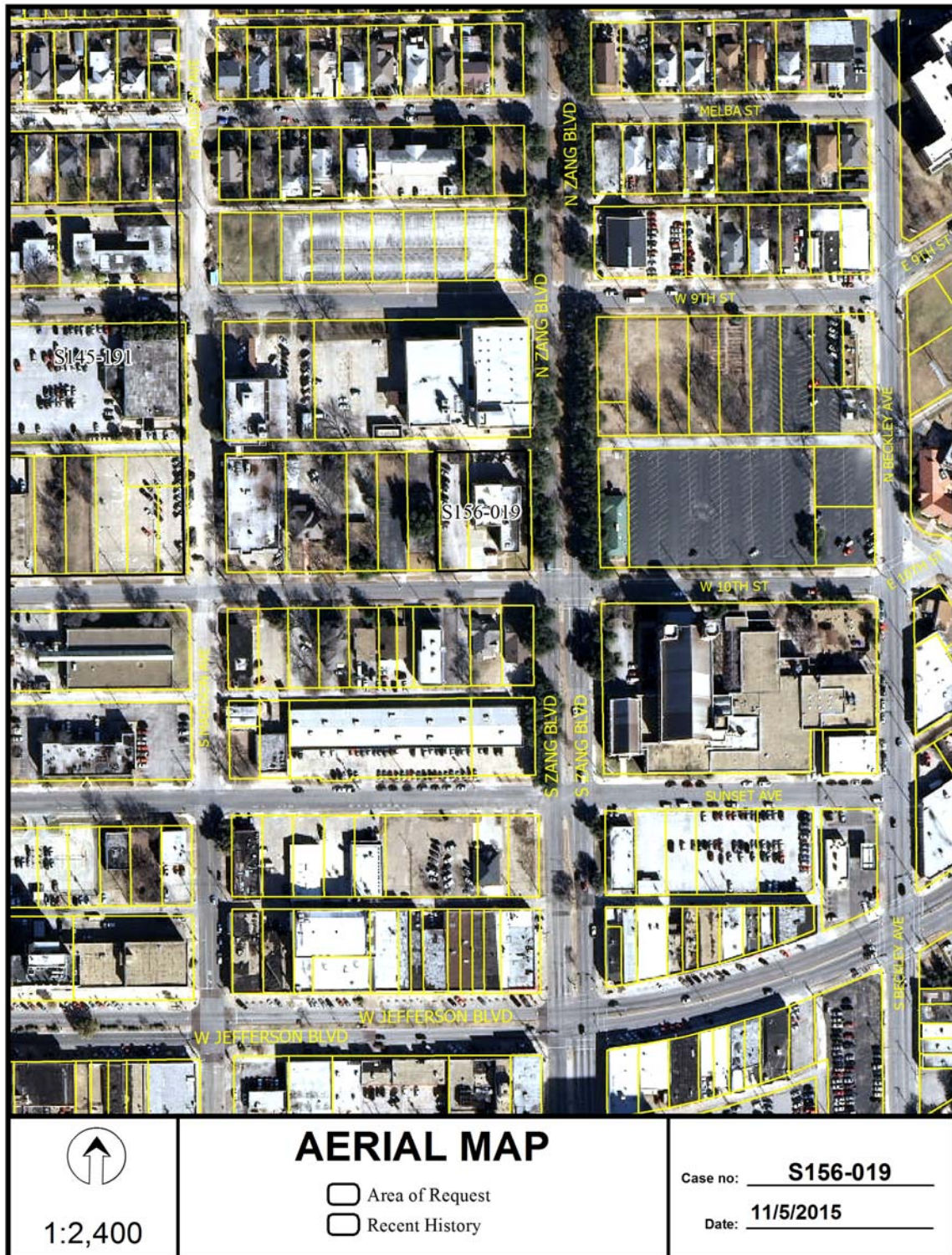
STAFF RECOMMENDATION: The request complies with the requirements of the PD 830 (Subdistrict 3) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a)(b)

7. 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
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Provide a detailed grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. On the final plat, dedicate a 10-foot by 10-foot corner clip at Zang Boulevard and Tenth Street. Section 51A-8.602(d)(1)
13. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement at Zang Boulevard and the alley. Section 51A-8.602(e), Section 51A-9.101
14. On the final plat, show how all adjoining right-of-way was created. Platting Guidelines
15. On the final plat show additions or tracts of land within 150 feet of the property and the recording information for each. Platting Guidelines
16. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
17. On the final plat identify the property as Lot 8A in City Book 38/3158. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).



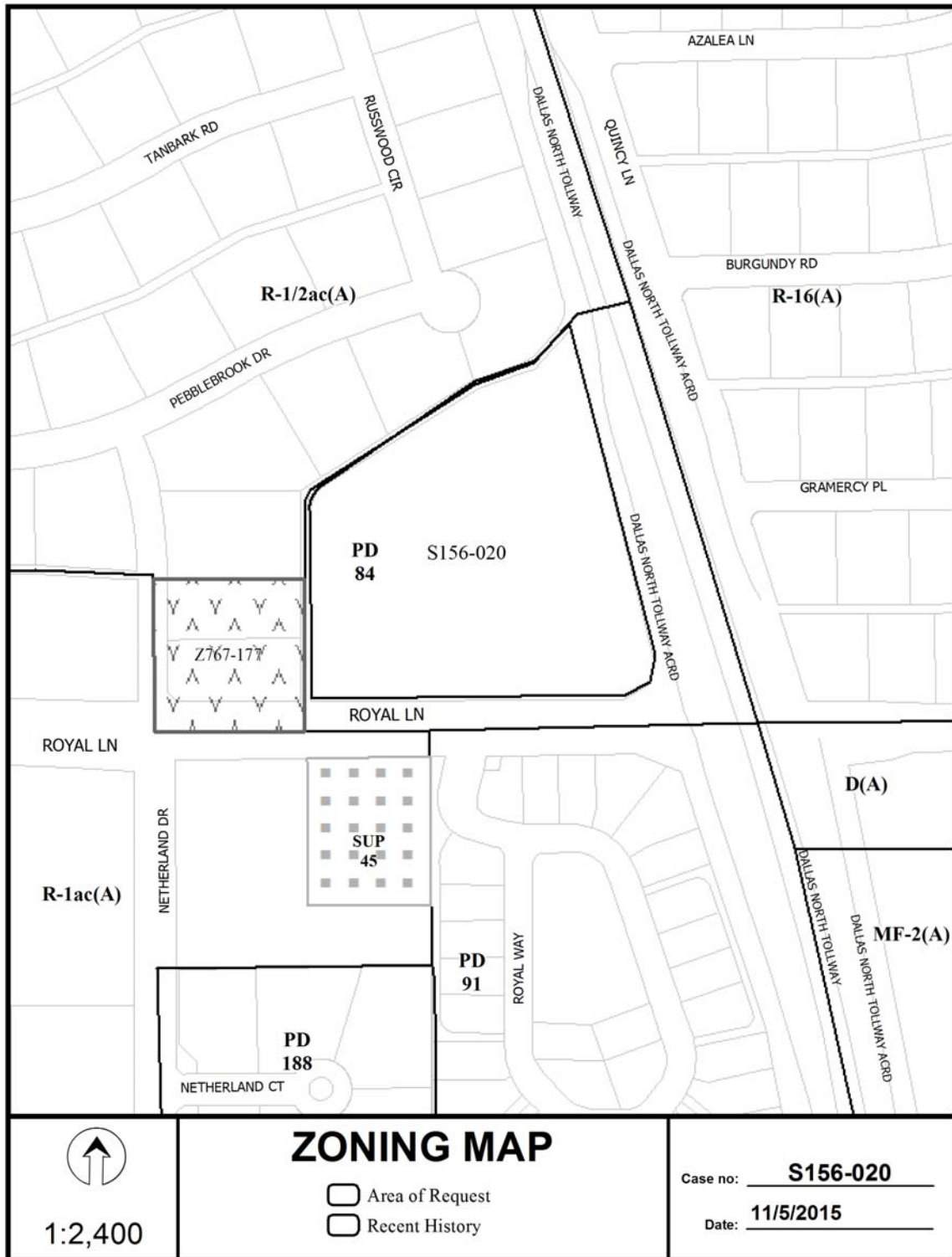


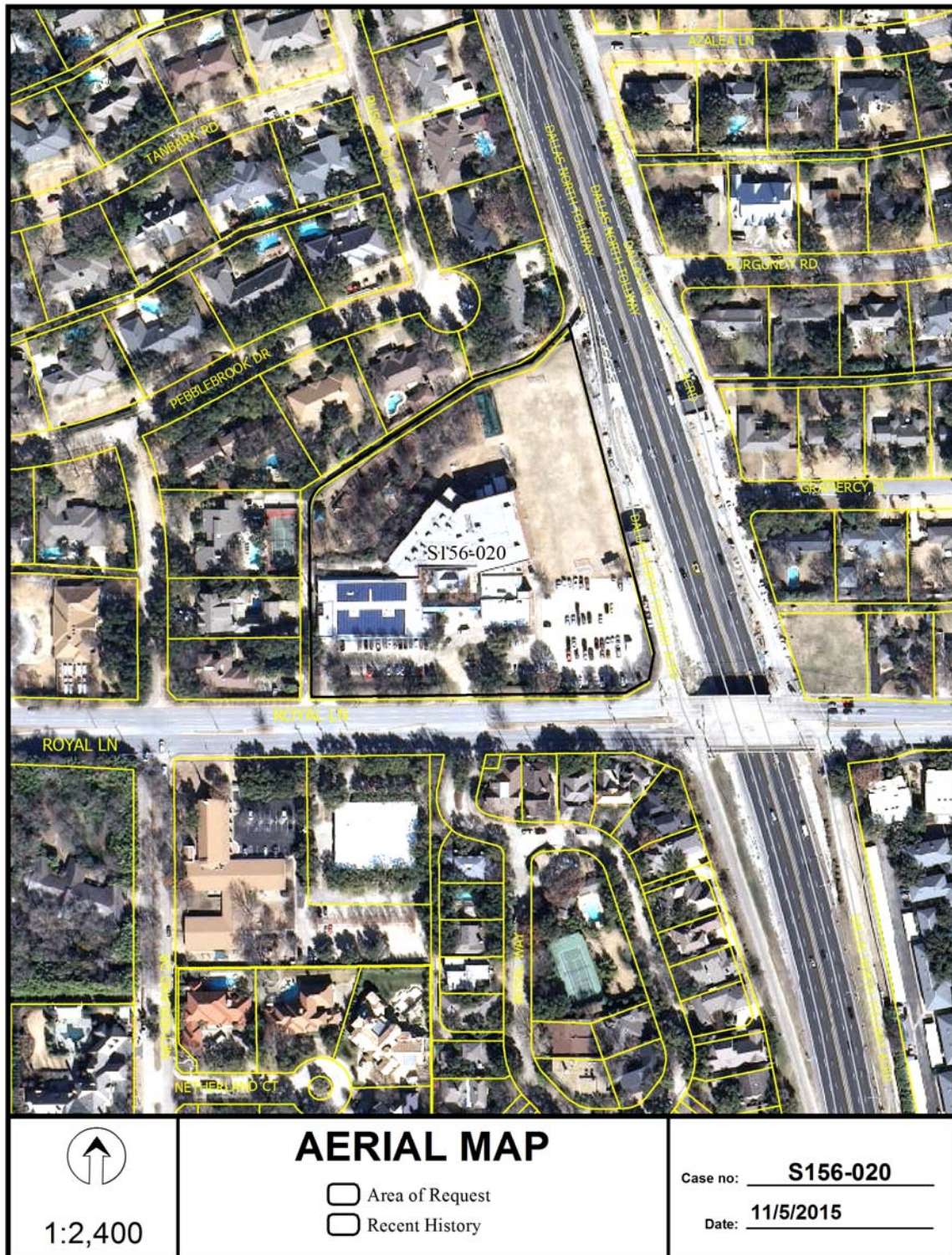
CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2015****FILE NUMBER:** S156-020**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Royal Lane and Dallas North Tollway, northwest corner**DATE FILED:** October 22, 2015**ZONING:** PD 84**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 5.556-acres **MAPSCO:** 25E**OWNER/APPLICANT:** Hart Gaugler & Associates/The Winston School**REQUEST:** An application to create one lot from a 5.556-acre tract of land in City Block 5502 on property located at Royal Lane and Dallas North Tollway, northwest corner.**SUBDIVISION HISTORY:****STAFF RECOMMENDATION:** The request complies with the requirements of the PD 84 zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

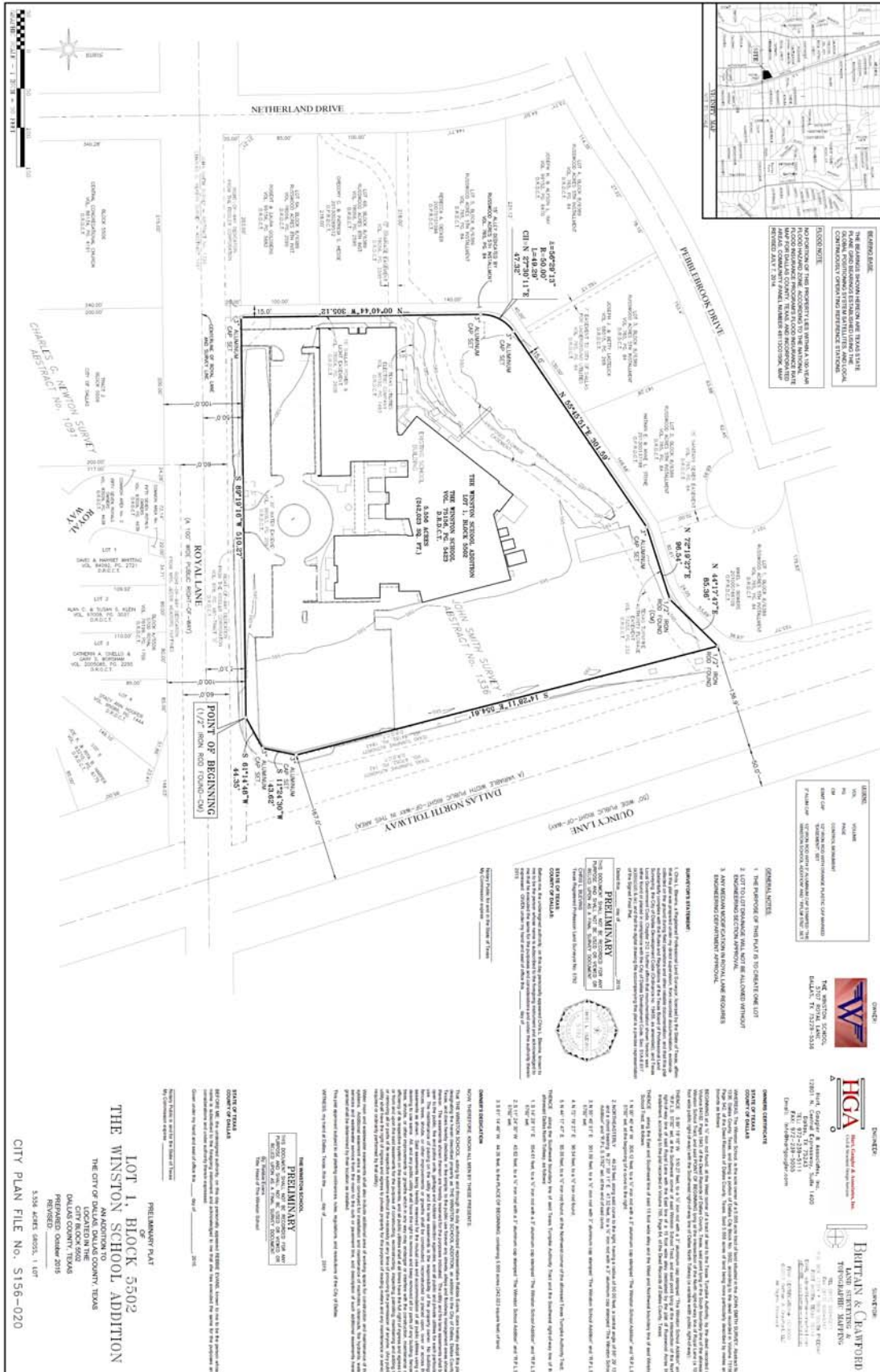
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a)(b)
7. 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
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North

American Datum of 1983 on Grid Coordinate values, No Scale and no Projection.”

9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4)(5)(6)(7)(8)(9)
11. Place a note on the final plat “Lot-to-lot drainage is not permitted without Engineering Section approval.” Section 51A-8.611(e)
12. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement where the alley intersects Royal Lane. Sections 51A-8.602(e) and 51A-9.101
13. On the final plat, floodway or additional drainage easement may be required upon engineering review.
14. On the final plat, show how all adjoining right-of-way was created. Platting Guidelines
15. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
16. On the final plat identify the property as Lot 7 in City Bock 8/6389. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2015****FILE NUMBER:** S156-021**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Lafayette Street and California Avenue, west corner**DATE FILED:** October 23, 2015**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.266-acres**MAPSCO:** 35Z**OWNER/APPLICANT:** An Jadhavji Investments, LLC

REQUEST: An application to replat a 0.266-acre tract of land containing all of Lots 7 and 8 in City Block 10/1598 into four lots ranging between 2,818 and 3,033 square feet on property located on Lafayette Street and California Avenue, west corner.

SUBDIVISION HISTORY:

S156-016 is an application to replat a 0.254-acre tract of land containing all of Lot 7 in City Block E/2011 into one 0.165-acre lot and one 0.089-acre lot on property located on Kirby Street at Deere Street, west corner. The request is on the same City Plan Commission agenda as the present request.

S134-048 was an application to replat a 0.28-acre tract of land containing all of Lots 1 and 2A in City Block F/2012 into five lots ranging in size from 0.05-acre to 0.07-acre located at 2223 and 2225 Kirby Street. The request was approved on January 9, 2013, and the final plat was recorded on September 22, 2014.

S123-196 was an application to create a 4.610 acre lot from a tract of land containing all of Lots 1 through 7 in City Block D/660, Lots 1 through 14 in City Block E/660, part of Lots 8 through 14 in City Block 10/658, all of Lafayette Street to be abandoned between Peak Street and Ashby Street, and all of a 15 foot wide alley in City Block E/660 located between Peak Street and Ashby Street. The request was approved on July 25, 2013, but the final plat has not yet been recorded.

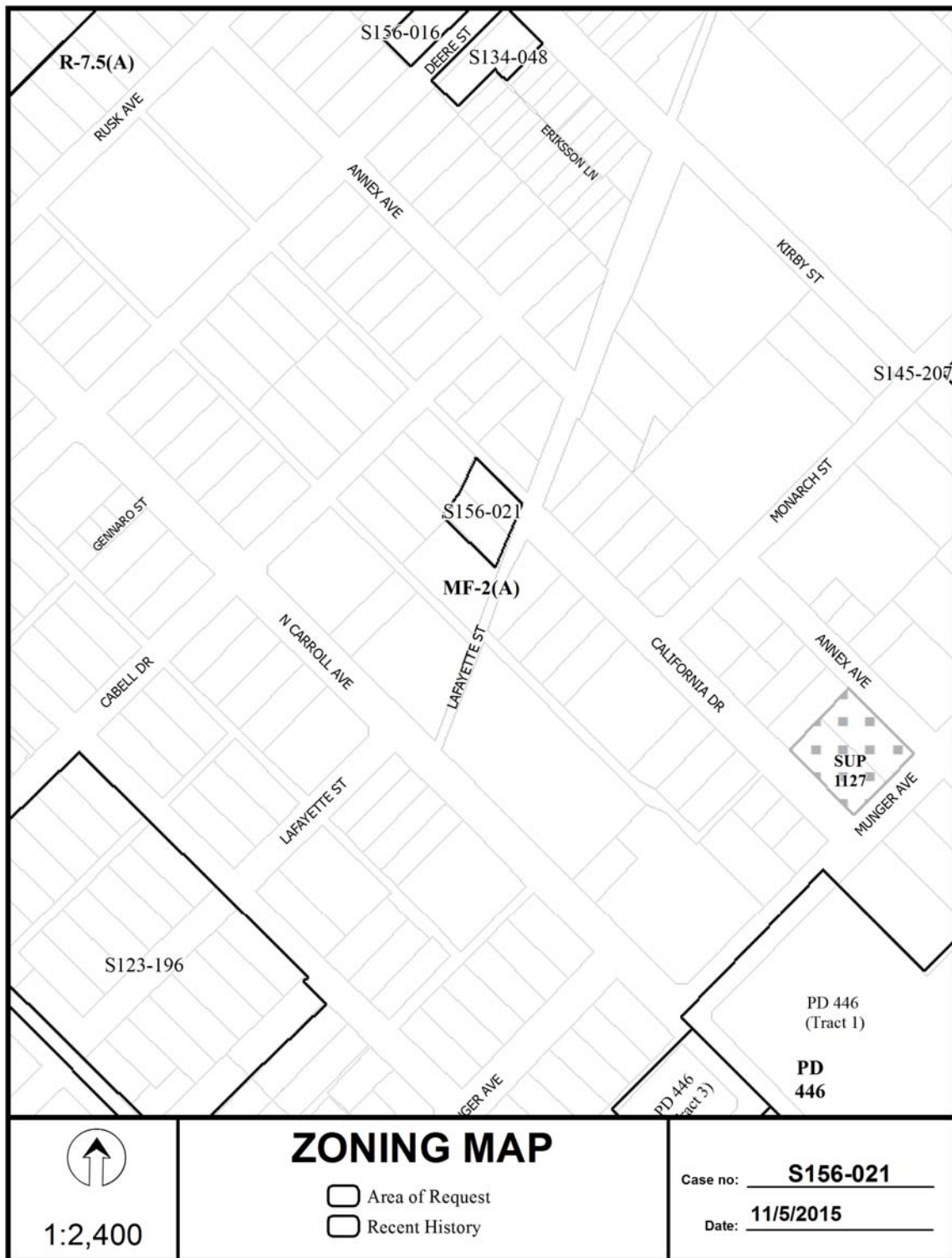
STAFF RECOMMENDATION: The request complies with the requirements of the MF-2(A) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section,

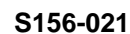
Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a)(b)
7. 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
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4)(5)(6)(7)(8)(9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(e)
13. On the final plat dedicate a 15-foot by 15-foot Alley Sight Easement where the alley intersects Lafayette Street. Sections 51A-8.602(e) and 51A-9.101
14. On the final plat dedicate 28 feet of right-of-way from the established centerline of Lafayette Street. Sections 51A-8.602(c), 51A-8.604(c), and 51A-8.611(e)
15. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
16. On the final plat, show how all adjoining right-of-way was created. Platting Guidelines
17. On the final plat all access easements must be recorded by separate easement and the recording information must be shown on the final plat. Platting Guidelines

18. Engineer shall 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. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
20. Wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b)(c)
21. On the final plat change "California Street" to "California Avenue (Also known as California Drive)". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat identify the property as Lots 7A, 7B, 8A, and 8B in City Bock 10/1598. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).







CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2015****FILE NUMBER:** S156-022**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Between Main Street, Lamar Street, Commerce Street, and Market Street**DATE FILED:** October 23, 2015**ZONING:** CA-1(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 1.802-acres **MAPSCO:** 45P**OWNER/APPLICANT:** Dallas Main L.P.

REQUEST: An application to replat a 1.802-acre tract of land containing all of abandoned Austin Street; part of Lot 6 and all of Lots 1, 2, 7, and 8 in City Block 18/4; and all of Lots 1-8 in City Block 33/48 into one lot on property located between Main Street, Lamar Street, Commerce Street, and Market Street.

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

STAFF RECOMMENDATION: The request complies with the requirements of the CA-1(A) zoning district; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a)(b)
7. 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

8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Sections 51A-8.102(c) and 51A-8.601(b)(4)(5)(6)(7)(8)(9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate 40 feet minimum to 50 feet maximum of right-of-way from the established centerline of Lamar Street. Sections 51A-8.602(c) and 51A-8.604(c)
13. On the final plat dedicate 40 feet of right-of-way from the established centerline of Commerce Street. Sections 51A-8.602(c) and 51A-8.604(c)
14. On the final plat dedicate 40 feet of right-of-way from the established centerline of Main Street. Sections 51A-8.602(c) and 51A-8.604(c)
15. On the final plat dedicate 40 feet of right-of-way from the established centerline of Market Street. Sections 51A-8.602(c) and 51A-8.604(c)
16. 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.
17. On the final plat, show recording information on all existing easements within 150 feet of the property. Platting Guidelines
18. On the final plat, show additions or tracts of land within 150 feet of the property and the recording information for each. Platting Guidelines
19. Prior to the final plat, all owners including the fee owner of Tract III (Leasehold Estate) shall sign the final plat. Sections 51A-8.403(a)(6)(E) and 51A-8.201(36)
20. Engineer shall 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. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
22. Water/wastewater main extension is required by Private Development Contract. Sections 49-60(g)(1) and (2), 49-62(f)(1), and 49-62(b)(c)

23. On the final plat, change "MARKET STREET" "(ORD. BK. 1-A, YRS 1873-1882 PG. 131)" to "MARKET STREET" "(Original Town of Dallas)". Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat identify the property as Lot 1A in City Bock 18/41. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2015****FILE NUMBER:** S156-023**Senior Planner:** Sharon Hurd, AICP**LOCATION:** 5516 Vickery Boulevard, between Glencoe Street and McMillan Avenue**DATE FILED:** October 23, 2015**ZONING:** CD 15**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.489-Acres **MAPSCO:** 36S**APPLICANT/OWNERS:** Jonathan & Katherine Mertz and Subdivisions Realty 2, LLC

REQUEST: An application to replat a 0.489-acre tract of land containing all of Lots 5 and 6 and an abandoned 15-foot alley in City Block 10/1928 into one 0.196-acre lot and one 0.294-acre lot on property located at 5516 Vickery Boulevard, between Glencoe Street and McMillan Avenue.

NOTICES: 31 notices were sent to property owners within 200 feet of the property on October 29, 2015.

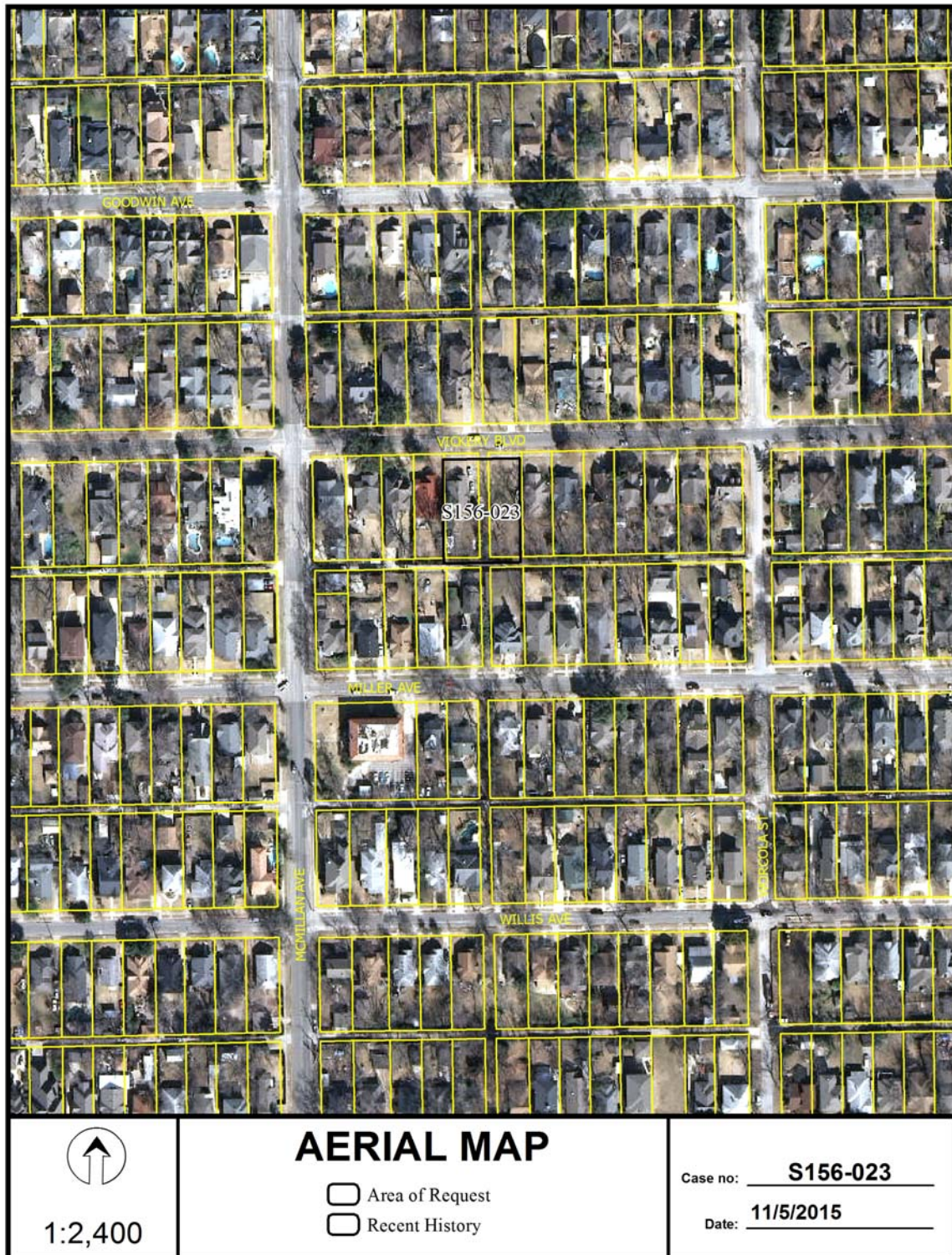
SUBDIVISION HISTORY: There has been no recent subdivision activity within close proximity to this request.

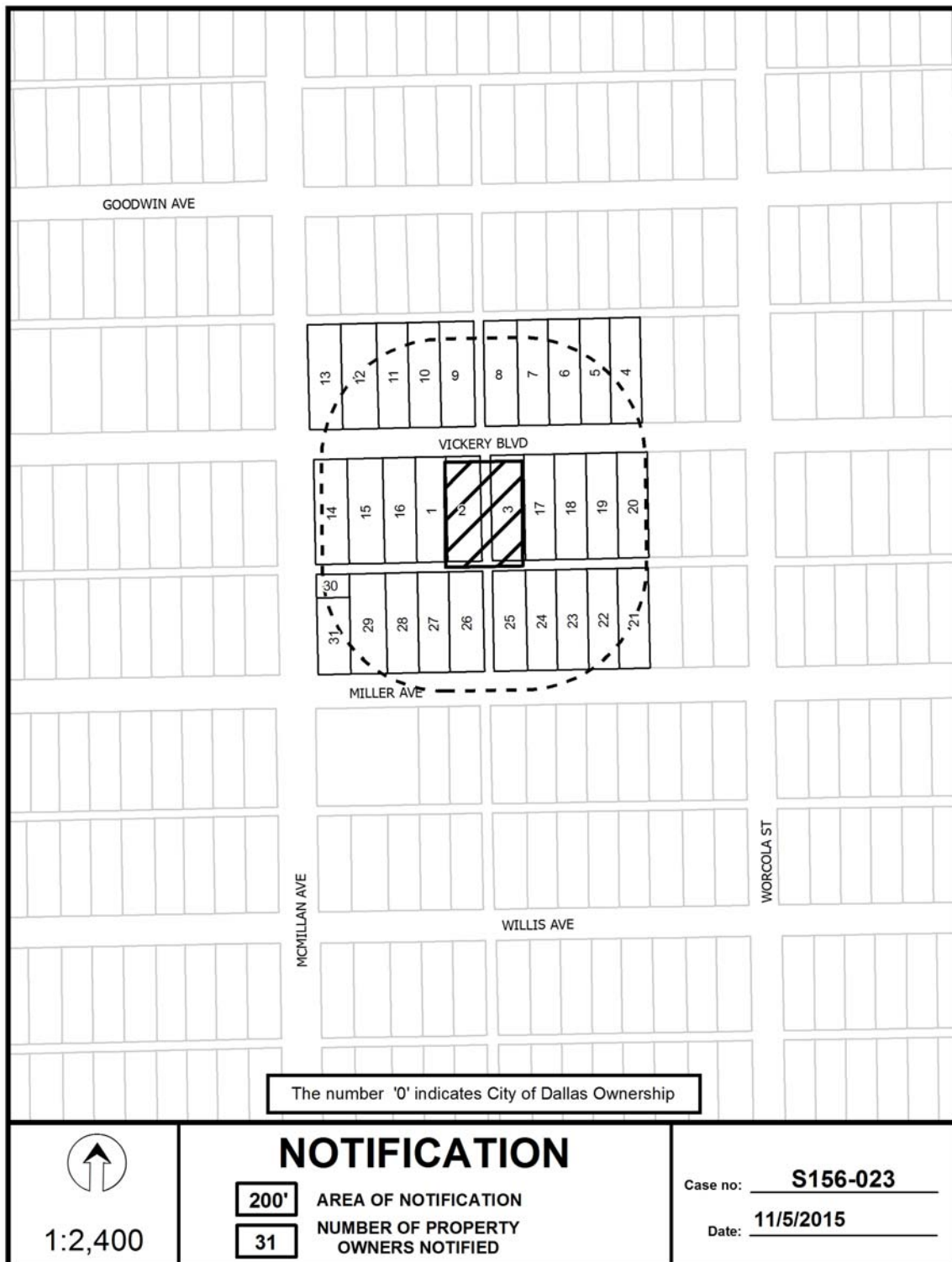
STAFF RECOMMENDATION: The request complies with the requirements of the CD 15 zoning district which stipulates a minimum lot size of 7,500 square feet. However, the existing site is located within a homogenous area with similar lot sizes and lot patterns. If the replat is approved, the proposed Lot 5A will be over 50 percent larger than the majority of the lots within the vicinity. As such, the proposed replat is inconsistent with Section 51A-8.503 of the Development Code which in part indicates that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets." Therefore, staff recommends denial of the plat. However, should the Commission approve the request, then the plat must comply with the following conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a)(b)
7. 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
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 2. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Provide a detailed grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. Comply with Mill Creek drainage requirement. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d), C.9 of Mill Creek, Master Drainage Plan Study
13. On the final plat show recording information on all existing easements within 150 feet of the property. Platting Guidelines
14. 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.
15. Prior to the final plat, provide setback dimensions for the structure remaining on proposed Lot 6A to confirm compliance with CD 15 zoning regulations.
16. On the final plat identify the property as Lots 5A and 6A in City Book 10/1928. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





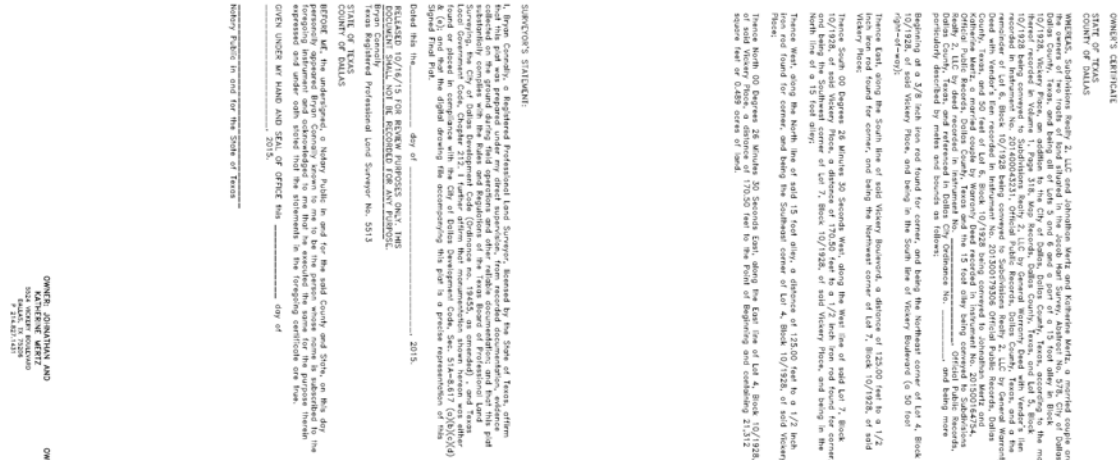


Notification List of Property Owners

S156-023

31 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5514 VICKERY BLVD	URQUHART S SELENA &
2	5516 VICKERY BLVD	SUBDIVIDIONS REALTY 2 LLC
3	5524 VICKERY BLVD	SUBDIVSIONS REALTY 2 LLC
4	5539 VICKERY BLVD	SOMMERS JESSICA LEE &
5	5535 VICKERY BLVD	GOMEZ SALVADOR & MARGARET
6	5533 VICKERY BLVD	HAMPTON CHARLES B &
7	5527 VICKERY BLVD	YOUNG KYLE ADAM
8	5523 VICKERY BLVD	ROSEN MICHAEL &
9	5519 VICKERY BLVD	FODGE JOHN K & LINDA L
10	5515 VICKERY BLVD	BUFKIN CHRISTOPHER
11	5509 VICKERY BLVD	CANDLER GEORGE H &
12	5507 VICKERY BLVD	MADDOX REAGAN &
13	5503 VICKERY BLVD	CAMACHO MARCO & CARLOTTA
14	5502 VICKERY BLVD	OSHEA GREGORY & BETHANY
15	5506 VICKERY BLVD	MESSER HOLDINGS SERIES LLC SERIES G
16	5508 VICKERY BLVD	CARSON CHRIS ADAIR
17	5528 VICKERY BLVD	CORONA RESOURCES LTD
18	5534 VICKERY BLVD	STARBIRD ARDEN R &
19	5536 VICKERY BLVD	JONES LINDY D
20	5540 VICKERY BLVD	SHIELDS WILLIAM O
21	5541 MILLER AVE	PEDRAZA TORIBIO M &
22	5537 MILLER AVE	MILLER R KEITH
23	5533 MILLER AVE	DAVIS WESTON MORGAN &
24	5527 MILLER AVE	MASTEN ADAM M & JESSICA M
25	5523 MILLER AVE	ORTEGON ANTHONY
26	5519 MILLER AVE	JENNINGS SHANNON K



Plan Commission Date: 11/19/15 10(g) S15
/2015 3:10:08 PM

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 19, 2015****FILE NUMBER:** S156-024**Senior Planner:** Sharon Hurd, AICP**LOCATION:** 8610 San Fernando Way**DATE FILED:** October 23, 2015**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 0.243-Acres**MAPSCO:** 37V**APPLICANT/OWNERS:** Sandra Thomas

REQUEST: An application to replat a 0.243-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 3/5224 into one lot on property located at 8610 San Fernando Way.

NOTICES: 23 notices were sent to property owners within 200 feet of the property on October 30, 2015.

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

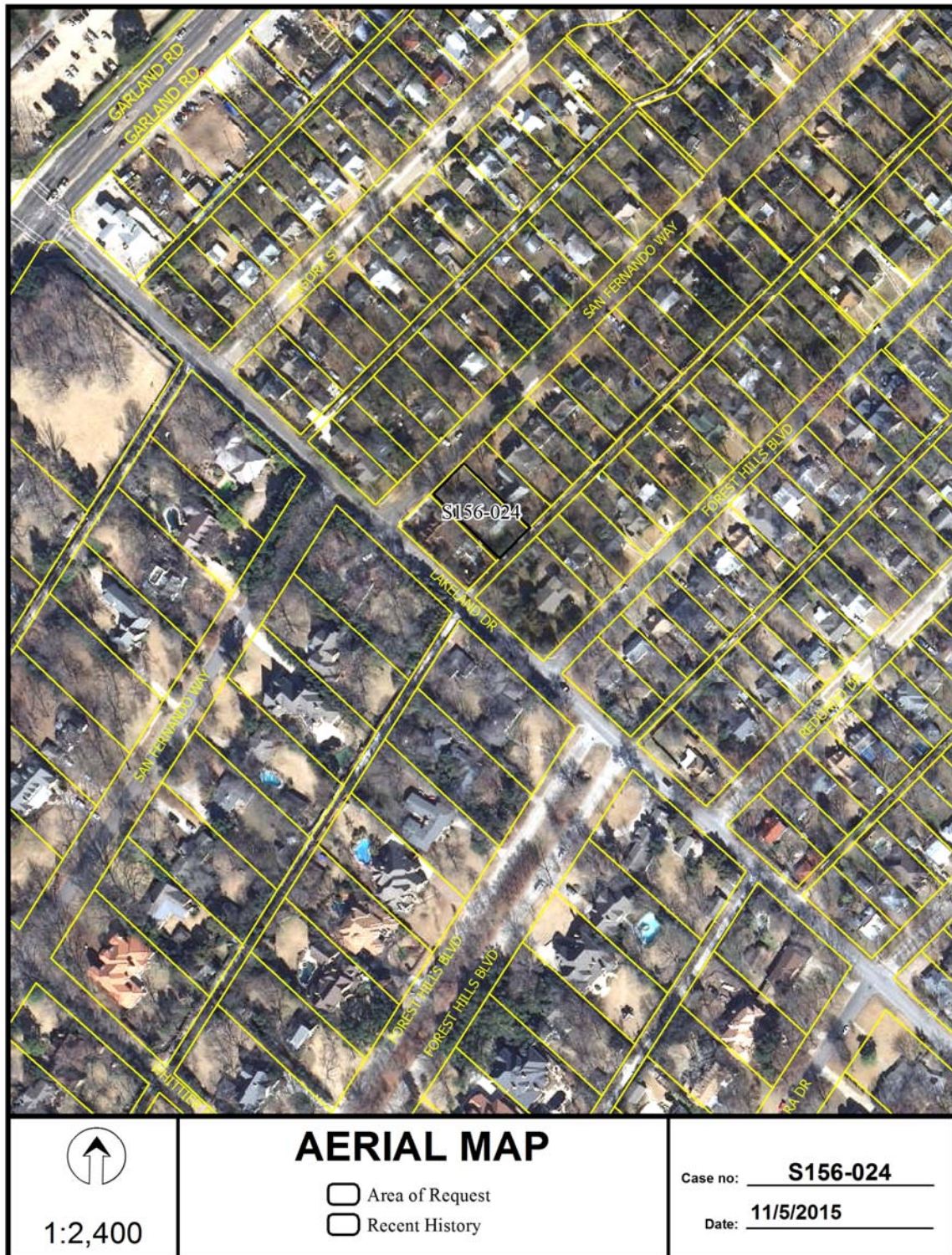
STAFF RECOMMENDATION: The request complies with the requirements of the R-7.5(A) zoning district which stipulates a minimum lot size of 7,500 square feet. However, the existing site is located within an area with lots that share similar dimensions and lot patterns. If the replat is approved, the proposed Lot 3R will have a lot width of over 70 feet, while the adjacent lots have widths that range between 41 and 50 feet. At 10,605 square feet, it will be over 40 percent larger than all of the other lots in the vicinity. As such, the proposed replat is inconsistent with Section 51A-8.503 of the Development Code which in part indicates that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets." Therefore, staff recommends **denial** of the plat. However, should the Commission approve the request, then the plat must comply with the following conditions:

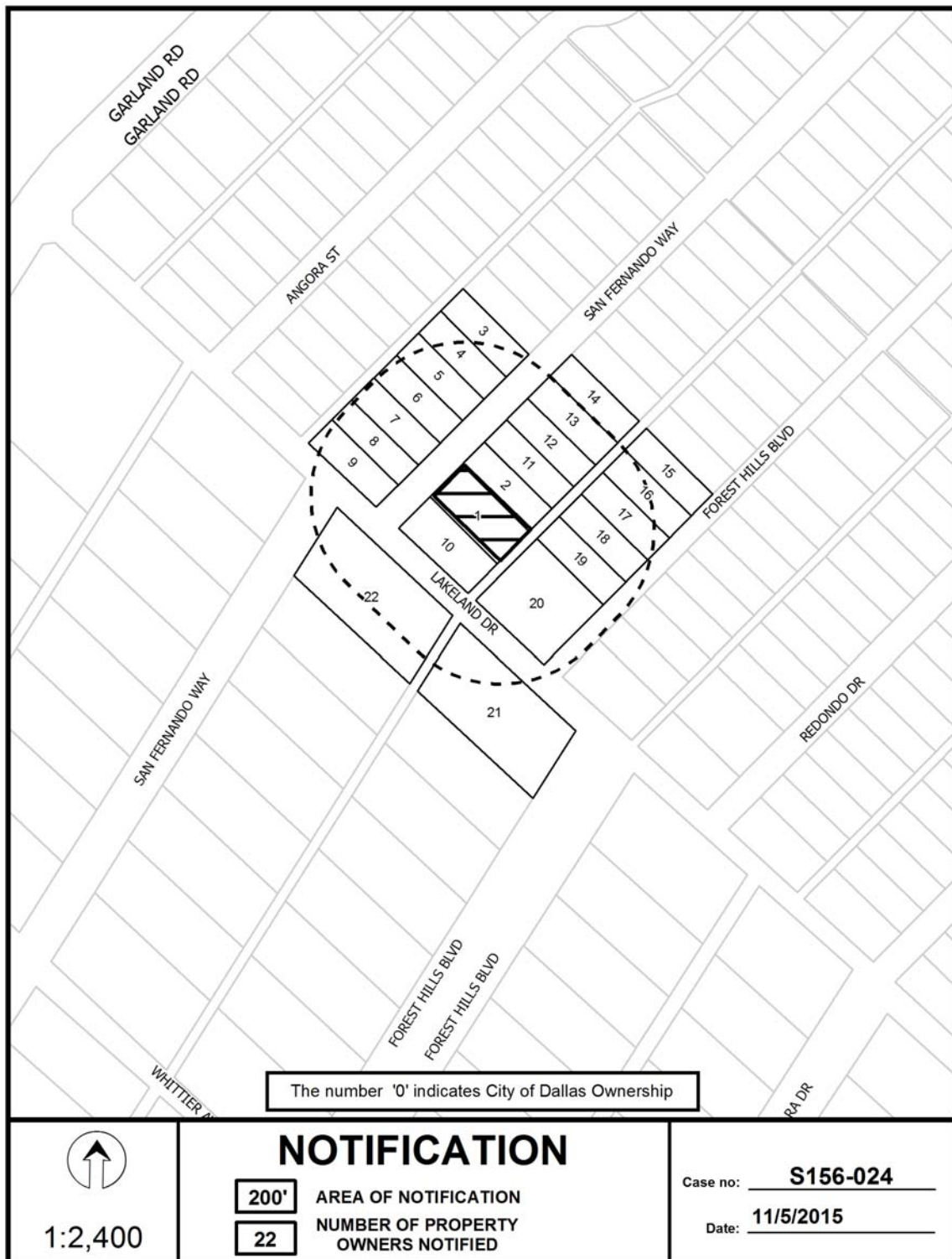
1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act, and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section,

Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)

5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and 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. Section 51A-8.502(a)(b)
7. 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
8. On the final plat include two boundary corners tagged with these coordinates: "State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
9. The maximum number of lots permitted by this plat is 1. Sections 51A-8.501(a) and 51A-8.503(a)
10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
11. Provide a detailed grading plan prepared by Professional Engineer. Sections 51A-8.102(c) and 51A-8.601(b)(4), (5), (6), (7), (8), and (9)
12. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xii)
13. On the final plat choose a new or different addition name. Platting Guidelines
14. On the final plat identify the property as Lot 2A in City Bock 3/5224. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).





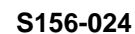


Notification List of Property Owners

S156-024

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8610 SAN FERNANDO WAY	AZHADI MICHAEL
2	8614 SAN FERNANDO WAY	HAND DAVID J
3	8627 SAN FERNANDO WAY	LYMAN MARGARET
4	8623 SAN FERNANDO WAY	HEINEMAN PAUL M
5	8619 SAN FERNANDO WAY	SMITH WAYNE ALLEN &
6	8615 SAN FERNANDO WAY	VRANIQUI LUAN
7	8611 SAN FERNANDO WAY	FEKETY ANN
8	8607 SAN FERNANDO WAY	BRUNT LESLIE TUBBS
9	8603 SAN FERNANDO WAY	JOHNSON NANCY ELLEN
10	8600 SAN FERNANDO WAY	PATTERSON GREGORY G
11	8618 SAN FERNANDO WAY	STEPHENS ERNEST III
12	8622 SAN FERNANDO WAY	SEEDS DEIRDRE NELSON
13	8626 SAN FERNANDO WAY	ALEXANDER TIMOTHY ROSS
14	8630 SAN FERNANDO WAY	KING BEN
15	8631 FOREST HILLS BLVD	BERGMAN DANA &
16	8627 FOREST HILLS BLVD	JOHNSON ERIC
17	8623 FOREST HILLS BLVD	SANDERS STEPHEN P
18	8619 FOREST HILLS BLVD	RECK AMY
19	8615 FOREST HILLS BLVD	FORTUNA A & A
20	8611 FOREST HILLS BLVD	SAYAS SIRILO &
21	8567 FOREST HILLS BLVD	HARBER CAROL
22	8566 SAN FERNANDO WAY	NOVAK MARCI GANS



FILE NUMBER: W156-002

DATE FILED: October 16, 2015

LOCATION: Northeast side of Oldgate Lane, northwest of Diceman Drive

COUNCIL DISTRICT: 9

MAPSCO: 38-N

SIZE OF REQUEST: \pm 3.21 acres

CENSUS TRACT: 81.00

MISCELLANEOUS DOCKET ITEM:

APPLICANT: The Children's Center

OWNER: White Rock Methodist Church

REPRESENTATIVE: Rob Baldwin, Baldwin Associates

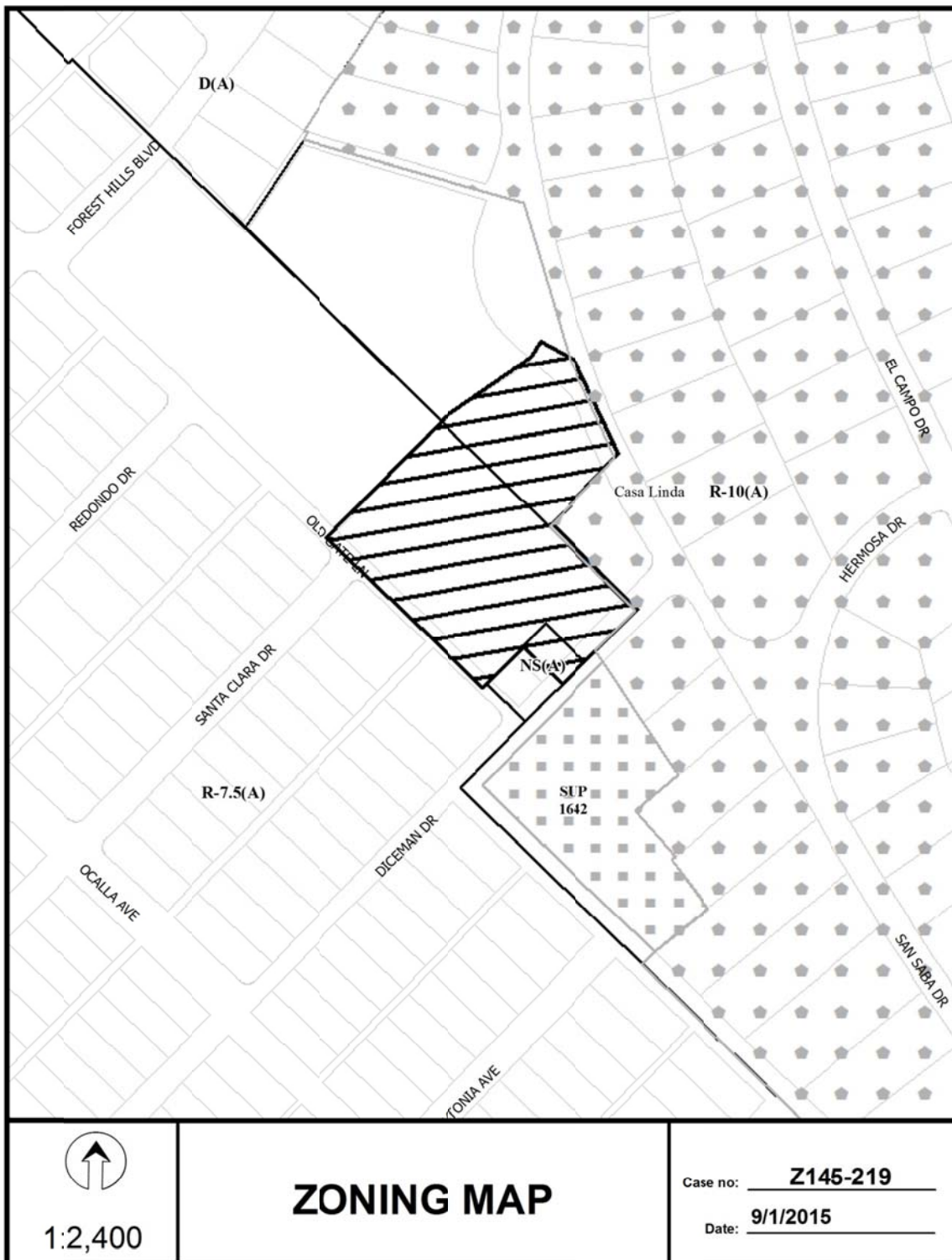
REQUEST: An application for a waiver of the two-year waiting period to submit a request to submit a zoning request to permit a child-care facility and an office use on property zoned as an R-10(A) Single Family District and an R-7.5(A) Single Family District on the northeast side of Oldgate Lane, northwest of Diceman Drive.

SUMMARY: Upon the City Plan Commission's recommendation, City Council approved Zoning Case Z145-219(AF) on September 9, 2015 for a Specific Use Permit for a child-care facility.

The representative would like change the zoning to a district that would allow for an office use and a child-care facility.

According to Section 51A-4.701(d) of the Dallas Development Code, a new zoning application on this property cannot be filed prior to September 9, 2017 without a waiver of the two-year waiting period. Per the code, "The commission may waive the time limitation if there are changed circumstances regarding the property sufficient to warrant a new hearing." There are no circumstances regarding the property that have changed since this zoning case was approved.

Staff Recommendation: Denial



W156-002

APPLICATION FOR WAIVER OF TWO-YEAR WAITING PERIOD

Zoning File No. Z145-219

Location Northeast side of Oldgate Lane, northwest of Diceman Drive

Date of last CPC or CC Action September 9, 2015

Applicant's Name, Address & Phone Number 214.324.3661

Baldwin Associates 3704 Elm Street Suite B Dallas TX 75226


Property Owner's Name, Address and Phone No., if different from above

White Rock United Methodist Church, 1450 Oldgate Lane, Dallas, TX 75218

State briefly change of circumstances since the last hearing on the property that would warrant reconsideration of another request in less than two years.

The above referenced application was to allow for an SUP for a child-care facility to occupy a portion of an
existing, operational church during the week. The church would like to change the zoning to allow for an
office use (small business incubator) in the remaining space during the week.


Applicant's Signature


Owner's Signature (if individual) or
Letter of Authorization (from corporation/partnership)

October 16, 2015 DBL
Date Received
Fee: \$300.00

002
W156-002

FILE NUMBER:	Z145-332(WE)	DATE FILED:	June 1, 2015
LOCATION:	Southeast line of Sanger Avenue, between Riggs Street and South Ervay Street		
COUNCIL DISTRICT:	7	MAPSCO:	46S
SIZE OF REQUEST:	Approx. 0.27 acres	CENSUS TRACT:	34.00

APPLICANT / OWNER: Sean Von Merveldt

REPRESENTATIVE: Brad Eubanks

REQUEST: An application for an MF-2(A) Multifamily Subdistrict on property zoned Tract 1, RS-C Regional Service Commercial Subdistrict within PDD No. 595, the South Dallas/Fair Park Special Purpose District.

SUMMARY: The purpose of this request is to allow for the construction of a single family dwelling.

STAFF RECOMMENDATION: Approval

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The request site is contiguous to an MF-2(A) Multifamily Subdistrict to the south and one lot separates the subject site from the MF-2(A) Subdistrict to the northeast. Therefore, there are no anticipated impacts upon these properties. For the remaining, undeveloped property that surrounds the property zoned an RS-C Subdistrict, the only impact would be residential adjacency requirements that the property currently doesn't have.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is in compliance with the forwardDallas! Comprehensive Plan. The request site is located within the Urban Neighborhood Building Block.

Zoning History: There have not been any zoning cases in the area over the past five years.

Thoroughfares/Streets:

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

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

COMPREHENSIVE PLAN: The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being within a Urban Neighborhood Building Block.

Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to mid-rise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-

use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The proposed MF-2(A) Subdistrict zoning is consistent with the Urban Neighborhood Building Block.

Land Use:

	Zoning within PDD No. 595	Land Use
Site	RS-C	Undeveloped
Northeast	RS-C	Undeveloped, Single Family
Southeast	RS-C, MF-2(A)	Undeveloped,
Northwest	RS-C	Undeveloped
Southwest	RS-C, MF-2(A)	Undeveloped

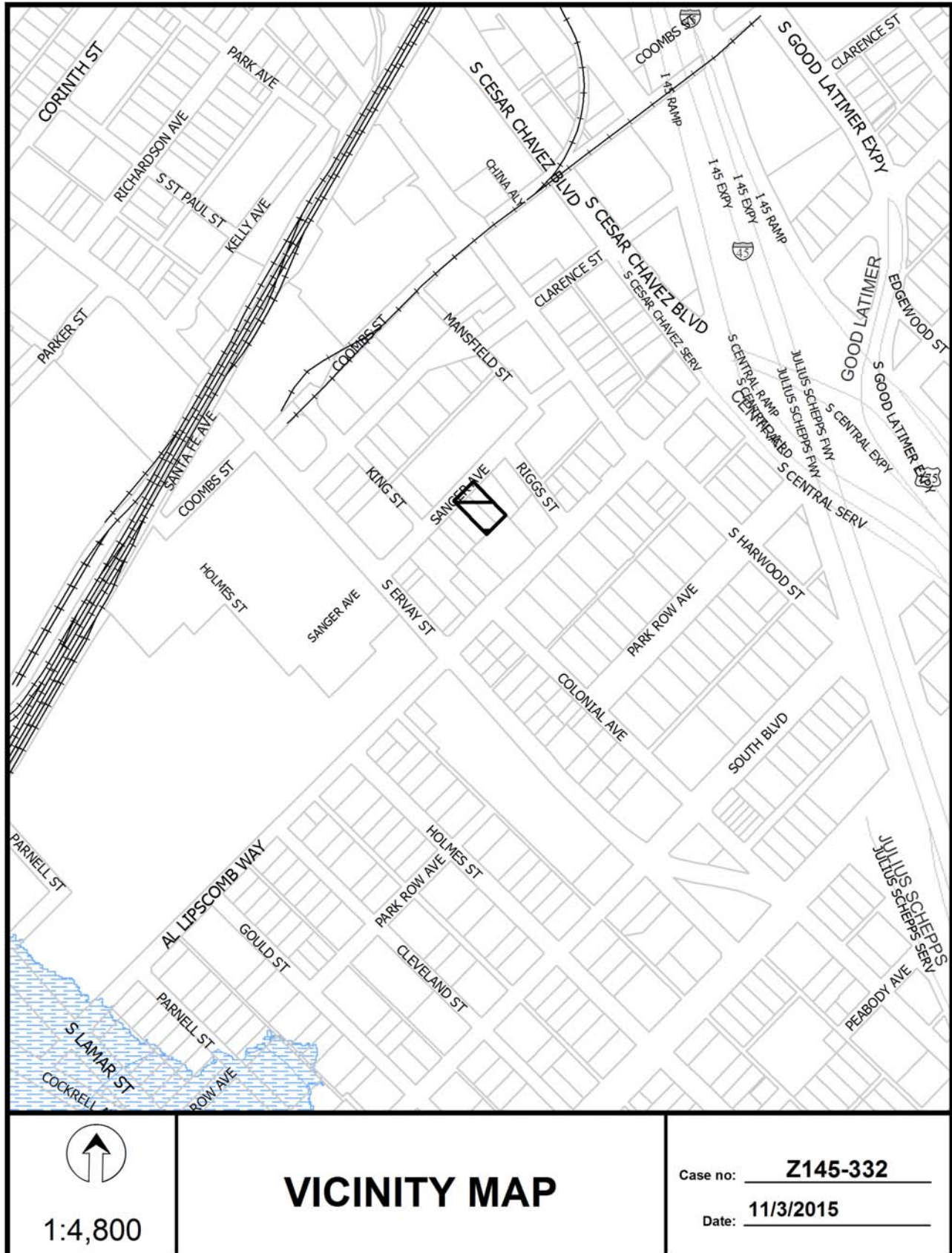
Land Use Compatibility: The applicant's request for an MF-2(A) Subdistrict will allow for the development of a single family use on site. The area is predominately undeveloped. However, a large portion of the MF-2(A) Multifamily Subdistrict is located along Al Lipscomb Way and adjoins the request site on the southern property line. In addition, a nonconforming motel use is developed approximately 80 feet southwest of the site. The remaining MF-2(A) Subdistrict is developed with a few single family uses. However, prior to the adoption of PDD No. 595 in 2001, the request site and the surrounding properties were zoned for MF-2(A) Multifamily District uses. The MF-2(A) District permitted residential uses, which included multifamily and single family dwellings.

Access to the request site is on Sanger Avenue and the RS-C Subdistrict is contiguous on three sides. Planned Development District No. 595 states that the RS-C Regional Service Subdistrict is characterized by commercial developments providing goods and services to other businesses in South Dallas/Fair Park and the surrounding region. This Subdistrict should be located in proximity to regional transportation such as rail, light rail, freeways, and major thoroughfares. However, because the request site is an internal lot and adjoins an MF-2(A) Subdistrict, staff supports the applicant's request for MF-2(A) Subdistrict.

Development Standards:

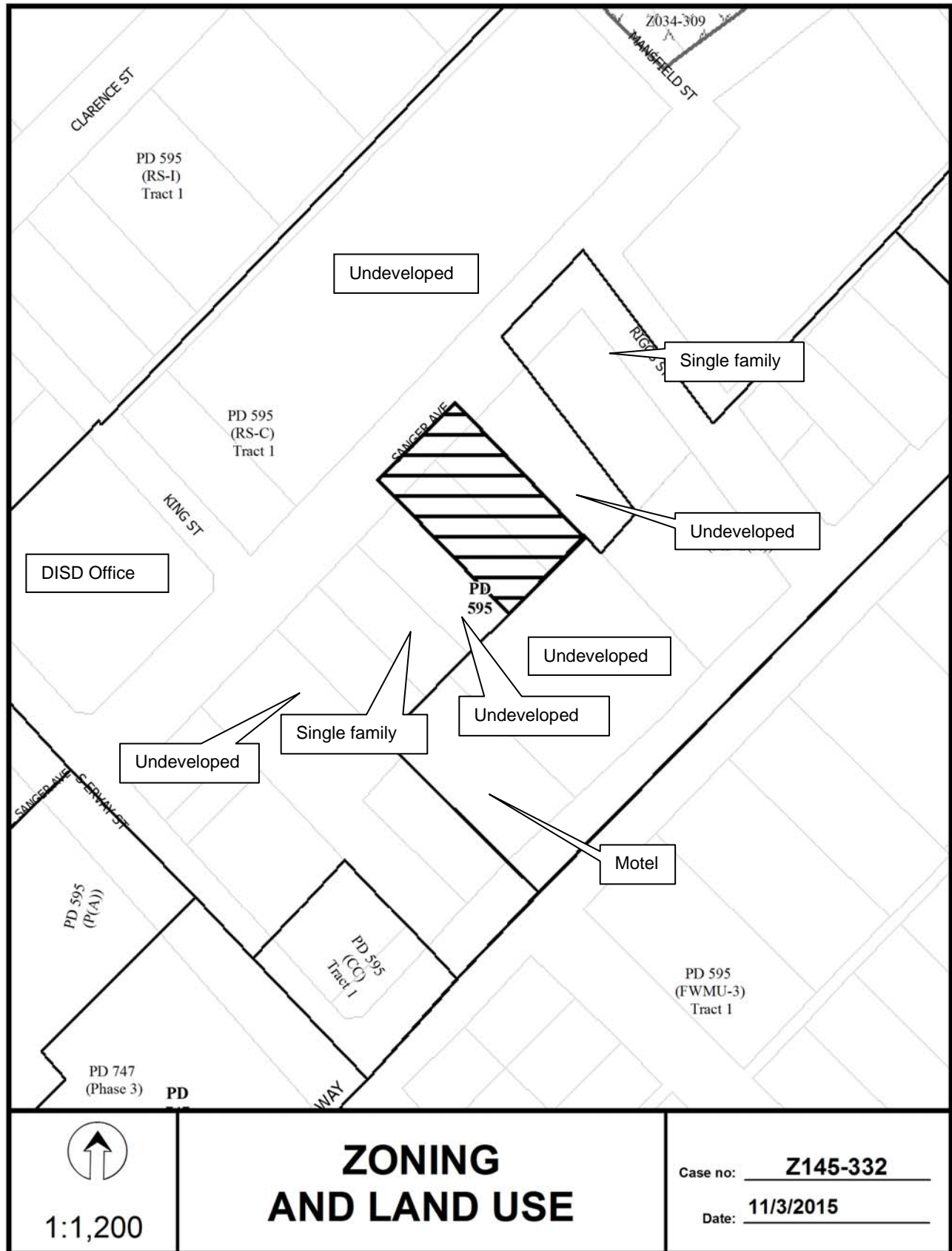
<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Density</u>	<u>Height</u>	<u>Lot Coverage</u>	<u>Special Standards</u>	<u>PRIMARY Uses</u>
	<u>Front</u>	<u>Side/Rear</u>					
MF-2(A) - Proposed Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
RS-C - Existing Regional Service Commercial	15'	15' adjacent to residential OTHER: No Min.	1.0 FAR combined 1.0 office 0.5 retail	45' 4 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

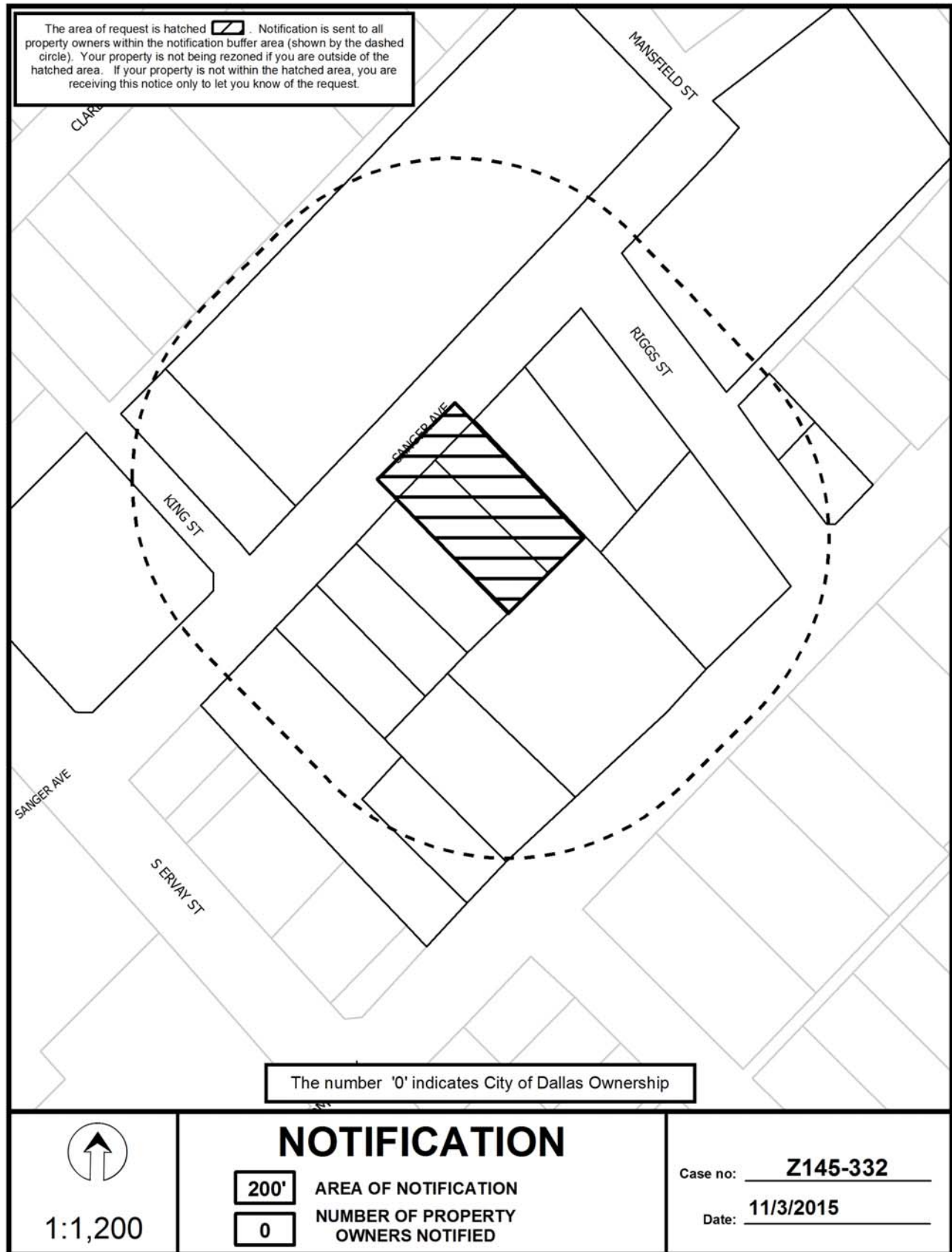
Landscaping: Landscaping of any development will be in accordance with Article X, as amended.



Z145-332(WE)







Notification List of Property Owners

Z145-332

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1812 SANGER AVE	BEER SANDRA M
2	1901 GRAND AVE	GWYN JAMES
3	2600 RIGGS ST	LAU WAI HON ETAL
4	2631 HARWOOD ST	SOUTHWESTERN BELL
5	1803 GRAND AVE	OPERATION RELIEF CENTER
6	1809 GRAND AVE	EKUKPE AUGUSTINE A
7	1822 SANGER AVE	BRADLEY MARIA GLORIA KING
8	1714 SANGER AVE	LEWIS LOYD ESTATE OF
9	1826 SANGER AVE	MOYNIHAN DAVID
10	1711 GRAND AVE	SWIFT BARRELL COMPANY
11	1808 SANGER AVE	PARK ALICE J
12	1801 SANGER AVE	BECKLES ROBERT O
13	1809 SANGER AVE	WAUGH JERRY W
14	2530 ERVAY ST	Dallas ISD

Planner: Warren F. Ellis**FILE NUMBER:** Z145-340(WE) **DATE FILED:** August 28, 2015**LOCATION:** North corner of North Hall Street and Roseland Avenue**COUNCIL DISTRICT:** 14 **MAPSCO:** 45G**SIZE OF REQUEST:** Approx. 0.292 acres **CENSUS TRACT:** 16.00

APPLICANT: MCRT Investments, LLC**OWNER:** Moxie Investments Ltd.**REPRESENTATIVE:** Susan Mead, Jackson Walker LLP**REQUEST:** An application for a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District.**SUMMARY:** The subject site is adjoins an identical request that City Council approved in September. The purpose of this request is to allow for a multifamily development to increase the height on the MF-2(A)-zoned portion of the site that creates a form district. In addition, the proposed development can be developed closer to the street's edge as opposed to what is permitted in the PDD No. 466. PDD No. 466 permits a maximum structure height of 54 feet and a minimum/maximum front yard setback of 10/15 feet. The development types permitted in a WR-5 District are an apartment, townhouse, and manor house. The applicant has provided a height zone overlay plan to limit the maximum height to 5 stories or 70 feet (WR-5 permits 80 feet) on the site.**STAFF RECOMMENDATION:** Approval, subject to a height map overlay.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The height map overlay will reduce the structure height of the proposed multifamily development to a height that is more compatible with the adjacent multifamily developments, which are located in PDD No. 298 and PDD No. 466. The rezoning of the site to a form district will provide a mixed housing option in a pedestrian friendly environment.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is in compliance with the forwardDallas! Comprehensive Plan. The request site is located within the Downtown Building Block.

BACKGROUND INFORMATION:

- The request site is currently developed with a retail use.
- In December 1964, the City Council approved Specific Use Permit No. 23 for a billiard hall for a permanent time period. SUP No. 23 will remain on the property.
- In February 2009, the City Council approved Article XIII, which created the form based zoning districts. The Form Based Districts provides an additional tool for the implementation of ForwardDallas! and to create walkable urban neighborhoods where higher density mixed uses and mixed housing types promote less dependence on the automobiles.

Zoning History: There has been two recent zoning request in the area over the past 5 years.

1. Z134-103 On February 26, 2014, the City Council approved a new subdistrict in Planned Development District 466, the Hall Street Special Purpose District on the east side of North Central Expressway, north of Cochran Street.
2. Z145-272 On September 22, 2015, the City Council approved a WR-5 Walkable Urban Residential District with a Height Map Overlay on property zoned Planned Development District No. 466 and an MF-2(A) Multifamily District on the north corner of North Hall Street and Roseland Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Hall Street	Collector	40 ft.	40 ft.
Munger Avenue	Local	40 ft.	40 ft.
Roseland Avenue	Local	Variable lane widths	Variable lane widths

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

COMPREHENSIVE PLAN: The *fowardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *fowardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being within the Downtown Building Block.

The Downtown is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

The Downtown Building Block is an important transit hub for commuter rail, light rail, bus and local systems. This area warrants significant public investment to sustain itself as the signature address in the North Central Texas region and to continually reinvent itself to maintain its competitive advantage.

LAND USE ELEMENT**GOAL 1.2 PROMOTE DESIRED DEVELOPMENT**

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

URBAN DESIGN ELEMENT**GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY AND WALKABILITY**

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

GOAL 5.3 ESTABLISHING WALK-TO CONVENIENCE

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

NEIGHBORHOOD ELEMENT

GOAL 7.1: PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

Policy 7.1.3 Encourage a sense of community and identity.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	PDD No. 456, MF-2(A), SUP No. 23	Retail
Northeast	MF-2(A)	Undeveloped
Southeast	Subarea 1 of PDD No. 298, SUP No. 1073	Undeveloped, Retail, Multifamily, Cellular tower
Northwest	MF-2(A), PDD No. 466	Undeveloped Retail
Southwest	PDD No. 466, Subarea 1 of PDD No. 298	Undeveloped, Multifamily

Land Use Compatibility:

The WR-5 Walkable Urban Residential District with a Height Map Overlay is intended to provide and meet the following criteria:

- The Walkable Urban Residential (WR) districts are intended to create residential neighborhoods with mixed housing options in a pedestrian environment.
- The WR districts are divided in three intensities: low (WR-3, 5), medium (WR-8, 12), and high (WR-20, 40).
- The WR districts are intended to accommodate a limited set of development types (Apartment, Townhouse, and Manor House).
- Parcels of any size are eligible for a WR district. There are no minimum acreage required for an application for WR district. The WR districts are intended for locations where sufficient critical mass of dense, walkable urban mixed use development exists or is definitely planned.

- The WR districts are intended for use in the vicinity of rail transit station, immediately adjacent to the Central Business District, and in the 23 study areas of the Trinity River Comprehensive Plan. These districts are also appropriate for major job centers and concentrations of multifamily housing where an area plan pursuant to *fowardDallas!* has been adopted. The WR-5 District permits a maximum height of 5 stories or 80 feet and the applicant is proposing to limit the maximum height to 5 stories or 70 feet.

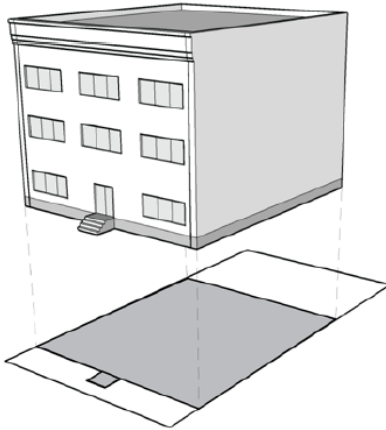
Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
PDD No. 466- Existing	10' min. 15' max.	20' adj. to res. Other: no min.	No max.	54'	80'	RPS	Retail and personal service, office, residential
MF-2(A) -Existing Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family

The regulations on the following page apply to WR-5 development types by districts; Apartment, Townhouse, and Manor House.

Apt

apartment

(e) Apartment.**(1) Definition.**

A development type containing three or more dwelling units consolidated into a single structure.

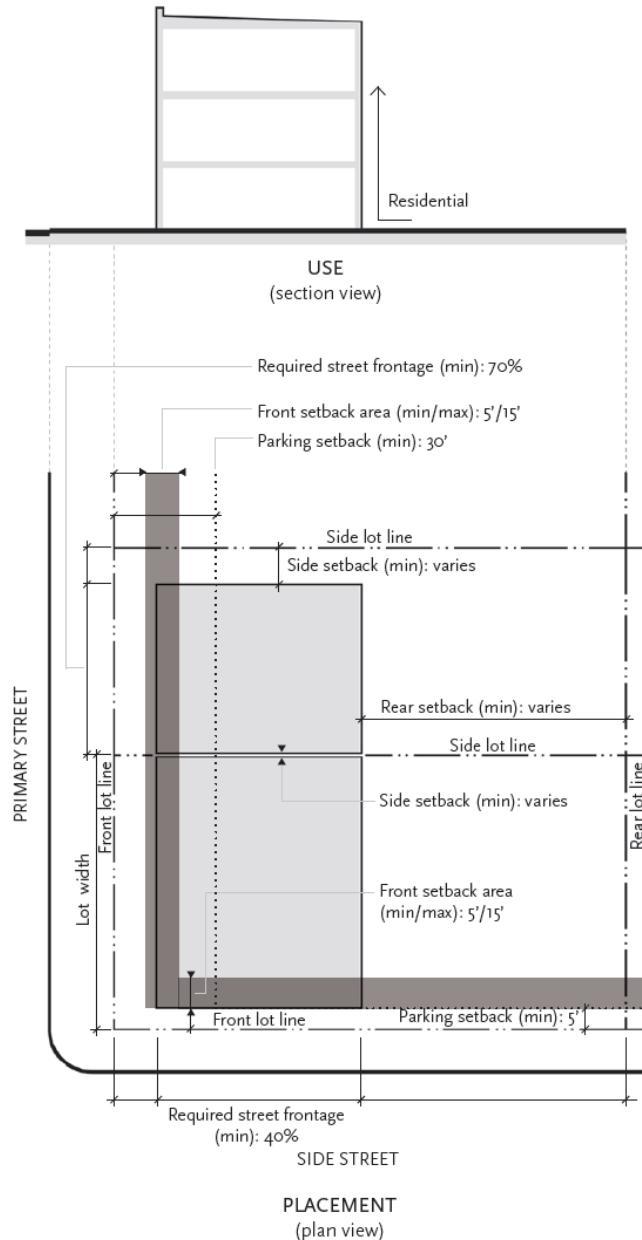
An apartment contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building must be pulled up to the street. No on-site surface parking is permitted between the building and the street. On-site surface parking must be located to the rear of the building. The building often shares a common entrance. Primary entrances must be prominent and street-facing. An elevated ground floor for residential uses is recommended to ensure privacy.

(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.

**(3) Districts Permitted.**

LOW:	WMU-3, WMU-5	WR-3, WR-5
MEDIUM:	WMU-8, WMU-12	WR-8, WR-12
HIGH:	WMU-20, WMU-40	WR-20, WR-40

(4) Use and Placement.**BUILDING USE**

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT**LOT**

Area (min sf)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

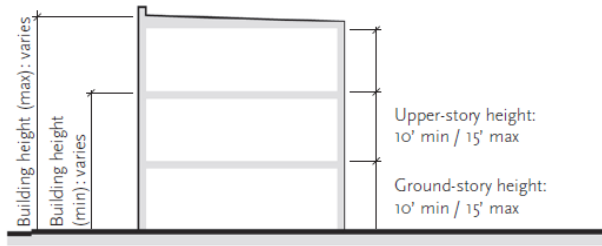
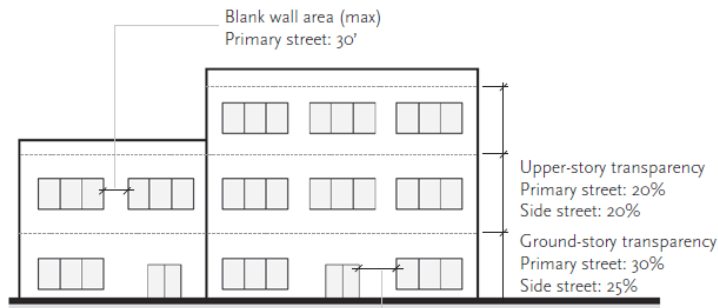
From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

(5) Height and Elements.**HEIGHT**
(section view)**ELEMENTS**
(elevation view)**BUILDING HEIGHT****HEIGHT**

Building height (max stories/ft)	See Section 51A-13.302, "Height"
Building height (min stories)	
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
WMU-20 WR-20	4
WMU-40 WR-40	5

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE**GROUND-STORY TRANSPARENCY**

Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none



apartment

(6) Landscaping.

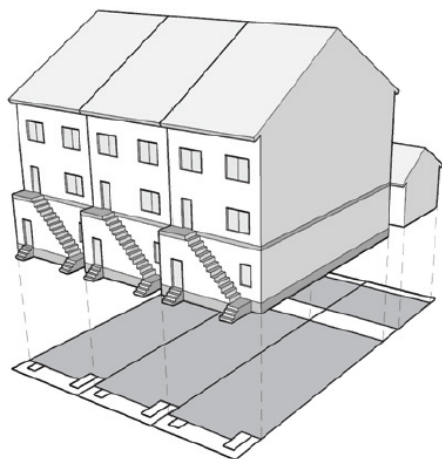
(A) General landscaping standards are set forth in Section 51A-13.304(a) (2), "Landscaping."

(B) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of four site trees must be provided, whichever is greater.

(C) Site trees must be evenly distributed throughout the development.

(D) Required landscaping may be provided aboveground when configured as on-site open space in accordance with Section 51A-13.303, "Open Space."

townhouse stacked

(f) Townhouse Stacked.**(1) Definition.**

A development type with six or more attached units consolidated into a single structure that creates separate ground-story units for residential or office purposes.

Each unit shares a common side wall and a common floor or ceiling. Units are stacked vertically, however, no more than one unit is permitted above another unit. Each building must contain at least three units horizontally (six units total). Each unit typically has its own external entrance. No on-site surface parking is permitted between the building and the street. Garages facing the primary street are not permitted. An elevated ground floor for residential uses is recommended to ensure privacy.

(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.

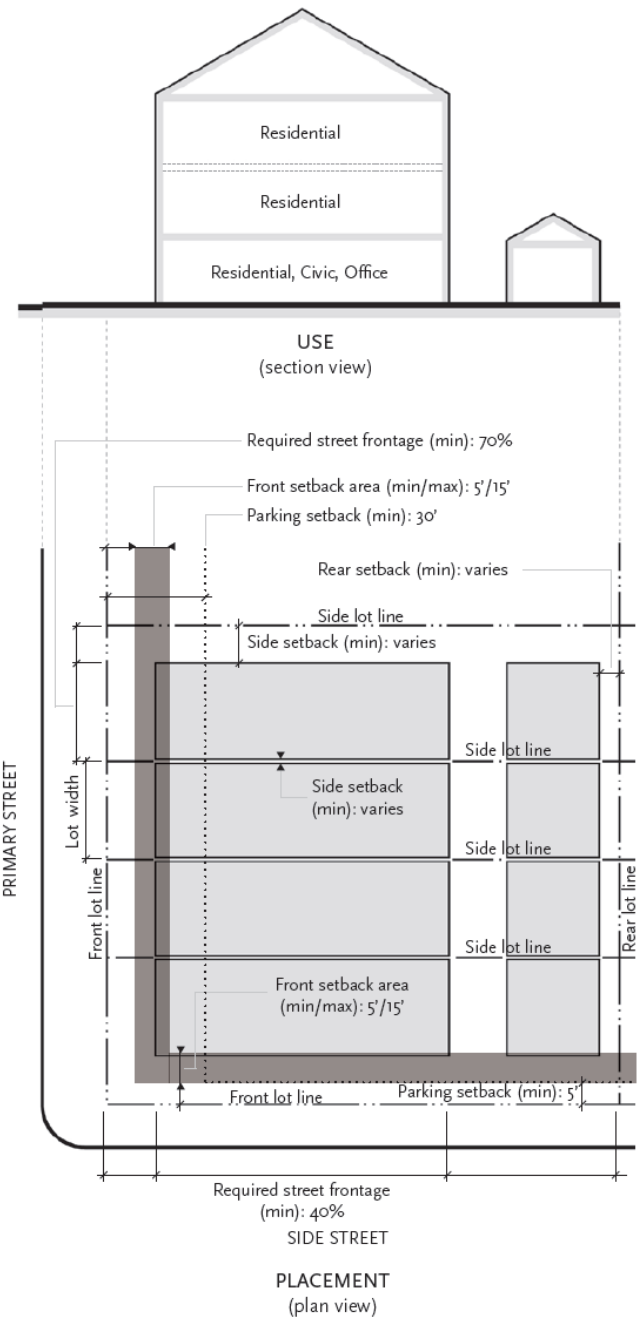
**(3) Districts Permitted.**

LOW:	WMU-3, WMU-5	WR-3, WR-5
MEDIUM:	WMU-8, WMU-12	WR-8, WR-12



townhouse stacked

(4) Use and Placement.



BUILDING USE

A summary of permitted uses by story is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	1,200
Area (max sf)	none
Width (min ft)	16
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

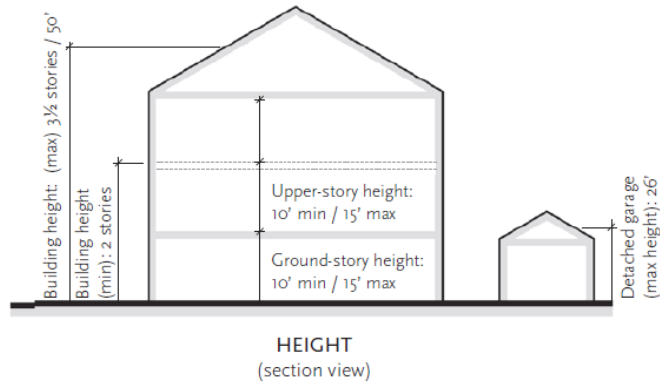
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK

Abutting single-family district (min ft)	24
Abutting multifamily or nonresidential district (min ft)	24
Abutting alley (ft)	3 or 20 or more
Abutting service street (ft)	3 or 20 or more

townhouse stacked

(5) Height and Elements.

**BUILDING HEIGHT****HEIGHT**

Building height (max stories/ft)	
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	3 1/2 / 50
Building height (min stories)	
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE**GROUND-STORY TRANSPARENCY**

Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

UPPER-STORY TRANSPARENCY

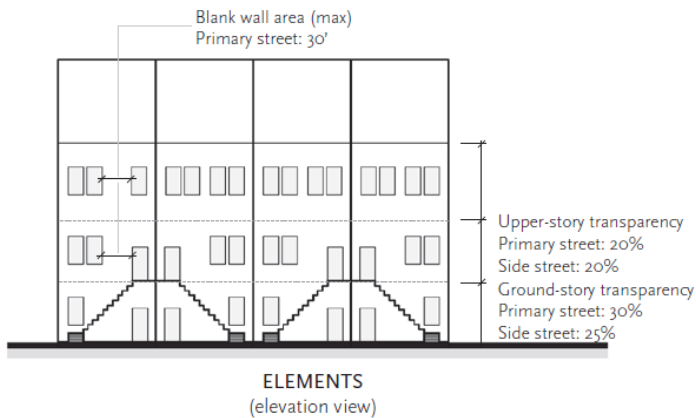
Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

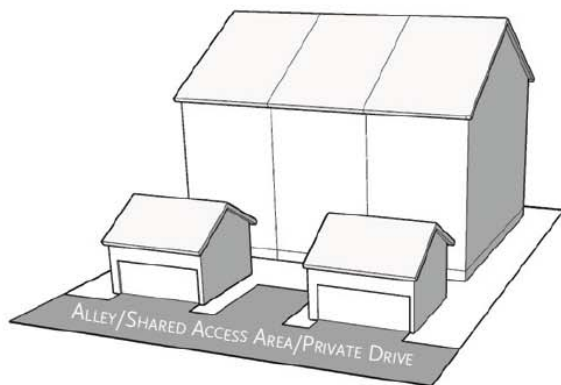
Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none



townhouse stacked

(6) Garage Placement.

- (A) Except for an alley, no garage access is permitted from a public street.
- (B) All vehicular access must be to the rear of the building.
- (C) Where the garage is less than 20 feet from the alley, an automatic garage door opener is required.

**(7) Landscaping.**

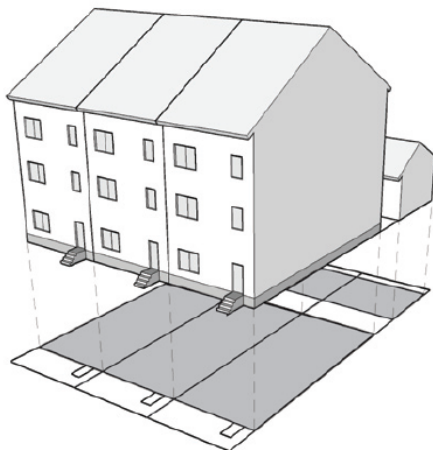
- (A) General landscaping standards are set forth in Section 51A-13.304(a)(2), "Landscaping."
- (B) One site tree must be provided in the front yard for each two units stacked vertically on an individually platted lot.
- (C) If more than two units stacked vertically are located on the same lot, the following requirements apply:
 - (i) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of one site tree must be provided for each set of two units stacked vertically, whichever is greater.
 - (ii) Site trees must be evenly distributed throughout the development.

Th

townhouse

(g) Townhouse.

(1) Definition.



A development type with three or more attached dwelling units consolidated into a single structure.

Each unit must be separated by a common side wall. A townhouse unit must be more than one story in height, however, units must not be vertically mixed. Each unit must have its own external entrance. No on-site surface parking is permitted between the building and the street. Garages facing the primary street are prohibited. In the RTN district, only one unit per lot is permitted. An elevated ground floor for residential uses is recommended to ensure privacy.

(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.



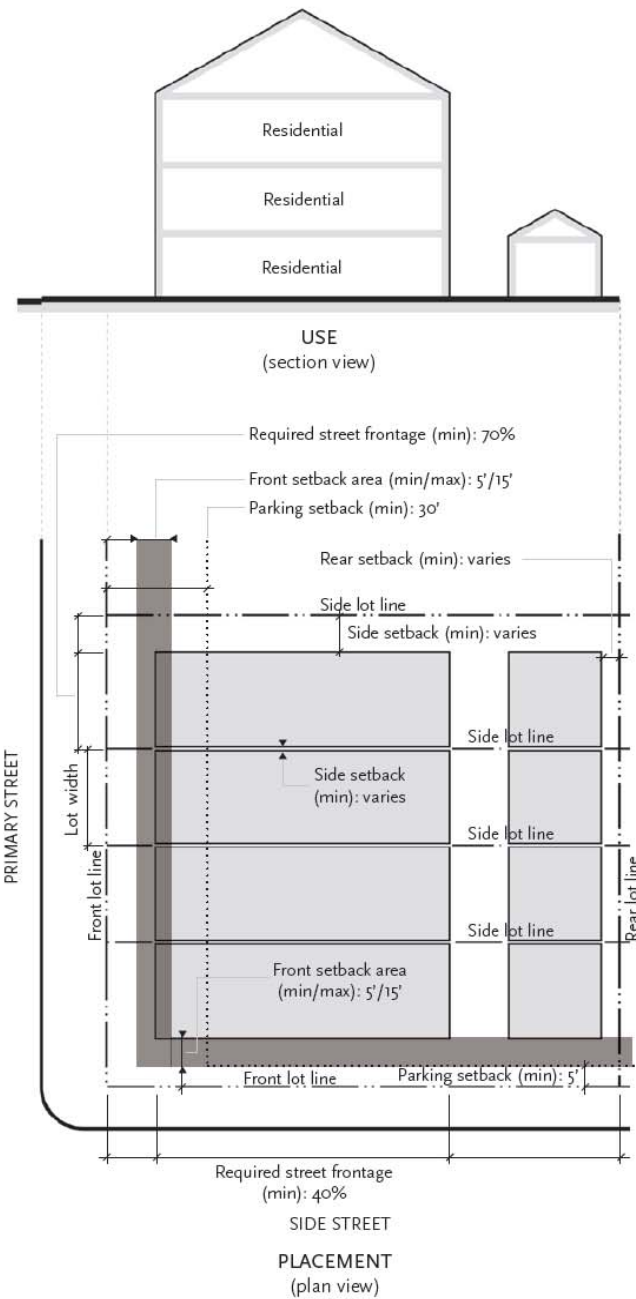
(3) Districts Permitted.

LOW:	WMU-3, WMU-5	WR-3, WR-5	RTN
MEDIUM:	WMU-8, WMU-12	WR-8, WR-12	



townhouse

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	1,200
Area (max sf)	none
Width (min ft)	16
Width (max ft)	none
Lot coverage (max)	80%

FRONT SETBACK AREA

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

REQUIRED STREET FRONTAGE

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

PARKING SETBACK

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

SIDE SETBACK

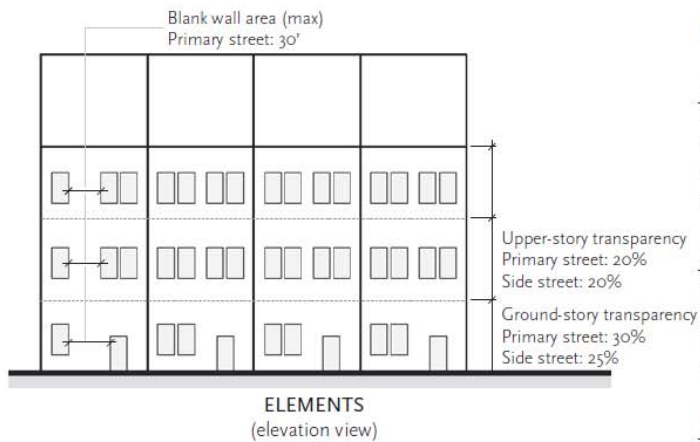
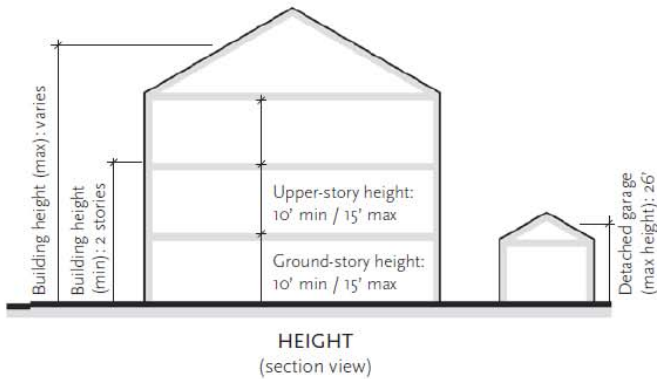
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

REAR SETBACK

Abutting single-family district (min ft)	24
Abutting multifamily or nonresidential district (min ft)	24
Abutting alley (ft)	3 or 20 or more
Abutting service street (ft)	3 or 20 or more

Th

townhouse

(5) Height and Elements.**BUILDING HEIGHT****HEIGHT**

Building height (max stories/ft)	
RTN	2½ / 35
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	3½ / 50
Building height (min stories)	
RTN	2
WMU-3, -5, -8, -12 WR-3, -5, -8, -12	2
Detached garage (max ft)	26

STORY HEIGHT

Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE**GROUND-STORY TRANSPARENCY**

Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

BUILDING ENTRANCE

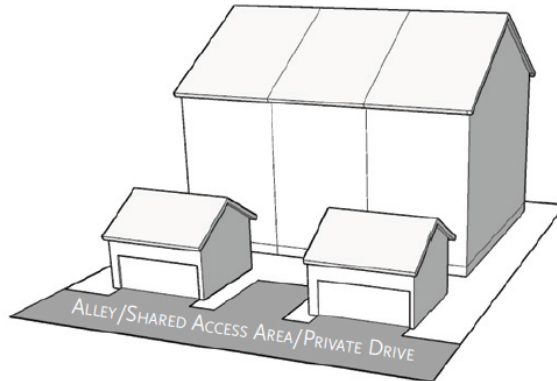
Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

(6) Garage Placement.

- (A) Except for an alley, no garage access is permitted from a public street.
- (B) All vehicular access must be to the rear of the building.
- (C) Where the garage is less than 20 feet from the alley, an automatic garage door opener is required.

**(7) Landscaping.**

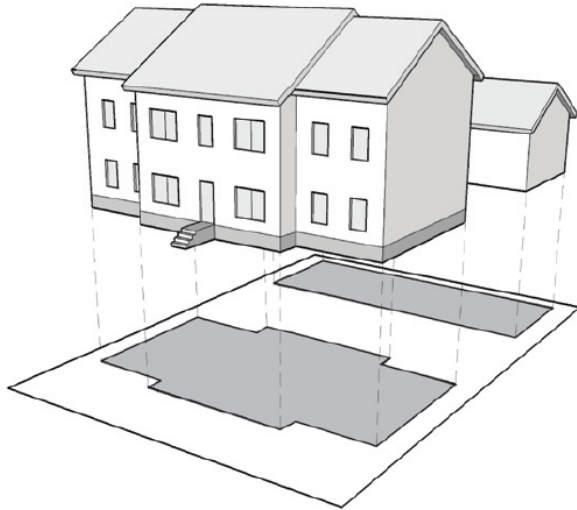
- (A) General landscaping standards and alternative requirements for shared access developments are set forth in Section 51A-13.304(a)(2), "Landscaping."
- (B) Except in a shared access development, one site tree must be provided in the front yard for a townhouse on an individually-platted lot in all districts.
- (C) In a shared access development or if more than one townhouse unit is located on the same lot, the following requirements apply:
 - (i) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of one site tree must be provided for each individual unit, whichever is greater.
 - (ii) Site trees must be evenly distributed throughout the development.

(8) Townhouses on Individually-Platted Lots.

- (A) Except for the foundation, a dwelling unit must be physically separable from contiguous dwelling units in the event of removal of a dwelling unit. Each party wall must be governed by a set of deed restrictions, stipulating that if a dwelling unit is removed, the party wall stays with the remaining dwelling unit.
- (B) Each dwelling unit must have separate utility services; however, general utility services on land owned and maintained by a homeowner's association are allowed.

Mh

manor house

(h) Manor House.**(1) Definition.**

A development type with two to five attached dwelling units consolidated in a single structure.

A manor house must be located on a single lot and must contain common walls. The building must look like a conventional single-family house with a single primary entrance except that a manor house with two dwelling units (duplex) may have one primary entrance for each unit. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. No garage may face a primary street. In the RTN district, up to two units per lot are permitted. An elevated ground floor for residential uses is recommended to ensure privacy.

(2) Character Examples.

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.

**(3) Districts Permitted.**

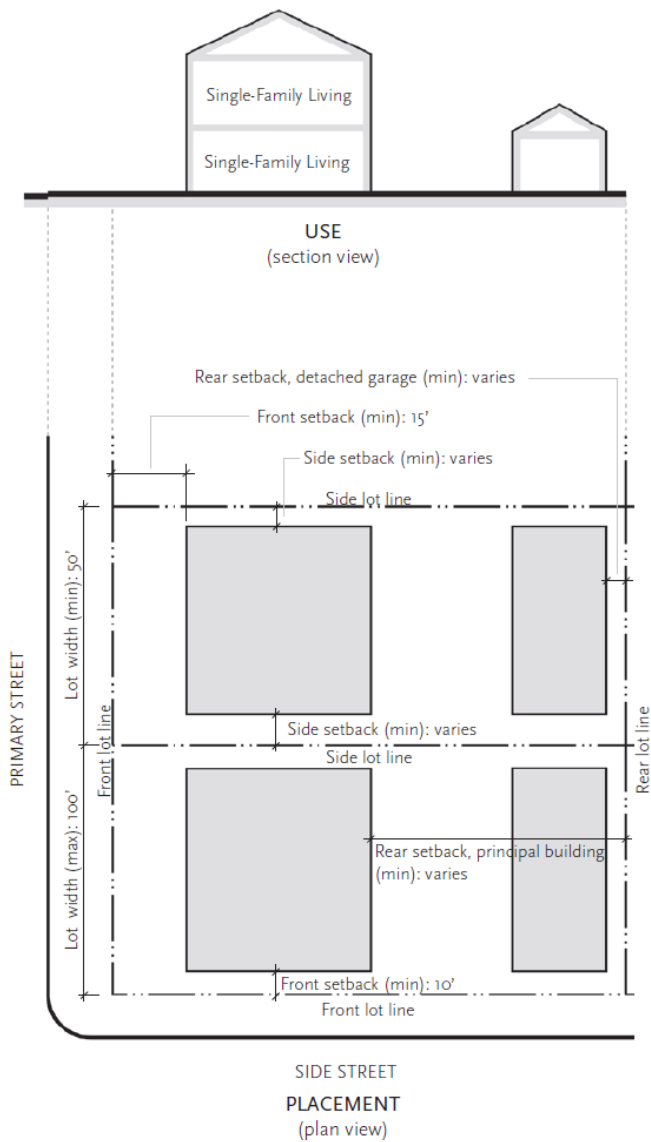
LOW: WMU-3, WMU-5, WR-3, WR-5

RTN



manor house

(4) Use and Placement.



BUILDING USE

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

BUILDING PLACEMENT

LOT

Area (min sf)	
2 units (duplex)	7,000
3 to 5 units	10,000
Area (max sf)	20,000
Width (min ft)	50
Width (max ft)	100
Lot coverage (max)	60%

FRONT SETBACK

Primary street (min ft)	15
Side street (min ft)	10

SIDE SETBACK

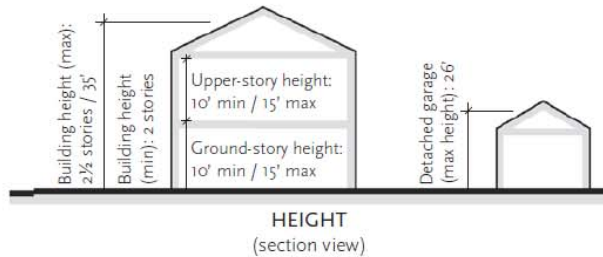
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5

REAR SETBACK (principal building)

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	15

REAR SETBACK (detached garage)

Abutting common lot line (min ft)	3
Abutting alley (min ft)	3 or 20+

(5) Height and Elements.**BUILDING HEIGHT****HEIGHT**

Building height (max stories/ft)	2 1/2 / 35
Building height (min stories)	2
Detached garage (max ft)	26

STORY HEIGHT

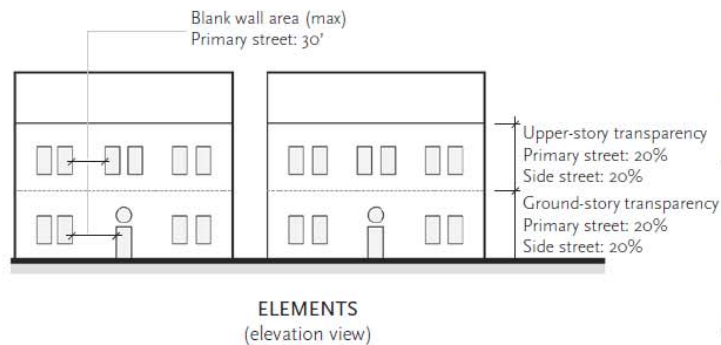
Ground story (min/max ft)	10/15
Upper story (min/max ft)	10/15

BUILDING FACADE**GROUND-STORY TRANSPARENCY**

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

UPPER-STORY TRANSPARENCY

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

**BUILDING ENTRANCE**

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

BLANK WALL AREA

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none

(6) Garage Placement.**(A) Alley Provided.**

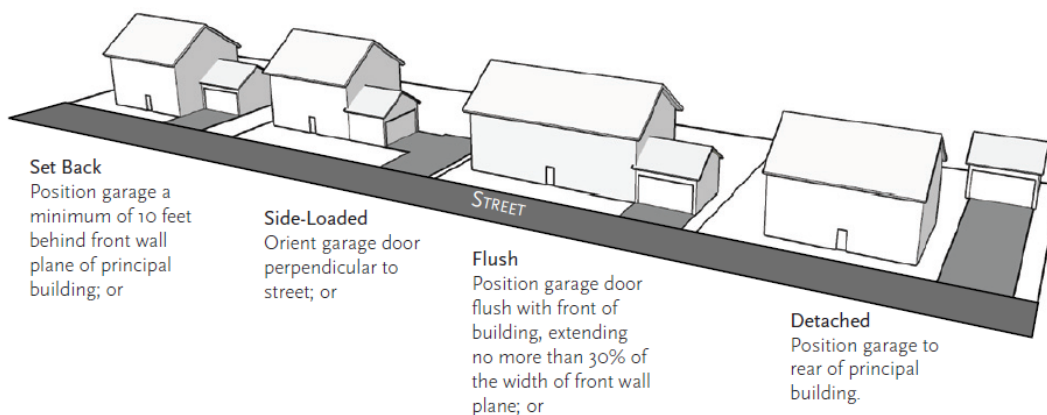
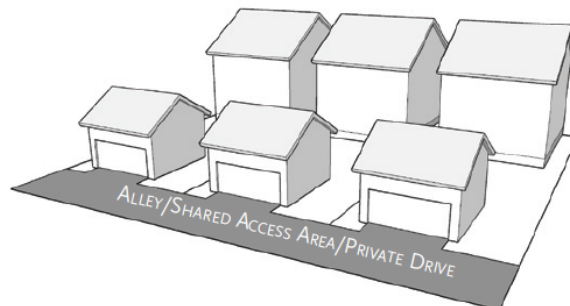
(i) When an alley is provided and developed, all vehicular access must take place from the alley. On corner lots, access may be taken from the side street, in which case the garage door may face a side street.

(ii) If the garage is less than 20 feet from the alley, an automatic garage door opener is required.

(B) No Alley Provided.

(i) When an alley is not provided or developed, street-facing garages may be positioned as set forth below.

(ii) If the garage is less than 20 feet from the street, an automatic garage door opener is required.

**(7) Landscaping.**

(A) General landscaping standards are set forth in Section 51A-13.304(a)(2), "Landscaping."

(B) In the RTN district, one site tree must be provided in the front yard of a manor house on an individually platted lot.

(C) A minimum of one site tree must be provided on the lot for each individual unit in the manor house. At least one site tree must be located in the front yard of each manor house.

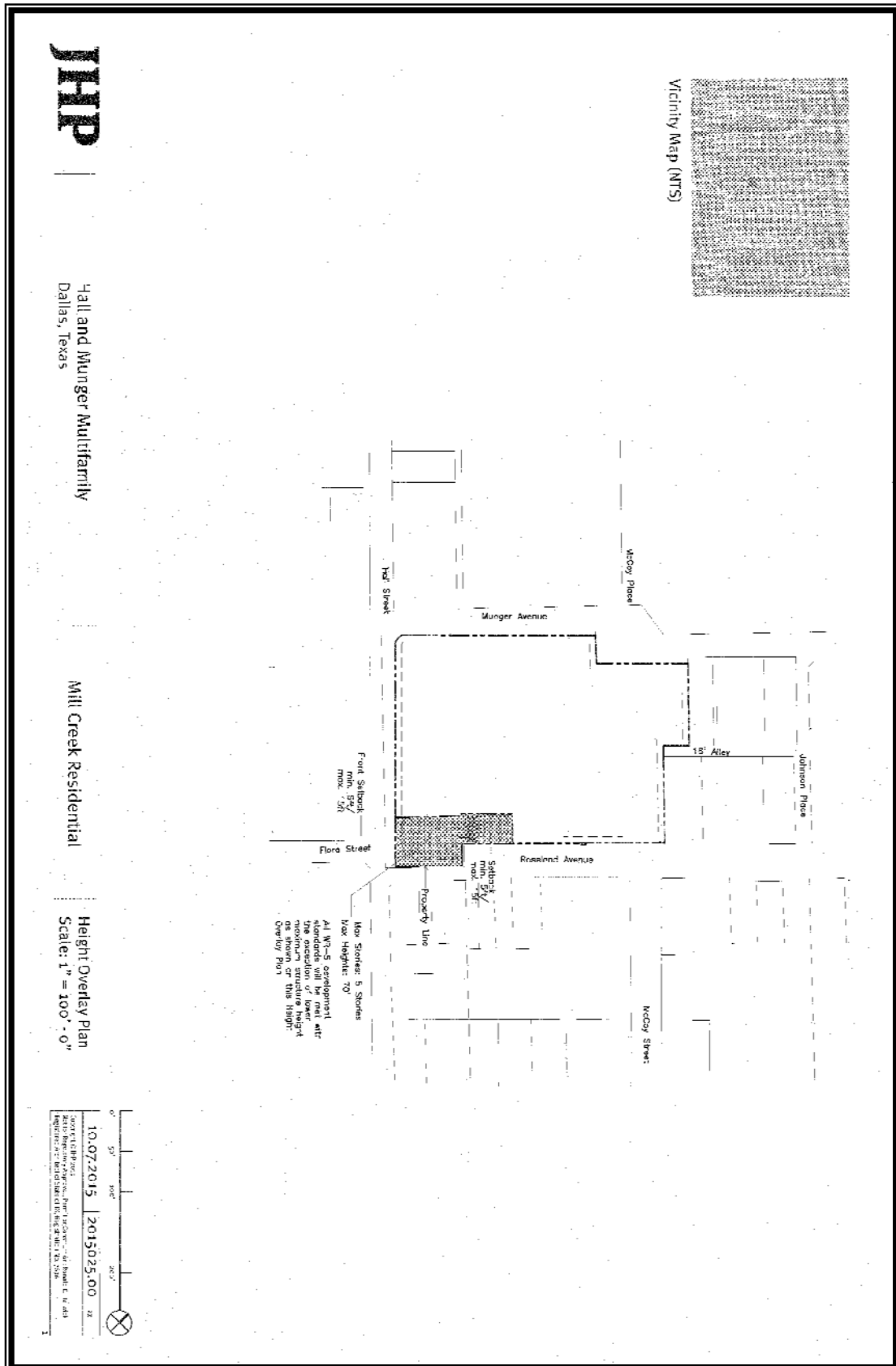
LIST OF OFFICERS
Moxie Investments, LTD.

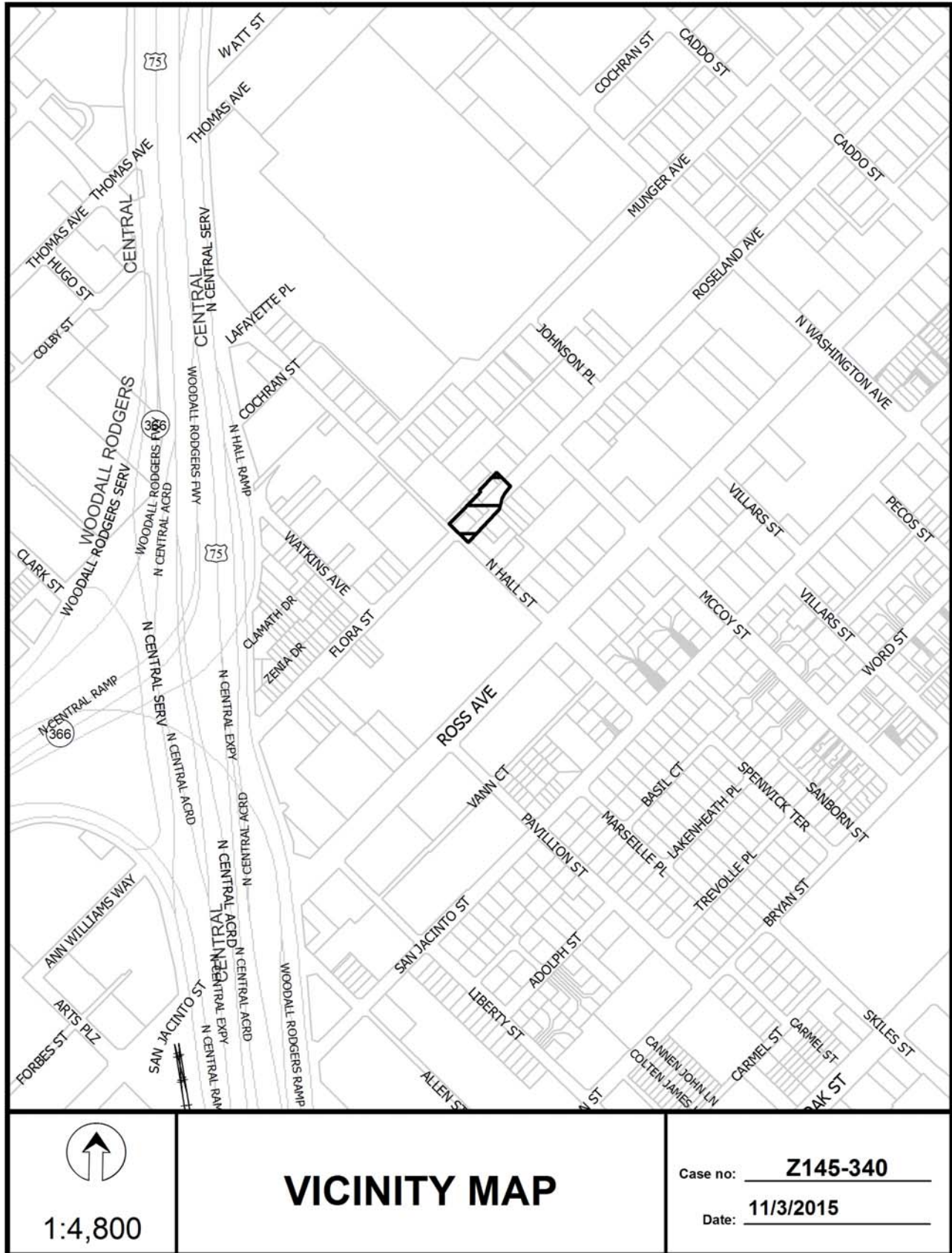
- Joe Bevers General Partner
- Nahant, LLC General Partner
- Joe Bevers President/Director/Manager

LIST OF OFFICERS
Mill Creek Residential Trust, LLC Governing Person

- Charles R. Brindell Chairman and CEO
- Mark R. Dempsey Executive Managing Director, Acquisition
- Broderick A. Perdue Managing Director

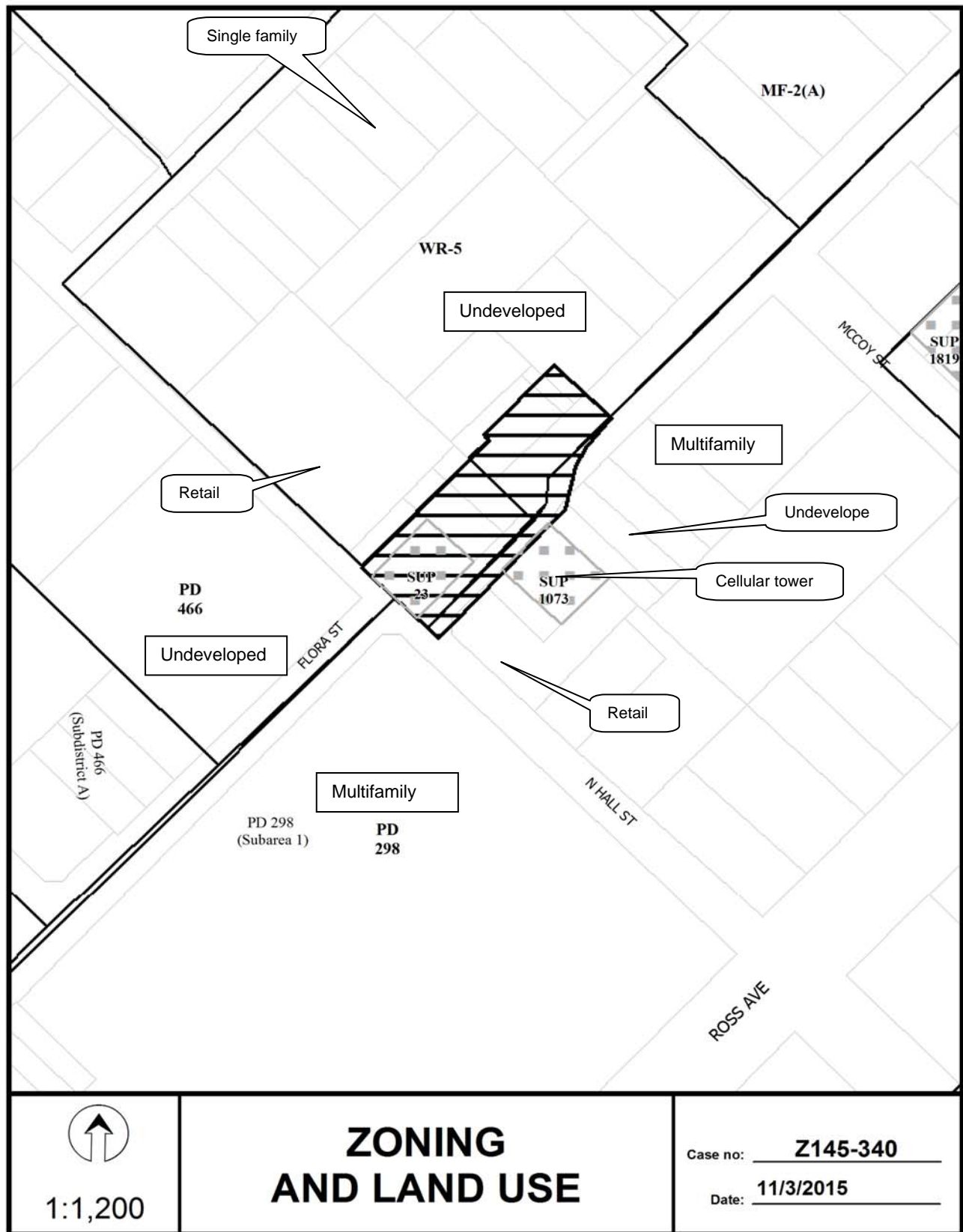
Height Map Overlay

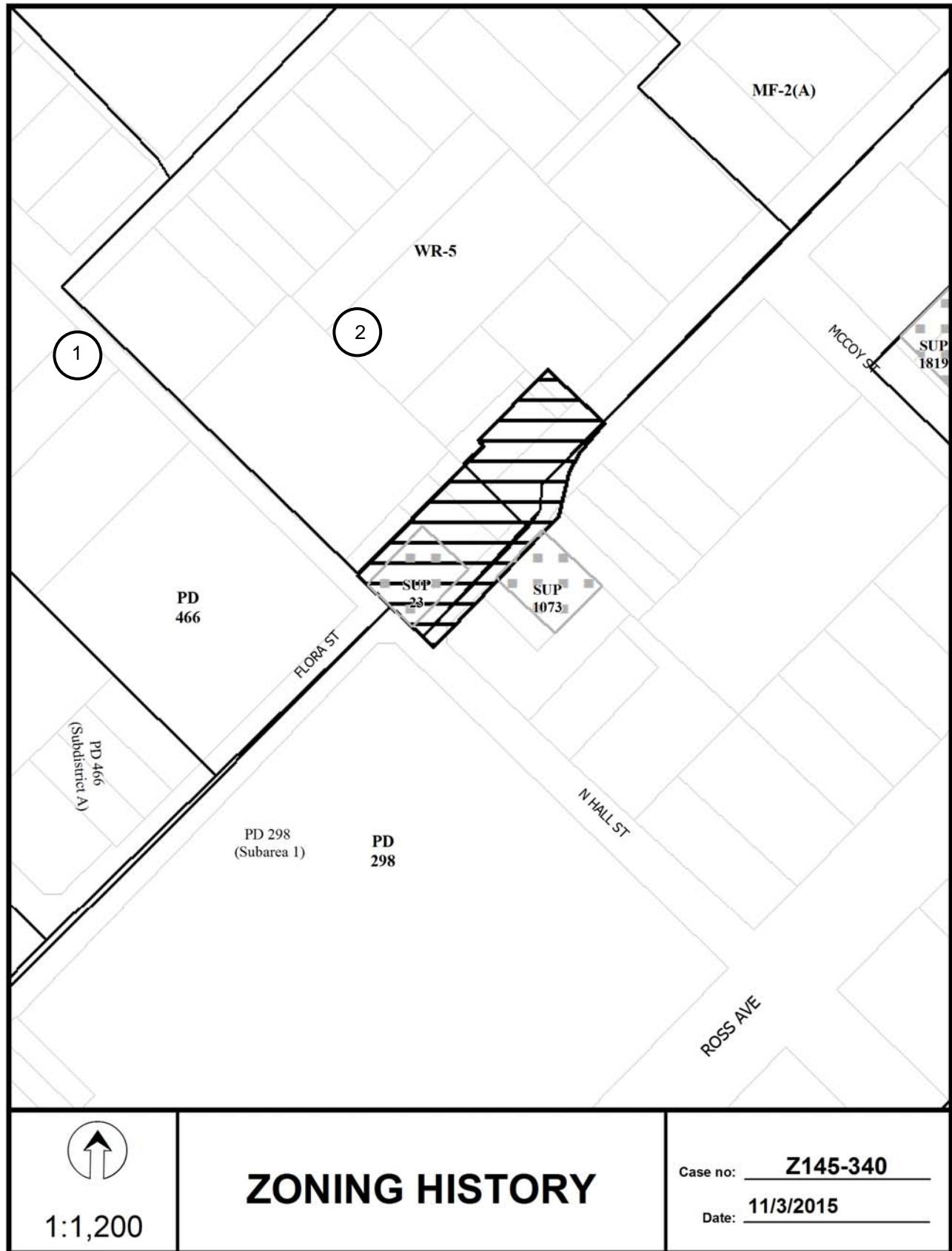


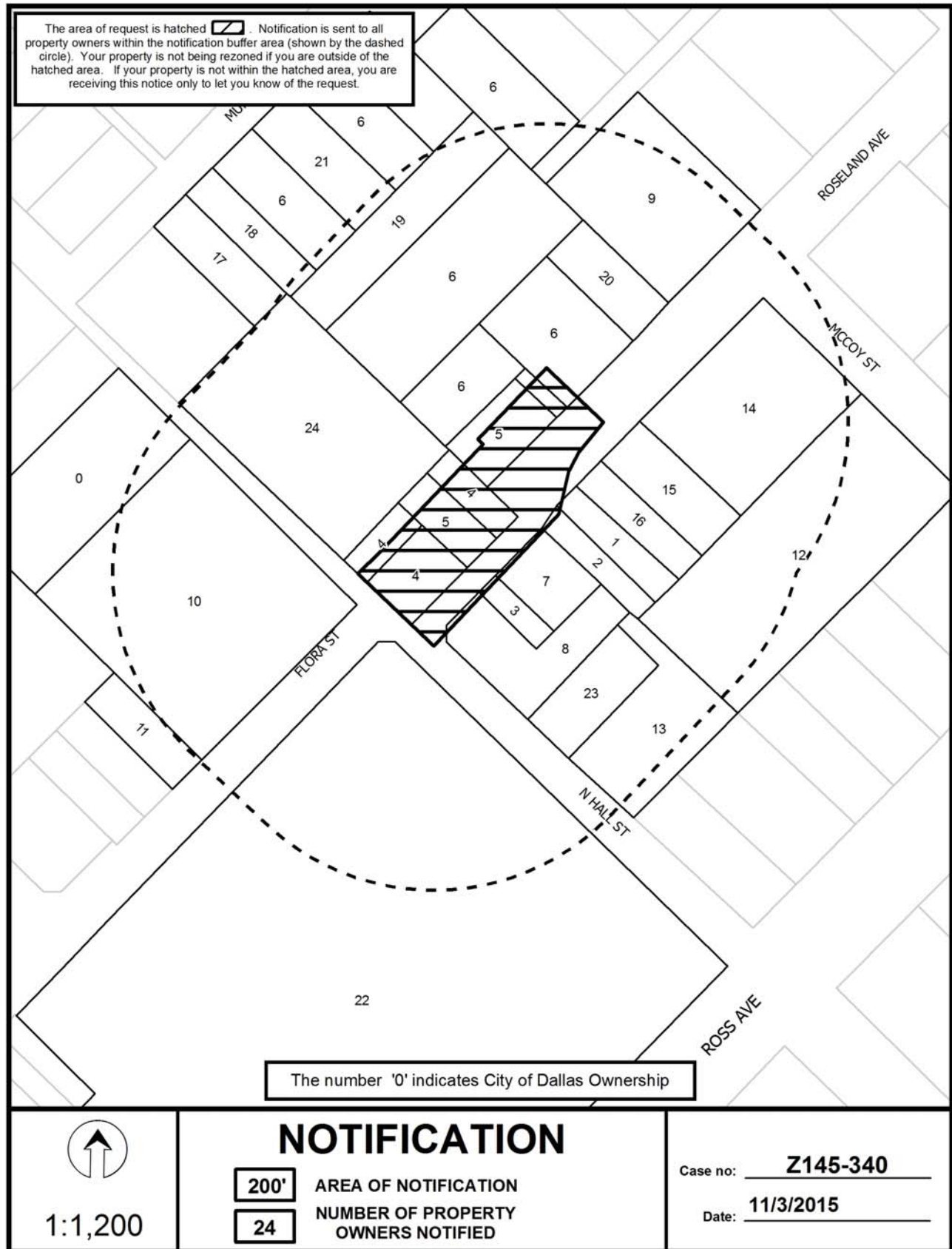


Z145-340(WE)









Notification List of Property Owners

Z145-340

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3400 ROSELAND AVE	WOODARD JOHN R JR
2	3310 ROSELAND AVE	WOODARD JOHN R JR
3	3304 ROSELAND AVE	WOODARD JULIA J ET AL
4	1800 HALL ST	MOXIE INVESTMENTS LTD
5	3403 ROSELAND AVE	MOXIE INV LTD
6	3500 MUNGER AVE	TOPLETZ INVESTMENTS
7	3306 ROSELAND AVE	WOODARD JOHN O JR
8	1722 HALL ST	HALL & ROSS LTD PS
9	3505 ROSELAND AVE	LAMPO CATALINA LILLIAN ROSE & ETAL
10	1801 HALL ST	HOUSING AUTHORITY OF THE
11	3213 FLORA ST	DALLAS HOUSING AUTHORITY
12	1711 MCCOY ST	GIRMA ASKE
13	1710 HALL ST	TOMAINO PPTIES LP
14	1723 MCCOY ST	HOUSING AUTHORITY OF THE
15	3404 ROSELAND AVE	ROSE LIMITED PS
16	3402 ROSELAND AVE	KIM RACHEL
17	3310 MUNGER AVE	LUPSHIRE RESTORATION IN
18	3312 MUNGER AVE	LUPSHIRE RESTORATION INC
19	3408 MUNGER AVE	ANDERSON M B
20	3409 ROSELAND AVE	BUTLER VERNON JR
21	3402 MUNGER AVE	AMOR REAL ESTATE INVESTMENTS
22	1707 HALL ST	SHF I ICON LLC
23	1716 HALL ST	HALL & ROSS LTD
24	1810 HALL ST	TOPLETZ INVESTMENTS

Planner: Aldo Fritz**FILE NUMBER:** Z145-359 (AF) **DATE FILED:** September 17, 2015**LOCATION:** East of the intersection of Brunner Avenue and Balboa Place**COUNCIL DISTRICT:** 1 **MAPSCO:** 54P**SIZE OF REQUEST:** 3,950 square feet **CENSUS TRACT:** 63.02

APPLICANT / OWNER: Paul Escobar**REPRESENTATIVE:** Paul Escobar**REQUEST:** An application for an R-7.5(A) Single Family District on property zoned a CR Community Retail District.**SUMMARY:** The applicant owns the single-family lot to the east of the subject site. He indicates intent to rezone the undeveloped subject site and submit a replat to enlarge his lot. The two adjoining lots are approximately 1,926 square feet each.**STAFF RECOMMENDATION:** **Approval**

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The expansion of a single-family residential zoning in this block will not have a negative impact on the surrounding area. However, it could render the structure on the adjacent property to the south nonconforming due to the setback required for a non-residential district adjacent to a residential zoning district. CR Community Retail Districts normally do not have side or rear setback requirements. In this case, the adjacency to residential requires the property to have a 20-foot setback. In addition, the residential adjacency prohibits any portion of the structure to fall within the residential proximity slope which has a 1 to 3 slope. Depending on the type of development the owner wants to do in the future, it may be necessary to go to the Board of Adjustment to request either a special exception or a variance.
2. *Traffic impact* – The subject site does not have direct access to a major thoroughfare and will have a small impact on the existing neighborhood street access. The number of trips generated by a single family residential district on this size parcel will generate less trips per hour than the existing zoning district.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in a Residential Neighborhood Building Block and is in compliance with the Comprehensive Plan.

Zoning History: There have not been recent zoning cases in the area over the past 5 years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Brunner Ave	Minor Arterial	50'	50'
Balboa Drive	Minor Arterial	Varies	Varies

Traffic: The Engineering Section of the Department Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system.

COMPREHENSIVE PLAN: The *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depicts general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur. The Plan identifies the request site being within a Residential Neighborhood Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood “pocket parks” provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cutthrough traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

The proposed zoning is in compliance with the *forwardDallas! Comprehensive Plan*.

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Single Family
North	CR	Retail
East	R-7.5(A)	Single Family
South	R-7.5(A)	Church
West	CR	Church

Land Use Compatibility: The +/- 3,950 square foot site is currently undeveloped. Located to the northeast, east, and southeast of the property is predominately single family residential. Retail uses are located to the west and northwest of the property. Being directly adjacent to residential uses will limit the development potential of the non-residential uses located to the west and may even render the structure on the adjacent property to the south nonconforming.

Development Standards:

Existing							
<u>DISTRICT</u>	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
CR	15	20'	.75 FAR overall .5 office	54' 4 stories	60%		Retail & personal service
Proposed							
R-7.5 (A)	25'	5'	1 Dwelling Unit/ 7,500 square feet	30'	40%		Single Family

Landscaping:

Additional pavement on the site could trigger landscaping requirements from Article X.

Parking:

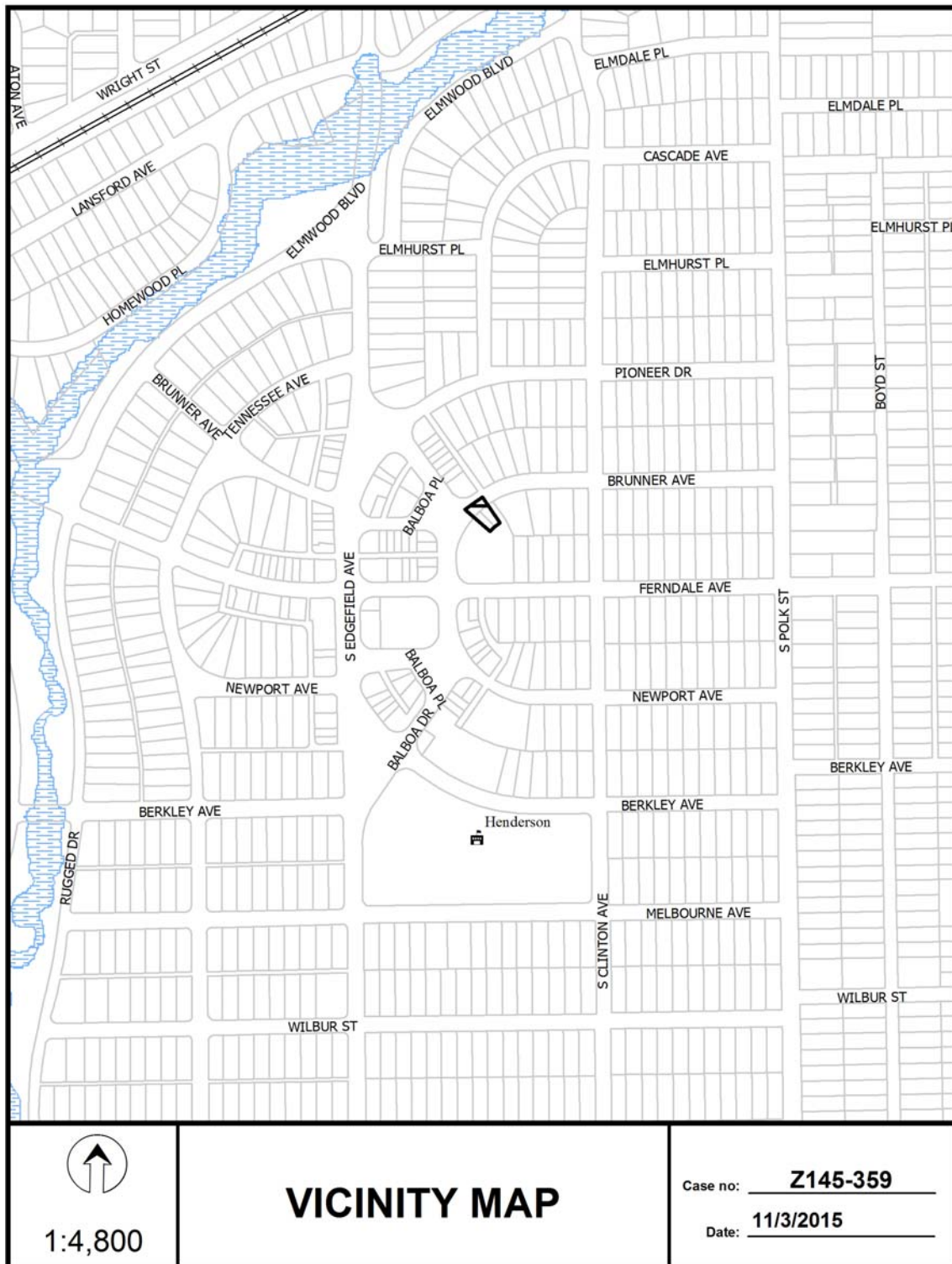
Pursuant to the Dallas Development Code, off-street parking and loading must be provided in accordance with Division 51A-4.200.

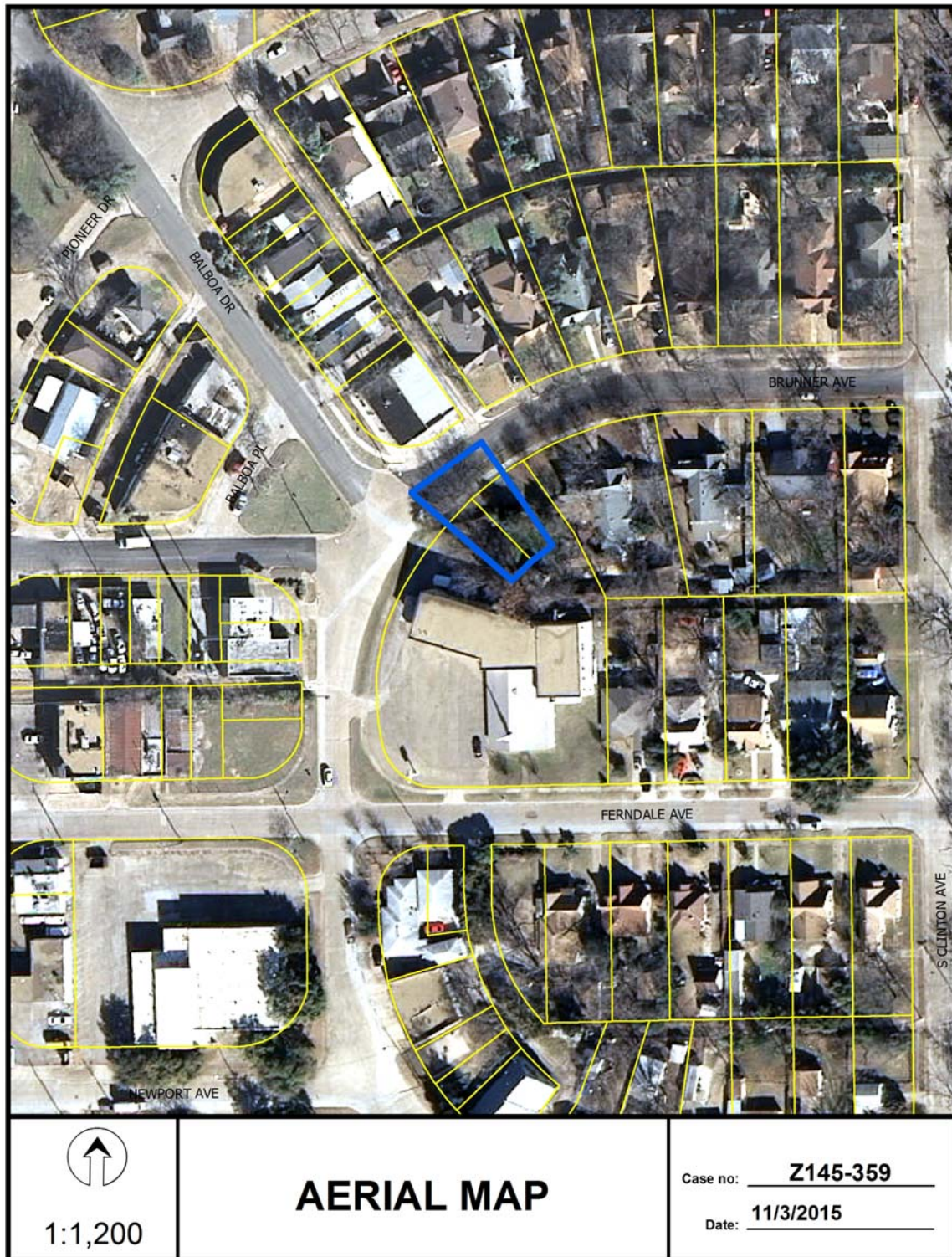
Z145-359(AF)

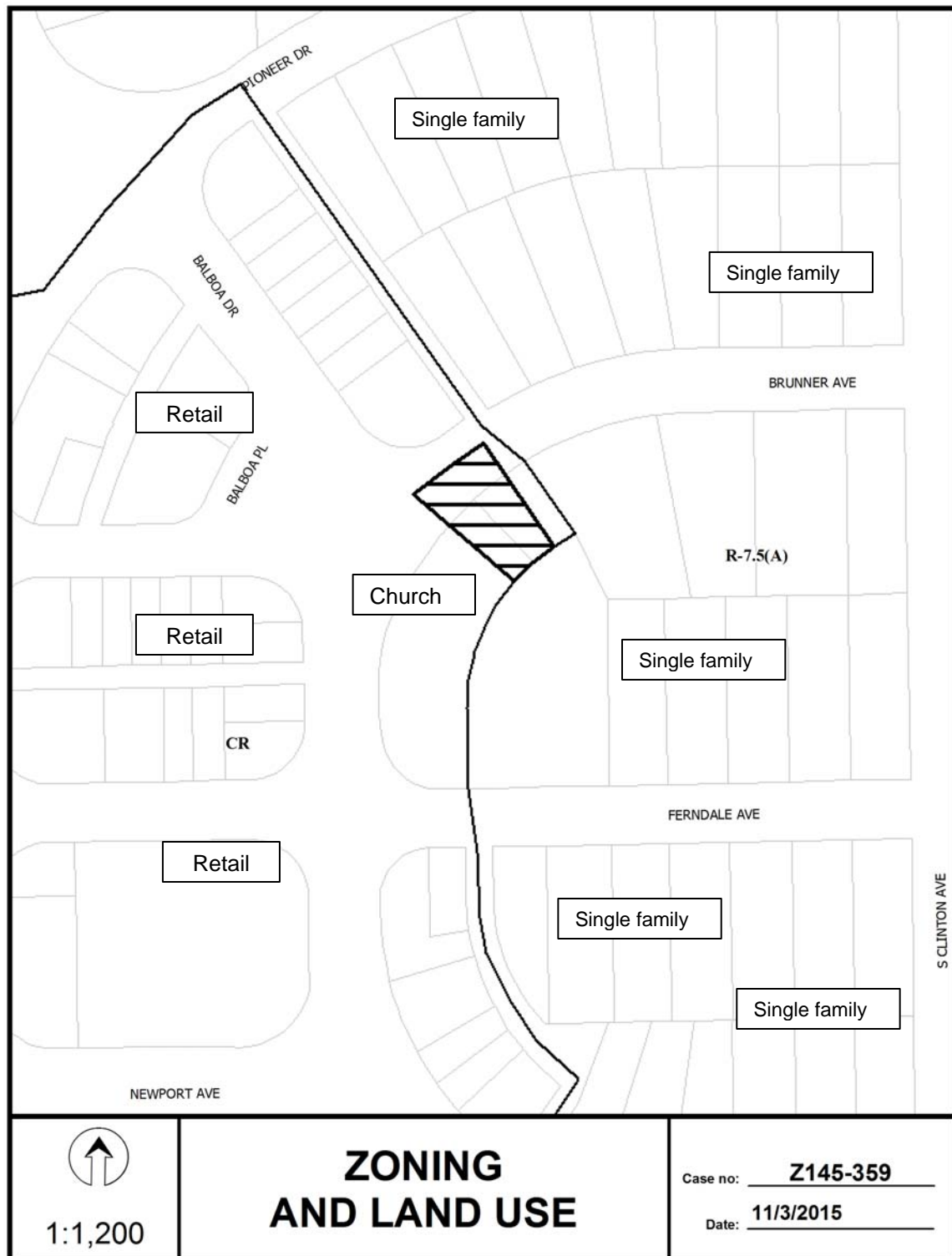
LIST OF OFFICERS

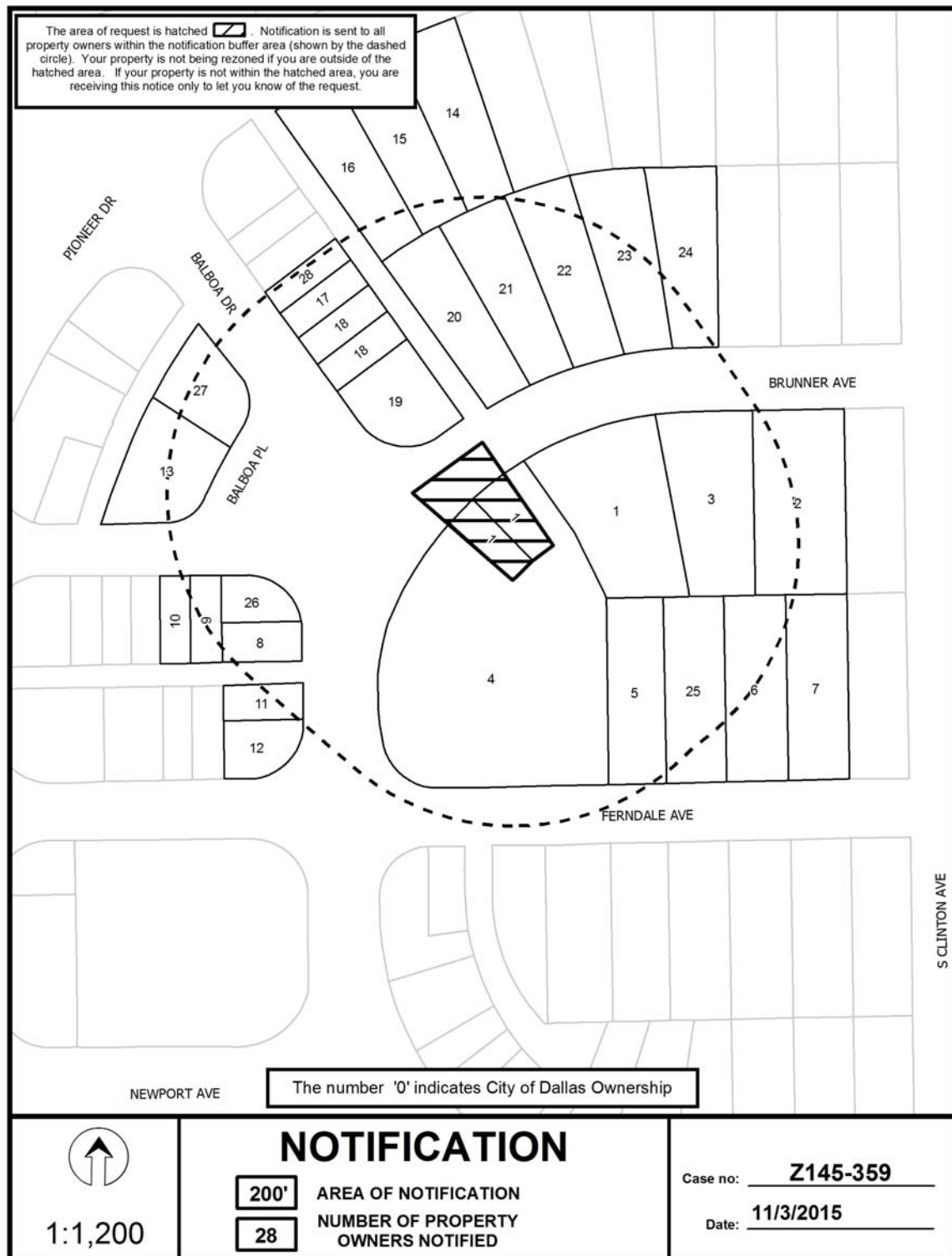
Owner: Paul Escobar

Z145-359(AF)









11/03/2015

Notification List of Property Owners***Z145-359******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1218 BRUNNER AVE	LEGGE PROPERTIES LTD
2	1206 BRUNNER AVE	SPETHMANN ANTJE
3	1214 BRUNNER AVE	POE VERA LEIGH
4	1227 FERNDALE AVE	FERNDALE BAPTIST
5	1219 FERNDALE AVE	BERNAL MARTHA A &
6	1211 FERNDALE AVE	HERNANDEZ JOSE F & ESPERANZA D
7	1207 FERNDALE AVE	PATTERSON STEVEN C
8	1907 BALBOA DR	DEPRIX LLC
9	1306 BRUNNER AVE	MARTINEZ JOSE J JR &
10	1308 BRUNNER AVE	BROWN SAMUEL L
11	1905 BALBOA DR	SAMPLES WOMACK
12	1305 FERNDALE AVE	SAMPLES WOMACK
13	1809 BALBOA DR	DYER DEWEY
14	1306 PIONEER DR	CHRISTENSEN JEAN M
15	1310 PIONEER DR	GONZALEZ AURELIO &
16	1314 PIONEER DR	ROJAS LUIS M &
17	1814 BALBOA DR	SIKES STUART & DIANE
18	1820 BALBOA DR	MUNOZ JOE LUIS &
19	1317 BRUNNER AVE	SALAS GUADALUPE
20	1311 BRUNNER AVE	CASTILLO JOE PALOMO & CHRISTINE ESPARZA
21	1307 BRUNNER AVE	HALL LORI
22	1303 BRUNNER AVE	BLOOMER KERRY
23	1219 BRUNNER AVE	SMITH WILLIAM & LYNDA S
24	1215 BRUNNER AVE	COWLEY EDLEN O
25	1215 FERNDALE AVE	DELIRA GERARDO
26	1302 BRUNNER AVE	BROWN SAMUEL L

Z145-359(AF)

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1811 BALBOA DR	MUNOZ JOE LUIS & ROSARIO
28	1812 BALBOA DR	MAZZMANIA LP

PLANNER: Aldo Fritz**FILE NUMBER:** Z145-360(AF) **DATE FILED:** September 18, 2014**LOCATION:** Generally located north of South Belt Line Road and northeast of Foothill Road**COUNCIL DISTRICT:** 8 **MAPSCO:** 69A-T**SIZE OF REQUEST:** Approx. 4.25 acres **CENSUS TRACT:** 171.02

APPLICANT/ OWNER: Dave Williams/W.G. Properties**REPRESENTATIVE:** Dave Williams**REQUEST:** An application for an IM Industrial Manufacturing District on property zoned an MF-1(A) Multifamily District.**SUMMARY:** The applicant indicates they have been using the property to store equipment along with other operations for their business on the adjoining site zoned IM. However, the use is not permitted in MF-1(A).**STAFF RECOMMENDATION:** **Hold under advisement to December 17, 2015.**

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

1. *Performance impacts upon surrounding property* – The north side of South Beltline is home to a variety of industrial uses and intensities. North and west of the industrial uses is multifamily and single family zoning. The land use pattern clearly delineates the industrial uses to be closer to South Belt Line Road. Due to the residential adjacency, rezoning the property to the most intense zoning district would have a negative impact upon the residential property. IM zoning is not a desirable district next to residential zoning.
2. *Traffic impact* – A Traffic Impact Analysis was provided by the applicant. Staff determined that the level of intensity of IM zoning could have a negative impact upon the surrounding street system.
3. *Comprehensive Plan or Area Plan Conformance* – The requested land use change is not currently in compliance with the overall vision for the area that is depicted in the *Forward Dallas!* Plan, which calls for a Residential Neighborhood Building Block.

Zoning History: There have not been any recent zoning changes requested in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
South Beltline Road	Major Arterial	100'
Foothill Road	Minor Arterial	Varies

Traffic: A Traffic Impact Analysis was provided by the applicant. Staff determined that the level of intensity of IM zoning could have a negative impact upon the surrounding street system.

STAFF ANALYSIS:**Comprehensive Plan:**

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

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood "pocket parks" provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cutthrough traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

Land Use:

	Zoning	Land Use
Site	MF-1(A)	Industrial (inside) for Light Manufacturing
North	R-7.5(A), MF-1(A)	Single Family, Undeveloped
East	IR	Industrial/Light Manufacturing
South	IM	Industrial/Light Manufacturing
West	MF-1(A)	Undeveloped

Land Use Compatibility:

The +/- 4.25 acres subject site is currently developed with Light Manufacturing uses. Industrial land uses located are to the south east and west and residential uses are located to the north. Staff does not anticipate the integration of an industrial land use on the site to degrade or change the already established land use pattern for the area. It is

Z145-360(AF)

important to note the site's adjacency to residential will limit the development of the site. Residential adjacency requires greater setbacks and height restrictions.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
MF-1 (A) Multi-Family	15'	15'	Min. lot 3,000 sq. ft 1,000 sq. ft.-E 1,4000 sq. ft.-1 BR. 1,800 sq. ft.- 2 Br +200 sq. ft. each add BR	36'	60%	Proximity Slope Visual Intrusion	Multifamily, duplex, single family
Proposed							
IM Industrial Manufacturing	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

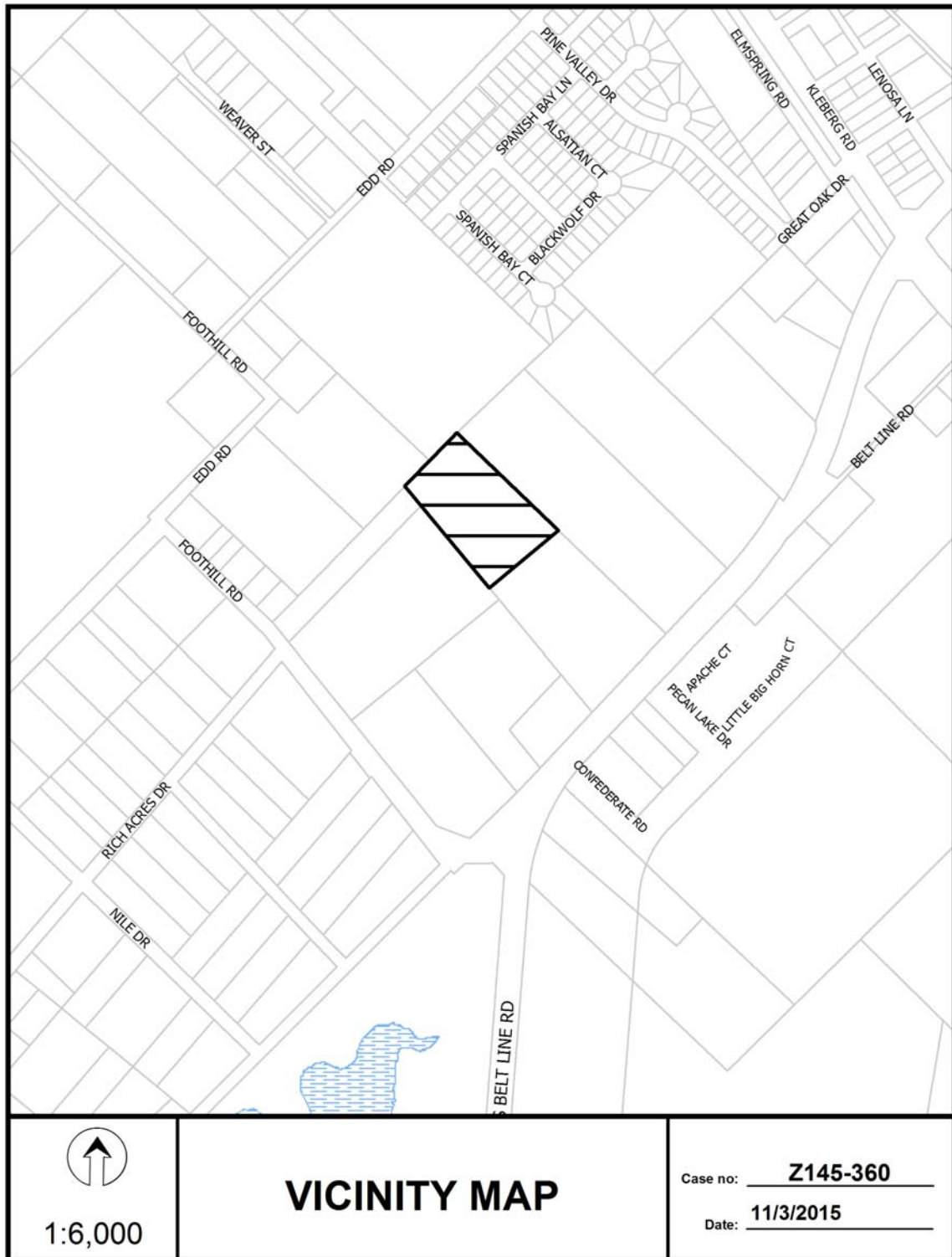
Landscaping: Landscaping requirements will be subject to Article X of the Dallas Development Code.

Z145-360(AF)

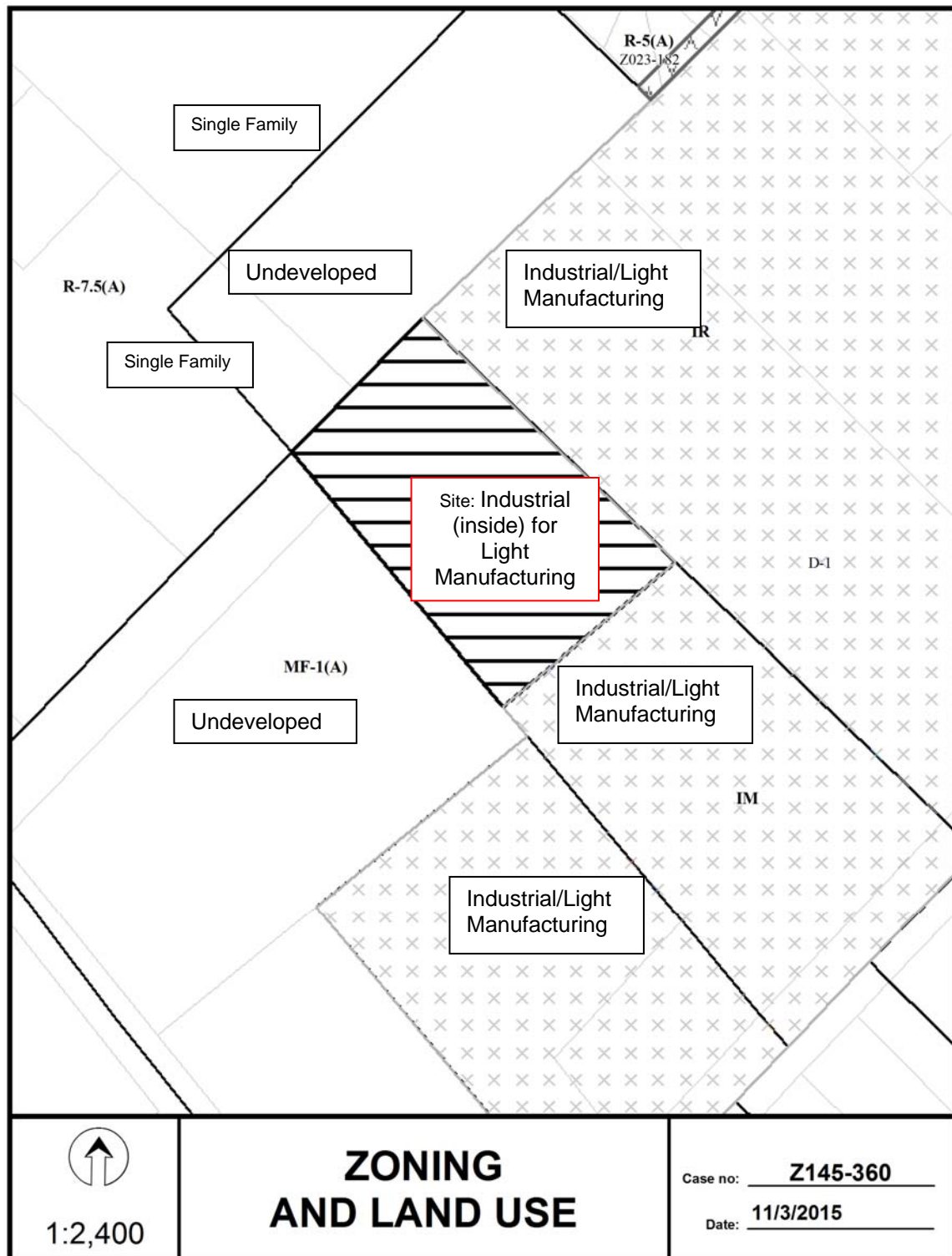
List of Property Owners

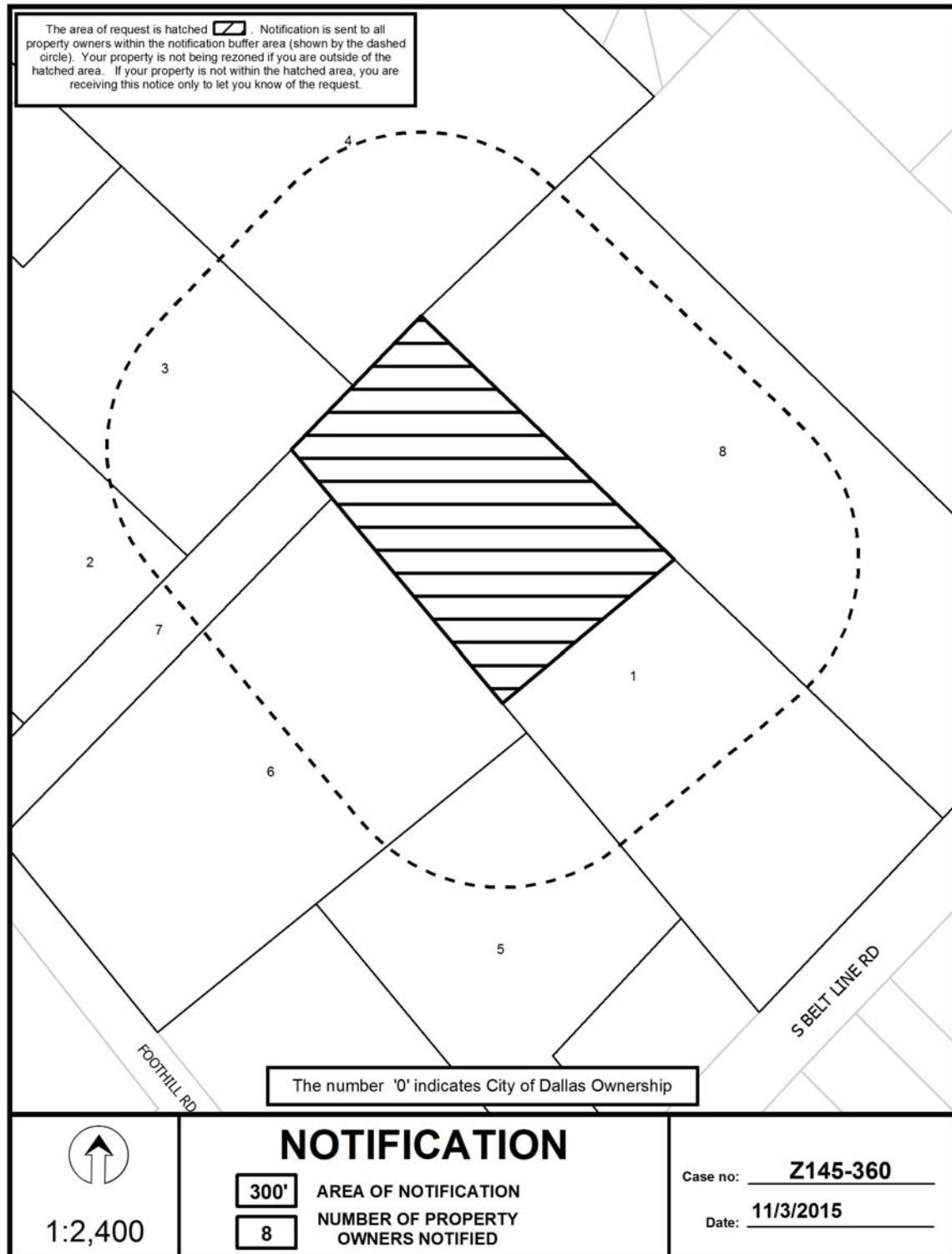
John Williams, Partner

John Gilbert, Partner









11/03/2015

Notification List of Property Owners

Z145-360

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2861 BELTLINE RD	WG PROPERTIES LP
2	3106 EDD RD	PEREZ MARTIN & ANGELA
3	3100 EDD RD	SANCHEZ JAIME C & MARIA E
4	3010 EDD RD	MACIAS CARLOS & MARTA LIDIA
5	2955 BELTLINE RD	AGUILAR MGMT & LEASING LLC
6	13200 FOOTHILL DR	AGUILAR MANAGEMENT &
7	13167 FOOTHILL DR	LUGO RUMULO & MARIA DE JESUS LUGO INFANTE
8	2805 BELTLINE RD	WG PROPERTIES LP

FILE NUMBER: Z145-269(AF) **DATE FILED:** May 27, 2015

LOCATION: North of West Camp Wisdom Road and west of Interstate 35E Freeway

COUNCIL DISTRICT: 3 **MAPSCO:** 64V

SIZE OF REQUEST: Approx. 17.97 acres **CENSUS TRACT:** 111.03

APPLICANT: Uplift Education

REPRESENTATIVE: Brian Nelson, HKS Architects

OWNER: Ravic Investment Co.

REQUEST: An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an RR Regional Retail District.

SUMMARY: It is the applicant's intention to build a 169,000 square foot Charter school with 66 total classrooms. These classrooms would encompass 24 elementary classrooms, 30 middle school classrooms, and 12 high school classrooms.

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

PRIOR ACTION AND UPDATE: On October 15, 2015, the City Plan Commission held this item under advisement for the applicant to hold public meeting(s) with the community. Applicant has engaged in public outreach efforts. The last public meeting held was November 9, 2015. No changes have been made to the request.

GUIDING CRITERIA FOR STAFF RECOMMENDTION:

Staff recommends approval of the request based upon:

1. *Compatibility with surrounding uses and community facilities* – The proposed buildings and use are compatible in scale with the surrounding area. The school will have a maximum height of 40 feet except where it is restricted by residential proximity slope standards. The site's residential adjacency will dictate added development standards that serve to mitigate any potential negative impacts. These standards include an increased side and rear setback of 20 feet, residential proximity slope restrictions with a 1 to 3 slope angle of projection restricting higher portions of the building farther away from the perimeter, and added screening and visual intrusion provisions.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed open-enrollment charter school will provide a valuable service to this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use will not be a detriment to the public health, safety, or general welfare. Infrastructure/street improvements around the site to further minimize the impact on the surrounding neighborhood.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the request will comply with all applicable zoning regulations and standards. No variances or exceptions are proposed. All proposed improvements will require compliance with the building code and require final inspection compliance with the site plan.

Zoning History: There have not been any recent zoning changes requested in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension
West Camp Wisdom	Major Arterial	100'
US Highway 35	Freeway	Variable

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the requested amendment and determined that it will significantly impact the current state of the surrounding roadway system. Traffic circulation will be regulated through the traffic management plan included in the conditions. The Engineering Section has recommended street/infrastructure improvements to mitigate the impact on the surrounding neighborhood. These recommendations include new driveways southbound IH 35 E frontage road and Camp Wisdom Road, median modification for the eastbound left turn into the school campus, and right turn deceleration lanes for the approaches to two proposed driveways. It should be noted that any other development on this property would likely have triggered roadway improvements at permitting, as well.

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 Plan identifies the request site as being in a Residential Neighborhood Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood "pocket parks" provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cutthrough traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park-and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

STAFF ANALYSIS:**Land Use:**

	Zoning	Land Use
Site	RR	Vacant/Undeveloped
North	R-7.5 (A)	Single Family
South	R-7.5 (A)	Single Family
East	RR	Restaurant with Drive-Thru
West	R-7.5 (A)	Single Family

Land Use Compatibility: The site is located within a predominately low density residential neighborhood on the northwest of the intersection of West Camp Wisdom Road and I35E. A variety of more intense uses are located at each intersection. Because the site is adjacent to or directly across an alley from a single family residential district, additional code regulations are triggered. These limitations dictate an increased side and rear setback of 20 feet, residential proximity slope restrictions with a 1 to 3 slope angle of projection restricting higher portions of the building farther away from the perimeter, and added screening and visual intrusion provisions.

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

The applicant's request conforms with the applicable zoning regulations and standards and is consistent with the intent of the Dallas Development Code. Therefore, staff recommends approval subject to a site plan and conditions.

Development Standards:

Current Development Standards							
DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
RR Regional Retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope Visual Intrusion	Retail & personal service, office

Proposed Development Standards							
DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
RR Regional Retail: SUP- Open Enrollment Charter School	15'	20' adjacent to residential OTHER: No Min.	.21	36' 2 Stories	14%	Proximity Slope Visual Intrusion	School

Landscaping: The request will trigger any landscape changes. All development on the property will require landscaping per Article X of the Dallas Development Code.

Parking: Pursuant to §51A-4.204 of the Dallas Development Code, schools require one and one-half parking spaces for each kindergarten/elementary school classroom along with three and one half parking spaces for every junior high/middle school classrooms and nine and one half spaces for each senior high school classroom. The proposed school is projected to have 24 elementary, 30 middle, and 12 high school classrooms, which would require a total of 255 parking spaces. The applicant is proposing 300 parking spaces.

List of Partners

Raymond D. Nasher Irrevocable Management Trust, Bank of America, N.A., Trustee, Dallas, TX
Emily L. Hexter Irrevocable Trust, Louis J. Hexter, II, Trustee, Mill Valley, CA
Louis J. Hexter, II, Mill Valley, CA
Victoria Hexter, Lake Oswego, OR
Holly Hexter, Washington, DC

Tony Dona*

Chairman of the Board
Partner, Thackeray Partners

Melissa McNeil*

Vice Chair
Community Volunteer

W. Carey Carter*

Retired Partner, Deloitte & Touche

Angie Dickson

Community Volunteer

Angela Farley

Vice President of Public Policy and Education,
Dallas Regional Chamber of Commerce

Ossa Fisher

Senior Vice President, Strategy & Analytics
Match.com

Daniel Flaherty

President, Gemmy Industries

Michael Giles

President, Right Management

Mary Ellen Weber

Managing Director, Stellar Strategies, LLC

Gilbert Prado

Dallas Independent School District

Randall Ray*

Partner, Munck Wilson & Mandala LLP

Josh Terry*

Managing Director, Highland Capital

Donell Wiggins*

Community Volunteer

Srikanth Srinivas

SVP Solution Innovation, Medecision

Dustin Marshall *

CEO, Hazels Hot Shot

Marnie Wildenthal

Community Volunteer

Richard Frapart

CFO, Mount Kellett Capital Management

John Beckert

Operating Partner, Highland Partners

Kay Allen

Certified Financial Planner, Aspen Wealth
Management

Abigail Williams

Community Volunteer

Alan LeBlanc

Vice President of Sales and Marketing, RAM
Surgical Supplies

Ardo Fuentes

Financial Advisor, Merrill Lynch & Co.

Catherine Estrada

Community Volunteer

Kevin Bryant

Chief Counsel, Crow Holdings

Ryan Moss

Partner, Perella Weinberg Partners

Cristina Barbosa

Community Volunteer

Dawn Mann

Founding Principal, Break of Day Design

Proposed Conditions

1. **USE**: The only use authorized by this specific use permit is an open-enrollment charter school.
2. **SITE PLAN**: Use and development of the Property must comply with the attached site plan.
3. **TIME LIMIT**: This specific use permit expires on (five years), but is eligible for automatic renewal for additional (ten)-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **CLASSROOMS**: The maximum number of classrooms is 66.
 - a. 24 Elementary classrooms
 - b. 30 middle school (MS) classrooms
 - c. 12 high school (HS) classrooms
5. **PLAYING FIELDS**: Use of the playing fields as shown on the site plan is prohibited between the hours of 8:00 p.m. and 6:00 a.m.
6. **TRAFFIC MANAGEMENT PLAN**:
 - (a) **In general**. Operation of the open-enrollment charter school must comply with the attached traffic management plan.
 - (b) **Queuing**. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
 - (c) **Traffic study**.
 - (1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the Director by November 1, 2016. After the initial traffic study, the Property owner or operator shall submit annual updates of the traffic study to the Director by November 1st of each even-numbered year.
 - (2) The traffic study must be in writing, performed by a licensed engineer, based on a minimum of four samples taken on different school days at different drop-off and pick-up times over a two-week period, and must contain an analysis of the following:

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

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

(d) Amendment process.

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

(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.

7. PARKING: Parking must be located as shown on the attached site plan.

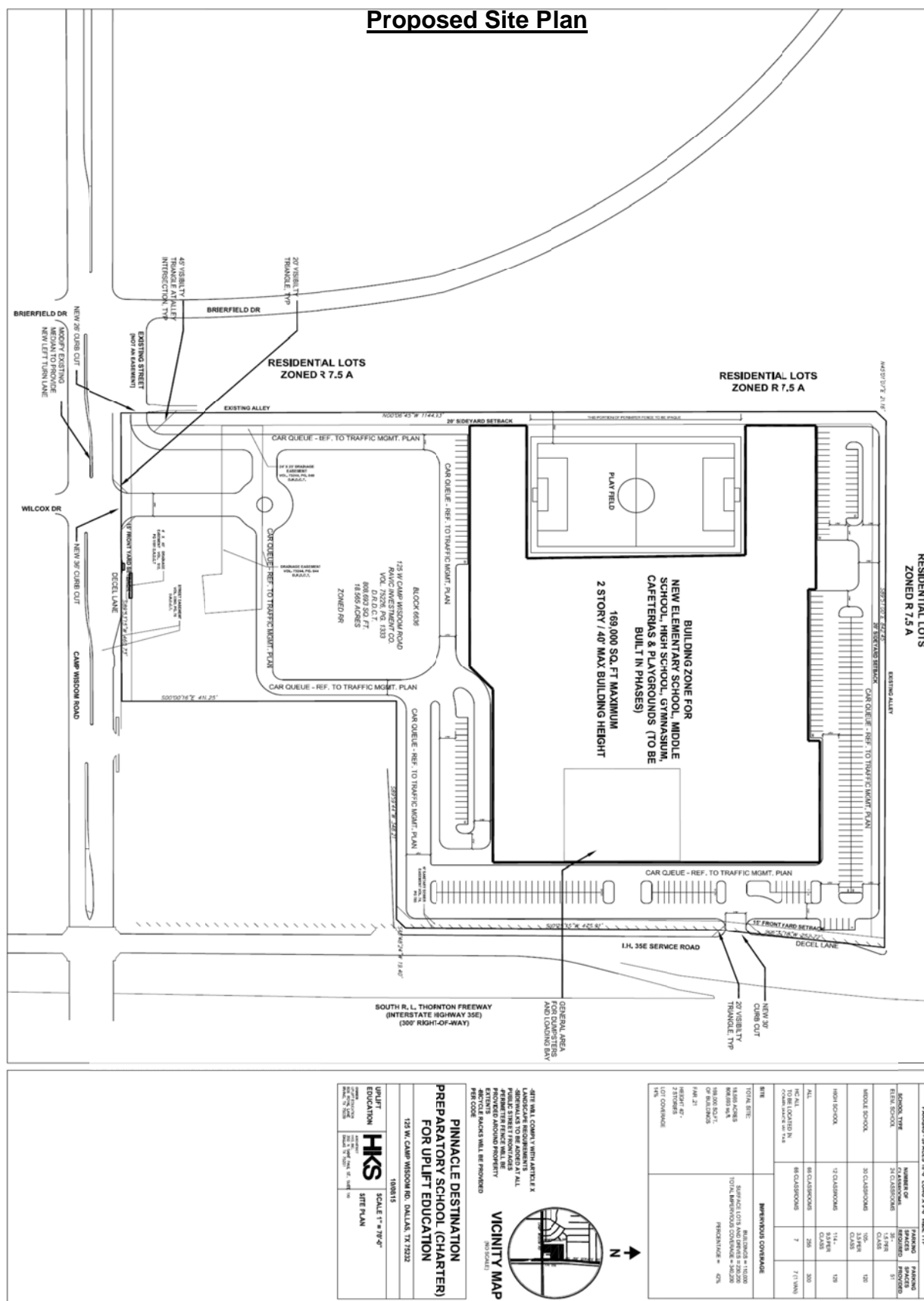
8. LANDSCAPING: Landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

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

10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal

Z145-269(AF)

and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.



Proposed Traffic Management Plan

Traffic Management Plan

Uplift Pinnacle Preparatory

Z145-269-AF

Dallas, Texas



Walter P. Moore and Associates, Inc.
TBPE Firm Registration No. 1856

Prepared for
Uplift Education

Prepared by
WALTER P MOORE

Walter P. Moore and Associates, Inc.
1845 Woodall Rodgers Freeway, Suite 1650
Dallas, Texas 75201
214-740-6200

August 2015

CONTENTS

INTRODUCTION	1
QUEUING ANALYSIS	1
TRAFFIC MANAGEMENT PLAN	3
<i>Family Identification Numbers</i>	3
<i>Ingress & Egress</i>	3
<i>Drop-off/Pick-up Locations</i>	3
<i>Circulation</i>	4
<i>Release Time</i>	4
<i>Administrative Officials</i>	4
<i>Summary</i>	5

LIST OF EXHIBITS

EXHIBIT 1: Traffic Management Plan

LIST OF TABLES

TABLE 1: Calculated Queuing Space for Uplift Pinnacle Preparatory – Full Build Enrollment

INTRODUCTION

Uplift Education is proposing to initiate the operations for a charter school at the northwest corner of IH 35E and Camp Wisdom Road in Dallas, Texas. The proposed school site is bounded by IH 35E Southbound Frontage Road (SBFR) on the east, Camp Wisdom on the south, single-family homes that front Brierfield Drive on the west and the alley that serves homes that front Cherry Point Drive on the north. During the Full Build enrollment year of the school, the school proposes to accommodate 600 students in the Elementary School and 1,176 students in the Secondary School. Uplift Education acquired the services of Walter P Moore (WPM) to address traffic and queuing concerns of the City of Dallas and provide a Traffic Management Plan for the proposed site.

QUEUING ANALYSIS

The queuing data collected at existing Uplift Education school campuses was evaluated. From the data available, overall averages of approximately 1 vehicle for every 6.8 elementary students and 1 vehicle for every 7.5 secondary school students were calculated for peak queuing conditions.

Utilizing these peak queuing ratios as planning guidelines for Full Build enrollment of the school, the calculated linear feet of queuing space for the school was developed as provided in **TABLE 1**. The provided queuing space is also shown in **TABLE 1**.

TABLE 1: Calculated Queuing Space for Uplift Pinnacle Preparatory – Full Build Enrollment

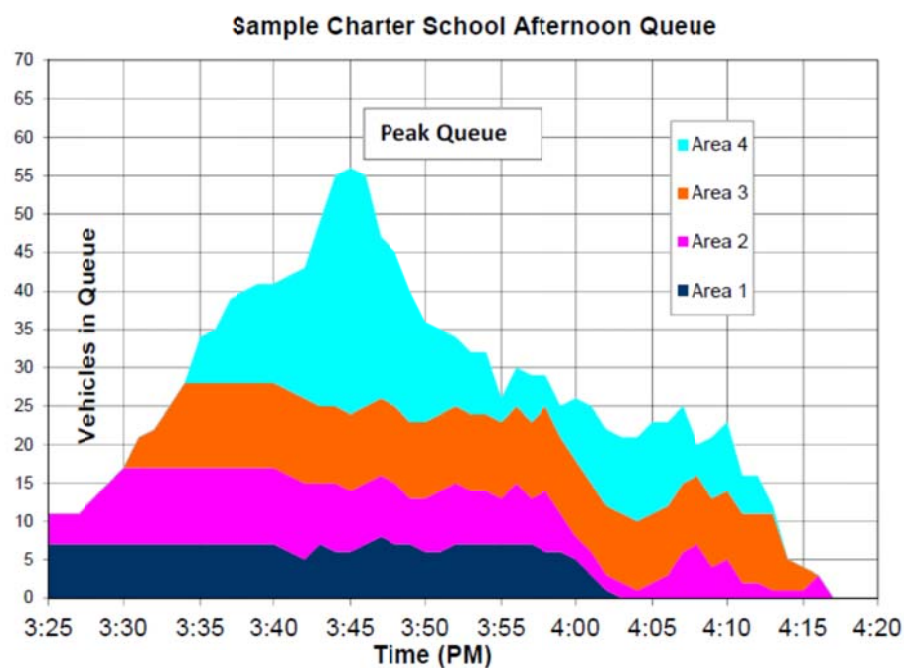
School Level	Grades	Number of Students- Full Build-out	Ratio: Number of Students per Peak Queued Vehicle*	Number of Peak Queued Vehicles-	Calculated Queuing Space- Linear Feet**	Provided Queuing Space – Linear Feet
Elementary School	K - 5	600	6.8:1	88	2,200	2,852
Middle School	6 - 8	504	7.5:1	67	1,675	2,969
High School	9 - 12	672	7.5:1	90	2,250	2,852***

*Average peak queuing rates obtained from existing school queuing data

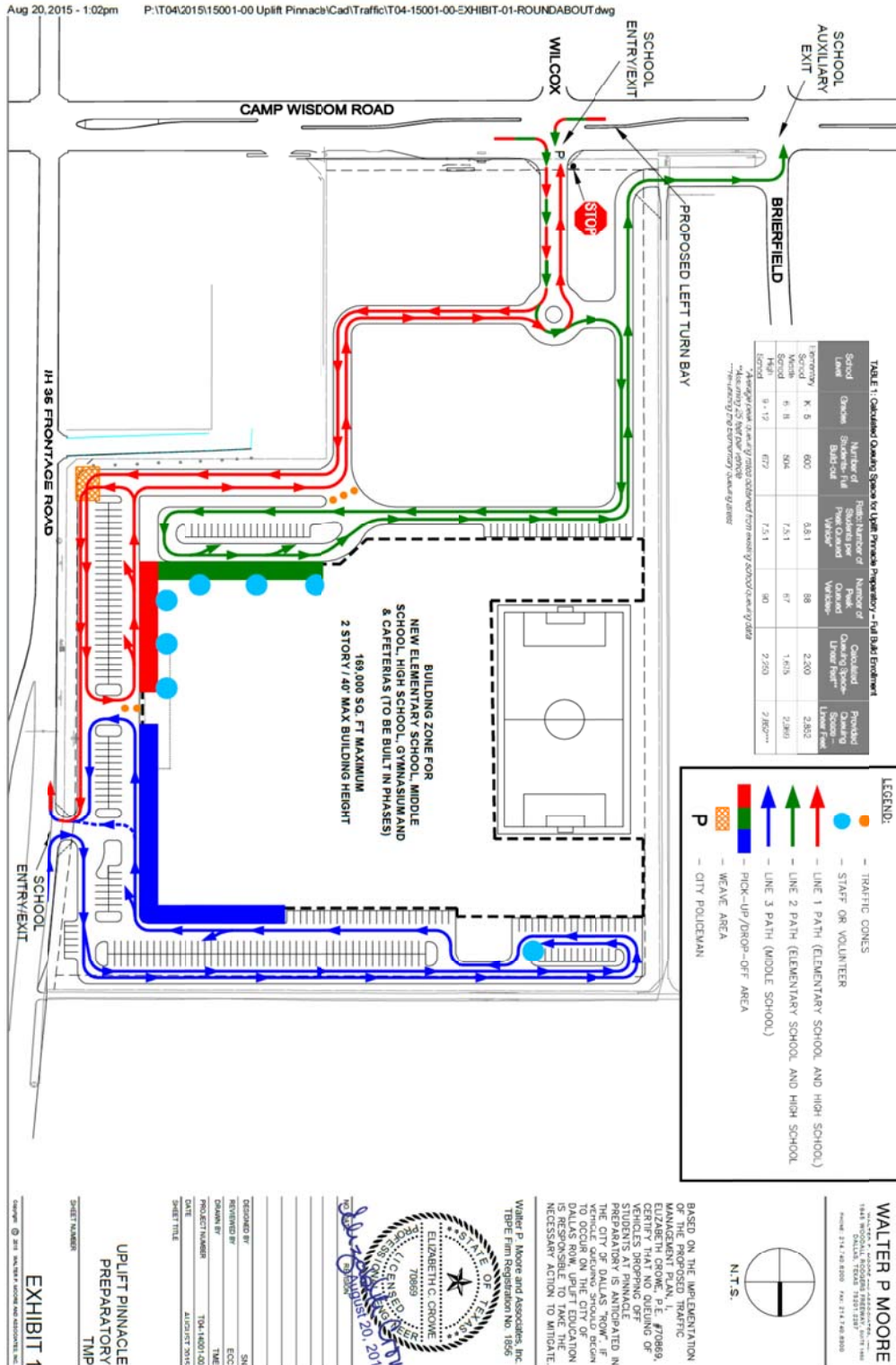
**Assuming 25 feet per vehicle

***Re-utilizing the Elementary queuing areas

The following figure illustrates a typical accumulation of queued vehicles leading up to the dismissal time and after the students have been released. As the figure indicates, the duration of the "Peak Queue" during the PM peak typically lasts for a minute or two before quickly diminishing. The Areas 1 through 4 represent the different queuing areas inside the school (curb lines, parking lots, etc.). This particular school campus has two dismissal times as is indicated by the peak at 3:45 PM as well as just after 4:05 PM.



The on-site queuing space for the Pinnacle Preparatory campus illustrated in **EXHIBIT 1** measures 1,580 linear feet for the red pick-up area, 1,272 linear feet for the green pick-up area and 2,969 linear feet for the blue pick-up area for a total single-use length of 5,821 linear feet. During the initiation of the school operations, it is recommended to monitor the drop off and pick up operations and make adjustments to the procedures as necessary. The site plan is anticipated to sufficiently serve the Full Build enrollment plan of the school campus with implementation of the Traffic Management Plan as further described.



TRAFFIC MANAGEMENT PLAN

The Traffic Management Plan was designed to create a vehicular circulation route for parents to drop-off and pick-up their children during the critical morning and afternoon times associated with the beginning and dismissal of school. It is designed to maintain all queued vehicles within the school property during both the AM and PM peak periods and not impede the flow of traffic on adjacent streets. Elements of the proposed traffic management plan are provided.

Family Identification Numbers

It is recommended to provide a carpool identification card for each elementary school family. The parents should be instructed to have the identification card visible for the administrator collecting this information to relay the specific parent's arrival information to the staff to alert the elementary students.

Ingress & Egress

Three driveways will provide access to the site as illustrated in **EXHIBIT 1**. The driveway along IH 35 SBFR on the northeast side of the school will primarily provide entry and exit access to the Secondary School carline. The driveway on the southern end of the campus at Camp Wisdom Road will primarily serve entry and exit for the Elementary School carline. Modification to the existing median opening will be necessary for the eastbound left turn movement from Camp Wisdom Road.

The driveway that runs parallel to Camp Wisdom Road along Brierfield Drive on the south side of the proposed school site will provide auxiliary access from the Elementary School carline. As the school population grows, it is recommended to utilize the Elementary School access for a portion of the Secondary School, potentially the High School.

Drop-off/Pick-up Locations

As depicted in **EXHIBIT 1**, there are three proposed student Drop-off/Pick-up locations provided on the school campus. Two areas are located on the east side of the school buildings parallel to the IH 35 frontage road and one is located on the south side of the elementary building parallel to Camp Wisdom Road. As illustrated in **EXHIBIT 1**, the Elementary School carline is proposed to utilize the two areas on the south side of the campus. The Middle School is proposed to utilize the area on the north side of the campus. The High School operations would initially operate at the loading area on the north side of the campus and may adjust to the south side of the campus as necessary to

respond to the changing needs and loading/queuing demands of the campus as the enrollment increases.

Circulation

Vehicles for the Elementary School drop-off/pickups will enter the south side driveway from Camp Wisdom Road with either a left turn or a right turn into the school campus. After entering the school site, the motorists will follow either the red path or the green path as illustrated in **EXHIBIT 1**. Motorists in the red line will proceed to the red pick-up area and either exit the site via the school drive to Camp Wisdom Road or from the driveway along IH 35 SBFR. As the need and/or demand warrants, the Elementary School also has the opportunity to utilize the green path as indicated on **EXHIBIT 1** with motorists exiting to Brierfield Drive. Depending on the number of students living in the neighborhood with access to Brierfield Drive, this auxiliary access point may be utilized for entry to the school site.

The vehicles for Secondary School drop-off/pickup operations will enter the site through the north side driveway along IH 35 SBFR with a southbound right-turn. The motorist carline will proceed counterclockwise around the parking lots north of the Secondary School building, as shown in **EXHIBIT 1**. There is potential for double stacking of the carline during the Full Build enrollment of the school.

Since it is assumed that the Elementary School pickup operations and Secondary School pickup operations will be staggered by at least a period of 20 minutes, it is recommended that a portion of the Secondary School (potentially the High School) utilize the Elementary School queuing space and circulation plan.

Release Time

Other Uplift Education campuses typically stagger the release times between the Elementary School (grades Kindergarten through fifth grade) at 3:30 PM and the Upper School (Grades 6 -12) at 4:00 PM. It is assumed that the Elementary School pickup operations and Secondary School pickup operations will be staggered similarly by a minimum of 20 minutes.

Administrative Officials

School staff and/or volunteers will be necessary to assist with both morning drop-off and afternoon pick-up operations at the Elementary School.

Each school campus has unique carpool operation conditions with its number of staff, students and parents. Monitoring of the proposed Traffic Management Plan should be performed at the onset of the school's opening to ensure that it is operating efficiently. As this campus will be a new location, the school should be prepared to provide additional staff at the onset of the school's opening and adjust based on the demand both in the morning and in the afternoon. With full enrollment, it is proposed that a number of staff or volunteers assist during the afternoon pick-up operations. There are six potential staff or volunteer locations indicated for the Elementary School loading areas located at on **EXHIBIT 1**. One potential staff member or volunteer is also illustrated on **EXHIBIT 1** at the location where two queuing lines would merge into one line.

An additional administrator can be utilized near the Elementary entry to alert the staff at the pick-up areas of the names of students that are to be picked-up so that they are queued up and ready to load into the vehicles. Police assistance should be anticipated to be needed at the stop-controlled exit to Camp Wisdom Road across from Wilcox Drive.

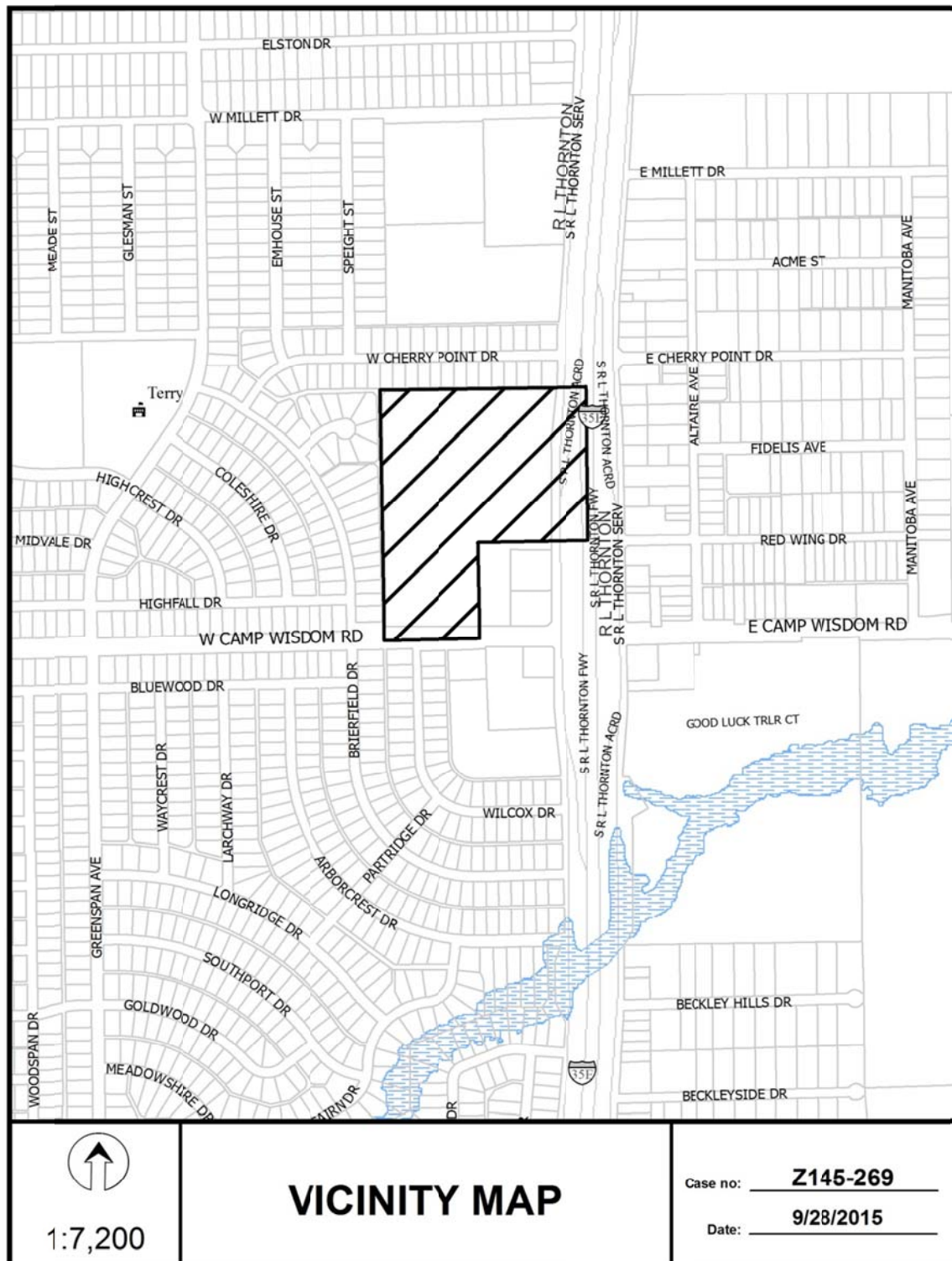
Summary

EXHIBIT 1 illustrates the Traffic Management Plan for Uplift Pinnacle Preparatory. New driveways are requested along southbound IH 35 E frontage road and Camp Wisdom Road. Median modification for the eastbound left turn into the school campus from Camp Wisdom Road is also requested. The City of Dallas has also requested right turn deceleration lanes for the approaches to the two proposed driveways as reflected on **EXHIBIT 1**.

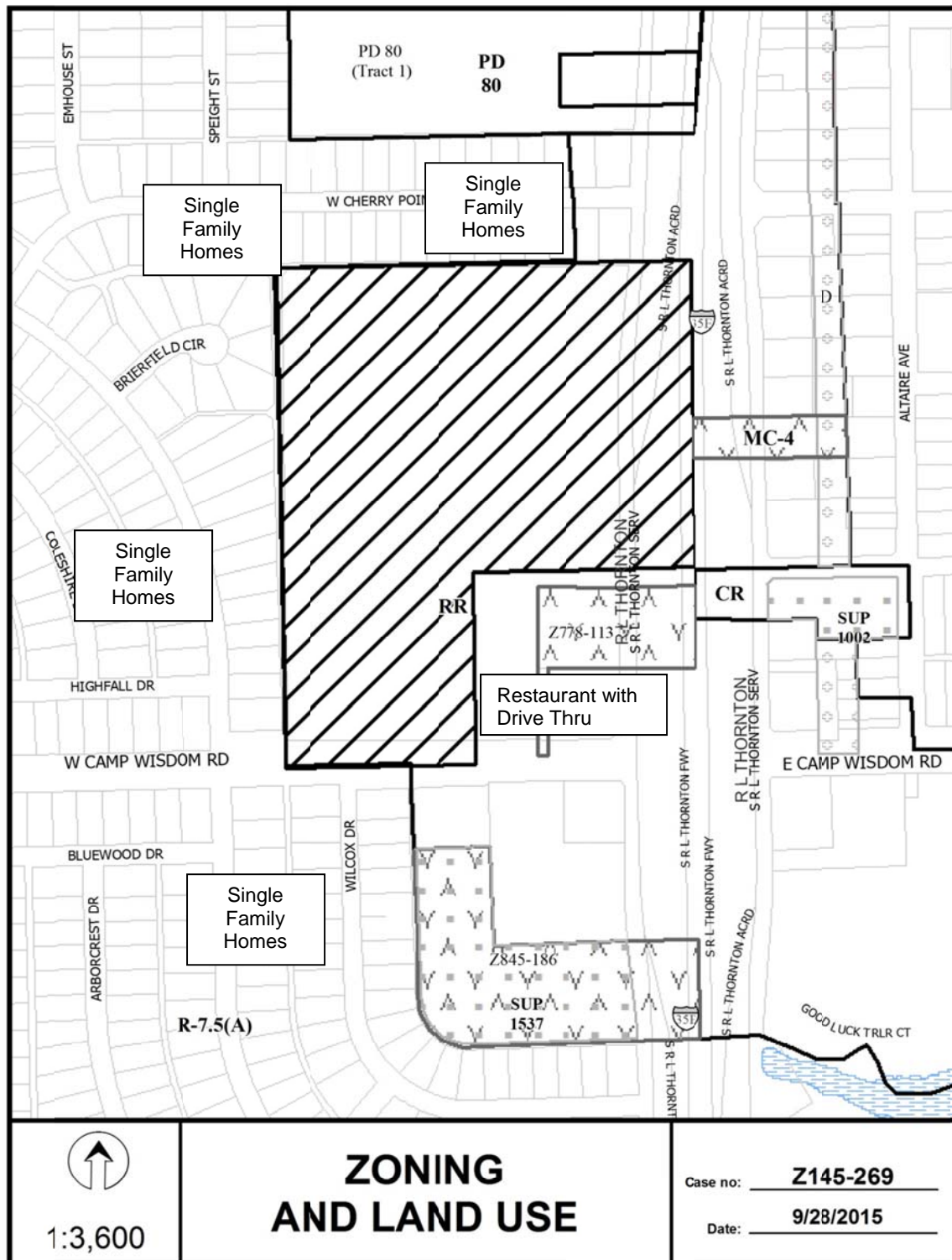
During the initiation of the school operations, it is recommended to monitor the drop off and pick up operations and make adjustments to the procedures as necessary. It is the responsibility of the Uplift Pinnacle Preparatory administrators to implement the plan. Based on the information provided by the school representatives and best planning practices, the provided circulation and queuing plan should be sufficient to accommodate the peak vehicular queue on site. No queuing will be allowed on the street right-of-way and administrators are responsible for immediately implementing any correction deemed necessary by City staff to correct any spill of queuing in the City of Dallas Right of Way. Strategies to minimize peak queuing conditions on school campuses include:

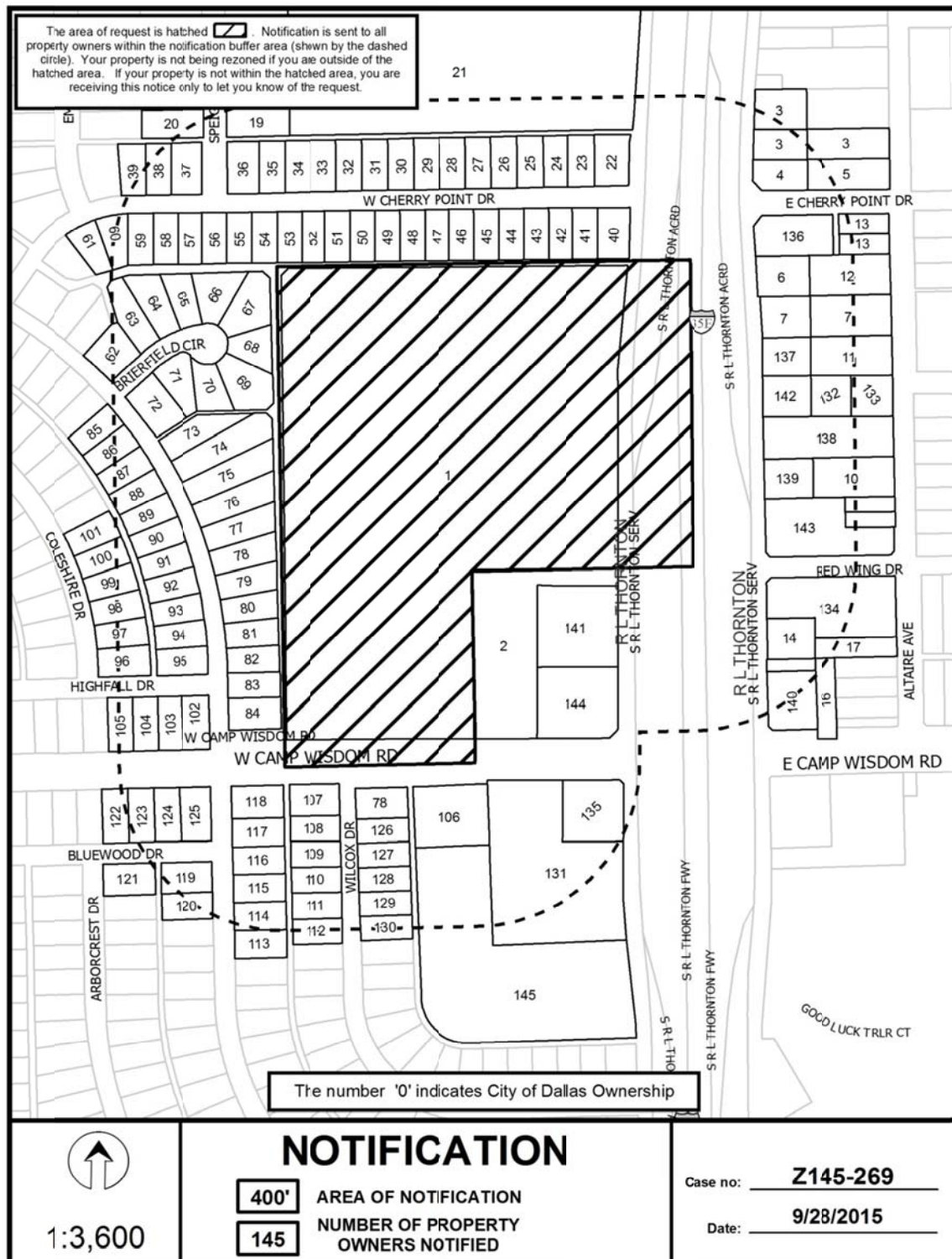
- Provide several opportunities for the parents, students and staff to learn any new carpool circulation plan; meetings, e-mails, posting on the school website, etc.,
- Instruct parents not to arrive at the school too early,

- Encourage carpooling among families,
- Have parents visibly display their family name or carpool number for easy identification,
- Encourage the parents to queue up closely to the vehicle in front of them,
- Provide additional staff members to assist with unloading/loading the Elementary School students, and/or
- Stagger release times for different grade levels.









09/28/2015

Notification List of Property Owners***Z145-269******145 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	125 CAMP WISDOM RD	RAVIC INV CO
2	125 CAMP WISDOM RD	MCDONALDS CORP 042 0425
3	6718 R L THORNTON FWY	TRUE VINE OF HOLINESS
4	6734 R L THORNTON FWY	TRUE VINE OF HOLINESS MISSIONARY BAPTIST
5	6735 ALTAIRE AVE	TRUE VINE BAPTIST CHURCH
6	6810 R L THORNTON FWY	MAGEE A INV INC
7	6822 R L THORNTON FWY	DELEON THOMAS
8	6929 ALTAIRE AVE	DAVIS FAMILY LIVING TRUST
9	6925 ALTAIRE AVE	DUNCAN MRS MARGIE
10	6923 ALTAIRE AVE	JORDAN WILLIE L
11	6831 ALTAIRE AVE	VELASQUEZ TOBIAS &
12	6815 ALTAIRE AVE	VELASQUEZ TOBIAS ETUX
13	6807 ALTAIRE AVE	MAGEE A INV INC
14	7010 R L THORNTON FWY	HOWARD MARSHALL &
15	7014 R L THORNTON FWY	SPEED ED REVOCABLE LIV TR
16	117 CAMP WISDOM RD	BOSCHERT DANIEL S KAREN S REV LIVING TRUST &
17	7015 ALTAIRE AVE	BOSCHERT DANIEL S & KAREN S REV LIVING TRUST
18	6632 SPEIGHT ST	LONGORIA ROBERTO &
19	6636 SPEIGHT ST	MORIN SAN JUANA DIAZ
20	6637 SPEIGHT ST	GORDON CLAY
21	6601 R L THORNTON FWY	INSPIRING BODY OF CHRIST
22	105 CHERRY POINT DR	CALDWELL VICKI
23	109 CHERRY POINT DR	RAMOS ALEX TOLY &
24	115 CHERRY POINT DR	PEREZ MARGARITA
25	119 CHERRY POINT DR	ERWIN DOROTHY EST OF
26	125 CHERRY POINT DR	READY MORTGAGE CORP

09/28/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	129 CHERRY POINT DR	FALLS TERRANCE ANINE &
28	135 CHERRY POINT DR	MATHIS WILLIE F
29	139 CHERRY POINT DR	PFEIL RICHARD A
30	205 CHERRY POINT DR	HERNANDEZ JOSE LUIS
31	209 CHERRY POINT DR	WOODS LORENE
32	215 CHERRY POINT DR	CORTEZ ARMANDO
33	219 CHERRY POINT DR	JONES AMOS D
34	223 CHERRY POINT DR	MENDEZ JOSE D
35	227 CHERRY POINT DR	HOLLINS DANIEL SR
36	235 CHERRY POINT DR	FINN SR LARRY LEROY
37	305 CHERRY POINT DR	DENNIS DEBORAH
38	311 CHERRY POINT DR	PAULIN SALVADOR & MA JEROMNIMA
39	317 CHERRY POINT DR	CHILDERS ROY L
40	106 CHERRY POINT DR	BRIONES GREGORIO T
41	110 CHERRY POINT DR	DUARTE TERESO
42	116 CHERRY POINT DR	WORTHAM MISHA L &
43	120 CHERRY POINT DR	SKINNER CHARLES RAY
44	126 CHERRY POINT DR	HOUSTON VERNON LLC
45	130 CHERRY POINT DR	BLOSSER MARK & DEBORAH
46	136 CHERRY POINT DR	BLOSSER MARK
47	140 CHERRY POINT DR	COLEMAN MICHAL DEWYAN
48	204 CHERRY POINT DR	IBARRA ROSA M &
49	208 CHERRY POINT DR	PFEIL DICK
50	214 CHERRY POINT DR	KING CHARLENE
51	218 CHERRY POINT DR	COLEMAN JAMES
52	224 CHERRY POINT DR	GREEN MARIE R
53	228 CHERRY POINT DR	LEWIS ANDREA
54	234 CHERRY POINT DR	STEEN ISAAC A & RHONDA
55	238 CHERRY POINT DR	OLIVE PIT LLC
56	244 CHERRY POINT DR	COLEMAN ROMMIE
57	304 CHERRY POINT DR	GUILLEN ANTONIO &

09/28/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	310 CHERRY POINT DR	MARTINEZ MARIA L & NICANOR HERNANDEZ
59	316 CHERRY POINT DR	MARTIN ALFRED H
60	320 CHERRY POINT DR	PRICE NOMOREE
61	326 CHERRY POINT DR	WILSON JERRY D
62	6822 BRIERFIELD DR	LAGARD BRENDA S
63	6828 BRIERFIELD CIR	MARTINEZ LUIS E & CARMELA
64	6832 BRIERFIELD CIR	BANKS JAMES & THELMA
65	6836 BRIERFIELD CIR	BANKS JAMES & THELMA
66	6840 BRIERFIELD CIR	JJB III INVESTMENTS INC
67	6844 BRIERFIELD CIR	CLARK RANDY
68	6848 BRIERFIELD CIR	LONDON RODERICK L MAR
69	6852 BRIERFIELD CIR	PEREZ MIGUEL
70	6856 BRIERFIELD CIR	SANTIBANEZ RENE & CONSTANCIA
71	6860 BRIERFIELD CIR	PAULIN ADRIAN
72	6864 BRIERFIELD CIR	LEWIS ROBERT B JR
73	6914 BRIERFIELD DR	DUARTE MARTIN &
74	6920 BRIERFIELD DR	PFEIL RICHARD A & ALANA P
75	6924 BRIERFIELD DR	PFEIL RICHARD ALAN
76	6930 BRIERFIELD DR	HERNANDEZ JOSE &
77	6934 BRIERFIELD DR	BROOKS FRANCES B
78	6940 BRIERFIELD DR	CLARK FREEMAN CO LLC
79	7004 BRIERFIELD DR	WILLIAMS LEWILBURNE &
80	7010 BRIERFIELD DR	AUSTIN BILLY
81	7014 BRIERFIELD DR	ANGLEFORGE PROPERTIES LLC
82	7020 BRIERFIELD DR	BROWN EMMETT D JR ETAL
83	7024 BRIERFIELD DR	DAWKINS HANTOYO
84	7030 BRIERFIELD DR	ANDREWS RUBY EST
85	6903 BRIERFIELD DR	CONTRERAS KENNEDY A
86	6909 BRIERFIELD DR	DANIELS H PAUL
87	6915 BRIERFIELD DR	BUSBY WANDA
88	6919 BRIERFIELD DR	CURRY MELVIN L

09/28/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6923 BRIERFIELD DR	ORTEGA LEOPOLDO & MARIA LOURDES
90	6929 BRIERFIELD DR	ESCUADRA JAVIER T.
91	6933 BRIERFIELD DR	VILLAFRANCO ANA &
92	7005 BRIERFIELD DR	KELLEY OSCAR JR
93	7011 BRIERFIELD DR	UNGER DONALD G & RHONDA S
94	7015 BRIERFIELD DR	OAK CLIFF RENTALS & RESTORATION PROJECTS LLC
95	7019 BRIERFIELD DR	BATTS SHARON
96	7028 COLESHIRE DR	HARPER JERRY D
97	7022 COLESHIRE DR	POSADA FRANCISCO J &
98	7018 COLESHIRE DR	ALLISON BRIAN
99	7012 COLESHIRE DR	TAYLOR AMOS JR &
100	7008 COLESHIRE DR	YOUNG ROBERT
101	7002 COLESHIRE DR	MITCHELL LOUIS H &
102	406 HIGHFALL DR	HILL LEWIS L
103	410 HIGHFALL DR	JEFFERSON WILLIE L ESTATE
104	416 HIGHFALL DR	BROWN H L
105	420 HIGHFALL DR	ALLEN DOROTHY
106	110 CAMP WISDOM RD	HINDI AMGAD HAMID
107	7105 WILCOX DR	WRIGHT LEWIS W &
108	7111 WILCOX DR	WHISNANT J CLIFTON
109	7115 WILCOX DR	VILLEGAS JESUS
110	7121 WILCOX DR	JOHNSON ROYDELL
111	7125 WILCOX DR	FIELDS BETTYE J
112	7131 WILCOX DR	ROSENBOROUGH MICHAEL
113	7130 BRIERFIELD DR	IRVIN WALTER L
114	7126 BRIERFIELD DR	MCCLENDON BERTHA L
115	7120 BRIERFIELD DR	SCARBER FRED
116	7116 BRIERFIELD DR	BUTLER TIMMIE D &
117	7110 BRIERFIELD DR	ESSLINGER INVESTMENTS IV LLC
118	7106 BRIERFIELD DR	VILLAREAL RENE
119	7119 BRIERFIELD DR	GARDNER WILLIAM & LUCY

09/28/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	7125 BRIERFIELD DR	FONTENOT ROOSEVELT JR &
121	7104 ARBORCREST DR	HILL TERESA A
122	421 BLUEWOOD DR	WAKEFIELD WALKER &
123	417 BLUEWOOD DR	VALIENTE DANIELA
124	411 BLUEWOOD DR	BROWN KENNARDS C &
125	405 BLUEWOOD DR	ESPINOZA ROBERTO M &
126	7110 WILCOX DR	PALMER GLADYS M
127	7114 WILCOX DR	HAL LOUISE
128	7120 WILCOX DR	TIMOTHY PROPERTIES LLC
129	7124 WILCOX DR	MAIZE VIDA
130	7130 WILCOX DR	CONNER WILLIAM C
131	220 CAMP WISDOM RD	GOKUL GROUP CORPORATION
132	6906 R L THORNTON FWY	VELASQUEZ TOBIAS & ABELINA
133	6907 ALTAIRE AVE	VELASQUEZ TOBIAS & ABELINA
134	7006 R L THORNTON FWY	RAM LAXMAN INC
135	7107 R L THORNTON FWY	RL THORNTON FUEL CNT LP
136	6802 R L THORNTON FWY	MAGEE A INV INC
137	6830 R L THORNTON FWY	VELASQUEZ TOBIAS &
138	6910 R L THORNTON FWY	ROSTON CHARLOTTE N NAULLS &
139	6918 R L THORNTON FWY	JORDAN WILLIE L
140	7026 R L THORNTON FWY	BOSCHERT DANIEL S & KAREN SPEED BOSCHERT T
141	7015 R L THORNTON FWY	AMERCO REAL ESTATE CO
142	6906 R L THORNTON FWY	VELASQUEZ TOBIAS & ABELINA
143	6928 R L THORNTON FWY	DAVIS WM B & CONSTANCE TR
144	7027 R L THORNTON FWY	GHALA PETROLEUM INC
145	7227 R L THORNTON FWY	I 35 WAREHOUSE ASSOC LTD

FILE NUMBER: Z145-140(OTH)**DATE FILED:** December 10, 2014**LOCATION:** South of Goodwin Avenue, east of Greenville Avenue**COUNCIL DISTRICT:** 14**MAPSCO:** 36-P**SIZE OF REQUEST:** Approx. 615 sq. ft.**CENSUS TRACT:** 02.02**APPLICANT:** Verizon Wireless**REPRESENTATIVE:** Kathy Zibilich, Griffin Harris PLLC**OWNER:** 2900 Greenville Trust

REQUEST: An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District.

SUMMARY: The applicant proposes to build a 65-foot, 5-inch tall monopole cellular tower. The request site is approximately 615 square feet and is located within a parking lot of a multi-tenant retail development. The existing CR zoning allows a tower/antenna for cellular communication to be constructed up to a height of 65 feet by right; however, Chapter 51A requires that it meet residential proximity slope requirements. If the tower/antenna for cellular communication exceeds 65 feet in height, an SUP is required. Chapter 51A permits an exemption to residential proximity slope height restrictions for monopole cellular towers that exceed 65 feet in height via Specific Use Permit approval. Chapter 51A does not permit this exemption for monopole cellular towers 65 feet or less in height with or without Specific Use Permit approval.

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

PRIOR CTION AND UPDATE: At the request of the applicant, this case was held under advisement at the applicant's request on February 19, April 2, June 4, August 20, and October 15, 2015. There have been no changes to the request.

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed use will not have a negative impact in the surrounding area. The proposed tower will be in close proximity to a retail area and will be shielded by local utility transmission and distribution lines as well as existing structures and existing large trees in the neighborhood.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed use will not deter or contribute to the welfare of adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The proposed use will not be a detriment to the public health, safety, or general welfare of the surrounding community.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – Based on information depicted on the site plan, the proposed use complies with all applicable zoning regulations and standards. No variances or special exceptions are requested.

Zoning History: There have been two recent zoning changes in the area:

1. **Z123-114** On March 27, 2013, the City Council approved a new subarea within Conservation District No. 9 on property on the southwest corner of Greenville Avenue and Vanderbilt Avenue.
2. **BDA 101-039** On Tuesday, May 17, 2011, the Board of Adjustment granted a variance of 15 feet to the front yard setback, subject to conditions at 2815 Greenville Avenue.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Greenville Avenue	Local	60 feet

Surrounding Land Uses:

	Zoning	Land Use
Site	CR	Parking lot
North	CR	Retail
East	CS & R-7.5(A)	Retail & Single Family
South	CS	Retail & office
West	CR	Retail

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 Plan classifies the area as Residential Neighborhood Building Block.

The Residential Neighborhood Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood "pocket parks" provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut-through traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

The *forwardDallas! Comprehensive Plan* does not directly address the tower/antenna for cellular communication limited to a monopole cellular tower use. Uses permitted by Special Use Permits should be compatible with the neighborhood. The proposed tower

will be shielded by the surrounding buildings and large trees in the area. There are several utility structures that will shield the proposed structure.

Land Use Compatibility:

The CR Community Retail District, where this property is located is surrounded by single family development which all are part of Conservation Districts No. 9 and 11 to the north, P(A) Parking District to the west and Conservation District No. 15. There are also office and retail uses to the west and south of the proposed site. The closest residential dwelling unit is approximately 75 feet east of the proposed use.

Because the height of the proposed tower requires an SUP based upon the height exceeding 65 feet, it is exempt from residential proximity slope (RPS) regulations per Chapter 51A. Monopole towers 65 feet or less are subject to RPS regulations. The proposed location will be approximately 60 feet away from the R-7.5(A) zoning.

The monopole cellular tower meets the following requirements:

1. The pole portion of a monopole cellular tower may not exceed 42 inches in diameter; microwave dishes or similar devices up to three feet in diameter may be mounted on the pole portion of a monopole cellular tower.
2. No more than two dishes or similar devices may be places on a monopole cellular tower.
3. The platform portion of a monopole cellular tower may not have a horizontal cross sectional area greater than 196 square feet. The depth of the platform may not exceed 4 feet, excluding any whip antenna.

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.

Parking:

The Building Inspection Division determined that the proposed equipment and structures are not 120 square feet or more, therefore it is not required to provide any parking.

Z145-140(OTH)

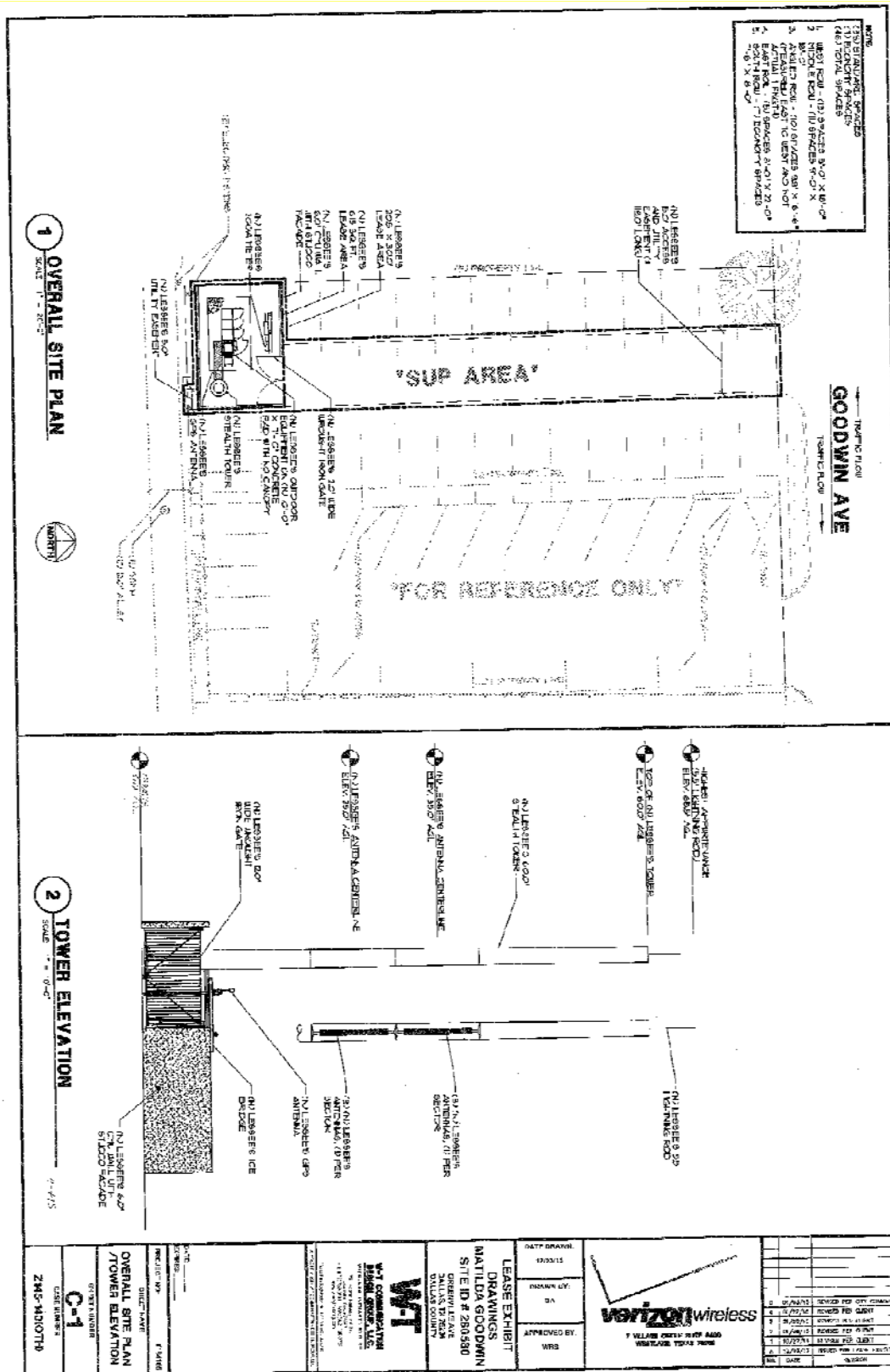
Landscaping:

Additional landscaping requirements are not triggered with this request.

**Proposed Conditions
Z145-140(OTH)**

1. **USE:** The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower.
2. **SITE PLAN/TOWER ELEVATION:** Use and development of the Property must comply with the attached site plan/tower elevation.
3. **TIME LIMIT:** This specific use permit expires on _____ (ten years), but is eligible for automatic renewal for additional ten-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. **HEIGHT:** The monopole cellular tower authorized by this specific use permit may not exceed 65 feet and five inches in height.
5. **COLLOCATION:** Any tower/antenna support structure at this site authorized by this specific use permit that exceeds 65 feet in height must be constructed to support the antenna arrays for at least two other wireless communications carriers. The tower/antenna support structure must be made available to other wireless communication carriers upon reasonable terms.
6. **MAINTENANCE:** The entire Property must be properly maintained in a state of good repair and neat appearance.
7. **GENERAL REQUIREMENTS:** Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

Proposed Site Plan



List of Partners

Madison Pacific Development Company, Inc. list of principals and officers

Name: Susan B Reese

Position held: President

Name: Larry Vineyard

Position held: Vice President

DALLAS MTA, L.P.	
Texas Taxpayer Number	17526822550
Mailing Address	1 VERIZON PL ALPHARETTA, GA 30004-8510
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	08/16/1995
Texas SOS File Number	0008283611
Registered Agent Name	C T CORPORATION SYSTEM
Registered Office Street Address	1999 BRYAN ST., STE. 900 DALLAS, TX 75201

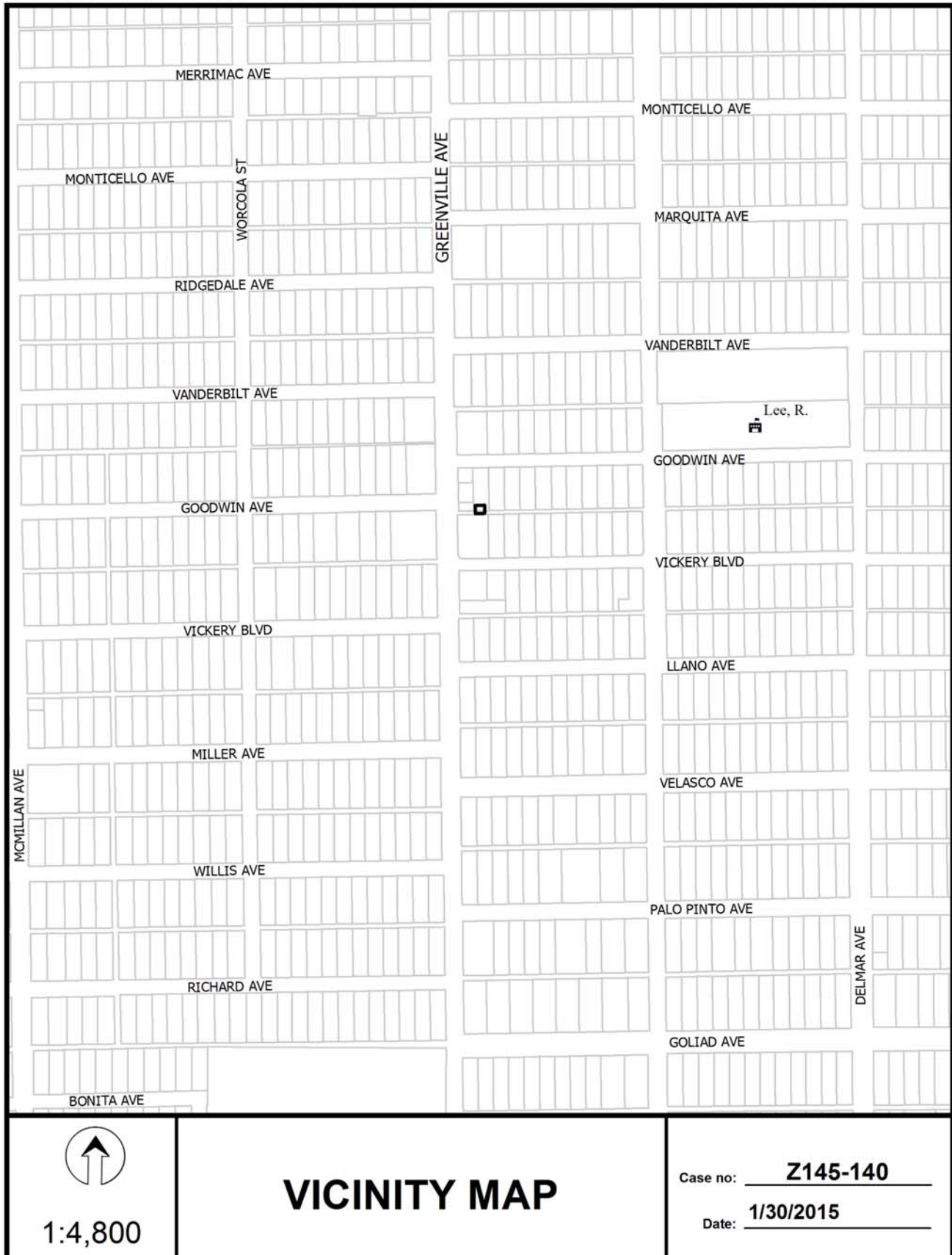
General Partner: Verizon Wireless Texas LLC

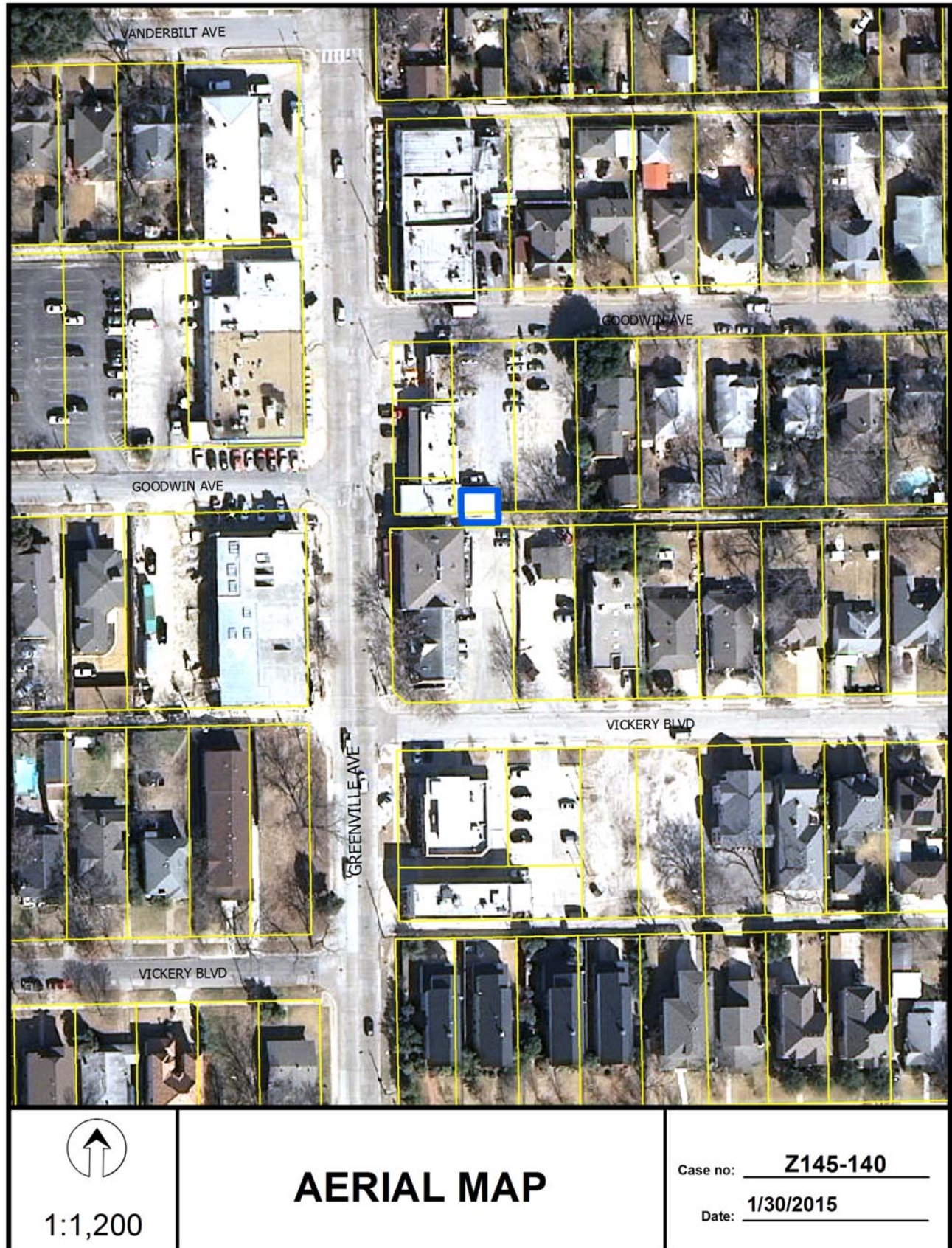
No individual Limited partners.

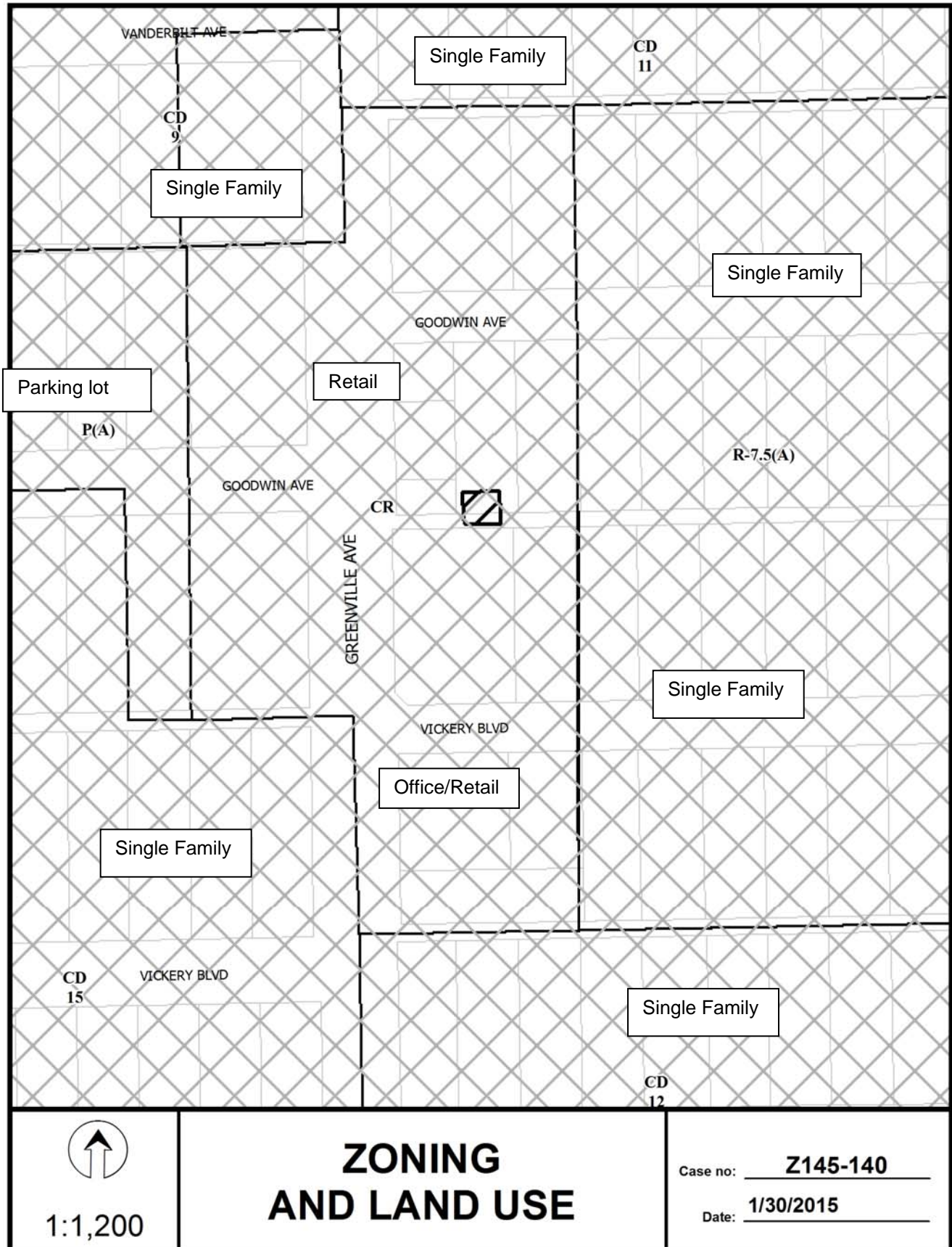
Dallas MTA LP is ultimately 100%
owned by Verizon Wireless, a public company.

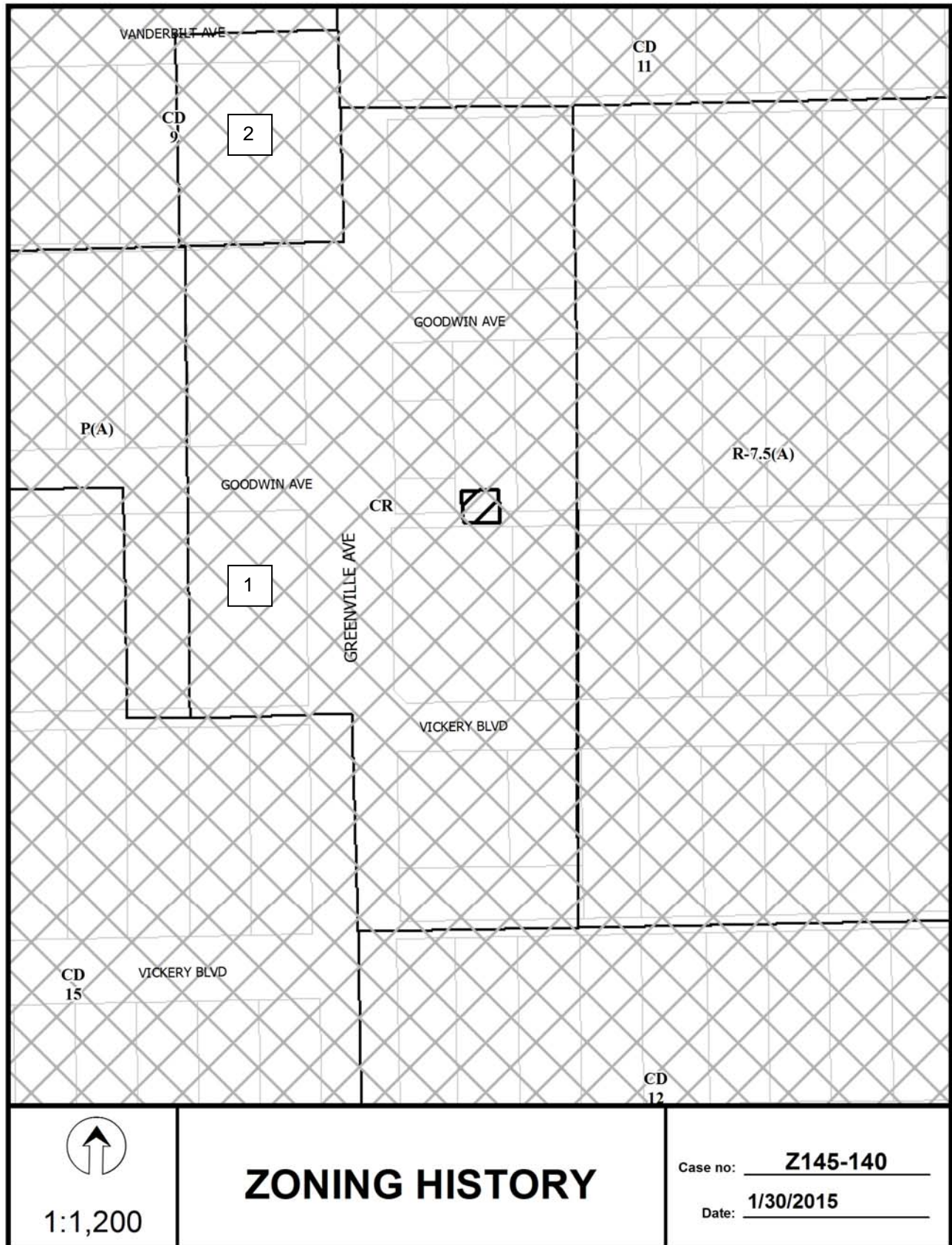
VERIZON WIRELESS TEXAS, LLC	
Texas Taxpayer Number	12237241729
Mailing Address	1 VERIZON PL C/O TAX DEPT ALPHARETTA, GA 30004-8510
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	11/03/2000
Texas SOS File Number	0707769823
Registered Agent Name	C T CORPORATION SYSTEM
Registered Office Street Address	350 N. ST. PAUL ST. STE. 2900 DALLAS, TX 75201

Z145-140(OTH)









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.

The number '0' indicates City of Dallas Ownership

 <p>1:1,200</p>	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px;">20</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	<p>Case no: <u>Z145-140</u></p> <p>Date: <u>1/30/2015</u></p>
--------------------	--	---

01/30/2015

Notification List of Property Owners***Z145-140******20 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5706 GOODWIN AVE	2900 GREENVILLE TRUST
2	5714 GOODWIN AVE	PHILLIPS JAMES T
3	5718 GOODWIN AVE	COHN ERIC
4	5722 GOODWIN AVE	COHN ERIC
5	5723 VICKERY BLVD	LAMPLIGHT PROPERTIES
6	5717 VICKERY BLVD	AGUIRRE JUANA T
7	5713 VICKERY BLVD	REEDER VIRGINIA
8	5711 VICKERY BLVD	GRAPE BUILDING J V
9	5714 VICKERY BLVD	WILLIAMS HARDMON III &
10	5711 GOODWIN AVE	CASS DON TRUSTEE
11	5715 GOODWIN AVE	RESENDIZ CONSTANTINO I &
12	5710 VICKERY BLVD	K&B COMMERCIAL TEXAS ETAL
13	2820 GREENVILLE AVE	RUBIN MARTIN J
14	2810 GREENVILLE AVE	GRAPE BLDG JT VTR
15	2818 GREENVILLE AVE	RUBIN MARTIN J
16	2815 GREENVILLE AVE	GREENVILLE LANDMARK VENT
17	2901 GREENVILLE AVE	REISBERG FRED INV LTD
18	2900 GREENVILLE AVE	MADISON PACIFIC
19	2808 GREENVILLE AVE	GRAPE BUILDING JV
20	2724 GREENVILLE AVE	CIGS II 5 LLC

FILE NUMBER: Z145-181(OTH)

DATE FILED: February 9, 2015

LOCATION: Bounded by McKinney Avenue, Laws Street, Munger Avenue and North Lamar Street

COUNCIL DISTRICT: 14

MAPSCO: 45-K

SIZE OF REQUEST: ± 1.0459 acres

CENSUS TRACT: 21.00

APPLICANT/OWNER: Uplift Education – Ann Stevenson

REPRESENTATIVE: Brian Nelson

REQUEST: An application for the renewal of Specific Use Permit No. 1803 for an open enrollment charter school on property zoned a CA-1(A) Central Area District.

SUMMARY: The applicant proposes continue the use of the property as an open enrollment school on the site. There are no changes to the site plan or conditions of the SUP. The site is developed with a multi-story building housing the existing open-enrollment charter school and a parking garage. The school has an enrollment of 450 students, 24 classrooms and serves children from K to 5th grades. The SUP was originally approved in May 23, 2010 for five years with eligibility for automatic renewals of additional five-year periods. The applicant missed the time frame to obtain an automatic renewal.

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

CPC PRIOR ACTION AND UPDATE: On June 12, September 3, October 1, and October 15, the City Plan Commission held this item under advisement. Due to proposed changes in the Traffic Management Plan, the applicant wanted to continue discussions regarding the areas for queuing.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities.* The existing use blends in with the surrounding uses. Even though staff does not consider this location an ideal location for a school due to the lack of open space or outside playgrounds for the children, the structure itself blends in with the surrounding area. (Staff was unable to identify the population served by the school at this time but will have the information at the briefing.)
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The existing open-enrollment school has not negatively impacted the adjacent properties and provides a valuable service to this area of the city.
3. *Not a detriment to the public health, safety, or general welfare* – The existing open-enrollment charter school has not been a detriment to the public health, safety, or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request to continue the existing use on the property complies with all the zoning regulations and standards.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW
Lamar Street	Local	70 feet
McKinney Avenue	Local	70 feet
Laws Street	Local	36 feet
Munger Avenue	Local	36 feet

Traffic:

The applicant submitted a revised TMP which was revised and approved by the Engineering Section of the Department of Sustainable Development. Exhibit 2 of the TMP indicates the location of an off-duty police officer on at the intersections of Munger Avenue and Laws Street and at the intersection of North Griffin Street and Corbin Street to continue guiding the parents along the designated route. Uplift Education should continue communications with the Dallas World Aquarium and the City of Dallas Street

Services Department to establish a circulation route that works for all parties. For such reason, staff is recommending that the TMP be updated on an annual basis.

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 Plan identifies the request site as being in the Downtown Building Block.

The Downtown Building Block is a centrally located hub that provides high intensity, concentrated regional job and commercial activity supported by high-density housing. A Downtown includes pedestrian-oriented and mixed-use development and offers multiple transportation options. Ground floors of tall buildings feature shops with many windows for visual interest and safety while the streetscape incorporates trees for shade, wide sidewalks and easy-to-use signs for finding points of interest. Civic and open spaces provide an inviting atmosphere for pedestrians as well as a diversity of uses, generating activity throughout the day and evening.

Surrounding Land Use:

	Zoning	Land Use
Site	CA-1(A), SUP No. 1803	Open-enrollment charter school and parking
North	CA-1(A)	Woodall Rodgers Frwy
East	CA-1(A)	Parking lot, Dallas World Aquarium
South	CA-1(A)	Parking, hotel, parking garage
West	CA-1(A)	Offices, event center

Land Use Compatibility:

The surrounding uses include a mix of office, hotel, services uses, parking garages and surface parking areas. The West End entertainment district and the Victory Planned Development District are adjacent to the west and northwest of the property, respectively. SUP No. 1803 was originally approved on May 26, 2010 for a five-year period with eligibility for automatic renewals for additional five-year periods.

The general provisions for a Specific Use Permit in Section 51A-4.219 of the Dallas Development Code specifically state: (1) The SUP provides a means for developing certain uses in a manner in which the specific use will be consistent with the character of the neighborhood; (2) Each SUP application must be evaluated as to its probable

effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate; (3) The City Council shall not grant an SUP for a use except upon a finding that the use will: (A) complement or be compatible with the surrounding uses and community facilities; (B) contribute to, enhance, or promote the welfare of the area of request and adjacent properties; (C) not be detrimental to the public health, safety, or general welfare; and (D) conform in all other respects to all applicable zoning regulations and standards. The regulations in this chapter have been established in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals, and general welfare of the City.

The existing site plan, proposed traffic management plan and conditions are consistent with the requirements of the Dallas Development Code.

Development Standards:

District	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
CA-1(A) Central area	0'	0'	20.0 FAR	Any legal height	100%		All but the heaviest industrial uses

Landscaping:

The request does not trigger any landscape changes. Any new development on the property will require landscaping per Article X of the Dallas Development Code.

PROPOSED CONDITIONS
SUP No. 1803
Z145-181(OTH)

1. USE: The only use authorized by this specific use permit is an open-enrollment charter school.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on (five years from the passage of the ordinance), but is eligible for automatic renewal for additional five-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property owner must file a complete application for automatic renewal with the director before the expiration of the current period. Failure to timely file a complete application will render this specific use permit ineligible for automatic renewal. (Note: The Code currently provides that applications for automatic renewal must be filed after the 180th but before the 120th day before the expiration of the current specific use permit period. The Property owner is responsible for checking the Code for possible revisions to this provision. The deadline for applications for automatic renewal is strictly enforced.)
4. CLASSROOMS: The maximum number of classrooms is 2423.
5. HOURS OF OPERATION: The open-enrollment charter school may only operate between 7:30 a.m. and 6:00~~3:30~~ p.m., Monday through Friday.
6. INGRESS/ EGRESS: Ingress and egress must be provided in the location shown on the attached site plan. No other ingress or egress is permitted.
7. OFF-STREET PARKING: Parking must be provided and located as shown on the attached site plan.
8. TRAFFIC MANAGEMENT PLAN:
 - A. In general. Operation of the open-enrollment charter school must comply with the attached traffic management plan.
 - B. Queuing. Queuing is only permitted inside the Property. Student drop-off and pick-up are not permitted within city rights-of-way.
 - C. Traffic study.
 - i. The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study must be submitted to the director by November 1, 2016. After the initial traffic study, the

Property owner or operator shall submit annual updates of the traffic study to the director by November 1 of each ~~even-numbered~~ year.

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

- a. ingress and egress points;
- b. queue lengths;
- c. number and location of personnel assisting with loading and unloading of students;
- d. drop-off and pick-up locations;
- e. drop-off and pick-up hours for each grade level;
- f. hours for each grade level; and
- g. circulation.

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

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

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

D. Amendment process.

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

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.

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

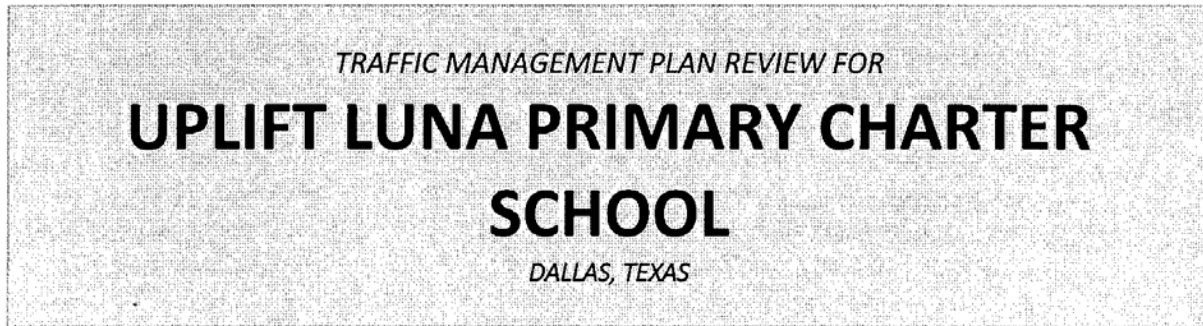
10. GENERAL REQUIREMENTS: Use of the Property must comply with all federal

Z145-181(OTH)

and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

UPDATED TRAFFIC MANAGEMENT PLAN

Z145-181(OTH)



DeShazo Project No. 14186

Prepared for:

PMSI

1822 W. Barker Lane, #81734
Austin, Texas 78708-1734

Prepared by:

DeShazo Group, Inc.

Texas Registered Engineering Firm F-3199
400 South Houston Street, Suite 330
Dallas, Texas 75202
214.748.6740



October 13, 2015





Traffic. Transportation Planning. Parking. Design.

400 S. Houston Street, Suite 330

Dallas, TX 75202

ph. 214.748.6740

deshazogroup.com

Technical Memorandum

To: Eric Goodloe — PMSI
From: David Nevarez, P.E. — DeShazo Group, Inc.
Date: October 13, 2015
Re: Traffic Management Plan Review for Uplift Luna Primary Charter School in Dallas, Texas
DeShazo Project Number 14186; Z145-181(OTH)

INTRODUCTION

The services of **DeShazo Group, Inc. (DeShazo)** were retained by PMSI on behalf of the Uplift Education to provide a requisite review of the traffic management plan (TMP) for the Uplift Luna Primary Charter School campus located at 2020 N. Lamar Street in Dallas, Texas. The original TMP was completed by DeShazo on March 1, 2013. As a condition of the approval of the project, submittal of a bi-annual review of the TMP was required, which is the purpose of this study. **DeShazo** is an engineering consulting firm based in Dallas, Texas providing licensed engineers skilled in the field of traffic/transportation engineering.

A Traffic Management Plan (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 the critical periods, the safety and efficiency of other modes of travel – including walking – will also inherently improve, and the operational impact on the public street system should also be minimized. The TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it should be used as a tool to facilitate a safer and more efficient environment.

This report contains DeShazo's review of the current traffic conditions on and around the campus and the school's efforts to comply with the TMP. As appropriate, recommendations are listed at the conclusion of this report to modify the previous TMP strategies to improve effectiveness and/or identify action items that the school should consider. A concerted effort and full participation by the school administration, staff, students, and parents are encouraged to provide and maintain safe and efficient traffic operations.

[NOTE: In this report the term "parent" refers to any parent, family member, legal guardian, or other individual who is involved in the pick-up or drop-off of one or more students at the school.]

SCHOOL OPERATIONAL CHARACTERISTICS

Table 1 presents a summary of the operational characteristics for the Uplift Luna Primary Charter School assumed in this analysis:

Table 1. Operational Characteristics

	2013 Conditions	2014 Conditions	2015 Conditions
Enrollment (by grade):	K – 4 th : 243 students <i>Total: 243 students</i>	K – 2 nd : 234 students 3 rd – 5 th : 182 students <i>Total: 416 students</i>	K – 2 nd : 225 students 3 rd – 5 th : 225 students <i>Total: 450 students</i>
Daily Start/End Schedule: (all grades)	Start: 7:55 AM End: 3:40 PM * 1:50 PM on Wednesdays	Start: 7:55 AM End: 3:30 PM * 2:00 PM on Wednesdays	Start: 7:55 AM End: 3:30 PM * 2:00 PM on Wednesdays

NOTE #1: To the highest degree practical, the accounts of “existing conditions” presented in this report were based upon actual on-site observations conducted by DeShazo during typical school day(s) conditions and from personal interviews of school representatives. The analyses and recommendations presented in this report for “future” conditions are based upon evaluations of existing conditions and may be supplemented by DeShazo’s professional judgment and experience.

REVIEW OF PREVIOUS TMP STRATEGIES

A copy of the prior TMP traffic circulation plan is attached at the beginning of this report. DeShazo observed traffic characteristics on-site and surrounding the site on October 30, 2014. It was generally noted that traffic was being managed in accordance with the TMP. The following is a list of notable observations:

- Off-duty police officers are present at the intersections of Munger Ave. and Laws St. as well as Munger Ave. and N. Griffin St. during the afternoon pick-up period. Police officers direct parents to the site in accordance with the circulation pattern noted in Exhibit 2. Vehicles are not allowed to enter the site until the authorized time for their respective “carline”. Vehicles circulate along Munger Ave. and N. Griffin St. and may extend back to Hord St.

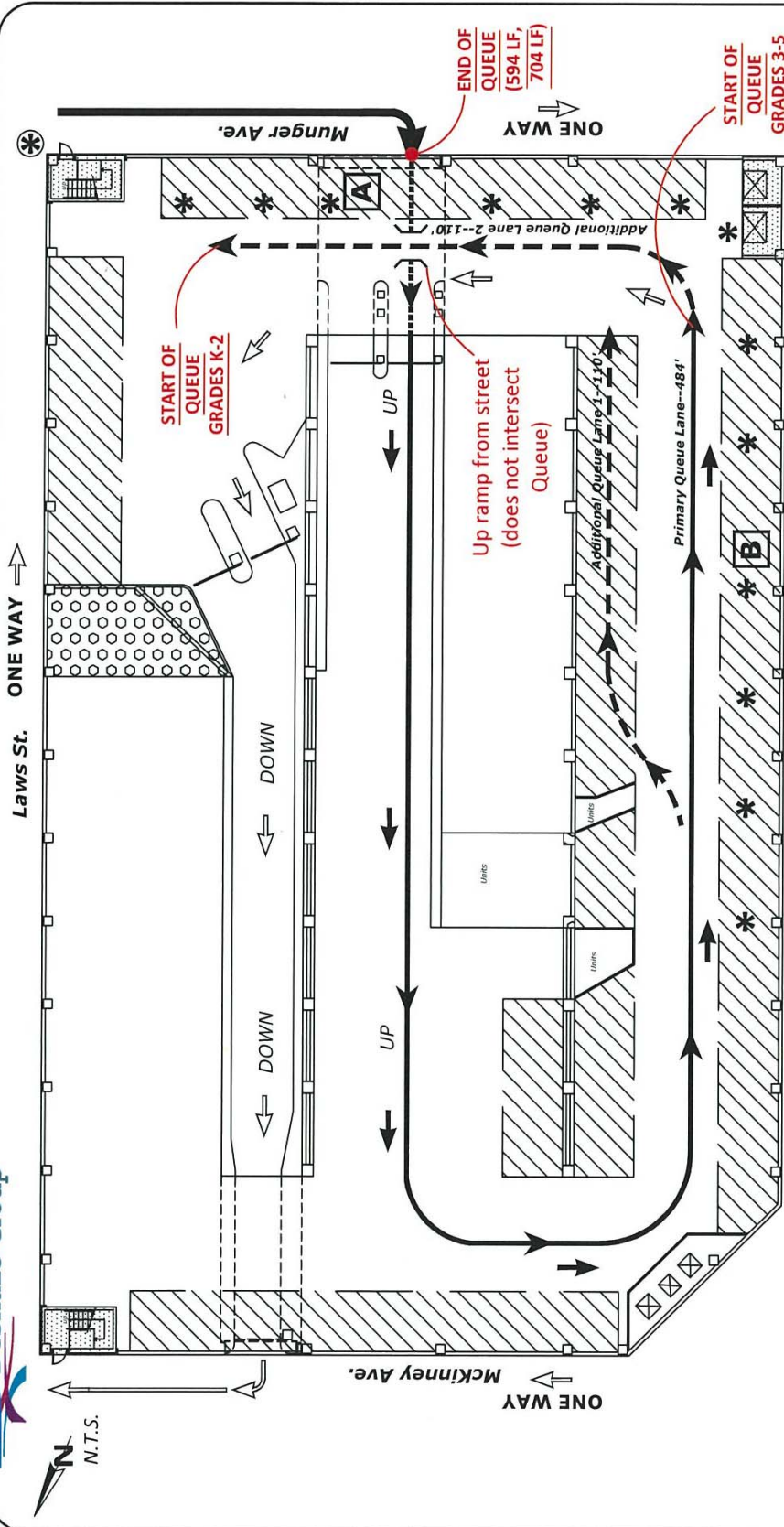
RECOMMENDATIONS

The following recommendations are provided by DeShazo for the management of vehicular traffic generated by the school during peak traffic conditions. Recommendations may include items contained in the original TMP and/or new strategies that are proposed based upon DeShazo’s observations:

1. The City’s directive to all schools is to avoid queuing of parent vehicles within public right-of-way if at all possible. Site constraints preclude the school’s ability to accommodate the entire vehicular queue on site. While it may not be feasible to eliminate the circulation route on specific public rights-of-way, an option that may reduce overall impact is to consider additional staggering dismissal times or alternative routes. NOTE: establishing a designated school route on other streets (e.g. Laws Street) may be feasible; however, this option is subject to approval of the City of Dallas]
2. Off-duty police officers should remain to direct parents along the designated route.
3. Following the most recent communications with the City, Uplift Education plans to provide a staging area for early arrivals at the parking lot located at the intersection of Griffin and McKinney with a capacity of approximately 30 vehicles. Off-duty police officers will then give these vehicles priority as they direct vehicles towards the school in order to encourage parents to use the parking lot.
4. Uplift Education should continue their communications with the Dallas World Aquarium and the City of Dallas Street Services Department to establish a circulation route that works for all parties.

END OF MEMO

Z145-181(OTH)



N. Lamar St.

Queuing Summary

Student Group	Student Enrollment	Dismissal Times	Capacity	Maximum	Vehicular Traffic Demand	Surplus
Grades K-2	225 Students	7:55 AM-3:40 PM	704 LF (30 cars)	541 LF (23 cars)	163 LF (7 cars)	
Grades 3-5	225 Students	7:55 AM-3:50 PM	594 LF (25 cars)	541 LF (23 cars)	53 LF (2 cars)	

* All grades are dismissed at 2:00 PM on Wednesday.
 ** Vehicular queue calculated at 23.5 feet/passenger car based on field observations.

Legend

- Inbound Circulation Route:** Solid arrow
- Outbound Circulation Route:** Dashed arrow
- Passenger Vehicle Queue:** Arrow with a car icon
- Passenger Vehicle Queue (Additional):** Arrow with a car icon and a star
- Street Level Ramp Queue:** Arrow with a car icon and a star
- Drop-off/Pick-up Area (K-2nd Grades):** Box A
- Drop-off/Pick-up Area (3rd-5th Grades):** Box B

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. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

I, David Nevarez, P.E. #106200, certify that site constraints preclude the school's ability to accommodate the entire vehicular queue on site. While it may not be feasible to eliminate queuing in public rights-of-way, an option that may reduce overall impact is to consider additional staggering dismissal times and alternative routes. NOTE: establishing a designated school route on other streets (e.g. Laws Street) may be feasible; however, this option is subject to approval of the City of Dallas Street Services Department.

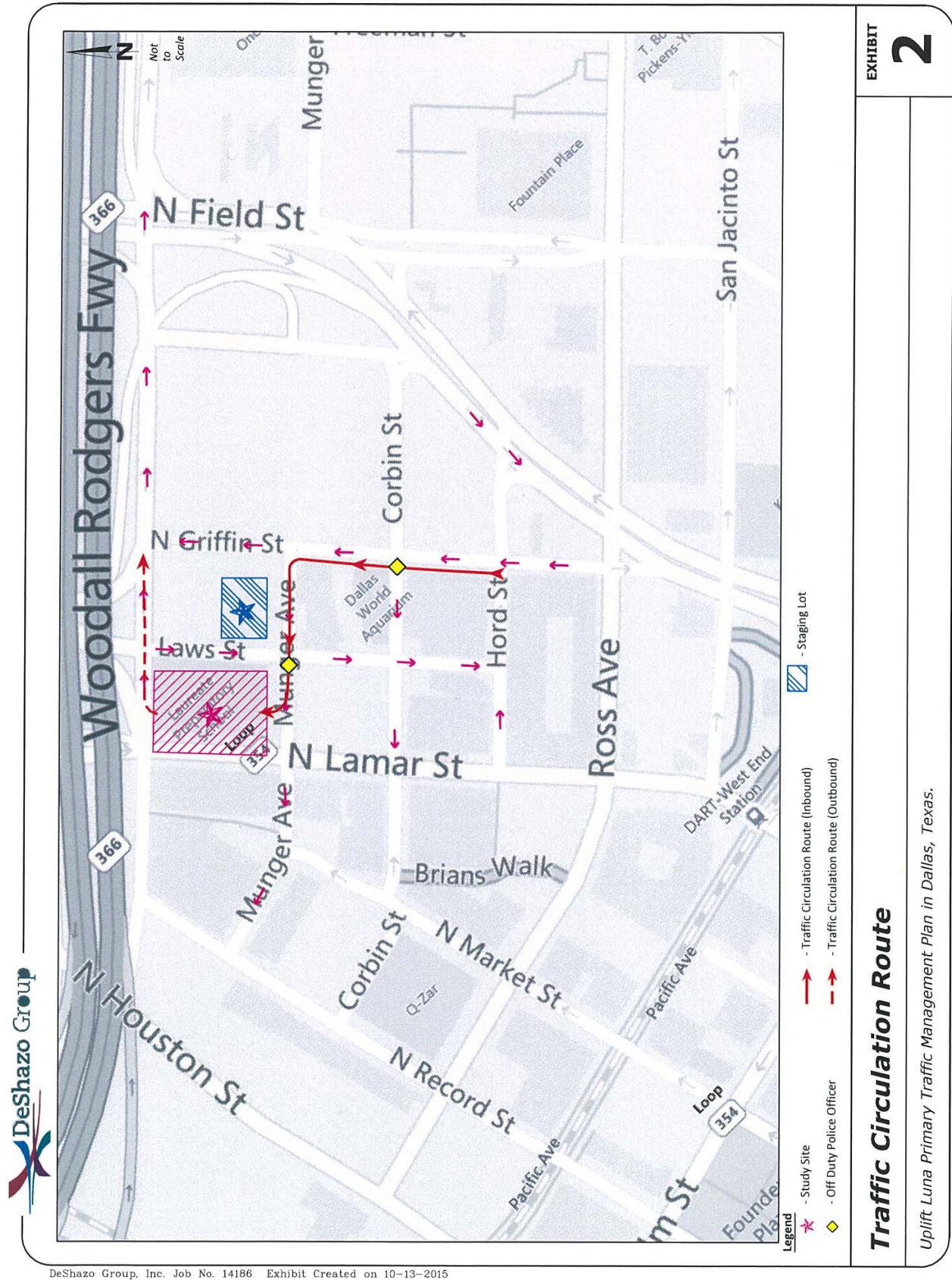
EXHIBIT

1

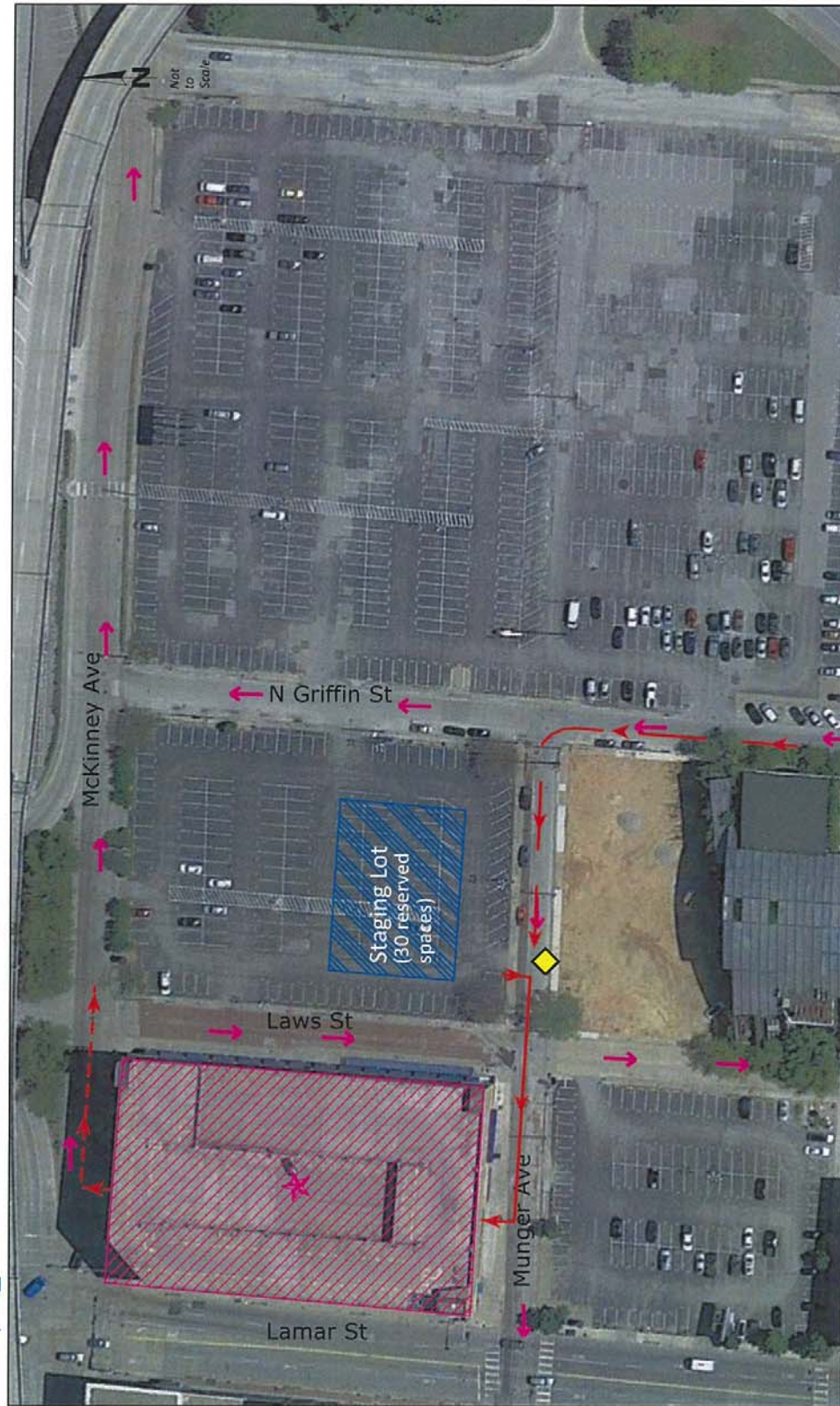
Traffic Management Plan

Uplift Luna Primary Charter School
 2020 N. Lamar Street, Dallas, Texas

DeShazo Group, Inc.
 Texas Registered Engineering Firm E-3199
 400 S. Houston St. Suite 330
 Dallas, Texas 75202
 (214) 748-6740

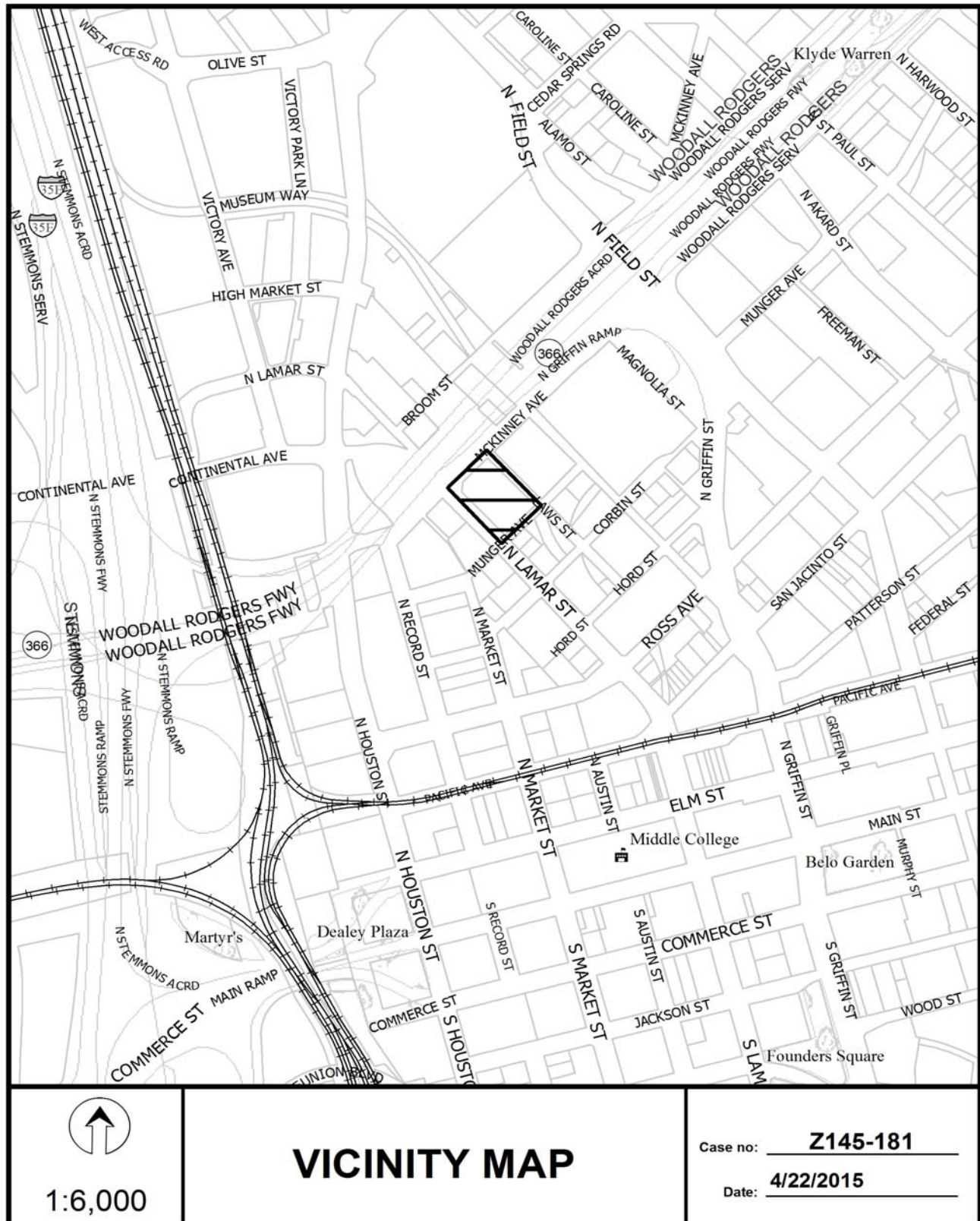


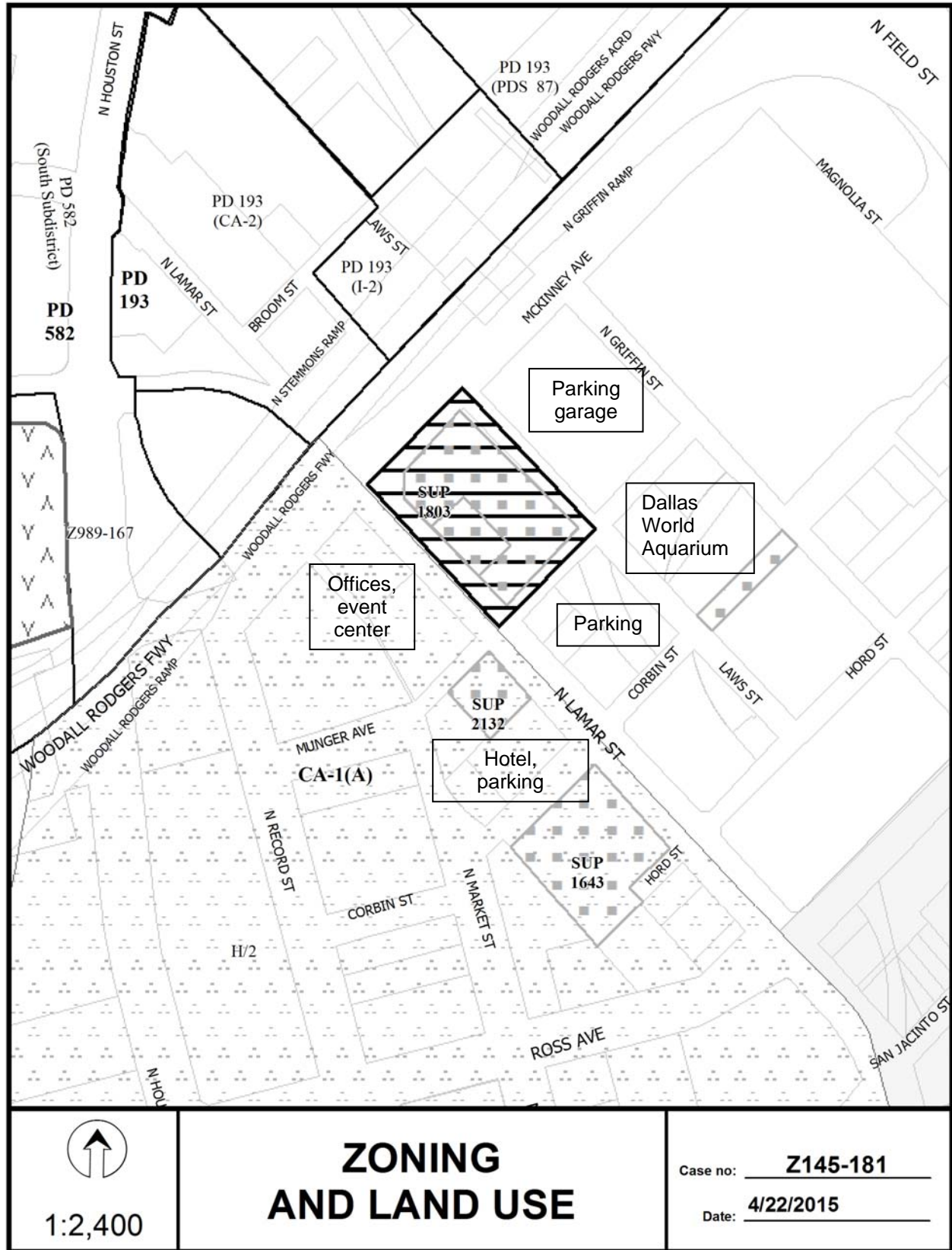
DeShazo Group, Inc. Job No. 14186 Exhibit Created on 10-13-2015

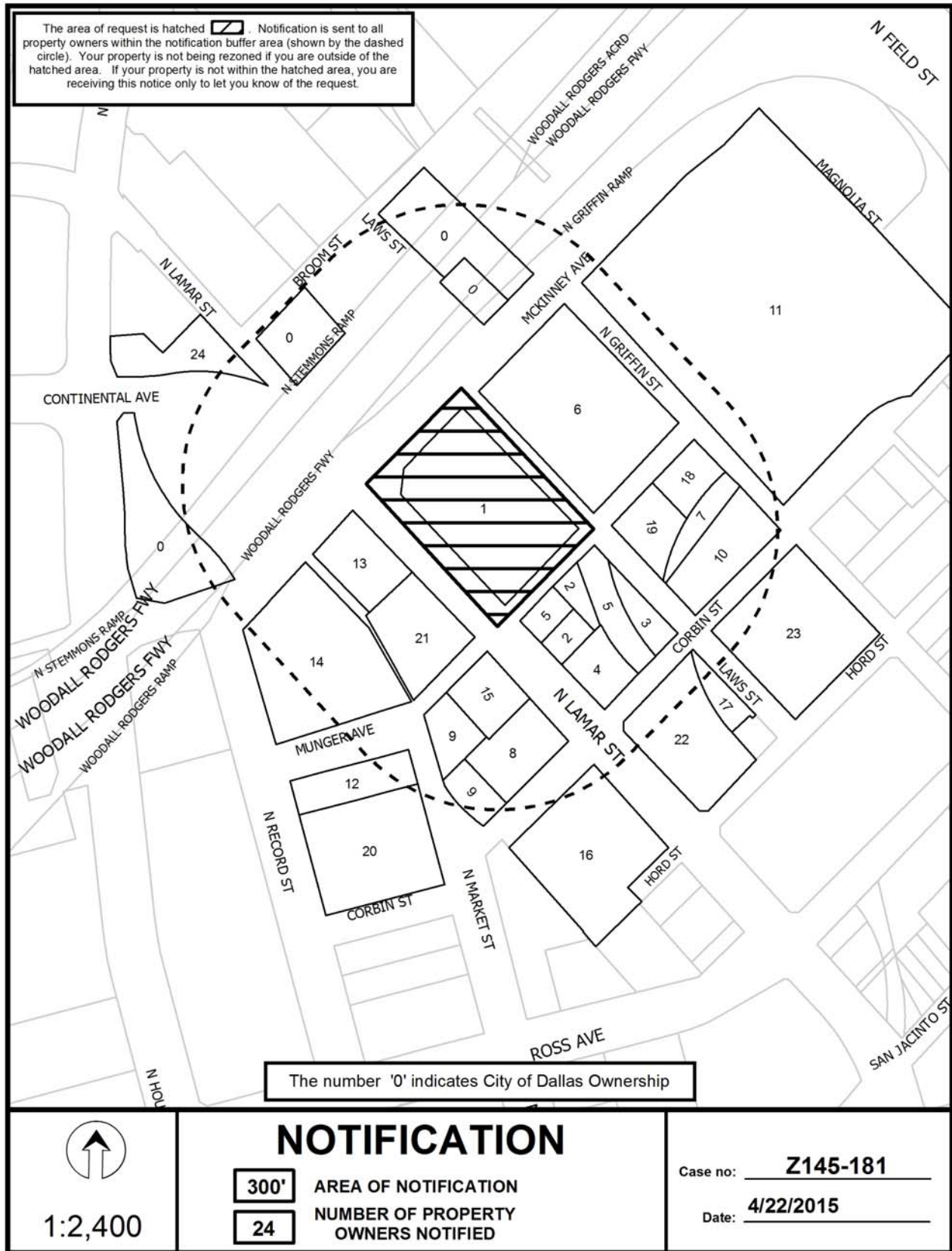


Z145-181(OTH)

EXISTING SITE PLAN







04/22/2015

Notification List of Property Owners***Z145-181******24 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2020 LAMAR ST	2020 GARAGE LAND LP
2	1910 LAMAR ST	CITY PARK A LOT LP
3	1901 LAWS ST	CHAVEZ ACQUISITIONS LP
4	1902 LAMAR ST	CHAVEZ ACQUISITIONS LP
5	911 CORBIN ST	CHAVEZ ACQUISITIONS LP
6	1012 MCKINNEY AVE	CHAVEZ ACQUISITIONS LP &
7	1909 GRIFFIN ST	DARYL RICHARDSON GOURMET CATERING INC
8	1907 LAMAR ST	BRE SELECT HOTELS TX LP
9	1802 MARKET ST	SOUTHWEST ADVISORY SERVICES LLC
10	1909 GRIFFIN ST	RICHARDSON DARYL GOURMET
11	1100 MCKINNEY AVE	SHRAMAN SOUTH ASIAN
12	1815 MARKET ST	USRP FUNDING 2001 A LP
13	2019 LAMAR ST	ARENA PARTNERS LP
14	603 MUNGER AVE	MARKET STREET DEV LTD
15	1911 LAMAR ST	WEST END API LTD
16	1801 LAMAR ST	ARI LANDMARK CENTER LP
17	1875 LAWS ST	1875 LAWS
18	1911 GRIFFIN ST	DARYL RICHARDSON GOURMET CATERING INC
19	1000 MUNGER AVE	DARYL RICHARDSON GOURMET CATERING INC
20	607 CORBIN ST	LAZ LA III TX 1 LP
21	2001 LAMAR ST	703 MCKINNEY LP
22	1800 LAMAR ST	UNITED WAY OF
23	1801 GRIFFIN ST	RICHARDSON DARYL GOURMET
24	2201 LAMAR ST	DORBET INC

Planner: Warren F. Ellis**FILE NUMBER:** Z145-292(WE) **DATE FILED:** July 13, 2015**LOCATION:** Walnut Hill Lane and Betty Jane Lane, northwest corner**COUNCIL DISTRICT:** 13 **MAPSCO:** 23R**SIZE OF REQUEST:** Approx. 1.012 acres **CENSUS TRACT:** 95.00

APPLICANT: Highland Park Hurricanes Basketball, L.L.C**OWNER:** Saints Constantine and Helen Eastern Orthodox Church**REPRESENTATIVE:** William Dahlstrom, Jackson Walker L.L.P.**REQUEST:** An application for a Specific Use Permit for a private recreation center, club or area on property zoned an R-16(A) Single Family District.**SUMMARY:** The purpose of the SUP request is to will allow for the existing structures to be used as a private recreation center. The center will be used for educational video training sessions, free weights training, and sports and related training. The recreation center will also have offices and a lounge. The center will operate between the hours of 6 am to 11 pm, Monday through Sunday.**STAFF RECOMMENDATION:** **Denial without prejudice.****PRIOR ACTION AND UPDATE:** On October 15, 2015, the City Plan Commission held this item under advisement. The applicant has requested to withdraw this application. However, because the case was notified and the City Plan Commission has held the item under advisement, action must be taken on the item.

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The conversion of two existing structures on site to permit the operation of a private recreation center, club, or area is compatibility with surrounding uses. A six-lane, divided roadway (Walnut Hill Lane) provides a buffer between the residential uses from the proposed use. In addition, the nearest residential development, north of the proposed private recreation center, is approximately 299.79 feet.
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed private recreation center, club, or area will neither contribute to nor be a detriment to adjacent properties.
3. *Not a detriment to the public health, safety, or general welfare* – The use is not anticipated to be a detriment to the public welfare. The proposed Specific Use Permit conditions are an additional layer of regulatory requirements the owner will have to comply with when operating the private recreation center, club, or area. The only access onto the site is from Betty Jane Lane. Staff has worked with the applicant to install a right turn only lane for all vehicles that egress the property. The right turn only lane will prevent the vehicular traffic from travelling northbound onto Betty Jane Lane into the residential neighborhood.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The request will comply with all zoning regulations and standards.

Zoning History: There have been two zoning cases in the area over the past 5 years.

1. **Z134-104** On January 22, 2014, the City Council approved a CR Community Retail District on property zoned a LO-1 Limited Office District on the west side of Marsh Lane, north of Walnut Hill Lane.
2. **Z134-355** On January 14, 2015, the City Council approved a D-1 Liquor Control Overlay and Specific Use Permit No. 2130 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive through service on property zoned a CR Community Retail District with a D Liquor Control Overlay on the west side of Marsh Lane, north of Walnut Hill Lane.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
Walnut Hill Lane	Principal arterial	100 ft.	100 ft.
Betty Jane Lane	Local	60 ft.	60 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that it will not have a detrimental impact on the surrounding street system. There are two driveway approaches that have access to the site: one driveway approach has access to an existing residential structure and the second approach is a private drive that is adjacent to the existing retail development. The driveway approach to the residential use will not be used and a notation will be placed on the site plan indicating that it will be no access onto the site. The private driveway will be used to egress the site. However, the applicant will have to enter into a mutual access agreement with the adjacent property owner because a portion of the driveway approach radius encroaches into the adjacent CR property.

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 Plan identifies the request site being within Residential Neighborhood Building Block. The proposed development is in compliance with the *forwardDallas! Comprehensive Plan*. The proposed Specific Use Permit for a private recreation center, club, or area is consistent with the residential building block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

Land Use:

	Zoning	Land Use
Site	R-16(A)	Single Family, Unoccupied
North	CR w/deed restrictions	Undeveloped
South	Right-of-way, R-10(A)	Walnut Hill Ln., Single Family
East	Right-of-way, R-16(A)	Betty Jane Ln., Church
West	CR w/deed restrictions	Retail and personal service

Land Use Compatibility:

The facility will be used as a training facility in the following areas: basketball, sports related training, and free weights. In addition, the private recreation center will have an area designated for educational video training, and will provide an outdoor track facility and training area on site.

The request site is contiguous to a CR Community Retail District which is developed with retail and personal service uses. In addition, a six lane divided roadway (Walnut Hill Lane) separates a single family development from the request site to the south and a two lane undivided roadway separates an institutional use to the east (Betty Jane Lane).

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 request does not appear to have an adverse impact on the surrounding zoning and land uses.

Development Standards:

<u>DISTRICT</u>	<u>SETBACKS</u>		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-16(A) Single Family	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	30'	40%		Single family

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. However, since the site is currently developed and the applicant is not increasing the impervious surface, landscaping is not required.

Parking: The requirement for off-street parking for a private recreation center, club, or area is three spaces for each game court and one space for each additional 150 square feet of floor area. Based on the number of courts and training facility, the applicant is short of meeting the required number of parking spaces. The number of off-street parking required on site is 38 spaces, but the applicant is proposing 33 spaces. There is a provision in the code that states that "if an SUP is required for this use, the off street parking requirement may be established by the ordinance granting the SUP, otherwise three spaces for each game court in one space for each additional 120 square feet of floor area."

LIST OF OFFICERS AND DIRECTORS

Highland Park Hurricanes basketball, LLC

- Maryann Wahhab Chief Executive Officer
- Maryann Wahhab Sole Director

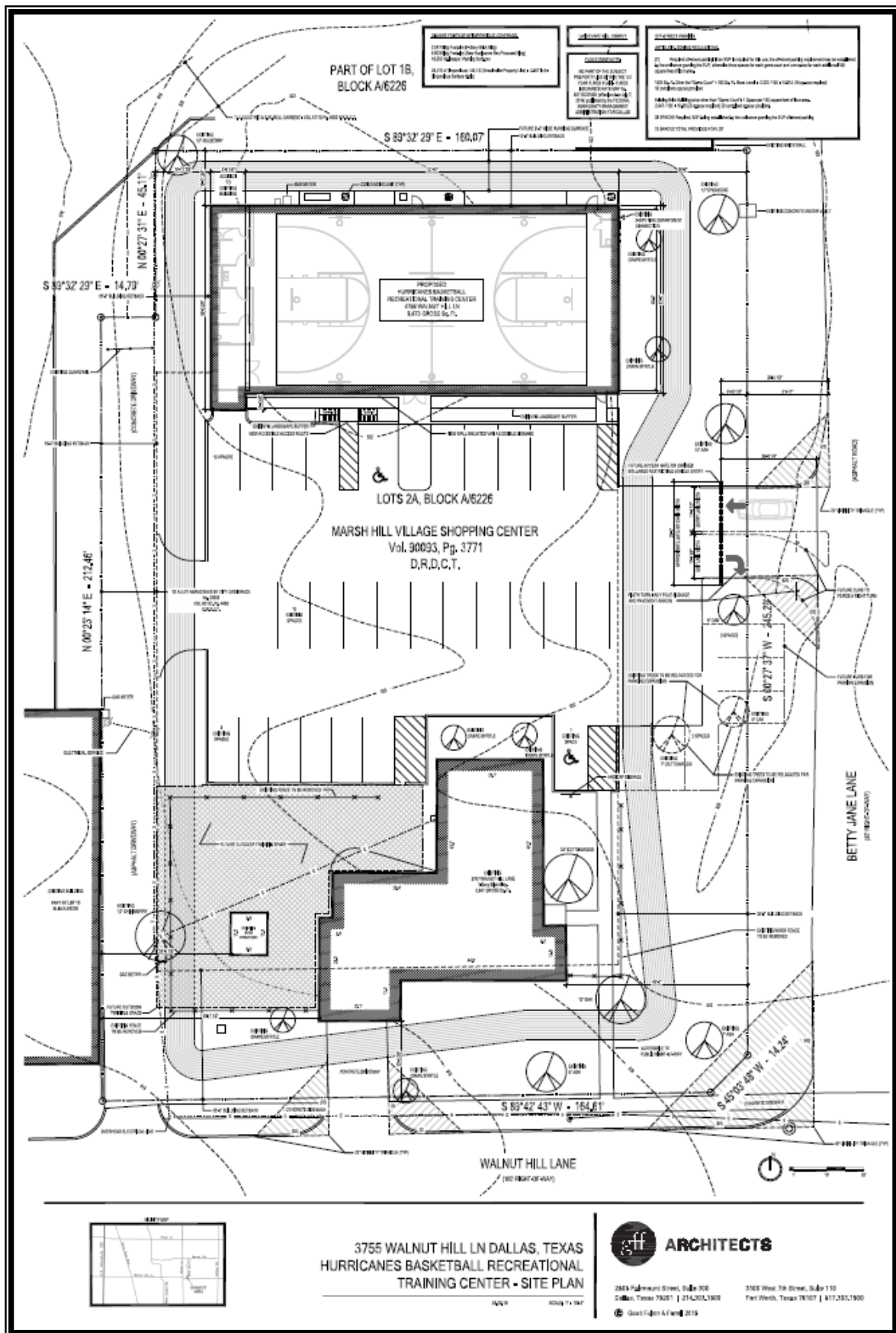
Saints Constantine and Helen Eastern Orthodox Church

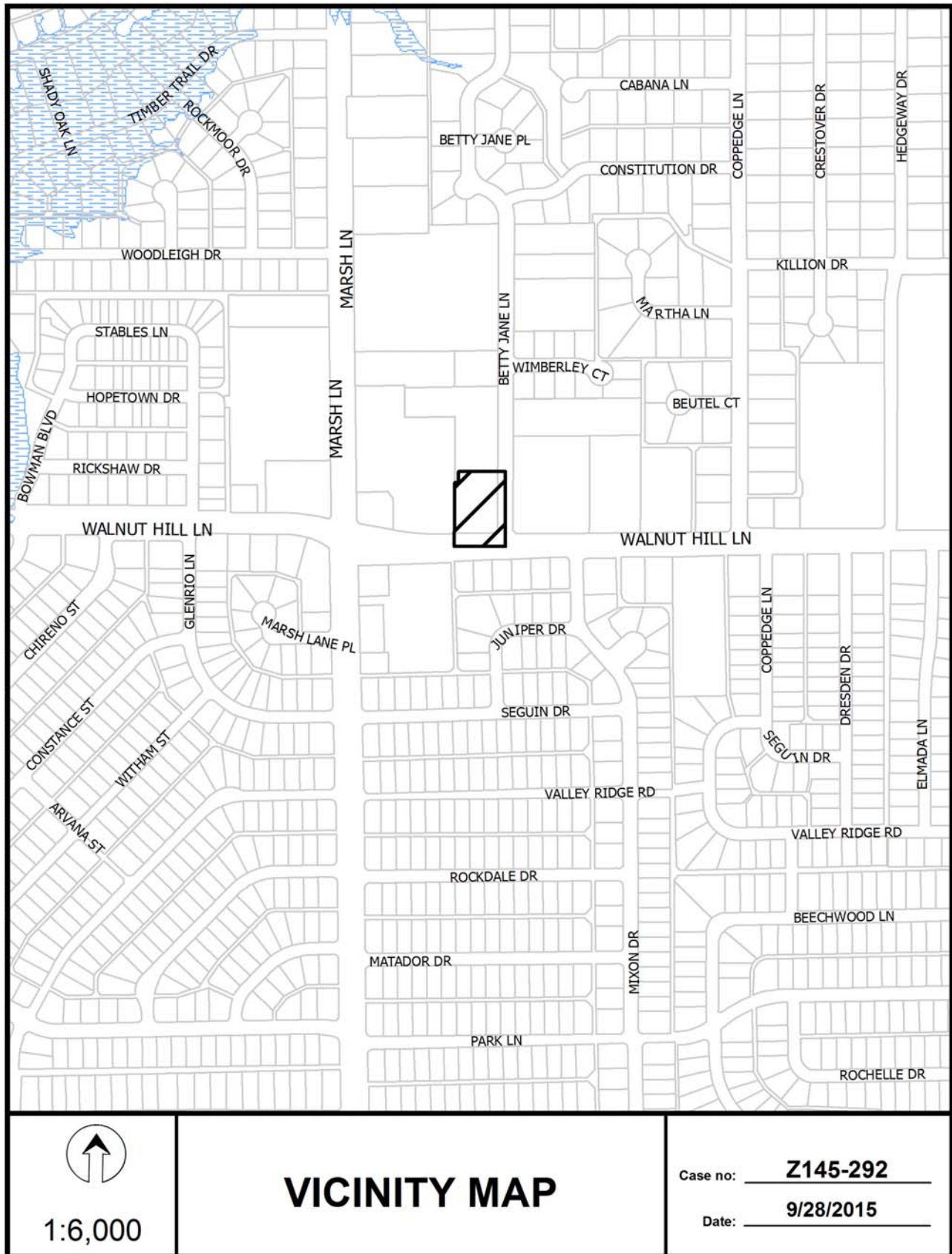
- David Haas President, Director
- Dian Kauth Secretary, Director
- William G. Koonz Treasurer, Director

PROPOSED SUP CONDITIONS

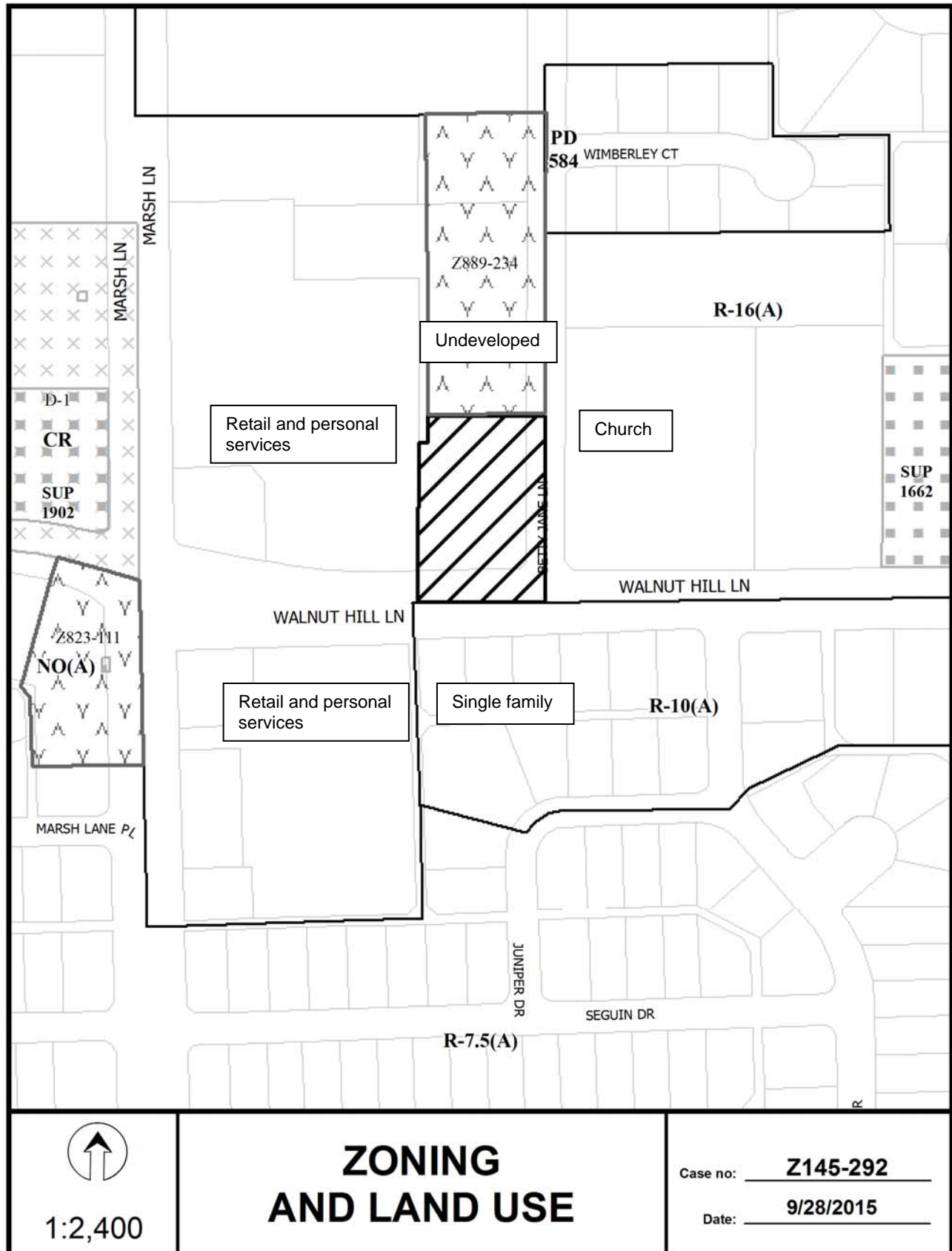
1. USE: The use authorized by this specific use permit is a private recreation center, club, or area.
2. SITE PLAN: Use and development of the Property must comply with the attached site plan.
3. TIME LIMIT: This specific use permit expires on _____(three years from the passage of this ordinance), but is eligible for automatic renewal for additional three-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. HOURS OF OPERATION: The private recreation center, club, or area may only operate between 6:00 a.m. and 11:00 p.m., Monday through Sunday.
5. INGRESS/ EGRESS: Ingress and egress must be provided in the location on the attached site plan. No other ingress or egress is permitted.
6. LIGHT POLES: Outside light poles are prohibited on site.
7. OFF-STREET PARKING: The minimum off-street parking spaces required for private recreation center, club, or area is 33 spaces.
8. MAINTENANCE: The Property must be properly maintained in a state of good repair and neat appearance.
9. GENERAL REQUIREMENTS: Use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the City of Dallas.

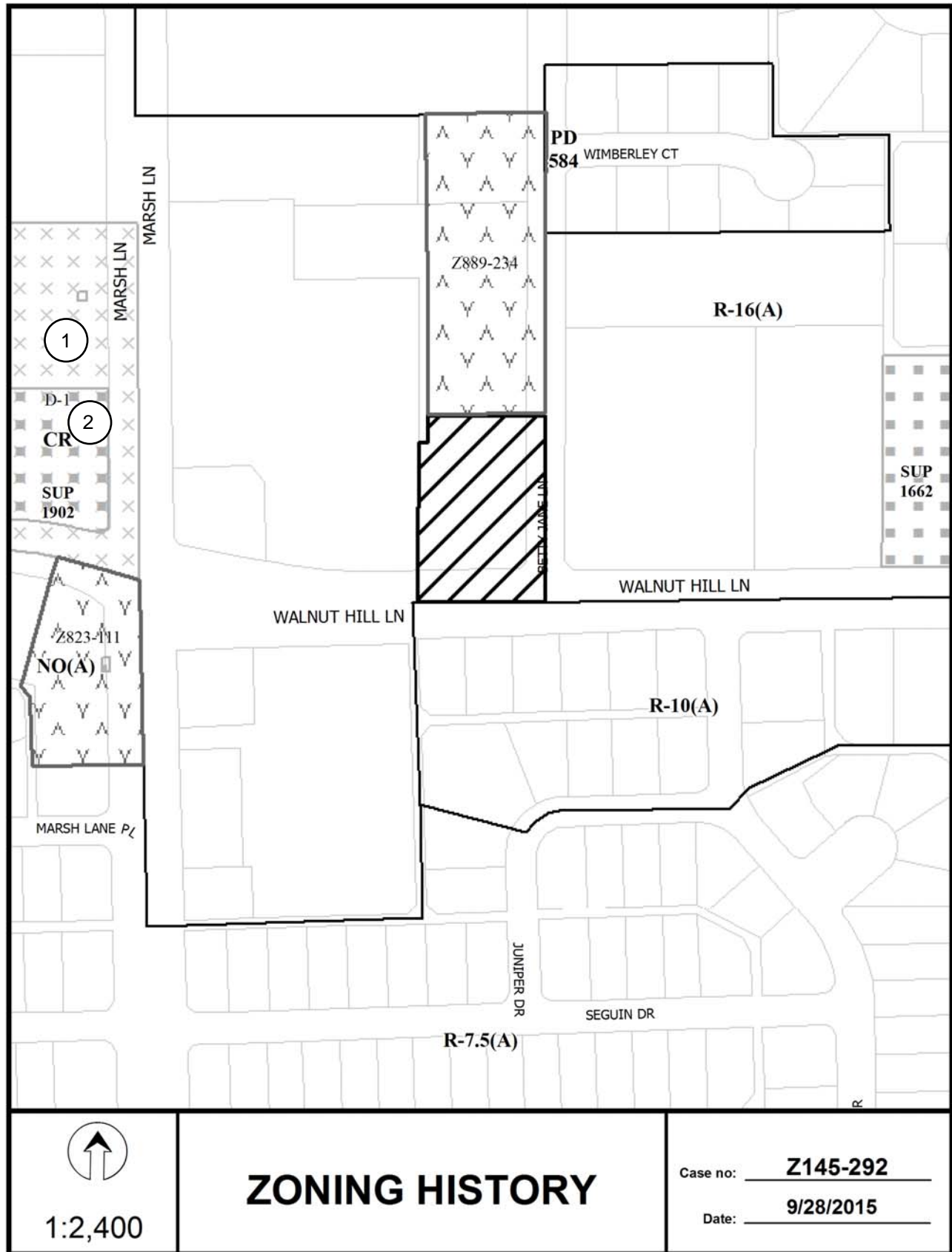
PROPOSED SITE PLAN











ZONING HISTORY

Case no: Z145-292
Date: 9/28/2015

Notification List of Property Owners

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10020 MARSH LN	COPPEDGE HAROLD G ET AL
2	3743 JUNIPER DR	PETERSON DAVID P
3	3747 JUNIPER DR	SCHIMMING VERNON &
4	3753 JUNIPER DR	MCCLESKEY JAMES E
5	3759 JUNIPER DR	MILLS ARVALENE
6	3765 JUNIPER DR	PERKINS CAROLYN
7	3766 WALNUT HILL LN	TORRES OLGA DELGADO
8	3760 WALNUT HILL LN	KENDALL IRIS &
9	3754 WALNUT HILL LN	ANDRADES JOSE
10	3748 WALNUT HILL LN	MATA JOSE R
11	3740 WALNUT HILL LN	BURGESS WESLEY W
12	3736 WALNUT HILL LN	BARRIOS RICHARDO J &
13	3775 WALNUT HILL LN	FIRST SPANISH ASSEMBLY OF
14	20 WIMBERLEY CT	WIMBERLEY CUSTOM HOMES LLC
15	10031 BETTY JANE LN	NHI TX LEASE OWNER LP
16	3720 WALNUT HILL LN	ZIMMERMANN ENTERPRISES LLC
17	9998 MARSH LN	MPC PROPERTIES LTD
18	10002 MARSH LN	COPPEDGE HAROLD G TR ETAL
19	10004 MARSH LN	CHEVRON USA INC

Planner: Warren F. Ellis

FILE NUMBER: Z145-273(WE) **DATE FILED:** June 1, 2015

LOCATION: Southwest line of Coronado Avenue, east of East Grand Avenue

COUNCIL DISTRICT: 2 **MAPSCO:** 37X

SIZE OF REQUEST: Approx. 1.5721 acres **CENSUS TRACT:** 12.02

APPLICANT / OWNER: KN Capital partners, LLC

REPRESENTATIVE: Robert Baldwin, Baldwin Associates

REQUEST: An application for a Planned Development District for multifamily uses on property zoned an MF-2(A) Multifamily District.

SUMMARY: The purpose of this request is to allow for the construction of a 100-unit multifamily development. The applicant is proposing several height zones within the development to accommodate a maximum structure height of 78 feet. The MF-2(A) Multifamily District allows for a maximum structure height of 36 feet. In addition, the applicant is requesting to reduce yard, lot and space regulations.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – The performance impact the proposed rezoning will have on the surrounding properties is dependent upon maintaining a density, lot coverage and structure height that is consistent with the surrounding area. In addition, design standards promoting a pedestrian-friendly environment is paramount, in particular for those areas where additional height and/or density are requested. Therefore, staff supports an increase in the structure height and lot coverage of the property.
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* shows that the request site is located in an Urban Neighborhood Building Block. The request is consistent with this building block.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – A straight MF-2(A) District on the entire property will not permit: 1) a reduction in the yard setbacks from 15 feet to 10 feet, 2) increase in the structure height from 36 feet to 78 feet (the development will have several height zones from 48 ft., to a maximum of 78 ft.); 3) increase in lot coverage from 60 percent to 80 percent, and 3) encroachment of specific design elements in the front yard setbacks. Staff is supportive of these changes as previously noted in the “Performance impacts” criteria above.

Zoning History: There have not been any zoning cases in the area over the past five years.

Thoroughfares/Streets:

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

Traffic: A traffic impact analysis was required. The Engineering Section of the Department of Sustainable and Construction has determined that the request will not have a negative impact on the street system.

COMPREHENSIVE PLAN: The *forwardDallas! Vision Illustration*, adopted June 2006, is comprised of a series of Building Blocks that depict general land use patterns. Building Blocks are generalized patterns without well-defined boundaries that indicate where certain types and densities of development might logically occur.

The request site is identified as being within an Urban Neighborhood Building Block on the *forwardDallas! Vision Illustration*, adopted June 2006. Urban Neighborhoods, including Oak Lawn, the Grand Avenue area in South Dallas, the area near Jefferson Boulevard and the Vickery Meadow area, are predominately residential but are distinguished from other neighborhoods by the wide variety of housing options they provide and easy access to public transit. Housing choices should include single-family detached dwellings, townhomes and low- to midrise condominiums or apartments. These neighborhoods will have concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of residences. These areas may have mixed-use buildings with ground floor shops. Areas currently developed with single-family or duplex uses should generally be maintained unless redevelopment is addressed through an Area Planning process. Urban Neighborhood streets will be very pedestrian friendly, providing excellent connectivity to shopping, schools and other community services. Emphasis should be placed on slowing traffic through use of on-street parking and other similar traffic calming measures. Public investments in these areas will focus on parks, pathways, transit stops, pedestrian-oriented landscaping and road improvements.

The proposed zoning is consistent with the Urban Neighborhood Building Block. The applicant is proposing to construct a 100-unit multifamily development that will have an underground parking structure. The proposed development will provide a least two pedestrian amenities, and install a 5-foot sidewalk to promote walkability. The site will be landscaped pursuant to Article X. The surrounding area is with a mix of single family and low to medium density multifamily and an elementary school [PDD No. 440].

Land Use:

	Zoning	Land Use
Site	MF-2(A)	Multifamily
Northeast	MF-2(A)	Multifamily, Single Family
Northwest	PDD No. 770, MF-2(A)	Multifamily, Single Family
Southwest	PDD No. 770	Multifamily
Southeast	PDD No. 770	Multifamily

Land Use Compatibility: The 1.721 acre site is rectangular in shape and is adjacent to single family uses in MF-2(A) zoning to the northeast and northwest, across Coronado Avenue. It is contiguous to a multifamily development to the northwest, southeast and southwest [PDD No. 770].

The applicant proposes to develop the site with a 100-unit multifamily development. With respect to the maximum structure height in the MF-2(A) District, the applicant wanted to be sensitive to the adjacent structure height of the existing single family and multifamily uses and established three height zones. These height zones are 42 feet, 66 feet and 78 feet. The height of the multifamily development will increase in height as the development approaches the eastern property line. Planned Development District No. 770 which is south and east of the proposed development, is developed with multifamily uses and permits a maximum structure height 70 feet or 6 stories. The maximum height in a MF-2(A) district is 36 feet.

The applicant is requesting to reduce the following yard, lot and space requirements in the proposed Planned Development District: 1) a reduction in the yard setbacks from 15 feet to 10 feet, 2) increase in the lot coverage from 60 percent to 80 percent, 3) increase in structure height from 36 feet to 78 feet and 4) encroachment in the front yard. The proposed development will have several height zones from 48 feet to 78 feet. The reduction in the front yard will allow for additional right-of-way dedication on Coronado Avenue which will accommodate a loading zone for 11 parallel parking spaces. The development plan shows a 10-foot front yard setback from the future right-of-row, which will be dedicated during the platting process. In addition, the applicant is proposing a minimum 5-foot sidewalk and provides at least two pedestrian amenities on Coronado Avenue in order to promote walkability. The pedestrian amenities include benches, trash receptacles and bike racks. Staff is supportive of the applicant's request because the proposed development is consistent with the development in the area.

	MF-2(A) District	Proposed PD for multifamily uses
Front yard	15 ft.	10 ft.
Side and rear yards	15 ft. / 15 ft.	10 ft. / 10 ft.
Height	36 ft.	42 ft. to 78 ft. ¹
Stories	No maximum	6
Lot Coverage	60%	80%
Dwelling unit density	No maximum per code	63.60 dwelling units per acre
Minimum lot area per dwelling unit	800 sq. ft. – No separate bedroom; 1,000 sq. ft. – 1 BR; 1,200 sq. ft. – 2 BR; Add 150 sq. ft. for each bedroom over 2	No minimum lot area required.
Landscape	Per Article X	Per Article X
Sidewalks	Minimum 4 ft.	Minimum 5 ft.
Signage	Non-business regulations	Non-business regulations
Pedestrian amenities	None required	Benches, bike racks, trash receptacles
Off-street parking	Per code	Per code

Parking: The parking regulations require one space for each bedroom with a minimum of one space per dwelling unit. An additional one-quarter space per dwelling unit must be provided for guest parking if the required parking is restricted to resident parking only.

The applicant is proposing a minimum of one off-street parking space for each dwelling unit must be provided on the building site. The required off-street parking will be located within an underground garage parking structure and will have two driveway approaches on Coronado Avenue.

The applicant anticipates that of the 100 units, approximately 75% will be one bedroom and 25% will be two bedrooms. It is noted that this unit mix was provided by the applicant for informational purposes but is not a required by the PDD conditions. All required parking will be provided onsite. The applicant will meet the required off-street parking requirements for the proposed multifamily development.

LIST OF OFFICERS
KN Capital Partners, LLC

- Neil J. F. Blanchard, Managing member
- Kelly Scott Walker, Managing member

PROPOSED PDD CONDITIONS

SEC. 51P- _____.101. LEGISLATIVE HISTORY.

PD _____ was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC. 51P- _____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located on the south side of Coronado Avenue, east of East Grand Avenue. The size of PD _____ is approximately 1.5721 acres.

SEC. 51P- _____.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P- _____.104. EXHIBITS.

The following exhibits are incorporated into this article:

(1) Exhibit ____A: development plan.

SEC. 51P- _____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.106. MAIN USES PERMITTED.

The only main uses permitted are those main uses permitted in the MF-2(A) Multifamily District, subject to the same conditions applicable in the MF-2(A) Multifamily District, as set out in Chapter 51A. For example, a use permitted in the MF-2(A) Multifamily District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MF-2(A) Multifamily District is subject to DIR in this district; etc.

SEC. 51P-____.107.

ACCESSORY USES.

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

SEC. 51P-____.108.

YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MF-2(A) Multifamily District apply.

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

(i) Encroachments of stairs, steps, stoops, unenclosed balconies and porches, awnings, canopies may project up to five feet into the required front yard.

(c) Side and rear yard. Minimum side and rear yard is 10 feet.

(d) Tower spacing. No tower spacing setback is required along the eastern property line.

(e) Density. Maximum number of dwelling units is 100.

(f) Height.

(1) Area A. Maximum height is 42 feet.

(2) Area B. Maximum Height is 66 feet.

(3) Area C. Maximum height is 78 feet.

(2) The following structures may project a maximum of 12 feet above the maximum structure height:

(A) Elevator penthouse or bulkhead.

(B) Mechanical equipment room.

(C) Cooling tower.

(D) Tank designed to hold liquids.

(E) Skylights.

(F) Clerestory.

(G) Visual screens that surround roof mounted mechanical equipment.

- (H) Chimney and vent stacks.
- (I) Parapet wall limited to four feet in height.

(3) The residential proximity slope in Section 51A-4.412 does not apply.

(h) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(i) Stories. Maximum number of stories above grade is seven.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

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

(b) For a multifamily use, one space per bedroom is required up to a maximum of two spaces per dwelling unit. An additional 0.25 parking space per dwelling unit must be provided for guest parking.

(c) Parking structure screening.

(1) Street-facing facades for parking structures must be similar in appearance to the facade of the main structure or the adjacent structure, except that breaks in the exterior parking structure facade not exceeding 40 feet in width are permitted at driveway and entryway locations. Cable guard strands and chain link fencing on the street-facing facade of the parking structure are prohibited.

(2) Openings in a street-facing parking structure facade may not exceed 60 percent of the total parking structure facade area. The facade of an aboveground parking structure that faces the street must have solid screening at least 42 inches in height from each floor level within the parking structure to screen vehicles and vehicle headlights.

(3) This subsection does not apply to individual garages attached to a single dwelling unit.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

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

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

SEC. 51P- _____.112. SIGNS.

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

SEC. 51P- _____.113. STREETS AND PEDESTRIAN AMENITIES.

(a) Coronado Avenue. Coronado Avenue must have a minimum right-of-way width of 53 feet.

(b) Sidewalk. The minimum width for a sidewalk is five feet.

(c) Pedestrian amenities. A minimum of two of the following pedestrian amenities must be provided along the street frontage.

(1) Bench.

(2) Trash receptacle.

(3) Publicly accessible bicycle rack.

(f) Pedestrian-scale lighting. Light standards located in pedestrian areas may not be less than nine feet or more than 15 feet in height above a sidewalk or pathway. Pedestrian light standards must have a maximum spacing of 50 feet along all public rights-of-way.

SEC. 51P- _____.114. ADDITIONAL PROVISIONS.

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

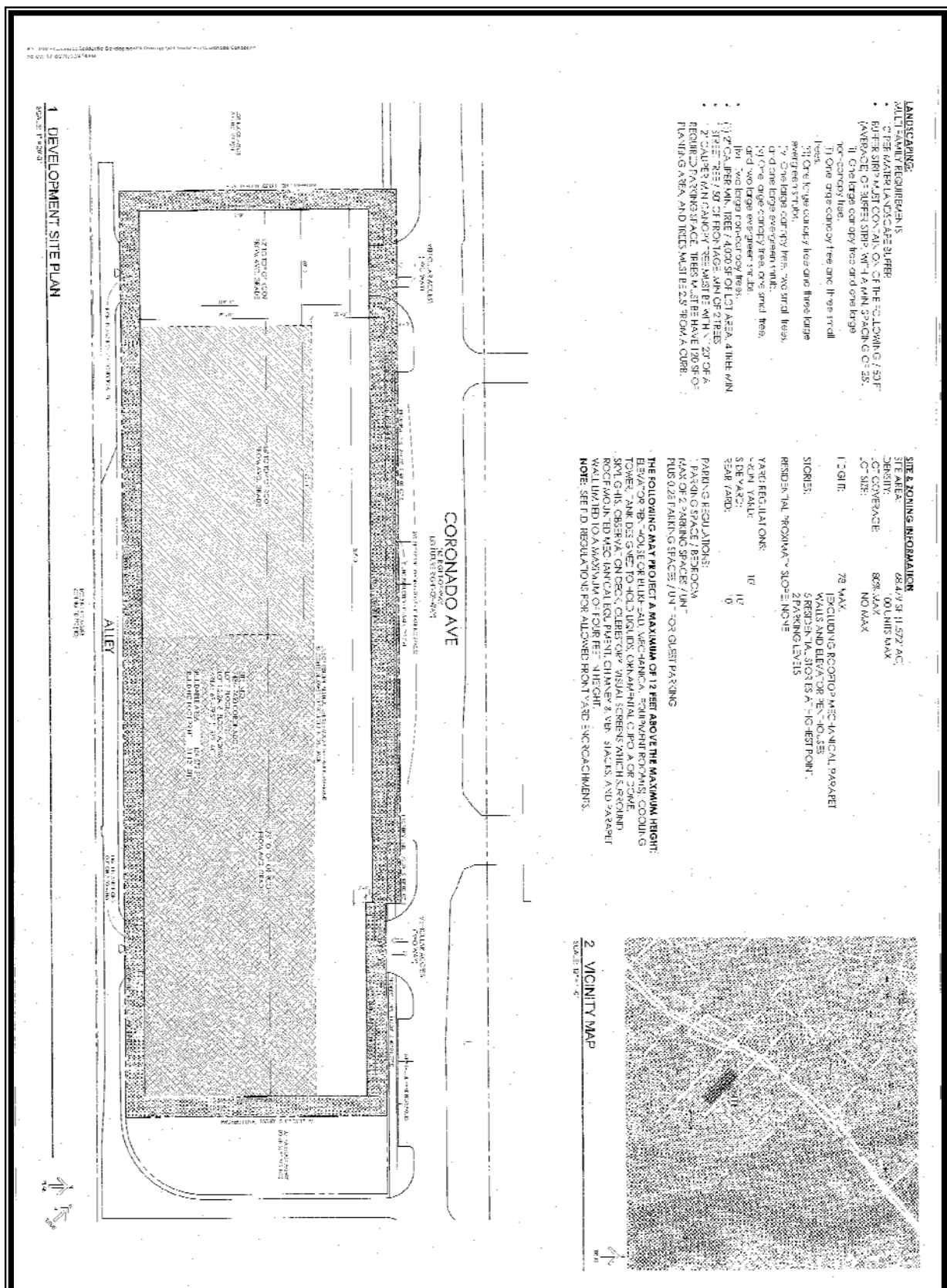
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- _____.115. COMPLIANCE WITH CONDITIONS.

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

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

PROPOSED DEVELOPMENT PLAN

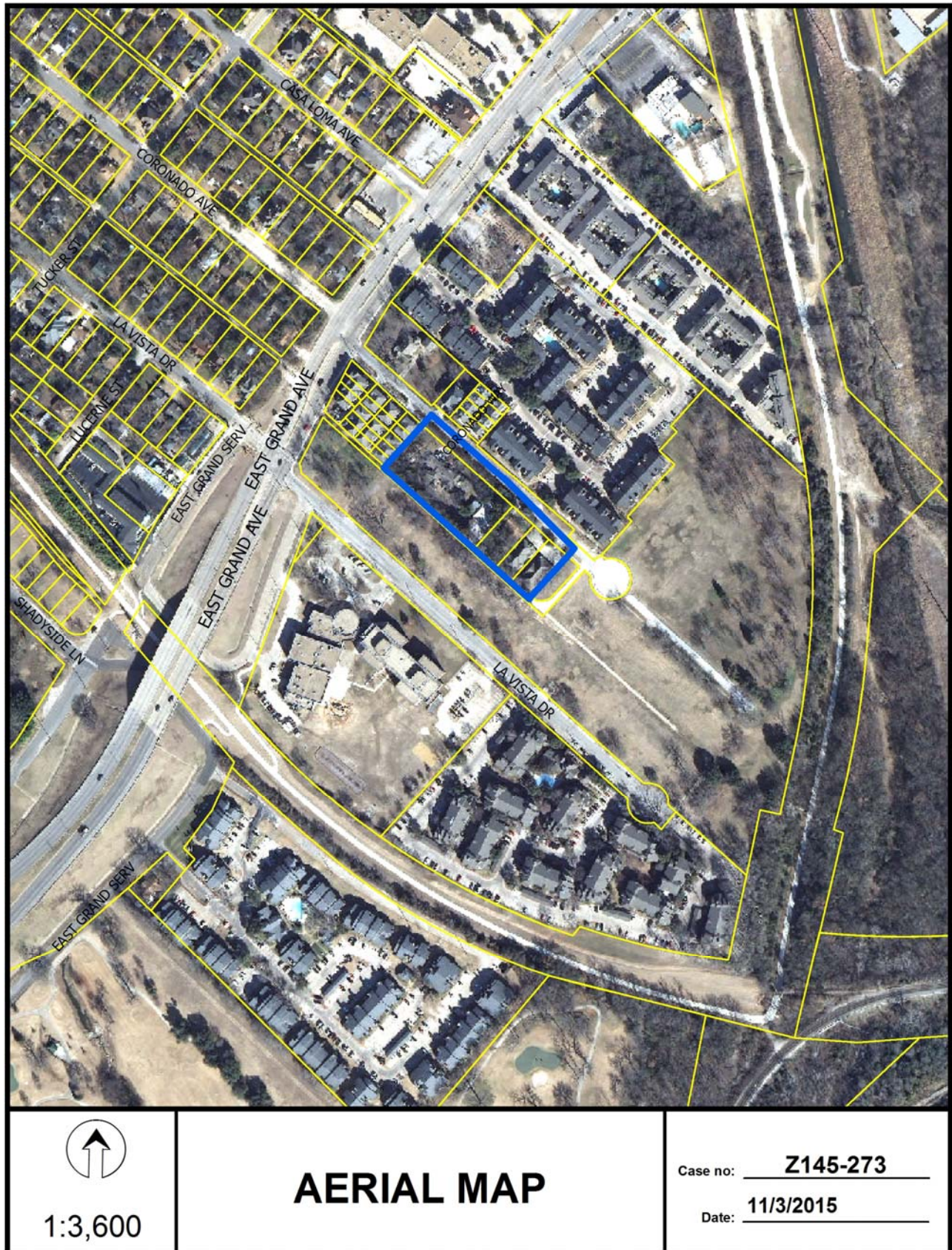


VICINITY MAP

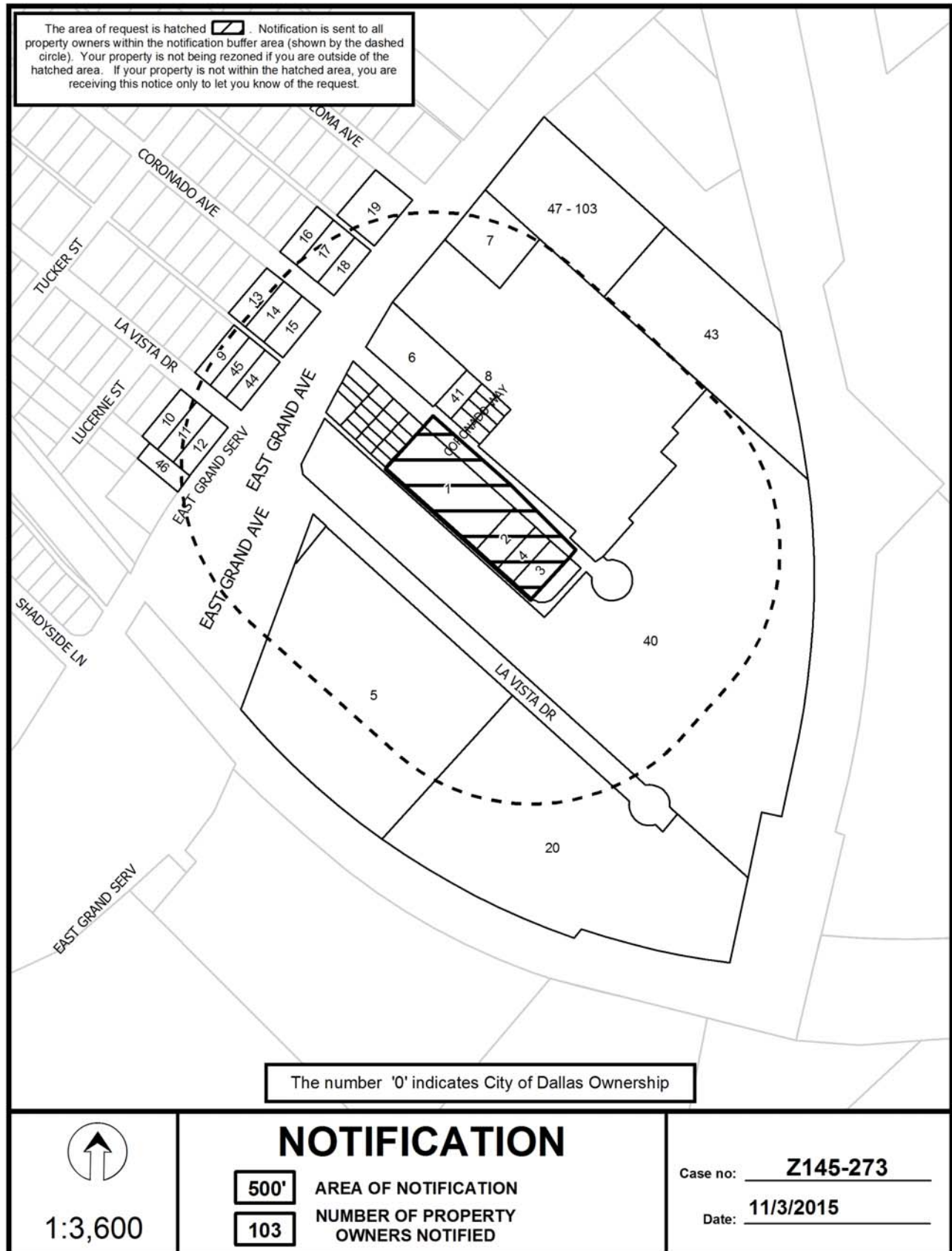
Case no: **Z145-273**

Date: **11/3/2015**

Z145-273(WE)







Notification List of Property Owners

Z145-273

103 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7434 CORONADO AVE	HICKMAN DAVID B & LINDA
2	7438 CORONADO AVE	HICKMAN DAVID B &
3	7448 CORONADO AVE	MCGLASHAN MATTHEW
4	7444 CORONADO AVE	HICKMAN DAVID B &
5	7260 EAST GRAND AVE	Dallas ISD
6	7427 CORONADO AVE	MILLS SARA Z
7	7446 EAST GRAND AVE	J & K INVESTMENTS LLC
8	7414 EAST GRAND AVE	WHITE ROCK CORONADO
9	7335 LA VISTA DR	SELF RICKEY LYNN &
10	7334 LA VISTA DR	RAMSEY TERRI L
11	7338 LA VISTA DR	FINLAN PAMELA & RICHARD E
12	7342 LA VISTA DR	RUIBAL FARMS LP
13	7330 CORONADO AVE	M & D EMPIRE HOLDINGS LLC
14	7334 CORONADO AVE	KRONING JOEL &
15	7338 CORONADO AVE	WALTON JOE E &
16	7331 CORONADO AVE	CHANG ROBIN RAY-LONG
17	7335 CORONADO AVE	GUYNES LINDSAY
18	7339 CORONADO AVE	VONDERHAAR JOSEPH III
19	7334 CASA LOMA AVE	C WASH INC
20	7440 LA VISTA DR	GREENBRIDGE AT WILLIAMS
21	7416 CORONADO AVE	ZITOUN JORDAN O & ERIN LEIGH
22	7416 CORONADO AVE	POLK MARY J
23	7416 CORONADO AVE	ENGLISH JONATHAN W
24	7416 CORONADO AVE	HORTON MICHAEL R
25	7416 CORONADO AVE	CRONE KENDELL & WILMA
26	7416 CORONADO AVE	THEISS JULIE M

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7416 CORONADO AVE	CLEMETSON JONATHAN
28	7416 CORONADO AVE	BUTLER KACIE
29	7416 CORONADO AVE	HOFFMAN DAVID J &
30	7416 CORONADO AVE	BRYANT DAVID C JR
31	7416 CORONADO AVE	FLOTTMAN CARL E &
32	7416 CORONADO AVE	SATTAR WASIF
33	7416 CORONADO AVE	JIMENEZ JESSICA M
34	7416 CORONADO AVE	LINDER TOBY R
35	7416 CORONADO AVE	BURNS SHERRI M
36	7416 CORONADO AVE	BENNETT CHARLOTTE
37	7416 CORONADO AVE	ANASTASE ALEXANDRU
38	7416 CORONADO AVE	TRASTER MELANIE L
39	7416 CORONADO AVE	CHEEK ROBERT CLAY
40	7460 CORONADO AVE	WGS LAKEWOOD MF VI LP
41	7419 CORONADO AVE	BYERS D SHEA
42	7403 CORONADO AVE	CORONADO TOWNHOMES LLC
43	7510 EAST GRAND AVE	FLW BLUFFS LTD
44	7343 LA VISTA DR	WENGIERSKI DAVID
45	7339 LA VISTA DR	MACK JOHN O & ROSE MARY
46	7219 EAST GRAND AVE	RUIBAL FARMS LP
47	7510 EAST GRAND AVE	FLW BLUFFS LTD
48	7510 EAST GRAND AVE	ALVAREZ BEATRICE
49	7510 EAST GRAND AVE	WILSON MAYDAY LLC
50	7510 EAST GRAND AVE	KOPSA DAVID & JACKLYN
51	7510 EAST GRAND AVE	ALLEN WALTER
52	7510 EAST GRAND AVE	GUY DARRELL
53	7510 EAST GRAND AVE	CATES JASON & SIDNEY CATES
54	7510 EAST GRAND AVE	WATSON LAWRENCE E
55	7510 EAST GRAND AVE	HARTMANN MELANIE TRUSTEE
56	7510 EAST GRAND AVE	WILSON CECILIA
57	7510 EAST GRAND AVE	OFFUTT MARVIN & GEORGIA

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	7510 EAST GRAND AVE	ROGAN ELIZABETH S &
59	7510 EAST GRAND AVE	AMOY LLC
60	7510 EAST GRAND AVE	SPRADLING CHERYL
61	7510 EAST GRAND AVE	OFFUTT MARVIN & GEORGIA
62	7510 EAST GRAND AVE	BRENING JOHN E
63	7510 EAST GRAND AVE	HICKEY DARLENE
64	7510 EAST GRAND AVE	ROHRMAN ELIZABETH
65	7510 EAST GRAND AVE	CHUA AY HUA
66	7510 EAST GRAND AVE	BOGAN GARY M
67	7510 EAST GRAND AVE	WHITE MARLO Y
68	7510 EAST GRAND AVE	COX RAYMOND F
69	7510 EAST GRAND AVE	HILDRETH ALLEN
70	7510 EAST GRAND AVE	ARDON RUTH J
71	7510 EAST GRAND AVE	KING K MICHAEL
72	7510 EAST GRAND AVE	SPRADLING CHERYL
73	7510 EAST GRAND AVE	KING MARK ANDREW
74	7510 EAST GRAND AVE	CARLTON ROBERT MARK
75	7510 EAST GRAND AVE	SHAKERI SHABRIKII
76	7510 EAST GRAND AVE	GONZALEZ FERNANDO &
77	7510 EAST GRAND AVE	DELAY ROY E III
78	7510 EAST GRAND AVE	BORN MARK W &
79	7510 EAST GRAND AVE	HARTMAN ROBERT
80	7510 EAST GRAND AVE	HARRIS JAMES B & DIANE B
81	7510 EAST GRAND AVE	BORRETT BRUCE
82	7510 EAST GRAND AVE	MORENO BARBARA
83	7510 EAST GRAND AVE	MURAD SHADI &
84	7510 EAST GRAND AVE	JAGOTA BRAHM D
85	7510 EAST GRAND AVE	BADER GREG
86	7510 EAST GRAND AVE	HENRY LOUIS W
87	7510 EAST GRAND AVE	ADRIAN LEWIS G
88	7510 EAST GRAND AVE	MOREHOUSE JON S

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	7510 EAST GRAND AVE	BLW BLUFFS LTD
90	7510 EAST GRAND AVE	BONDS ROBERT ALIN
91	7510 EAST GRAND AVE	GRAY NANCY E
92	7510 EAST GRAND AVE	BONDS ROBERT & JEAN
93	7510 EAST GRAND AVE	HERNANDEZ EDELMIRO C &
94	7510 EAST GRAND AVE	HOWARD JOHN
95	7510 EAST GRAND AVE	GULENG EMERSON E JR
96	7510 EAST GRAND AVE	MEYERS KAREN
97	7510 EAST GRAND AVE	CHAO LANCE L & ELLEN A TR
98	7510 EAST GRAND AVE	CHUA AY HUA
99	7510 EAST GRAND AVE	CAREENAS ALEJANDRO
100	7510 EAST GRAND AVE	RATLIFFE HARVEY LOCKE &
101	7510 EAST GRAND AVE	DEAN ROGER
102	7510 EAST GRAND AVE	SILVA MICHAEL R
103	7510 EAST GRAND AVE	FLW BLUFFS LTD

Planner: Warren F. Ellis**FILE NUMBER:** Z145-347(WE) **DATE FILED:** September 21, 2015**LOCATION:** East Illinois Avenue and Seever's Avenue, southwest corner**COUNCIL DISTRICT:** 4 **MAPSCO:** 54V**SIZE OF REQUEST:** Approx. 0.998 acres **CENSUS TRACT:** 56.00

APPLICANT: Orange Development Company, Inc.**OWNERS:** Maria Caseres; Veronica Barroso; Rosalyn Ratliff, Executor of Will; Fustino Islas and Maria Del Carmen Peralta; Carolina Ontiveros; Victor Ornelas**REPRESENTATIVE:** Dallas Cothrum, Masterplan**REQUEST:** An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.**SUMMARY:** The purpose of this request is to allow for the development of a retail [CVS] store. However, all uses within the CR District would be permitted with the exception of those that are being prohibited by the volunteered deed restrictions. The volunteered deed restrictions also propose lighting standards, to prohibit vehicular access on the residential street, and to increase the shrub heights and fencing.**STAFF RECOMMENDATION:** **Denial**

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval based upon:

1. *Performance impacts upon surrounding property* – The proposed CR Community Retail District on a portion of an existing residential block could have a negative impact on the surrounding single family uses. While the Dallas Development Code anticipates CR Community Retail zoning being adjacent to or in close proximity to residential districts, it states it must be at a scale and intensity compatible with residential communities. The following elements should be considered: screening and buffers where appropriate; landscaping; setbacks; sidewalks and other pedestrian elements; placement of the building, parking, and driveways on the site; and design of the structure potentially utilizing CPTED criteria (Crime Prevention Through Environmental Design).
2. *Traffic impact* – The Engineering Section of the Department of Sustainable Development and Construction has determined that the request will not have a negative impact on the street system.
3. *Comprehensive Plan or Area Plan Conformance* – The request site is located within the Residential Neighborhood Building Block, which envisions “some shops...that serve neighborhood residents...at the edges or at key intersections”. As noted in the “Performance impacts” criteria above, the CR Community Retail District is appropriate under these circumstances. Rezoning a portion of a residential block without taking into consideration certain design criteria is not consistent with the Residential Neighborhood Building Block.

Zoning History: There have not been any recent zoning requests in the area over the past five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing ROW	Proposed ROW
East Illinois Avenue	Principal Arterial	107 ft.	107 ft.
Seevers Avenue	Local	50 ft.	50 ft.

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system. The applicant is proposing to prohibit access to the proposed development from Seevers Street in the deed restrictions.

COMPREHENSIVE PLAN: The fowardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The fowardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request. The Plan identifies the request site being within a Residential Neighborhood Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cut-through traffic or spill over from commercial areas will be strongly discouraged. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

STAFF ANALYSIS:

Land Use:

	Zoning	Land Use
Site	R-7.5(A)	Single Family
North	R-7.5(A)	Single Family
South	R-7.5(A)	Single Family
East	R-7.5(A)	Single Family
West	CR	Retail, Unoccupied Retail

Land Use Compatibility: The 0.998 acre site is currently developed with single family uses. The request site is surrounded by single family uses to the north, across East Illinois Avenue, across Seever's Avenue and south. Retail uses are primarily located along South Beckley Avenue and extend at a depth of approximately 150 feet. A 15-foot alley separates the existing retail development on South Beckley Avenue from the existing residential uses.

Development Standards:

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
R-7.5(A) Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
CR Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office

Landscaping: Landscaping of any development will be in accordance with Article X, as amended. However, the applicant has incorporated certain landscaping requirement for the proposed development that pertain specific plant materials that will be used to screen the off-street parking along Beckley Avenue and East Illinois Avenue.

Due to the adjacency of the residential district on the eastern side, across Seevers Street and southern side of the property, a 10-foot landscaping buffer is required.

The applicant is proposing to construct the following screening along Seevers Avenue:

- 1) An eight-foot solid fence must be erected along the Seevers Street frontage, except for areas in visibility triangles, required setbacks, or that create a safety hazard. The required fence must be setback a minimum of seven (7) feet from the right-of-way line.
- 2) Evergreen shrubs capable of reaching and maintaining a minimum height of five feet, within three years of planting, must be planted along the Seevers Street frontage and must be planted along the entirety of the fence. Initial plantings must be capable of obtaining a solid appearance within three years. Landscape materials must be automatically irrigated.

PROPOSED DEED RESTRICTIONS

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
COUNTY OF _____) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, _____, a _____ ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the J. P. Neighbors Survey, Abstract No. 1079, being in particular lots _____(10-14), City Block 1/4187, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by _____, by deed dated _____, and recorded in Instrument Number _____, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

See Exhibit A

II.

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

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

1. The following main uses are prohibited:

Agricultural uses.

--Crop production

Commercial and business service uses.

--Building repair and maintenance shop
--Medical or scientific laboratory
--Tool or equipment rental

Industrial uses.

--Gas drilling and production
--Temporary concrete or asphalt batch plant

Institutional and community service uses.

--Cemetery or mausoleum

- Community service center
- Convent or monastery
- Hospital
- Open-enrollment charter school or private school
- Public school other than an open-enrollment charter school

Lodging uses.

- Lodging or boarding house
- Overnight general purpose shelter

Miscellaneous uses.

- Attached non-premise sign
- Carnival or circus (temporary)

Office uses.

- Alternative financial establishment

Retail and personal service uses.

- Alcoholic beverage establishments
- Ambulance service
- Auto service center
- Car wash
- Commercial amusement (inside)
- Commercial amusement (outside)
- Commercial parking lot or garage
- General merchandise or food store 100,000 square feet or more
- Home improvement center, lumber, brick or building materials sales yard
- Household equipment and appliance repair
- Liquor store
- Mortuary, funeral home, or commercial wedding chapel
- Motor vehicle fueling station
- Pawn shop
- Restaurant with drive-in or drive-through service
- Swap or buy shop
- Temporary retail use
- Theater

Utility and public service uses.

- Commercial radio and television transmitting station
- Electrical substation

Wholesale, distribution, and storage uses.

- Mini-warehouse
- Recycling buy-back center
- Recycling collection center
- Recycling drop-off container
- Recycling drop-off for special occasion collection

2. These additional restrictions also restrict the following operational aspects for land uses on the Property:
 - a. Vehicular access from Seevers Street is prohibited.
 - b. An eight-foot solid fence must be erected along the Seevers Street frontage, except for areas in visibility triangles, required setbacks, or that create a safety hazard. The required fence must be setback a minimum of seven (7) feet from the right-of-way line.
 - c. Evergreen shrubs capable of reaching and maintaining a minimum height of five feet, within three years of planting, must be planted along the Seevers Street frontage and must be planted along the entirety of the fence. Initial plantings must be capable of obtaining a solid appearance within three years. Landscape materials must be automatically irrigated.
 - d. The maximum height for light standards within fifty (50) feet of Seevers Street is fifteen (15) feet with shoe-box or similar down lighting fixtures.
 - e. A business may not operate between the hours of midnight and five AM. Drive-through lanes must close by 10 p.m.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

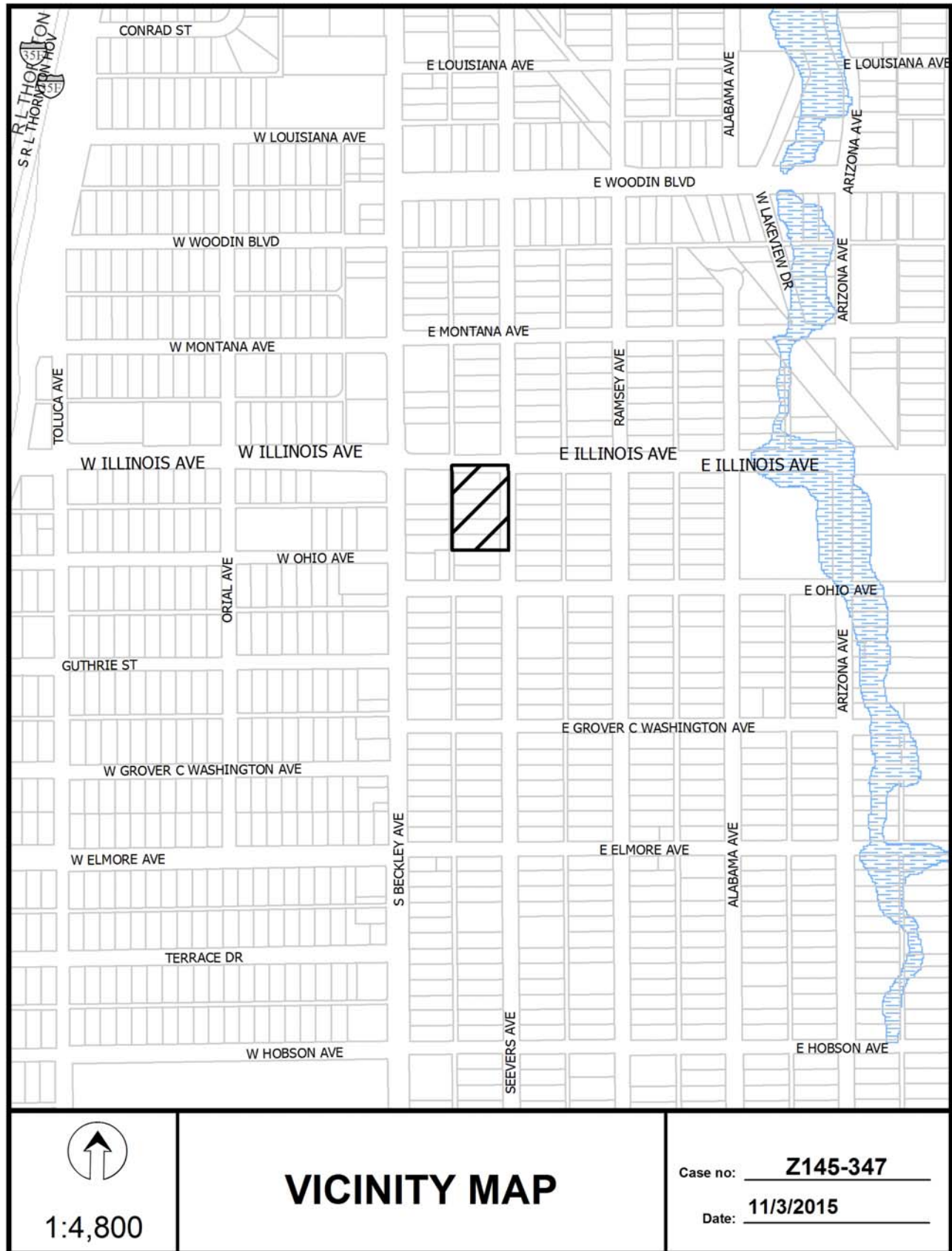
IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

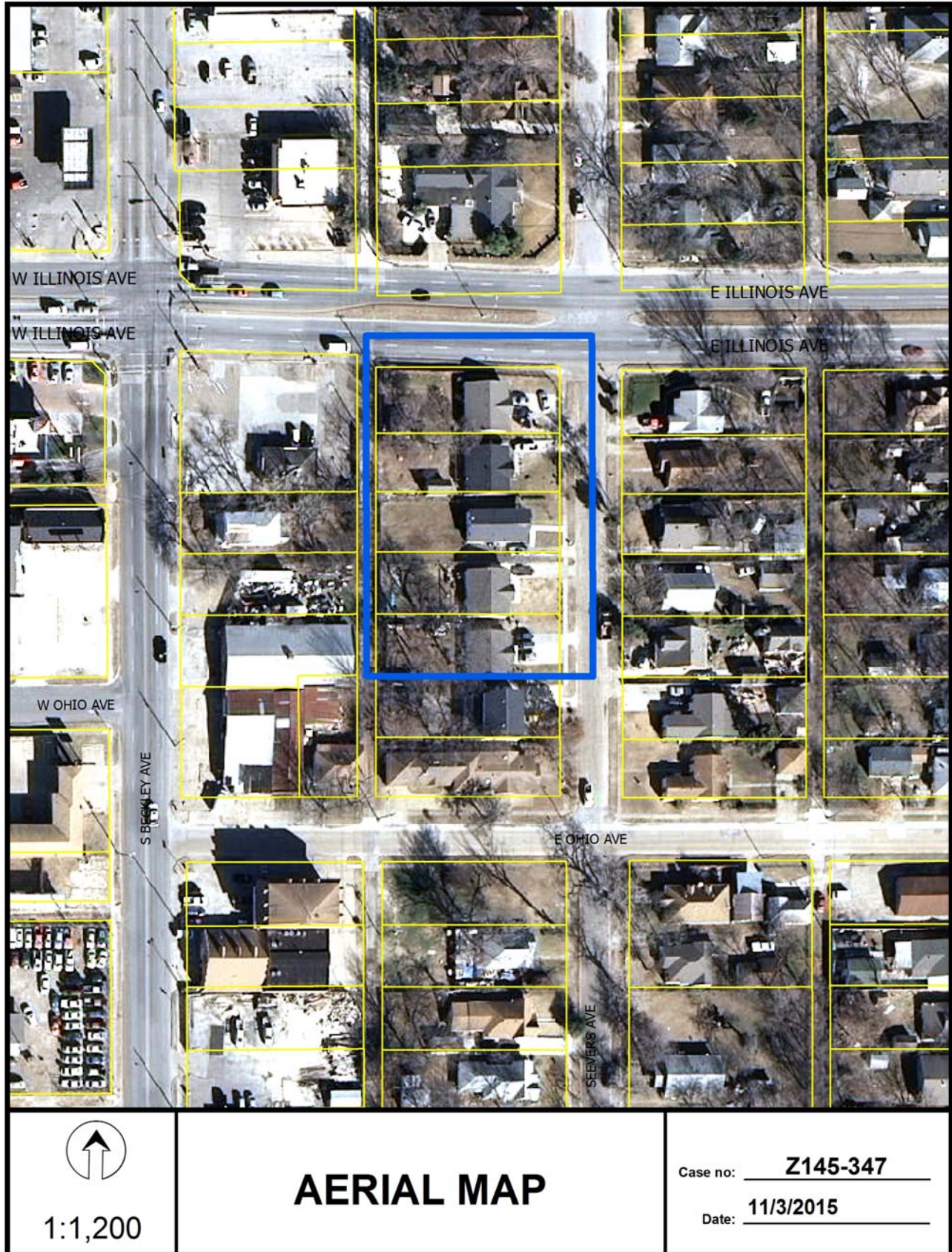
LIST OF OFFICERS

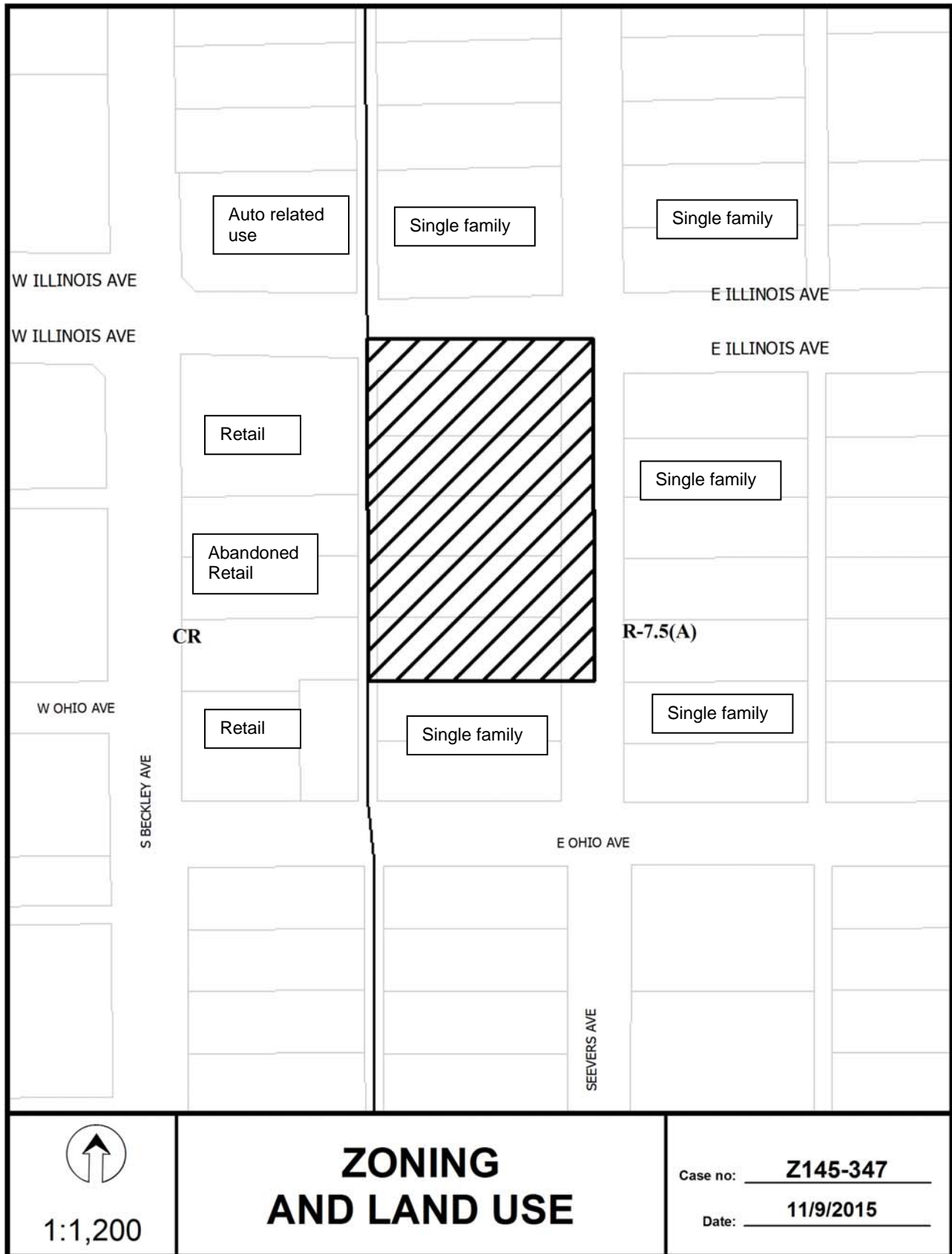
- Jason Price President / Owner
- Donn Fizer Vice President
- Gregory Griffith Vice President

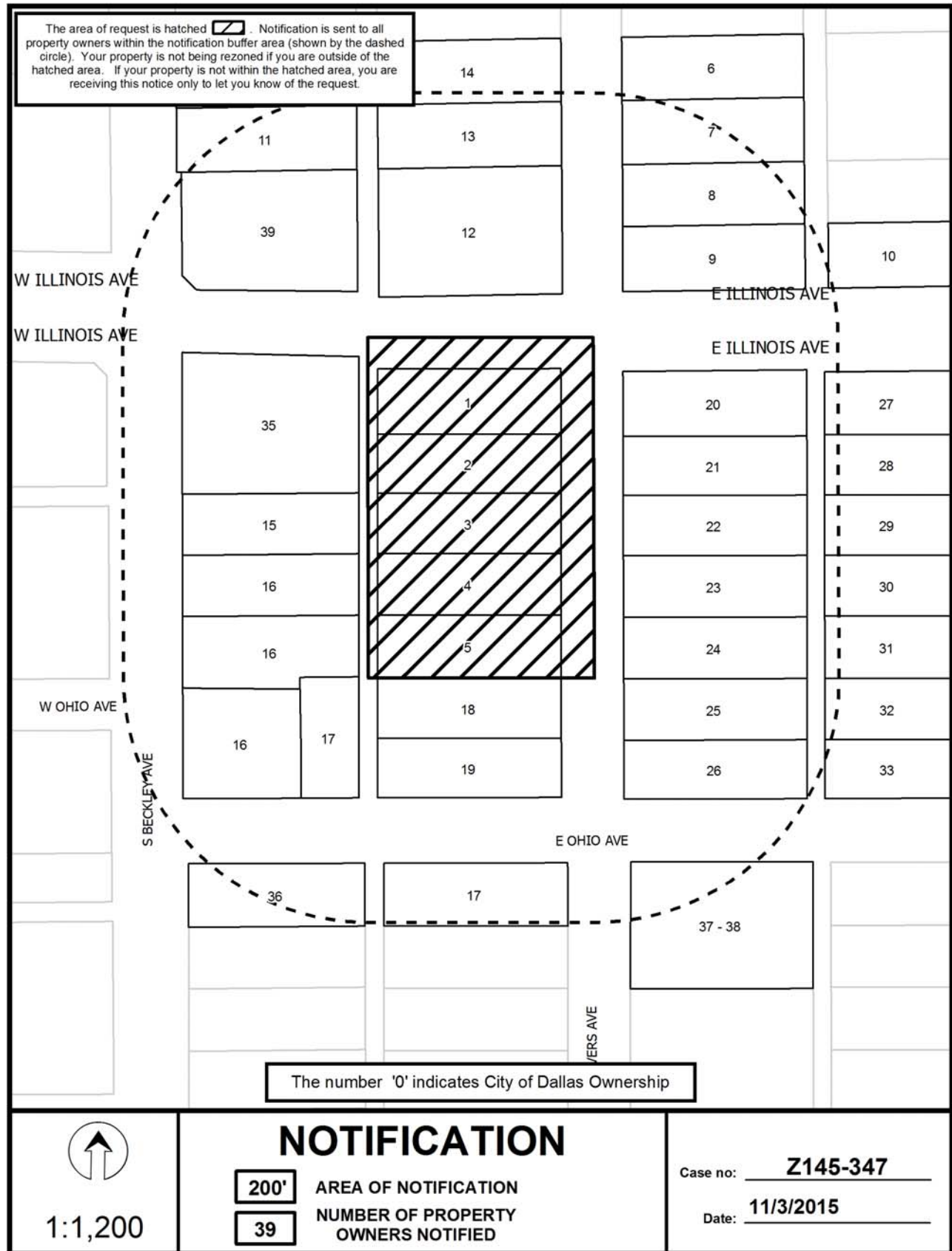
Z145-347(WE)



Z145-347(WE)







Notification List of Property Owners

Z145-347

39 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2305 SEEVERS AVE	CASERES MARIA
2	2311 SEEVERS AVE	BARROSO VERONICA
3	2315 SEEVERS AVE	JOHNSON DAVID L & ANNIE J
4	2319 SEEVERS AVE	ISLAS FUSTINO &
5	2323 SEEVERS AVE	ORNELAS VICTOR &
6	2212 SEEVERS AVE	MARTINEZ MARIA REYES
7	2216 SEEVERS AVE	FORD MURPHY & ANNIE PEARL
8	2222 SEEVERS AVE	ROSALES JESUS
9	2226 SEEVERS AVE	JACKSON MARY
10	2227 RAMSEY AVE	ZAMBRANO MARY BELL
11	2216 BECKLEY AVE	LOTSA CASH II INC
12	2223 SEEVERS AVE	ORTEGA GUADALUPE & ZENIDA
13	2219 SEEVERS AVE	HERNANDEZ PEDRO LOPEZ &
14	2213 SEEVERS AVE	CHILDERS ROY & LINDA
15	2314 BECKLEY AVE	HUTSON MABEL E ESTATE
16	2316 BECKLEY AVE	MARKS JAMES W
17	111 OHIO AVE	SKIEF CLEMMIE
18	2327 SEEVERS AVE	SEGOVIA RODRIGO M &
19	2329 SEEVERS AVE	SEGOVIA ROCIO
20	2306 SEEVERS AVE	SAUCEDO FERMIN &
21	2310 SEEVERS AVE	MATA JOSE REFUGIO & ADRIANA R
22	2314 SEEVERS AVE	MATA JOSE R & ADRIANA R
23	2318 SEEVERS AVE	BRYANT LILLIE M ESTATE OF
24	2322 SEEVERS AVE	ROJAS FRANCISCO JAVIER &
25	2324 SEEVERS AVE	SALAZAR ANGEL
26	2328 SEEVERS AVE	BENJAMIN THOMAS W JR

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2307 RAMSEY AVE	LEIVA JUAN
28	2309 RAMSEY AVE	CORONADO CARMEN
29	2313 RAMSEY AVE	MACHADO FELIPE & ROSA E
30	2317 RAMSEY AVE	WHITAKER CLARA P
31	2323 RAMSEY AVE	RIOS TRINIDAD GUEVARA
32	2327 RAMSEY AVE	MORALES MIGUEL A
33	2331 RAMSEY AVE	DELATORRE CESAR & ELDA
34	2212 BECKLEY AVE	LOTSA CASH II INC
35	2300 BECKLEY AVE	KIM ANDREW HO
36	2402 BECKLEY AVE	SKIEF CLEMMIE
37	2400 SEEVERS AVE	MOYA VICTOR &
38	2404 SEEVERS AVE	RAMIREZ MISAEL &
39	2222 BECKLEY AVE	CHIEF AUTO PARTS INC

FILE NUMBER: Z145-235(AF)

DATE FILED: March 31, 2015

LOCATION: Northeast corner of Westlake Avenue and Hillside Drive

COUNCIL DISTRICT: 9

MAPSCO: 36V

SIZE OF REQUEST: Approx. 5.65 acres

CENSUS TRACT: 80.00

APPLICANT/OWNER: Roger L. Perry

REPRESENTATIVE: Brian E. Moore, GFF Planning

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District and private school uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant's intention is to expand Lakehill Preparatory School and increase the enrollment of students from 423 to 523. The proposed expansion is approximately 17,353 square feet, which would include new classrooms, athletic facilities, and parking. The school was established before changes to the Development Code required Specific Use Permits for public and private schools in residential zoning districts. The level of expansion necessitates this zoning request. The applicant is requesting modified development standards to permit a maximum height of 60 feet and to decrease the required parking from 202 parking spaces to 159 parking spaces.

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

GUIDING CRITERIA FOR STAFF RECOMMENDATION:

Staff recommends approval of the request based upon:

1. *Performance impacts upon surrounding property* – The proposed buildings are compatible in scale with the surrounding area. To mitigate potential impacts, the applicant is proposing increased landscaping on the northeast corner the property to serve as a buffer between the school's parking lot and the residential homes located along Blanch Circle. The southeast corner of the property also reflects an increase in landscaping which would help mitigate any impact on the residential properties located to the south. In addition, the school is increasing pedestrian accessibility by installing sidewalks along the perimeter of the school.
2. *Traffic impact* – A traffic management plan was provided by the applicant to mitigate any traffic impact on the surrounding neighborhood. The TMP specifies locations of parking, staggered hours for accessing and exiting certain portions of the site, and continued traffic direction by off-duty police officers.
3. *Comprehensive Plan or Area Plan Conformance* – The proposed request is in compliance with the forwardDallas! Comprehensive Plan. The proposed development is located within the Residential Neighborhood Building Block.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – Modifying development standards to increase lot coverage and allowable height along with a decrease in parking requirements are not permitted with a Specific Use Permit. Staff supports a Planned Development District for the use since the use has existed on the site for over 40 years and the additional floor area will not impact its compatibility with the surrounding neighborhood.

Zoning History: There have not been any recent zoning changes requested in the area within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing Dimension
Blanch Circle	Minor Arterial	50'
Westlake Avenue	Minor Arterial	50'
Hillside Drive	Minor Arterial	50'

Traffic:

The Engineering Section of the Department of Sustainable Development and Construction has reviewed the request and determined that the increase in the number of students will impact the surrounding roadway system. Traffic circulation will be regulated through the traffic management plan included in the conditions.

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 Plan identifies the request site as being in a Residential Neighborhood Building Block.

This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections. Neighborhood "pocket parks" provide open space for families. Individual lot size, front yard and side yard setbacks, garage orientation and scale of the home varies from neighborhood to neighborhood. These areas rely primarily on cars for access, although traffic on neighborhood streets is expected to be low. Cutthrough traffic or spill over from commercial areas will be strongly discouraged. While public transit may be available, typically it involves longer walks to bus stops or the need to drive to park-and-ride facilities. Newly developed neighborhoods may provide better pedestrian access to community services through shorter block lengths, narrower streets, sidewalks and greenbelts with hike and bike trails and might also provide improved access to transit service. Public investment will focus on protecting quality of life by providing amenities such as parks, trails, road improvements and strong code enforcement.

Staff has concluded the proposed request is in compliance with the *forwardDallas! Comprehensive Plan*.

STAFF ANALYSIS:

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

2.5.1.1 Ensure neighborhoods have access to high-quality public amenities and services such as parks, schools and libraries.

GOAL 7.1 PROMOTE VIBRANT AND VIABLE NEIGHBORHOODS

7.1.5.5 Ensure all neighborhoods are served by and accessible to neighborhood commercial areas when appropriate, parks and open space, schools and libraries.

Land Use:

	Zoning	Land Use
Site	R-7.5 (A)	School
North	R-7.5 (A)	Single Family
South	R-7.5 (A)	Single Family
East	R-7.5 (A)	Single Family
West	R-7.5 (A)	Single Family

Land Use Compatibility: The school has operated on the subject site for over forty years with minimal change on the site and the surrounding land use pattern. It is located within a predominately low-density, residential neighborhood at the intersection of three minor arterial streets. Prior to the school, land uses were a church and nursery school.

Development Standards:

Current Development Standards							
DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
R 7.5 (A)	25'	10/15'	No Maximum Dwelling Unit Density	30'	25%		Single Family, Public or Private Schools, churches

Proposed Development Standards							
DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
PD	25	10/15	Max Floor Area 90,000 Sq. ft.	60	37%		Single Family & School

Landscaping: In general, the proposed development does adhere to Article X standards. A general public sentiment shared by the community during neighborhood meetings was the intention to maintain the site as “green” as possible with minimal or no changes to the aesthetics of the perimeter. The landscape plan was provided to ensure this was done.

A total of 6 trees equaling 128 caliper inches of protected trees are proposed to be removed from the site. As an alternative, a total of 44 trees equaling a total of 165.5 caliper inches will be installed throughout the site. Additional trees are proposed along Blanche Circle to offer increased screening of the new parking lot at the northeast corner of the site. On the southeastern portion of the site, a three-foot park strip (turf grass) with 3-inch caliper crape myrtles will be planted and spaced 25 feet on center.

Parking: Pursuant to §51A-4.204 of the Dallas Development Code, schools require one and one-half parking spaces for each kindergarten/elementary school classroom along with three and one half parking spaces for every junior high/middle school classrooms and nine and one half spaces for each senior high school classroom. The proposed school is projected to have 12 elementary, 9 middle, and 16 high school classrooms, which would require a total of 202 parking spaces. The applicant is proposing 159 parking spaces. The applicant, as well as staff visited the site during school hours and conducted a visual analysis of the current parking which has 123 parking spaces, in an attempt to determine the demand for parking. An average of 20% vacancy was recorded during the site visits. Because of this lack of demand for parking, the applicant believes that the lack of parking demand will continue with the additions proposed. As an alternative the applicant is proposing to add 36 parking spaces and limit the amount of student parking.

List of Partners

Trustees for Lakehill Preparatory School

Marc Armentrout

Bradley Bartholow

Charles Bauer

Charles Burch

Rick Currey

Beverly Godbey

Carolyn Howard

Stephanie Hunt

Christopher J. Janning

Bill Maxwell

Colleen McCall

James Perry

Brad Robinson

Brent Rosenthal

John Seddelmeyer

Irwin Thompson

Matt Trent

Dana Turner

Brent Walker

Jeff Weiser

Sherry Bartholow

Michael Dulan

Ron Gafford

Martha Hulse

Tim Mack

Erle Nye

James Vaughan

Robert Wolf

Roger L. Perry

Tricia McCaleb

Z145-235

Proposed Conditions

ARTICLE ???

PD ???

SEC.51P-???.101. LEGISLATIVE HISTORY.

PD ??? was established by Ordinance No. _____, passed by the Dallas City Council on _____.

SEC.51P-???.102. PROPERTY LOCATION AND SIZE.

PD ??? is established on property generally located along the east line of Hillside Drive, south line of Blanch Circle. The size of PD ??? is approximately 5.65 acres.

SEC.51P-???.103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P-____.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit ____A: development plan.
- (2) Exhibit ____B: landscape plan.
- (3) Exhibit ____C: traffic management plan.

SEC.51P-???.105. DEVELOPMENT PLAN.

(a) Development and use of the Property must comply with the development plan (Exhibit ____A).

(b) If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC.51P-???106. MAIN USES PERMITTED.

(a) The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following additional uses are permitted by right:

- Open-enrollment charter school.
- Private school.

SEC.51P-???107. ACCESSORY USES.

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

SEC.51P-???108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

- (a) Floor area. Maximum floor area: 90,000 square feet
- (b) Stories. Maximum number of stories above grade: Three
- (c) Height. Maximum structure height: 60 feet
- (d) Minimum setbacks: Front: 25 feet; Side: 10 feet; Rear: 15 feet

For a private school, setbacks must comply with those shown on the development plan. For all other uses, minimum setbacks must be 25ft for the front and 10ft/15ft for the side/rear.

SEC.51P-???109. OFF-STREET PARKING AND LOADING.

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

(b) Open-enrollment charter school or private school. Student parking is limited to a maximum of 80 spaces in the location shown on the development plan.

SEC.51P-???.110. LANDSCAPING.

(a) Except as provided in this section, landscaping must be provided as shown on the landscape plan (Exhibit ____B. If there is a conflict between the text of this article and the landscape plan, the text of this article controls.

(b) The existing fence and column spacing that follows along the south side Blanch Circle must be extended to the Property's east boundary that aligns with an existing wooden fence.

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

SEC.51P-???.111. SIGNS.

Signs must comply with the provisions for non-business zoning districts contained in Article VII.

SEC.51P-???.112. TRAFFIC MANAGEMENT PLAN.

(a) In general. Operation of an open-enrollment charter school or a private school must comply with the traffic management plan (Exhibit ____C).

(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 (date). After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by June 1st on a bi-annual basis.

(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) 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-???.113. LIGHTING.

No lighting is permitted on the play fields.

SEC.51P-???.114. ENROLLMENT.

The combined maximum enrollment for the private school is 500.

SEC.51P-???.115. ADDITIONAL PROVISIONS.

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

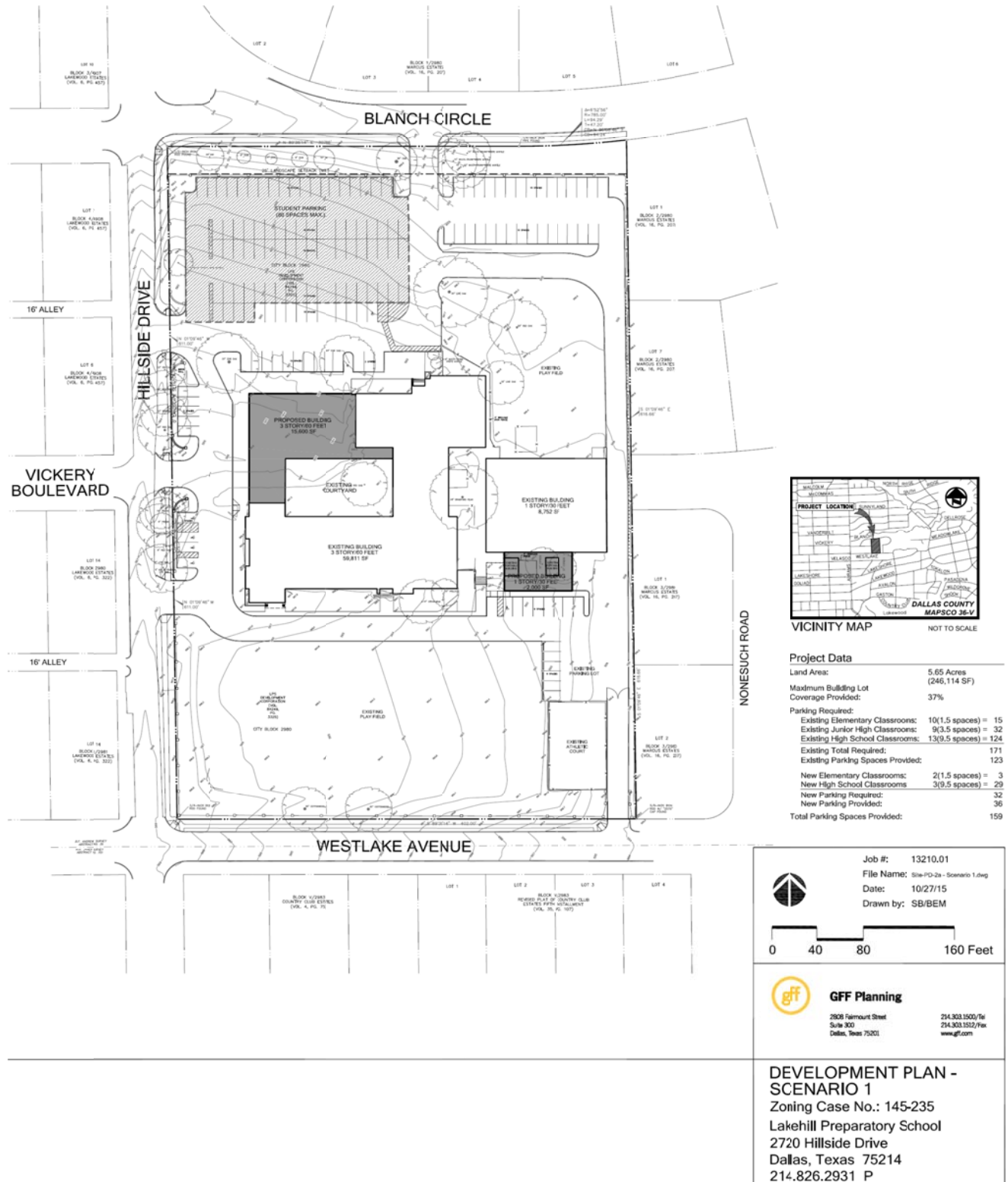
(b) Development and use of the Property must comply with federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC.51P-???.116. COMPLIANCE WITH CONDITIONS

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

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

Proposed Development Plan



Proposed Traffic Management Plan

**Traffic Management Plan and Queuing Analysis
Lakehill Preparatory School Z145-235
2720 Hillside Drive, Dallas, TX
October 27, 2015**

Introduction:

The Lakehill Preparatory School is located on the northeast corner of Hillside Drive and Westlake Avenue. The school has been in operation on the current site since 1971. The school currently has 423 students in grades K through 12. The school is proposing to add two expansions to the existing buildings on campus, which will modify circulation through the main parking and loading area. The school is also proposing to expand the student body to 500 students.

The following table shows the distribution of students for the 2014-2015 school year, and for the proposed maximum of 500 students:

Grade	2014/2015 Students	Maximum Students	Start Time	Dismissal Time
Kindergarten	26	32	8:15 AM	3:00 PM
1 st Grade	37	36		
2 nd Grade	32	36		
3 rd Grade	34	36		
4 th Grade	30	36		
Lower School Subtotal	159	176		
5 th Grade	36	38	8:00 AM	3:30 PM
6 th Grade	34	38		
7 th Grade	38	43		
8 th Grade	41	45		
Middle School Subtotal	149	164		
9 th Grade	30	40	8:00 AM	3:30 PM
10 th Grade	33	40		
11 th Grade	30	40		
12 th Grade	22	40		
Upper School Subtotal	115	160		
Lakehill Total	423	500		

Existing Campus Circulation and Observations:

The current campus has two loading areas. The Main Loading Area is on the northwest corner of the building, in the main parking lot. It has two paths, entered from either the northern or middle driveways on Hillside Drive. The middle driveway is opposite Vickery Boulevard, and its path leads through the courtyard and then out either to Blanch Circle or Hillside Drive. The northern driveway path leads across the north side of the building and then out to Blanch Circle. Combined queuing positions number approximately 22 in both parts of the Main Loading Area. The Gym Loading Area is north of the gymnasium, accessed via the fire lane from Westlake Avenue, and then exiting out to Blanch Circle.

School drop-off and pick-up conditions were observed on February 10 and 12, 2015. The school days were reported to be typical in all respects. Additional observations were made with neighborhood members, City commissioners, and City staff in May 2015.

Parents are instructed in the drop-off and pick-up procedures with handouts with text and exhibits for each grade level.

For the morning drop-off time period, all students are dropped off in the Main Loading Area adjacent to the parking lot. Middle and Upper School students arrive for the 8:00 AM start, and Lower School for the 8:15 start. Vehicles enter from Hillside Drive, deposit students in the loading area, and then exit to Blanch Circle or Hillside Drive. Vehicles are directed to exits by the security officer who manages the campus circulation. Drop-off flow is smooth but the multiple entry paths can lead to friction between vehicles. The maximum observed queue was approximately 22 vehicles, split equally between the two paths through the Main Loading Area. Entering and exiting vehicles had a short-lived negative effect on Hillside Drive when vehicles could not be immediately received into the campus. There were only brief delays to through vehicles. Radar speed readings during the May observation showed most vehicles travelling between 20 and 25 MPH on Hillside Drive at Vickery Boulevard. No vehicle was observed at over 29 MPH. Perceived speed along Hillside Drive is higher due to the narrowness of the roadway.

For the afternoon pick-up time period, the Lower School students are dismissed at 3:00 PM using the Gym Loading Area. Drivers respected the school's instruction to enter only from westbound Westlake Avenue. Maximum queue was observed to be 23 vehicles at the 3:00 PM time when dismissals began. With vehicles only being queued to the north edge of the gym building prior to the dismissal and 16 vehicles able to be queued on the campus, this meant 7 vehicles were queued on westbound Westlake Avenue. Since the queue was confined to one direction, and the Westlake Avenue traffic volume is minimal, this queuing in the public street did not present a significant negative impact to the traffic conditions. Non-school vehicles travelling in either direction could still proceed. The pick-up operation uses the standard modern procedure of placards in vehicles, and a traffic administrator matching vehicles with students at multiple loading positions. The Lower School queue was out of the street by 3:10 PM and the loading operation was essentially done by 3:15 PM. After picking up students, the vehicles could easily exit to Blanch Circle.

The Middle and Upper Schools performed the pick-up operations in the two parts of the Main Loading Area. The Middle School vehicles enter at the north driveway to Hillside Drive and pass across the north side of the building, then exit to Blanch Circle. The Upper School vehicles enter at the middle driveway opposite Vickery Boulevard and travel through the courtyard area, then are directed to exit either to Blanch Circle or Hillside Drive by the security officer. Maximum observed queue was approximately 18 vehicles just after the 3:30 PM

dismissal, and the main pick-up rush was completed by 3:42. Some vehicles briefly queued along Hillside Drive, causing minor delay to through traffic.

Proposed Campus Circulation:

The expansion of the campus buildings will remove the courtyard portion of the Main Loading Area, leaving only one drop-off or pick-up path. A new east-west connection will be constructed south of the school building, allowing internal access between the eastern driveway and the main loading area. In addition to providing additional queue space within the campus, the east-west connection allows entering vehicles to be more balanced between Hillside Drive and Westlake Avenue and still reach the Main Loading Area.

The circulation for the Main Loading Area will be to enter at the southern driveway on Hillside Drive, travel north along the western edge of the building, then turn east to the loading area. Entry to the campus will be from northbound Hillside Drive only. A second circulation path will be to enter from Westlake Avenue, travel west on the new east-west connector, and then join the northbound path. Exit will be to Blanch Circle. The northbound leg of this path is doublestacked for additional queuing positions within the campus.

The two paths to Main Loading area provide a total of 1,020' of queuing distance, which accommodates 51 vehicles. This queue is made up of the main lane from Hillside Drive to the loading area (480'), the northbound doublestacked lane (200'), and the east-west connector (340'). This queuing distance does not include the 160' between the east-west connector and Westlake Avenue, which would also be available in the PM pick-up time period. The 1,020' of available queuing is a 130% increase in available queuing from the current 440', a change from 22 positions to 51. Besides the additional queuing distance within the site, the Main Loading Area should operate more efficiently since there is only one path in the loading vicinity, removing decision points and the crossing conflict where the current paths intersect.

The Gym Loading Area will operate as it does currently, with the loading area extended northwards to expand the number of vehicles able to queue on the site up to 25. Entry from Westlake Avenue can be from either direction.

Student drivers and faculty parking on campus will enter from the northern driveway on Hillside Drive. Student drivers will exit back to Hillside Drive at the same point, while faculty exiting from the new northeast parking lot will join the exit path to Blanch Circle. The parking entry/exit to Hillside Drive is separated from the loading area traffic flow by cones.

One traffic officer will be positioned at the Westlake Avenue entry, and another will be positioned along Hillside Drive during the drop-off and pick-up periods. The Westlake Avenue officer will control the entry and ensure that Westlake Avenue through traffic is not impeded by entering maneuvers. The Hillside Drive officer will control drop-off/pick-up entries at the southern driveway and parking entry/exit at the northern driveway. Both officers will act assertively to reduce the impact on the public street traffic by the school traffic maneuvers.

Proposed TMP Operation:

The proposed TMP for the expanded campus uses the same start and end times as the current operation, and modifies the circulation as noted above. For 8:00 AM arrival, Upper School student drop-offs enter from Westlake Avenue, travel through the longer circulation path, and are dropped off in the Main Loading Area. At the same time, Middle School student drop-offs enter from Westlake Avenue, split from the Upper School path to continue north, and are dropped off at the Gym Loading Area. For 8:15 AM arrival, Lower School drop-offs enter from northbound Hillside Drive, travel north within the campus, and are dropped off in the Main Loading Area.

The Lower School dismissal is accommodated at the Gym Loading Area at 3:00 PM. Vehicles arriving prior to dismissal should be queued up to the north edge of the loading area, to maximize the usable queue within the site. Vehicles queue and then arrive at the Gym Loading Area, where they are matched with students by the traffic administrator, aided by placards in each vehicle. Students are assisted into the vehicle at each loading station by the staff. Vehicles then exit to Blanch Circle.

The Middle School and Upper School dismissal occurs at 3:30 PM using the Main Loading Area. Upper School vehicles enter from Westlake Avenue and queue across the east-west connector. Middle School vehicles enter from northbound Hillside Drive. Vehicles arriving prior to dismissal can queue within the path shown on the TMP. Vehicles queue and then arrive at the Main Loading Area, where they are matched with students by the traffic administrator. Vehicles then exit to Blanch Circle.

Queuing Analysis:

Based on observations of queuing at other public and private schools in the DFW area, KHA uses a design standard for projecting pick-up queue demands at schools. In the normal KHA design standard, the expected maximum queue in vehicles is equal to 20% of the largest number of students dismissed at one time, or 1 vehicle per 5 students. Students using buses or walking/biking are deducted from the student number since they do not attract personal vehicles to the campus. This method accounts for the differences in how schools divide up the pick-up time period, as some dismiss all students in one group and therefore have higher vehicle demands in a short time period, while some spread out the dismissals over two or more groups. The projected queue formula can be stated as:

$$(\text{Students dismissed in time period} - \text{Students using other modes}) * \text{Vehicles/Student} = \text{Number of vehicles in queue}$$

The observations of the existing conditions showed that Lakehill generates fewer queued vehicles than the typical school campus. The maximum queue for the Lower School was 23 vehicles when dismissing 159 students, for a rate of 1 vehicle per 7 students. The maximum queue for the Middle and Upper School was 18 vehicles when dismissing 264 students (including student drivers), for a rate of 1 vehicle per 14+ students. For a conservative analysis, the Middle and Upper School future queues will be calculated with a rate of 1 vehicle per 10 students.

The peak queue for the Gym Loading Area will occur at 3:00 PM with the Lower School dismissal of 176 students. 176 students being dismissed translates to a queue of 25 vehicles, or 500' of queuing distance. The Gym Loading Area now has 500' of queuing distance available, so the maximum queue should be accommodated without extending onto Westlake Avenue.

The peak queue for the Main Loading Area will occur at 3:30 PM with the Middle School and Upper School dismissals of 324 students. After deductions for student drivers, this translates to a maximum queue of 24

vehicles between the two groups, or 480' of queuing distance. This queue can be comfortably be accommodated within the 1,020' of queuing distance available. For the specific groups, the 16 vehicles in the maximum Middle School queue can be accommodated within the 480' of main lane queue between Hillside Drive and the Main Loading Area, before consideration of the doublestacked queue lane. The 8 vehicles in the maximum Upper School queue can be accommodated within the east-west connector's 340' of available queue, or within the doublestacked queue lane. With 30 minutes between dismissals for the Lower School and the Middle/Upper Schools, there is no overlap of the exiting paths to Blanch Circle.

The following table shows the dismissal groups for each loading area, and resulting queuing conditions.

Pick-Up Queuing Summary - Main Loading Area								
Group Grades Dismissed	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pickup	Maximum Queue	Available Queue	Surplus (Deficiency)
Middle School 5, 6, 7, 8	3:30 PM	164	0	0	164	16 Vehicles 320'	24 Vehicles 480'	8 Vehicles 160'
Upper School 9, 10, 11, 12	3:30 PM	160	0	80	80	8 Vehicles 160'	17 Vehicles 340'	9 Vehicles 180'

Middle/Upper School Queue Demand = 1 per 10 students based on observations.

Doublestacked area (200', 10 Vehicles) available for use by either group in addition to the above available queue.

Pick-Up Queuing Summary - Gym Loading Area								
Group Grades Dismissed	Dismissal Time	Students Dismissed	Bus / Bike / Walk	Student Drivers	Parent Pickup	Maximum Queue	Available Queue	Surplus (Deficiency)
Lower School K, 1, 2, 3, 4	3:00 PM	176	0	0	176	25 Vehicles 500'	25 Vehicles 500'	0 Vehicles 0'

Lower School Queue Demand = 1 per 7 students based on observations.

Sidewalk on Westlake Avenue:

Two site plans are still in consideration to address the issue of providing a sidewalk on the north side of Westlake Avenue between Hillside Drive and the southeast boundary of the site. The south side of Westlake Avenue currently has a sidewalk. The new sidewalk on the north side of Westlake Avenue would be the code minimum 3' sidewalk, and would take up much of the current landscaped area between the curb and the property line.

The school will be constructing new sidewalks on the north and west sides of the site, along Blanch Circle and Hillside Drive. No sidewalks currently exist on those blocks.

The City would normally require a sidewalk along the north side of Westlake Avenue as well. However, the residents adjacent to the site have indicated that a sidewalk is not preferable on the north side of Westlake Avenue.

From a transportation perspective, a sidewalk on the north side of Westlake Avenue would add something to the overall pedestrian connectivity options in the vicinity. However, due to the specific context of the area, the additional sidewalk is not a significant improvement to connectivity or safety. The narrowness of the feasible sidewalk is a negative, as well as the fact that it would end abruptly at the southeast corner of the site.

Sidewalks are somewhat rare in the Lakewood area, and this is touted as a positive by some neighborhood residents. While some pedestrians may feel threatened by having to share space with vehicles on the paved

spaces, the lack of sidewalks can also keep vehicle speeds down by having mixed traffic in the street, and contributes to the unique Lakewood atmosphere that has developed over many decades.

Having a sidewalk does largely address the vulnerable feeling of some pedestrians, giving them a dedicated path separate from vehicles. The change to connectivity and safety is very significant when adding a sidewalk to a link that does not have one. This could be considered to be a positive change in most cases, even if it somewhat subjectively detracts from the traditional Lakewood atmosphere in this vicinity. Given appropriate crossing opportunities, the difference to connectivity and safety is much smaller when adding a second sidewalk on the other side of a street from an existing sidewalk.

Therefore, it can be concluded that the addition of sidewalks to Blanch Circle and Hillside Drive by the school is a positive change, and will provide options to pedestrians that were previously unavailable on those blocks. However, the addition of a sidewalk to the north side of Westlake Avenue, parallel to the existing sidewalk on the south side of the street, does not provide a significant improvement to conditions in that block that would overcome the opposition from the adjacent residents. The existing sidewalk already provides a meaningful and appropriate pedestrian accommodation along Westlake Avenue. There should not be a requirement for a second sidewalk if the neighborhood is in opposition.

Summary:

This TMP defines the drop-off and pick-up procedures for Lakehill Preparatory School once the site is modified in accordance with the proposed plan. The proposed master plan and this TMP provide a significant improvement in on-site queue storage over the existing operations. The TMP vehicle routes provide an available queue distance within the site that is greater than the projected maximum expected queue for the school's operations. With the TMP operating as shown, the school traffic should not need to queue vehicles in the ROW of any City street. The property owner/school administrator is responsible for the administration of the TMP and minimizing the impact of the vehicle queue on the City streets. Only uniformed police officers should be allowed to direct and control traffic operating within the public right-of-way.

Based on the vehicle queuing analysis conducted and the resulting Traffic Management Plan, I, Scot A. Johnson, P.E. #92615, certify that the results indicate that no queuing of vehicles dropping off or picking up students at Lakehill will extend onto City of Dallas rights-of-way as a result of internal queuing constraints.

No queuing is allowed in City of Dallas ROW. In order to ensure that all queuing of vehicles is completely accommodated on school property, Lakehill administrative officials should implement the proposed Traffic Management Plan, monitor the operation on a continuing basis, and if any vehicle queuing should begin to occur on public right-of-way, take the necessary action to mitigate it.

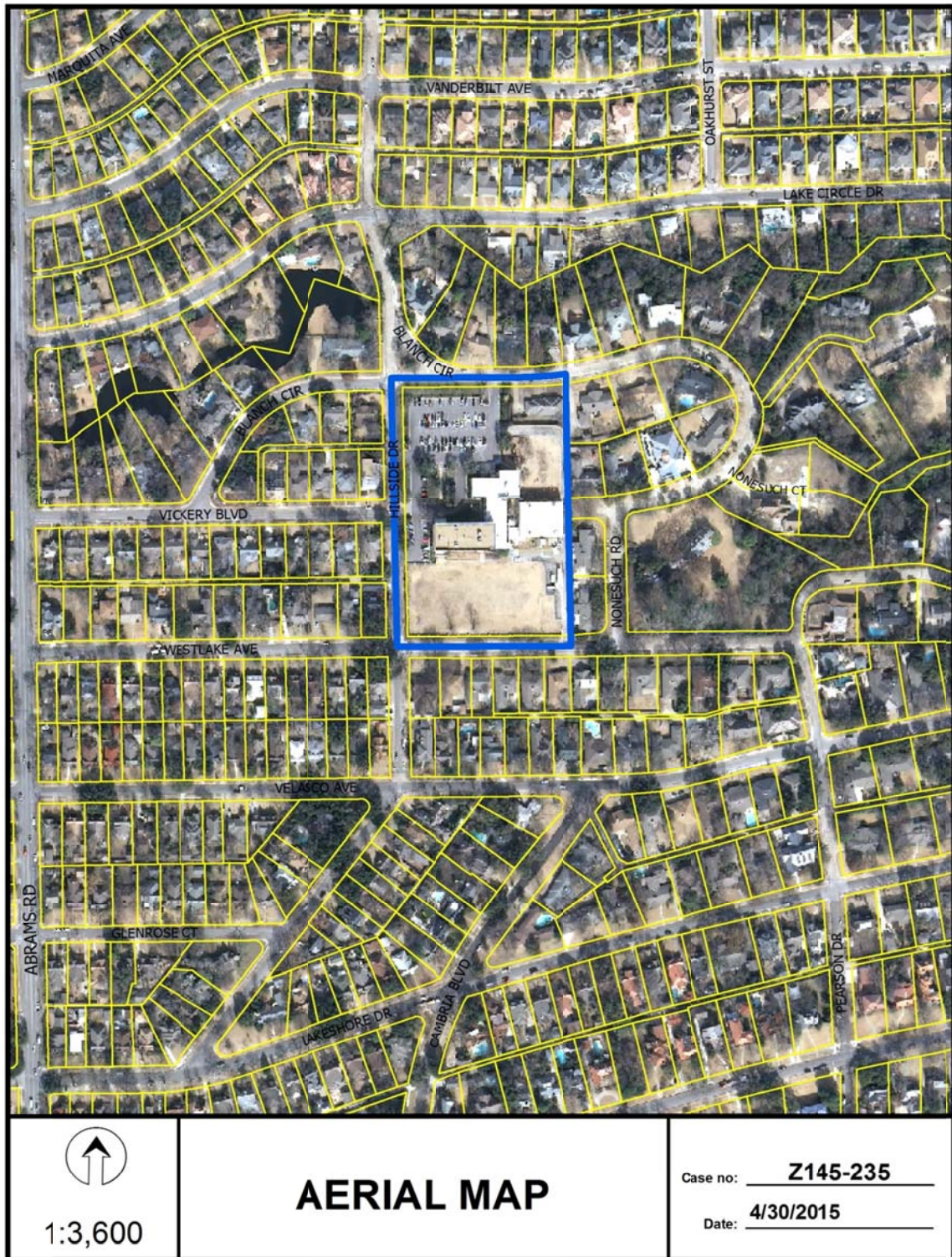
Prepared by:

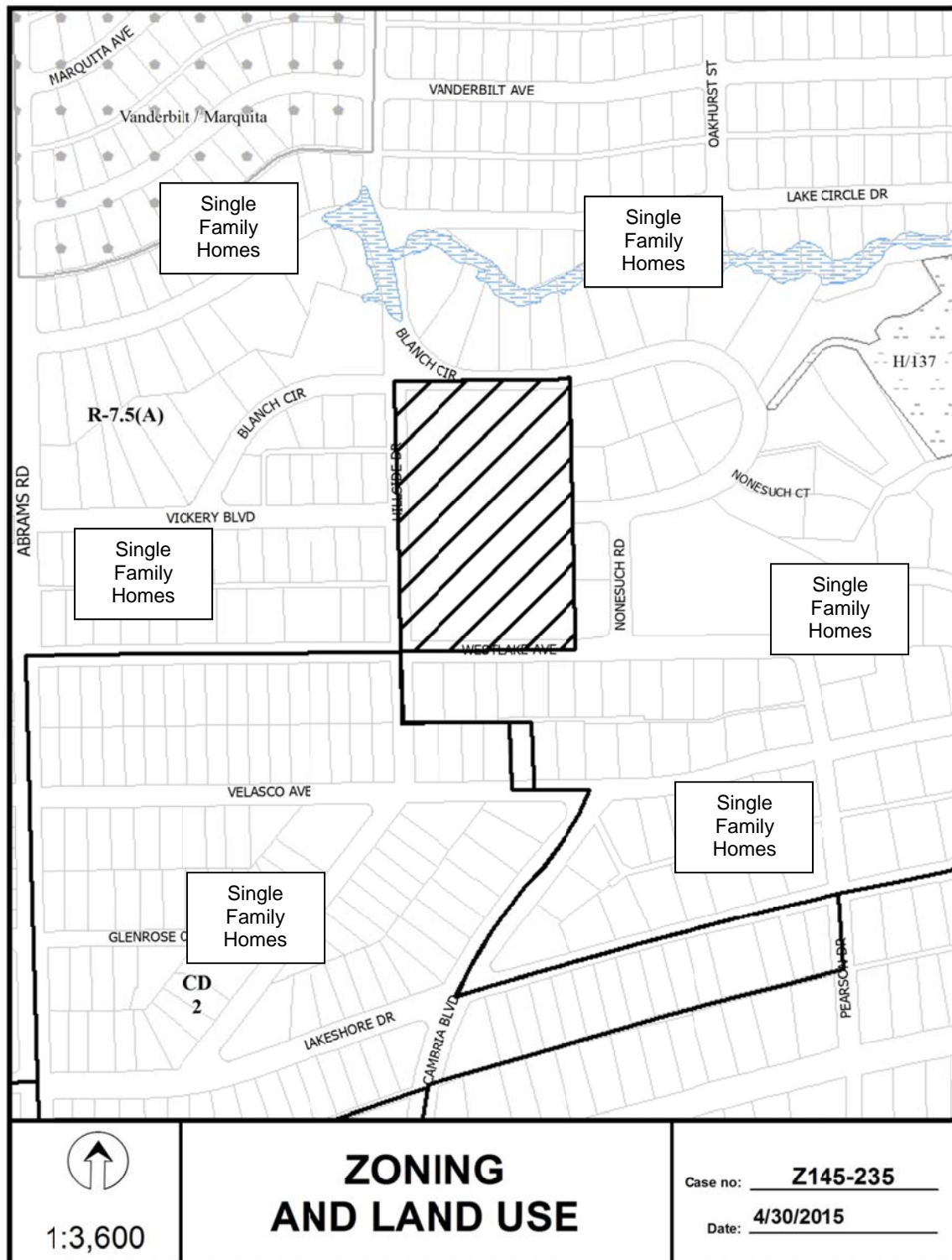
Kimley-Horn and Associates, Inc.
Scot A. Johnson, P.E., PTOE
12750 Merit Drive, Suite 1000
Dallas, TX 75251
(972) 770-1300

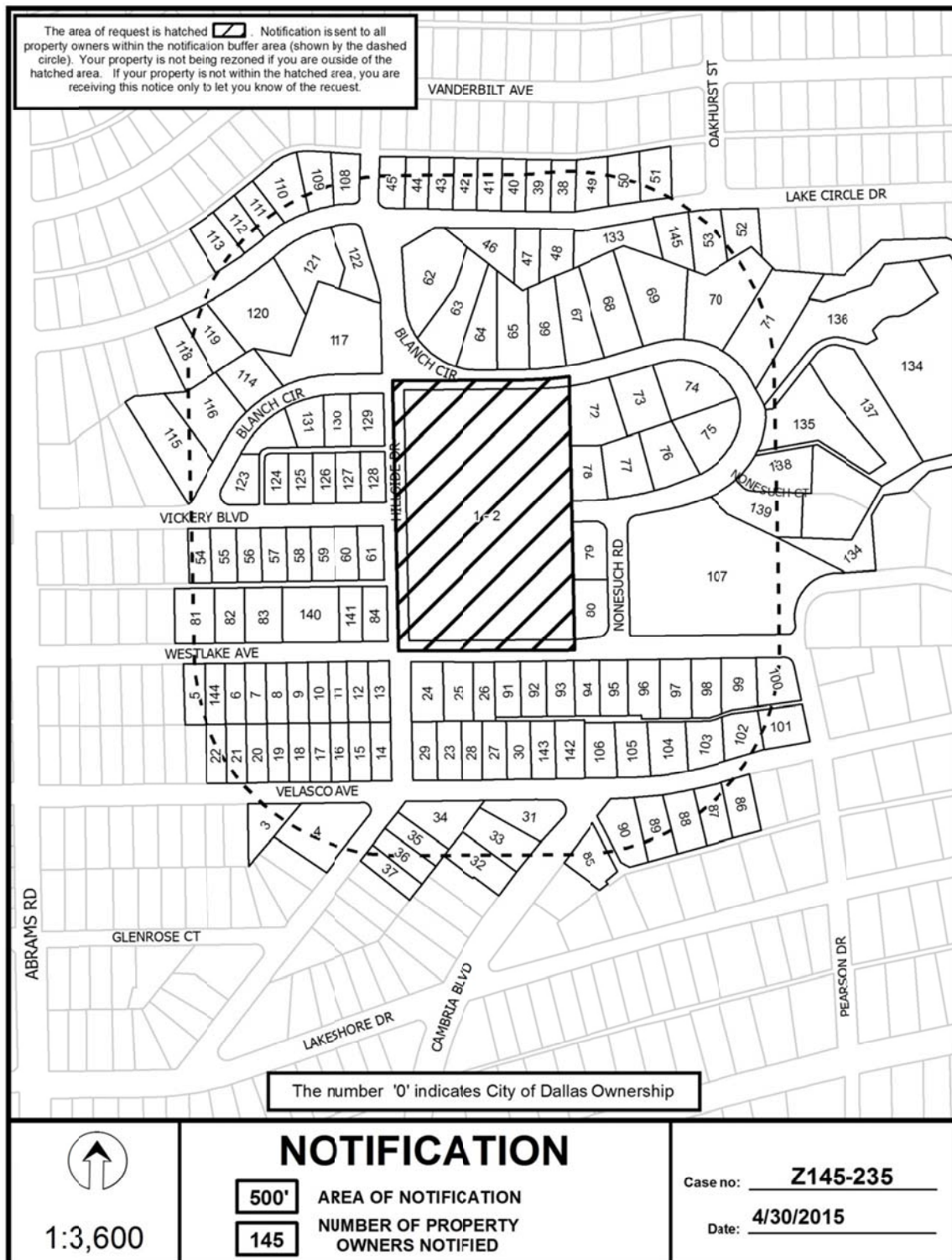


Z145-235(AF)









04/30/2015

Notification List of Property Owners***Z145-235******145 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2720 HILLSIDE DR	LPS DEVELOPMENT CORPORATION
2	6530 BLANCH CIR	LAKEHILL PREPATORY SCHOOL
3	6442 VELASCO AVE	WRIGHT PAUL &
4	2525 HILLSIDE DR	COWSERT JAMES K & MONICA
5	6430 WESTLAKE AVE	COHEN SAMUEL MAX & LAUREN T
6	6438 WESTLAKE AVE	BROWN WILLIAM B III & KATHERINE M
7	6442 WESTLAKE AVE	RHODES JACK W
8	6446 WESTLAKE AVE	PAGE JOHN R & REBECCA M
9	6450 WESTLAKE AVE	HARRINGTON NANCY N
10	6454 WESTLAKE AVE	HAYNES KATHERINE DARRELINE &
11	6458 WESTLAKE AVE	HOWARD BYRON &
12	6462 WESTLAKE AVE	RAINS KYLE
13	6466 WESTLAKE AVE	GASCH BETTY H &
14	6467 VELASCO AVE	BLACK MARY MARTHA
15	6463 VELASCO AVE	THEVENET CHRISTOPHER B
16	6459 VELASCO AVE	ELLOWITZ MICHELLE
17	6455 VELASCO AVE	MORAN PATRICK T & HARRIET M
18	6451 VELASCO AVE	HEED CHERYL K
19	6447 VELASCO AVE	SUN YIYANG & MEGAN
20	6443 VELASCO AVE	DUNBAR MICHELLE & FRED A DUNBAR
21	6439 VELASCO AVE	LASS GEORGE E &
22	6435 VELASCO AVE	DENSON MICHAEL BROCK
23	6507 VELASCO AVE	GRAMS HAROLD E ET AL
24	6500 WESTLAKE AVE	MCMILLAN WESLEY SHANE &
25	6508 WESTLAKE AVE	NARDONE STEPHEN PAUL &
26	6514 WESTLAKE AVE	KEY JOHN MICHAEL

Z145-235(AF)

04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6515 VELASCO AVE	SWANFELDT ANDREW H &
28	6511 VELASCO AVE	HAMILTON KYLE R &
29	6501 VELASCO AVE	MCCLANAHAN MARK
30	6519 VELASCO AVE	CHASE ELIZABETH RAE FENDER &
31	2535 CAMBRIA BLVD	BIGGS JOHN CARTER &
32	2519 CAMBRIA BLVD	YOXALL THOMAS G &
33	2527 CAMBRIA BLVD	LAMBERT ROBERT J &
34	2530 HILLSIDE DR	MAST DAYTON A
35	2526 HILLSIDE DR	RAMIREZ EMMA
36	2522 HILLSIDE DR	CALLENDER JOHN
37	2518 HILLSIDE DR	COLLINS VICTORIA HUNT
38	6537 LAKE CIRCLE DR	MCKERCHER DAVD &
39	6531 LAKE CIRCLE DR	LOZANO RAUL A &
40	6527 LAKE CIRCLE DR	Taxpayer at
41	6523 LAKE CIRCLE DR	SINGLETON VIRGINIA
42	6517 LAKE CIRCLE DR	ASCENZO JOHN R &
43	6511 LAKE CIRCLE DR	LAMB LOIS ANN
44	6507 LAKE CIRCLE DR	CORNETT MILDRED E TRUST
45	6503 LAKE CIRCLE DR	SYLVEST EDWIN E
46	6524 LAKE CIRCLE DR	MOEBEL PATRICK & KATE
47	6528 LAKE CIRCLE DR	WILLIAMSON JACKIE L
48	6536 LAKE CIRCLE DR	TEOTIA SUMEET S
49	6541 LAKE CIRCLE DR	WHITE PATRICK R & JAIME
50	6547 LAKE CIRCLE DR	MESSERSMITH KATY
51	6553 LAKE CIRCLE DR	HEATH PAUL E &
52	6602 LAKE CIRCLE DR	CARR JUDITH A &
53	6566 LAKE CIRCLE DR	EVANS CAMERON C & EMILY WISE
54	6426 VICKERY BLVD	PARKMAN RUSSELL S
55	6430 VICKERY BLVD	PARKER MARY CAROLINE
56	6434 VICKERY BLVD	JACOBS VALERIE
57	6438 VICKERY BLVD	ROBERTS DAVID TRUETT &

04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6442 VICKERY BLVD	HUTCHESON TEARLACH D
59	6446 VICKERY BLVD	JONES THURMAN L JR
60	6450 VICKERY BLVD	LEAMING MARILYN
61	6454 VICKERY BLVD	POWELL WINIFRED C ET VIR
62	6501 BLANCH CIR	SANDERS DOUGLAS ALLEN &
63	6507 BLANCH CIR	HARRIS SARA A &
64	6511 BLANCH CIR	MELENDI STEPHEN A &
65	6517 BLANCH CIR	ALBERTS ROBERT P JR &
66	6523 BLANCH CIR	PORTERLYNNEA MARIE &
67	6531 BLANCH CIR	DALES JUNE M
68	6539 BLANCH CIR	LAMY JACQUES & ODILE
69	6545 BLANCH CIR	RESNICK JEFFREY B &
70	6555 BLANCH CIR	JACKSON SALLY COPASS
71	6563 BLANCH CIR	GARRETT HOWARD ETAL
72	6538 BLANCH CIR	MCMAHON MARK C & KELLEY T
73	6546 BLANCH CIR	EGGLESTON ERIC S & ALEJANDRA M BARBOSA
74	6550 BLANCH CIR	WEIR DANIEL RAY & MARTHA JANE WICKER
75	3 NONESUCH RD	TETER JACK &
76	5 NONESUCH RD	MCDOWELL JOHN H JR
77	7 NONESUCH RD	COOK WILLIAM E &
78	9 NONESUCH RD	DONAGHE E BRUCE & SHARON
79	11 NONESUCH RD	DOWDY DANIEL A & BROOKE M
80	15 NONESUCH RD	HAYNES SHIRLEY D TR
81	6431 WESTLAKE AVE	CARTER JENNINGS BOND & ERIN OBOYLE
82	6439 WESTLAKE AVE	CAHALAN SHANNON P &
83	6441 WESTLAKE AVE	SINNOTT ROBERT M &
84	6467 WESTLAKE AVE	ROBERTSON EDWARD T & ANGELA L
85	2532 CAMBRIA BLVD	CLARK BRUCE & DORCY
86	6628 VELASCO AVE	SECKER BETTY
87	6622 VELASCO AVE	VANDOLEN JULIE G &
88	6616 VELASCO AVE	SELLERS LOUISE W

Z145-235(AF)

04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	6610 VELASCO AVE	TANKERSLEY RUSSELL K
90	6604 VELASCO AVE	STOREY CRAIG DEE & ERIN BETH
91	6520 WESTLAKE AVE	LANESE MICHAEL M
92	6526 WESTLAKE AVE	GOGGANS JOE D &
93	6532 WESTLAKE AVE	CANNON REAGAN & JASON
94	6540 WESTLAKE AVE	HUTCHESON NOEL JR & SUSAN
95	6544 WESTLAKE AVE	KING CHRISTOPHER K & ANN D
96	6606 WESTLAKE AVE	WHITE JERRY F
97	6612 WESTLAKE AVE	BINTZ DAVID W
98	6618 WESTLAKE AVE	PARROTT CORY
99	6624 WESTLAKE AVE	JOHNSON ERIC W
100	6630 WESTLAKE AVE	KRISCHKE ELIZABETH ANN
101	6643 VELASCO AVE	BATALSKY JOEL WILLIAM &
102	6635 VELASCO AVE	DUNSON MICHAEL L & CYNTHIA R
103	6627 VELASCO AVE	THOMAS WILLIAM M & JAY STALLINGS
104	6619 VELASCO AVE	DAILY BRANDON & MERRILL
105	6611 VELASCO AVE	BRUNDAGE JAMES & JANINA
106	6603 VELASCO AVE	SEITER CHARLES J JR
107	4 NONESUCH RD	KIRCHHOFFER JOHN D &
108	6465 LAKE CIRCLE DR	CALAWAY SCOTT L
109	6461 LAKE CIRCLE DR	SEAL DENNIS J & BEVERLY J
110	6455 LAKE CIRCLE DR	GANTT MATTHEW B & SARAH S
111	6451 LAKE CIRCLE DR	YENNE THOMAS R & DEBRA F
112	6445 LAKE CIRCLE DR	BORUFF DARREN &
113	6443 LAKE CIRCLE DR	KINNEY KATHLEEN
114	6415 BLANCH CIR	CHAPMAN CHERYL B
115	6403 BLANCH CIR	SHILLING VINCENT &
116	6409 BLANCH CIR	ASPINALL DAVID E
117	6425 BLANCH CIR	ZIDELL JEREMY
118	6428 LAKE CIRCLE DR	GALBREATH GLADYS A
119	6434 LAKE CIRCLE DR	LITNER DAVID L & GIADA CARDOLETTI

04/30/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	6440 LAKE CIRCLE DR	PHILLIPS CHRISTOPHER &
121	6454 LAKE CIRCLE DR	PESTONJEE SHIRIN FALI
122	6466 LAKE CIRCLE DR	KINGSTON DONALD W &
123	6427 VICKERY BLVD	WOODFIELD PAUL C
124	6431 VICKERY BLVD	JOHNSTON ROBERT H III & ROBIN L
125	6435 VICKERY BLVD	NAIM ROSANN T
126	6439 VICKERY BLVD	LABARBA STEPHANIE
127	6443 VICKERY BLVD	SHELLENBERGER CHARLES G
128	6447 VICKERY BLVD	CHARBENEAU PETER
129	6414 BLANCH CIR	FITCH CYNTHIA S
130	6410 BLANCH CIR	DEBARD MAHLON PENNER
131	6406 BLANCH CIR	GEISER SHAWN M &
132	6402 BLANCH CIR	HARDY JOHN M
133	6552 LAKE CIRCLE DR	MEHDIBEGI HAMID & CATHERINE
134	10 NONESUCH RD	LOVVORN MARK E &
135	6 NONESUCH RD	TUCKER THOMAS & SARAH
136	12 NONESUCH RD	CREE RICHARD E & ANNE W
137	8 NONESUCH RD	LAIRD WILLIAM P II &
138	6602 NONESUCH CT	SOCHIA DAVID
139	6601 NONESUCH CT	MCGILVRAY ANNE
140	6451 WESTLAKE AVE	GOLDMAN MARC & SUSAN
141	6459 WESTLAKE AVE	WILSON STEVEN
142	6535 VELASCO AVE	BARNETT STACIE K
143	6527 VELASCO AVE	NAGLER THOMAS A
144	6432 WESTLAKE AVE	BARRETTO R SCOTT
145	6560 LAKE CIRCLE DR	STEPHENSON MICHAEL &

Planner: Sarah May

FILE NUMBER: Z145-240(SM) **DATE FILED:** April 10, 2015

LOCATION: West line of Whispering Cedars Drive and on the east and west lines of Cedar Ridge Drive, north of West Red Bird Lane and Ranchero Lane

COUNCIL DISTRICT: 3 **MAPSCO:** 61B-H, 62E, 62J

SIZE OF REQUEST: Approx. 86.85 acres **CENSUS TRACT:** 165.20

APPLICANT / OWNER: Girl Scouts of Northeast Texas

REPRESENTATIVE: Robert Reeves & Associates, Inc.

REQUEST: An application for a Planned Development District for A(A) Agricultural District and camp recreation center uses and to repeal Specific Use Permit No. 928 for a community welfare or health center on property zoned an A(A) Agricultural District.

SUMMARY: The applicant proposes to maintain the existing improvements and allowances in Specific Use Permit No. 928 and proposes to make allowances for future expansions and modifications for the Girl Scouts of Northeast Texas Camp Whispering Cedars. Some of these modifications include creating tree preservation areas where mature canopy trees would be maintained in their natural state, and allowances for observation decks and zip line towers that comply with residential proximity slope for future long-term improvements to the camp.

STAFF RECOMMENDATION: Approval, subject to a development/landscape plan and staff's recommended conditions.

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommendation for approval is based upon:

1. *Performance impacts upon surrounding property* – The request makes special efforts to identify tree preservation areas in order to ensure that the site maintains a natural state and does not impose upon surrounding properties, particularly the residential zoning to the north. Therefore, the impacts on surrounding properties are lessened.
2. *Traffic impact* – It is not foreseen that the modifications proposed would have a negative impact on traffic.
3. *Comprehensive Plan or Area Plan Conformance* – The request area is located in the Residential Neighborhood Building Block. The screening and limited buildable areas make it generally in consistent with this building block.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The use is required to obtain a specific use permit under straight zoning. Specific Use Permit No. 928 was previously granted for the camp. However, straight zoning cannot permit modifications to allow for taller recreational structures without opening the door to less desirable uses for the area.

BACKGROUND INFORMATION:

- On December 4, 1985, City Council unanimously adopted Specific Use Permit No. 928 for a “community, welfare or health center” for a permanent time period by Ordinance No. 18964 that allowed 20,687 square feet of structures.
- Since the 1985 approval, the facility constructed 15,212 square feet of structures then requested a minor amendment to the original SUP to construct additions totaling 6,335 square feet.
- On February 6, 2014, the City Plan Commission approved a minor amendment that is shown on page 6 of this report to remove and recapture floor area to construct a 1,777 square foot welcome center and a 4,558 square foot girl program center as summarized on page 7 of this report.

Zoning History: There have been no recent zoning changes in the vicinity within the last five years.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Designation
Ledbetter Drive	Principal Arterial	Standard-6 lanes-Divided, 100 feet R.O.W.*
Cedar Ridge Road	Minor Arterial	Minimum-6 lanes-Divided, 100 feet R.O.W.*
Whispering Cedar Drive	Local	Undetermined

*Not built to Thoroughfare Plan designation

Comprehensive Plan: The request site is located in an area considered a Residential Neighborhood Building Block. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

Land Use:

	Zoning	Land Use
Site	A(A) and SUP 928	Camp recreation facility
North	R-7.5(A)	Single family
South	A(A) and R-10(A)	Undeveloped and single family
East	MF-2(A), TH-3(A) and R-10(A)	Undeveloped and single family
West	PD 725 and A(A)	Undeveloped and single family

Land Use Compatibility:

The land uses surrounding the request site consist primarily of single family, undeveloped land and flood plain.

Although there are many “future development areas” shown on the development plan, in relation to the overall proposed district, these areas are constrained so that future

development will be of a recreational nature and will comply with residential proximity slope in the event a taller observation deck or zip line tower is erected.

The proposed planned development district also adds residential proximity slope height restrictions (RPS). When a site is subject to residential proximity slope requirements, structures that exceed 26 feet in height and are adjacent to single family districts must comply with a height plane, also known as RPS, that projects upward and outward from low-density residential districts at a slope of one foot in height for each foot in distance. For example, a 100-foot tall tower must be placed 300 feet away from the nearest site of origination, or low-density residential district—in this instance, the boundaries of the proposed district—in order to comply with the one to three residential proximity slope height requirement. This sloping height restriction allows for tall structures but requires that they are distanced from adjoining properties to prevent looming.

Parking: The request includes a special parking requirement for the new use, *camp recreation facility*, which is similar to lodging uses as it requires one space for each cabin or dwelling unit and one space per 200 square feet of welcome center complex. A hotel requires one space per suite and one space per 200 square feet of meeting room or conference room.

Landscaping: The request generally requires that any other permitted main use comply with Article X of the landscaping regulations. However, a camp recreation facility must comply instead with the attached development and landscaping plan. The purpose of the alternate landscaping requirements is to maintain and preserve the natural landscape that exists on the property to protect and enhance the “irreplaceable natural environment”.

Paving: The request proposes to allow alternate paving materials similar to the Dallas Arboretum. However, staff does not support this modification because additional alternate paving materials have been allowed most recently, as shown in the table below, and if the camp recreation facility discovers a new and better paving technology, Building Inspection has an organization that specifically considers requests for alternate paving materials and evaluates their effectiveness for the particular purpose that is proposed. Staff’s recommendation for denial for alternate paving materials is because the process to get alternative paving materials approved is a good system that will protect the visitors and users of the district in order to allow vehicles, emergency and nonemergency, to traverse the property safely.

**Non-Standard Material for
Off-Street Parking Surface**

	Alternate Parking Request - proposed materials	Recommendation
1	Gravelpave system as specified by manufacturer	Approved
2	Gravelpave system as specified by manufacturer	Approved
3	Interlocking pavestone system as specified by the manufacturer	Approved
4	Interlocking brick pavers as specified by the manufacturer	Approved
5	GravelPave 2 System as specified by the manufacturer	Approved
6	Enviro-Crete, a permeable concrete system. The parking lot will consist of native soil compacted to 90-92% proctor, covered by 8 ounce filter fabric (non-woven) , 10 inch thick layer of 3/4-inch crushed rock, and 6-inch of Enviro-Crete to be installed per manufacturer guidelines	Approved
7	Bomanite concrete paving system. The parking lot will consist of a compacted native soil subbase proof rolled flat, covered by a filter fabric, 6 inch thick layer of compacted well graded granular stone (1 1/2 inch minus the material), and 5 1/2 inch of Bomanite concrete paving system using Portland Cement Type I/II to be installed per manufacturer guidelines.	Approved
8	Crushed Granite, for parking lot and drive aisles, but reinforced concrete should be used for fire lanes. it is recommended the subgrade in these areas be ripped to a depth of 6 inches and compacted to a minimum of 95% of the maximum dry unit weight as determined by ASTM D 698. Moisture contents should be at or above optimum moisture content, as determined by ASTM D 698. A woven, biaxial geo-grid should then be placed over the prepared subgrade. Once the grid is in place, it is recommended a minimum of 2 inches of crushed granite be placed over the geo-grid and compacted using a vibrating plate or vibratory smooth drum roller. Compaction should continue until no further consolidate of the material is visible. Consideration should also be given to placing an open web, expanded geo-grid over the biaxial fabric to aid in retaining the crushed granite in place, prior to spreading and compacting the granular material.	Approved

SUMMARY OF CHANGES

Minor Amendment

SUP 928

November 15, 2013

This is a request by the Girl Scouts of Northeast Texas to amend the site plan for SUP 928, Camp Whispering Cedars located at 6010 Whispering Cedars Drive. The purpose of the amendment is to add two structures to the existing site plan:

Welcome Center	1,777 sq. ft.
Girl Program Center	<u>4,558 sq. ft.</u>
Total	6,335 sq. ft.

Current square footage original site plan, SUP 928	20,687 sq. ft.
Square footage of current existing structures	15,212 sq. ft.
Square footage of Additions	<u>6,335 sq. ft.</u>
Total square footage requested	21,547 sq. ft.

Under the minor amendment process Dallas Development Code allows an increase to the floor area shown on the original site plan by more than five percent or 1,000 square feet, whichever is less, so:

Current square footage original site plan, SUP 928	20,687 sq. ft.
5% square foot increase, (1,034 + 20,687)	21,721 sq. ft.
*Additional 1,000 square feet, (20,687 + 1,000)	21,687 sq. ft. (least square footage)
Total square footage requested	21,547 sq. ft.

The total square footage of 21,547 requested in this minor amendment is well within the 21,687 square feet allowed for the minor amendment process.

ARTICLE ____.

PD ____.

SEC. 51P-____.101.

LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- _____.102.

PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at the western terminus of Whispering Cedars Drive. The size of PD _____ is approximately 86.85 acres.

SEC. 51P- _____.103.

PURPOSE.

The purpose of this article is to meet the needs of Camp Whispering Cedars for the Girl Scouts of Northeast Texas, while protecting and enhancing an irreplaceable natural environment by incorporating the following in this district:

- (a) Allow minimal improvements in protected large tree canopy areas.
- (b) Preserve tree canopy areas adjacent to the escarpment.
- (c) Restrict future expansions of a camp recreation center to designated low impact areas.
- (d) Protect existing trees in areas designated for future development.
- (e) Allow alternate paving materials in order to minimize any increase in impermeable surfaces.
- (f) Aid in the environment's ecological balance by contributing to the processes of air purification, oxygen regeneration, and groundwater recharge.
- (g) Conserve energy and water.
- (h) Enhance the beautification of the city.

SEC. 51P- _____.104.

DEFINITIONS AND INTERPRETATIONS.

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

(1) **CAMP RECREATION CENTER** means an area providing recreational facilities to include, but not limited to, playgrounds, parks, game courts, camp grounds including cabins and tents, swimming pools, private stable, patron lodging, resident, staff, and caretaker lodging, playing fields, program areas, and facilities to accommodate camping participants. This use may include facilities for the care and maintenance of grounds, animals, structures, and machinery.

(2) **EXISTING IMPROVEMENTS** means a building or structure in existence on the Property on _____.

(3) **NEW CONSTRUCTION** means a building or structure erected after _____.

(4) **PATRON LODGING** means a lodging facility that provides room and board to persons using a camp recreation center and private stable on the Property. This use may include facilities that negotiate sleeping arrangements for any period of time not to exceed 30 consecutive days.

(5) **RESIDENT, STAFF, AND CARETAKER LODGING** means a facility that provides room and board to persons assisting in the operation of a recreation center and private stable on the Property. This use may include dwelling units or suites that are exclusively restricted to the members of the staff.

(6) **SIMULATED LOT** means an area within the building site that is delineated by the owner or its representative for the sole purpose of satisfying the requirements of the landscape provisions of this article and meets the following criteria:

(A) wholly includes the area on which the construction work is to be done;

(B) does not have an area, which exceeds 10 percent of the area of the building site; and

(C) does not require platting; however, it must be delineated on the plans approved by the building official prior to the issuance of a building permit.

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

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

SEC. 51P- ____ .105. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit ____A: development and landscape plan.

SEC. 51P- ____ .106. DEVELOPMENT AND LANDSCAPE PLAN.

(a) Except as provided in this section, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

(b) For a camp recreation center, development and use of the Property must comply with the development and landscape plan (Exhibit ____A). If there is a conflict between the text of this article and the development and landscape plan, the text of this article controls.

SEC. 51P- ____ .107. MAIN USES PERMITTED.

(a) Except as provided in this section, the only main uses permitted are those main uses permitted in the A(A) Agricultural District, subject to the same conditions applicable in the A(A) Agricultural District, as set out in Chapter 51A. For example, a use permitted in the A(A) Agricultural District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the A(A) Agricultural District is subject to DIR in this district; etc.

(b) The following additional main use is permitted:

-- Camp recreation center.

SEC. 51P- ____ .108. ACCESSORY USES.

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

SEC. 51P- ____ .109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Except as provided in this section, the yard, lot, and space regulations for the A(A) Agricultural District apply.

(b) Height.

(1) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Except for chimneys, structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(2) Maximum height. Unless further restricted under Subparagraph (1), maximum structure height is:

(A) 110 feet for zip line towers and similar recreational structures for a camp recreation facility,

(B) 65 feet for a maximum of three observation towers,

(C) 36 feet for all other structures.

SEC. 51P- ____ .110.

OFF-STREET PARKING AND LOADING.

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

(b) Camp recreation center.

(1) Off-street parking: One space for each cabin or dwelling unit plus 24 spaces for the welcome center complex.

(2) Off-street loading: None required.

Staff recommendation:

Denial of SEC. 51P- ____ .111.	PAVING
--------------------------------	--------

Applicant requested:

SEC. 51P ____ . 110	PAVING.
----------------------------	----------------

The surface material for roadways, parking areas, maneuvering areas, and driveways for a camp recreation center may be constructed of materials such as grass/manufactured block combinations, other types of ground cover/manufactured block combinations, gravel, asphalt, concrete, crushed stone, or natural all-weather materials. Paving for all fire apparatus and emergency vehicle access roads must meet the requirement of the Dallas Fire Code.

SEC. 51P- _____.112. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.113. FENCES.

A fence may not exceed 8 feet above grade in a required front yard.

SEC. 51P- _____.114. LANDSCAPING AND TREE REPLACEMENT.

(a) In general. Landscaping and tree replacement must be provided in accordance with Article X.

(b) Camp recreation center.

(1) In general. The mandatory landscaping requirements and design standards of Article X do not apply to a camp recreation center. Landscaping must be provided as shown on the development and landscape plan. If there is a conflict between the text of this article and the development and landscape plan, the text of this article controls.

(2) Tree replacement. Except as provided in this paragraph, Section 51A-10.134 applies. Protected trees may count as credit on an inch for inch basis for replacement tree credits being requested provided all the trees are located on the same simulated lot as defined in this article. These trees must be identified on the building permit application. Protected trees may only be counted once toward replacement tree credits.

(3) Forested areas.

(A) Except as provided in this subsection, forested areas must remain in a natural state.

(A) Roadways, pathways, utilities, structures less than 1,000 square feet, and primitive campgrounds are allowed in forested areas.

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

SEC. 51P- ____ .115. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) Detached premise signs.

(1) A maximum of three detached premise signs are allowed on the Property.

(2) Each detached premise sign may not exceed 100 square feet in effective area and 25 feet in height

(3) No setback is required for a detached premise sign.

SEC. 51P- ____ .116. ADDITIONAL PROVISIONS.

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

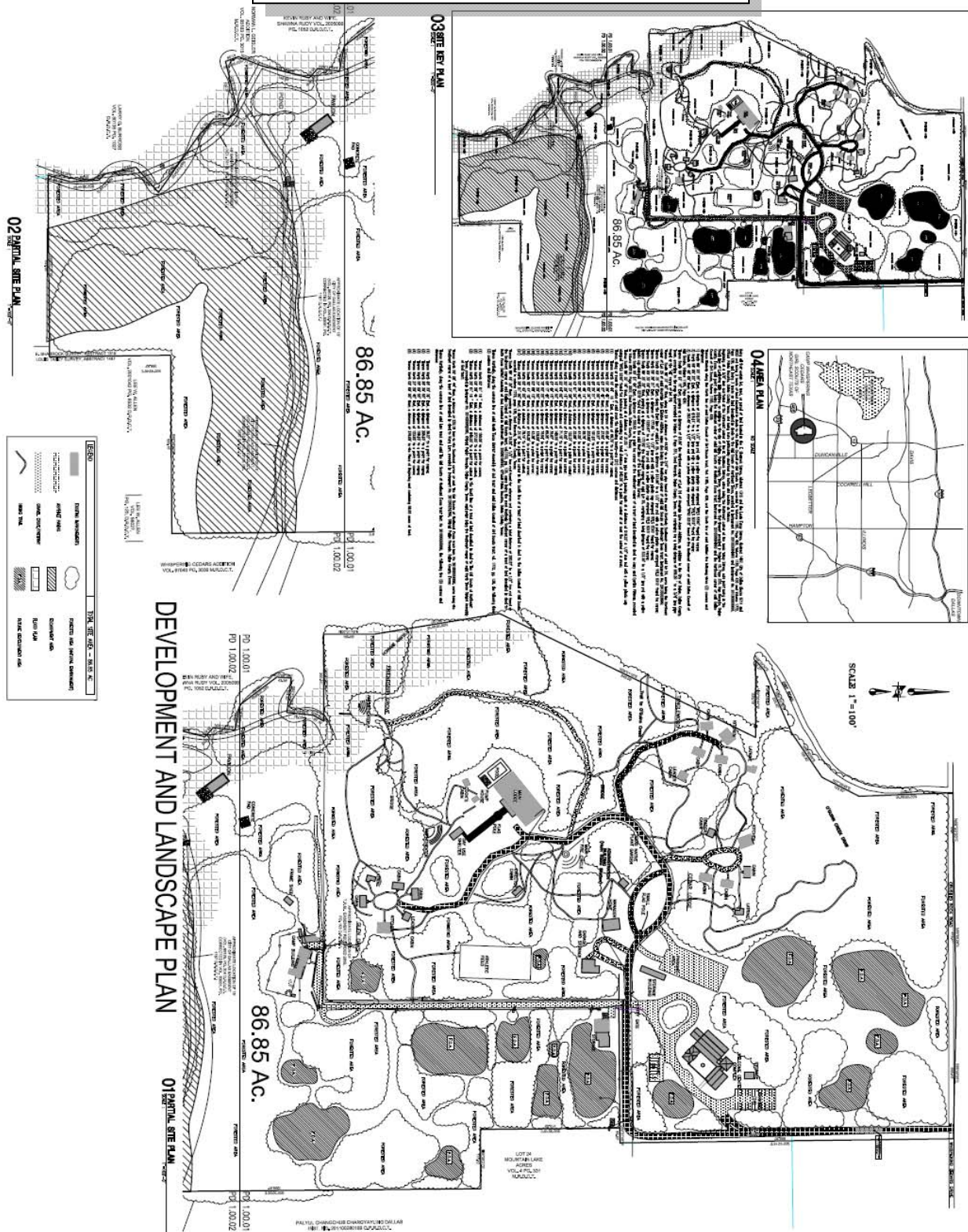
(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P- ____ .117. COMPLIANCE WITH CONDITIONS.

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

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

Proposed Development/Landscape Plan



Planned Development District for Private Camp Recreation Center

CAMP WHISPERING CEDARS
GIRL SCOUT OF NORTHEAST TEXAS

STOCKER HOESTEREY MONTENEGRO 

4514 TRAVIS, SUITE 302 DALLAS, TEXAS 75205
214.252.3830 F 214.252.3840



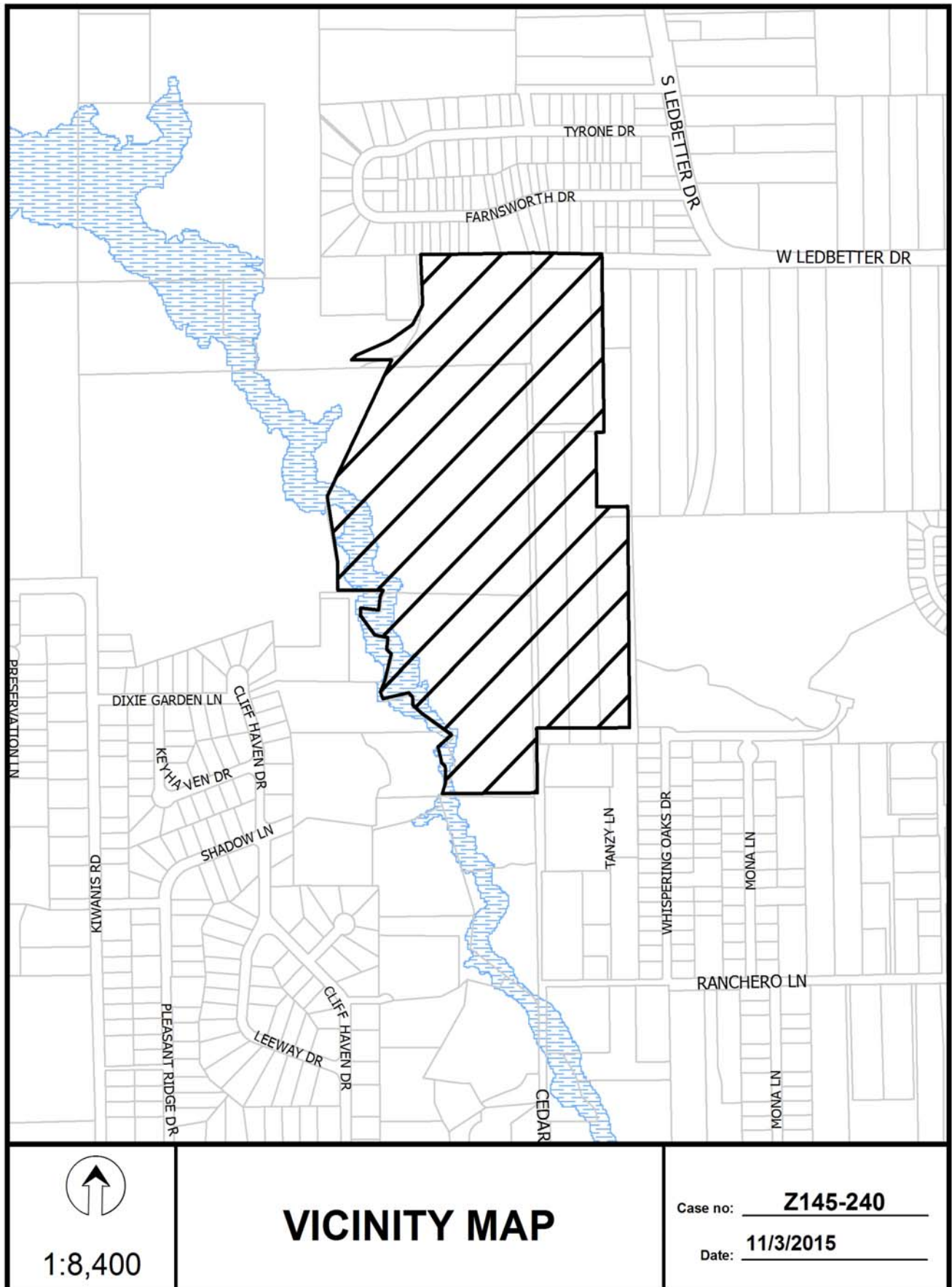
©1990 HENRI HOLT AND CO., INC. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without permission in writing from the publisher.

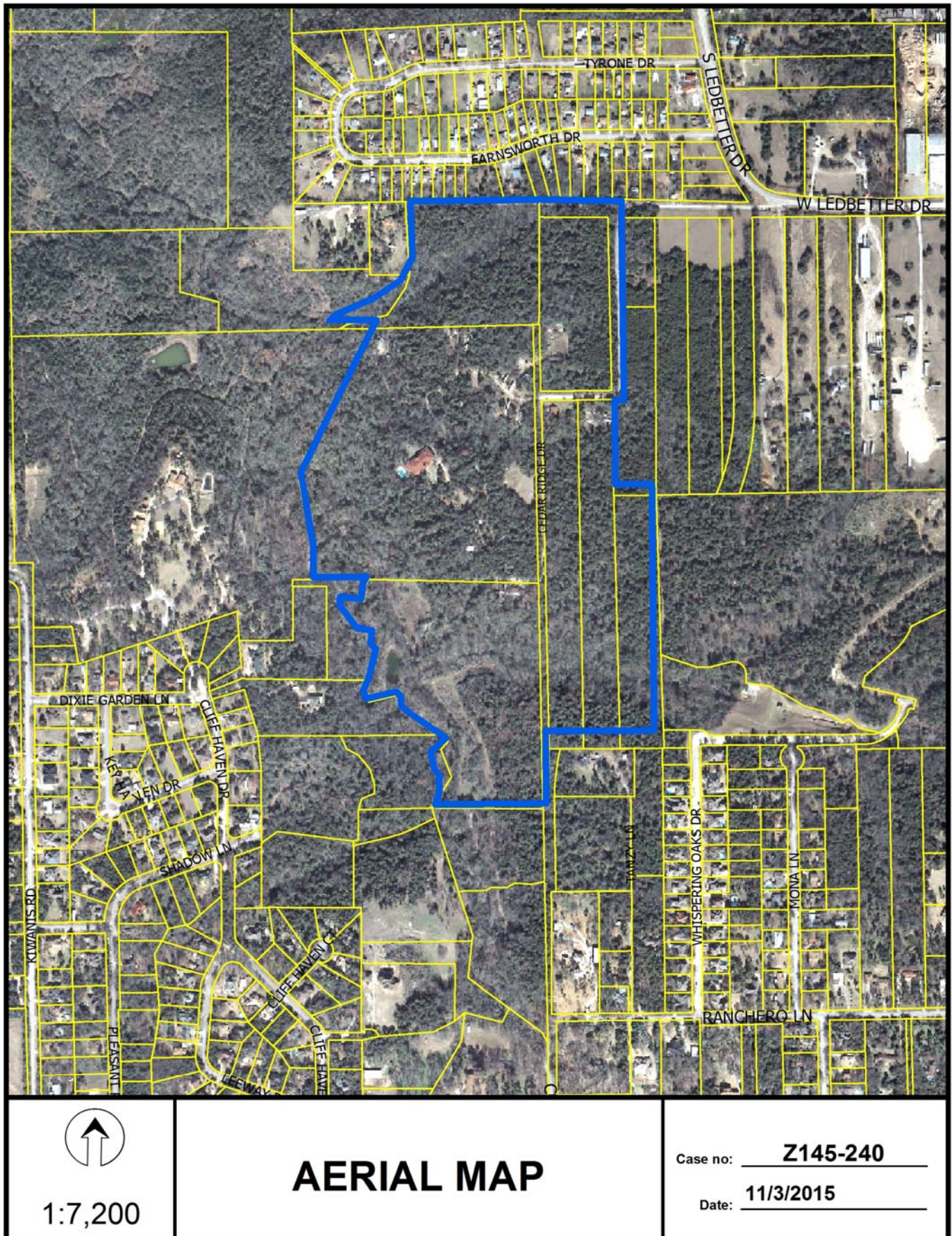
PROJECT # SHM-12-072PO

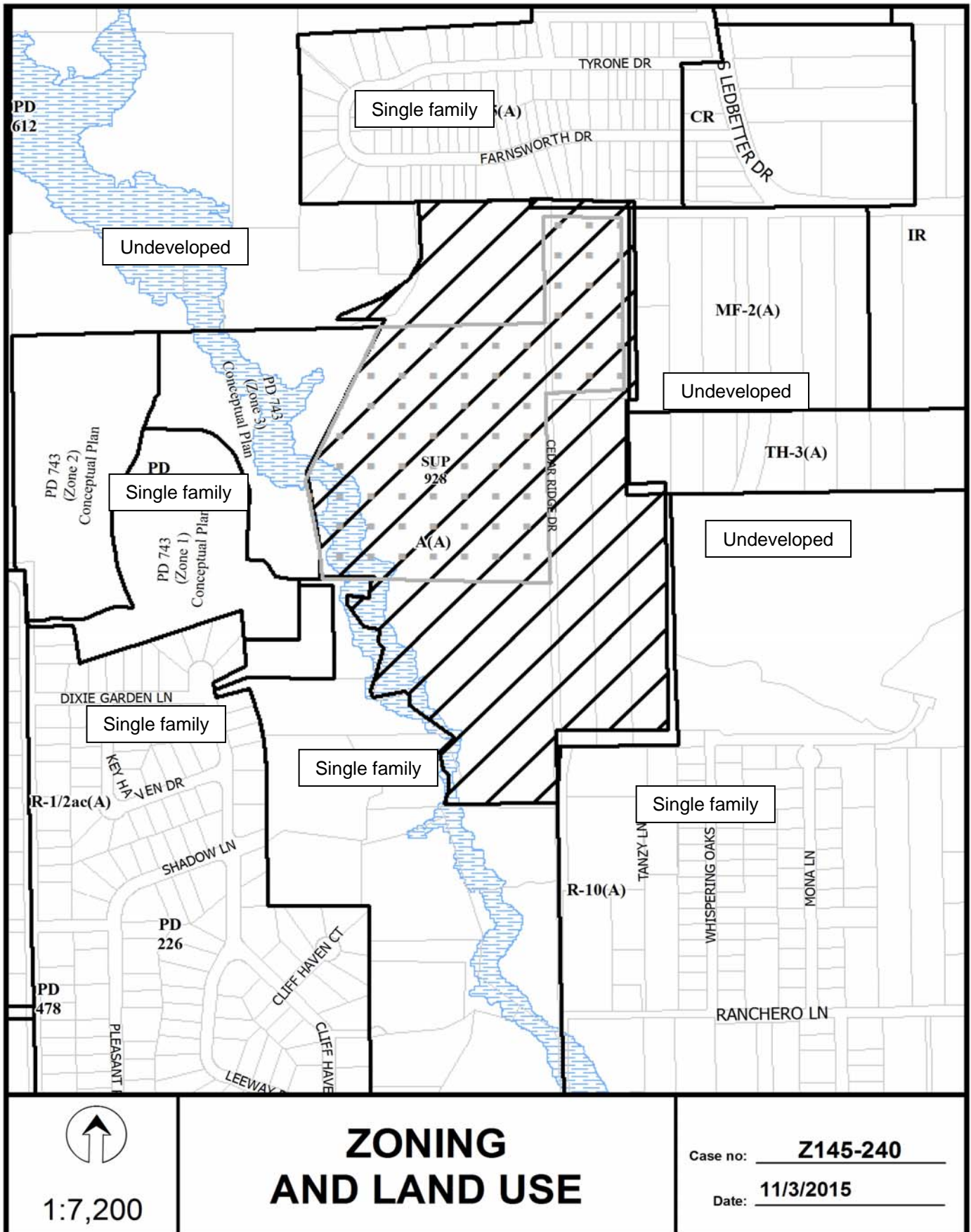
DATE 31 March 2015

PLANNED DEVELOPMENT DISTRICT

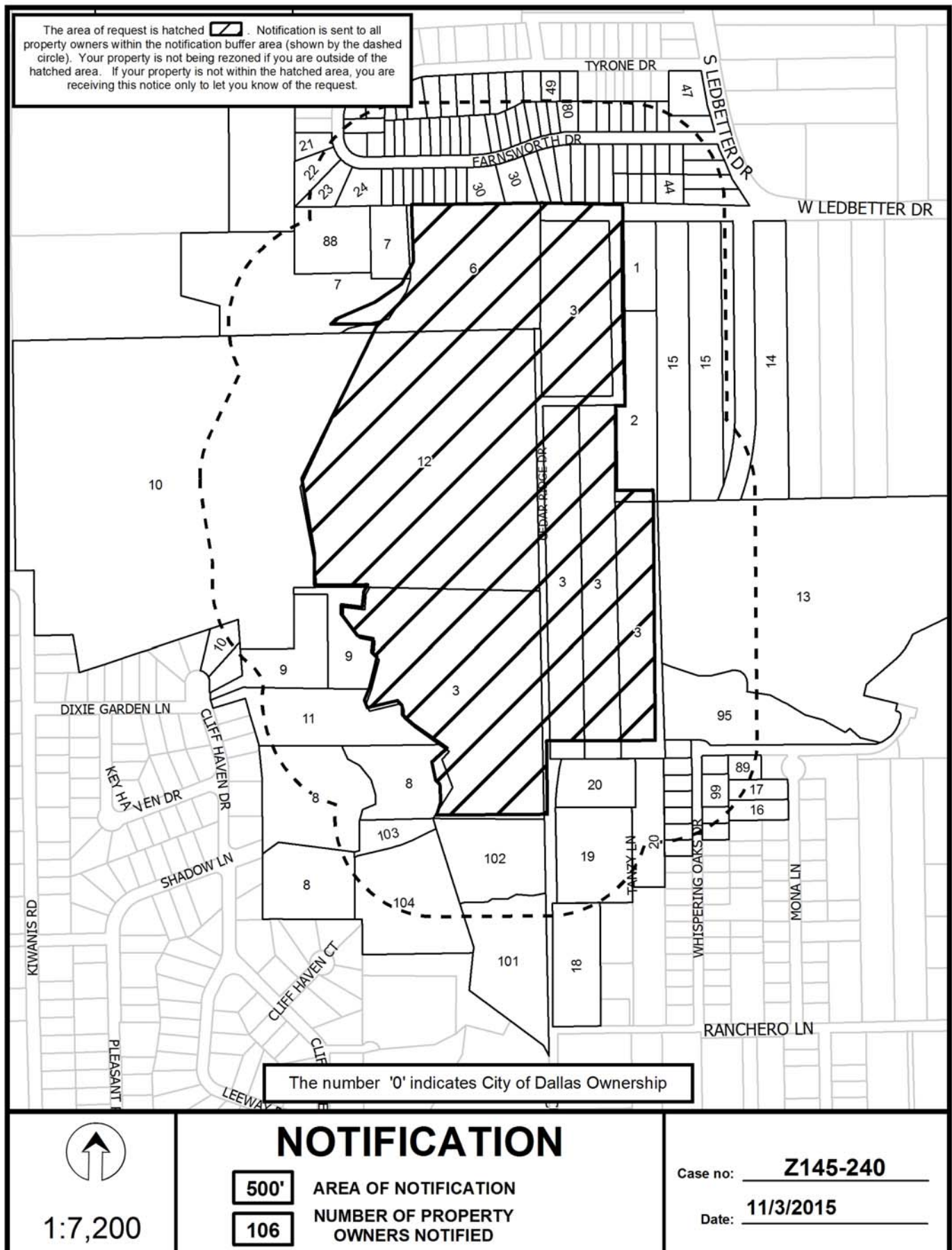
PD1.00







Z145-240(SM)



11/03/2015

Notification List of Property Owners***Z145-240******106 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5938 WHISPERING CEDAR DR	LOMAS JOEL
2	1 WHISPERING CEDAR DR	TURNER JACK R
3	6006 WHISPERING CEDAR DR	GIRL SCOUTS OF NORTHEAST TEXAS
4	6158 FARNSWORTH DR	BOUTSABOUABANE KATHY &
5	6154 FARNSWORTH DR	KEOMALITHONG SONE
6	2014 CEDAR RIDGE DR	GIRLS SCOUTS OF NORTHEAST TEXAS
7	6162 FARNSWORTH DR	LAM MUNG
8	6300 SHADOW LN	BURROSS LARRY G
9	6900 DIXIE GARDEN CT	RUDY KEVIN & SHAWNA
10	6600 GRADY NIBLO RD	NORTH TEXAS DISTRICT ASSEMBLY OF GOD
11	5102 CLIFF HAVEN DR	ROSS PATRICIA LYNN TR
12	6010 WHISPERING CEDAR DR	GIRL SCOUTS OF NORTHEAST TEXAS
13	4679 DUNCANVILLE RD	PALYUL CHANGCHUB DHARGYAYLING DALLAS INC
14	5812 WHISPERING CEDAR DR	DIAZ ELFEGO VALDEZ &
15	5800 WHISPERING CEDAR DR	DUNCANVILLE I S D
16	5131 MONA LN	BRAUDAWAY TRAVIS
17	5121 MONA LN	COCHRAN MICHAEL P &
18	6065 RANCHERO LN	WOODHOUSE MICHAEL IAN &
19	6021 TANZY LN	WOODHOUSE MICHAEL I
20	6031 TANZY LN	ALLEN LEE W
21	6188 FARNSWORTH DR	MORIN CRUZ & MARIA IDALIA
22	6182 FARNSWORTH DR	BOUNTHAHEUANGSY BOUNTHAVY
23	6178 FARNSWORTH DR	SOURIYONG DA &
24	6170 FARNSWORTH DR	LAM MUNG
25	6166 FARNSWORTH DR	SKAGGS WILLARD & ROGJAN
26	6150 FARNSWORTH DR	JARA JESUS JAVIER &

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6146 FARNSWORTH DR	LOPEZ MANUEL J &
28	6140 FARNSWORTH DR	TURNER NORMAN L & JANIE C
29	6136 FARNSWORTH DR	FAWKS KEVIN R ETAL
30	6130 FARNSWORTH DR	WHALING ROBERT
31	6120 FARNSWORTH DR	RUIZ RICARDO M & ROBERTA
32	6104 FARNSWORTH DR	RUIZ RICARDO M & ROBERTA
33	6102 FARNSWORTH DR	TURNER JAMES H & JUDITH
34	6062 FARNSWORTH DR	BOUTSABOUABANE KITTI RIYAS & MANIBOTH
35	6056 FARNSWORTH DR	BOUTSABOUABANE K R ET AL
36	6050 FARNSWORTH DR	MANIVANH PHOUVIENG ET AL
37	6028 FARNSWORTH DR	KEOHAVONG KHAMSOUK &
38	5937 WHISPERING CEDAR DR	DUNSTON DOUGLAS D
39	6026 FARNSWORTH DR	CAMACHO HECTOR B
40	6020 FARNSWORTH DR	GARZA JOSE ANGEL
41	5929 WHISPERING CEDAR DR	DUNSTON DOUGLAS
42	6016 FARNSWORTH DR	GARZA JOSE A
43	6014 FARNSWORTH DR	PHASAVATH KENNETH
44	5915 WHISPERING CEDAR DR	PALACIO ARTEMIO J
45	4207 LEDBETTER DR	KIM IN TAE
46	4223 LEDBETTER DR	MARTINEZ RAYMUNDO
47	4109 LEDBETTER DR	WAT LAO SIRIMOUNGKHOUN OF DALLAS INC
48	6060 TYRONE DR	SOUVANANNARATH BOUNTHONG
49	6068 TYRONE DR	KHENG JIMMY & OUANE
50	6104 TYRONE DR	SAYSOMBATH THONGBAY
51	6110 TYRONE DR	GARCIA ANNA
52	6116 TYRONE DR	CASTILLO JUAN FLORES &
53	6122 TYRONE DR	TEMPLO CRISTO DE PODER SEPTIMO DIA
54	6134 TYRONE DR	TEMPLO CRISTO DE PODER SEPTIMO DIA
55	6142 TYRONE DR	TORRES ANGELA VASQUEZ DE &
56	6148 TYRONE DR	CONTRERAS CATALINA
57	6156 TYRONE DR	VEOPASEUTH INPANH

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	6166 TYRONE DR	GARZA ANA LAURA
59	6170 TYRONE DR	SENEAOURY P E
60	6174 TYRONE DR	RAJPHOUMY DONALD
61	6187 FARNSWORTH DR	RICHMOND SPENCER C ET AL
62	6181 FARNSWORTH DR	CATALAN GUADALUPE
63	6171 FARNSWORTH DR	SHEARIN CHARLES BUCK
64	6163 FARNSWORTH DR	CRABTREE PATRICIA ANN N
65	6167 FARNSWORTH DR	SHEARIN CHARLES &
66	6159 FARNSWORTH DR	KHOUNPHANYA PHOEBE &
67	6155 FARNSWORTH DR	GONZALES SARA DEE
68	6151 FARNSWORTH DR	HEAD MARGIE
69	6147 FARNSWORTH DR	TAYS MARY
70	6143 FARNSWORTH DR	KHAMTHONG VANMANY B
71	6139 FARNSWORTH DR	KHAMTHONG VANMANY B &
72	6133 FARNSWORTH DR	SIPHAKONGVISETH BOUNLAP &
73	6127 FARNSWORTH DR	BOUATAVETH CRISTO
74	6123 FARNSWORTH DR	BRADSHAW DEBRA K
75	6119 FARNSWORTH DR	TURNER NORMAN
76	6115 FARNSWORTH DR	NARVAEZ JUDY A
77	6111 FARNSWORTH DR	KAOMALITHONG TONY
78	6107 FARNSWORTH DR	ZAVALA MARIA JESUS
79	6061 FARNSWORTH DR	SAIYASITH BOUNMA & TOME
80	6067 FARNSWORTH DR	VANHINARATH KHANTRY
81	6059 FARNSWORTH DR	PHAPHOVAN BOUNPINH &
82	6035 FARNSWORTH DR	SIMPRASEUTH PHOUVANE LIFE ESTATE
83	6031 FARNSWORTH DR	SIPHAKONGVISETH LATSAMY
84	6027 FARNSWORTH DR	GAMEZ ATANACIO G &
85	6023 FARNSWORTH DR	SYTHEUN SYTHUEN
86	6019 FARNSWORTH DR	KHOUNPHANYA PHOEBE
87	6015 FARNSWORTH DR	MADRID JOSE ERNEST
88	5937 WHISPERING CEDAR DR	THOMAS FORREST D &

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	31 RANCHERO LN	BLACKMON BARRY CARROLL
90	5211 WHISPERING OAKS DR	GIBSON ANDREW JR &
91	5151 WHISPERING OAKS DR	SHEELEY RICHARD MARK &
92	5141 WHISPERING OAKS DR	BOLTON TERRELL D &
93	5131 WHISPERING OAKS DR	VANCE ALBERT T
94	1 WHISPERING OAKS DR	KNIGHT RICHARD FAM PTNR,
95	1 WHISPERING OAKS DR	CHANG FANG D
96	5162 WHISPERING OAKS DR	DUNN PAUL &
97	5152 WHISPERING OAKS DR	GARCIA ROLANDO
98	5122 WHISPERING OAKS DR	GRIFFIN BRADFORD L
99	5142 WHISPERING OAKS DR	ARIEN SABIHUDDIN & YUSMIDA
100	3410 SPUR 408	JOHNSTON ZELDA FAY ETAL
101	5405 CEDAR RIDGE RD	PITTMAN JERRY &
102	5409 CEDAR RIDGE RD	PITTMAN JERRY & CYNTHIA
103	5400 CEDAR RIDGE RD	BURROSS LARRY G &
104	5400 CLIFF HAVEN CT	MARLIN JOHN D & DANA L
105	10 DIXIE GARDEN CT	RUDY KEVIN C
106	4117 LEDBETTER DR	WILDER THAD

FILE NUMBER: Z145-321(SM)

DATE FILED: August 7, 2015

LOCATION: Southwest corner of Old Seagoville Road and South Masters Drive

COUNCIL DISTRICT: 5

MAPSCO: 59Y

SIZE OF REQUEST: Approximately 23 acres **CENSUS TRACT:** 117.01

APPLICANT/ OWNER: A+ Charter Schools, DBA A+ Academy

REPRESENTATIVE: Audra Buckley, Permitted Development

REQUEST: An application for a Planned Development District for R-7.5(A) Single Family District and open-enrollment charter school uses on property zoned an R-7.5(A) Single Family District.

SUMMARY: The applicant proposes to renovate the existing 58,940-square-foot, two-story building and build an 80,000-square-foot, single-story addition and athletic fields for an open-enrollment charter school with 60 high school classrooms. Changes to parking, landscaping, and sign regulations are requested.

STAFF RECOMMENDATION: **Denial**

GUIDING CRITERIA FOR RECOMMENATION:

Staff recommends denial based upon:

1. *Performance impacts upon surrounding property* – Given the location of another high school (DISD's Grady Spruce) to the northwest and the surrounding residential neighborhood, staff recommends that the applicant change the application to a specific use permit in order to allow a subsequent review of the school to monitor the effects on the neighborhood.
2. *Traffic impact* – The traffic management plan is sufficient. However, staff is concerned that the proximity to DISD's Grady Spruce High School could adversely impact the existing high school as the proposed separation between the existing high school and the proposed addition is approximately 900 feet.
3. *Comprehensive Plan or Area Plan Conformance* – The *forwardDallas! Comprehensive Plan* indicates that this area is a Residential Neighborhood Block. While schools are envisioned, two high schools in close proximity were probably not.
4. *Justification for PD Planned Development District Zoning as opposed to a straight zoning district* – The request proposes a planned development district because (1) the proposed signs do not comply with the non-business sign regulations; (2) they would like to provide ornamental fencing in lieu of solid parking lot screening fences where adjacent to residential districts; (3) they would like to dedicate a tree preservation area where a covenant easement in straight zoning would achieve the same objectives proposed; (4) although they have ample room to move fencing and retaining walls for athletic fields, they would like to erect fences taller than four feet and athletic structures within the 25-foot residential front yard setback of the underlying zoning district; and (5) they would like to have an open-enrollment charter school by right. There is no justification for a planned development district as these objectives, if appropriate, could be granted by (1) special exception through the board of adjustment; (2) solid screening fencing for parking areas is appropriate when adjacent to residential uses; (3) a conservation easement could be approved in straight zoning; and (4) if appropriate, the board of adjustment could approve a special exception to fence height and a variance to structures in the front yard setback; and (5) staff recommends that the use should come back for periodic review with a specific use permit to ensure it is compatible with surrounding properties.

BACKGROUND INFORMATION:

- The plat for the site was recorded in the County of Dallas deed records June 25, 1999.

- On August 14, 1998, a permit was issued for a new church building and surface parking.
- In May 2005, permits were issued to complete the work from the 1998 permit and to expand the surface parking lot to the north.
- The church vacated the property in 2014.

Zoning History: There have been no recent zoning cases in the vicinity in the last five years.

<u>Thoroughfare/Street</u>	<u>Designation</u>	<u>Dimension Explanation</u>
South Masters Drive	Principal Arterial	Minimum-6 lanes-Divided;100' ROW
Old Seagoville Road	Minor Arterial	Standard-4 lanes-Divided; 60' ROW
Cushing Drive	Local	30' ROW

STAFF ANALYSIS:

Comprehensive Plan: The request site is located in an area considered a Residential Neighborhood Building Block. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

Land Use Compatibility:

The request site is developed with improvements that previously supported a recently constructed institutional (church) use inside of a two-story building containing approximately 60,000 square feet. The applicant requests to construct a one-story addition with approximately 80,000 square feet of floor area for a total of 60 high school classrooms and additional surface parking on the 23-acre lot. The site also is conveniently located on the corner of two thoroughfares so that carpool queue lines can access and exit the site to adequate roadways.

Surrounding uses consist of single family on all sides with the exception of a small undeveloped commercial property to the northeast, and Grady Spruce High School to the northwest.

Staff recommends denial for several reasons, which are also in the guiding criteria for a planned development district on the second page of this report. In regards to land use compatibility, the request seeks to waive the requirement for solid screening fences for parking areas adjacent to residential uses. The parking screening requirement is a protection for single family uses that should not be waived. The request also seeks to duplicate high school education within a half-mile radius of an existing public high school. While it is possible for these two schools to complement each other, it is not inevitable. Therefore, staff recommends denial of the planned development regulations and would consider supporting a specific use permit in a separate application.

Landscaping: The site possesses mature plantings in the tree preservation zone identified on the development plan. As noted on the site plan, there are a couple of expansion areas that will accommodate future classrooms. Article X requires landscaping when either of the following occurs: 1) increase in nonpermeable surface area increases by 2,000 square feet, or 2) issuance of a building permit that increases by more than 35 percent or 10,000 square feet, whichever is less, the combined floor area of buildings within the most recent 24-month period. One modification to landscaping that is proposed is to allow trees preserved in the tree preservation zone to count towards mitigation requirements so that when or if trees are removed for additions to the site, the mature trees in the tree preservation zone may count towards site tree requirements outside of the normally defined artificial lot. Staff encourages preserving mature trees, however the proposed language simply substitutes a conservation easement in straight zoning that would allow the same tree preservations as proposed in the planned development district.

Staff recommends denial of the planned development district in general as all the modifications sought, including tree preservation, could be allowed with straight zoning by a conservation easement that does not require a public hearing.

Signs: The request provides for larger and taller detached signs than the regulations for non-business districts allow. The non-business districts allow 50 square feet in effective area for a detached sign that may not exceed 25 feet in height and the request is to allow a detached sign that is 28 feet in height and 14 feet in width as shown in the location in the development plan. The request also allows one larger attached sign with an effective area that is limited to 25 percent the total facade, than the non-business district which limits an effective area to 40 square feet.

Staff recommends denial because the modifications sought with the request could be approved by the board of adjustment through a special exception if appropriate.

Parking: The request is providing the minimum number of off street parking spaces required for a high school per the Dallas Development Code which equates to 9½ spaces per high school classrooms. If 60 high school classrooms are constructed as shown on the attached development plan, 570 off-street parking spaces are required. The request is showing that a minimum of 583 spaces will be provided.

List of Partners, Principals, and Officers

Theda Marie Green, President

Ernest Crowley, Member

Charles Oliver, Secretary

Jeanne Campbell, Member

Karen Belknap, Member/Founder

Dr. Jim Lang, Chief Administrative Officer

“ARTICLE ____.

PD ____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- _____.102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located at the southwest corner of Masters Drive and Old Seagoville Road. The size of PD _____ is approximately 23 acres.

SEC. 51P- _____.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) SIMULATED LOT means the land area that includes any new building footprint and a minimum of 25 feet around the building footprint.

(2) TREE PRESERVATION ZONE means a defined area within Tract 2 reserved for the preservation of native old growth trees and the sustaining land area, for the purpose of retaining a remnant of North Texas prairie land heritage trees to the fulfilment of their natural lives.

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

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

SEC. 51P- _____.104. EXHIBITS.

The following exhibit is incorporated into this article:

(1) Exhibit ____A: development plan.

(2) Exhibit ____B: traffic management plan.

SEC. 51P- _____.105. DEVELOPMENT PLAN.

Development and use of the Property must comply with the development plan (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

SEC. 51P- _____.106. MAIN USES PERMITTED.

(a) The only main uses permitted are those main uses permitted in the R-7.5(A) Single Family District, subject to the same conditions applicable in the R-7.5(A) Single Family District, as set out in Chapter 51A. For example, a use permitted in the R-7.5(A) Single Family District only by specific use permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the R-7.5(A) Single Family District is subject to DIR in this district; etc.

(b) The following use is permitted by right:

- Public or private school.

SEC. 51P- _____.107. ACCESSORY USES.

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

(b) The following accessory uses are not permitted:

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

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

- Accessory community center (private).

SEC. 51P- _____.108. YARD, LOT, AND SPACE REGULATIONS.

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

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the R-7.5(A) Single Family District apply.

(b) Public or private school.

(1) Front yard. Minimum front yard is 25 feet. Lighting, retaining walls, protective athletic field netting with supporting poles, and goals are permitted in the front yard along Masters Drive.

(2) Side and rear yard. Minimum side and rear yard is 25 feet.

(3) Floor area ratio. Maximum floor area ratio is 1.

(4) Height.

(A) Tract 1.

(i) Except as provided in this subparagraph, maximum structure height is 36 feet.

(ii) Structures erected prior to October 1, 2015 may not exceed 66 feet in height.

(B) Tract 2.

(i) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: An elevator penthouse or bulkhead, mechanical equipment room, cooling tower, tank designed to hold liquids, ornamental cupola or dome, skylights, clerestory, visual screens which surround roof mounted mechanical equipment, amateur communications tower, parapet wall limited to a height of four feet, and an amateur communications tower may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less. Chimneys and vent stacks may project through the slope to a height 12 feet above the slope and 12 feet above the maximum structure height.

(ii) Maximum height. Unless further restricted under Subparagraph (i), maximum structure height is:

(aa) 50 feet for light standards for recreational uses accessory to a public or private school,

(bb) 35 feet for netting and support poles for recreational uses accessory to a public or private school, and

(cc) 30 feet for all other structures.

(5) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(6) Lot size. Minimum lot size is 7,500 square feet.

(7) Stories. Maximum number of stories above grade is two.

SEC. 51P-____.109. FENCES.

For a public or private school, a minimum seven-foot wrought iron ornamental fence is required in the locations shown on the development plan. Off-street parking is not required to be screened.

SEC. 51P- _____.110. OFF-STREET PARKING AND LOADING.

(a) Consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Off-street parking is allowed in required yards for a public or private school.

SEC. 51P- _____.111. TRAFFIC MANAGEMENT PLAN.

(a) In general. The operation of a public or private school must comply with the traffic management plan (Exhibit ____B).

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

(c) Traffic study.

(1) The Property owner or operator shall prepare a traffic study evaluating the sufficiency of the traffic management plan. The initial traffic study

must be submitted to the director by November 1, 2017. After the initial traffic study, the Property owner or operator shall submit updates of the traffic study to the director by November 1st of each odd numbered year.

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

- (A) ingress and egress points;
- (B) queue lengths;
- (C) number and location of personnel assisting with loading and unloading of students;
- (D) drop-off and pick-up locations;
- (E) drop-off and pick-up hours for each grade level;
- (F) hours for each grade level; and
- (G) circulation.

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

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

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

(d) Amendment process.

(1) A traffic management plan may be amended using 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-____.111.
STANDARDS.**

ENVIRONMENTAL

PERFORMANCE

See Article VI.

SEC. 51P-____.112.

**LANDSCAPING AND TREE PRESERVATION,
REMOVAL, AND REPLACEMENT.**

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

(b) Public or private school.

(1) Tracts 1 and 2: simulated lot.

(A) A simulated lot does not require public street frontage.

(B) A simulated lot has no maximum aggregate land area.

(2) Tract 2: tree preservation zone.

(A) The tree preservation zone must remain as shown on the development plan and is restricted to the maintenance and preservation of the trees and property, in compliance with city regulations, and for the educational and aesthetic enrichment of students and the community. The tree preservation zone must be maintained for the healthy and growing conditions of the trees.

(i) No tree may be removed within the tree preservation zone unless approved by the building official.

(ii) The building official may approve removal of the tree preservation zone from the development plan if 75 percent of the preserved trees are required to be removed due to public safety concerns or natural death in accordance with Article X.

(B) The ability to receive site tree credits for retained trees located within the tree preservation zone in Tract 2 as described in Section 51A-10.125(a)(3)(B) may be applied to any tree mitigation required in Tract 1 for the construction of the proposed building shown on the development plan.

(C) New construction is prohibited within the tree preservation zone in Tract 2. New construction must be located a minimum of 20

feet from the edge of the tree canopy of any tree located within the tree preservation zone. Construction or restoration of a perimeter fence or tree 'identification signage' is allowed.

(D) Permeable walking paths and bench seating are permitted within the tree preservation zone.

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

SEC. 51P- ____ .113. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for non-business zoning districts in Article VII.

(b) Public or private school.

(1) Two detached premise signs are permitted in Tract 1. One detached premise sign that is shown on the development plan is limited to 28 feet in height and 14 feet in width.

(2) One detached premise sign is permitted in Tract 2.

(3) Monument signs are restricted to 10 feet in height and 12 feet in width.

(4) Attached signs must be premise signs or convey a noncommercial message.

(A) All signs and their words must be mounted parallel to and may project 18 inches maximum from the building surface to which they are attached.

(B) The maximum effective area of all attached signs on each facade is 25 percent of the total area of the facade.

(C) Maximum of eight words are allowed on each facade and may contain any character with a maximum height of 11 feet 2 inches.

SEC. 51P- ____ .114. ADDITIONAL PROVISIONS.

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

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

SEC. 51P-____.115.

COMPLIANCE WITH CONDITIONS.

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

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

TRAFFIC MANAGEMENT PLAN FOR
A+ ACADEMY HIGH SCHOOL
IN DALLAS, TEXAS

Prepared for:
A+ Charter Schools, Inc.
8225 Bruton Road
Dallas, Texas 75217

Prepared by:
 **DeShazo Group**
Texas Registered Engineering Firm F-3199
400 South Houston Street, Suite 330
Dallas, Texas 75202
214.748.6740



July 30, 2015

Revised
August 31, 2015

Z145-321
DeShazo Project No. 15119.04

Traffic Management Plan for
A+ Academy High School
~ DeShazo Project No. 15119.04 ~

Table of Contents

PRELIMINARY SITE PLAN.....	I
INTRODUCTION.....	1
PURPOSE	1
TRAFFIC MANAGEMENT PLAN	2
<i>School Operational Characteristics</i>	2
<i>Site Access and Circulation</i>	2
<i>Passenger Unloading/Loading</i>	3
<i>Vehicle Queuing</i>	3
<i>Recommendations</i>	3
SUMMARY.....	4

LIST OF TABLES:

Table 1. Proposed School Operational Characteristics

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

LIST OF EXHIBITS:

Exhibit 1. Recommended Site Circulation Plan

APPENDIX



Technical Memorandum

To: Dr. Jim Lang — A+ Charter Schools, Inc.
Cc: Audra Buckley — Permitted Development
From: DeShazo Group, Inc.
Date: August 31, 2015
Re: Traffic Management Plan for A+ Academy High School in Dallas, Texas (Case No. Z145-321)
DeShazo Project Number 15119.04

INTRODUCTION

DeShazo Group, Inc. (DeShazo) is an engineering consulting firm providing licensed engineers skilled in the field of traffic/transportation engineering. The services of DeShazo were retained by A+ Charter Schools, Inc. to prepare a traffic management plan (TMP) for a proposed A+ Academy High School ("the school"). The school is planned to serve 600 students from 7th through 12th grade. A preliminary site plan, prepared by Claycomb Associates, Architects, is provided as reference in this report.

PURPOSE

The proposed school site is located at 445 S. Masters Drive and zoned R-7.5(A) (a Single Family District). Zoning provisions permit the development of a private school under specific stipulations of a Specific Use Permit. As part of the approval process, the City of Dallas requires submittal of a TMP as a record of the preferred traffic control strategies and to ensure safe and efficient traffic operations. The plan is intended to assess anticipated traffic conditions during the morning drop-off and afternoon pick-up activities on the basis of satisfying these objectives. By consent of the TMP submittal, the school agrees to the strategies presented herein. In addition, the school is held self-accountable to enforce the plan until and unless the City of Dallas deems further mitigation measures are necessary.

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 operations. By properly managing the vehicular traffic generated during critical periods, the safety and efficiency of school carpool operations will also inherently improve. This TMP should not be considered a comprehensive set of instructions to ensure adequate safety; however, it is a tool that aims 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 demands 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 the adjacent properties and the public street system.

School Operational Characteristics

Table 1 summarizes the proposed operational characteristics for Shelton School:

Table 1. Proposed School Operational Characteristics

Student Enrollment:	Grades 7–12 th 600
School Staff:	38 staff members
Daily Arrival Schedule:	Grades 7–12 th 7:45 AM
Daily Departure Schedule:	Grades 7–12 th 3:30 PM
Students Travelling by Modes Other Than Drop-off/Pick-up:	School/Public Bus, Walk 0% Student Drivers..... 5%

NOTE #1: The school may hold events that generate traffic outside of traditional peak periods. While some measures presented in this report may also apply, this analysis evaluates traffic characteristics associated only with traditional school peak periods.

NOTE #2: To the highest degree practical, accounts of existing conditions in this report are based upon information provided by the Client and supported by DeShazo's professional judgment and experience with other similar projects. Proposed conditions are intended to reflect the anticipated day-to-day conditions at full-occupancy.

Site Access and Circulation

A total of three driveways serve the proposed school site. As depicted in **Exhibit 1**, Driveway A is an existing driveway on S. Masters Drive. Driveway B on Cushing Drive will remain gated to restrict school traffic access to the residential neighborhood. A third driveway serves the north end of the school property on Old Seagoville Road; it will only serve goods and service, faculty and staff vehicles.

Inbound and outbound access at Driveway A will remain open during peak hours of school traffic. However, student pick-up-related traffic will be informed to enter the site through the driveway on S. Masters Drive. Passenger vehicles will directly proceed to form a queue towards the loading/unloading area along the designated route. Traffic circulation may be demarcated by pavement markings, traffic signs, or both as shown in **Exhibit 1**. Once in queue, traffic will operate as a single line of vehicles with the opportunity to exit and park before reaching the loading/unloading area. Vehicles should have no problem exiting sequentially upon leaving the loading/unloading area. Exiting traffic will drive along the designated route towards Driveway A on S. Masters Drive.

Case No. Z145-321

DeShazo Group, Inc.
August 31, 2015

Passenger Unloading/Loading

During morning drop-off periods, vehicular traffic will enter the school site to unload students directly at the designated unloading areas. Alternatively, parents may also be permitted to proceed toward the visitor-designated parking area and walk students to the building. During pick-up periods, vehicular traffic will again enter the queue to load passengers or park in a designated visitor parking space to wait for the student(s) to arrive. Parents who have parked may choose to walk to the building to greet their child.

The school should enforce a managed loading protocol during the afternoon pick-up periods whereby vehicles enter and circulate through a prescribed route and form a systematic queue in a timely and organized manner. School staff will be positioned at strategic locations assist in the TMP operations. Students will be released from school at the specified dismissal time and proceed to identify their vehicle either at the loading zone or waiting in the visitor-designated parking area. However, the school should encourage parent participation in the queue formation to optimize traffic operations. Once loaded, egress traffic will carefully proceed along the designated route to exit the school site through Driveway A.

Vehicle Queuing

The goal for any school is to accommodate all vehicular queuing and drop-off/pick-up procedures on private property. In lieu of any published, standardized technique for projecting necessary queue lengths, DeShazo developed a proprietary methodology for estimating peak vehicular queue based upon historical studies conducted at various school sites.

School observations consistently indicate that maximum queues occur during the afternoon peak period when students are being picked-up—the morning period is typically not a significant traffic issue since drop-off activities are more temporally distributed and occurs much more quickly than student pick-up. The projected peak number of vehicles during each dismissal time is provided in **Table 2**. A detailed summary of these calculations is provided in the **Appendix**.

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

	Grades 7-12 <i>600 students at 3:30 PM</i>
Approx. Peak Number of Vehicles	61 vehicles

Recommendations

School traffic delays and congestion during the afternoon pick-up period is notably greater than the traffic generated during the morning drop-off period due to timing and concentration characteristics. In most instances, achieving efficiency during the afternoon period is most critical, while the morning traffic operations require nominal active management. The following recommendations are provided by DeShazo to the school for the management of traffic specifically generated by the school during the afternoon periods.

DeShazo recommends implementation of the traffic circulation plan depicted in **Exhibit 1** based upon a review of the proposed site and the anticipated needs of traffic during peak conditions. This plan was designated to optimize the on-site vehicular circulation and retention of queued vehicles in a manner that promotes safety and operational efficiency. The recommended plan provides a designated route for each queue and its respective loading zone.

A+ Academy High School
Traffic Management Plan
Page 3

Case No. Z145-321

*DeShazo Group, Inc.
August 31, 2015*

The proposed queue shown in **Exhibit 1** provides 1,480 linear feet of on-site vehicular storage for up to 63 vehicles at 23.5 feet each. In addition, a total of 544 off-street parking spaces are proposed to serve the parking needs for the school. This capacity is expected to accommodate the projected vehicular demand.

The TMP also includes a recommended configuration of temporary traffic control devices (such as traffic cones) that shall be installed on a daily basis when typical traffic conditions are expected. An appropriate number of school staff should be assigned to fulfill the duties of student supervision, traffic control, and other related duties as generally depicted on the plan.

Staff directing traffic at the intersecting point of two queue lanes (and other areas, where appropriate) should, in lieu of simple hand gestures, procure and use reversible hand-paddle signs with the messages (and symbols) for STOP and for SLOW (i.e., proceed slowly). Optional additional equipment used by staff may include whistles (for audible warnings) and flashlights (for visual warnings) in order to better-gain the attention of motorists.

The full cooperation of all school staff members, students, and parents is crucial for the success of any traffic management plan. Proper training of school staff on duties and expectations pertaining to the plan is recommended. Sufficient communications at the beginning of each school term (and otherwise, as needed) with students and parents on their duties and expectations is also recommended. In general, the following practices should be enforced.

- Passenger loading and unloading within public right-of-way should be avoided at all times to maximize personal safety. All queuing and parking should be accommodated within the school site boundaries. For circumstances where this cannot be avoided, coordination with City staff responsible for traffic operations in the area should occur so that appropriate mitigation measures can be investigated.
- No person(s) other than deputized officers of the law should engage or attempt to influence traffic operations in public right-of-way to minimize liabilities, if at all needed.
- Reserved parking areas should be clearly marked for parents and visitors to identify staff and student parking to optimize traffic operations. The recommended parking assignment shown in **Exhibit 1** is meant to assign school staff (i.e., reserved) to spaces that may potentially be blocked by ingress queue under the assumption that those school staff do not arrive/depart the campus during student pick-up period(s). Likewise, the proposed student parking is intended to be located outside of the queue operations.

SUMMARY

This TMP is to be used by A+ Academy High School to provide safe and efficient transportation of students, staff, and faculty to and from the site. The traffic management plan presented in **Exhibit 1** was developed with the intent of optimizing safety and efficiency and the goal of accommodating within the site vehicular traffic generated by the school at peak traffic periods. The details of this plan shall be reviewed by the school on a regular basis to confirm its effectiveness.

END OF MEMO

*A+ Academy High School
Traffic Management Plan
Page 4*

Case No. Z145-321

*DeShazo Group, Inc.
August 31, 2015*

Appendix

*A+ Academy High School
Traffic Management Plan
Appendix*



PROJECT INFORMATION

School Name: A+ Academy High School Grades: 7-12th
 City, State: Dallas, Texas District: _____
 School Type: Charter School Date: 8/31/2015

A. BASE DATA

- Scenario: Dismissal at 3:30 PM
- Anticipated Enrollment: 600
- Mode Split:

	Est.	
Drop-Off/Pick-Up	95%	(570)
Bus/Van/Transit	0%	(0)
Walking	0%	(0)
After School	0%	(0)
Student Drivers	5%	(30)
- Net Queue Generators: 570

B. TRIP GENERATION

- Enrollment: 570 Students
- ITE Land Use 536 (9th Ed.):

	Trip Ends	Inbound	Outbound
AM	$T=0.77x + 19.92$	61%	39%
PM	$T=0.43x + 79.59$	42%	58%
- Adjustment Factor*: 0%
- Calculated Trip Generation:

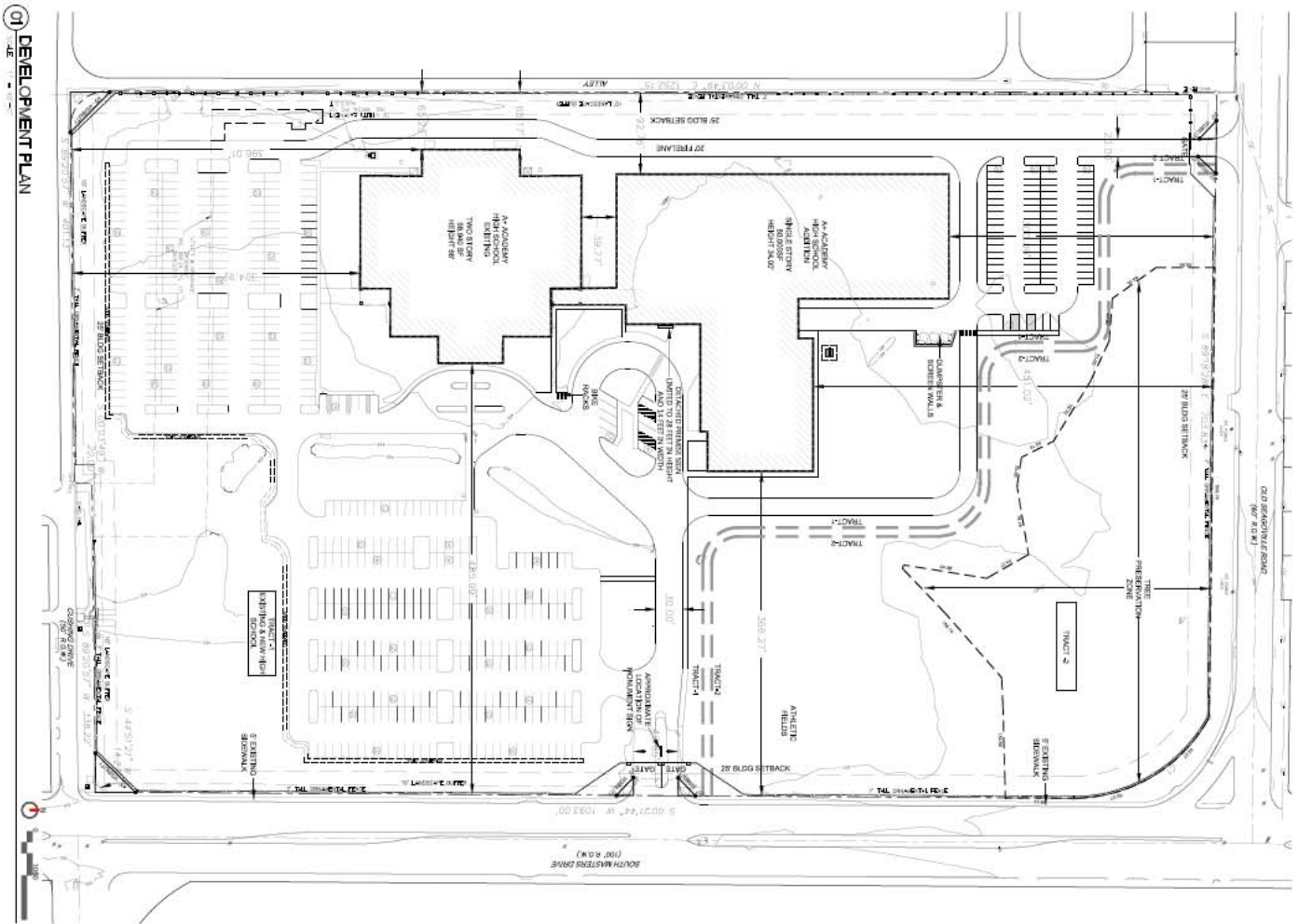
	Total	Inbound	Outbound
AM Peak	516	315	201
PM Peak	325	136	188

C. PM/AFTERNOON QUEUE MODEL

- i) Projected Inbound PM Peak Hour Trips: $T_{in} =$ 136
- ii) Estimated % of PM-Inbound Trip Ends in Peak Queue: $F_Q =$ 45%
- iii) Theoretical Peak Queue:
 $Q_{min} = T_{in} \times F_Q =$ 136 \times 45% $=$ 61 vehicles in theoretical peak queue
- iv) Adjusted Peak Queue:
- Traffic Management In Effect: yes $\rightarrow F_m =$ 0.00
[i.e., coordinated inbound traffic/queuing plan; range: 0.00-0.47]
 - Mixed Traffic Circulation: yes $\rightarrow F_c =$ 0.00
[i.e. apportioned location for each mode of transp.; range: 0.00-0.25]
 - Parking Allocation: yes $\rightarrow F_p =$ 0.00 *(Parking expected, see Report for details)*
[i.e. portion of theoretical peak queue heading to a parking stall; 0.00 for mandatory queues]
- v) Projected Peak Queue:
 $Q_{proj} = Q_{min} \times (1 + F_m - F_c - F_p) =$ 61 vehicles (1434 LF @ 23.5 feet/vehicle)

*Calculations may yield trip generation values greater than those otherwise derived using the standard ITE equations for public schools. Adjustment factors applied in this analysis (if any) were investigated and considered appropriate based on empirical data and previous studies from other schools of similar size.

Proposed Development Plan



TRACT-1 DATA TABLE

LAND USE: OPEN, EXCLUSIVE TO CHARTER SCHOOL	
TOTAL LOT AREA:	786,311 SF / 17.631 ACRES
PERMITTED FLOOD AREA:	1,000,000 SF
PERMITTED FLOOD EXCLUDED AREA:	1,000,000 SF
TOTAL FLOOD AREA EXCLUDED AND IMPROVED:	178,840 SF
LOT COVERAGE:	15%
LANDSCAPE COVER SHADE:	316,051 SF
IMPERVIOUS COVERING:	
DRIVES:	288,462 SF
IMPERVIOUS SURFACING, EXCLUDED:	22,800 SF
RETAINING:	
FINISH WAYS:	57 ANTIKUM
SEE FINISHES	29 ANTIKUM
NUMBERS OF STUDIES:	
1. STUDY:	1 STORY
2. STUDY:	1 STORY
BUILDING HEIGHT:	
EXISTING BUILDING:	14 FEET
NEW BUILDING ADDITION:	14 FEET
NEW BUILDING ADDITION:	14 FEET
OFF-CAMPUS PARKING:	
1. OFF-SCHOOL PARKING REQUIREMENT:	
NUMBER OF CLASSROOMS:	5-6 CLASSROOM SPACES PER CLASSROOM
TOTAL SPACES REQUIRED:	575
TOTAL SPACES PROVIDED:	575
STANDARD SITE:	
COURTYARD SIZE:	48 SPACES
IMPAVED ACCESSIBLE:	77 SPACES
TOTAL SPACES:	135 SPACES
SEE FINISHES	100 SPACES

TRACT-2 DATA TABLE

TOTAL LOT AREA: SETBACKS: FRONT YARD SIDE YARD REAR YARD	238,140 SF (5.47 ACRES) 25 MINIMUM 25 MINIMUM 25 MINIMUM
--	---



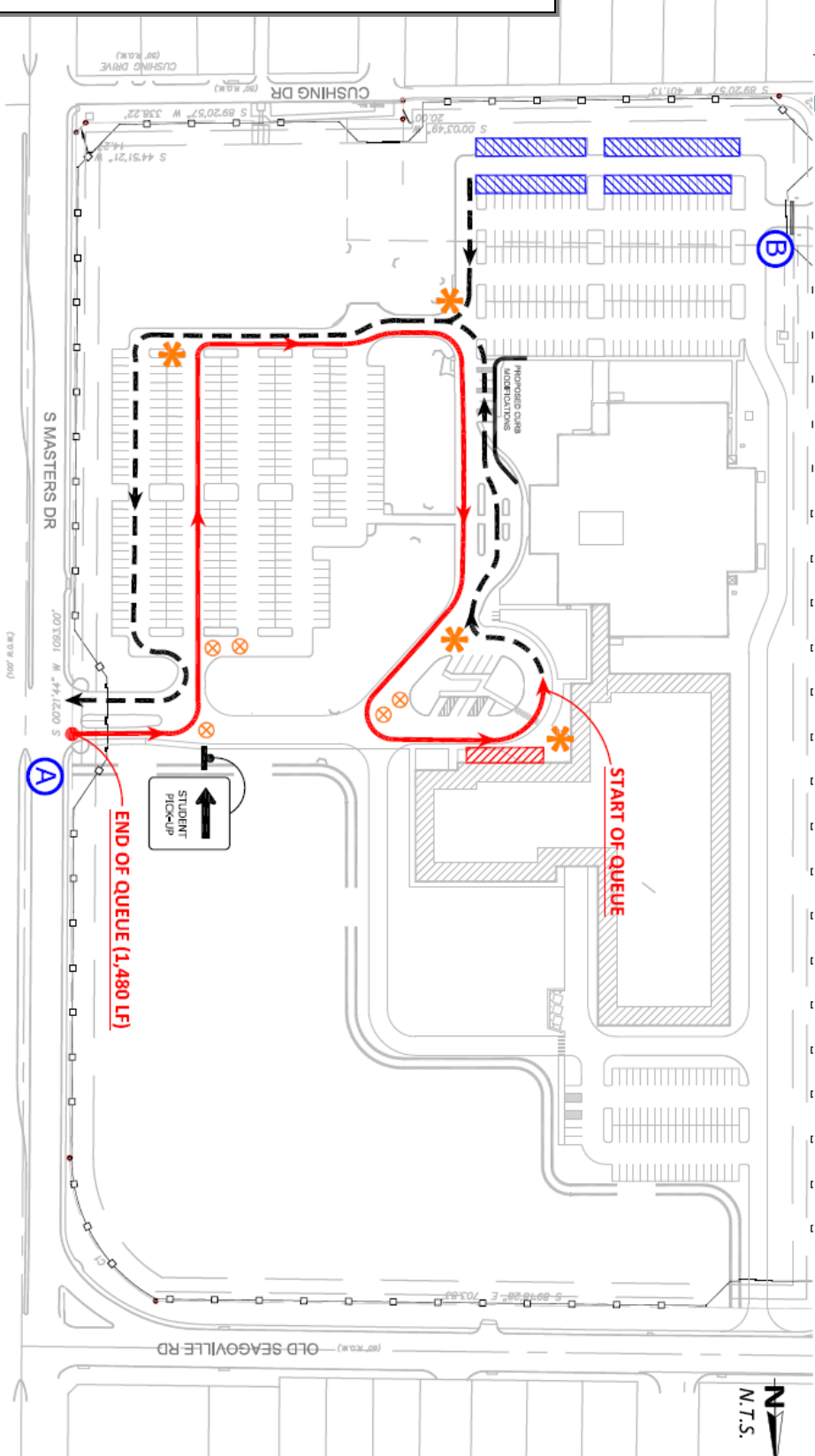
ZONING CASE NUMBER: **#Z145-321**



Z145-321



Proposed TMP Circulation Plan



Summary

Student Group	Student Enrollment	Schedule	Traveling Modes	Vehicular Traffic Demand
Grades 7-12	600 Students	7:45 AM- 3:30 PM	Pick Up: 95% Transit: 0% Walk: 0% Self-Drive: 5%	Capacity: 1,480 LF (63 cars) Maximum: 1,434 LF (61 cars) Surplus: 46 LF (2 cars)

*Vehicular queue calculated at 23.5 feet/passenger car based on field observations.

Legend

- * - School Staff
- ⊗ - Traffic Cones
- ▨ - Loading/Unloading
- ▨ - Student Parking
- - Provided Queue
- ⬇ - Outbound Route
- ⓐ - Driveway Location
- ⓐ - 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. Any deficiency due to spillover of queuing into undesignated areas of the city rights-of-way, including roadway travel lanes, should be corrected by the school immediately.

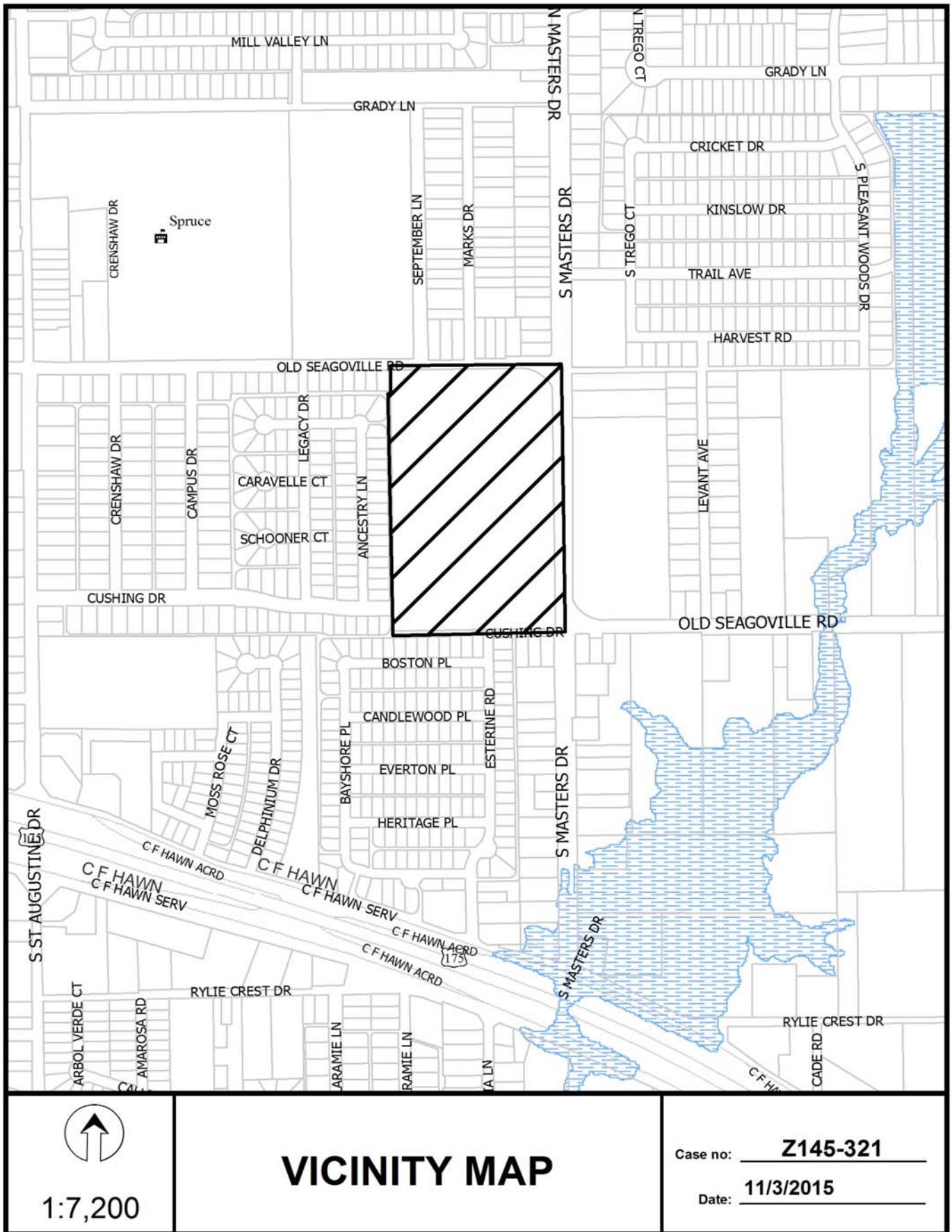
I, David Nevarez, P.E. #106200, certify that the results of the queuing analysis—upon complete enforcement of this Traffic Management Plan—indicate that no queuing of vehicles will extend into City of Dallas rights-of-way as a result of internal queuing constraints during the study peak hours of school operation.

EXHIBIT

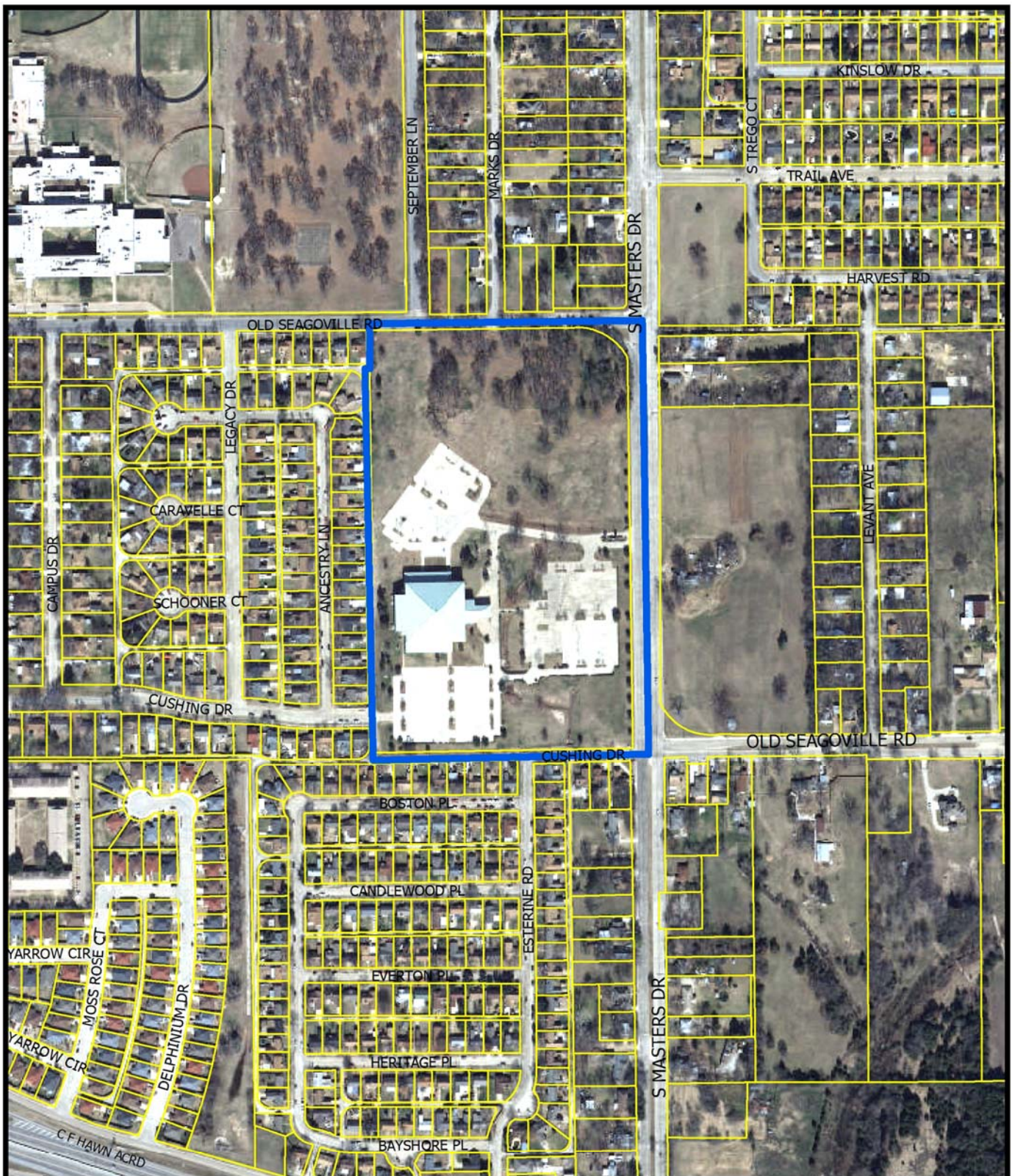
1 Traffic Management Plan
A+ Academy High School
445 S. Masters Drive, Dallas, Texas.

Deshazo Group, Inc.
Texas Registered Engineering Firm F-3199
400 S. Houston St. Suite 330
Dallas, Texas 75202
(214) 748-6740

Z145-321(SM)



Z145-321(SM)

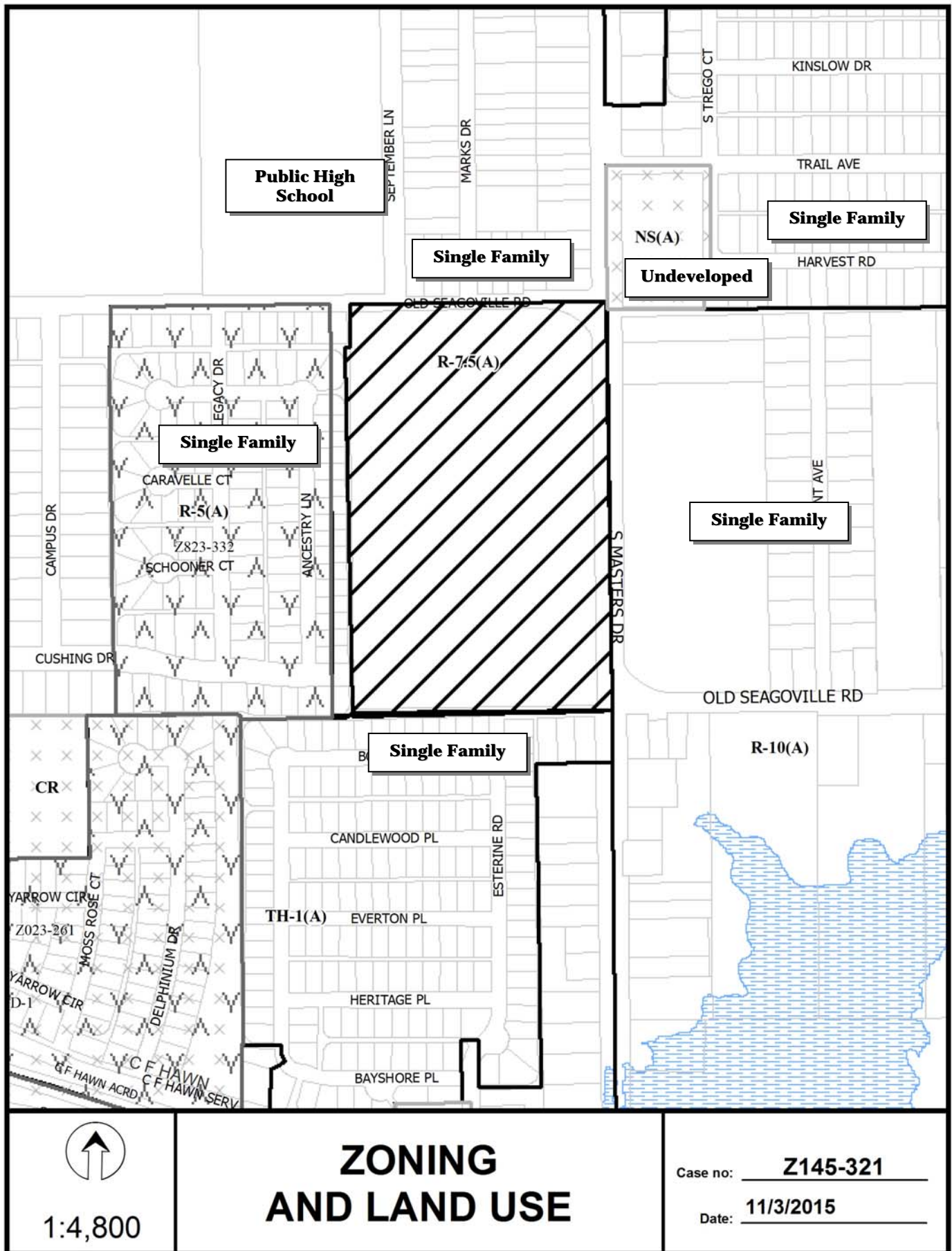


1:4,800

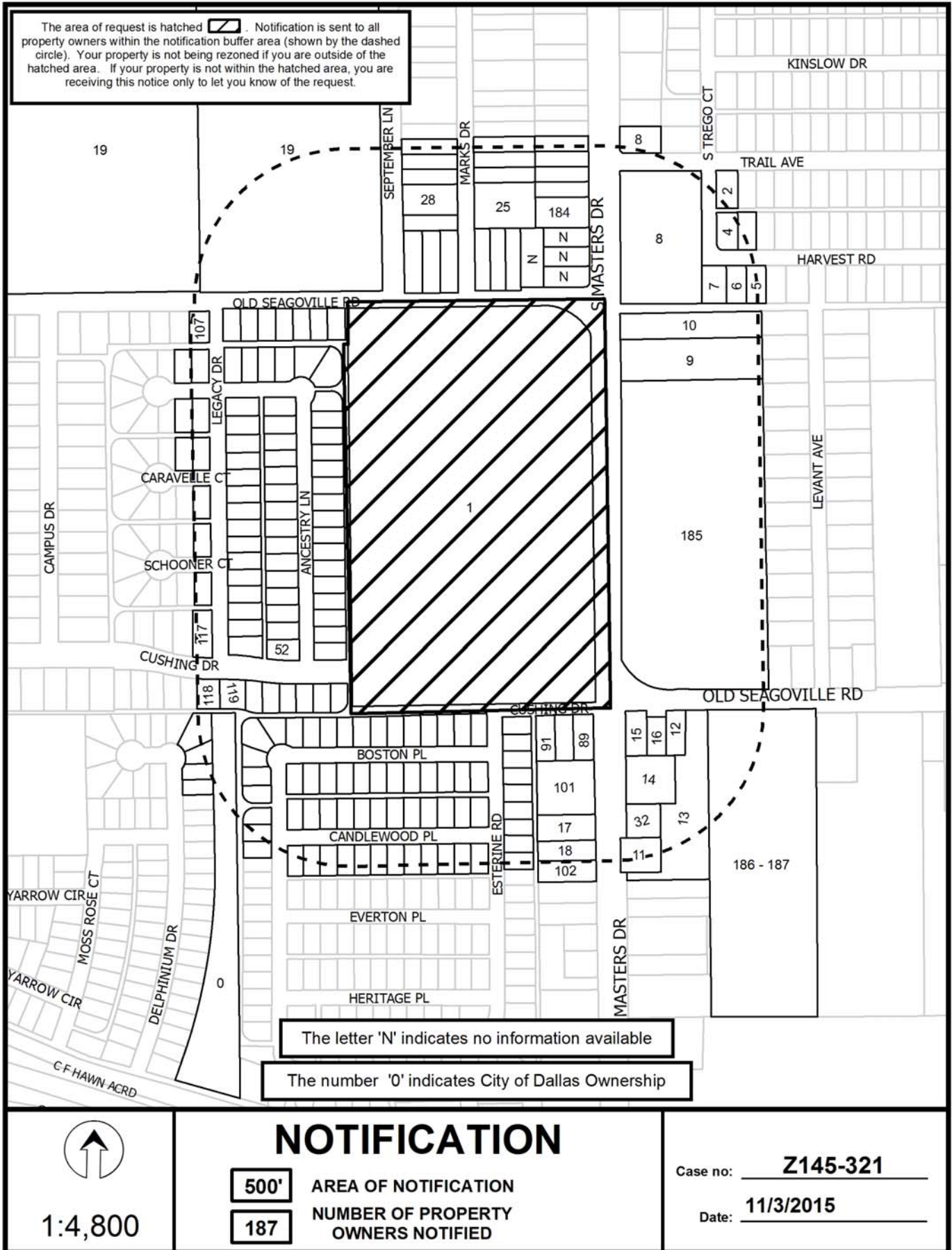
AERIAL MAP

Case no: **Z145-321**

Date: **11/3/2015**



Z145-321(SM)



11/03/2015

Notification List of Property Owners***Z145-321******187 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	445 MASTERS DR	EVANGELICAL CHRISTIAN CREDIT UNION
2	10302 TRAIL AVE	RODRIGUEZ MARTIN C ET AL
3	10305 HARVEST RD	GRANDBERRY HELEN M
4	10301 HARVEST RD	HELMS JERI ANN
5	10310 HARVEST RD	PEDFORD CHARLES E &
6	10306 HARVEST RD	SMITH ARTHUR W JR
7	10302 HARVEST RD	VALDEZ GUADALUPE & ALMA R
8	900009 MASTERS DR	FIGUEROA JOSE
9	310 MASTERS DR	GONZALEZ FELIPE & FEBE
10	302 MASTERS DR	LEMUS JOSE & ALMA
11	540 MASTERS DR	MCCOY L C
12	10216 SEAGOVILLE RD	HERNANDEZ NOELIA &
13	10302 SEAGOVILLE RD	MOLINA RAUL L
14	520 MASTERS DR	ZUNIGA RAMIRO &
15	10200 SEAGOVILLE RD	GORROSTIETA AGUSTIN &
16	10208 SEAGOVILLE RD	GUZMAN JAVIER
17	531 MASTERS DR	HARO JULIO
18	505 MASTERS DR	CASAS REALIDAD LP
19	9733 OLD SEAGOVILLE RD	Dallas ISD
20	221 MASTERS DR	ZAVALA JOAQUIN
21	215 MASTERS DR	SUSTAITA SEBASTIAN & MARIA
22	211 MASTERS DR	SANCHEZ SERGIO
23	209 MASTERS DR	MORENO SANDRA
24	220 MARKS DR	CALLES CRISTOBAL D
25	232 MARKS DR	EVANS CONNIE JUNE
26	10019 SEAGOVILLE RD	MENDEZ ESMERALDA

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	231 MARKS DR	KAKRADA DELALI & GRACE
28	227 MARKS DR	DELAROSA RICHARD
29	219 MARKS DR	GONZALES RAMONA
30	215 MARKS DR	ZAVALA JOAQUIN & ELVA S
31	211 MARKS DR	YBARRA MARY J
32	534 MASTERS DR	METTERS BARBARA
33	10051 BOSTON PL	DELAROSA MARIA DOLORES
34	10047 BOSTON PL	RIVERS SAUL KUBA
35	10043 BOSTON PL	FLORES ASUNCION B
36	10039 BOSTON PL	NOLLEY TOMMIE LEWIS JR &
37	10035 BOSTON PL	RUIZ ANTONIO
38	10031 BOSTON PL	LUTHER MERILYN SMITH
39	10027 BOSTON PL	CAVOZOS MARIBEL
40	10023 BOSTON PL	ELIZONDO FELIZ JR
41	10019 BOSTON PL	GALVAN RAYMUNDO
42	10015 BOSTON PL	MAULDIN DINIA
43	10011 BOSTON PL	FUQUEZ INVESTMENTS LTD
44	10007 BOSTON PL	CHAMBER JERRY B &
45	10003 BOSTON PL	ACOSTA EFREN & MARIA C
46	505 BAYSHORE PL	CRAWFORD JOE E
47	509 BAYSHORE PL	MONTOYA RAFAEL G &
48	515 BAYSHORE PL	VALVERDE ABEL G & MARIA LOPEZ GONZALEZ
49	519 BAYSHORE PL	SOUTHSIDE RENTAL PROPERTIES LLC
50	523 BAYSHORE PL	FACUNDO APOLINAR & SILVIA
51	527 BAYSHORE PL	CONANT PAUL W & ROBYN
52	531 BAYSHORE PL	DALLAS HOUSING AUTHORITY
53	10004 BOSTON PL	VALENZUELA SERGIO & MARICELA
54	10008 BOSTON PL	AGUILAR EFRAIN
55	10012 BOSTON PL	VALLES JOSE S & ELOISA
56	10016 BOSTON PL	VALDEZ JUAN & MARIA
57	10020 BOSTON PL	GARCIA GEORGE &

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	10024 BOSTON PL	MUNIZ JOSE M LIFE EST &
59	10028 BOSTON PL	QUINTANILLA DELFINO Q &
60	10032 BOSTON PL	HOLLINGSWORTH DEBRA
61	10036 BOSTON PL	JACKSON ROSIE M
62	10040 BOSTON PL	SALAS ISMAEL P
63	10044 BOSTON PL	SALAS MIGUEL & MARTHA
64	10048 BOSTON PL	ESTRADA JESUS M
65	10051 CANDLEWOOD PL	LOZANO MARTIN A
66	10047 CANDLEWOOD PL	DUFFEY C D & VEDA GIPSON
67	10043 CANDLEWOOD PL	CERVANTES CARLOS ET AL
68	10039 CANDLEWOOD PL	JIMENEZ OFELIA & JESUS
69	10035 CANDLEWOOD PL	SANCHEZ FRANCISCO &
70	10031 CANDLEWOOD PL	GOVAN ELLIN M &
71	10027 CANDLEWOOD PL	WAFER ANNETTE
72	10023 CANDLEWOOD PL	WILSON TOMMY E
73	10019 CANDLEWOOD PL	GANDARA OSCAR
74	10015 CANDLEWOOD PL	HERNANDEZ HECTOR FERNANDO &
75	10011 CANDLEWOOD PL	GARCIA FIDELA R
76	10007 CANDLEWOOD PL	CLAYBORNE OTIS B
77	10006 CANDLEWOOD PL	SALAS RODRIGO &
78	10010 CANDLEWOOD PL	KYLE RAND HOME INC
79	10014 CANDLEWOOD PL	HUNTLEY LEO C
80	10018 CANDLEWOOD PL	CARDOSO MANUEL
81	10022 CANDLEWOOD PL	MACIEL FERNANDO
82	10026 CANDLEWOOD PL	RUAN CARRASCO EDGAR E
83	10030 CANDLEWOOD PL	TRUJILLO ESPERANZA
84	10034 CANDLEWOOD PL	OLIVARES GUSTAVO A &
85	10038 CANDLEWOOD PL	ESCOBAR ANDRES
86	10042 CANDLEWOOD PL	ARCE ROSA L
87	10046 CANDLEWOOD PL	HUCKABY VERLENE W
88	10050 CANDLEWOOD PL	MANNING MELBA G

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	10114 CUSHING DR	RATTLER KARAN &
90	10110 CUSHING DR	ORTEGA VANESSA JANET &
91	10106 CUSHING DR	JAIMES LAZARO
92	504 ESTERINE RD	MARTINEZ LUIS
93	508 ESTERINE RD	WILSON MICHAEL L &MELISSA
94	512 ESTERINE RD	ROCHARIZO FERMIN &
95	516 ESTERINE RD	ALBA MARIA LOUISA
96	520 ESTERINE RD	STAPP BETTY CATHERINE
97	524 ESTERINE RD	MACK GARY ANN
98	528 ESTERINE RD	SALAS SANTIAGO &
99	532 ESTERINE RD	HARRISON DORA F
100	536 ESTERINE RD	DIAZ ANGELITA &
101	509 MASTERS DR	SOTELO VERONICA
102	541 MASTERS DR	LOPEZ RAMON & MARIE E
103	538 DELPHINIUM DR	LAKSHAMALLA MARIA
104	534 DELPHINIUM DR	CASTILLO MIRNA A
105	530 DELPHINIUM DR	CARRENO FELIPE
106	526 DELPHINIUM DR	TELLES RAFAEL M
107	9840 SEAGOVILLE RD	STURNS EARLINE
108	9823 ANCESTRY CT	HERNANDEZ TRACY D
109	9819 ANCESTRY CT	FAZ ALEJANDRO & MA IRMA
110	9822 ANCESTRY CT	TORRES RAMIRO & MINERVA BANUELOS ARRELLANO
111	9826 ANCESTRY CT	MEJIA FRANCISCO JAVIER &
112	9823 CARAVELLE CT	WALKER SHEILA J
113	9819 CARAVELLE CT	WILLIAMS GERALDINE
114	9826 CARAVELLE CT	HAMPTON MARSHUNN D
115	9823 SCHOONER CT	WILSON RAYMOND
116	9826 SCHOONER CT	CHAVEZ J CONCEPCION
117	9841 CUSHING DR	BANKS BRENDA ANN
118	9846 CUSHING DR	RENTERIA PABLO & ISIDRA E
119	9904 CUSHING DR	FATIZZI PATRICIA

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	9910 CUSHING DR	TUMBLEWEED PROPERTY MGMT LLC
121	9916 CUSHING DR	RODRIGUEZ GERARDO T
122	9922 CUSHING DR	SMITH DARIAL A ETAL
123	9928 CUSHING DR	CALZADA EVODIO
124	9934 CUSHING DR	OSORIO MARICELA
125	9940 CUSHING DR	GARCIA RODOLFO & NORMA
126	378 LEGACY DR	JACKSON WILLIE
127	374 LEGACY DR	POLK MILDRED C EST OF
128	370 LEGACY DR	MARTIN WALTER T &
129	366 LEGACY DR	GOMEZ JAVIER
130	362 LEGACY DR	GALVAN MARCELINO
131	358 LEGACY DR	AVERHART CHARLIE BERT &
132	354 LEGACY DR	BUCHANAN BOBBY R &
133	350 LEGACY DR	VAN MARY
134	346 LEGACY DR	BENJAMIN ARTERRY L
135	342 LEGACY DR	MARTINEZ CANDIDO
136	338 LEGACY DR	RAMIREZ JOSE S
137	334 LEGACY DR	HERNANDEZ MARTIN
138	330 LEGACY DR	HURNDON GWENDOLYN C
139	326 LEGACY DR	OLIVA JULIO & ERICA
140	322 LEGACY DR	MECCA APRIL INC
141	331 ANCESTRY LN	JONES MAMIE L
142	335 ANCESTRY LN	SOSA VICTOR R
143	339 ANCESTRY LN	COLEMAN ARTHUR
144	343 ANCESTRY LN	MARTINEZ FEDERICO J &
145	347 ANCESTRY LN	CASTILLO MAGDA
146	351 ANCESTRY LN	SCOTT TILWANDA
147	355 ANCESTRY LN	ADAME ANDRES JR & PAULINA
148	359 ANCESTRY LN	WASHINGTON SAMMY & PAMELA
149	363 ANCESTRY LN	STOVALL LINDA DARLENE
150	367 ANCESTRY LN	RODRIGUEZ JOSE & YOLANDA

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	371 ANCESTRY LN	ALVAREZ MARY L
152	375 ANCESTRY LN	GARZA LETICIA
153	379 ANCESTRY LN	FLORES ALVARO
154	383 ANCESTRY LN	HERNANDEZ MIGUEL &
155	388 ANCESTRY LN	ARMENDARIZ SALVADOR &
156	384 ANCESTRY LN	SCHULTZ KELVIN D
157	380 ANCESTRY LN	PHAM AUDREY S
158	376 ANCESTRY LN	DELGADO ROGELIO & MARIA
159	372 ANCESTRY LN	SMITHERS BONITA
160	368 ANCESTRY LN	PARK PLACE EQUITY FUND LLC
161	364 ANCESTRY LN	TARVER ROBERT HAROLD &
162	360 ANCESTRY LN	WALDON JAMES R & BARBARA
163	356 ANCESTRY LN	FRAYRE MARIA TERESA
164	352 ANCESTRY LN	RAMIREZ MARCELA
165	348 ANCESTRY LN	BRYANT ARTHUR RAY &
166	344 ANCESTRY LN	CHASE MORTGAGE SCVS INC
167	336 ANCESTRY LN	BAZAN FRANCISCO
168	332 ANCESTRY LN	HERNANDEZ JOSE A &
169	328 ANCESTRY LN	ROBERTS BARBARA JEAN
170	324 ANCESTRY LN	HERNANDEZ SANJUANA & MOISES
171	320 ANCESTRY LN	DELGADO LUIS & SONIA
172	316 ANCESTRY LN	COLEMAN WANDA S &
173	312 ANCESTRY LN	SANDOVAL FEDERICO &
174	308 ANCESTRY LN	BUSTILLO JOSE ALFREDO &
175	304 ANCESTRY LN	BRUNDAGE BRENDA JOHNSON
176	9906 SEAGOVILLE RD	CARRANZA SABINO & BERTA
177	9912 SEAGOVILLE RD	LUCERO ARTURO
178	9918 SEAGOVILLE RD	OLVERA MIRNA ELVIA
179	9924 SEAGOVILLE RD	BAILEY PAUL N & EDWINA
180	9930 SEAGOVILLE RD	BADO MANUEL A ET AL
181	9936 SEAGOVILLE RD	GUTIERREZ JULIO & MARIA D

Z145-321(SM)

11/03/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	9942 SEAGOVILLE RD	MORENO JOSE &
183	10031 SEAGOVILLE RD	GORROSTIETA ADAN & MARISELA
184	227 MASTERS DR	ROSALES FRANCISCO &
185	404 MASTERS DR	SMITH MARION ADOREE FARLEY
186	10314 SEAGOVILLE RD	JOHNSON JERVA J
187	10314 SEAGOVILLE RD	MIZE JERVA J

Planner: Sarah May**FILE NUMBER:** Z145-363(SM)**DATE FILED:** September 28, 2015**LOCATION:** North line of Belmont Avenue, west of Greenville Avenue**COUNCIL DISTRICT:** 14**MAPSCO:** 36S**SIZE OF REQUEST:** Approx. 2,517 SF**CENSUS TRACT:** 10.01

REPRESENTATIVE: Kathy Zibilich, Griffin Harris, PLLC**APPLICANTS:** Verizon Wireless, T-Mobile, and AT&T Mobility (New Cingular Wireless)**OWNER:** ESC II, L.P.**REQUEST:** An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned an MF-3(A) Multifamily District.

SUMMARY: The applicants propose to construct a monopole cellular tower not to exceed 100 feet in height. The purpose of the monopole cellular tower is to provide cellular coverage while existing mounted cellular antennas are removed from the existing multi-story building on the site in order to facilitate reconstruction of a new multi-story building. The applicants indicate intent to remove the tower and mount the antennas on the new building once it is constructed. However, if this Specific Use Permit is approved and the applicants are unable to relocate the antennas on the new building, there would have to be substantially changed circumstances in order to deny its renewal based upon the Federal Communication Commission's order issued in October 2014 that requires municipalities to allow wireless carriers to maintain, replace, and modify an established "tower or base station". In September, the Commission recommended denial of the same request (Z145-274) for the northeastern corner of the lot on which the subject site is also located. While the new location is farther removed from existing residents, it is still within the residential proximity of residential zoning to the south. The On May 21, 2015, the City Plan Commission recommended approval of a Development Code Amendment (DCA145-005) to add a new type of cellular technology, termed "temporary cellular unit", which would allow temporary cellular service where an existing cellular antenna was removed for reconstruction by right. On October 19th, the Economic Development Council Committee held the item under advisement until December 7th. As opposed to waiting on the amendments, the applicants claim demolition is imminent and do not want to risk loss of coverage.

STAFF RECOMMENDATION: **Denial**

GUIDING CRITERIA FOR RECOMMENDATION:

The following factors are listed in Chapter 51A of the Dallas Development Code to guide the determination as to whether or not an SUP shall be granted. Staff has listed its findings based upon each component below:

1. *Compatibility with surrounding uses and community facilities* – The proposed monopole cellular tower is not compatible with its surroundings which are predominately low rise residential buildings. The currently constructed buildings to the southwest are separated by approximately 230 feet, which only exceeds residential proximity slope height restrictions by 23 feet when measured from property line to the monopole tower. However, PD 725 for residential zoning (under construction) that lies directly to the south of the proposed monopole is only separated by approximately 100 feet, which exceeds residential proximity slope height restrictions by 66 feet. The Development Code allows monopole towers to be exempt from residential proximity slope height restrictions if a specific use permit (SUP) is required for the monopole¹. The use regulations require that the impact of the tower height on adjacent residential districts be considered in the SUP process.²
2. *Contribution to, enhancement, or promoting the welfare of the area of request and adjacent properties* – The proposed height of the monopole cellular tower does not enhance adjacent properties and could be viewed as a nuisance by low-rise residential properties within close proximity.
3. *Not a detriment to the public health, safety, or general welfare* – It is not foreseen that the use would be a detriment to the public health, safety or general welfare.
4. *Conforms in all other respects to all applicable zoning regulations and standards* – The proposed monopole cellular tower will be in compliance with City of Dallas Development Code requirements with the exception of an exemption to residential proximity slope as discussed above in the first guiding criteria.

BACKGROUND INFORMATION:

- The area of request is on the southern edge of a larger tract of land that contains a vacant assisted living facility and convalescent, nursing home, and related institutions, known as Emeritus Vickery Towers.
- The now vacant senior center was constructed in 1968 according to permit records and closed in the summer of 2014.

¹ See Section 51A-4.408(a)(1)(D) of the Dallas Development Code.

² See Section 51A-4.202(10.1)(B)(iii) of the Dallas Development Code.

- The Federal Communication Commission (FCC) has adopted various regulations for state and local governments throughout the years to allow cellular carriers flexibility and consistency with dealing with development standards. Most recently, in October 2014 the FCC issued the “Wireless Infrastructure Report and Order”, that requires municipalities to allow wireless carriers to maintain, replace, and modify an established “tower or base station”.

Zoning History:

1. Z145-274: On September 17, 2015, the City Plan Commission recommended denial without prejudice for an application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower, on the west line of Greenville, north of Belmont Avenue.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Greenville Avenue	Local	60 feet
Belmont Avenue	Local	50 feet

Traffic:

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

STAFF ANALYSIS:

Comprehensive Plan:

The request site is located in an area considered a Residential Neighborhood in *forward Dallas*. This Building Block represents the life-blood of Dallas, the traditional neighborhood of single-family detached homes. Dallas has many neighborhoods that match this description, including Winnetka Heights, Preston Hollow, Lakewood and Wheatley Place. Single-family dwellings are the dominate land use in these areas. Some shops, restaurants or institutional land uses such as schools and religious centers that serve neighborhood residents may be located at the edges or at key intersections.

The Residential Neighborhood Building Block encourages lower structures; and therefore, the height of the monopole cellular tower that is proposed in this request is inconsistent with the building block.

Surrounding Land Uses:

	Zoning	Land Use
North and west	MF-3(A)	Vacant convalescent, nursing home, and related institutions use
East	CD 12	Single Family detached
South	Tract 2 of PD 625	Single family attached, shared access under construction
Southwest	Tract 2 of PD 625	Single family attached, shared access, constructed circa 2006 per DCAD records

Land Use Compatibility:

To the north and west of the site is the vacant convalescent, nursing home, and related institutions use that currently supports roof mounted cellular antennas. The aged institutional building to the north and west are scheduled for demolition in the near future and the applicant seeks interim cellular communications by providing a monopole cellular tower during the extended construction duration. Retail and restaurant uses also exist further to the south along Greenville Avenue, but the applicant indicates they are too low to support equivalent cellular services to surrounding areas as noted in the applicant's SAR affidavit on page 17 of this report. The surrounding land uses to the south and southwest are the most sensitive uses to the monopole tower as they are predominately single family. Further to the south and east are detached single family neighborhoods, with each of the closest single family structures in each direction measuring approximately 300 feet from the proposed monopole.

Tower Height

The request site is subject to residential proximity slope requirements since the tower will exceed 26 feet in height and is adjacent to single family districts. In order for the proposed 100-foot tall monopole tower to comply with the one to three residential proximity slope height requirement, it must be placed 300 feet away from the nearest site of origination, or low-density residential district. The closest site of origination, or residential property line, is 100 feet to the south at the single family attached shared access development that is currently under construction. The applicant indicates the monopole would be buffered from views on Belmont Avenue by large canopy trees as shown in the height plane diagram on page 6 and the renderings on pages 7 through 11 provided by the applicants. The diagram is an estimate of the proposal and shows that when the observer puts a greater distance between the monopole, they are able to see more of the structure that projects above the tree canopy. However, as the observer comes closer to the monopole, the views of the monopole that project above the tree canopy are more difficult to see because of intervening tree canopy.

The next closest site of origination is approximately 225 feet to the southwest to an existing single family attached shared access development property line; this would allow a 75-foot tall structure in the location proposed. The third closest site of origination is approximately 280 feet east of the proposed monopole; which results in allowing a 93-foot tall structure. Finally, the next closest single family structure to the monopole is located approximately 305 feet south of the proposed monopole which would allow a 101-foot tall structure in the location proposed.

Cellular Communications Utility

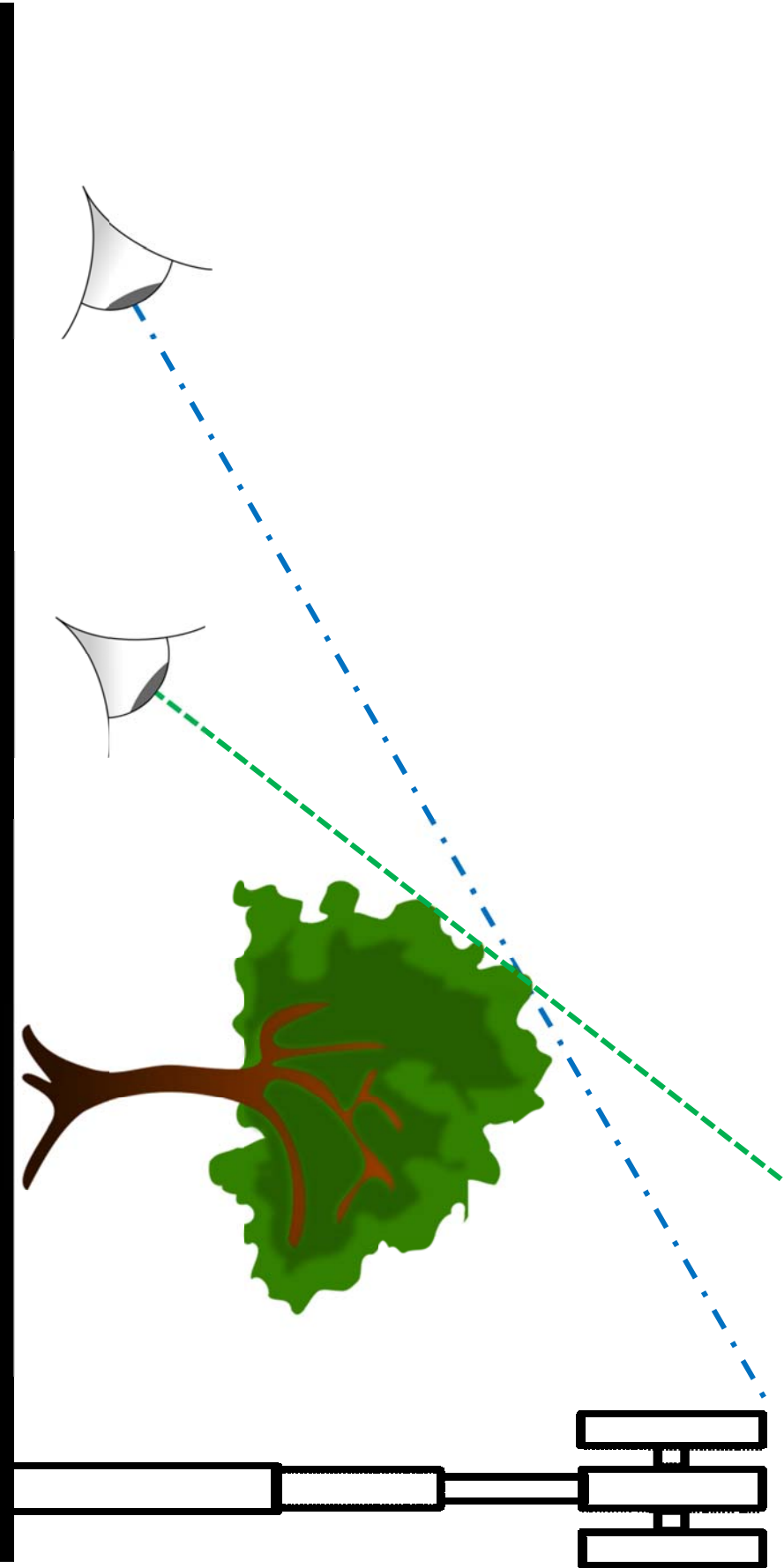
Although coverage maps vary by wireless carrier, the applicant indicates that if the existing mounted cellular antennas are removed, cellular service will decrease for surrounding properties as shown in the coverage maps below. The coverage maps in the pages 14 through 16 of this were report are from affidavits prepared by the applicants' experts; the full affidavits can be found in the plans section with the agenda. A fourth affidavit was prepared by Verizon's Site Acquisition Representative (SAR) stating that there are no viable candidates for the relocation of the mounted antennas other than this request. Page 17 shows the area that the representative evaluated and the conclusion of each property evaluated.

Landscaping:

The request will not trigger the requirements of Article X of the Dallas Development Code.

50' Belmont ROW

Height Plane Diagram



Z145-363(SM)



Z145-363(SM)



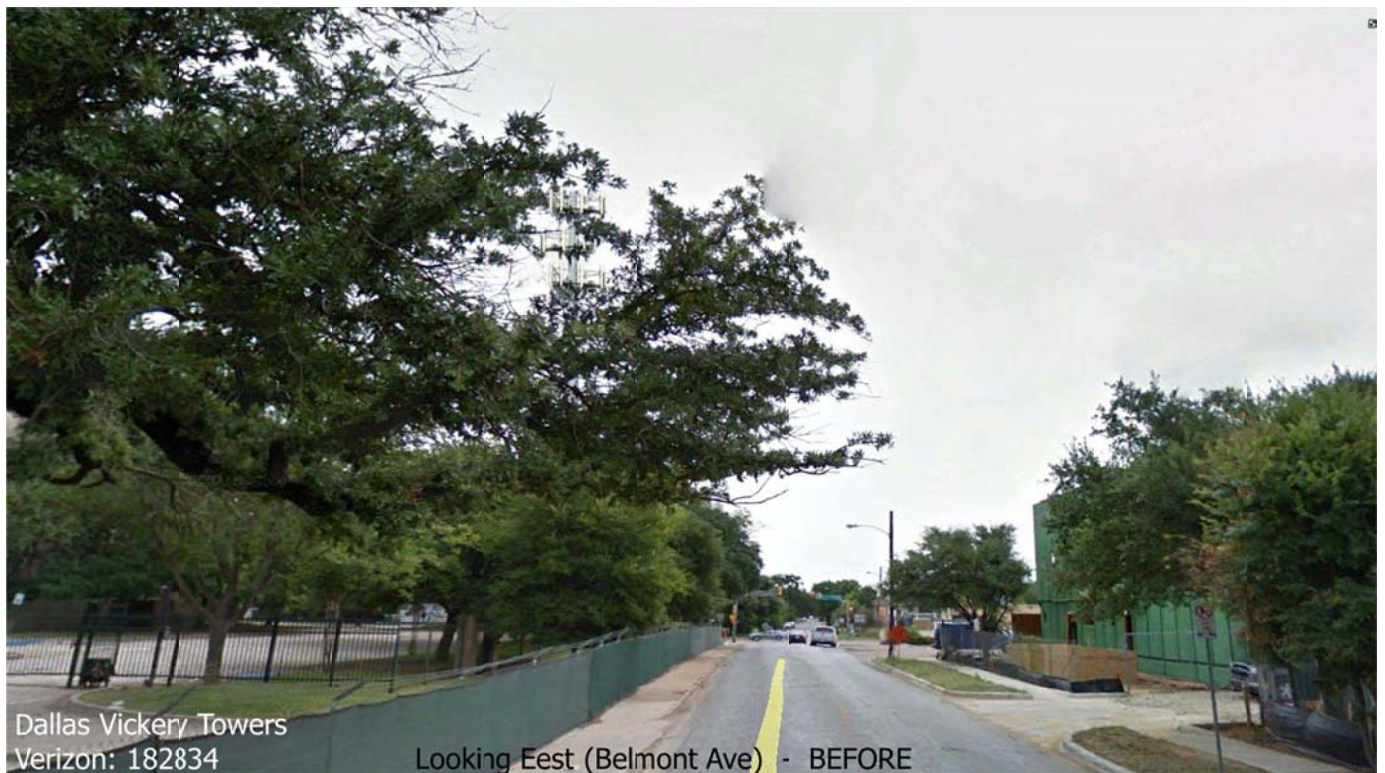
Z145-363(SM)

Looking West (Belmont Ave) - BEFORE



Looking West (Belmont Ave) - AFTER





Z145-363(SM)

Dallas Vickery Towers
Verizon: 182834



Looking West (Greenville Ave) - BEFORE

Dallas Vickery Towers
Verizon: 182834



Looking West (Greenville Ave) - AFTER



Verizon Wireless
Network, Central Texas Region
7 Village Circle, Suite 400
Westlake, TX 76262

Todd Seneker
Columbia Pacific Advisors, LLC
1910 Fairview Ave E, Suite 200
Seattle WA 98102

Re: 5619 Belmont Avenue Replacement of Antennas on new building

Dear Mr. Seneker:

Dallas MTA, L.P. d/b/a Verizon Wireless (Verizon Wireless) currently has antennas on the roof of your building at 5619 Belmont Avenue in Dallas, Texas (the Property). Verizon Wireless is interested in leasing a portion the Property for the purpose of installing and maintaining a temporary pole tower/antenna for cellular communication and related equipment to replace coverage provided by the existing antennas but only until such time that the existing antennas at that address can be replaced on the new building to be built at the Property.

This letter will confirm that the proposed tower is understood to be temporary and only for the period of construction, and Verizon fully intends to relocate to the rooftop upon completion of the new building. I am authorized to sign on behalf of Verizon Wireless.

Sincerely,

Dallas MTA, L.P. d/b/a Verizon Wireless
By: Verizon Wireless Texas, LLC, its General Partner

By: 
Kandi Vongsombath, Manager - Real Estate



T-Mobile USA, Inc.
2250 Lakeside Boulevard
Richardson, Texas 75082

November 2, 2015

Mr. Todd Seneker
Columbia Pacific Advisors, LLC
1910 Fairview Ave. E, Suite 200
Seattle, WA 98102

Re: 5619 Belmont Avenue (Replacement of Antennas onto the New Building)

Dear Mr. Seneker:

I represent T-Mobile USA, Inc. and its affiliates (collectively, "T-Mobile").

T-Mobile currently has antennas on the roof of your building at 5619 Belmont Avenue in Dallas, Texas (the "Property"). T-Mobile is interested in using a portion of the Property for the purpose of installing and maintaining a temporary pole tower/antenna for cellular communication and related equipment to replace coverage provided by the existing antennas. However, that temporary tower would only be utilized until such time that the existing antennas at that address can be replaced onto the new building that is being built at the Property.

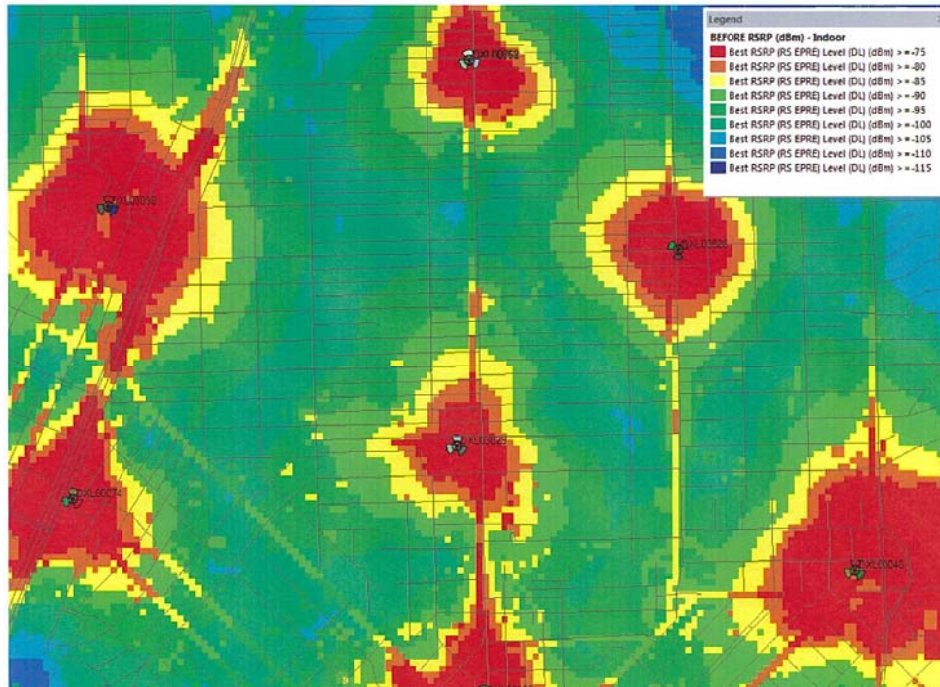
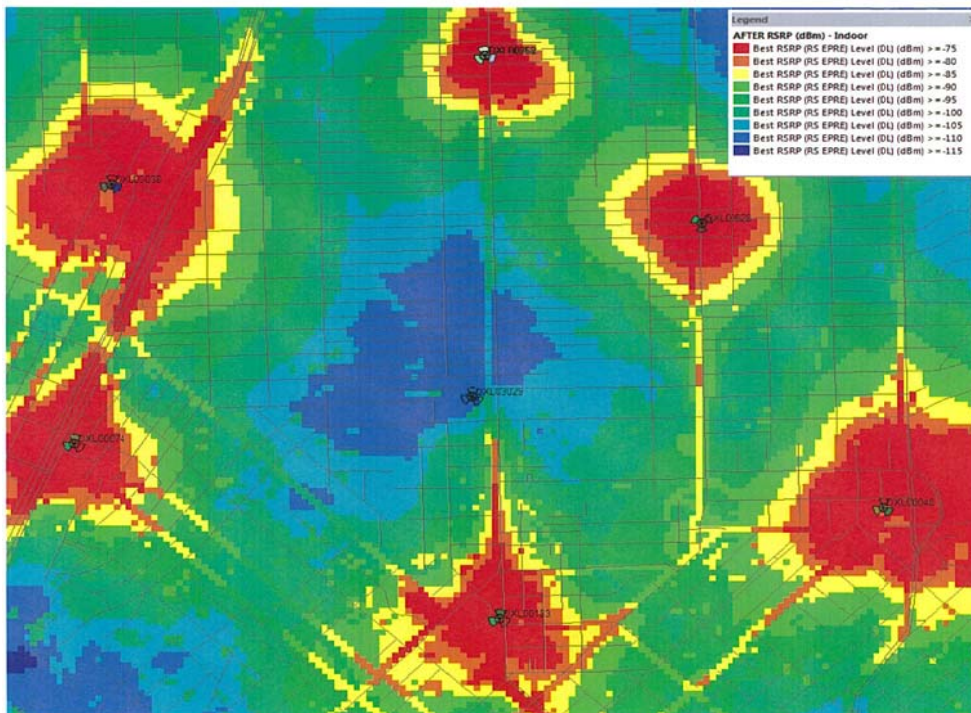
This letter will confirm that the proposed tower is understood to be temporary and that T-Mobile intends to relocate to the new rooftop upon completion of the new building.

Sincerely,

A handwritten signature in black ink that reads "J. Christopher Luna".

J. Christopher Luna
Senior Legal Director

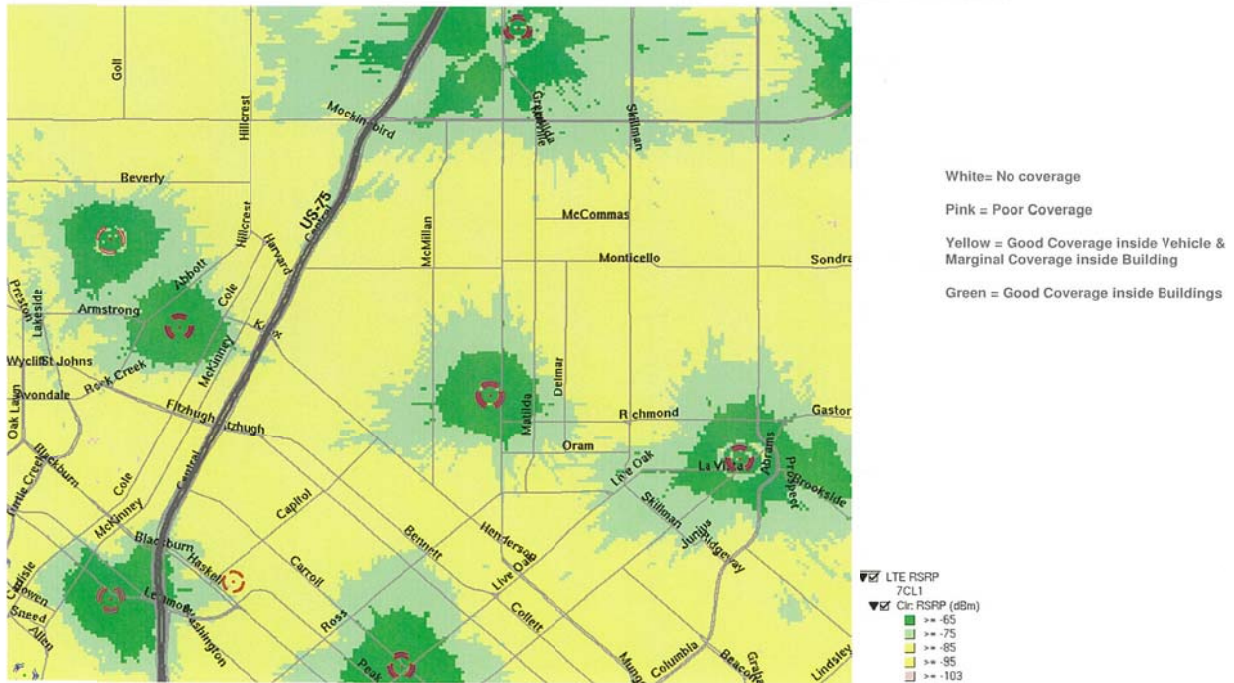
E-mail: Chris.Luna@T-Mobile.com
Telephone: (214) 570-4883
Toll Free Fax: (844) 669-6339

AT&T Coverage Maps**DXU3029/DXL03029 – On-Air****DXU3029/DXL03029 – Off-Air**



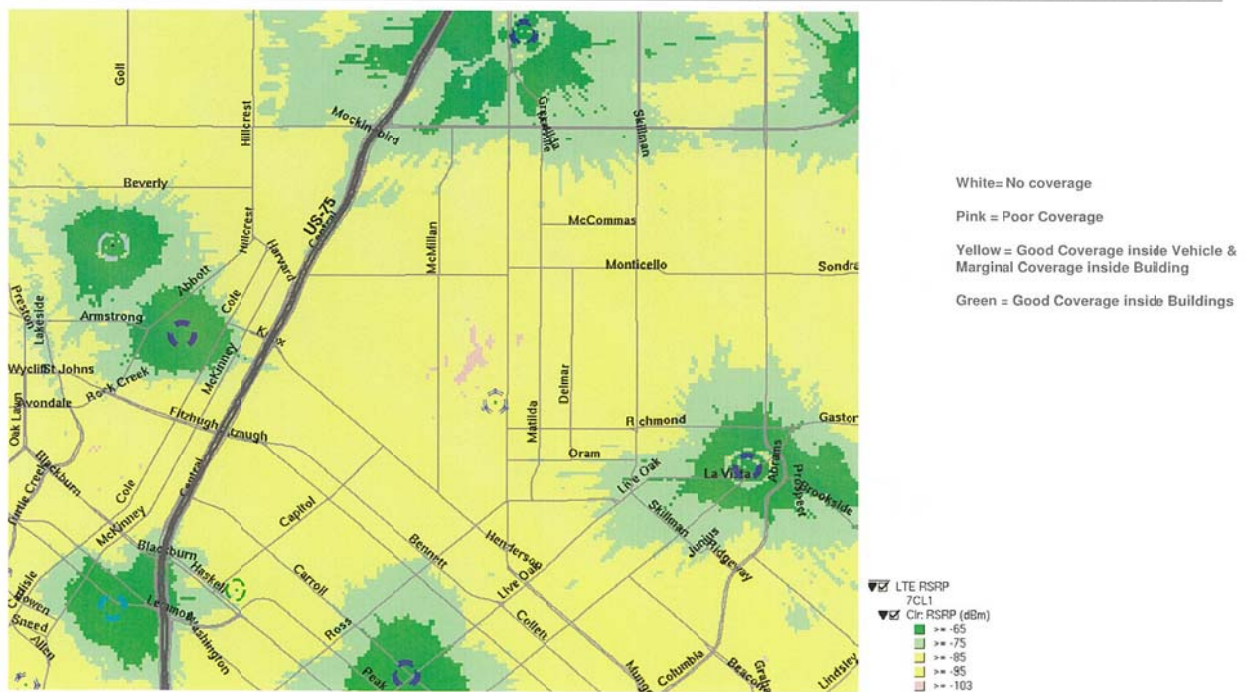
Verizon Coverage Maps

With Dallas Vickery Towers – LTE 700MHz RSRP



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement. 2

Without Dallas Vickery Towers – LTE 700MHz RSRP

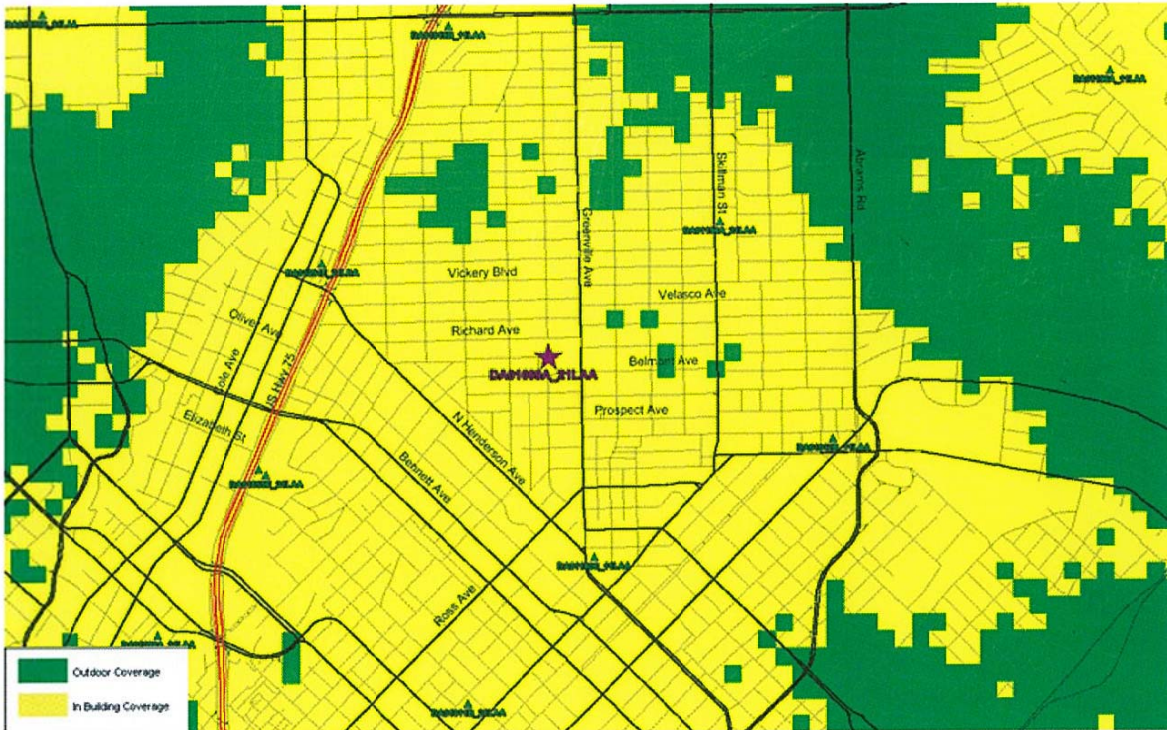


Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement. 3

T-Mobile Coverage Maps

To Affidavit of Mauricio Martinez

See attached Current Coverage with Existing Antennas Propagation Map



See attached After Removal of Existing Antennas Propagation Map

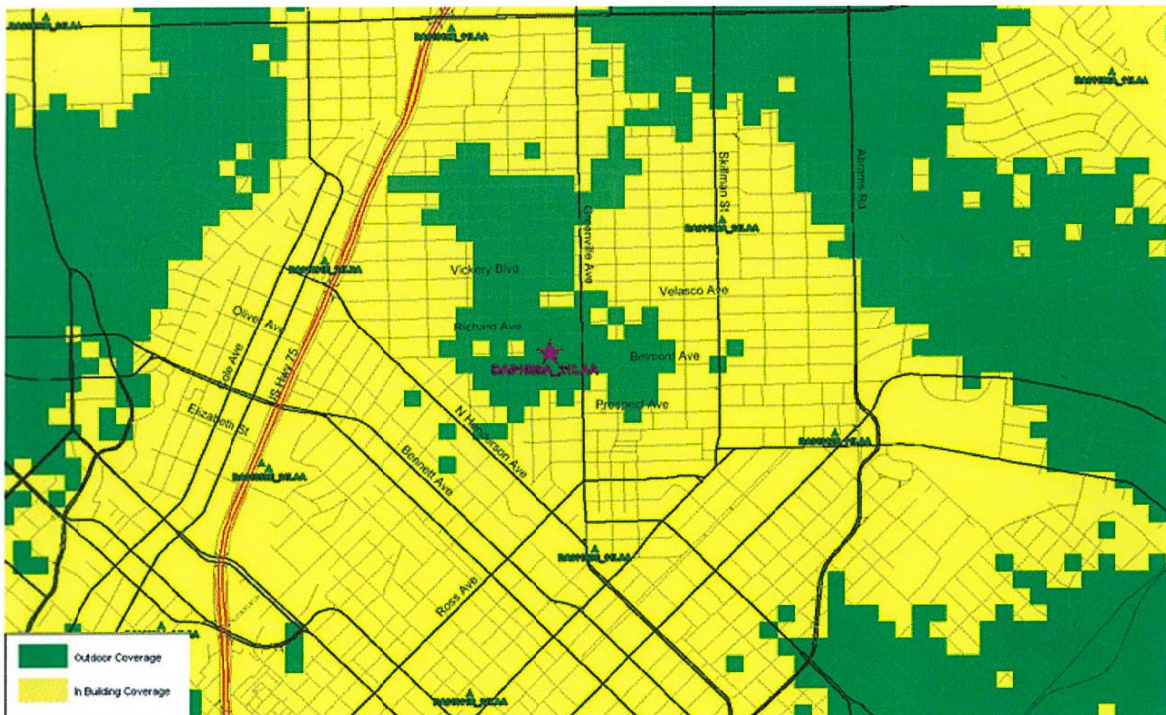




Exhibit B

List of Candidates Considered or Contacted and Result

New Tower/antenna sites

- 2218 Greenville Ave – Too close to residential and owner not interested
- 2201 Greenville – insufficient space for tower
- 5601 Sears – owner not willing to lease property
- 5624 Sears - insufficient space for tower
- 5724 Prospect - insufficient space for tower
- 2237 Greenville – too close to residential property
- 2203 Greenville – insufficient space for tower
- 5700 Roam – Oncor sub-station – location not allowed by Oncor

Collocations on Existing Towers

- 1521 Greenville – too far outside search ring and too close to other Verizon tower
- 1300 Greenville - too far outside search ring and too close to other Verizon tower

List of Officers
ESC II, L.P.

If the owner is a corporation, partnership or trust, a list of partners/principals or officers must be provided so that any conflict of interest by City Plan Commissioners or City Council persons can be identified before a vote is taken.

The list of partners/principals or officers is set forth below.

Name: Columbia Pacific Master Fund '98 General Partnership

Position held: General Partner

Name: Daniel R. Baty

Position held: Limited partner

Name: Brandon Baty

Position held: _____

Name: Stanley Baty

Position held: _____

**Recommended SUP
Conditions**

1. USE: The only use authorized by this specific use permit is a tower/antenna for cellular communication limited to a monopole cellular tower.
2. SITE PLAN AND ELEVATION PLAN: Use and development of the Property must comply with the attached site plan and elevation plan.

Staff recommended:

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

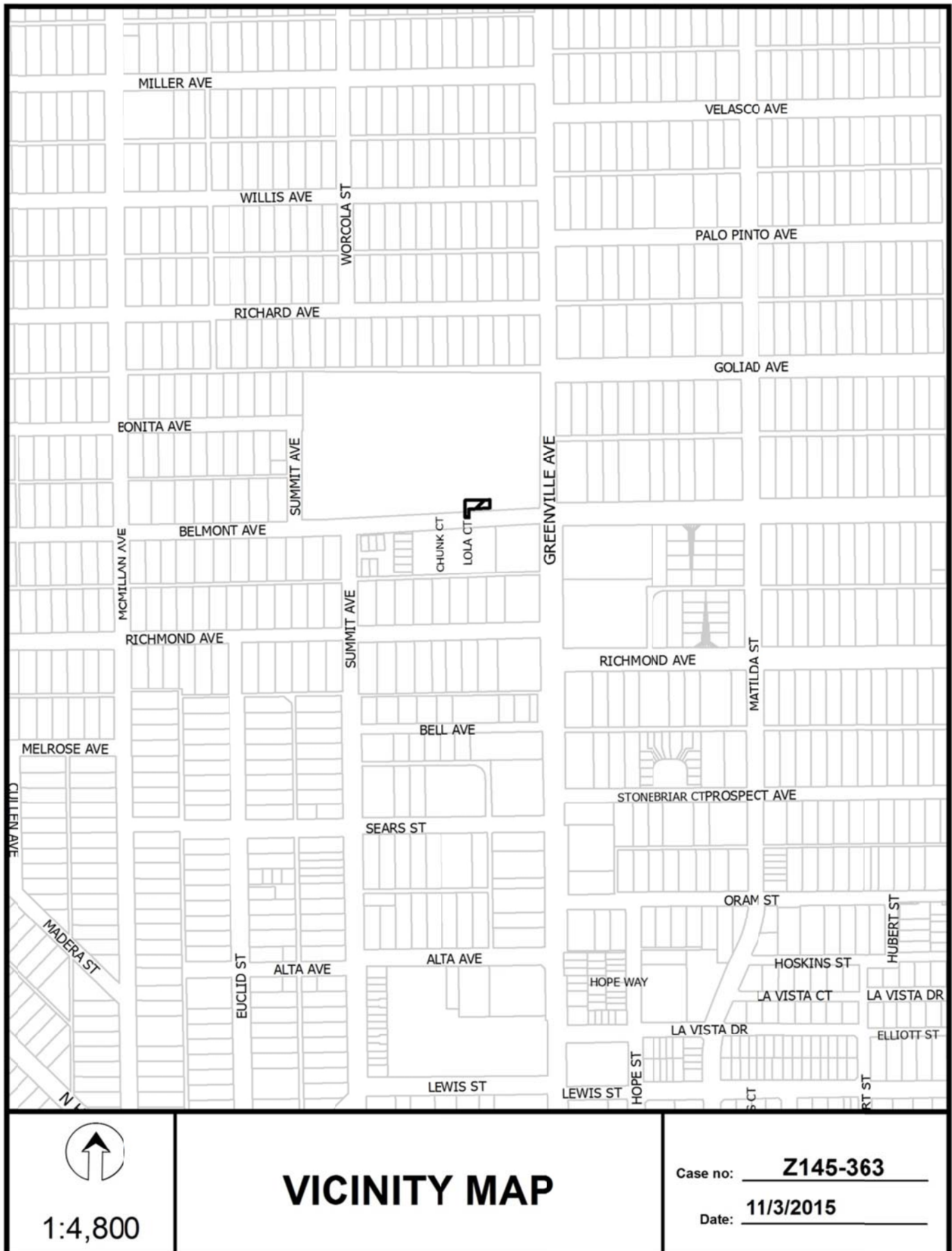
Applicant Requested:

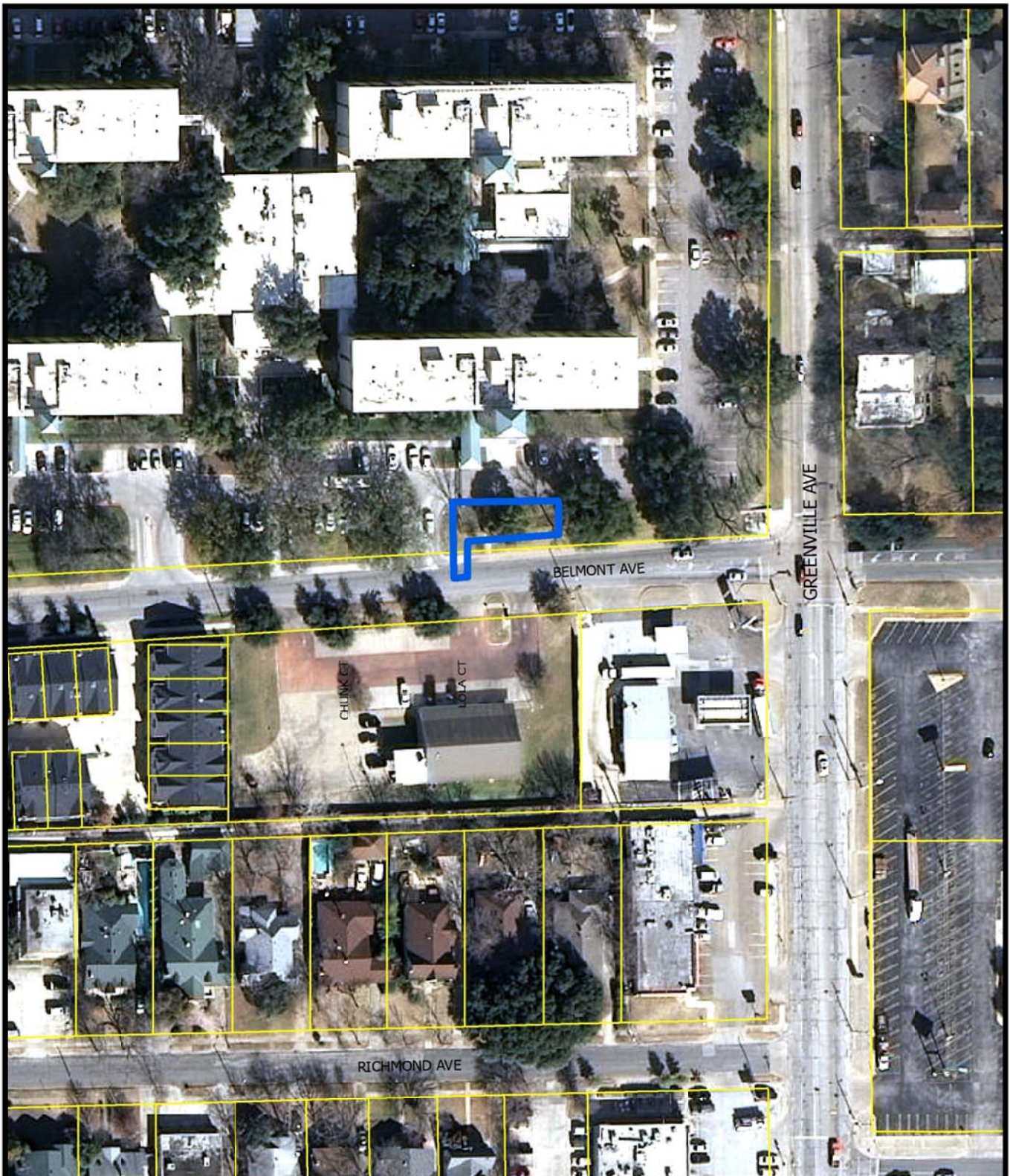
3. TIME LIMIT: This specific use permit expires on (three years after the passage of this ordinance), but is eligible for automatic renewal for up to two additional one-year periods pursuant to Section 51A-4.219 of Chapter 51A of the Dallas City Code, as amended. For automatic renewal to occur, the Property 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. HEIGHT: The tower/antenna for cellular communication may not exceed 100 feet in height.
5. ILLUMINATION: Except as required by the Federal Aviation Administration, the tower/antenna for cellular communication may not be illuminated.
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.



Z145-363(SM)



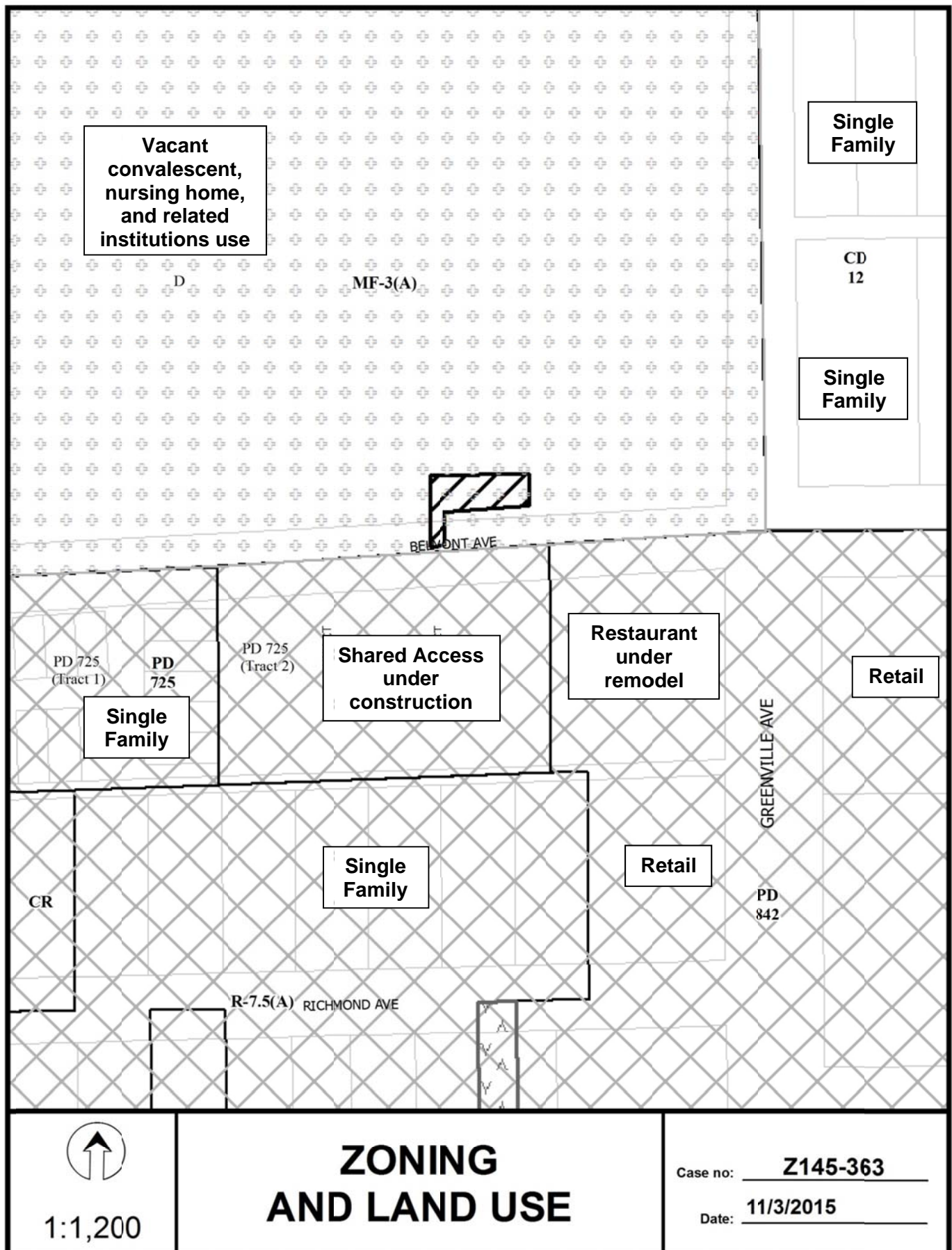


1:1,200

AERIAL MAP

Case no: **Z145-363**

Date: **11/3/2015**



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.

The number '0' indicates City of Dallas Ownership

 <p>1:1,200</p>	<h2 style="margin: 0;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px 5px; display: inline-block;">8</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	<p>Case no: Z145-363</p> <p>Date: 11/3/2015</p>
--------------------	---	---

11/03/2015

Notification List of Property Owners

Z145-363

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5619 BELMONT AVE	ESC II LP
2	5650 BELMONT AVE	POST OFFICE PARK LLC
3	5631 RICHMOND AVE	KOHLER KEVIN C &
4	5627 RICHMOND AVE	NGUYEN MICHAEL & KANDICE TRINH
5	5626 BELMONT AVE	SUMMIT BELMONT HOMEOWNERS
6	5620 BELMONT AVE	MOSELEY LESLYE E
7	5620 BELMONT AVE	SAIDEJACAMAN ADRIAN &
8	2237 GREENVILLE AVE	QUIK WAY RETAIL AS II LTD

FILE NUMBER: Z134-319(RB)**DATE FILED:** August 19, 2014**LOCATION:** North Line of East University Boulevard, East of North Central Expressway**COUNCIL DISTRICT:** 14**MAPSCO:** 36E**SIZE OF REQUEST:** Approx. 32,190 Sq. Ft. **CENSUS TRACT:** 79.13

APPLICANT: OP Acquisitions, LLC**REPRESENTATIVE:** Rob Baldwin**OWNERS:** East Campus Holdings, LP; City of Dallas

REQUEST: An application for a Planned Development District for certain CS Commercial Service District Uses, a Specific Use Permit for a Mini-warehouse, and the termination of deed restrictions on property zoned a CS Commercial Service District located on the north line of East University Boulevard, east of North Central Expressway.

SUMMARY: The applicant proposes to redevelop the property with a mini-warehouse use (by Specific Use Permit) and 2,400 square feet of retail uses. The site consists of a commercial structure and surface parking area within the site's eastern half. All improvements will be removed, providing for a six story mini-warehouse use encompassing approximately 129,000 square feet of floor area. Additionally, the applicant will be terminating the existing deed restrictions that limit permitted uses (see attached deed restriction). A PDD is being requested to: 1) increase in floor area; 2) increase in structure height; 3) increase in number of stories; and 4) enhanced attached signage. While not specifically requested, staff is of the opinion a PDD also will consider a reduction in 'adequate' off-street parking. On October 28, 2015, the City Council remanded this request back to the City Plan Commission with the consideration of permitting the mini-warehouse use by SUP (the City Plan Commission and City Council previously considered the mini-warehouse use by right).

STAFF RECOMMENDATION: Denial**GUIDING CRITERIA FOR RECOMMENDATION:**

Staff recommends denial of the request, based upon:

1. *Performance impacts upon surrounding property* – While the proposed development standards are compatible with the built environment, the intensity of the proposed use, and a lack of adequate off-street parking could impact adjacent development.
2. *Traffic impact* – No increase in trip generations is expected, which currently are consistent with those generated by the surrounding nonresidential development.
3. *Comprehensive Plan or Area Plan Conformance* – The request is in compliance with the designated Building Block for the area, however staff envisions transit-oriented development for this area and would expect a residential component as part of any rezoning request.
4. *Justification for a Planned Development District as opposed to straight zoning* – As the applicant wishes to establish development rights over that currently permitted, a PDD was presented for consideration.

Zoning History: There has been no recent zoning activity in the immediate area relevant to the request within the past five years.

Thoroughfare

University Boulevard

Existing & Proposed ROW

Collector; 60' & 60' ROW

Traffic: The Engineering Section of the Building Inspection Division of the Department of Sustainable Development and Construction has reviewed the requested development vision in conjunction with the required Traffic Impact Analysis and determined that the proposed development will not significantly impact the street system.

STAFF ANALYSIS:

Comprehensive Plan: The Urban Mixed-Use Building Block incorporates a vibrant mix of residential and employment uses at a lower density than the Downtown Building Block. These areas are typically near Downtown, along the Trinity River or near major transit centers. Examples include Uptown, the City Place/West Village area, Stemmons Design District, Cedars and Deep Ellum. Urban Mixed-Use Building Blocks provide residents with a vibrant blend of opportunities to live, work, shop and play within a closely defined area. Buildings range from high-rise residential or mid-rise commercial towers to townhomes and small corner shops. Good access to transit is a critical element. Similar to Downtown, the Urban Mixed-Use Building Blocks offer employment and housing options and are important economic growth areas for businesses. People

on foot or bike can enjoy interesting storefronts at ground level with benches, public art, on-street parking and wide sidewalks, creating an appealing streetscape. Large parking areas and other auto-oriented land uses are typically located at the edges.

GOAL 1.2 Promote desired development.

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

Land Use Compatibility:

On October 28, 2015, the City Council remanded this request back to the City Plan Commission with the consideration of permitting the mini-warehouse use by SUP (the City Plan Commission and City Council previously considered the mini-warehouse use by right). The predominant development pattern in the immediate area consists of nonresidential uses, heavily influenced by office structures and structured parking to serve their requirements, with retail uses concentrated to the west/northwest, and eastward (approximately 530 feet) along the Greenville Avenue alignment. An outside industrial use (University Park) is situated along the south line of University Boulevard. The DART right-of-way (Red Line) abuts the site's western property line, with various office and retail uses fronting parcels between the DART right-of-way and the northbound service road of North Central Expressway (travel lanes are depressed through this section), both north and south of University Boulevard. With respect to DART's presence in the immediate area, both the Lovers Lane Station as well as the Mockingbird Station (Park and Ride) serve this area; approximately 880 and 2,900 feet, respectively.

As the current zoning permits the mini-warehouse use by right, the applicant's intent is to utilize this CS District zoning as a base for certain permitted uses (i.e., prohibiting some uses allowed either by right or by SUP) along with the intended mini-warehouse development while requesting an increase in development rights (see table, below). While the use is not of concern to staff, it was strongly encouraged to come back with a mixed use incorporating a component of multifamily dwellings. As the site abuts office and structured parking to the north and east, it would be envisioned the units would be oriented towards unobstructed views west/northwest/south. As the site is constrained by its platted lot, off-street parking could be a concern; however, the site's proximity to mass transit would allow for consideration of reduced parking requirements for residential as part of a mixed use project. With respect to structural design, it would be anticipated at grade podium parking would be incorporated into the building's design.

The applicant is proposing the minimum amount of parking for the use when compared to existing use categories with similar floor area (office, retail; see Off-street parking section, below). As such, the proposed redevelopment is not 'taxing' when considering

land area required for parking and maneuvering. As the site is somewhat restricted in size, the majority of redevelopment options per the attached list of permitted uses would tend to be one-story, again being somewhat impacted by off-street parking requirements.

At this point, the applicant has submitted revised conditions and a development/site plan (for mini-warehouse use) that captures the intent of what was discussed during the previously referenced City Council public hearing. In consideration of the applicant's current, staff would recommend the following additional provisions for the mini-warehouse use (in addition to a residential component as provided above):

- 1) in addition to required parking for the floor area devoted to rental units, require an additional off-street parking space for a caretaker's quarters (whether anticipated now or in the future);*
- 2) consider an increase in required parking to adequately serve the proposed development;*

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

Other than the two items noted above, the applicant has provided for certain provisions previously addressed by staff [1) prohibit outside display and storage of rental vehicles and other materials, and 2) require access to storage units from an internal corridor]. As such, the request complies with the general provisions for an SUP.

With respect to the part of the request to terminate existing deed restrictions, staff has no objections to this. As the applicant has established specific uses, those overlapping uses (in comparison to those restricted in the existing deed restrictions) are not being requested, thus staff supports the termination of deed restrictions.

In summary of this analysis, staff cannot support the applicant's request as currently presented. It should be stated that lack of support is not related to the requested increase in development rights nor the more restrictive provisions related to the mini-

warehouse use provided within the attached SUP conditions, but rather a lack of a development that is more of a transit oriented development, with or without a mini-warehouse component. The attached PDD and SUP conditions as presented by the applicant have been reviewed and provided should the City Plan Commission proceed with a favorable recommendation.

Landscaping: The applicant will be complying with landscape requirements as outlined in Article X (street trees, site trees, two design standards) during the building permit process.

Off-Street Parking: As noted above, any redevelopment of the site will largely be impacted by an ability to provide parking on site. For purposes of this section, consideration of special parking (remote, shared) is not being considered.

By definition, the mini-warehouse use permits a maximum of 500 square feet of floor area per rental unit; required off-street parking is a minimum of six spaces, what is being proposed. Based on the applicant's development plan, 258 rental units could be available (applicant has not established a maximum number of rental units). As noted above, staff is concerned as to adequate parking being provided.

By comparison, a 129,000 square foot office would require 387 parking spaces; an 8,000 square foot restaurant would require 80 spaces; or, an 8,000 square foot furniture store would require 16 spaces.

The majority of mini-warehouse projects are developed in a horizontal pattern; i.e., one and two story structures across a parcel, with parking spaces interspersed throughout the development and located in close proximity to the rental units.

As a truly vertical product, one such does exist and was approved (also as a PDD) and may provide the City Council with a comparison in assessing this request. This particular development provides for 79,740 square feet of floor area within a four story structure, providing parking at one space for each 4,200 square feet of floor area.

Signage: The applicant is governed by sign provisions for a business zoning district. With respect to attached signage, the applicant is requesting an effective area of 25 percent for both the western and southern façade.

PROVISION	CS (existing)	PROPOSED PDD
F/S/R SETBACKS	15'/0'/0'	NO REVISION
DENSITY	N/A	N/A
HEIGHT	45 FEET	80 FEET
STORIES	THREE	SIX
FLOOR AREA	24,176 SF (RESTRICTED OFFICE/LODGING/ RETAIL TO 16,117 SF)	126,538 SF/MINI-WHSE; 2,400 SF/RETAIL
LOT COVERAGE	80%	N/A
OFF-STREET PARKING	PER USE-DALLAS DEVELOPMENT CODE	6 SPACES/MINI-WHSE; CODE REQ. FOR RETAIL
LANDSCAPE	ARTICLE X	N/A
SIGNS	BUSINESS ZONING DISTRICT	ATTACHED SIGNS-≤25% OF AREA OF WEST AND SOUTHERN, EACH

LIST OF OFFICERS

Applicant:

OP Acquisitions, LLC

Clay Likover, officer

Owner:

East Campus Holdings, LP

Seth Bame, officer

APPLICANT REQUESTED/STAFF RECOMMENDED CONDITIONS

“ARTICLE ____.

PD ____.

SEC. 51P-____.101. LEGISLATIVE HISTORY.

PD ____ was established by Ordinance No._____, passed by the Dallas City Council on _____.

SEC. 51P- ____ .102. PROPERTY LOCATION AND SIZE.

PD _____ is established on property located on the north line of University Boulevard, east of Central Expressway. The size of PD _____ is approximately 0.74 acres.

SEC. 51P- ____ .103. DEFINITIONS AND INTERPRETATIONS.

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

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

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

SEC. 51P- ____ .104. EXHIBITS.

The following exhibit is incorporated into this article: Exhibit ____A: development plan and mini-warehouse site plan.

SEC. 51P- ____ .105. DEVELOPMENT PLAN.

(a) Except as provided in this section, development and use of the Property must comply with the development plan and mini-warehouse site plan. (Exhibit ____A). If there is a conflict between the text of this article and the development plan, the text of this article controls.

(b) For a mini-warehouse, the development plan and mini-warehouse site plan will serve as the required site plan to fulfill, in part, the requirements for a Specific Use Permit site plan.

SEC. 51P- ____ .106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop.
- Catering service.
- Custom business services.
- Electronics service center.
- Medical or scientific laboratory. [SUP]
- Tool or equipment rental.

(3) Industrial uses.

- Gas drilling and production. [SUP]
- Industrial (inside) for light manufacturing, limited to a bakery.
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center. [SUP]
- Convent or monastery.
- Hospital. [SUP]
- Public school.
- Open enrollment charter school. [SUP]
- Private school. [SUP]

(5) Lodging uses.

- Hotel or motel. *[See Section 51A-4.205(1)(B).]*
- Lodging or boarding house. [SUP]
- Overnight general purpose shelter.

(6) Miscellaneous uses.

- Attached non-premise sign. [SUP]
- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(7) Office uses.

- Alternative financial establishment. [SUP]
- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

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

(9) Residential uses.

- College dormitory, fraternity, or sorority house.

(10) Retail and personal service uses.

- 4.210(b)(4).]
- Alcoholic beverage establishments. [See Section 51A-
 - Ambulance service.
 - Animal shelter or clinic without outside runs.
 - Auto service center.
 - Business school.
 - Car wash.
 - Commercial amusement (inside). [SUP may be required.]
 - Commercial amusement (outside). [SUP]
 - Commercial parking lot or garage.
 - Convenience store with drive-through. [SUP]
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - General merchandise or food store 100,000 square feet or more. [SUP]
 - Home improvement center, lumber, brick, or building materials sales yard.
 - Household equipment and appliance repair.
 - Liquor store.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.
 - Nursery, garden shop, or plant sales.
 - Pawn shop.

- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Swap or buy shop. [SUP]
- Temporary retail use.
- Theater.

(11) Transportation uses.

- Transit passenger shelter.
- Transit passenger station or transfer center.

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.

(13) Wholesale, distribution, and storage uses.

- Mini-warehouse. [SUP and only in conjunction with a minimum of 2,400 square of retail and personal service uses.]
- Office showroom/warehouse.
- Recycling buy-back center. *[SUP or RAR may be required. See Section 51A-4.213(11).]*
- Recycling collection center. *[SUP or RAR may be required. See Section 51A-4.213(11.1).]*
- Recycling drop-off container. *[SUP required if the requirements of Section 51A-4.213(11.2)(E) are not satisfied.]*
- Recycling drop-off for special occasion collection. *[SUP required if the requirements of Section 51A-4.213(11.3)(E) are not satisfied.]*

SEC. 51P-____.107.

ACCESSORY USES.

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

SEC. 51P-____.108.

YARD, LOT, AND SPACE REGULATIONS.

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

(a) Except as provided in this section, the yard, lot, and space regulations for the CS Commercial Service District apply.

(b) Floor area. Maximum floor area is 128,938 square feet.

(c) Height. Maximum structure height is 80 feet.

(d) Stories. Maximum number of stories above grade is six.

SEC. 51P- _____.109. OFF-STREET PARKING AND LOADING.

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

Applicant requested:

(b) Mini-warehouse. A minimum of six off-street parking spaces must be provided.
--

Staff recommended:

(b) For a mini-warehouse, one space for each 4,200 square feet of floor area is required, plus one additional space for a caretaker's quarters.

SEC. 51P- _____.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P- _____.111. LANDSCAPING.

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

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

SEC. 51P- _____.112. SIGNS.

(a) Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) Attached signs.

(1) The maximum effective area for the west façade is 25 percent of this façade area.

(2) The maximum effective area for the south façade is 25 percent of this façade area.

SEC. 51P- ____ .113. ADDITIONAL PROVISIONS.

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

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

SEC. 51P- ____ .114. COMPLIANCE WITH CONDITIONS.

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

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

**APPLICANT REQUESTED
SPECIFIC USE PERMIT FOR A MINI-WAREHOUSE**

1. USE. The only use authorized by this specific use permit is a mini-warehouse.
2. SITE PLAN: Use and development of the property must comply with the attached development plan and mini-warehouse site plan.
3. TIME LIMIT: This specific use permit expires on 15 YEARS, but is eligible for automatic renewal for an additional 15-year period 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. ACCESS TO STORAGE UNITS: All storage units must be accessed from an internal corridor.
5. FLOOR AREA: The maximum floor area is 126,538 square feet.
6. RENTAL AND OUTSIDE DISPLAY: Rental and outside display of vehicles and trailers normally associated with moving goods and personal possessions from one location to another 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.

941995

DEED RESTRICTIONS *WJ*

THE STATE OF TEXAS)
) KNOW ALL PERSONS BY THESE PRESENTS:
 COUNTY OF DALLAS)

I.

The undersigned, **DEMAC CORP., a Texas corporation** (the "Owner"), is the owner of the property located in the City of Dallas, Dallas County, Texas described in Exhibit A attached hereto and made a part hereof (the "Property"), such Property being more commonly known as 5531 East University Boulevard, Dallas, Texas and being the same property conveyed to Owner by Warranty Deed dated April 10, 1980 from Mary Alice Dealey and recorded in Volume 80113, Page 1871 of the Deed Records of Dallas County, Texas. *WJ*

II.

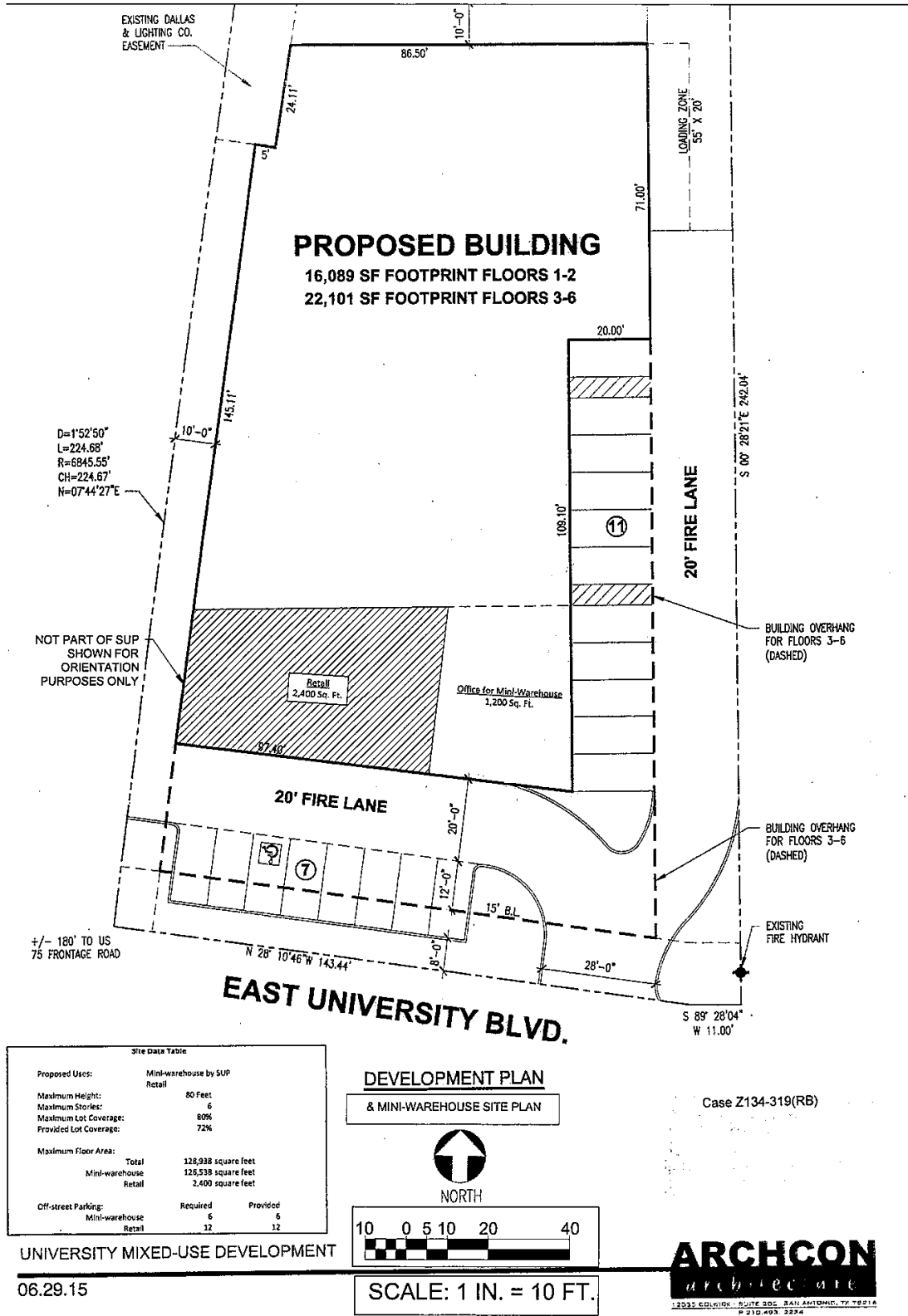
The Owner does hereby impress all of the Property with the following deed restriction (the "Restriction"), to wit:

The following shall be the only uses permitted on the Property:

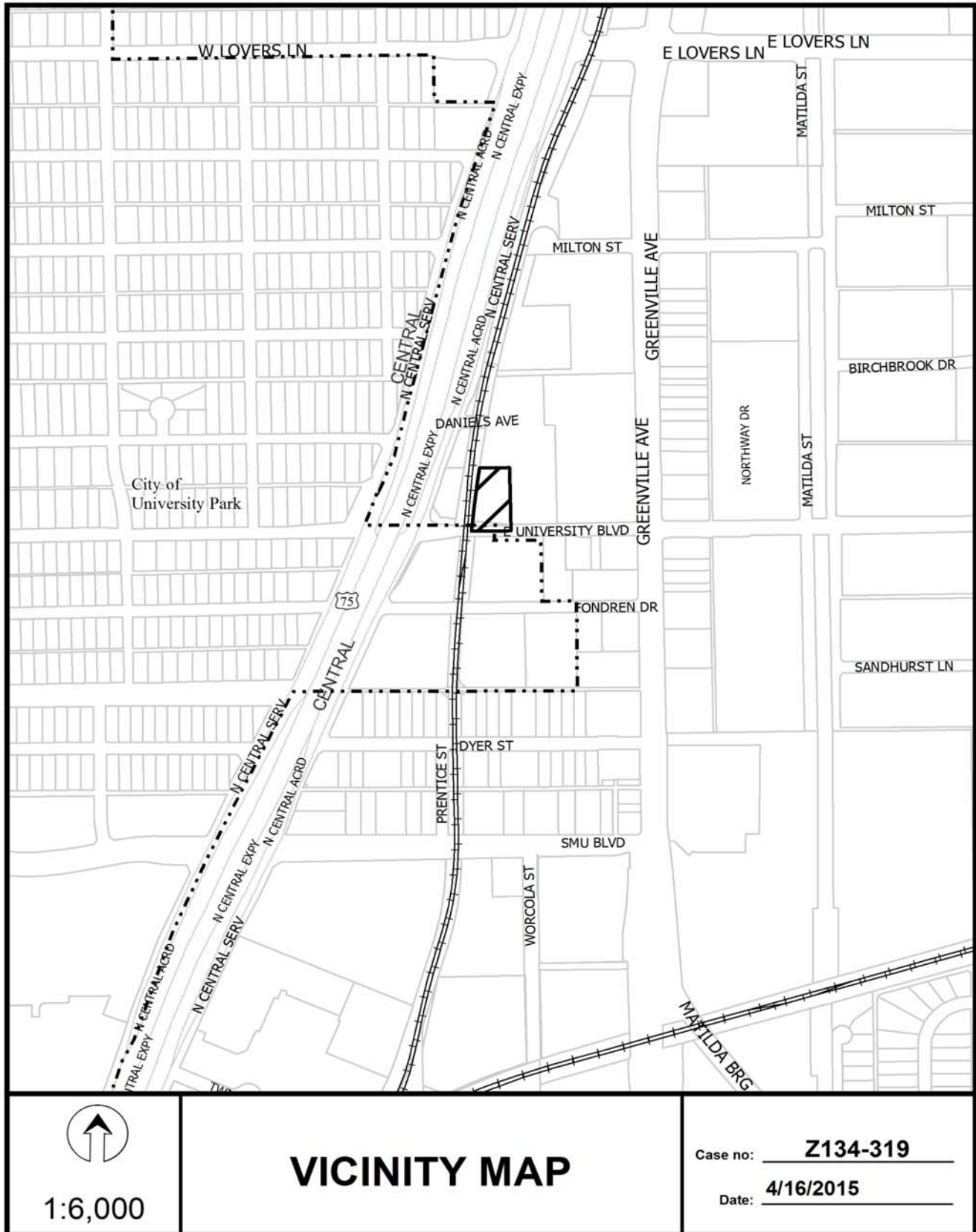
- 1) Industrial (Inside) for Light Manufacturing Uses limited to the operation of a Commercial Bakery and uses customarily incidental to a Commercial Bakery. For purposes hereof, a "Commercial Bakery" is defined as an industrial facility where the baking and processing of baked goods takes place wholly within an enclosed building.
- 2) Office Showroom/Warehouse Uses.
- 3) Those uses permitted in the CR Community Retail District.

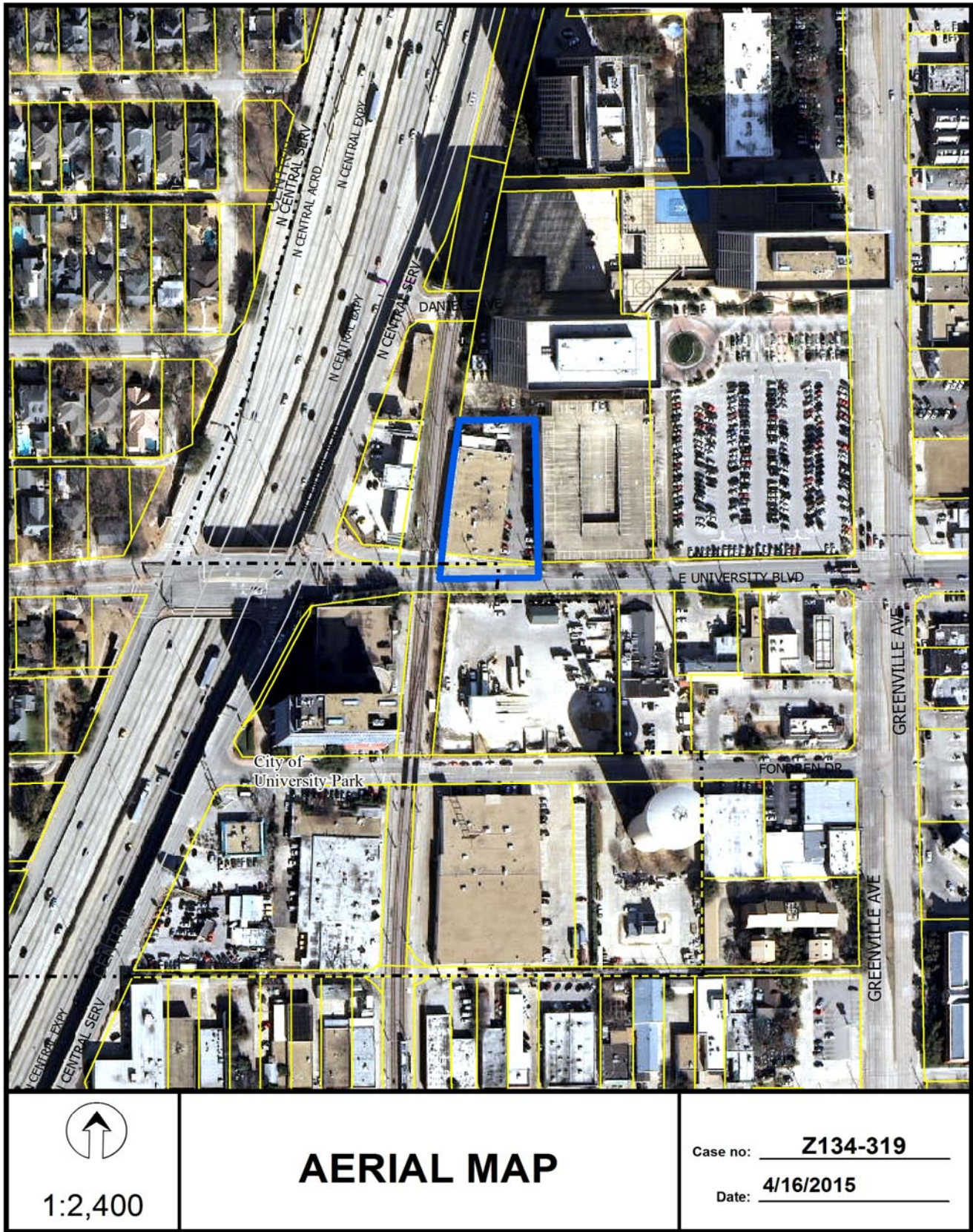
III.

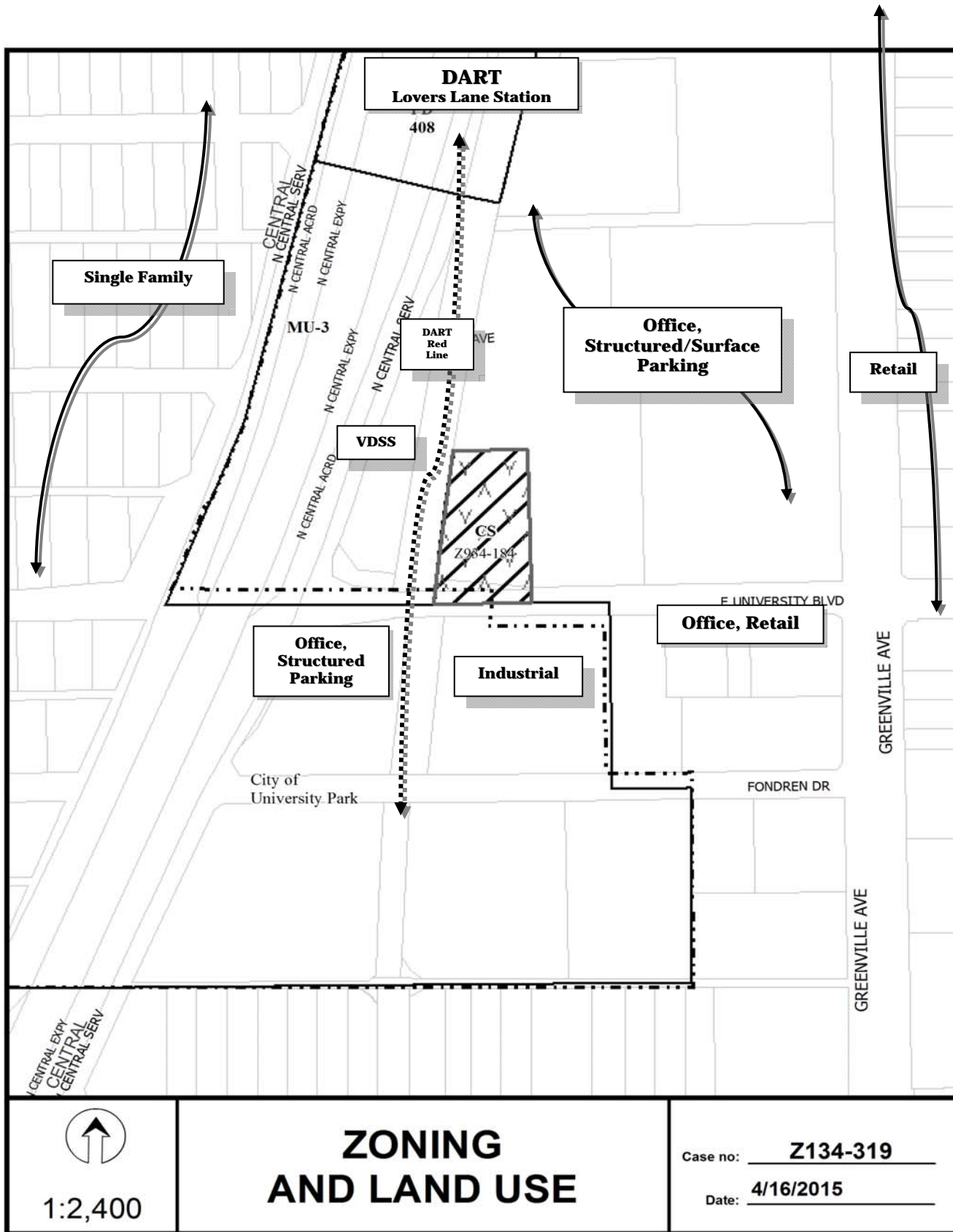
The Restriction shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.

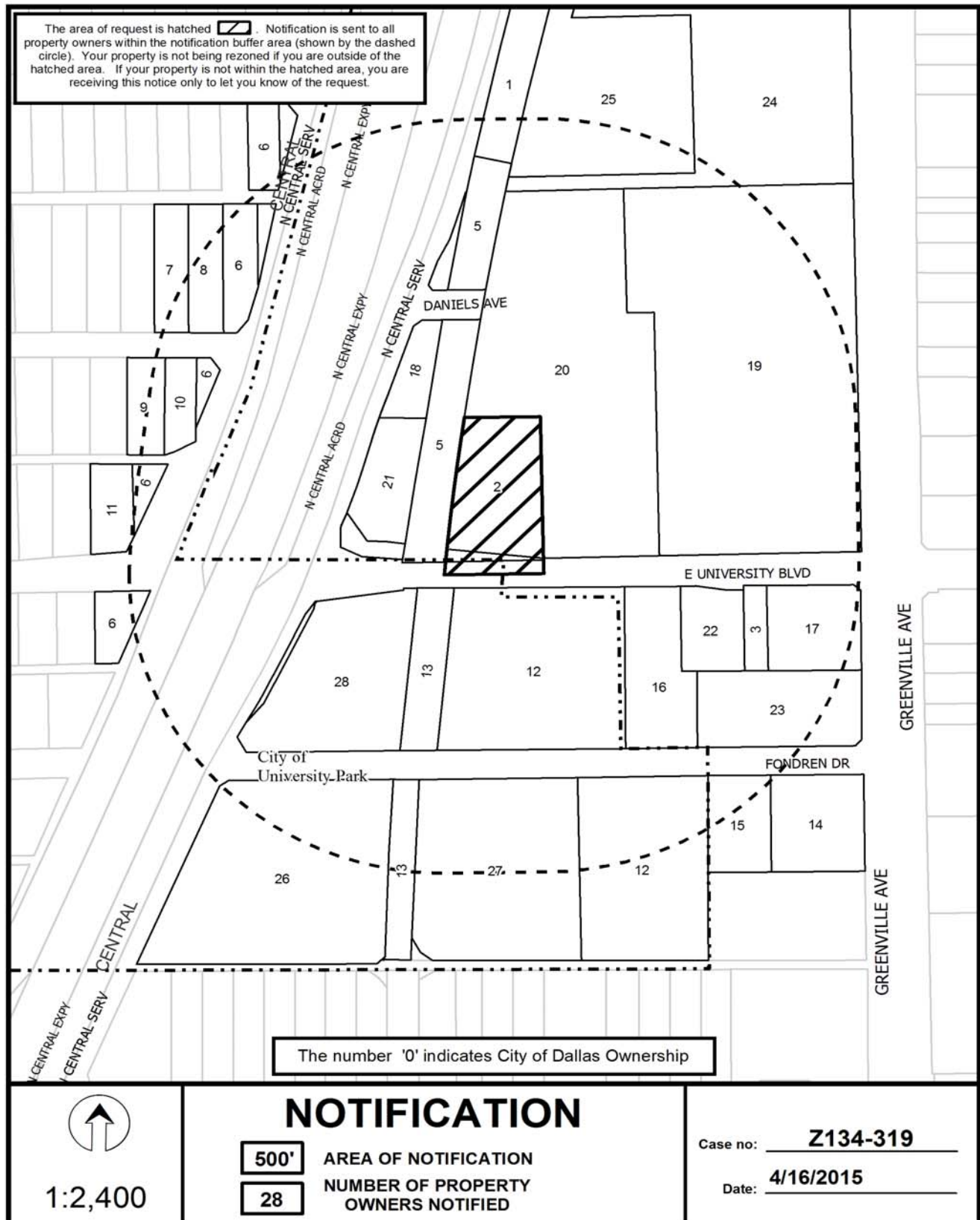


Proposed Development Plan and Mini-warehouse Site Plan









04/16/2015

Notification List of Property Owners***Z134-319******28 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5603 MILTON ST	DALLAS AREA RAPID TRANSIT
2	5531 UNIVERSITY BLVD	EAST CAMPUS HOLDINGS LP
3	5626 UNIVERSITY BLVD	CAMPBELL RANDY &
4	6600 CENTRAL EXPY	UNIVERSITY SIGN PARTNERSHIP
5	555 2ND AVE	DART
6	2801 UNIVERSITY BLVD	UNIVERSITY PARK CITY OF
7	2708 DANIEL AVE	FARR MARGARET JEAN
8	2706 DANIEL AVE	DUNSTON JAYSON & HEATHER
9	2709 DANIEL AVE	KAPLAN CHERYL H & ARTHUR
10	2705 DANIEL AVE	UNIVERSITY PARK CITY OF
11	2804 UNIVERSITY BLVD	CAHILL JOHN E
12	2525 UNIVERSITY BLVD	UNIVERSITY PARK CITY OF
13	2600 FONDREN DR	DALLAS AREA RAPID TRANSIT
14	4645 GREENVILLE AVE	SAYAH INVESTMENTS LP
15	5620 FONDREN DR	DDW PROPERTIES LLC
16	5614 UNIVERSITY BLVD	FIFTY SIX FOURTEEN
17	4747 GREENVILLE AVE	ZAKI FAMILY PARTNERSHIP LP THE
18	6530 CENTRAL EXPY	ROPPLO THOMAS J ET AL
19	4925 GREENVILLE AVE	LOCH ENERGY SQUARE LP
20	4849 GREENVILLE AVE	LOCH ENERGY SQUARE LP
21	5515 UNIVERSITY BLVD	SAAD BASEL R
22	5622 UNIVERSITY BLVD	HOPPER JAMES T & KATHLEEN
23	4703 GREENVILLE AVE	EDWARD T FARRIS CO LTD
24	5646 MILTON ST	MEADOWS BUILDING LLC
25	6688 CENTRAL EXPY	LOCH ENERGY SQUARE LP
26	6400 CENTRAL EXPY	MUSTANG MOCKINGBIRD PROPERTIES

Z134-319(RB)

04/16/2015

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2651 FONDREN DR	JARRELL CREDIT EQUIVALENT
28	6440 CENTRAL EXPY	TURLEY WINDLE & SHIRLEY A

FILE NUMBER: Z145-333(RB)

DATE FILED: August 24, 2015

LOCATION: East line of Mountain Creek Parkway, Southwest of West Kiest Boulevard

COUNCIL DISTRICT: 3

MAPSCO: 61B-A

SIZE OF REQUEST: Approximately 161.607 Acres

CENSUS TRACT: 165.21

APPLICANT/OWNER: Courtland Farms, LLC-Jon Napper, Manager

REPRESENTATIVE: Elsie Thurman

REQUEST: An application for an amendment to Subdistrict E, North Zone, within Planned Development District No. 521.

SUMMARY: The applicant is requesting an amendment to the existing Subdistrict E entitlements to permit the following: 1) permit a warehouse use and the office and retirement housing uses by right; 2) create a new use (utility or government installation other than listed for an indoor gun range for the exclusive use of the Dallas Police Department); 3) increase floor area; 4) increase density for residential uses; 5) increase height for nonresidential uses; and, 6) permit business zoning district sign regulations.

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

GUIDING CRITERIA FOR RECOMMENDATION:

Staff recommends approval of the request based upon:

1. *Performance impacts upon surrounding property* – The request will expand upon permitted densities for residential uses and floor area for nonresidential uses within this subdistrict. Due to environmentally sensitive areas (i.e., significant topography) across the site affecting anticipated development, anticipated setbacks for building mass will ensure adjacent commercial, warehouse/distribution uses will not impact future residents within the eastern portion of this site (anticipated residential development). As the surrounding properties permit similar densities and floor area maximums as that requested (abutting the south side of the western half of the site), the requested increase in development rights are not expected to impact adjacent properties.
2. *Traffic impact* – Due to the site's accessibility to adjacent interstate roadways, typical trip generations will have efficient and safe access to the proposed residential development.
3. *Comprehensive Plan or Area Plan Conformance* – The request complies with the goals and policies of *Forward Dallas!*.

Zoning History:

Request, Disposition, and Date

- | | |
|-------------|---|
| 1. Z012-290 | Amend the Subdistrict E portion of PDD No. 521. On October 20, 2003, application returned to applicant as incomplete (initial submission date of August 28, 2002). |
| 2. Z012-291 | On June 25, 2003, the City Council approved an ordinance creating Planned Development District No. 655 for residential and retail uses on property formally in Planned Development No. 521. |

Thoroughfares:

Designation; Existing & Proposed ROW

IH 20	Freeway; Variable width ROW
Mountain Creek Parkway	Principal Arterial; Variable width ROW
West Kiest Boulevard	Principal Arterial; 100' & 100' ROW

Traffic: The Engineering Section of the Department of Sustainable Development and Construction has reviewed the applicant's request and traffic impact analysis and determined it will not negatively impact the surrounding street system.

STAFF ANALYSIS:

Comprehensive Plan:

The request complies with the following land use goals and policies of Forward Dallas! The subject site is a business park located in the Southern Sector. The proposed amendments will encourage the continued development of this area and provide needed residential options.

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.2 Focus on Southern Sector development opportunities.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

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

Land Use Compatibility: On November 10, 1998, the City Council passed Ordinance No. 23711 which established Planned Development District No. 521 for Residential, Office and Retail Uses. The PDD is divided into both north and south subzones (IH 20 being the dividing line). PDD No. 521 possesses approximately 2,925 acres.

The applicant is requesting an amendment to Subdistrict E for consideration of the following: 1) permit a warehouse use and the office and retirement housing uses by right; 2) create a new use (utility or government installation other than listed for an indoor gun range for the exclusive use of the Dallas Police Department); 3) increase floor area; 4) increase density for residential uses; 5) increase height for nonresidential uses; and, 6) permit business zoning district sign regulations.

The site is undeveloped and possesses significant topography, rising approximately 60'-70' from west to east through the middle of the site, with warehouse uses being developed within the western half of the site and providing access to these distribution uses from Mountain Creek Parkway. The applicant has envisioned approximately 20 acres within the northeast quadrant for residential uses (anticipated multifamily and/or retirement housing) which will utilize a to-be-determined alignment of the extension of Capella Park Avenue from the east. This portion of the site rises approximately 60 feet from the center of the northern half of the site. Lastly, a conservation easement is anticipated within the southeastern quadrant of the site.

Surrounding land use is a mix of nonresidential uses along Mountain Creek Parkway, specifically the Dallas Police Department's Firearms Training Center abutting the site's northern boundary and a service area for Dallas Water Utilities at this site's northwest corner. Various warehouse/distribution and office uses are developed (or being developed) south along both sides of Mountain Creek Parkway. The site abuts PDD No. 655 to the east/southeast with the immediate adjacency within the PDD being single family uses. Lastly, park land and Mountain Creek Lake are situated along the western line of Mountain Creek Parkway.

The proposed increase in development rights is consistent with those found on adjacent properties. It should be noted that final development of the site will be somewhat restricted in that the challenges with developing across the topography within the eastern half of the site will surely lessen the building mass when compared to sites that are relatively flat. It should be noted that any development will require a development plan to be approved by the City Plan Commission.

Staff's only concern has been any development (that currently permitted as well as the submitted request) in close proximity to the above referenced Firearms Training Center. The facility has been at this location since the early 1960's, but has not had any issues regarding stray rounds leaving the various target trap locations. As a means of information to better understand the characteristics of this use and any impact on adjacent properties, the facility generally operates per the following:

- 1) daily use of the facilities utilizing both outside (three) and inside (one) shooting areas;
- 2) early morning/night activities-generally 20 times per year, beginning at 4 a.m. and/or ending at 10 p.m.; and,
- 3) each respective target trap is situated within berms approximately 20 feet tall.

As such, the applicant has agreed to an enhanced setback from the southern northern property line for any residential use. The building code will address any required sound attenuation to be incorporated into any residential development. In summary, staff is supportive of the request, subject to the attached revised conceptual plan and amending conditions.

Traffic: As noted within this material, the request will, in part, increase development rights over that currently permitted. As such, the applicant provided a traffic impact analysis that captures the applicant's vision, with an ability to adjust floor area (from warehouse) to other permitted uses. This methodology is consistent in assessing peak hour trip generations when a mixed use project is anticipated. Staff has reviewed this analysis and supports its findings.

Landscaping and Tree Mitigation: All properties in PDD No. 521 are subject to the Article X landscape requirements and tree preservation criteria. It is anticipated the applicant will be establishing a conservation easement to address anticipated tree mitigation. At this time, the applicant has not provided a tree survey, however one will be required prior to issuance of any building permits.

With respect to landscaping, Article X is enhanced by requiring various perimeter landscape buffers, ranging in depth depending on the whether a thoroughfare is divided or undivided, as well as requiring various landscape planting requirements that exceed Article X requirements.

As the applicant is anticipating the dominate use along the Mountain Creek frontage being nonresidential, staff is recommending this subdistrict comply with the above referenced summary for landscaping/buffering (see attached ordinance for specific detail) as typically found for those respective nonresidential developments along both sides of the thoroughfare, south of the site.

Provision	Existing Subdistrict E	Proposed Revision
USES	MIX OF CERTAIN USES	ADD WAREHOUSE, GOVT INSTALL. FOR DPD GUN RANGE; PERMIT OFFICE, RETIREMENT HOUSING BY RIGHT
F/S/R YARD SETBACKS	15'/5'/5'	15'/0'/0' WITH MINIMUM 100' SETBACK FROM NORTHERN P/L FOR A RESIDENTIAL USE
DENSITY	5 DU/AC W/MINIMUM LOT SIZE OF 2,000 SF	24 DU/AC WITH NO MINIMUM LOT SIZE FOR MF OR RETIREMENT HOUSING
FLOOR AREA RATIO	.195 FOR CERTAIN USES; .05 FOR ALL OTHER	PROVIDE FOR WAREHOUSE (1.6M SF), WITH INCREASES FOR IND. (INSIDE), RETAIL, OFFICE USES
STRUCTURE HEIGHT/STORIES	36 FEET/3 STORIES-RES.; NO MAX-NONRESIDENTIAL	RESIDENTIAL-36'/3 STORIES NONRESIDENTIAL-160'/NO MAXIMUM
LOT COVERAGE	60%	60%
LANDSCAPING	ARTICLE X PLUS SPECIFIC REGULATIONS RELATED TO THOROUGHFARE, INDUSTRIAL FRONTAGES	ART X PLUS SPECIFIC REGULATIONS RELATED TO THOROUGHFARE, INDUSTRIAL FRONTAGES
OFF-STREET PARKING	CODE	CODE
MITIGATION	ART X	ART X
SIGNS	NON-BUSINESS DISTRICT REGULATIONS	BUSINESS DISTRICT REGULATIONS

ARTICLE 521.

PD 521.

SEC. 51P-521.101. LEGISLATIVE HISTORY.

PD 521 was established by Ordinance No. 23711, passed by the Dallas City Council on November 11, 1998. Ordinance No. 23711 amended Ordinance Nos. 10962 and 19455, Chapters 51 and 51A of the Dallas City Code, as amended. Subsequently, Ordinance No. 23711 was amended by Ordinance No. 24190, passed by the Dallas City Council on February 23, 2000, and Ordinance No. 24425, passed by the Dallas City Council on October 11, 2000.

SEC. 51P-521.102. PROPERTY LOCATION AND SIZE.

PD 521 is established on property generally located along both sides of Interstate Highway 20 between Spur 408 and Clark Road on the east and Mountain Creek Parkway and FM 1382 on the west. The size of PD 521 is approximately 2924.4699 acres.

SEC. 51P-521.103. DEFINITIONS AND INTERPRETATIONS.

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

(1) **SUBDISTRICT** means one of the subdistricts in this district. Each zone in this district contains several subdistricts.

(2) **THIS DISTRICT** means the entire planned development district created by this article.

(2.1) **GOVERNMENT INSTALLATION FOR AN INDOOR GUN RANGE** means an installation owned or leased by a government agency limited for the exclusive use of the Dallas Police Department for operations related to firing and training of firearms.

(3) **ZONE** means the North Zone or the South Zone.

(4) **PARKWAY** means the portion of a street right-of-way between the projected curb and the lot line of the Property.

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

(c) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are considered to be business zoning districts.

(d) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E are considered to be non-business zoning districts.

SEC. 51P-521.103.1. EXHIBIT.

The following exhibits are incorporated into this article:

- (1) Exhibit 521A: concept development plan – north zone and concept development plan – south zone.
- (2) Exhibit 521B: zone descriptions.
- (3) Exhibit 521C: subdistrict property descriptions.
- (4) Exhibit 521C1: Subdistricts B and B-1 property descriptions.
- (5) Exhibit 521C2: Subdistrict B-2 property description.
- (6) Exhibit 521D: single family subdivision plats.
- (7) Exhibit 521E: PD 187 development plans.
- (8) Exhibit 521F: side and rear yard landscape buffer for shared truck courts.
- (9) Exhibit 521G: business park entry feature.
- (10) Exhibit 521H: Subdistrict B-2 development plan.

SEC. 51P-521.104. CREATION OF SEPARATE ZONES AND SUBDISTRICTS.

(a) In general. This district is divided into a series of separate zones and subdistricts as described in this article. The boundaries of all zones and subdistricts are shown on the conceptual plans (Exhibit 521A).

(b) Zones. The largest subdivided areas in this district are the "zones." There are two zones: the North Zone and the South Zone. Both zones are described in Exhibit 521B.

(c) Subdistricts.

- (1) The North Zone is divided into seven subdistricts: A, B, B-1, B-2, C, D, and E.
- (2) The South Zone is divided into 14 subdistricts: S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and S-10.
- (3) Subdistricts B and B-1 are described in Exhibit 521C1. Subdistrict B-2 is described in Exhibit 521C2. All other subdistricts are described in Exhibit 521C.

SEC. 51P-521.105. CONCEPTUAL PLANS.

Development and use of the Property must comply with the conceptual plans entitled, "Concept Development Plan - North Zone" and "Concept Development Plan - South Zone." In the event of a conflict between the provisions of this article and the conceptual plans, the provisions of this article control.

SEC. 51P-521.106. DEVELOPMENT PLAN.

(a) A development plan for each phase of development must be approved by the city plan commission before issuance of any building permit within that phase. (See Subsection 51P-521.118(c) for additional requirements.)

(b) There is no time requirement for the submittal of a development plan within this district, and the portion of Paragraph (4) of Subsection (c), "Site Plan Procedure," of Section 51A-4.702, providing for submission of a development plan within six months of the city council approval of the PD ordinance, does not apply.

(c) For any single family detached development, an approved preliminary plat may be submitted to the city plan commission for approval as a development plan.

(d) Single family subdivision plats, approved and recorded at the county records building as of the date of passage of Ordinance No. 23711, for property located in this district, are recognized as approved development plans. Refer to Exhibit 521D for copies of these plats.

(e) The development plans that were approved pursuant to Planned Development District No. 187 are recognized as approved development plans within this district. Refer to Exhibit 521E for copies of these development plans.

(f) In Subdistrict B-2, development and use of the Property must comply with the Subdistrict B-2 development plan (Exhibit 521H). If there is a conflict between the text of this article and the Subdistrict B-2 development plan, the text of this article controls.

(g) If an applicant simultaneously submits a specific use permit request along with a request for development plan approval, no site plan is required for the specific use permit portion of the request.

SEC. 51P-521.107. MAIN USES.

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. The following main uses are permitted in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

(1) Agricultural uses.

- Animal production. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, and S-1d only.]*
- Commercial stable. *[Subdistricts A, B, B-1, B-2, C, and D only.]*
- Crop production. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, and S-1d only.]*

(2) Commercial and business service uses.

- Building repair and maintenance shop. *[Subdistricts B, B-1, and B-2 only.]*
- Catering service.
- Commercial cleaning or laundry plant. *[Subdistricts B, B-2, and B-2 only; SUP required.]*
- Custom business services.
- Electronics service center.
- Job or lithographic printing.

- Machinery, heavy equipment, or truck sales and services. *[Subdistricts B, B-1 and B-2 only.]*
- Medical or scientific laboratory.
- Technical school.
- Tool and equipment rental. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.]*

(3) Industrial uses.

- Gas drilling and production. *[By SUP only in Subdistrict B-1.]*
- Industrial (inside) for light manufacturing. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.] [In Subdistrict B, the floor area limitation for industrial (inside) for light manufacturing in Chapter 51A does not apply; however, this use is limited to the FAR requirements in Sec. 51P-521.109(a)(3)(c).]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Cemetery or mausoleum. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Child-care facility. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Church. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- College, university, or seminary. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Community service center. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Convent or monastery. *[Subdistricts A, B, B-1, B-2, C, D, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Convalescent and nursing homes, hospice care, and related institutions. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Hospital. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Library, art gallery, or museum. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- Public or private school. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*

(5) Lodging uses.

- Hotel or motel. *[In Subdistricts B, B-1, and B-2, SUP required for hotel or motel containing 80 rooms or less; otherwise, by right.]*

(6) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
 - Temporary construction or sales office.
- (7) Office uses.
- Financial institution without drive-in window.
 - Financial institution with drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
- Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
- College dormitory, fraternity, or sorority house. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Duplex. *[Subdistricts A, B, B-1, B-2, C, and D only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Multifamily. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Retirement housing. *[Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10 only. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Single family. *[Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3) is not met. Not permitted within 300 feet of a gas well that is in the drilling, fracturing, production, or reworking phase.]*
- (10) Retail and personal service uses.
- Ambulance service. *[Subdistricts B, B-1, and B-2 only.]*
 - Animal shelter or clinic with outside run. *[Subdistricts B, B-1, and B-2 only.]*
 - Animal shelter or clinic without outside run. *[Subdistricts B, B-1 and B-2 only.]*
 - Auto service center. *[Subdistricts B, B-1, and B-2 only.]*
 - Alcoholic beverage establishments. *[Subdistricts B, B-1, and B-2 only; SUP required.]*
 - Business school.
 - Carwash. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
 - Commercial amusement (inside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*

- Commercial amusement (outside). *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Commercial parking lot or garage.
- Dry cleaning or laundry store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Furniture store. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- General merchandise or food store 3,500 square feet or less. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- General merchandise or food store greater than 3,500 square feet. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Home improvement center, lumber, brick, or building materials sales yard. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Household equipment or appliance repair. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Mortuary, funeral home, or commercial wedding chapel. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Outside sales. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Personal service use.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service. *[SUP required in Subdistrict B; otherwise, by right.]*
- Surface parking.
- Temporary retail use. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*
- Theater. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only. SUP required in Subdistrict B; otherwise, by right.]*
- Truck stop. *[Subdistrict B-2 only.]*
- Vehicle display, sales, and service. *[Subdistricts B, B-1, B-2, S-1a, S-1b, S-1c, S-1d, and S-10 only.]*

(11) Transportation uses.

- Heliport. *[SUP]*
- Helistop. *[SUP]*
- Private street or alley.
- Transit passenger shelter. *[SUP required in Subdistricts B, B-1, and B-2; otherwise, by right.]*
- Transit passenger station or transfer center. *[SUP required in Subdistricts B, B-1, and B-2; otherwise, by right.]*

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.

- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[Permitted as if located in a CR Community Retail District; see Section 51A-4.212(10.1).]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses.

- Auto auction. *[Subdistricts A, C, and D only; SUP required.]*
- Freight terminal. *[Subdistricts A, B, B-1, B-2, C, and D only. SUP required in Subdistricts B, B-1, and B-2; otherwise, by right.]*
- Manufactured building sales lot. *[Subdistricts A, C, and D only; SUP required.]*
- Mini-warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10; SUP required.]*
- Office showroom/warehouse.
- Trade center. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.]*
- Warehouse. *[Subdistricts A, B, B-1, B-2, C, D, S-1b, S-1c, S-1d, and S-10 only.]*

(b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E. The following main uses are permitted in Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.

(1) Agricultural uses.

- Animal production. *[Subdistricts S-2a and E only.]*
- Commercial stable. *[Subdistrict E only.]*
- Crop production. *[Subdistricts E and S-6 only.]*

(2) Industrial uses.

- Industrial (inside) for light manufacturing. *[Subdistrict E only.]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

- Adult day care facility. *[Subdistrict E only.]*
- Child-care facility.
- Church.
- College, university, or seminary. *[Subdistricts S-7 and S-9 only; SUP required.]*
- Convalescent and nursing homes, hospice care, and related institutions. *[Subdistricts E, S-7, and S-9 only; SUP required.]*
- Convent or monastery. *[Subdistricts S-7 and S-9 only; SUP required.]*
- Public or private school. *[SUP]*

(4) Miscellaneous uses.

- Temporary construction or sales office.

(5) Office uses.

- Office. *[Subdistricts S-7, ~~and~~ S-9, and E only; SUP required only in Subdistricts S-7 and S-9.]*
- (6) Recreation uses.
 - Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (7) Residential uses.
 - Duplex. *[Subdistrict E only.]*
 - Multifamily. *[Subdistricts S-2a, S-2b, S-9, and E only.]*
 - Retirement housing. *[Subdistricts S-2a, S-2b, S-7, S-9, and E only; SUP required only in Subdistricts S-2a, S-2b, S-7, and S-9.]*
 - Single family.
 - Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(b)(3.1) is not met.]*
 - Group residential facility. *[This use must comply with the provisions of Section 51A-4.209(b)(3). Subdistrict E only.]*
 - College dormitory, fraternity, or sorority house. *[Subdistricts E, S-7, and S-9 only; SUP required.]*
- (8) Retail and personal service uses.
 - Dry cleaning or laundry store. *[Subdistrict E only.]*
 - General merchandise or food store 3,500 square feet or less. *[Subdistrict E only.]*
 - Motor vehicle-fueling station. *[Subdistrict E only.]*
 - Personal service use. *[Subdistrict E only.]*
 - Surface parking. *[Subdistrict E only.]*
 - Temporary retail use. *[Subdistrict E only.]*
- (9) Transportation uses.
 - Private street or alley.
 - Transit passenger shelter.
- (10) Utility and public service uses.
 - Electrical substation. *[SUP]*
 - Government installation for an indoor gun range. *[Subdistrict E only.]*
 - Local utilities.
 - Police or fire station. *[SUP]*
 - Tower/antenna for cellular communication. *[SUP]*
 - Utility or government installation other than listed. *[SUP]*
- (11) Wholesale, distribution, and storage uses.
 - Warehouse. *[Subdistrict E only.]*

SEC. 51P-521.108. ACCESSORY USES.

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

SEC. 51P-521.109. YARD, LOT, AND SPACE REGULATIONS.

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

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10.

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

(2) Side and rear yard.

(A) No minimum side and rear yard in Subdistricts A, C, D, S-1a, and S-10.

(B) Minimum side and rear yard in Subdistricts S-1b, S-1c, and S-1d is five feet.

(C) Minimum side and rear yard in Subdistricts B, B-1, and B-2 are 10 feet.

(3) Maximum floor area ratios (FAR), maximum floor areas, net developable acres, and maximum dwelling unit densities. In these subdistricts, floor area ratio applies only to nonresidential development.

(A) Maximum floor area, dwelling unit density, and net developable acres for Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10 are as follows:

Subdistrict	Net Developable Acres	Maximum Permitted Floor Area (In square feet)	Dwelling Unit Density (Units Per Acre)
A	150.0	Refer to Paragraph (4) below	24
B, B-1, and B-2	501.10	Refer to Paragraph (4) below	24
C	150.0	Refer to Paragraph (4) below	24
D	51.77	Refer to Paragraph (4) below	7
S-1a	11.3	113,212	12
S-1b	52.9	345,648	5
S-1c	44.8	292,723	5
S-1d	35.4	231,303	5

S-10	15.5	155,792	24
------	------	---------	----

(B) For Subdistrict A, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(C) For Subdistricts B, B-1, and B-2, maximum FAR is as follows:

(i) 0.75 for office uses.

(ii) 0.45 for the warehouse use.

(iii) 0.30 for retail and personal service uses.

(iv) 0.5538 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, recreation uses, utility and public service uses, and, excluding the warehouse use, wholesale, distribution, and storage uses.

(v) 0.1420 for all other uses.

(D) For Subdistrict C, maximum FAR is as follows:

(i) 0.39 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.10 for all other uses.

(E) For Subdistrict D, maximum FAR is as follows:

(i) 0.507 for the industrial (inside) for light manufacturing use, institutional and community service uses, lodging uses, office uses, recreation uses, utility and public service uses, and wholesale, distribution, and storage uses.

(ii) 0.13 for all other uses.

(F) For Subdistrict S-1a, maximum FAR is 0.23.

(G) For Subdistricts S-1b, S-1c, and S-1d, maximum FAR is 0.15.

(H) For Subdistrict S-10, maximum FAR is 0.23.

(4) Maximum permitted floor areas in Subdistricts A, B, B-1, B-2, C, and D.

(A) Maximum permitted floor area in Subdistrict A is 653,400 square feet of retail floor area, or its equivalent.

(B) Maximum permitted floor area in Subdistricts B, B-1, and B-2 combined is 3,099,564 square feet of retail floor area, or its equivalent.

(C) Maximum permitted floor area in Subdistrict C is 653,400 square feet of retail floor area, or its equivalent.

(D) Maximum permitted floor area in Subdistrict D is 293,163 square feet of retail floor area, or its equivalent.

(E) To calculate the maximum permitted floor area of uses other than retail uses, the following floor area equivalencies apply.

(i) For the following uses or category of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.
- Lodging uses.
- Office uses.
- Recreation uses.
- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(ii) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(5) Height.

(A) Subdistricts A, B, B-1, B-2, C, D, and S-10.

(i) Except as provided in this provision and in provision (iii), maximum structure height for non-residential structures is 160 feet. For a gas drilling and production use, maximum structure height for a temporary structure, which must be authorized by the building official, is 170 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(iii) In Subdistricts A, B, B-1, B-2, C, and D, maximum structure height for wholesale, distribution, and storage uses is 45 feet north of Grady Niblo Road and 75 feet south of Grady Niblo Road.

(B) Subdistricts S-1a, S-1b, S-1c, and S-1d.

(i) Maximum structure height for non-residential structures is 54 feet.

(ii) Maximum structure height for residential structures is 36 feet.

(6) Lot coverage.

(A) Subdistricts B, B-1, and B-2.

- (i) Maximum lot coverage for office uses is 30 percent.
 - (ii) Maximum lot coverage for all other uses is 60 percent.
- (B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Maximum lot coverage is 60 percent.
- (7) Lot size. Minimum lot size for a single family residential use is:
 - (A) 2,000 square feet in Subdistricts A, B, B-1, B-2, C, D, S-1a, and S-10;
 - (B) 5,000 square feet in Subdistricts S-1b, S-1c, and S-1d.
- (8) Stories.
 - (A) Maximum number of stories for non-residential structures is 12.
 - (B) Maximum number of stories for residential structures is three.
- (9) Lighting.
 - (A) Subdistricts B, B-1, and B-2. Light fixtures attached to poles may not be located above 35 feet in height. All light sources mounted on poles or attached to buildings must utilize a 15-degree below horizontal, full, visual cut-off fixture.
 - (B) Subdistricts A, C, D, S-1a, S-1b, S-1c, S-1d, and S-10. Lighting must comply with all applicable height and lighting requirements in Chapter 51A.
- (b) Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, and E.
 - (1) Front yard. Minimum front yard is 15 feet.
 - (2) Side and rear yard.
 - (A) Subdistricts S-2a, S-2b, S-3, S-4, S-6, and S-9, and E. Minimum side and rear yard in Subdistricts S-2a, S-2b, S-3, S-4, S-6, S-9, and E is five feet.
 - (B) Subdistricts S-5, S-7, and S-8. No minimum side and rear yard in Subdistricts S-5, S-7, and S-8.
- (C) Subdistrict E.
 - (i) Except as provided in this paragraph, no minimum side and rear yard.
 - (ii) For a residential use, a minimum setback of 100 feet must be provided from the northern property line.
- (3) Maximum dwelling unit density and minimum lot size.

DISTRICT

DENSITY

MINIMUM LOT SIZE

S-2a	15.0 units per acre	N/A
S-2b	20.0 units per acre	N/A
S-3	6.0 units per acre	5,000 sq. ft.
S-4	5.0 units per acre	6,000 sq. ft.
S-5	7.5 units per acre	2,000 sq. ft.
S-6	5.5 units per acre	5,000 sq. ft.
S-7	5.0 units per acre	2,000 sq. ft.
S-8	5.5 units per acre	2,000 sq. ft.
S-9	24.0 units per acre	N/A
E	5.0 <u>24</u> units per acre	2,000 sq. ft. <u>(no minimum for multifamily and retirement housing)</u>

(4) Floor area ratio.

(A) Subdistrict E. Maximum floor area ratio in Subdistrict E is:

(i) 0.195 for institutional and community service uses, ~~the office use~~, recreation uses, and utility and public service uses; ~~and~~

(ii) 0.30 for industrial (inside) for light manufacturing;

(ii) 0.25 for office uses;

(iii) 0.15 for retail and personal service uses;

(iv) 0.25 for warehouse uses; and,

(v) 0.05 for all other uses.

(B) Subdistricts S-7 and S-9. Maximum floor area ratio in Subdistricts S-7 and S-9 is 0.15.

(C) Applicability of floor area ratio. In Subdistricts S-7, S-9, and E, maximum floor area ratio applies only to non-residential development.

(5) Maximum permitted floor area in Subdistrict E.

(A) Maximum permitted floor area is 293,163 square feet of retail floor area, or its equivalent. To calculate the maximum permitted floor area of uses other than retail uses, the floor area equivalencies below apply.

(B) For the following uses or categories of uses, 3.9 square feet of floor area is equivalent to 1 square foot of retail floor area:

- Industrial (inside) for light manufacturing use.
- Institutional and community service uses.
- Lodging uses.
- Office uses.
- Recreation uses.
- Utility and public service uses.
- Wholesale, distribution, and storage uses.

(C) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(6) Height.

(A) Except as provided in this paragraph, m Maximum structure height is 36 feet.

(B) Subdistrict E. Maximum structure height is 36 feet for residential uses and 160 feet for non-residential uses.

(7) Lot coverage. Maximum lot coverage is 60 percent.

(8) Stories. Maximum number of stories for residential structures is three. For non-residential structures, no maximum number of stories.

SEC. 51P-521.110. OFF-STREET PARKING AND LOADING.

(a) Except as provided in this article, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(b) In Subdistricts B, B-1, and B-2. In addition to the authority of the board of adjustment to consider parking special exceptions under Section 51A-4.311, the board of adjustment may grant a special exception to authorize a reduction of up to 75 percent of the number of off-street parking spaces for wholesale, distribution, and storage uses in Subdistricts B, B-1, and B-2. All other provisions of Section 51A-4.311 shall apply to such an exception.

(c) Government installation for an indoor gun range. One space for each 200 square feet of floor area.

SEC. 51P-521.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-521.112. LANDSCAPING.

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

(b) In Subdistricts B, B-1, ~~and B-2,~~ and E, the following additional landscaping requirements apply.

(1) A landscape buffer, a minimum of 35 feet in width, is required along the entire length of lot frontage adjacent to a divided thoroughfare, excluding points of ingress and egress.

(2) A landscape buffer, a minimum of 20 feet in width, is required along the entire length of lot frontage adjacent to an undivided thoroughfare, excluding points of ingress and egress.

(3) Prior to the issuance of a certificate of occupancy for a use with loading docks that face Mountain Creek Parkway, the following must be provided:

(A) A landscape buffer, a minimum of 60 feet in width, along the entire length of lot frontage adjacent to Mountain Creek Parkway, excluding points of ingress and egress.

(B) A minimum five-foot-high landscaped earthen berm with continuous three-foot-high evergreen plantings located within the 60-foot-wide landscape buffer.

(4) Except as provided in this paragraph, a side and rear yard landscape buffer, a minimum of 10 feet in width, is required. If two or three contiguous lots share truck loading areas, no landscape buffer is required along the shared side yard used for truck loading and maneuvering. See Exhibit 521F for an illustration of this landscaping provision.

(A) For industrial uses and wholesale, distribution, and storage uses, a minimum of one large canopy tree must be provided for each 150 linear feet of a side and rear yard landscape buffer, to be planted no closer together than 50 feet on center.

(B) Where a rear yard backs up to a floodway management area or floodway easement, the 10-foot buffer minimum planting requirements do not apply. This provision does not apply to drainage easements erected under direction of the U.S. Army Corps of Engineers.

(5) For the uses listed, a minimum of the following area must be landscaped:

(A) For industrial and wholesale, distribution, and storage uses, a landscaped area consisting of grass, shrubs, or trees equal to five percent of the lot area.

(B) For office uses, a landscaped area consisting of grass, shrubs, or trees equal to 10 percent of the lot area.

(C) For retail and personal service uses and commercial and business service uses, a landscaped area consisting of grass, shrubs, or trees equal to 15 percent of the lot area.

(c) Private license granted in Subdistricts B, B-1, ~~and~~ B-2, and E.

(1) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants ("property owner") of all property in this subdistrict for the exclusive purpose of authorizing compliance with the parkway landscaping requirements of this article. A property owner is not required to pay an initial or annual fee for this license, although a fee may be charged for issuance of a parkway landscape permit in accordance with the Dallas Building Code, or Subsection (d) of this section. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(2) A property owner is not required to comply with any landscaping requirement if compliance is made impossible due to the director's revocation of a landscape permit or the revocation of the license granted herein affecting landscaping.

(3) Upon the installation of landscaping and related amenities, such as irrigation systems, in the public rights-of-way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an "occurrence" basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

(4) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(d) Parkway landscape permit in Subdistricts B, B-1, ~~and~~ B-2, and E.

(1) It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating trees, landscaping, or related amenities in the parkway. An application for a parkway landscape permit must be made to the director of public works and transportation before an application for a building permit is made for work on the lot. The application must be in writing on a form approved by the director and accompanied by plans or drawings showing the area of the parkway affected and the planting or other amenities proposed.

(2) Upon receipt of the application and any required fees, the director shall circulate it to all affected city departments and utilities for review and comment. If, after receiving comments from affected city departments and utilities, the director determines that the construction and planting or other amenities proposed will not be inconsistent with and will not unreasonably impair the public use of the right-of-way, the director shall issue a parkway landscape permit to the property owner; otherwise, the director shall deny the permit.

(3) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's denial of a parkway landscape permit.

(4) A parkway landscape permit issued by the director is subject to immediate revocation upon written notice if at any time the director determines that the use of the parkway authorized by the permit is inconsistent with or unreasonably impairs the public use of the right-of-way. The property owner is not required to comply with any parkway landscaping requirement of this section if compliance is made impossible due to the director's revocation of a parkway landscape permit.

(5) The issuance of a parkway landscape permit under this section does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees or other amenities in the public right-of-way.

SEC. 51P-521.113. SIGNS.

(a) Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1b, S-1c, S-1d, and S-10, and E.

(1) In general. Except as provided in this subsection, signs in Subdistricts A, B, B-1, B-2, C, D, S-1a, S-1c, S-1d, ~~and S-10,~~ and E must comply with the provisions for nonresidential zoning districts in Article VII.

(2) Signs in Subdistricts B, B-1, and B-2. The following additional sign regulations apply:

(A) Detached non-premise signs are prohibited.

(B) Roof top signs are prohibited.

(C) No sign attached to a pole support may exceed 25 feet in height.

(D) No detached sign may exceed 400 square feet in effective area.

(E) A detached sign with a maximum effective area of 60 feet may be located up to the property line if the sign does not exceed six feet in height above grade.

(3) Business Park Entry Feature.

(A) In Subdistrict B, a Business Park Entry Feature that meets the specifications in Exhibit 521G is allowed at the entrance of the Mountain Creek Business Park located at the intersection of Mountain Creek Parkway and the LBJ Freeway (I-20), in a location that is between 160 to 165 feet from the centerline of the LBJ service road.

(B) A Business Park Entry Feature means an entry feature that identifies and contributes to the character or type of development; it is an entry feature which is located at a primary entrance and indicates a uniform development. A Business Park Entry Feature is a monument-style premise sign situated on a grade-level support structure (not a pole support) with no separation.

(C) The city retains its rights to the public right-of-way and easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining, and operating utility over, across, under and through the premises in the designated set-back areas, or within the public right-of-way.

(D) The city retains its rights to remove the Business Park Entry Feature or any sign within the public right-of-way should the director determine that these features have become a nuisance or public safety issue.

(E) The city shall not be responsible for any expenses involved in removal or reconstruction of the Business Park Entry Feature should the director deem it necessary in accordance with Subparagraphs (C) or (D).

(4) Private license granted.

(A) The city council hereby grants a revocable, non-exclusive license to the owners, or with the written consent of the owner, to the tenants (“property owner”) of all property in this subdistrict for the exclusive purpose of Business Entry Feature. This private license shall not terminate at the end of any specific time period, however, the city council reserves and has the absolute right to terminate this license at will, by resolution passed by the city council, any time such termination becomes necessary. The determination by the city of the necessity for such termination shall be final and binding and the city shall become entitled to possession of the premises without giving any notice and without the necessity of legal proceedings to obtain possession whenever in its judgment the purpose or use of this license is inconsistent with the public use of the right-of-way or when the purpose or use of this license is likely to become a nuisance or a public safety issue. Upon termination of the license by the director, each property owner shall remove all improvements and installations in the public rights-of-way in a manner satisfactory to the director of public works and transportation.

(B) Upon the installation of a Business Park Entry Feature, a detached sign, and related amenities, in the public rights-of-way, the property owner shall procure, pay for, and keep in full force and effect commercial general liability insurance coverage with an insurance company authorized to do business in the State of Texas and otherwise acceptable to the city, covering, but not limited to, the liability assumed under the license granted herein, with combined single limits of liability for bodily injury and property damage of not less than \$1,000,000 for each occurrence, \$2,000,000 annual aggregate. Coverage under this liability policy shall be on an “occurrence” basis and the city shall be named as additional insured. Proof of such insurance shall be sent to: Office of Risk Management, City of Dallas, 1500 Marilla, 1/C/North, Dallas, Texas 75201 and the policy shall provide for 30 days prior written notice to the Office of Risk Management of cancellation, expiration, non-renewal or material change in coverage. All subrogation rights for loss or damage against the city are hereby waived to the extent same are covered by this liability insurance policy.

(C) Each property owner shall be responsible for maintaining the landscaping and related amenities in good repair and condition and to keep the premises safe and from deteriorating in value or condition, at no expense to the city, and the city shall be absolutely exempt from any requirements to make repairs or to maintain the landscaping and related amenities. The granting of a license for landscaping and related amenities under this section does not release the property owner from liability in the installation or maintenance of trees, landscaping, and related amenities in the public right-of-way.

(b) All other subdistricts. Signs in all other subdistricts must comply with the provisions for non-business zoning districts in Article VII.

SEC. 51P-521.114. FLOOD PLAIN AND ESCARPMENT ZONE REGULATIONS.

Development within this district must comply with Article V.

SEC. 51P-521.115. DEVELOPMENT PHASING SCHEDULE.

(a) Notwithstanding any other provision in this article, development within this district must be phased in accordance with the provisions of this section.

(b) To determine the applicability of roadway improvements as specified in Subsections (c) through (e), the following equivalency chart must be used to calculate maximum permitted floor areas for permitted uses other than retail uses.

(1) For the following uses, 3.90 square feet of floor area will be considered as 1.0 square foot of retail floor area.

- Industrial (inside) for light manufacturing.
- Adult day care facility.
- Cemetery or mausoleum.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing home, hospice care, and related institutions.
- Convent or monastery.
- Hospital.
- Library, art gallery, or museum.
- Public or private school.
- Hotel or motel.
- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.
- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.
- College dormitory, fraternity, or sorority house.
- Commercial radio and television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.
- Auto auction.
- Freight terminal.
- Manufactured building sales lot.
- Mini-warehouse.
- Office showroom/warehouse.
- Trade center.
- Warehouse.

(2) For all residential uses, except the college dormitory, fraternity, or sorority house use, one dwelling unit or suite is equivalent to 222 square feet of retail floor area.

(3) For all other uses, one square foot of floor area is equivalent to one square foot of retail floor area.

(c) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistrict A and the southern half of Subdistrict C to exceed 204,800 square feet of floor area or its equivalent, until Merrifield Road from Mountain Creek Parkway to Grady Niblo Road has been improved to the width and cross-section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed

for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(d) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistrict D and the Northern half of Subdistrict C to exceed 204,800 square feet of retail floor area or its equivalent, until Grady Niblo Road from Mountain Creek Parkway to Merrifield Road has been improved to the width and cross-section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(e) Except as provided in this subsection, no building permit may be issued to authorize work that would cause the total floor area within Subdistricts S-1a, S-1b, S-1c, S-1d, S-2a, S-2b, S-3, S-4, S-5, and S-6 to exceed 1,482,140 square feet of retail floor area or its equivalent, until Mountain Creek Parkway from Camp Wisdom Road to IH-20 has been improved to the width and cross section required by the City of Dallas Thoroughfare Plan. A building permit may be issued if a development contract has been executed for the construction of the required improvement. A certificate of occupancy, however, may not be issued authorizing the use of the additional floor area until the improvement has been completed.

(f) Before a building permit to authorize work that would cause the number of dwelling units to exceed 900 within Subdistricts A and C combined, the Property owner must submit in writing to the building official a signal warrant study prepared by a professional traffic engineer that analyzes the impact that over 900 dwelling units will have on the intersection of Mountain Creek Parkway and Interstate Highway 20. If the signal warrant study shows that a traffic signal or other infrastructure is required, the traffic signal or other infrastructure must be provided. Final design and construction of a traffic signal or other infrastructure must be approved by the transportation division of the streets department.

SEC. 51P-521.116. TRANSPORTATION IMPROVEMENTS.

(a) Median openings on Mountain Creek Parkway may be spaced no closer than 1000 feet apart unless closer spacing is approved in writing by the director of public works and transportation.

(b) In order to provide free right turn lanes and dual left turn lanes within this district, where a principal arterial intersects with another principal arterial, a minor arterial, or a freeway, the public right-of-way must be a minimum of 20 feet wider than the right-of-way required for the through lanes for a distance of 400 feet from the intersection.

SEC. 51P-521.117. NET DEVELOPABLE AREA CALCULATIONS.

All residential densities (dwelling units per acre) and all floor area ratios are calculated by using the "net developable area." The net developable area is calculated by subtracting the following from the gross acreage of each subarea:

- (1) Thoroughfares shown on the conceptual plans.
- (2) Land areas where slopes exceed a 25 percent grade.
- (3) Drainage ways.

- (4) The escarpment zone.

SEC. 51P-521.117.1. SIDEWALKS.

(a) Except as otherwise provided in this article, the standards, provisions, and requirements of the Dallas City Code, as amended, apply to all sidewalks.

(b) In Subdistrict B, a sidewalk a minimum of six feet in width must be provided along the eastern frontage of Mountain Creek Parkway. The location of this sidewalk is subject to the approval of the director, but should be generally located in that area parallel to and between five and 15 feet from the back of the projected street curb. Notwithstanding Subsection (a) above, the sidewalk requirements along the western frontage of Mountain Creek Parkway are waived until the director deems it necessary to construct such sidewalk for safety and mobility issues.

(c) Should the director waive the required sidewalks in Subdistrict B, the waiver does not preclude the city from installing sidewalks at some later time and assessing the abutting owners for the cost of the installation.

SEC. 51P-521.118. ADDITIONAL PROVISIONS.

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

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

NOTE: Due to the presence of highly expansive soil conditions on property within this district, the building official, in accordance with the provisions of the Dallas Building Code, currently requires that all building permit applications submitted for structures in this district be accompanied by a letter bearing the seal and signature of a professional engineer registered in the State of Texas and must contain the street address and lot and block of the building site and a statement that the foundation has been designed to soil conditions based on a soil analysis prepared by a recognized testing laboratory in accordance with the Dallas Building Code.

(c) Prior to development plan approval or action on a specific use permit request by the city plan commission in Subdistricts S-2a, S-2b, S-3, S-4, S-5, S-6, S-7, S-8, S-9, or S-10, written notification must be sent to all owners of real property lying within 500 feet of the boundary of the area of request. Measurements and the mailing of notices must be made pursuant to the requirements of Section 51A-4.701(b)(5).

(d) Truck stop.

(1) Showering facilities are prohibited.

(2) Commercial vehicles may not remain on the Property for more than one hour.

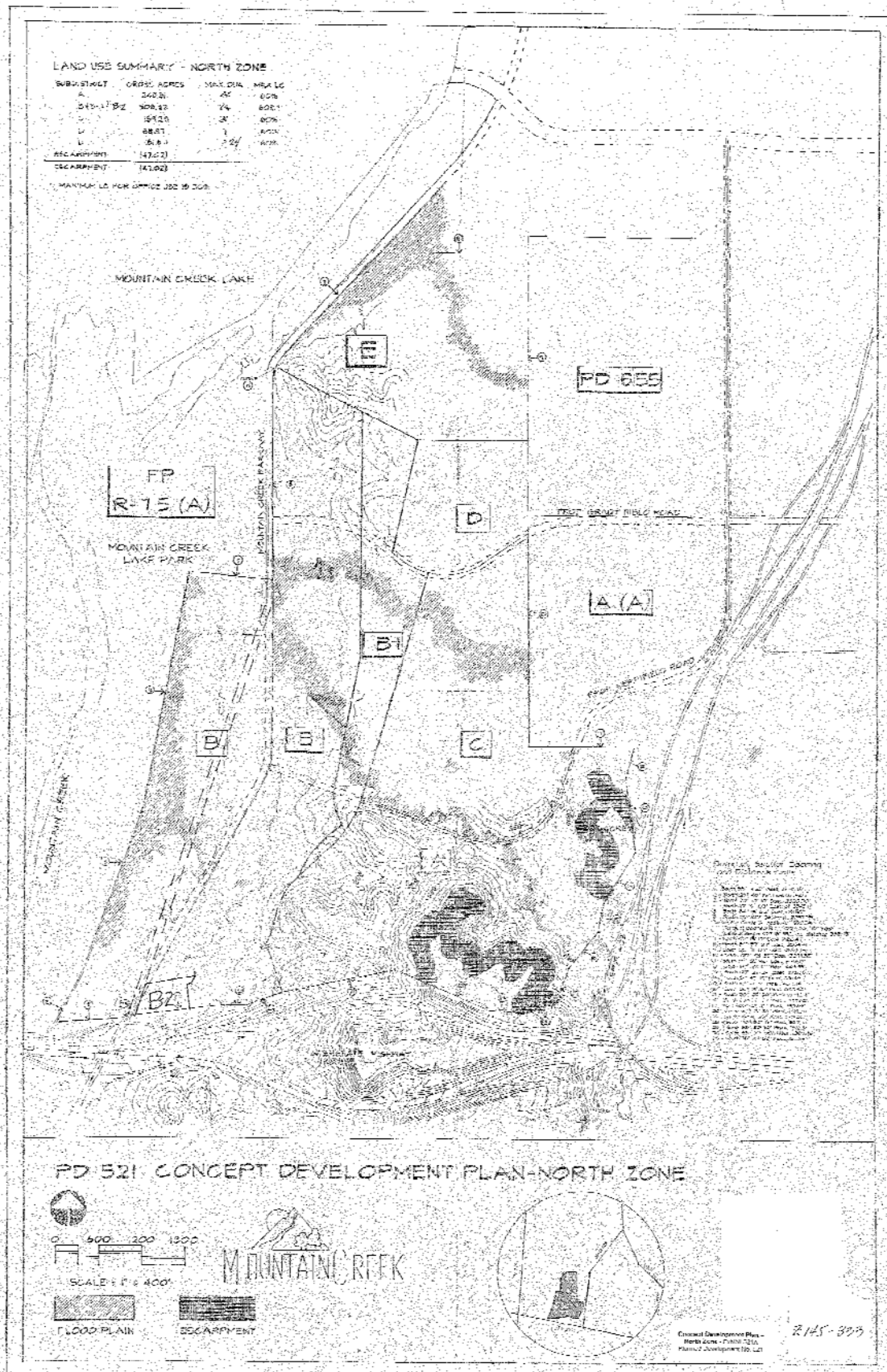
(3) Before the issuance of a certificate of occupancy for a truck stop in Subdistrict B-2, an access easement must be recorded to provide vehicular ingress and egress from the northern

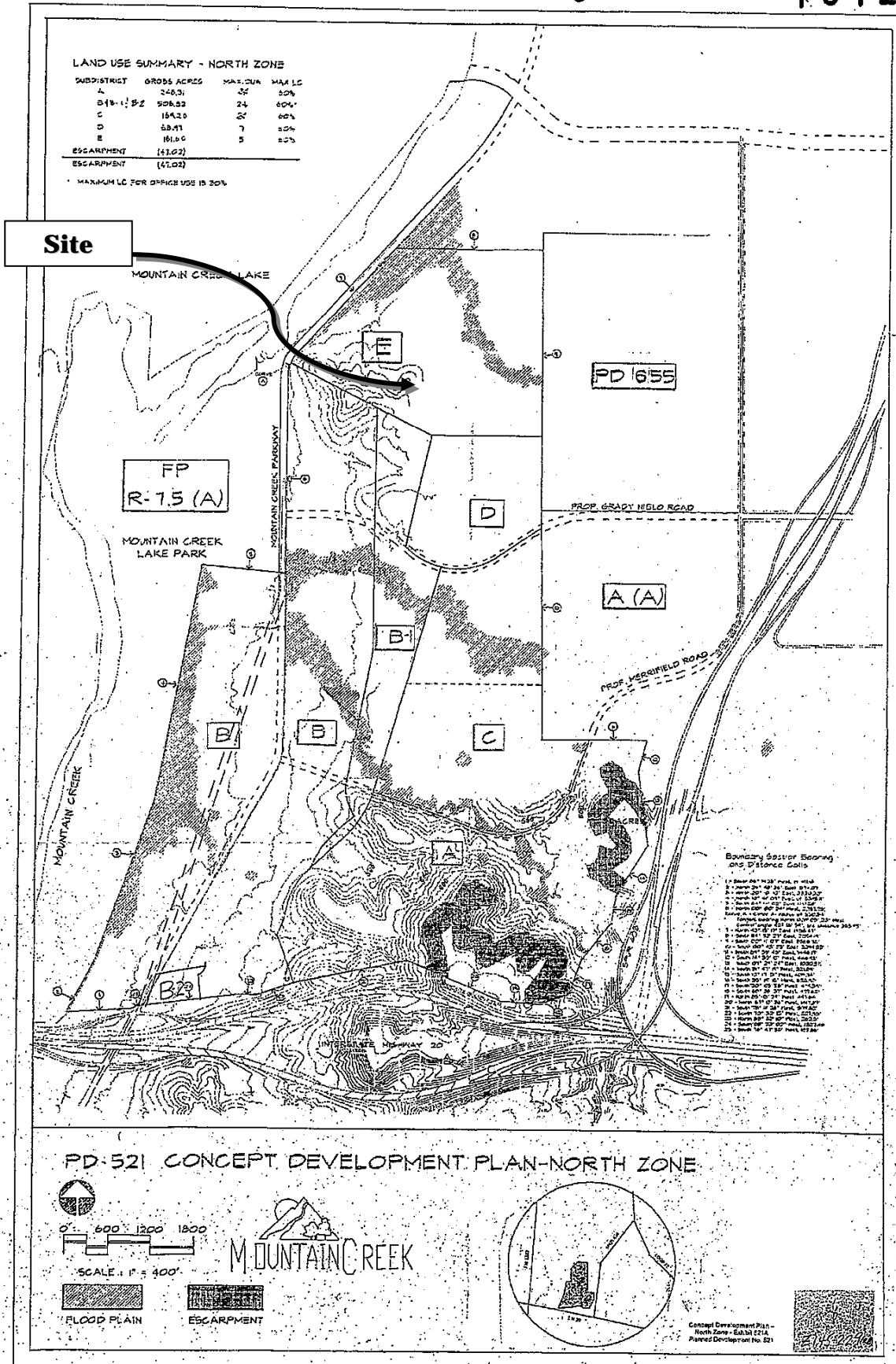
Property line. The access easement must be in the location shown on the Subdistrict B-2 development plan (Exhibit 521H).

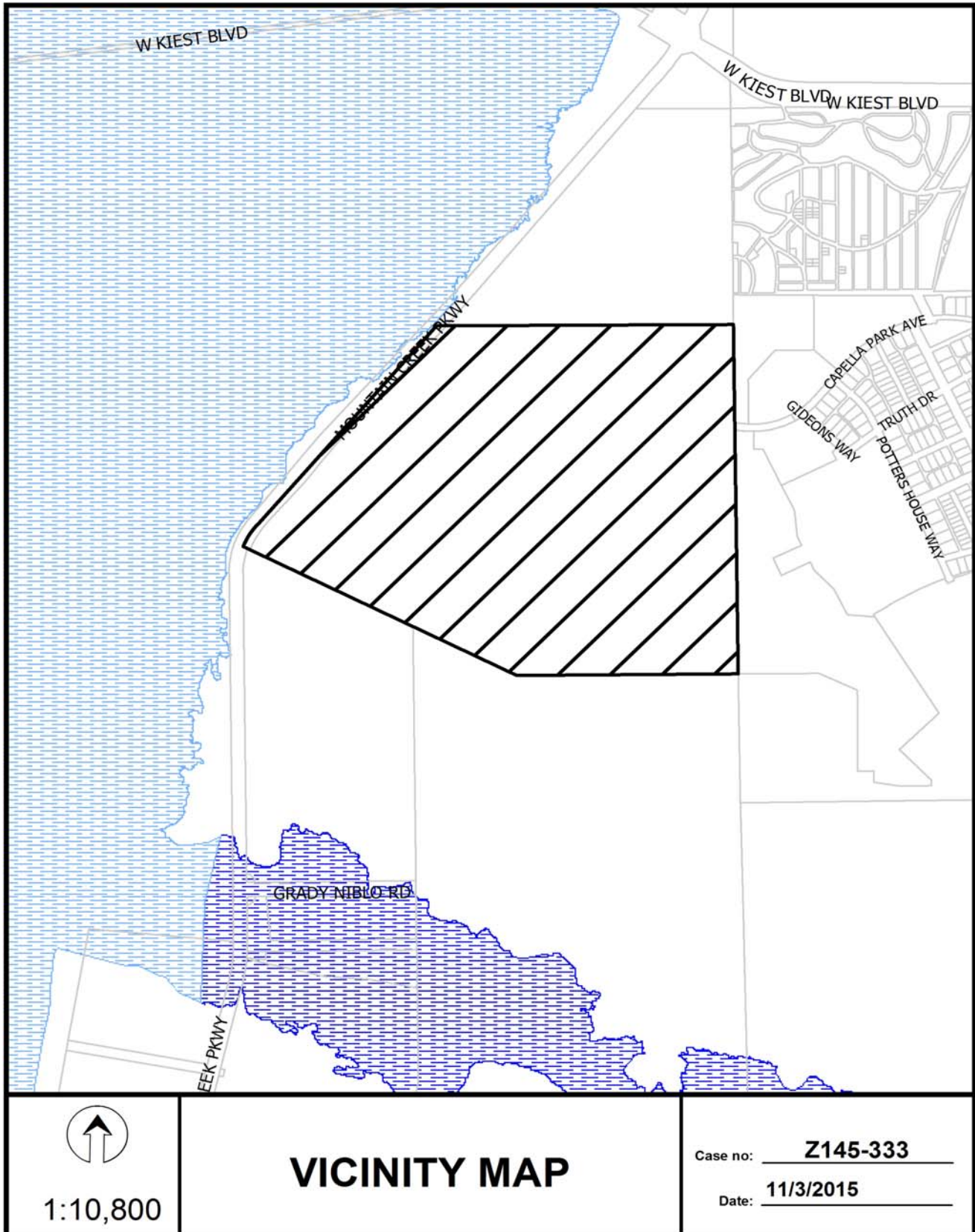
SEC. 51P-521.119. COMPLIANCE WITH CONDITIONS.

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

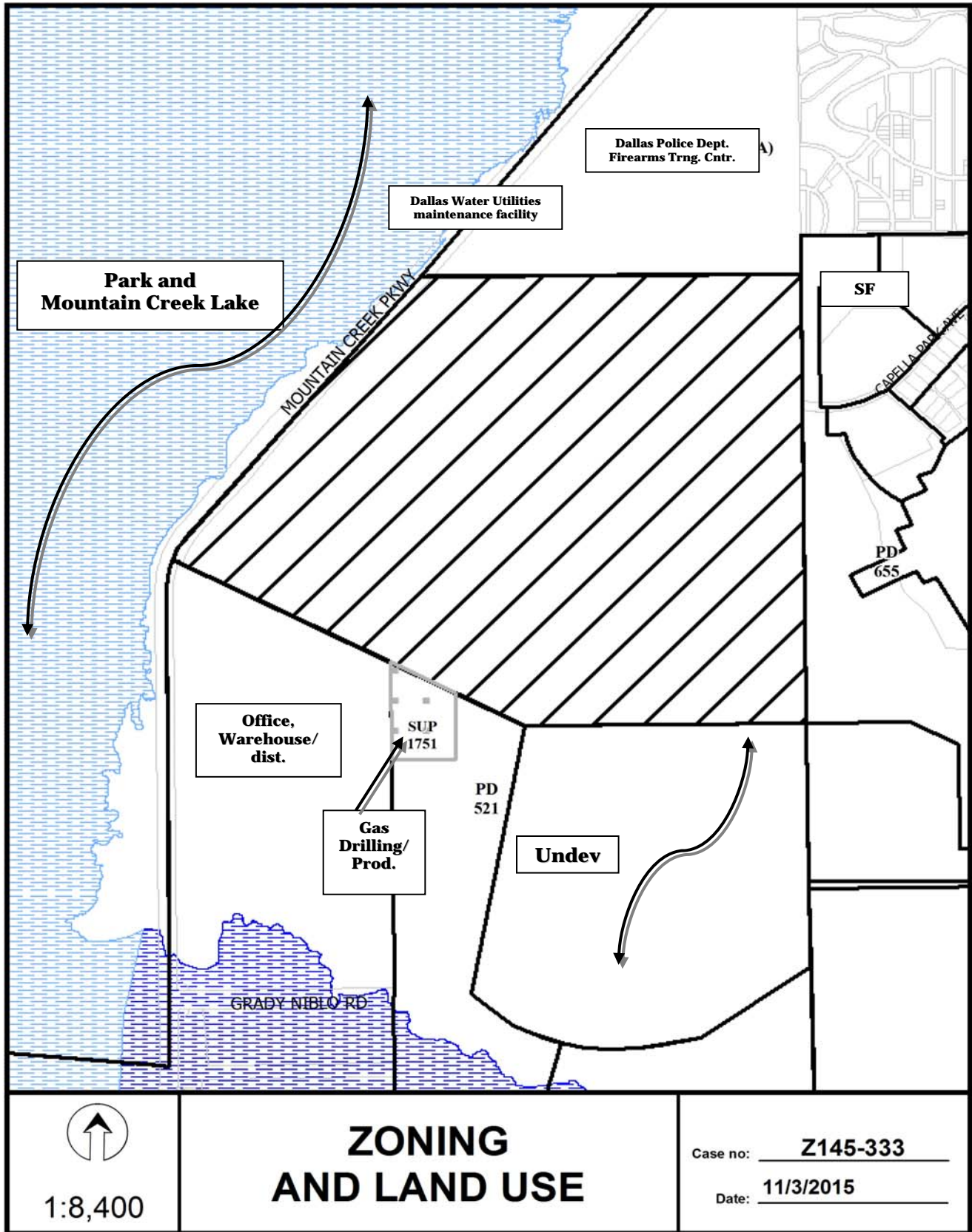
(b) The building official shall not issue a building permit or a certificate of occupancy for a use in this planned development district until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the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

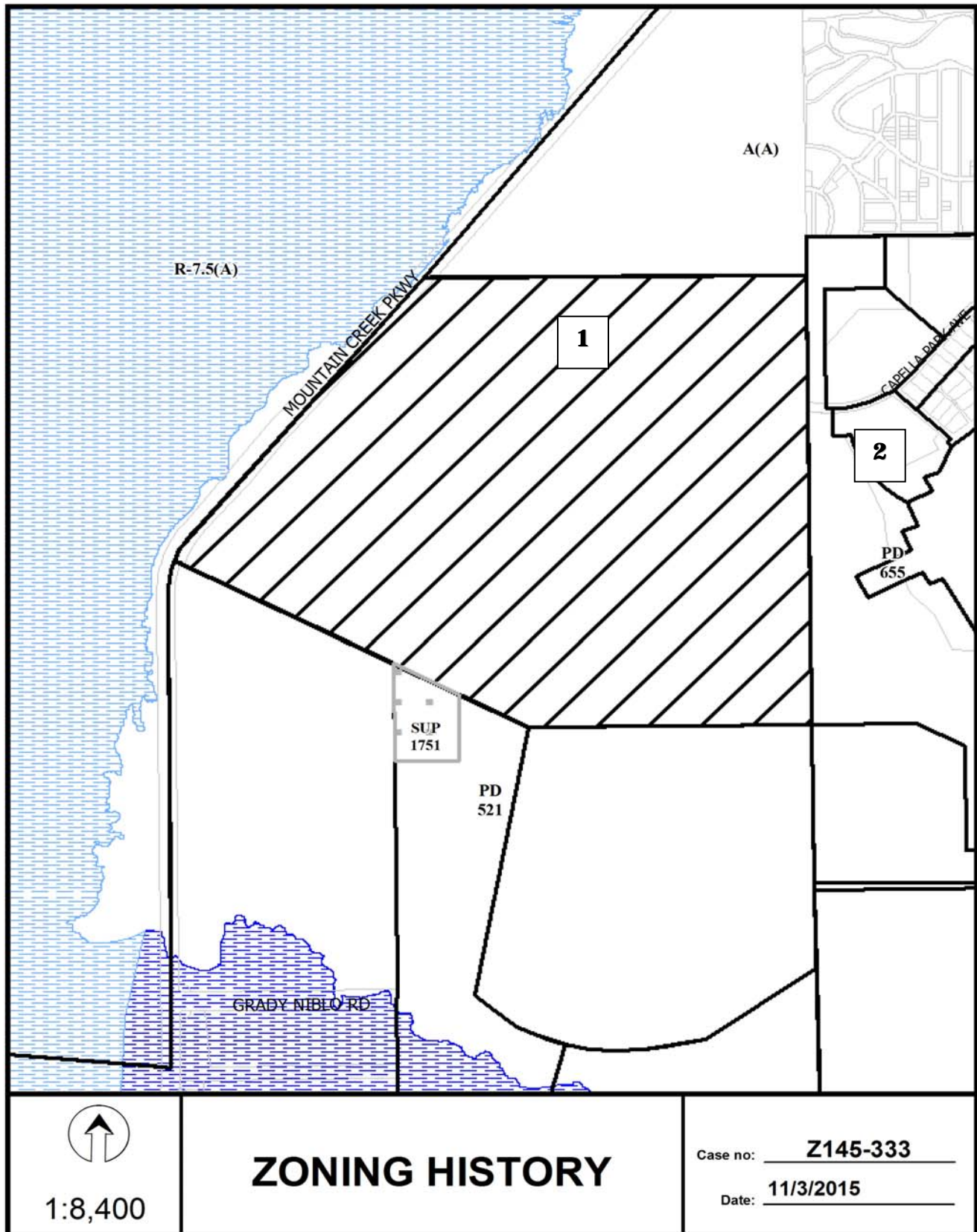


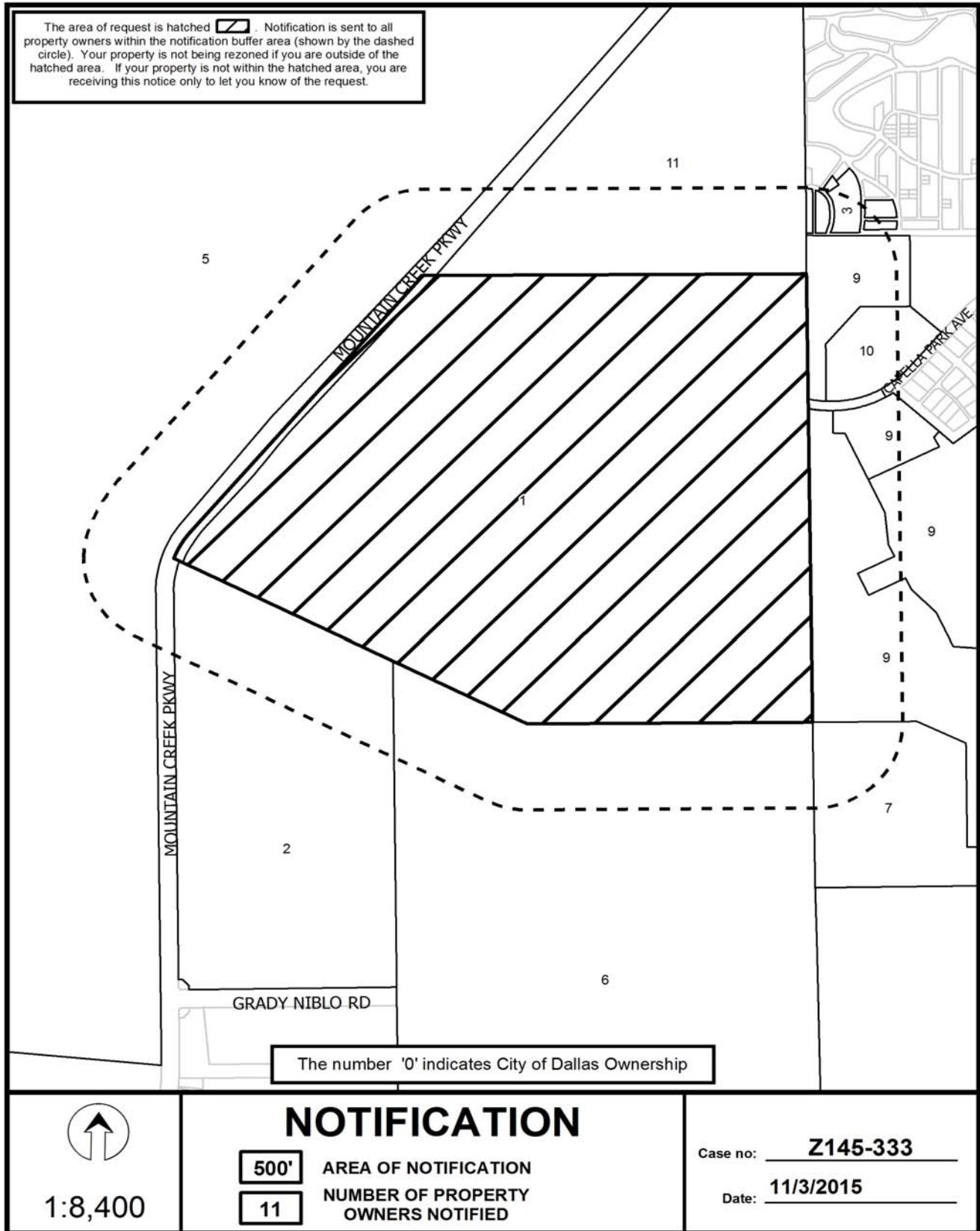












11/03/2015

Notification List of Property Owners

Z145-333

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4006 MOUNTAIN CREEK PKWY	POTTERS HOUSE OF DALLAS
2	3730 MOUNTAIN CREEK PKWY	COSTCO WHOLESALE CORP
3	100 MOUNTAIN SHORES RD	DALLAS BAPTIST UNIVERSITY
4	7 MOUNTAIN SHORES RD	DALLAS BAPTIST UNIVESITY
5	2600 MOUNTAIN CREEK PKWY	EXTEX LAPORTE L P
6	4000 MOUNTAIN CREEK PKWY	COURTLAND FARMS LLC
7	6900 Kiest Blvd	POTTERS HOUSE OF DALLAS INC
8	6900 Kiest Blvd	CAPELLA PARK REALTY CO
9	6900 Kiest Blvd	CLAY ACADEMY INC
10	6900 Kiest Blvd	POTTERS HOUSE OF DALLAS INC
11	3200 MOUNTAIN CREEK PKWY	DALLAS CITY OF